



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, September 20, 2022
6:00 PM**

The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.

Please join the GoToMeeting
from your computer, tablet or smartphone:

<https://meet.goto.com/914547053>

or dial in using your phone:

+1 (872) 240-3311 - Access Code: 914-547-053

(Please mute your phone unless you wish to speak on a specific item).

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Mayor Whitfield
Roll Call – Audrey McGuire
Invocation –

1. CONSENT ITEM(S)

- 1.1 Approval/Correction of Minutes - August 16, 2022 Regular Planning Commission Meeting**

2. OLD BUSINESS

- 2.1 ANX/FLU/RZ-0013-22 Calumet Annexation, Rezoning and Future Land Use Amendment Petition**

Simultaneous review of the following petitions submitted by Quill115, LLC concerning +/-4.7 acres of real property generally located at 38736 County Road 54:

1. Annexation of 4.7 acres into the municipal boundaries of the City of Zephyrhills - *Parcel/Tax ID No. 02-26-21-0000-00200-0000 (Subject Property)*;
2. Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU Classification of the Subject Property from County RES-9 to City RU (Residential Urban); and
3. Application to rezone, changing the zoning designation of the Subject Property from County AR to City R4 (Multi-Family Residential)

1. Staff Report for PC CR 54 Annx rezone fluma 3 update Sept 20 2022

3. BUSINESS ITEM(S)

3.1 **USE-0007-22_Zephyr Storage LLC**

Conditional Use Petition submitted by Zephyrhills Storage, LLC requesting to exceed the height limitations of the C2 Zoning District at 6923 Gall Boulevard (Parcel/Tax ID # 03-26-21-0010-00100-0020)

1. Conditional use staff report - Zephyrhills Storage
2. Conditional Use Petition (bw signed)
3. Zephyrhills Storage
4. Statement of Compliance
5. Zephyrhills Storage - Plan-18 (REV-3)-A6.1
6. Zephyrhills Fence Layout perspective views
7. ZEPHYRHILLS Storage_Office Bldg_A1
8. A-6
9. Zephyrhills Storage - Plan-18 (REV-3)-A6
10. Fleming Storage Landcape Plan Revisions Questions copy

3.2 **USE-0008-22_Park Place Boat & RV Conditional Use**

Request for Conditional Use submitted by Park Place Boat & RV Storage, LLC for +/- 80,700 square feet of recreational vehicle storage on approximately 7.42 acres of real property generally located at 3971 and 4001 Trump Place, within the Park Place Industrial Park.

3.3 **ANX/FLU/RZ-0011-22_Eiland Mixed Use**

Simultaneous review of the following applications submitted by Gulf Coast Construction concerning +/-30 acres of real property, generally located on the north side of Eiland Boulevard, east of Fort King Road:

1. Annexation of +/-11.75 Acres into the municipal boundaries of the City of Zephyrhills - *Parcels 03-26-21-0010-05100-0000 & 03-26-21-0010-06100-0000*;
2. Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification of 21.92 Acres from County RES-6, RES-9 and City RU to City MU; and
3. Application to rezone, changing the zoning designations of the Subject Property from County AR, County AC, City R4 and City C2 to City PUD.

1. Staff Report_Eiland_PC09.20.22

2. Map Series_Eiland MU
3. EXHIBIT A F.S. 163 Analysis (1) (1)
4. EXHIBIT B Premature Development; Urban Sprawl Analysis (1) (1)
5. EILAND Frontage Renderings

4. PLANNING REPORT

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**

Staff Report Memorandum

To: Planning Commission
From: Rodney Corriveau, AICP – Senior Planner
RE: ANX 13-22 – ANX/FLU/RZ
38736 County Road Annexation, Land Use Map Amendment, and Rezoning
Date: September 20th 2022

I. BACKGROUND & INFORMATION

A. History | Application Summary

This project was continued at the August 16th, 2022 meeting to the September Planning Commission. The applicant has since provided an updated site plan indicating a maximum of 65 dwelling units which is 14 dwelling units per acre. Additionally, the applicant committed to construct a left-turn lane on County Road 54 for site access. A complete review of the site plan will be conducted at the time a Site Plan Application Review is processed.

Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petitions have been presented to the City by Beacon Engineering on behalf of the property owner, Quill115, LLC for a 4.70 acre (mol), parcel on County Road 54 east of Wire Road.

B. Site Information

<u>Applicant Owner:</u>	Quill115, LLC.
<u>Location:</u>	38736 and 38740 County Road 54, Zephyrhills, FL 33542, approximately 1,500 feet east of Wire Road.
<u>Parcel ID Number(s):</u>	02-26-21-0000-00200-0000
<u>Acreage:</u>	4.62 Acres
<u>Existing Land Use:</u>	Single-Family home
<u>Existing Future Land Use:</u>	County Res. 9
<u>Proposed Future Land Use:</u>	RU (Residential Urban)
<u>Existing Zoning:</u>	County AR

II. DATA & ANALYSIS REVIEW

A. Character Analysis

The subject property is located along CR 54 approximately 1,500 feet from Wire Road in an established area of town. The property is bordered to the west by 16th Street. To the east and south is the Florida Trailer Estates mobile home park, and to the north is the Sleepy Hollow mobile home park. The subject property consists of 4.62 acres. The proposal remedies a County enclave within the City while applying a land use and zoning which is reflective of the general neighborhood, adjacencies and anticipated growth patterns. The anticipated use of the property will be an estimated maximum 70 townhomes, as indicated on an initial site plan. **The likelihood that the property realize a density of 70 units is unlikely once the site has be designed in full accordance with the LDC. For the purposes of the discussion contained herein, Staff utilized the 70-unit figure as all documentation provided by the applicant is based off this figure. This is no way shall be construed as an acceptance or approval by Staff or the Planning Commission of this configuration. Staff has requested the applicant revise the site plan according to the pertinent LDC sections.** The property contains no wetlands or other environmentally sensitive features.

