

Planning Commission

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Pasco County Planning Commission Agenda Thursday, October 16, 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 Special Exception (Consent) – Sharp Image Solutions Inc/5036 Trouble Creek – Special Exception for an Adult Daycare Center in a R-4 High Density Residential District – South West Pasco County – Southwest Corner of the Intersection of Trouble Creek Road and Terry Loop – Containing Approximately 0.15 Acres
File Number PDE26-7887
Comm. Dist. 3
Recommendation Approval with Conditions
- PC2 Zoning Amendment (Consent) - CL Shady Hills MPUD– FORTY NINE ACRES INC – Rezoning Request from C-2 General Commercial District to MPUD Master Planned Unit Development District to Allow for the Development of 160 Townhome Units and Associated Infrastructure on Approximately 24.11 Acres Located on the East Side of Shady Hills Road Approximately 720 Feet South of the Intersection of Shady Hills Road and County Line Road
File Number PDE26-7888
Comm. Dist. 5
Recommendation Approval with Conditions
- PC3 Zoning Amendment (Consent) - Rowan Industrial MPUD Master Planned Unit Development - Rowan Rd, LLC - A Rezoning Request from a PO-2 Professional Office District to an MPUD Master Planned Unit Development to Allow for the Development of 20,000 Square Feet of I-1 Light Industrial Park District Uses and Associated Infrastructure on Approximately 1.80 Acres
File Number PDE26-7882
Comm. Dist. 4
Recommendation Approval with Conditions
- PC4 Comprehensive Plan Amendment (Consent) - CPAS25(10) CA Properties COMP PLAN – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 20) Changing from RES-3 (Residential-3 du/ga) to COM (Commercial) on Approximately 3.68 Acres of Real Property Located at the Northeast Corner of the Intersection of Land O' Lakes Boulevard and Wisteria Loop.
File Number PDE26-0010
Comm. Dist. 2
Recommendation Approve
- PC5 Comprehensive Plan Amendment (Consent) — CPAS25(08) 6230 Stone Road Industrial; Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 10) Changing From ROR (Retail/Office/Residential) to IL (Industrial - Light) On Approximately 4.18 Acres of Real Property Located on the South Side of Stone Road Approximately 500 Feet East of the Intersection of US Hwy 19 and Stone Road.

File Number PDE26-0027
Comm. Dist. 5
Recommendation Approve

PC6 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code, Section 1302.2 Mobility Fees, To Clarify That The 2025 Mobility Fee Schedules Do Not Expire On December 31, 2025; And Amending Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE26-0022
Comm. Dist. All
Recommendation Approve

PC7 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 522.9 Connected City Master Planned Unit Development District; Section 901 Infrastructure Standards; Section 901.1 Transportation Corridor Spacing; Section 901.6 Street Design And Dedication Requirements; Section 901.7 Bicycle Facilities; Section 901.8 Pedestrian Facilities; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE26-0002
Comm. Dist. All
Recommendation Approve

Walk-Ons

Adjourn