

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
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Jon Moody, P.E.
Matthew Munz, P.E.
Derek Pontlitz, CRPC

School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

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Economic Growth
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Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

**Pasco County
Planning Commission Agenda
Thursday, July 10, 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 Zoning Amendment (Continuance) – One Lacoochee Center – Change in Zoning from A-C Agricultural District, R-3 Medium Density Residential District, R-4 High Density Residential District, and MF-1 Multiple-Family Medium District to I-1 Light Industrial Park District – East Pasco County – North of Cummer Road, South of State Road 575, East of Pine Products Road, and West of Bower Road – Containing Approximately 7.93 acres
File Number PDE25-7873
Comm. Dist. 1
Recommendation Continuance Requested
- PC2 Zoning Amendment (Consent) - Murphy Road MPUD – Oakley Pasco County Property Trust, et al.– Rezoning Request from R-MH Mobile Home District and A-R Agriculture Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 672 Single Family Detached Units and Platted Townhomes and Associated Infrastructure on Approximately 118.82 Acres Located in South Eastern Pasco County
File Number PDE25-7666
Comm. Dist. 1
Recommendation Approval with Conditions
- PC3 Development Agreement (Consent) - 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 Approve

Walk-Ons

Adjourn