

**PASCO COUNTY PLANNING COMMISSION  
REGULAR MEETING**

**ANNOTATED AGENDA**

**MARCH 6, 2025**

**PREPARED IN THE OFFICE OF  
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER  
AS PUBLISHED AND NOT IN THE ORDER  
IN WHICH THE ITEMS WERE HEARD**

**1:30 P.M.**

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM, 2<sup>ND</sup> FLOOR  
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

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**Members:**

Mr. Charles Grey, Chairman  
Mr. Jaime Girardi, P.E., Vice-Chairman  
Mr. Derek Pontlitz, C.R.P.C.

Mr. Jonathan Moody, P.E.  
Mr. Christopher Poole, CPG  
Mr. Matthew Munz, P.E.

School Board Representative – Mr. 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  
Nectarious Pittos, AICP, Director Planning Services  
Patricia Crist Yingling, Planning Commission Agenda Coordinator  
Nick Uhren, P.E., County Engineer

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**Call To Order**

Chairman Grey called the meeting to order at 1:31 p.m.

PC AA 03/06/2025

## **Moment of Silence**

A moment of silence was held.

## **Pledge of Allegiance**

Chairman Grey led the Pledge of Allegiance to the Flag.

## **Roll Call**

Ms. Meaghan Legnini, Deputy Clerk, called the roll. All members were present.

## **Swearing In**

Ms. Legnini swore in those who planned to present testimony.

## **Proof of Publication**

Ms. Legnini noted the 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.

Chairman Grey reviewed the procedures to be followed and called for Public Comment.

Ms. Nancy Hazelwood spoke regarding an applicant's representative and their behavior during a previous meeting, other representatives' behavior, the Board's dedication to what they do, that she was seeing it in Dade City also, and her appreciation for them.

Discussion was held regarding the Commission's appreciation and addressed Ms. Hazelwood's concerns.

## Consent

There was none.

## Public Hearings

Approved the Public Hearing Consent Agenda which included item PC2.

- PC1 Zoning Amendment (Continuance) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units (Platted Townhomes and Condominiums), 100,000 Square Feet of Support Commercial, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
- File Number** PDE25-7738  
**Comm. Dist.** 1  
**Recommendation** Continuance Requested

Approved to continue the item to the April 3, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC2 Zoning Amendment (Consent) – St Joe Walk Inc/St Joe Walk – Change in Zoning from a ER-2 Estate-Residential District to a E-R Estate-Residential District – Northeast Pasco County – Southeast Corner of the Intersection of Scharber Road and St Joe Road – Containing Approximately 66.82 acres
- File Number** PDE25-7859  
**Comm. Dist.** 1  
**Recommendation** Approve

The item was approved as part of the Public Hearing Consent Agenda.

P3 Special Exception (Regular) – BDI Properties US LLC/TLE Wells Roads – Day-care Center and Veterinarian Clinic in a A-R Agricultural-Residential District – Central Pasco County – Southwest Corner of the Intersection of Wells Road and Curley Road – Containing Approximately 2.08 Acres

**File Number** PDE25-7845

**Comm. Dist.** 1

**Recommendation** Approval with Conditions

Approved Staff's recommendation with the revised Condition 3 read by Mr. Liam Devine, Planner II, which included, "At time of site plan submittal, the applicant/developer shall conduct a revised Access Management Analysis assuming no left turns in or out of the driveway connection onto Wells Road. Furthermore, the applicant/developer shall place a raised pork chop island at the subject driveway to prevent any left turn movement in or out of the site. The access will include, but not be limited to, the evaluation of the intersection of Wells Road and Curley Road, including a left turn lane warrants assessment at the location."

### **Walk-Ons**

There was none.

### **Adjourn**

Approved to adjourn.

The meeting adjourned at 1:52 p.m.

Prepared by: Meaghan Legnini, Operations Lead, Board Records Division