

Planning Commission

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Pasco County Planning Commission

Addendum Agenda

Thursday, April 17, 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 Zoning Amendment (Continuance) - River Ridge MPUD - Master Planned Unit Development - River Ridge Homes, Inc. - A Substantial Modification to the River Ridge MPUD Master Planned Unit Development to Allow for C-2 permitted uses and dimensional standards to Parcel K-3, Increase of Commercial Square Footage to 125,000 within Parcel K-3, Add Four Quadplex Units to Parcels J/L and Decrease Commercial Square Footage from Parcel I2 on approximately 1,388.2 acres Located in West Central Pasco County.
File Number PDE25-7688
Comm. Dist. 4
Recommendation Continuance Requested
- PC2 Zoning Amendment (Continuance) – 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 Continuance Requested
- PC3 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
- PC4 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

- PC5 Substantial Modification (Consent) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements Through Modification of a Previously Approved Condition to Rename the Renner MPUD to Riverstone MPUD
File Number PDE25-7838
Comm. Dist. 4
Recommendation Approval with Conditions
- PC6 Conditional Use (Consent) – Rubrecht Ronald C & Patsy M Living Trust/Anthemnet/Verizon Wireless – 180-Foot Above-Ground-Level (AGL), Close-Mount Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District – South Central Pasco County – On the West Side of Joy Drive, Approximately 700 Feet North of Dogpatch Lane
File Number PDE25-CU08
Comm. Dist. 4
Recommendation Approval with Conditions
- P7 Special Exception (Regular) – 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
- P8 Special Exception (Regular) – 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 Approval with Conditions
- PC9 First Workshop Dedicated to the Extraordinary Circumstances Necessitating the Need for the Fire Rescue Fire Combat and Rescue Service Impact Fee Increase to Exceed the Phase-In Limitations in Sections 163.31801(6)(b), (c), and (d), Florida Statutes
File Number FR25-1620
Comm. Dist. All
Recommendation Presentation Only
- PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Increase Fire Combat And Rescue Impact Fees Beyond The Phase-In Limitations In Section

163.31801(6), Florida Statutes; Amending Section 103.1 Jurisdictional Applicability; Providing For Amendments To Section 1302.6 Fire Combat And Rescue Service Impact Fee, To Make Such Section Consistent With The 2024 Fire Combat And Rescue Service Impact Fee Study And To Adopt Such Study; To Increase The Amount Of Fire Combat And Rescue Service Impact Fees; Providing For Additional Amendments As Necessary To Ensure Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number FR25-1621

Comm. Dist. All

Recommendation Approve

Addendum

APC11 Zoning Amendment (Consent) - Mitchell SJP MPUD - Master Planned Unit Development - St. John Properties, INC. - A Rezoning Request from an I-2 General Industrial Park District to MPUD Master Planned Unit Development District to Allow for the Development of 515,000 sf Business Park and 107,660 sf Commercial/Retail Uses and Associated Infrastructure on Approximately 92.61 Acres Located in South West Pasco County.

File Number PDE25-7825

Comm. Dist. 3

Recommendation Approval with Conditions

APC12 Zoning Amendment (Consent) – Meares Four LLC – Change in Zoning from a C-3 Commercial/Light Manufacturing District Specific Use to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southwest Corner of the Intersection of Shady Hills Road and Lenway Road East of the Suncoast Parkway – Containing Approximately 9.10 Acres

File Number PDE25-7769

Comm. Dist. 5

Recommendation Approve

APC13 Special Exception (Consent) – Meares Four LLC/Meares Special Exception – Freestanding Recreational Vehicle and Boat Storage Facility in a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southwest Corner of the Intersection of Shady Hills Road and Lenway Road East of the Suncoast Parkway – Containing Approximately 9.10 Acres

File Number PDE25-7874

Comm. Dist. 5

Recommendation Approval with Conditions

APC14 Development Agreement (Consent) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Modification to the Development Agreement (DA) to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to

Completion of Road Improvements for the Renner MPUD to Clarify Terms and Conditions Therein and Rename the DA Agreement from Renner to Riverstone

File Number PDE25-0144

Comm. Dist. 4

Recommendation Approve

AP15 Conditional Use Request (Regular) – C&M Lowe Limited Partnership and Port Hudson Marina LLC/Old Dixie Hwy Marina – Conditional Use for a Commercial 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 2.68 Acres.

File Number PDE25-CU01

Comm. Dist. 5

Recommendation Approval with Conditions

Walk-Ons

Adjourn