North – Sleepy Hollow MHP

West – 16th Street

East – Florida Trailer Estates MHP

South – Florida Trailer Estates MHP

B. Compatibility Analysis

1. Future Land Use Map (FLUMA) Amendment

- (a) The subject property (4.62) qualifies as a small-scale plan amendment;
- (b) The request is to change the subject property's future land use designation from Res-9 to Residential Urban and is consistent with the abutting properties, which are:
 - i. City Mobile Home/Recreational Vehicle to the north
 - ii. County Res-9
 - iii. County Res-9
 - iv. County Res-9;
- (c) The proposed change is consistent with the City of Zephyrhills Comprehensive Plan Goals, Objectives, and Policies;
- (d) The Utilities Department has indicated that utility capacity is available for the proposed petition;
- (e) Transportation:
 - (1) Subject parcel abuts County Road 54 and a County ROW use permit and ROW dedication will be required (it is Staff's understanding that the applicant is currently in the coordination process with the County);
 - (2) Residential development is projected to have a de minimus impact at 472 average daily trips based on "...up to 70 townhomes as a worst case scenario." City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips. As previously discussed, the

City is in the process of updating the traffic review criteria, however, this update has not been completed.

The proposed future land use map amendment (FLUMA) is consistent with Chapter 163, Part II, FS, the City of Zephyrhills Comprehensive Plan, and the City's Land Development. It is also consistent and compatible with the land use/development trends of the area as it provides an essential recreational element to the public. See attached FLU Map.

2. Rezoning

- (a) The request is to change the subject property's zoning classification from County AR to R-4;
- (b) The requested zoning designation is consistent with the development patterns and zoning designations of the area and surrounding properties. The surrounding properties are:
 - i. City M-2 to the north
 - ii. County RMH to the east
 - iii. County RMH to the south
 - iv. County C2 and R1MH to the west;
- (c) The subject petition and subsequent development will not exhibit premature development based on the development patterns in the general vicinity and utility infrastructure availability.

The proposed zoning is consistent with the City of Zephyrhills Comprehensive Plan, Land Development Code, and City codes and ordinances. It is also compatible/consistent with the growth and development trends of the area. As the City grows, the need for higher density fee simple ownership opportunities becomes greater. Furthermore, attached single-family fee simple dwelling units adds ownership opportunities at a market-rate oriented solution. This rezoning and FLUMA furthers these goals and objectives of the Comprehensive Plan while remaining consistent with the adjacent zoning. See attached zoning map. The subject site shall be in conformance with all applicable LDCs at the time of development. Actual unit count will more than likely be lower than indicated in and throughout this analysis based on an LDC review.

C. Natural & Historic Resources Analysis

The following site characteristics are provided:

- 1. Soil Types – Tavares fine sand, urban land complex 0-5% slope. This type of soil is described as very deep, well-drained and is well-suited for development.
- 2. Flood Plain – The subject property is located in Flood Zone "X" and is outside the 100-year flood zone. There is no identified apparent flood related threat.
- 3. Wetlands | Water Bodies – There are not wetlands or bodies of water located on the subject property.
- 4. Historic | Archaeological Resources – The subject property is located outside of the Zephyrhills Historic District and is not projected to impact any identified historic resources. If archaeological resources are found onsite during development, notification should be made to the Florida Department of Historical Resources.
- 5. Natural Resources – A Protected Species Assessment produced by Clementi Environmental Consulting assumedly performed in the second quarter of 2022 has been submitted by the applicant. There appears to be gopher tortoise, Southeastern Kestrel, sand sink and burrowing owl. Proper permits shall be obtained prior to construction activities, as well as a full report and mitigation and/or relocation plan shall be submitted to the City.

D. Public Services Analysis | Impact

POLICE	Projected general police service demand is within the City's existing service capabilities.
--------	---

FIRE	It is anticipated that the projected general fire service demand is within the County's existing service capabilities. The City is currently coordinating with the County.
WATER	Water service is available to the subject property along Wire Road. Any future development of the property will require connection. Projected general water service demand is 21,000 GPD (70 units at 300 GPD = 21,000) average daily flow. The City is in the process of exploring routes to increase capacity for the potable water system. Planning has coordinated with Utilities and ascertained the following information specific to the water issue(s): "Our annual average water use is approximately 2,400,000 gallons per day (GPD). Our permitted capacity is 3,300,000 leaving an estimated availability of 900,000 gallons per day. The 21,000 you mentioned will have a minimal effect on the approximate availability of 900,000 gallons." Specific questions/concerns should be directed to the Utilities Department.
SEWER	Sewer services are available along County Road 54, within proximity of subject property. Projected waste water service demand is 17,500 GPD (70 units at 250 GPD = 17,500 GPD). According to the Utilities Department, "Capacity is 4.5 MGD (Million Gallons Daily) and we use 1.7 MGD, leaving 2.8 MGD" Specific questions/concerns should be directed to the Utilities Department.
SANITATION	Future development will be required to utilize City Sanitation services. The City partners with Pasco County for use of their landfill site. Anticipated impact is minimal.
TRANSPORTATION	The proposal meets the City's de-minimus threshold. Residential development is projected to generate 382 average daily trips. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips.
SCHOOL	The City and applicant have begun the coordination process with the Pasco County School Board. A 70 unit project is anticipated to generate a total of ten students (6 elementary, 3 middle school, and 4 high school students).

