

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Christopher B. Poole, CPG
Jon Moody, P.E.
Matthew Munz, P.E.
Derek Pontlitz, CRPC

School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

David Allen, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and
Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, December 11, 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 (Consent) – R&S Properties FLA LLC/Bell Haven – Change in Zoning from an Expired MPUD Master Planned Unit Development District to an R-2 Low Density Residential District – South Central Pasco County – Intersection of Bell Lake Road and Peaceful Lane – Containing Approximately 5.35 Acres
File Number PDE26-7900
Comm. Dist. 2
Recommendation Approve
- PC2 Comprehensive Plan Amendment (Consent) – 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.
File Number PDE26-0135
Comm. Dist. 1
Recommendation Approve
- PC3 Zoning Amendment Substantial Modification (Consent) - Adrian Phillip 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 Commercial and Associated Infrastructure on Approximately 32.51 Acres located at the northeast corner of Overpass Road and Old Pasco Road.
File Number PDE26-7837
Comm. Dist. 1
Recommendation Approval with Conditions
- P4 Comprehensive Plan Amendment (Regular) - CPAS23(26) Blackwell Mixed-Use PD - 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 State Road 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 Approve

- P5 Zoning Amendment (Regular) - 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 Approval with Conditions
- P6 Zoning Amendment (Regular) - Murphy Road MPUD – Oakley Pasco County Property Trust, et al.– Rezoning Request from an R-MH Mobile Home District and A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Development of 434 Single Family Detached Units and Associated Infrastructure on Approximately 118.82 Acres Located in Southeastern Pasco County
File Number PDE26-7666
Comm. Dist. 1
Recommendation Approval with Conditions
- P7 Comprehensive Plan Amendment (Regular) – CPA25(02) North Pasco Resort – Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.63- North Pasco Resort
File Number PDE26-0024
Comm. Dist. 1
Recommendation Approve
- P8 Zoning Amendment (Regular) - North Pasco Resort MPUD Master Planned Unit Development - VCare Consultants, LLC - 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 Resort/Hotel Use, Entitling the Resort/Hotel Use of 250 Units, Decreasing RV Space Entitlements from 550 Spaces to 350 Spaces, Amending the Name of the MPUD to North Pasco Resort, and Associated Infrastructure on Approximately 131.68 Acres
File Number PDE26-7883
Comm. Dist. 1
Recommendation Approval with Conditions

Walk-Ons

Adjourn