



Zephyrhills

Site Plan Review Committee Minutes August 19th, 2025 at 10:00 Am

Attendance: Planning Director-Todd Vandeberg, Public Works Director-Shane, Building Director-Kalvin Switzer, Utility Director-John Bostic.

Staff Present: Rodney Corriveau-Principal Planner, Carlos Maldonado Planning Support Specialist. William McCaw-Community Planner, Tommy-Lee Hunt GIS/Community Planner.

1.Planning Items

1.1 SPR-0098-25 Chancey Marble Warehouse: Proposing a new 22,000 SF industrial warehouse facility. Located on the west side of Chancey Road, east of Zephyrhills Municipal Airport. Parcel #18-26-22-0010-09300-0010.

The discussion was led by Tommy-Lee Hunt GIS/Community Planner. It began with a brief introduction and mentioned it's location on the west side of Chancey Rd near the city's Airport. The sites size 9.6 acres and the future proposed use of a 22,000 sqft of industrial warehouse facility was mentioned. The projects site plan was displayed and a few comments from planning, water/utility and the engineer on record are needing to be addressed. A response letter responding to each comment will be required for the resubmittal. A few comments were: along Chancey rd staff is recommending a sidewalk although the county might make it a requirement. They will need to confirm it with Pasco County. Portions of the project are located within a floodplain, so staff is requiring a floodplain analysis to be completed. A sign and sealed drainage calculations report will be required for the record . A few locations corrections will need to be made on the plans they reference different counties other then Pasco county and City locations references the county. This project might impact the airport drainage system, so once the drainage calculation are on file the city's airport engineer on record will need to be reviewed. Parking calculations will need to be corrected and confirmed via the city land development code as well as the setbacks. The project to the South was discussed and was recently annexed into the city. Both projects will have a shared driveway and the legal documents will need to be on record. The truck analysis will be required to make sure it meets the city's requirements both for city's dump trucks and emergency vehicles. Additionally sufficient grades, contours and elevations for the parking areas are required. Last comment from

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the engineer on record that they will need to include or reference the construction details. As for planning they need to separate the site survey from the site master plan, the provided survey had the site plan overlaid on top, they city wants them separated. Also making a note that the landscape and irrigation must be in compliance with the Florida Water Star Program according to SWFMWD standards. The landscape buffering will need to meet the city's land development code and will need to be corrected. Staff requires a re-submittal to meet all these comments. Jonathan Davis with Rasdaniel Engineering was online and stated that they will address all the comments from the city's engineer on record, also the revised plan will be turned in soon. Per Todd the sidewalk matter is a county issue and a project to the North the county required them to have a sidewalk so it could apply to this project as well. The right of way on Chancey Rd will also need to be further reviewed by Pasco County. The city's airport manager will also need to conduct a further review do to possible future airport build outs and additional road improvements and a possible secondary emergency ingress and egress that could be lined up within the project location. John Bostic-Utility Director commented he was confused on the plans with water connections and sewer connection needs to be corrected and the utility details need to be changed to city of Zephyrhills. Comments were made internally in the plan case review file. Per Shane Leblance-Public Works director the dumpster enclosure will need to meet the city's standards and will need to be field located prior to construction. One dumpster only with double enclosure one for solid waste and one for recycling. No comments from the building department. This item will return to a future meeting. No recommendations at this time.

1.2 SPR-0105-25 Zephyrhills Public Works and Utility Campus: Proposing redevelopment of the city's current public works and utility maintenance facility. Includes the addition of buildings, landscaping, stormwater management, etc. Located at 39421 South Avenue, north of the Zephyrhills Municipal Airport. Parcel #12-26-21- 0000-04900-0000.

The discussion was led by Tommy-Lee Hunt GIS/Community Planner. This project is for the redevelopment of the city's public work facilities. A few comments from the city's engineer of record were mentioned such as the drainage calculations to be revised and completed. Planning is asking for the correction of the parking calculations and an update to the parking layouts. As far as the Islands and the allowed amount of spots per island. Portions of This site is also located within a historic floodplain, so a floodplain analysis is also required. The cities engineers also asking for a signed and sealed geotechnical



report for this site. These are the two major drainage issues. Within their elevation their was a building showing size of over 30', the city manager recommended to have it reduce to the minimum height or it will require a conditional use permit. Also, we are asking for a response letter with their subsequent submittals addressing the comments from staff and the engineer. The landscape and irrigation plan will need to meet the Florida Water Star Ordinance. The landscape and buffering plans will require revision as well. Per Shane Leblanc the proposed building height of over 30' is still pending, they will be doing research and visiting the City Of Tampa Public Works Facility for ideas to see the clearance for lifts and trucks and if required they will submit for the variance. Online Applicant Mathew D'Angelo with CPH Consulting LLC stated no questions at the moment on this review at the moment. This will require a resubmittal and another review at the site plan review meeting. No recommendations at this time.

