

Planning Commission

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

**Pasco County
Planning Commission Agenda
Thursday, February 19, 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 - September 4, 2025
File Number PDE26-0457
Comm. Dist. All
Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - September 18, 2025
File Number PDE26-0458
Comm. Dist. All
Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - October 2, 2025
File Number PDE26-0459
Comm. Dist. All
Recommendation Approve

Public Hearings

- PC4 Special Exception (Continuance) — Love Property/John T. Love & Laura M. Love — A Special Exception for a Reduced Rear Yard Building-line Setback for an Accessory Dwelling Unit in an E-R Estate Residential District – West Central Pasco County – North Side of Lakeview Dr, Approximately 200 Feet West of Osceola Drive – Containing Approximately 1.56 acres.
File Number PDE25-7917
Comm. Dist. 4
Recommendation Continuance Requested
- PC5 Comprehensive Plan Amendment (Continuance) - CPAS25(02) Caliente Resorts – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 20) Changing from COM (Commercial) to RES-24 (Residential-24 du/ga) on Approximately 4.93 Acres of Real Property Located on Gran Via Boulevard approximately .3 Miles East of the Intersection of Caliente Boulevard and Land O’ Lakes Boulevard.
File Number PDE26-0006
Comm. Dist. 2
Recommendation Continuance Requested
- PC6 Zoning Amendment Substantial Modification (Continuance)- Caliente Resorts MPUD – LOL Properties Inc, – Rezoning Request from Master Planned Unit Development MPUD to MPUD Master Planned Unit Development District to Allow for the Development of 96 Condominium Units, and Associated Infrastructure on Approximately 4.93 Acres Located on the Western Side of Caliente Boulevard, Approximately .31 miles Northeast of the Intersection of Caliente Boulevard and Land O’Lakes Boulevard
File Number PDE26-7857

Comm. Dist. 2
Recommendation Continuance Requested

PC7 Zoning Amendment (Consent) – Tina Marie and Stephen Farrell/Farrell Project – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – Northwest Pasco County – West side of Nottingham Trail approximately 1,660 feet from north of the Intersection of Robinhood Road and Nottingham Trail – Containing approximately Ten (10) Acres.

File Number PDE26-7886
Comm. Dist. 5
Recommendation Approve

PC8 Zoning Amendment (Consent) – CA Properties – Change in Zoning from a C-2 General Commercial District and R-MH Mobile Home District to a C-2 General Commercial District – Central Pasco County – Northeast Corner of the Intersection of Land O Lakes Boulevard and Wisteria Loop – Containing Approximately 3.68 Acres.

File Number PDE26-7923
Comm. Dist. 2
Recommendation Approve

PC9 Zoning Amendment (Consent) –Sandy Lakes Development Corporation – Change in Zoning from an MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District, and PUD Planned Unit Development District to a I-1 Light Industrial Park District – South Central Pasco County – Located South of Interlaken Road approximately 500 feet West of the Intersection of Gunn Highway and Interlaken Road – Containing Approximately 75 acres.

File Number PDE26-0295
Comm. Dist. 3
Recommendation Approve

PC10 Comprehensive Plan Amendment (Consent) – 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; 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 Approve

PC11 Zoning Amendment (Consent) - 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 Approval with Conditions

Walk-Ons

Adjourn