E. Comp Plan and LDC Analysis and Verified Response

The requested annexation, re-zoning, and future land use amendment appears to be consistent with the Goals, Objectives, and Policies of the City of Zephyrhills Comprehensive Plan. A review of the Comprehensive Plan and the Land Development Code has been conducted City Staff. Relevant goals, objectives, and policies are identified below and a brief statement regarding consistency of the proposed amendment has been provided.

Goal LU-1 - To achieve an economically and diversified tax base that ensures:

- a. That the residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;**

- b. That recognition of the City of Zephyrhills as a retirement community, a medical/clean industry destination, and an airport community offering recreational and industrial opportunities;
- c. That enjoyment of natural and man-made recreational resources by citizens and visitors alike; and
- d. That threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation are minimized.

Response: Consistent with the above stated goals, the proposed development will bring a new townhome community to the City of Zephyrhills. Site amenities will include landscape buffering, open space and recreational areas for its residences. And with the project being surrounded by other single and multi-family developments, it is anticipated that the development will blend well with the neighborhood. It is anticipated that the proposed development, when annexed into the City, will further the goal.

Objective LU 1-1 - To encourage efficient development in areas which will have the capacity to contribute more to the City in revenue than it will consume in services that meet the above-mentioned goals and consistent with this adopted plan.

Response: The existing property currently has one single-family home, and the proposed development will consist of approximately 50-70 townhome units, increasing the tax and utility service revenue of the City.

Policy LU 1-1-1 - The City shall continue to enforce land development regulations to ensure orderly development, that at a minimum, contain provisions which

- a. regulate the subdivision of land;
- b. regulate signage
- c. provide for drainage and storm water management
- d. provide requirements for the provision of open space, traffic flow and parking
- e. coordinate future land uses with soil conditions, topography and availability of facilities and services
- f. ensure that development orders and permits are issued only when it is documented that there is an adequate level of service
- g. protect limited amount of wetlands and environmentally sensitive land

Response: The proposed development shall be fully designed and permitted in accordance with the City of Zephyrhills Land Development Code. No construction will begin until all relevant permits have been applied for and obtained by the City of Zephyrhills and other applicable state and local authorities. In an environmental assessment performed by Clementi Environmental Consulting, LLC, wildlife of concern could include the **gopher tortoise, Southeastern Kestrel, sand sink and burrowing owl**. Further studies and assessments shall be performed and submitted to the City. All relocation/remediation shall be performed prior to the issuance of clearing/building permits. There are no wetland or environmentally sensitive areas on the property. It is anticipated that the proposed development, when annexed into the City, and zoned as proposed, will further this goal.

Policy LU 1-2-1 - Residential development shall be consistent with the following residential density: Residential Urban up to 20 units per acre

Response: The proposed development will fall into the Residential Urban future land use category, with a 15.15 units/gross acre. The maximum developable per acre under the R-4 zoning category is 20 units per acre. Considering bulk regulations, stormwater retention, roadways, amenities and the townhomes regulations found within the LDC, this will reduce the overall net density of the site, as previously discussed. The only route to achieve full maximum density would be an increased height. An increased height in this circumstance would not be reflective of the adjacent development patterns, nor the promoted development patterns in this area of the City and County.

Objective LU 1-4 - The City will develop mechanisms to ensure the protection of archaeological and historical resources.

Response: Per the Florida Master Site File, no cultural resources have been located on the subject development. In the event of these resources being discovered, the contractor will be instructed to halt all activity on site and contact City of Zephyrhills and State authorities before proceeding with further work.

Policy LU 1-6-1 - Encourage traditional neighborhood development (TND) techniques and alternative transportation design requirements.

Response: The proposed development will be compact allowing a higher density of homes per acre than single family uses. The development incorporates pedestrian movement throughout the property via open space and 5' sidewalks. The proposed is 20-foot wide units. The townhome community will be equipped with amenities in accordance with the City of Zephyrhills LDC (one tot lot plus a minimum of two (2) other amenities at a minimum).

Objective LU 1-9 - Improve and enhance the visual appearance of neighborhoods and commercial areas in the City.

Response: The subject development shall be designed with architectural standards in accordance with the City of Zephyrhills LDC, and shall be approved by the City to ensure that the visual appearance is in accordance with requirements. The subject development will utilize landscape buffer along the front of the property enhancing the visual appearance of the neighborhood from County Road 54. Additionally Landscape Buffers will be utilized along the rear and sides.

Consistency with LDC and City Ordinances

Response: The subject development shall be designed in accordance with the City of Zephyrhills Land Development Code and City Ordinances. The townhome development shall be designed in accordance with City of Zephyrhills LDC 2.01.03.06.01 TOWNHOMES.

2.01.03.06.01 (B) – Subdivision Plat

Response: The subject development, as required, will supply a subdivision plat complying with all applicable requirements of this section, and will be approved by the City Council and recorded with the Clerk of Circuit Court of Pasco County

2.01.03.06.01 (C) – Mandatory Property Association

Response: The subject development shall create a property association and create deed covenants to ensure the maintenance and upkeep of open space areas and facilities retained in common ownership. The HOA documents shall be provided to the City prior to final plat approval.

