

Planning Commission

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**Pasco County
Planning Commission
Addendum Agenda
Thursday, November 20, 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) – Daniel De Pasquale and Kevin Singletary/ Massachusetts Avenue – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – West Pasco County – Southwest Corner of the Intersection of Massachusetts Avenue and Keena Street – Containing Approximately 1.03 acres.
File Number PDE26-7899
Comm. Dist. 4
Recommendation Continuance Requested
- PC2 Comprehensive Plan Amendment (Continuance) - CPAS23(26) Blackwell Mixed-Use PD - An Ordinance Amending the Pasco County Comprehensive Plan; Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 19) from COM (Commercial) to PD (Planned Development) on Approximately 15.36 Acres of Real Property Located on the North Side of SR 54 Approximately .3 Miles Southeast of the Intersection Of SR 54 and Starkey Blvd; A Text Amendment Creating Subarea Policy FLU 7.1.80 – Blackwell Mixed-Use PD; And a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(80) Blackwell Mixed-Use PD.
File Number PDE26-0185
Comm. Dist. 3
Recommendation Continuance Requested
- PC3 Zoning Amendment (Continuance) - Blackwell MF & Office Complex MPUD Master Planned Unit Development - 5415 INC - A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Development of 290 Multi-Family Units and 50,000 Square Feet of Commercial and Medical Office Uses and Associated Infrastructure on Approximately 15.36 Acres
File Number PDE26-7778
Comm. Dist. 3
Recommendation Continuance Requested
- PC4 Alternative Standard (Consent) – Lowes – Gunn Highway – Alternative Standard from the Requirements of the Land Development Code, Section 406.1.10.C.1.– Signs, Additional Standards for Permanent Signs in Nonresidential Districts, Wall Signs, to Allow Combining All Wall Signage on the North Building Elevation in a C-2 General Commercial District – South Central Pasco County – Approximately 467 Feet from the Southwest corner of the intersection of Gunn Highway & SR 54 Containing Approximately 7.95 acres.
File Number PDE26-2108
Comm. Dist. 3
Recommendation Approval with Conditions
- PC5 Special Exception (Consent) – PALLAMARI PROPERTIES LLC/Lakewood Duplex – Special Exception for Two Duplex Buildings in an R-2 Low Density

Residential District – Land Development Code Section 515.4.A – R-2 Low Density Residential District; Special Exception Uses – Northwest Pasco County – North Side of State Road 52, Approximately 24 Feet West of Colony Road – Containing Approximately 0.87 Acres

File Number PDE26-7902

Comm. Dist. 5

Recommendation Approval with Conditions

- PC6 Zoning Amendment (Consent) - Decubellis and Little MPUD Master Planned Unit Development - Gene D. Little, Terry W. Little, Peter A. Little, et al. - A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Amend the MPUD and Associated Infrastructure on Approximately 17.99 Acres

File Number PDE26-7894

Comm. Dist. 4

Recommendation Approval with Conditions

- PC7 Conditional Use Request (Consent) – Bear Creek Group Home/Elevated Youth Services – Conditional Use for a Residential Treatment and Care Facility in an R-4 High Density Residential District – West Market Pasco County – East of Nature Trail Road 990 feet South of the Intersection of SR-52 and Nature Trail – Containing Approximately .16 Acre

File Number PDE26-CU09

Comm. Dist. 5

Recommendation Approve

- PC8 Comprehensive Plan Amendment (Consent) – CPA25(04) Harrod Sandy Lakes – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 19) Changing from RES-9 (Residential-9 DU/GA) and IL (Industrial-Light) to IL (Industrial-Light) on Approximately 75.017 Acres of Real Property Located at the Southwest Corner of the Intersection of Interlaken Road and Gunn Hwy.

File Number PDE26-0023

Comm. Dist. 3

Recommendation Approve

- PC9 Comprehensive Plan Amendment (Consent) - CPAS25(07) Ridge Road Retail Plaza – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 10) Changing from RES-6 (Residential 6 - Du/Ga) to COM (Commercial) on Approximately 1.72 Acres of Real Property Located on the North Side of Ridge Road Approximately 180 Feet East of the Intersection of Broad Street and Ridge Road.

File Number PDE26-0019

Comm. Dist. 4

Recommendation Approve

- P10 Zoning Amendment (Regular) - DRB Little and Ross MPUD Master Planned Unit Development - Citrico Alliance, LLC. - A Rezoning Request From an A-C

Agricultural District and C-2 General Commercial District to an MPUD Master Planned Unit Development to Allow for the Development of 74 Single Family Detached Units and Associated Infrastructure on Approximately 26.2 Acres

File Number PDE26-7893

Comm. Dist. 4

Recommendation Approval with Conditions

- P11 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 802 Tree Preservation And Replacement; Section 802.1 Intent And Purpose; Section 802.2 Applicability; Renaming Section 802.3 Tree Removal To Exemptions; Creating Section 802.4 Tree Canopy Standards; Section 802.5 Tree Removal; Section 802.6 Problem Trees; Section 802.7 Tree Replacement And Mitigation; Section 802.8 Tree Protection Requirements; Section 802.9 Trees Of Special Significance; 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 PDE26-0004

Comm. Dist. All

Recommendation Approve

Noted

- N12 Noted Item - 2026 Adopted Public Hearing Schedule - Board of County Commissioners and Planning Commission - Rezoning, Special Exception, Conditional Use, Variance, and Non-Ad Valorem and Special Assessments Public Hearings.

File Number PDE26-0213

Comm. Dist. All

Recommendation Not Applicable

Addendum

- AP13 Comprehensive Plan Amendment (Regular) - CPAS25(11) DRB Little Road and Ross Lane – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 10) Changing from COM (Commercial) and RES-9 (Residential-9 du/ga) to RES-6 (Residential-6 du/ga) on Approximately 26.2 Acres of Real Property Located Approximately 600 Feet East of the Intersection of Little Road and Ross Lane.

File Number PDE26-0173

Comm. Dist. 4

Recommendation Approve

Walk-Ons

Adjourn