



Zephyrhills

Site Plan Review Committee Minutes September 23rd, 2025 at 10:00 AM

Attendance: Planning Director-Todd Vandeberg, Public Works Director Shane Leblanc, 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-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 Vandeberg. A brief history of the project was mentioned. This was brought back from last month's SPRC meeting. There are some items the applicant needed to address prior to getting an approval. Some of the items that were requested were already satisfied the list of items that remain for the client were Pasco County and city right of way permit. The applicant is working with getting some language or an agreement of some sort from the school board which owns the property to the South. The complete list of conditions were given to the applicant. An updated environmental permit was requested that covered the balance of the property. The existing ponds and proposed retention ponds were discussed by the applicant with SWFMWD. The city's engineer on record Craig Cornelison reviewed the plans from a drainage standpoint and the comments he has were addressed by the applicant. Another condition will be providing a copy of the DEP permit NPDS upon receipt. Same with a map amendment to the FEMA organization for any work around the floodplain. Landscaping and tree removal is still in the works. The applicant submitted a tree removal worksheet and mitigation form that shows a balance Still on mitigation, however, in meeting with Ryan Homes, there's still some additional landscaping that will be provided on the individual lots. And then there's opportunities for other tree locations that staff will meet with the home builder on the final revised plan. John Bostic comments were already made via the internal Energov system, he only stated that the property will be having a private lift station. Matthew



Johnson with JSK Consulting is the engineer for this project. Matthew commented: that he spoke with our engineer on record and all comments were clear and his already addressed most matters. He stated the lift station is private and will have fencing it will be included in the updated plans they will be submitting. Comments from Kalvin Switzer mentioned that the retention ponds get installed prior to any construction begins for flood prevention and drainage issues to neighboring properties. Matthew stated the ponds will be installed and sodded prior to any construction. Shane Leblanc mentioned for the records the streets and drainage will be privately owned, Matthew Johnson agreed and stated it will fall under the HOA. Mentions by Todd for a cut through on Wilson Drive is possible and it will be discussed with the home builder, the cut could assist for alternative route to the South end of town, this won't be mandated only a possibility. The remaining comments will be added to the development order and recommended approval by staff. The closing comments from the applicant where they won't allow on-street parking for the property and will be adding lighting requirements on the updated plans.

Recommendations: Staff is recommending approval with conditions. All conditions will be listed on the applicant's development order.

1.2 SPR-0104-25 Kossik Commercial: Proposed master infrastructure installment on roughly 7.50 acres. To include access roads, mass grading for commercial outparcels, a master stormwater system, and the installation of potable water and sanitary systems to serve future outparcel development. Parcel #s 27-25-21-0030-11300-0000, 27-25-21- 0030-12800-0010, 27-25-21-0030-12700-0000.

The discussion was led by Tommy-Lee. She mentions that this is for a proposed mass grading and master infrastructure installation for a commercial subdivision on roughly 7 ½ acres. Its located at the northwest corner of the intersection for Kossik Rd and Gall Blvd. This will include access roads, mass grading for commercial out parcels, a master stormwater system, and the installation of utilities for future development. This project is within the basin of special concerns. The city's engineer on record Craig Cornelison had comments that were forwarded to the applicant. The traffic engineer was GAI Consulting's the comments were forwarded to the applicant. The plans had all tree being removed, however that won't be permissible so a justification report and a tree conditions report will be required. A prior tree mitigation fee has been pain in July on this project. Additionally to landscaping we are requiring



