

Planning Commission

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

Pasco County Planning Commission Workshop and Meeting Agenda Thursday, August 7, 2025 10:00 a.m. and 1:30 p.m.



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.

10:00 a.m. - Planning Commission Workshops

- Tree Protection Discussion
- Pasco 2050: Pasco Lives
- Pasco 2050: Pasco Plays

12:00 p.m. - Recess

1:30 p.m. - Public Hearings. Following the Public Hearings, the Planning Commission will complete any unfinished discussions from the 10:00 a.m. session.

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

Planning Commission Workshop at 10:00 a.m.

Topics for Discussion

- 1 Tree Protection Discussion
- 2 [Pasco 2050](#): Pasco Lives
- 3 [Pasco 2050](#): Pasco Plays

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 at 1:30 p.m.

- PC4 Zoning Amendment (Continuance) - Murphy Road MPUD – Oakley Pasco County Property Trust, et al.– Rezoning Request from R-MH Mobile Home District and A-R Agricultural 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 Continuance Requested
- PC5 Zoning Amendment (Consent) – 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 Approve
- PC6 Zoning Amendment (Consent) - Grove at Wesley Chapel MPUD Master Planned Unit Development - Mishorim Huntsville, LLC, et al. - A Rezoning Request From an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Amend the Conditions of Approval Allowing for the Development of 275 Multi-Family Units and Associated Infrastructure on Approximately 165.16 Acres
File Number PDE25-7864
Comm. Dist. 2
Recommendation Approval with Conditions

PC7 Comprehensive Plan Amendment (Consent) – CPAS24(19) Blanton Road MRS – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 08) Changing from AG/R (Agricultural/Rural) to RES-1 (Residential 1 - du/ga) on Approximately 19.69 Acres of Real Property Located on the North Side of Blanton Road Approximately 2,150 Feet East of the Intersection of Blanton Road and Trilby Road; and A Text Amendment Creating Subarea Policy FLU 7.1.86 – Blanton Road MRS; And Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(86) Blanton Road MRS.

File Number PDE25-0395

Comm. Dist. 1

Recommendation Approve

Walk-Ons

Adjourn