2.01.03.06.01 (F) – Minimum Townhouse Project Area

Response: The subject development has an area of 4.62 Acres, and a project frontage of 334 feet. The minimum area requirements are met.

2.01.03.06.01 (G) – Townhouse Unit Grouping

Response: The subject development shall group the buildings in accordance to City of Zephyrhills maximum and minimum townhome unit grouping requirements. No less than two dwellings, and no more than eight dwellings shall be contiguous.

2.01.03.06.01 (H) – Supporting Infrastructure and Access

Response: The subject development abuts County Road 54 and provides access to the County road for vehicular and pedestrian access. An on-site drainage system shall be designed to serve the proposed development. Internal roadways shall be private and constructed in accordance with the minimum requirements pertaining to drive, aisle, and parking width standards. The internal private roads shall be maintained via HOA. All townhome lots have frontage and access to the internal private road. Each unit shall have one parking space in a private garage, and one space on the private driveway. Additional guest parking spaces shall be provided on-site.

2.01.03.06.01 (I) – Lot and Building Standards

Response: The proposed development shall be developed at a minimum width of 20 feet. The Minimum lot area for all lots shall be 1700 SF, and minimum living area shall be a minimum of 1,000 square feet. The maximum building height is 30’.

2.01.03.06.01 (J) – Exterior Front Garage Façade Walls

Response: The exterior garage façade wall shall not occupy more of 70% of the entire front building façade as required by LDC.

2.01.03.06.01 (K) – Building Setback Requirements

Response: The proposed townhome unit front setback shall be 30’ from all internal roadways. A 20’ setback shall be provided between all townhome unit groupings. A 15’ side setback shall be provided between townhome units and any internal private drives.

2.01.03.06.01 (M) – Landscaping

Response: The subject development shall be designed in accordance to City of Zephyrhills LDC Landscaping as required. Lot landscaping and street landscaping shall be in conformance with all applicable LDCs. Landscaping plans shall be submitted to the City of Zephyrhills for review at the time of site plan review.

2.01.03.06.01 (N) – Sidewalks Required

Response: The proposed townhome development shall offer a continuous sidewalk path around the entire project, on both sides of the proposed internal drives. This includes pedestrian connection from the connection along County Road 54 to all townhome dwelling units, common parking areas, open spaces, and amenities. Sidewalk width shall be no less than 5' in the proposed townhome development.

2.01.03.06.01 (O) – Parking Requirements

Response: Two parking spaces shall be provided for each townhome units. *Additional guest parking shall be provided on-site according to LDC requirements if the unit widths are less than 20 feet wide.*

2.01.03.06.01 (Q) – Recreation, Open Space, and Environmentally Sensitive Areas

Response: The common recreation area shall be buffered in accordance with the City's LDC. *The proposed development shall provide Open Space areas equivalent to 30% of the total project area.* Since the proposed development consists of 70 Townhome units, the LDC requires the applicant to provide a total of 3 amenity spaces. The required play area / tot-lot shall be provided, and two additional amenities shall be and submitted to the City of Zephyrhills for approval prior to construction.

III. RECOMMENDATION

Based upon the analysis contained herein, along with supporting documentation, **Staff recommends approval of this petition for annexation into the jurisdictional boundaries of the City of Zephyrhills, future land use classification change to Residential Urban (RU) and rezoning to R-4.**

BUSINESS ITEM(S) 3.1

USE-0007-22_Zephyr Storage LLC

Conditional Use Petition submitted by Zephyrhills Storage, LLC requesting to exceed the height limitations of the C2 Zoning District at 6923 Gall Boulevard (Parcel/Tax ID # 03-26-21-0010-00100-0020)

Issue:

Site Plan review Committee

Background:

Todd Vande Berg

Attachment(s):

1. Conditional use staff report - Zephyrhills Storage
2. Conditional Use Petition (bw signed)
3. Zephyrhills Storage
4. Statement of Compliance
5. Zephyrhills Storage - Plan-18 (REV-3)-A6.1
6. Zephyrhills Fence Layout perspective views
7. ZEPHYRHILLS Storage_Office Bldg_A1
8. A-6
9. Zephyrhills Storage - Plan-18 (REV-3)-A6
10. Fleming Storage Landcape Plan Revisions Questions copy

Fiscal Impact:

A conditional Use petition has been submitted by Zephyr Storage, LLC for the construction of a proposed indoor storage facility. Pursuant to Section 7.09.16 (City Land Development Code), a conditional use petition is required for indoor storage facilities outside the CRA / FBC for structures exceeding one story / 15' in height. The subject property is currently in the process of being annexed, FLU and Zoning as it is presently in the County and being brought into the City to remove a partial encalve. A preliminary site plan / renderings are attached.

Staff Recommendation:

See attached Staff Report



Zephyrhills Storage, LLC
Conditional Use Petition
Staff Report

- 1.) **Proposal:** A conditional Use petition has been submitted by Zephyr Storage, LLC for the construction of a proposed indoor storage facility. Pursuant to Section 7.09.16 (City Land Development Code), a conditional use petition is required for indoor storage facilities outside the CRA / FBC for structures exceeding one story / 15' in height. The subject property is currently in the process of being annexed, FLU and Zoning as it is presently in the County and being brought into the City to remove a partial enclave.
- 2.) **Location:** The subject property is located west of 301 and south of Daughtery Rd.
- 3.) **Size:** The subject site consists of 3.34 acres MOL and one parcel:

