

Planning Commission

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**Pasco County
Planning Commission Agenda
Thursday, March 20, 2025
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

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

Public Hearings

- PC1 Special Exception (Continuance) – Irina Whitmire/Dog Kennel Special Exception – Kennel for Dog Boarding and Breeding in a A-R Agricultural-Residential District – West Pasco County – West Side of Tulane Street, Approximately 340 Feet East of Cordel Street – Containing Approximately 4.40 Acres
File Number PDE25-7822
Comm. Dist. 4
Recommendation Continuance Requested
- PC2 Special Exception (Continuance) – Mears Four LLC/Meares Special Exception – Change in Zoning from a A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.10 Acres
File Number PDE25-7874
Comm. Dist. 5
Recommendation Continuance Requested
- PC3 Conditional Use Request (Continuance) – C&M Lowe Limited Partnership and Port Hudson Marina LLC/Old Dixie Hwy Marina – Conditional Use for a Marina in a C-2 General Commercial District – Northwest Pasco County – North and South Side of the Intersection of Harbor Drive and Old Dixie Highway – Containing Approximately 3.18 Acres
File Number PDE25-CU01
Comm. Dist. 5
Recommendation Continuance Requested
- PC4 Conditional Use (Continuance) – Rubrecht Ronald C and Patsy M Living Trust /Bexley New Land – 180-Foot, Above-Ground-Level (AGL) Close-Mount Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District – South Central Pasco County – West Side of Joy Drive, Approximately 650 Feet North of Dogpatch Lane
File Number PDE25-CU08
Comm. Dist. 4
Recommendation Continuance Requested
- PC5 Zoning Amendment (Continuance) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.10 Acres
File Number PDE25-7769
Comm. Dist. 5

Recommendation Continuance Requested

- PC6 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Hwy 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.
File Number PDE25-0109
Comm. Dist. 1
Recommendation Continuance Requested
- PC7 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41
File Number PDE25-7811
Comm. Dist. 1
Recommendation Continuance Requested
- PC8 Special Exception (Consent) – FLEX-CP LLC/Odessa Town Centre SE – Private School (Gymnastic Training Facility) in a A-R Agricultural-Residential District – South Central Pasco County – Northwest Corner of the Intersection of Old Gunn Highway and Interlaken Road – Containing Approximately 2.00 Acres
File Number PDE25-7862
Comm. Dist. 3
Recommendation Approval with Conditions
- PC9 Zoning Amendment (Consent) – Karli Properties LLC – Change in Zoning from a MF-1 Multiple-Family Medium Density zoning district to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southside of New York Ave Approximately 0.64 miles east of the US 19 and New York Ave Intersection– Containing Approximately 10 acres
File Number PDE25-7722
Comm. Dist. 5
Recommendation Approve
- PC10 Zoning Amendment (Consent) – Enclave at Livingston MPUD – Island Property Partners – Rezoning Request from an A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the

Development of 178 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.3 Acres Located in South-Central Pasco

File Number PDE25-7781

Comm. Dist. 2

Recommendation Approval with Conditions

- PC11 Comprehensive Plan Amendment (Consent) – CPAS24(18) OLC Thirteen State Properties LLC Phase 1 – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 01) Changing from RES-3 (Residential-3 DU/GA), RES-6 (Residential-6 DU/GA), and RES-9 (Residential-9 DU/GA) to IL (Industrial-Light) on Approximately 7.93 Acres of Real Property Located North of Cummer Road, South of State Road 5756, East of Pine Products Road, and West of Bower Road.

File Number PDE25-0078

Comm. Dist. 1

Recommendation Approve

- PC12 Comprehensive Plan Amendment (Consent) – CPAS24(14) County Line North PD– Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 05) Changing from RES-1 (Residential-1 Du/Ga) to PD (Planned Development) on Approximately 38.68 Acres of Real Property Located On The South Side Of County Line Road, a Text Amendment Creating Subarea Policy FLU 7.1.85- County Line North PD and a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (County Line North PD).

File Number PDE25-0097

Comm. Dist. 5

Recommendation Approve

- PC13 Zoning Amendment (Consent) - Sun City County Line North MPUD – Mary Eleanor Taube – Rezoning Request from A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 156 Platted Townhomes, 10,000 Square Feet of Commercial/Retail Space (with the Potential to Convert the Commercial/Retail to Office Uses) and Associated Infrastructure on Approximately 19.385 Acres Located in Northwest Pasco County.

File Number PDE25-7849

Comm. Dist. 5

Recommendation Approval with Conditions

- PC14 Zoning Amendment (Consent)- Sun Coast Village MPUD– Hlavac Family Trust– Rezoning Request from AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 144 Platted Townhomes and Associated Infrastructure on Approximately 19.3 Acres Located in Northwest Pasco County

File Number PDE25-7820

Comm. Dist. 5
Recommendation Approval with Conditions

PC15 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 802 Tree Preservation And Replacement; Appendix A Definitions; 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 PDE25-0007
Comm. Dist. All
Recommendation Approve

PC16 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1001 Docks and Seawalls; Section 1001.1 Intent And Purpose; Section 1001.4 Visibility; Section 1001.5 Maximum Projection and Location of Docks and Seawalls; Creating Section 1001.6 Boat Lift Canopies; Appendix A Definitions; 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 PDE25-0135
Comm. Dist. All
Recommendation Approve

Presentation

17 Resilient Pasco Project - Resilience and Sustainability Action Plan

File Number PDE25-0110
Comm. Dist. All
Recommendation Presentation Only

Walk-Ons

Adjourn