

Planning Commission

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Pasco County Planning Commission Agenda Thursday, September 4, 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) - 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
- PC2 Comprehensive Plan Amendment (Continuance) – CPAS25(04) Double Branch – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) Changing from AG (Agricultural) to EC (Employment Center) on Approximately 47.58 Acres of Real Property Located on the West Side of McKendree Road Approximately 3,560 Feet South of Tyndall Road and McKendree Road Intersection.
File Number PDE25-0311
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 Zoning Amendment Substantial Modification (Continuance) - Double Branch MPUD Formerly Known As Pasco Town Center MPUD – PTC Boyette, LLC, et al. – A Rezoning Request to Substantially Modify the Double Branch MPUD Master Planned Unit Development District to Amend the Name of the MPUD to the Double Branch MPUD and to Amend the MPUD Entitlements, to Increase the Industrial Entitlements from 4,000,000 Square feet to 6,000,000 Square Feet and to Increase the Office Entitlements from 725,000 Square Feet to 1,725,000 Square Feet and Associated Infrastructure on Approximately 966.87 Acres Located in Central Pasco County
File Number PDE25-7881
Comm. Dist. 1
Recommendation Continuance Requested
- PC4 Zoning Amendment (Consent) – Kuriakos G & Nadukudy J G & Keeppanasseril B & L / Flint Retail and Office – Change in Zoning from a C-2 General Commercial District, C-1 Neighborhood Commercial District and R-3 Medium Density Residential District to a C-2 General Commercial District and PO-2 Professional Office District – East Pasco County – North Side of Pure Water Way (formerly known as State Road 54) – Containing Approximately 5.78 acres
File Number PDE25-7870
Comm. Dist. 1
Recommendation Approve

PC5 Zoning Amendment (Consent) – Castro Jose Manuel and Castro Garfias Jaime/ 3915 Alice Drive – Change in Zoning from an A-R Agricultural-Residential District to an R-1MH Single-Family/Mobile Home District – Southeast Pasco County – Southwest Corner at the Intersection of Brisk Drive and Alice Drive – Containing Approximately 1.03 acres.

File Number PDE25-7880

Comm. Dist. 2

Recommendation Approve

Walk-Ons

Adjourn