

Planning Commission

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**Pasco County
Planning Commission Agenda
Thursday, May 15, 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 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

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) – Pasco Mine MPUD Master Planned Unit Development – K&M Pasco 130 Holdings, LLC– A Rezoning Petition from an A-C Agricultural District to an MPUD Master Planned Unit Development to allow for the maximum development of 30,000 Square Feet of Commercial/Retail, 150,000 Square Feet of Light Industrial, and 7 Acres for a Concrete Batch Plant and associated infrastructure, on Approximately 19.41 Acres, Located South of County Line Road North and 1.25 miles West of Suncoast Parkway
File Number PDE25-7749
Comm. Dist. 5
Recommendation Continuance Requested
- PC2 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
- PC3 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
- PC4 Zoning Amendment (Consent) – Kasting LLC/Little Road Rezoning – Change in Zoning from a PO-2 Professional Office District to a C-1 Neighborhood Commercial District – West Central Pasco County – Northeast Corner of the Intersection of Little Road and Jasmine Boulevard – Containing Approximately 3.03 acres.
File Number PDE25-7868
Comm. Dist. 4
Recommendation Approve

- PC5 Variance Request (Consent) – SC Signature Construction Corp., Inc. – Reduction of the Required Minimum Open Yard Requirement of Not Less Than 150 Feet to 14 Feet in an I-1 Light Industrial Park District as Required by LDC Section 528.9.D – West Central Pasco County – Located on Kristel Circle, Approximately 0.25 Miles Northwest of the Intersection of Little Road and Ridge Road– Containing Approximately 0.63 Acres
File Number PDE25-2109
Comm. Dist. 4
Recommendation Approval with Conditions
- P6 Zoning Amendment (Regular) – 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
- P7 Comprehensive Plan Amendment (Regular) - CPAS24 (16) Arcola Townhomes - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 05) Changing from RES-1 (Residential-1 du/ga) to RES-9 (Residential-9 du/ga) on Approximately 30 Acres of Real Property Located on Crela Drive Approximately 231 Feet West of the Suncoast Parkway
File Number PDE25-0013
Comm. Dist. 5
Recommendation Approve
- P8 Zoning Amendment (Regular)- Arcola Shady Hills MPUD Master Planned Unit Development – Daniel C.C. Lian – Rezoning Request from A-R Agricultural-Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 186 Townhome Units and Associated Infrastructure on Approximately 28.21 Acres Located on the North Side of Crela Drive Approximately 1,275 Feet East of the Intersection of Crela Drive and Shady Hills Road
File Number PDE25-7850
Comm. Dist. 5
Recommendation Approval with Conditions

Walk-Ons

Adjourn