Parcel ID #: 03-26-21-0010-00100-0020
- 4.) **Existing Use:** Undeveloped
- 5.) **Proposed Use:** Indoor storage facility
- 6.) **Present County Future Land Use Classification:** City (MU / Mixed Use)
- 7.) **Present County Zoning Category:** City (C-2 / Community Commercial)
- 8.) **Surrounding Land Uses:**
 - North – Daughtery Rd / offices;
 - South – Napa / Golden Corral parking lots;
 - East – 301 / frontage Rd;
 - West – Retention Pond / Fort King Colony Apartments.
- 9.) **Land Development Code Consistency:**
 - A.) **Conditional Use Standards (Part 11.10.00):**

- 1.) A conditional use is not permitted as a matter of right. Each petition is reviewed / assessed / individually to determine if the requested use is appropriate at subject property. A recommendation is determined by the SPRC and then public hearings are held with the Planning Commission and the City Council.
- 2.) A conditional use is required to be reviewed according to but not limited to the following standards. Staff and the applicant's responses to the standards are provided below:
 - a.) Will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;
 - The proposed use / structure is not expected to contribute to the deterioration of quality of life or property values based in the immediate neighborhood from the submitted design and construction materials associated with the proposed garage as presented. The proposed use of a fully climate-controlled self-storage facility offers benefits to the surrounding property values to include less idle land and less vacant deteriorating buildings. This facility will have the latest technology and will incorporate architectural features which will add a modern and up to date presence in the immediate area. Screening with an ornamental fence and type B / enhanced buffer will provide buffering around the perimeter. There is also an existing very large retention pond between the apartments to the west that provides a good separation.
 - b.) Is consistent with the character and existing land use patterns in the surrounding area;
 - The proposed accessory use as a garage is not expected to be inconsistent with the character of the existing land use patterns in this mobile home subdivision. Staff has looked at the following points: 1.) location – The subject land is “tucked away” from both streets (301 & Daughtery Rd) along with substantial tree canopy in the general area. Commercial / retail use is appropriate based on existing Land use trends found along the 301 corridor.
 - c.) Will not create or excessively increase traffic or parking congestion or otherwise affect public safety;
 - No traffic / parking impacts are anticipated. Self-storage has one of the lowest traffic impacts of any commercial use. Based on parking and traffic studies completed, we have an average of seven vehicles per day at one of our facilities. This will cause an absolute minimum impact to traffic and public safety;
 - d.) Site shall have suitable drainage, access, ingress and egress, off street parking and loading areas;
 - Staff has made the applicant aware of the drop in grade / flood zone on the western fringe of the property. The engineering / permitting shall be in compliance as required to account for these issues;
 - Parking / accessibility is not a factor with this proposed use.

- e.) Site shall have or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;
 - Staff will work with the applicant to preserve mature oaks around the perimeter of the subject property. The applicant has also agreed to update / enhance the screening with an ornamental fence and type B buffer.
- f.) Site shall meet the applicable requirements of the zoning district in which it is located;
 - If the conditional use is approved, an engineered site plan / permits will need to be applied for through the City Planning & Building Department addressing requirements to applicable zoning standards / regulations and general permitting standards.
- g.) Any existing or proposed signage or lighting will not adversely affect surrounding areas or vehicular traffic;
 - No impacts anticipated with the proposed use. This facility will have minimal lighting for safety purposes while on property. Neither the exterior lights nor the signage will adversely affect any surrounding neighbors or roadways.
- h.) Conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area;
 - No impacts anticipated. The applicant has stated: Safety is our primary concern when operating a storage facility. We take great care and go to great lengths to ensure nothing that is potentially harmful or dangerous can be stored on site. Our facility is meant for the storage of bulky household items such as furniture or stored holiday decorations. None of the items or activities in our facility pose even the slightest risk to the health, safety, or welfare of the surrounding community.

10.) Miscellaneous:

- a.) Conditional use petition has been advertised / posted;
- b.) Notifications to abutting property owners were sent;
- c.) The proposed height of the structure is 30’;
- d.) The proposed use uses very minimal water;
- e.) Pursuant to Ordinance #1439-22 (Mini-Warehouse & Storage Units) Structures are required to comply with the City’s large retail design standards. The applicant has upgraded the exterior construction materials / architectural elements with brick and stucco finishes.

11.) Recommendation: The Planning Department staff recommends approval of the conditional use petition for an indoor storage facility located at 6923 Gall Boulevard with the following conditions:

- a.) The holder of a conditional use permit shall be authorized to utilize the site or location of the use only in the manner specified in the written approval and conditions specified therein. Any substantial expansion, alteration or change in the conditional use authorized by the written approval must be reviewed by the City Council in the same manner in which the original conditional use was reviewed;
- b.) Alteration or change of a conditional use shall be deemed to exist where a substantial modification of any of the standards provided for in condition 11 (a) above, results from activity associated with the conditional use or where a substantial change of circumstances or conditions arises;
- c.) The subject conditions and stipulations shall become part of the written approval and must be conformed to or followed by the applicant or any successor in interest; and
- d.) The conditional use approval shall run with the ownership of subject property;
- e.) The proposed structure shall comply with the following agreed to standards: 1.) Enhanced ornamental perimeter fence, 2.) Type B perimeter landscape buffer with irrigation to be planted / maintained; 3.) Architectural elements as depicted on the attached renderings, 4.) Obtain required permits: City; County / State ROW use permits; DEP, and Environmental.

