

Planning Commission

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Derek Pontlitz, CRPC

School Board Representative

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Legal Counsel

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

Pasco County Planning Commission Agenda Thursday, July 24, 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 – 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
- 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

Miscellaneous Business

Walk-Ons

Adjourn