1.3 SPR-0093-25 Providence Village- This will be a review for a proposed Townhome community located 37518 Geiger Rd. Parcel#10-26-21-0000-00400-0000, 10-26-21- 0000-00900-0000.

The discussion was led by Todd Vandenberg-Planning Director. This item is review for a proposed townhome project located on the South side of Geiger Rd. This was former Wilson's property. There's an existing retention area. They have additional land that will have a new main access, potentially access off of Wilson Dr, That would also connect to 14th Ave on the South. Justin Hinton with JSK Consulting was present and mentioned this Providence Village It's a proposed multi-family townhome project located on the South side of Geiger Rd. As you can see, there's a main entrance coming in off of Geiger Road and that skinny piece out there off to the north that opens up to the larger portion of the property down on the South. We are proposing 166 multifamily units with this project. We have already received some comments and responded to some of the city comments . We are also permitting with Pasco County on the access on Geiger Rd. There are multiple access points, one on 14th St. one on Wilson and one on Geiger Rd, as well as interconnectivity of the city's water utility system with several different interconnection points with the project. Justin asked if there were any questions from staff? Todd asked if this is intended to be a fee simple project, justin stated correct "as far as we know" also its subject to change. Justin stated " per the land development cities Land development code. For townhomes, we are required to provide certain things



in order to meet the code and part of that is amenities". An amenity center building is being built for the project. Also a storm water pond and a proposed trail system along the eastern project boundary. Comment by Todd Wilson. Dr is privately owned. And my understanding is you're proposing to have connection to that has a decision been made if? If the idea is to gate these entrances, or is that known at this point? Justin answered with saying; I don't believe that the intent is to get that Wilson Rd entrance. We are still working with the developer on the documentation of that private road, in hopes to support the access point, But at this time we are not showing it as gated. The Utility Director-John Bostic stated he made internal comments via the systems plan case file and will be shared with the applicant. His inquiry was regarding if the sewer system and lift station will be privately owned or publicly owned. Justin stated they intend on them being public. Additional comment from the Utility director was "since you don't have a water line going down Wilson, but you have it going down the other unimproved Street. Could you leave a provision for a valve on the northeast corner to go up Wilson Ave for a future water line connection. Comment made by the Building Official-Kalvin Switzer if they could hold of on the construction going vertical of the townhomes until the proposed improvements on Geiger Road are made. Comment By Shane Leblanc this area is known for stormwater concerns so he recommended to have the retention area constructed prior to any vertical construction. Also all the roads are privately owned. The roads won't meet the city guidelines criteria to be public roads. city resolution for public works design manual where we don't accept subdivision type roads and the geometry of that road doesn't meet our requirements. stormwater management approval through the. Dates permitting agency regarding the modifications to that existing stormwater management system. The city's Engineer of Record Craig Cornelison reviewed the plans and approved. The environmental report was only for portion of the project and complete report for golfer tortoise for the entire project will be completed. The Wilson Drive documentation to confirm it's a private road will be required for the file. SWMFMD permit is on file. Inquiry from Todd was FEMA map amendment if it will be submitted to FEMA to remove the developed areas from the designated floodplain. Justin stated "We will have to coordinate with FEMA to remove the lots from the floodplain through the process". Once the confirm easement are vacated, the final plat could be prepared for. Only if this is going to be a fee simple project. The plat process could be looked at later during the projects development. Comments from the Public Works director mentioned the property dead ends will need to be addressed for the correct turn radius for dump trucks and emergency vehicles, also mentions was that for safety purposes the dump trucks shouldn't be back up. Additional review of the landscape and sidewalk will be required.

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Parking requirements were briefly discussed 2 parking spaces for 2br homes, the applicant stated it should meet these guidelines. Craig Cornelison during his review mentioned about demolition construction on school board property? Justin mentioned Along the South property boundary of the drainage with Wedgewood Drive there doing some utility work that runs down the South Side of the property so there are easements that will need to be negotiated with Pasco County School Board . An existing 4inch well was mentioned that was noticed on the plans, Justin mentioned that it won't be used for irrigation, the connection to the portable water system will be on the Northside of the project. Reclaimed water lines won't be done due to the proximity of the project. This project will need to be brought back to another site plan review meeting. Further tree mitigation will need to be reviewed along with additional opportunity for landscape surrounding the property. The proposed trail was mentioned briefly and was informed that it must meet ADA requirements. Sidewalk connections will be looked at more thoroughly via the Engineer on record from both parties. Also this project must meet the Florida Water Star Ordinance. No recommendations were made. This project will need to be brought back for another site plan review meeting.

Adjourn