

**Planning Commission**

Charles Grey, Chairman  
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**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, November 6, 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**            PDE26-7666  
**Comm. Dist.**            1  
**Recommendation**    Continuance Requested
- PC2      Comprehensive Plan Amendment (Continuance) – CPAS24(15) Adrian Phillip – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) Changing from COM (Commercial) to PD (Planned Development) on Approximately 32.51 Acres of Real Property Located at the Northeast Corner of the intersection of Old Pasco Road and Overpass Road; And a Text Amendment to Subarea POLICY FLU 7.1.60 Adrian Phillip; And an Amendment to the Future Land Use Map 2-9 Amending Subarea Map 2-9 (60) Adrian Phillip; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date  
**File Number**            PDE26-0135  
**Comm. Dist.**            1  
**Recommendation**    Continuance Requested
- PC3      Zoning Amendment Substantial Modification (Continuance) - Adrian Phillips MPUD Master Planned Unit Development– Adrian Phillip Overpass, LLC– Rezoning Request from MPUD Master Planned Unit Development to MPUD Master Planned Unit Development District to Allow for the Development of 73,500 square feet of Retail/Commercial uses, 74,000 square feet of Office uses, 275 Hotel rooms, 125 Townhome Units, 325 Multi-Family Apartments or 315,000 square feet of Industrial/Commercial and Associated Infrastructure on Approximately 32.51 Acres located at the northeast corner of Overpass Road and Old Pasco Road.  
**File Number**            PDE25-7837  
**Comm. Dist.**            1  
**Recommendation**    Continuance Requested
- PC4      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** PDE26-0031

**Comm. Dist.** 1

**Recommendation** Approve

P5 Appeal of a Determination by the Development Review Director (APPEAL-2025-00005) – Meadow Pointe II Community Development District (CDD) – An Appeal of the Determination of the Development Review Director to Deny a Request to Install a Gate Across Wrencrest Drive (SITEPLN-2024-00162)

**File Number** PDE26-0455

**Comm. Dist.** All

**Recommendation** Denial

**Walk-Ons**

**Adjourn**