SPRC Recommendation:

Planning Commission Recommendation:



City of Zephyrhills

Planning Department
5335 8th Street | Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0006

CONDITIONAL USE PETITION

This process is intended to ensure that requests meet the requirements of the City of Zephyrhills Land Development Code, Article XI, Part 11.10.00 concerning conditional use requests. A conditional use is not permitted as of right and approval from the Zephyrhills City Council must be obtained with level three review prior to the commencement of any conditional use. Conditional uses may only be located as seen in Table 2.02.01 of the city's adopted Land Development Code.

PLEASE NOTE: Site development/amendment plans, commercial checks, and other processes, permits, authorizations and fees may be applicable after the approval of a conditional use but are not included in this petition application.

Time Limitation

Approved Conditional Uses expire 12 months after the date of approval, unless a building permit or commercial check has been issued or initiated within the 12-month period. *See the city's Land Development Code, Article XI, Part 11.10.02 (B).*

Procedure

Pre-application Meetings: Pre-application meetings are required prior to submitting this petition. To set up a pre-application meeting, please call the Planning Department at 813-780-0006. Petitions will not be accepted without a meeting.

Petition Submission: The deadline to submit petitions is the last business day of the month at 4:00 PM. Incomplete petitions will not be accepted. Petitions received after the filing deadline will be held until the next Site Plan Review cycle.

Site Plan Review Committee Meeting: Complete petitions filed at or before the deadline will be scheduled for review by the Site Plan Review Committee (SPRC). The SPRC will provide a recommendation or deny forwarding the petition to the Planning Commission. The SPRC meets regularly on the third (3rd) Wednesday of the month at 9:30 AM. An authorized representative must be in attendance for this meeting.

Planning Commission: Planning Commission meetings are held the 3rd Tuesday of the month at 6:00 PM. The Planning Department will give due public notice that a public hearing will be held by the Planning Commission to consider the petition request. Owners of property within 150 feet of the subject site will be notified of the request and invited to comment. The Petitioner, and/or his authorized representative(s) shall appear at the Planning Commission meeting. The Petitioner should be prepared to address the guidelines and standards for the conditional use. After considering the request, recommendation of the SPRC, and comments by the petitioner and public, the Planning Commission will make a recommendation to City Council to approve the petition as presented, approve the petition with conditions, or deny the request.

City Council: The recommendations of the Planning Commission and SPRC will be forwarded to the City Council. Staff will give a planning report where City Council will consider the recommendations of the Planning Commission and SPRC, and review the request. The City Council may recommend that the City Attorney create a resolution pertaining to the petition to be read at the next City Council meeting at a public hearing. A sign will be placed on the subject property notifying the general public of the hearings. At the public hearing, the City Council may vote to approve the resolution as presented, approve the resolution with conditions, or deny the petition request.

Application Checklist

All required materials listed below shall be submitted in unison as one complete package. The City of Zephyrhills reserves the right to refuse incomplete applications and will not accept partial applications to meet filing deadline requests unless written approval is received from the Planning Director or City Manager prior to submittal.

REQUIRED MATERIALS

One (1) hard copy and (1) electronic copy, provided on a CD/DVD or flashdrive, or via a Dropbox or similar link, of the following information is required:

- ☐ **Petition Form, Permission to reproduce and applicable Agent Authorizations**
- ☐ **Petition Fee (\$800)**
- ☐ **Proof of Ownership**
- ☐ **Boundary Survey and Legal Description**
- ☐ **Surrounding Property Owners List and Envelopes**

For the purpose of public notice, petitioners are required to provide the following:

- (1) A list of properties within a 200-foot radius of the subject property with the property address, parcel identification number, and owner's name and mailing address.
- (2) Stamped envelopes address to the property owners.

☒ ~~**Residential Impact Statement**~~

☒ ~~**Environmental Report**~~

To include an inventory of all Federal and State listed plant and animal species on the property.

☒ ~~**Historic and Archaeological Resources Report**~~

To include a map and inventory of all properties that may be impacted by the proposed project.

☐ **Residential Impact Statement**

Justification Report

(1) Analysis for Compliance

- Consistency with the Comprehensive Plan
- Consistency with the Land Development Code and City Ordinances
- Surrounding Future Land Use and Zoning Analysis
- Statement of Compliance with Land Development Code, Section 11.10.01(B)
 - (a) The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;
 - (b) The proposed use is consistent with the character of and existing land use patterns in the surrounding area;
 - (c) The proposed use will not create or excessively increase traffic or parking congestion, or otherwise affect public safety;
 - (d) The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas;
 - (e) The site upon which the proposed use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;
 - (f) The proposed site meets the applicable requirements of the zoning district in which it is located;
 - (g) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic;
 - (h) The proposed use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

(2) Map Series

- Recent aerial photograph of the site and surrounding area showing boundaries, source and date;
- Existing Future Land Use and Zoning maps;
- ~~Natural Resource maps – soils, flood zones, aquifer recharge, wetlands, biological hotspots, etc.;~~
- ~~Transportation maps.~~

☐ **Concept Plan**

If the proposed Conditional Use will be followed with site improvements or a new site development plan, a concept plan is required to be submitted with this application. Upon approval of the Conditional Use Petition, the applicant may then apply for Site Plan Review.

Statement of Use

Submit a detailed, summary statement of the proposed use to be conducted on the subject property.



