

Planning Commission

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School Board Representative

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Legal Counsel

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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, September 3, 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.

Public Meeting Rules of Decorum and Procedure

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 appealable. 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 - April 16, 2026
 File Number PDE26-1106
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - July 9, 2026
 File Number PDE26-1082
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC3 Zoning Amendment (Consent) – Toni Nolan/Holt Road – Change in Zoning from a C-2 General Commercial District to an R-1MH Single-Family/Mobile Home District – Southeast Pasco County – Southwest Corner of the Intersection of Holt Road and Chambers Drive Approximately 708 feet South of Pure Water Way – Containing Approximately 2.05 Acres
 File Number PDE26-7939
 Comm. Dist. 1
 Recommendation Approve
- PC4 Zoning Amendment (Consent) – Richard and Kathryn Riley/Riley Property – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District – Northeast Pasco County – West Side of Old Trilby Road Approximately 1,010 feet North of the Intersection of Old Trilby Road and Trilby Trail – Containing Approximately 10.75 acres
 File Number PDE26-7938
 Comm. Dist. 1
 Recommendation Approve
- PC5 Conditional Use Request (Consent) – Steel Residential Helicopter Landing Pad/Jacob & Malia Steel – Conditional Use for a Personal 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 Approval with Conditions

PC6 Comprehensive Plan Amendment (Consent) – CPA25(18) Learning Care Group at SR 54 and Loury Drive – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 22) Changing from RES-3 (Residential-3 du/ga) to COM (Commercial) on Approximately 3.33 Acres of Real Property Located at the Southwest Corner of the Intersection of Wesley Chapel Boulevard and Loury Drive.

File Number PDE26-0465
Comm. Dist. 2
Recommendation Approve

PC7 Comprehensive Plan Amendment (Consent) - CPAS26-02 Maynard Residence – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 6) Changing from AG (Agricultural) to AG/R (Agricultural/Rural) on Approximately 5.01 Acres of Real Property Located Approximately 1,800 Feet East of Bellamy Brothers Boulevard on the north side of Bent Fork Road.

File Number PDE26-0585
Comm. Dist. 1
Recommendation Approve

Walk-Ons

Adjourn