

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Christopher B. Poole, CPG
Jon Moody, P.E.
Matthew Munz, P.E.
Derek Pontlitz, CRPC

School Board Representative

Chris Williams

Legal Counsel

David A. Goldstein, County Attorney

Staff

David Allen, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and
Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, August 20, 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 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 - July 9, 2026
 File Number PDE26-1017
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - July 23, 2026
 File Number PDE26-1018
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC3 Zoning Amendment (Continuance) - 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 Continuance Requested
- PC4 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
- PC5 Conditional Use Request (Consent) – Guardian Angel Senior Living /The Jono Plaza, LLC – Conditional Use to Develop a Residential Treatment and Care Facility in an AR-1 Agricultural-Residential District and R-1MH Single Family / Mobile Home District – South Central Pasco County – on the West side of Wilson Road 2,525 feet North of the Intersection of State Road 54 and Wilson Road – Containing Approximately 9.16 Acres.
 File Number PDE26-CU11
 Comm. Dist. 4
 Recommendation Approval with Conditions

PC6 Variance Request (Consent) – James T. Geiger – Request to Reduce the Lot Size Requirements From One (1) Acre to 0.81 Acres, and the Lot Width from 125 Feet to 110 Feet in an A-R Agricultural-Residential District as Required by Land Development Code (LDC) Section 505.6.A. – West Central Pasco County – On Morgan Road, Approximately 0.85 Mile North of the Intersection of State Road 52 and Choctaw Trail – Containing Approximately 0.81 Acre

File Number PDE26-2120

Comm. Dist. 5

Recommendation Approval of Variance

 Approval with Conditions

Addendum

Walk-Ons

Adjourn