

Planning Commission

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

Pasco County Planning Commission Agenda Thursday, July 23, 2026 1:30 PM



West Pasco Government Center
Board Room, 1st Floor
8731 Citizens Drive
New Port Richey, FL 34654

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

Proof of Publication

Public Comment

Citizens are given an opportunity to comment on items listed on the agenda by participating via WebEx during the meeting or attending in person. A WebEx 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 Meeting - March 5, 2026
 File Number PDE26-0882
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Workshop - March 19, 2026
 File Number PDE26-0873
 Comm. Dist. All
 Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - April 9, 2026
 File Number PDE26-0874
 Comm. Dist. All
 Recommendation Approve
- C4 Annotated Minutes - Planning Commission Meeting - April 16, 2026
 File Number PDE26-0875
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC5 Conditional Use Request (Continuance) – Dennis Antonogiorgi/Caufield Road
 Residential Treatment & Care Facility – Conditional Use for an Assisted Living
 Facility in an A-R Agricultural Residential District – North Market Pasco County
 – West of Caufield Road, Approximately 820 feet North of Bowman Road–
 Containing Approximately 2.50 Acres
 File Number PDE26-CU06
 Comm. Dist. 5
 Recommendation Continuance Requested
- PC6 Zoning Amendment (Consent) – The Feed Co./Grace Hay Company Inc. –
 Change in Zoning from an A-R Agricultural Residential District to a C-2 General
 Commercial District – West Central Pasco County – Approximately 600 Feet
 East of Choctaw Trail and North of State Road 52 – Containing Approximately
 1.26 Acres.
 File Number PDE26-7934
 Comm. Dist. 5
 Recommendation Approve
- PC7 Zoning Amendment (Consent) – 7026 Little Road/Roosevelt Commons, L.L.C.
 – Change in Zoning from an R-4 High Density Residential District, C-1
 Neighborhood Commercial District, and A-C Agricultural District to a C-2
 General Commercial District – West Pasco County – Northeast Corner of the

Intersection of Little Road and Decubellis Road – Containing Approximately 2.3 acres.

File Number PDE26-7914

Comm. Dist. 4

Recommendation Approve

- PC8 Zoning Amendment (Consent) - HCM Hospitality, LLC/Harbour Pointe at Port Richey MPUD Master Planned Unit Development - A Rezoning Request From C-2 General Commercial District and MF-1 Multiple-Family Medium Density Districts to an MPUD Master Planned Unit Development to Allow for the Conversion of 156 Hotel Rooms into the Development 122 Multi-Family Apartment Units and Associated Infrastructure - West Central Pasco County - Located East of US-19, Approximately 0.20 Miles from the Intersection of US-19 and State Road 52 - Containing Approximately 4.54 Acres

File Number PDE26-7911

Comm. Dist. 5

Recommendation Approval with Conditions

- PC9 Variance Request (Consent) – Lee Florida, LLC – Reduce the 75-foot Required Side Setback to 15 feet in a C-3 Commercial/Light Manufacturing District – Southwest Pasco County – Located on the East Side of Gunn Highway, North of the Pasco/Hillsborough County Line, Approximately 0.98 Miles South of the Interlaken Road and Gunn Highway Intersection – Containing Approximately 0.58 Acres

File Number PDE26-2117

Comm. Dist. 3

Recommendation Approval with Conditions
Approval of Variance

- P10 Zoning Amendment (Regular) – Landlark, LLC/Kitten Trail Farms – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – Northwest Pasco County – South Side of Kitten Trail, Approximately One Mile East from the Intersection of Kitten Trail and Hicks Road – Containing Approximately 14.57 Acres.

File Number PDE26-7926

Comm. Dist. 5

Recommendation Approve

Walk-Ons

Adjourn