

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, September 17, 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.

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 Meeting - May 21, 2026
 File Number PDE26-1146
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - August 20, 2026
 File Number PDE26-1147
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC3 Special Exception (Consent) – EAAP Management Inc./Sycamore Drive Swim School – Request for a Private Swim School in an E-R Estate-Residential District – West Central Pasco County – On the Southeast Corner of the Intersection of Ridge Road and Sycamore Drive – Containing Approximately 1.44 acres.
 File Number PDE26-7936
 Comm. Dist. 4
 Recommendation Approval with Conditions
- PC4 Special Exception (Consent) – Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility – Special Exception to Amend Previously Approved Special Exception Petition No. 7381 – Northwest Pasco County – On the East Side of Merchant Energy Way Approximately 950 feet North of Hudson Ave – Containing Approximately 30.92 Acres
 File Number PDE27-0013
 Comm. Dist. 5
 Recommendation Approval with Conditions
- PC5 Zoning Amendment (Consent) - SFG Industrial Lutz, LLC/Long Lake Ranch MPUD Master Planned Unit Development - A Substantial Modification to the Long Lake Ranch MPUD Master Planned Unit Development to Split Parcel A/B into Two Parcels, A and B, Amend the Associated Conditions of Approval, Amend the MPUD Master Plan, Amend the Entitlements of Parcels A and B, and Associated Infrastructure - South Central Pasco County - Located West of Sunlake Boulevard, Southwest of the Sunlake Boulevard and State Road 54 Intersection - Containing Approximately 73.5 Acres
 File Number PDE26-7949
 Comm. Dist. 4
 Recommendation Approval with Conditions

PC6 Comprehensive Plan Amendment (Consent) - CPA26(03) Times Publishing Company – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 10) Changing from ROR (Retail/Office/Residential) to IL (Industrial-Light) on Approximately 8.5 Acres of Real Property Located at 11321 US Highway 19, Port Richey.

File Number PDE26-0943

Comm. Dist. 5

Recommendation Approve

PC7 Zoning Amendment (Consent) - Times Publishing Co/Times Publishing Company MPUD Master Planned Unit Development - A Rezoning Request From C-2 General Commercial District to an MPUD Master Planned Unit Development to Allow for the Development of 1,104,877 Square Feet of Commercial and Industrial Uses and Associated Infrastructure - West Central Pasco County - Located West of US-19, Approximately 0.60 Miles South of the Intersection of US-19 and State Road 52 - Containing Approximately 8.50 Acres

File Number PDE26-7956

Comm. Dist. 5

Recommendation Approval with Conditions

PC8 Development Agreement (Consent) – Mitchell Business Park 1, LLC/Mitchell Business Park 2, LLC — Proposing an Agreement for a Unified Sign Plan (USP) for the Mitchell Business Park – Southwest Pasco County – .25 Miles West of the Intersection of State Road 54 and Duck Slough Blvd – Containing Approximately 92.65 acres

File Number PDE26-0868

Comm. Dist. 3

Recommendation Approve

Walk-Ons

Adjourn