

Planning Commission

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Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

David Allen, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and
Economic Growth
Nectaros Pittos, AICP, Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, June 5, 2025 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.

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 Development Agreement (Continuance) - Homes by West Bay, LLC. - To Design, Permit, Acquire Right of Way, and Construct a Portion of Kiefer Road and New River Boulevard in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills
File Number PDE25-0202
Comm. Dist. 1
Recommendation Continuance Requested
- PC2 Zoning Amendment (Consent) – 23846 STATE RD 52 LLC/Doodie Calls – Change in Zoning from a C-2 General Commercial District to I-1 Light Industrial Park District –Central Pasco County – South of State Road 52 approximately 1,274 feet west from Ehren Cutoff– Containing Approximately 10.09 Acres
File Number PDE25-7878
Comm. Dist. 2
Recommendation Approve
- PC3 Comprehensive Plan Amendment (Consent) - CPAS24(21) Flint Commerce Park – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 23) Changing from RES-9 (Residential 9 – Du/Ga) to COM (Commercial) and OF (Office) on Approximately 5.78 Acres of Real Property Located on the North Side of Pure Water Way (Formerly Known As State Road 54) Approximately 680 Feet East of Allen Road.
File Number PDE25-0092
Comm. Dist. 1
Recommendation Approve
- PC4 Development Agreement (Consent) - Project @ VOPH, LLC - To Design, Permit, and Construct a Portion of Wirt (Elam) Road in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills
File Number PDE25-0158
Comm. Dist. 1
Recommendation Approve

Miscellaneous Business

- 5 Tree Preservation Workshop
File Number PDE25-0246
Comm. Dist. All
Recommendation No Action Required

Walk-Ons

Adjourn