

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

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Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, January 8, 2026 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

- C1 Annotated Minutes - Planning Commission Meeting - October 3, 2024
 File Number PDE26-0306
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - November 7, 2024
 File Number PDE26-0307
 Comm. Dist. All
 Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - December 12, 2024
 File Number PDE26-0308
 Comm. Dist. All
 Recommendation Approve
- C4 Annotated Minutes - Planning Commission Meeting - January 9, 2025
 File Number PDE26-0309
 Comm. Dist. All
 Recommendation Approve
- C5 Annotated Minutes - Planning Commission Meeting - January 23, 2025
 File Number PDE26-0310
 Comm. Dist. All
 Recommendation Approve
- C6 Annotated Minutes - Planning Commission Meeting - February 6, 2025
 File Number PDE26-0311
 Comm. Dist. All
 Recommendation Approve
- C7 Annotated Minutes - Planning Commission Meeting - February 20, 2025
 File Number PDE26-0312
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- P8 Comprehensive Plan Amendment (Regular) – CPA24(03) Elite 52 PD –
 Providing for a Comprehensive Plan Amendment to the Future Land Use
 Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R
 (Agricultural/Rural) to PD (Planned Development) on Approximately 156
 Acres of Real Property Located North of State Road 52 Approximately .60
 Mile East of the Intersection of State Road 52 and US Highway 41; And a

Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.

File Number PDE26-0016

Comm. Dist. 1

Recommendation Approve

P9

Zoning Amendment (Regular) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 108 Single Family Detached Units, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.60 Miles East of the Intersection of State Road 52 and US 41

File Number PDE26-7811

Comm. Dist. 1

Recommendation Approval with Conditions

Walk-Ons

Adjourn