

Planning Commission

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**Pasco County
Planning Commission Agenda
Thursday, June 19, 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) – Enclave at Livingston MPUD – Academy at the Lakes Inc. – 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
- PC2 Comprehensive Plan Amendment (Continuance) - CPAS24(23) Law Property – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 20) Changing from RES-6 (Residential-6 du/ga) to COM (Commercial) on Approximately 4.67 Acres of Real Property Located at the Southeast Corner of the Intersection of Lake Patience Road and Perdew Drive.
File Number PDE25-0093
Comm. Dist. 4
Recommendation Continuance Requested
- PC3 Comprehensive Plan Amendment (Consent) - CPAS23(18) Pasco Mine - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 04) Changing from RES-1 (Residential-1 Du/Ga) to PD (Planned Development) on Approximately 19.41 Acres of Real Property Located at the South Side of County Line Road; a Text Amendment Creating Subarea Policy FLU 7.1.74 – Pasco Mine PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(74) Pasco Mine PD
File Number PDE25-0165
Comm. Dist. 5
Recommendation Approve
- PC4 Zoning Amendment (Consent) – 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 on the South side of County Line Road North and 1.25 miles West of Suncoast Parkway
File Number PDE25-7749
Comm. Dist. 5
Recommendation Approval with Conditions

PC5 Comprehensive Plan Amendment (Consent) – CPAS24 (22) River Ridge PD – Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 11) From Res-3 (Residential-3 Du/Ga) To PD (Planned Development) On Approximately 10.42 Acres Of Real Property Located On The South Side Of Ridge Road Approximately 1,185 Feet West Of The Intersection Of Ridge Road And Moon Lake Road; And Res-6 (Residential-6 Du/Da) To PD (Planned Development) On Approximately 13.03 Acres Of Real Property Located On The South Side Of Ridge Road Approximately 1,187 Feet West Of The Intersection Of Ridge Road And Moon Lake Road; And Res-9 (Residential-9 Du/Ga) To PD (Planned Development) On Approximately 9.86 Acres Of Real Property Located On The East Side Of Moon Lake Road Approximately 1,455 North Of The Intersection Of Ridge Road And Moon Lake Road; And A Text Amendment Creating Subarea Policy Flu 7.1.84 – River Ridge PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (84) River Ridge PD.

File Number PDE25-0148

Comm. Dist. 4

Recommendation Approve

PC6 Substantial Modification (Consent) – River Ridge MPUD Master Planned Unit Development – River Ridge Homes, Inc. – Rezoning Request from MPUD Master Planned Unit Development to MPUD Master Planned Unit Development District to Allow for the Reinstatement of Entitlements from the River Ridge DRI to the River Ridge MPUD, Increasing Commercial Entitlements on Parcel K3, Increasing Residential Entitlements on Parcel J/L, Decreasing Commercial Entitlements on Parcel I2, Increase the Height Limit on Parcel P2, and Associated Revisions to the Conditions of Approval on Approximately 1,388.2 Acres, Located in West Central Pasco County

File Number PDE25-7688

Comm. Dist. 4

Recommendation Approval with Conditions

Miscellaneous Business

7 Pasco 2050 Comprehensive Plan Update Workshop

File Number PDE25-0287

Comm. Dist. All

Recommendation No Action Required
Presentation Only

Walk-Ons

Adjourn