

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 Addendum Agenda Thursday, August 6, 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 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 - January 22, 2026
 File Number PDE26-1012
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Workshop - April 9, 2026
 File Number PDE26-1013
 Comm. Dist. All
 Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - May 7, 2026
 File Number PDE26-1014
 Comm. Dist. All
 Recommendation Approve
- C4 Annotated Minutes - Planning Commission Workshop - May 21, 2026
 File Number PDE26-1015
 Comm. Dist. All
 Recommendation Approve
- C5 Annotated Minutes - Planning Commission Meeting - June 11, 2026
 File Number PDE26-1016
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC6 Conditional Use Request (Continuance) – Steel Residential Helicopter Landing Pad/Jacob & Malia Steel – Conditional Use for a Private Residential Helicopter Pad in an A-C Agricultural District – Northeast Pasco County – East Side of Bower Road, Approximately .3 miles South of the Intersection of Main Line Road and Bower Road – Containing Approximately 16.79 Acres
 File Number PDE26-CU15
 Comm. Dist. 1
 Recommendation Continuance Requested
- PC7 Zoning Amendment (Consent) - CA Properties Inc./US-41 Townhomes MPUD Master Planned Unit Development - A Rezoning Request From an MPUD Master Planned Unit Development District and C-2 General Commercial District to an MPUD Master Planned Unit Development District to Allow for the Development of 171 Townhome Units and Associated Infrastructure - Central Pasco County - Located Approximately 450 feet south-east of the Land O Lakes Boulevard and Wisteria Loop Intersection - Containing Approximately 23.67 Acres

File Number PDE26-7933
Comm. Dist. 2
Recommendation Approval with Conditions

PC8 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

Addendum

APC9 Zoning Amendment (Consent) – Emmaus Commons/11637 Emmaus Cemetery Road – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – East Pasco County – North of County Road 52, Approximately 280 feet Northwest of the Intersection of McCabe Road and State Road 52 – Containing Approximately 1.52 Acres.

File Number PDE26-7922
Comm. Dist. 1
Recommendation Approve

AP10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 403.5 Construction Plans; Section 403.7 Mass Grading; Section 901.6 Street Design and Dedication Requirements; Section 905.2 Landscaping and Buffering; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE26-0949
Comm. Dist. All
Recommendation Approve

Walk-Ons

Adjourn