City of Zephyrhills
Planning Department
5335 8th Street | Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0006

OFFICE USE ONLY

File No. _____

Submittal Date _____

Project Name _____

CONDITIONAL USE PETITION FORM

PROJECT INFORMATION

PROJECT NAME: _____

SUBJECT PROPERTY ADDRESS: _____

PARCEL ID NUMBER(S): _____

ACREAGE/SQ. FOOTAGE: _____ **ZONING CLASSIFICATION** _____

CURRENT LAND USE: _____ **FUTURE LAND USE CLASSIFICATION** _____

PROPOSED USE: _____

CONTACT INFORMATION

PROPERTY OWNER: Zephyrhills Storage, LLC

FIRM: _____

ADDRESS: 3137 E Shadowlawn Ave NE Atlanta, GA 30305

PHONE NUMBER(S): 404-242-5296 **EMAIL:** Bweiner33@gmail.com

PETITIONER: _____

FIRM: _____

ADDRESS: _____

PHONE NUMBER(S): _____ **EMAIL:** _____

AUTHORIZED AGENT: _____

FIRM: _____

ADDRESS: _____

PHONE NUMBER(S): _____ **EMAIL:** _____

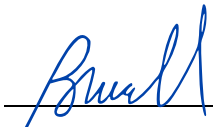
The Petitioner, as owner of the above described land does respectfully request the City of Zephyrhills to take all action necessary to process the CONDITIONAL USE. The Petitioner, as owner and/or representative of the above described land agrees to pay all related costs associated with this petition, including but not limited to: advertisement fees and consultant review fees as well as future required development fees, permit fees, impact fees and other review process fees.

Submitted by (firm): _____

Signature: _____

Print Name: _____

Date: _____

Owner Signature: 

