

Planning Commission

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Staff

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Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

**Pasco County
Planning Commission Agenda
Thursday, July 9, 2026
1:30 PM**



Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 33525

This meeting will be broadcast live on [Pasco TV](#), [YouTube Live](#), Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

All electronic devices must be turned off while in the Board Room.

The Planning Commission has final decision-making authority for Special Exceptions. Any person desiring to appeal a special exception to the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. All other decisions by the Planning commission are in the form of a recommendation to the Board of County Commissioners and are therefore not appeal able. Appeals of special exceptions are limited to the testimony and evidence in the record, which means that new testimony and evidence outside the record cannot be considered during the appeal proceeding.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Call To Order

Moment of Silence

Pledge of Allegiance

Roll Call

Swearing In

Proof of Publication

Public Comment

Citizens are given an opportunity to comment on items listed on the Agenda by participating via Microsoft Teams during the meeting or attending in person. A Microsoft Teams pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

Consent

- C1 Annotated Minutes - Planning Commission Workshop - August 27, 2025
File Number PDE26-0871
Comm. Dist. All
Recommendation Approve
- C2 Annotated Minutes - Planning Commission Workshop - September 4, 2025
File Number PDE26-0872
Comm. Dist. All
Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - November 20, 2025
File Number PDE26-0831
Comm. Dist. All
Recommendation Approve
- C4 Annotated Minutes - Planning Commission Meeting - February 5, 2026
File Number PDE26-0833
Comm. Dist. All
Recommendation Approve
- C5 Annotated Minutes - Planning Commission Meeting - February 19, 2026
File Number PDE26-0832
Comm. Dist. All
Recommendation Approve

Public Hearings

- PC6 Zoning Amendment (Consent) – Gulf Coast CCM Inc – Change in Zoning from a C-2 General Commercial District with Conditions to a C-2 General Commercial District – South Central Pasco County – Northwest Corner of the Intersection of State Road 54 and Wesley Chapel Boulevard – Containing Approximately 15.59 acres.
File Number PDE26-7935
Comm. Dist. 2
Recommendation Approve
- PC7 Zoning Amendment (Consent) - Chanzep LLC - Chanzep MPUD Master Planned Unit Development - A Rezoning Petition Request From an A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Development of 96 Platted Townhome Units and Associated Infrastructure - Southeast Pasco County - Located South of Chancey Road Approximately 777 Feet East of the Chancey Road and Gall

Boulevard Intersection - Containing Approximately 20.42 Acres

File Number PDE26-7866
Comm. Dist. 1
Recommendation Approval with Conditions

PC8 Comprehensive Plan Amendment (Consent) - CPAS25(06) Gagne MPUD – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 23) Changing from RES-9 (Residential-9 du/ga) to RES-24 (Residential-24 du/ga) on Approximately 15.267 Acres of Real Property (a portion of) 18.634 acres Located on the Southeast Corner of the Intersection of U.S. Highway 301 (Gall Boulevard) and Chancey Road.

File Number PDE26-0007
Comm. Dist. 1
Recommendation Approve

PC9 Zoning Amendment (Consent) - Gagne Robert H Trust/Gagne MPUD Master Planned Unit Development - A Rezoning Request From an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow for the Development of 300 Multi-Family Apartment Units and 30,000 Square Feet of Commercial Uses and Associated Infrastructure - Southeast Pasco County - Located at the Southeast Corner of the Intersection of Chancey Road and Gall Boulevard - Containing Approximately 18.63 Acres

File Number PDE26-7832
Comm. Dist. 1
Recommendation Approval with Conditions

PC10 Variance Request (Consent) – Jordan Lee Dobbie and Jordan Monbarren Dobbie – Request to Reduce the Required Rear Yard Setback From 50 Feet to 29 Feet in a A-C Agricultural District as Required by LDC Section 503.8.C. – North Pasco County – On Powerline Road, Approximately 1.6 Miles North of Frazee Hill Road – Containing Approximately 10.67 Acres

File Number PDE26-2114
Comm. Dist. 1
Recommendation Approval with Conditions
Approval of Variance

PC11 Variance Request (Consent) – Donald & Angelique Barlow-Kearsley – Request to Reduce the Required Rear Yard Setback From 50 Feet to 17 Feet in an A-C Agricultural District as Required by LDC Section 503.8.C. – North Pasco County – On Trilby Road, Approximately 0.3 Miles North of the Intersection of Trilby Road and Blanton Road – Containing Approximately 10.16 Acres.

File Number PDE26-2115
Comm. Dist. 1
Recommendation Approval of Variance

- P12 Zoning Amendment (Regular) – Jorge and Rosa Oliveras/Jorge Oliveras – Change in Zoning from an A-R Agricultural Residential District with Conditions to an A-R Agricultural Residential District – East Central Pasco County – Southwest Side of US Highway 98 and Approximately 300 feet North of Townsend Road – Containing Approximately 3.32 acres.
File Number PDE26-7863
Comm. Dist. 1
Recommendation Denial
- P13 Comprehensive Plan Amendment (Regular) — CPA24(07) CPAL Two Rivers- Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.11- Two Rivers PD.
File Number PDE26-0437
Comm. Dist. 1
Recommendation Approve
- P14 Zoning Amendment- Substantial Modification (Regular)- Two Rivers MPUD Master Planned Unit Development Substantial Modification- EPG Two Rivers Development LLC et al.- A Rezoning Petition from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development to Allow for the Maximum Development of 4,047 Single-Family Detached Units, 2,500 Multi-Family Units, 1,335,000 Square Feet of Office/Target Industry, 1,335,000 Square Feet of Industrial, 1,335,000 Square Feet of Retail, 300 beds for an Assisted Living Facility, 480 Hotel Rooms, and a 35-Acre Recreational Water Park on approximately 3,405 Acres, Located in South East Pasco County, on the North and South Side of State Road 56 from Morris Bridge Road to Gall Boulevard
File Number PDE26-7856
Comm. Dist. 1
Recommendation Approval with Conditions

Walk-Ons

Adjourn