that corrections be made to the landscape buffers, and these were further discussed with their landscape architect. Other than that, we do want to remind the applicants that their landscaping and irrigation must be in compliance with the Florida Water Star Program. All necessary agency permits will be required. The updated tree survey report hasn't been submitted yet. 9 off site trees were noted via the tree table on the plans from a previous engineer. Some of the trees also came down from last years hurricane. The tree issue will need to be reviewed once the updates and submitted. Ben Shoemaker the engineer was online. Comments made by Ben mentioned the tree issue are still being looked at and the trees off-site being removed is mainly do to root system issues but will replace some of the trees. And with all the grading changes that we have on-site, rather than damaging that tree and making it die, we're proposing to remove that and then plant a new tree and meet all the city requirement plantings. As far as the irrigation and landscape goes for the Florida requirements, we are updating the plans for those specifications now. The changes will be included in the next submittal. Comment made by Shane Leblanc was this project will require both a Pasco County and FDOT right of way permit. Per Todd he mentioned the access point was moved back north for accommodate the separation at the intersection. Per John Bostic he stated the lift station on site is private and will remain private the city will never take it over and if they city needs to look at it there will be charges for the services. Shane mentioned that when we start doing the construction on this project, we'd like to do the retention ponds 1st and make sure everything is stabilized to avoid any off-site runoffs. Staff would prefer to meet with the applicants engineer on record and get better clarification on the tree issue. Applicants closing comments were they have a survey undergo right now and it will be forwarded soon. Regarding the access comments they have an application with FDOT and Pasco County pending.

Recommendation: Recommended To bring back to another meeting and have the concerning issues better addressed.

1.3 SPR-0106-25 GoPasco Transfer Station: A proposed development of a bus transfer station on a 0.92 acre site located on the northeast corner of the intersection of Ft. King Road and 15th Avenue. Parcel #11-26-21-0010-00800-0250.

The discussion was led by Tommy-Lee Hunt ; this is for a new transfer station on one acre. It is located at the northeast corner of the intersection of Fort King Road and 15th Avenue. It's just north of the Zephyrhills Meals on Wheels. This is



located within the form-based code and the CRA districts. There were a few comments from the city's EOR, and those were forwarded to the applicants. We are currently awaiting feedback from the city's traffic engineer for this project, and those will be provided to the applicants as soon as they're available. The director for CRA wasn't present but will coordinate with the applicant regarding design. The site plan was reviewed, the sidewalks are being proposed and approximately 6ft. Planning is requesting an extension of the sidewalk for future crosswalk connection across Fort King Road. That was also discussed at the pre-application meeting and it was missing from this site plan. The northern landscape buffer does need to be adjusted. I believe they're showing a type D buffer, but considering the current ordinance and the land use to the north, a type A buffer is required for that. And for the spacing of trees on the eastern and southern side, of the properties within their provided buffers. Those need to be adjusted. I believe 50 feet maximum is the spacing allowed for the trees and they're showing roughly 60 foot for a few of them. Planning is also requesting that the perimeter of the retention ponds be landscaped. And we do also want to remind this applicant about the Florida Water Star program as well. Comments from the building department were to have the retention ponds installed prior and sodded and stabilized prior construction. Comments from Public Works will need city right-of-way use permits for ingress, egress. And the dumpster enclosure meets our specifications. Comments from Utilities were regards to the waterline they wanted to make a six- or eight-inch line, however Utilities will take care of the waterlines as long as fees are paid, it's just a single tap line that the city will service. Online applicant Paul Manuel with Coastal Design was present. Paul represents Pasco County Civil Management and the Go Pasco Transfer. He mentioned all the comments made will be addressed. Additional issues that will be addressed are the right of way use permits and possible crosswalks. Comment from Paul Not only are we also adding a sidewalk, But we are actually influencing or doing work in the streets. The question about landscaping on the ponds was they will be landscaped from the perimeter buffering. But Is the comment related to the internal area landscaping too? So the landscaping extend around the internal part of the ponds as well, even including the art center pond, which is in there? Tommy-Lee responded with yes on the ponds we do want the internal sides of the ponds to also be landscaped. And as far as the right of way use permit, all those streets are city streets, so that could all be completed on one permit. Per Shane if the applicant could send out a sketch or exhibit on the crosswalk their talking about and he will go out on the field to look at the existing conditions and provide feedback. No other comments were made by the applicant. The traffic comments will be

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provided to the applicant soon. No comments were left by the CRA director but she will be coordinating with the applicants.

Recommendation: Will be brought back to SPRC with a resubmittal.

