

**Planning Commission**

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**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, January 22, 2026 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

- C1      Annotated Minutes - Planning Commission Meeting - March 6, 2025  
         **File Number**            PDE26-0313  
         **Comm. Dist.**            All  
         **Recommendation**    Approve
- C2      Annotated Minutes - Planning Commission Meeting - March 20, 2025  
         **File Number**            PDE26-0314  
         **Comm. Dist.**            All  
         **Recommendation**    Approve
- C3      Annotated Minutes - Planning Commission Meeting - April 3, 2025  
         **File Number**            PDE26-0315  
         **Comm. Dist.**            All  
         **Recommendation**    Approve
- C4      Annotated Minutes - Planning Commission Meeting - April 17, 2025  
         **File Number**            PDE26-0316  
         **Comm. Dist.**            All  
         **Recommendation**    Approve
- C5      Annotated Minutes - Planning Commission Meeting - May 1, 2025  
         **File Number**            PDE26-0317  
         **Comm. Dist.**            All  
         **Recommendation**    Approve
- C6      Annotated Minutes - Planning Commission Meeting - May 15, 2025  
         **File Number**            PDE26-0318  
         **Comm. Dist.**            All  
         **Recommendation**    Approve

## Public Hearings

- PC7      Comprehensive Plan Amendment (Continuance) – CPAS25(09) SR 52 Heasley – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential-3 du/ga) to PD (Planned Development) on Approximately 18.99 Acres of Real Property Located on the North Side of State Road 52, Approximately 620 Feet West of North Sunlake Boulevard. And a Text Amendment Creating Subarea Policy FLU 7.1.89 – SR 52 Heasley; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(89) SR 52 Heasley.  
         **File Number**            PDE26-0011  
         **Comm. Dist.**            5  
         **Recommendation**    Continuance Requested

- PC8            Zoning Amendment (Continuance) - SR 52 Heasley, LLC./SR 52 Heasley MPUD Master Planned Unit Development - A Rezoning Request From an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow for the Development of 100 Townhome Units and 15,000 Square Feet of Commercial/Office Uses and Associated Infrastructure -West Central Pasco County - North of State Road 52, Approximately 200 feet West of the North Sunlake Blvd and State Road 52 Intersection - Containing Approximately 18.98 Acres.  
**File Number**            PDE26-7890  
**Comm. Dist.**            5  
**Recommendation**    Continuance Requested
- PC9            Comprehensive Plan Amendment (Continuance) - CPAS25(03) Old Dixie RV Resort PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing From RES-6 (Residential-6 du/ga) to PD (Planned Development) on Approximately 12.56 Acres of Real Property Located on the West Side of Old Dixie Highway Approximately .25 Miles South of the Intersection of Gulf Way and Old Dixie Highway; and a Text Amendment Creating Subarea Policy FLU 7.1.87 – Old Dixie RV Resort PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(87) Old Dixie RV Resort PD.  
**File Number**            PDE26-0286  
**Comm. Dist.**            5  
**Recommendation**    Continuance Requested
- PC10           Zoning Amendment (Continuance) - Ground Floor Storage, LLC./Old Dixie RV Resort MPUD Master Planned Unit Development - A Rezoning Request From an R-4 High Density Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of a 52 RV Space Resort and Associated Infrastructure - North West Pasco County - Abutting Old Dixie Highway on the East Side, Approximately 0.56 miles North of the New York Avenue and Old Dixie Highway Intersection - Containing Approximately 12.56 Acres.  
**File Number**            PDE26-7895  
**Comm. Dist.**            5  
**Recommendation**    Continuance Requested
- PC11           Variance Request (Continuance) – LCP Stone Road, LLC. Requests a Reduction of the Required Minimum Open Yard Requirement of Not Less Than 150 Feet to 10 Feet for Existing Buildings, and 30 Feet for New Construction in an I-1 Light Industrial Park District as Required by LDC Section 528.9.D – I-1 Light Industrial Park District, Yard Regulations – West Central Pasco County – Located on Stone Road, Approximately 450 Feet East from US Hwy 19 – Containing Approximately 4.184 Acres  
**File Number**            PDE26-2112  
**Comm. Dist.**            5

**Recommendation** Continuance Requested

- PC12      Zoning Amendment (Consent) – 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**      Approve

- P13      Conditional Use Request (Regular) – 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**      Approval with Conditions

**Walk-Ons**

**Adjourn**