Print Name: Bruce Weiner

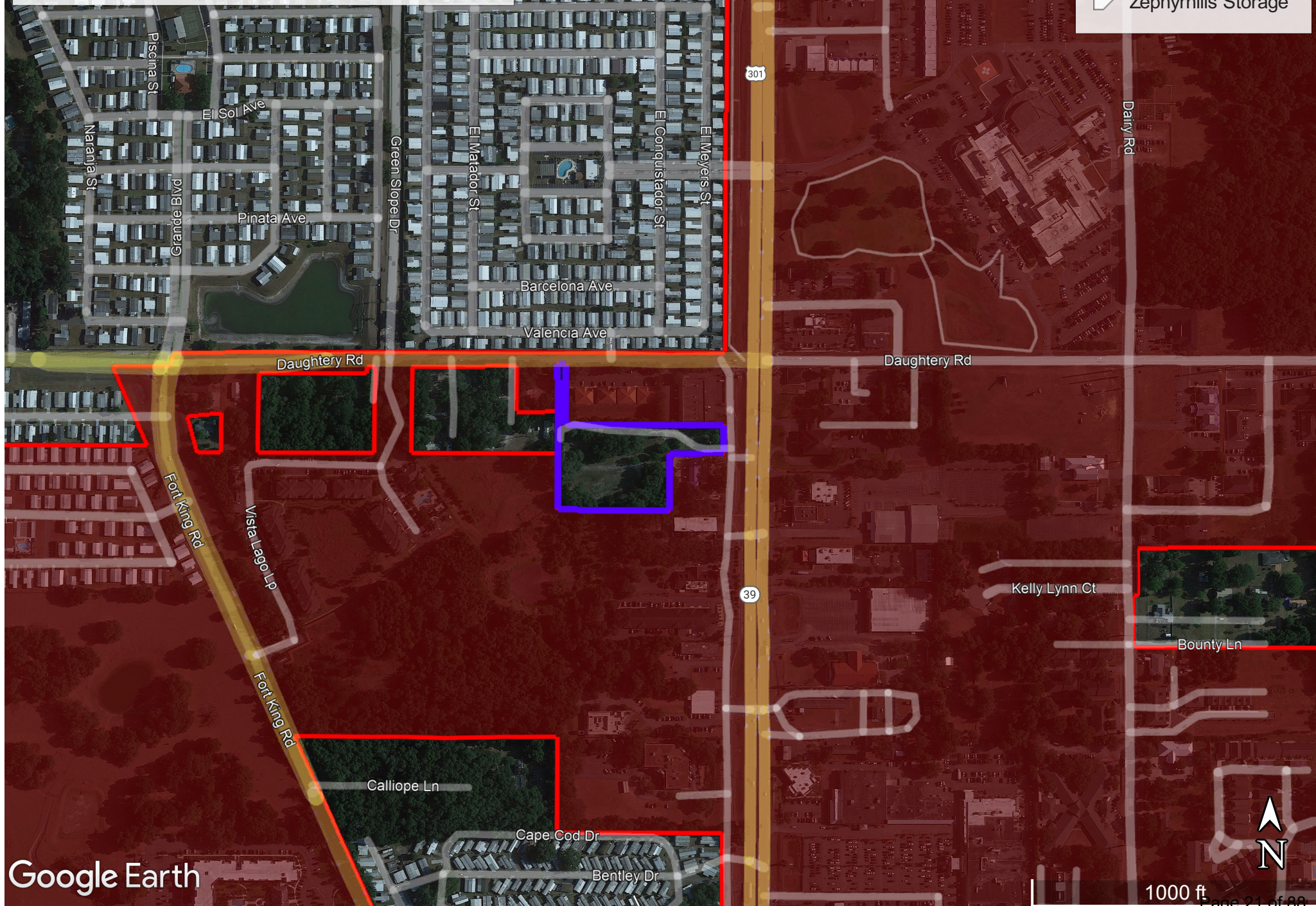
Date: 7/19/2022

Zephyrhills Storage Annexation

03-26-21-0010-00100-0020

Legend

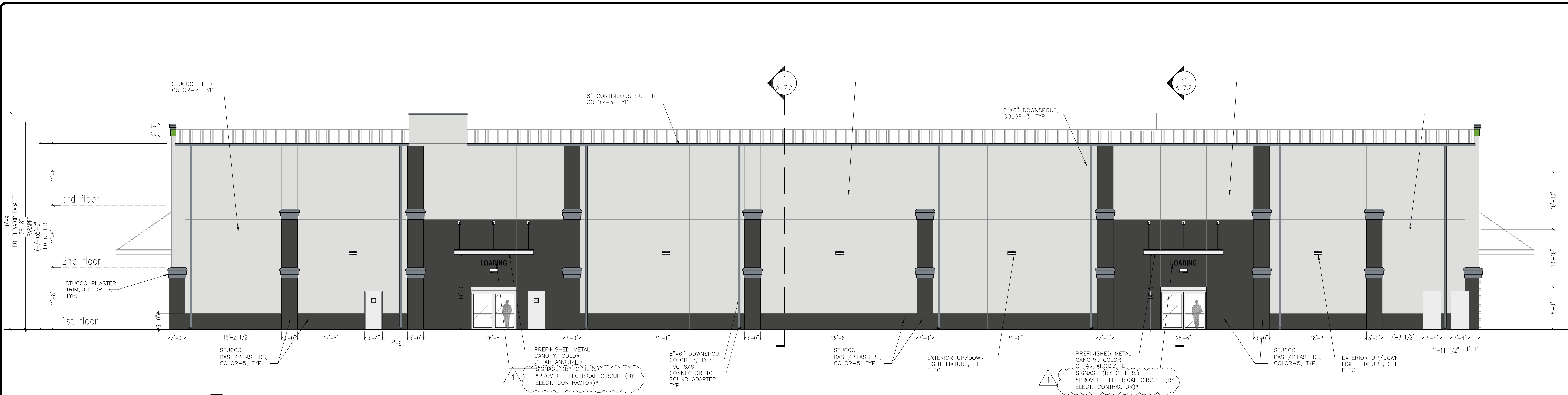
-  Zephyrhills
-  Zephyrhills Storage



Google Earth

1000 ft

- Statement of Compliance with Land Development Code, Section 11. 0.0I(B)
 - (a) The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood; **The proposed use of a fully climate-controlled self storage facility offers many benefits to the surrounding property values to include less idle land and less vacant deteriorating buildings. This facility will have the latest technology and will incorporate architectural features which will add a modern and up to date presence in the immediate area.**
 - (b) The proposed use is consistent with the character of and existing land use patterns in the surrounding area; **The proposed use is neighborhood oriented and caters to the many residents surrounding the property for their storage needs. This facility will be architecturally consistent with the other comparable buildings in the vicinity with the inclusion of a brick and stucco exterior.**
 - (c) The proposed use will not create or excessively increase traffic or parking congestion,' or otherwise affect public safety; **Self storage has one of the lowest traffic impacts of any commercial use. Based on parking and traffic studies completed, we have an average of seven vehicles per day at one of our facilities. This will cause an absolute minimum impact to traffic and public safety.**
 - (d) The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas; **The property and building location provide more than suitable stormwater drainage per our civil engineering drainage plans. The property has both parking and loading zones ensuring safe and efficient access, ingress, and egress within the site.**
 - (e) The site upon which the proposed use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas; **The property will have an ornamental fence with enhanced landscape screening surrounding the entire facility. This will act as both a buffer and an aesthetic addition for the surrounding neighbors.**
 - (f) The proposed site meets the applicable requirements of the zoning district in which it is located; **The proposed use is concurrent with the zoning requirements.**
 - (g) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic; **This facility will have minimal lighting for safety purposes while on property. Neither the exterior lights nor the signage will adversely affect any surrounding neighbors or roadways,**
 - (h) The proposed use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area. **Safety is our primary concern when operating a storage facility. We take great care and go to great lengths to ensure nothing that is potentially harmful or dangerous can be stored on site. Our facility is meant for the storage of bulky household items such as furniture or stored holiday decorations. None of the items or activities in our facility pose even the slightest risk to the health, safety, or welfare of the surrounding community.**



3 SOUTH ELEVATION
A-6.1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A-6.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

- METAL COLOR-1: PREFINISHED METAL CANOPIES
CLEAR ANODIZE
- STUCCO COLOR-2
SHERWIN-WILLIAMS, NEBULOUS WHITE, SW 7063,
LRV: 74
- STUCCO COLOR-3
SHERWIN-WILLIAMS, SERIOUS GRAY, SW 6256
LRV: 23
- STUCCO COLOR-4
WASABI GREEN
- STUCCO COLOR-5
SHERWIN-WILLIAMS, IRON ORE, SW 7069
LRV: 6
- BRICK COLOR-6
'TUXEDO'

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

1150 LAKE HEAVEN DR., SUITE 150
ATLANTA, GA 30342 (404) 303-7008

REVISIONS	BY
02/04/22	1
05/10/22	

PRINTED	
PERMIT	
02/04/22	1
REVISION-1	
05/10/22	



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JEREMIAH RUSSELL ON THE
DATE ADJUNCT TO THE SEAL.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

PROPOSED NEW BUILDING:
**BROWARD DEVELOPMENT
CLIMATE CONTROLLED STORAGE**
6923 GALL BOULEVARD
ZEPHYRHILLS, FL. 33542

SHEET TITLE
ELEVATIONS

DRAWN XXXX
CHECKED
DATE 11/2021
SCALE 1/8" = 1'-0
JOB NO. 0000
SHEET

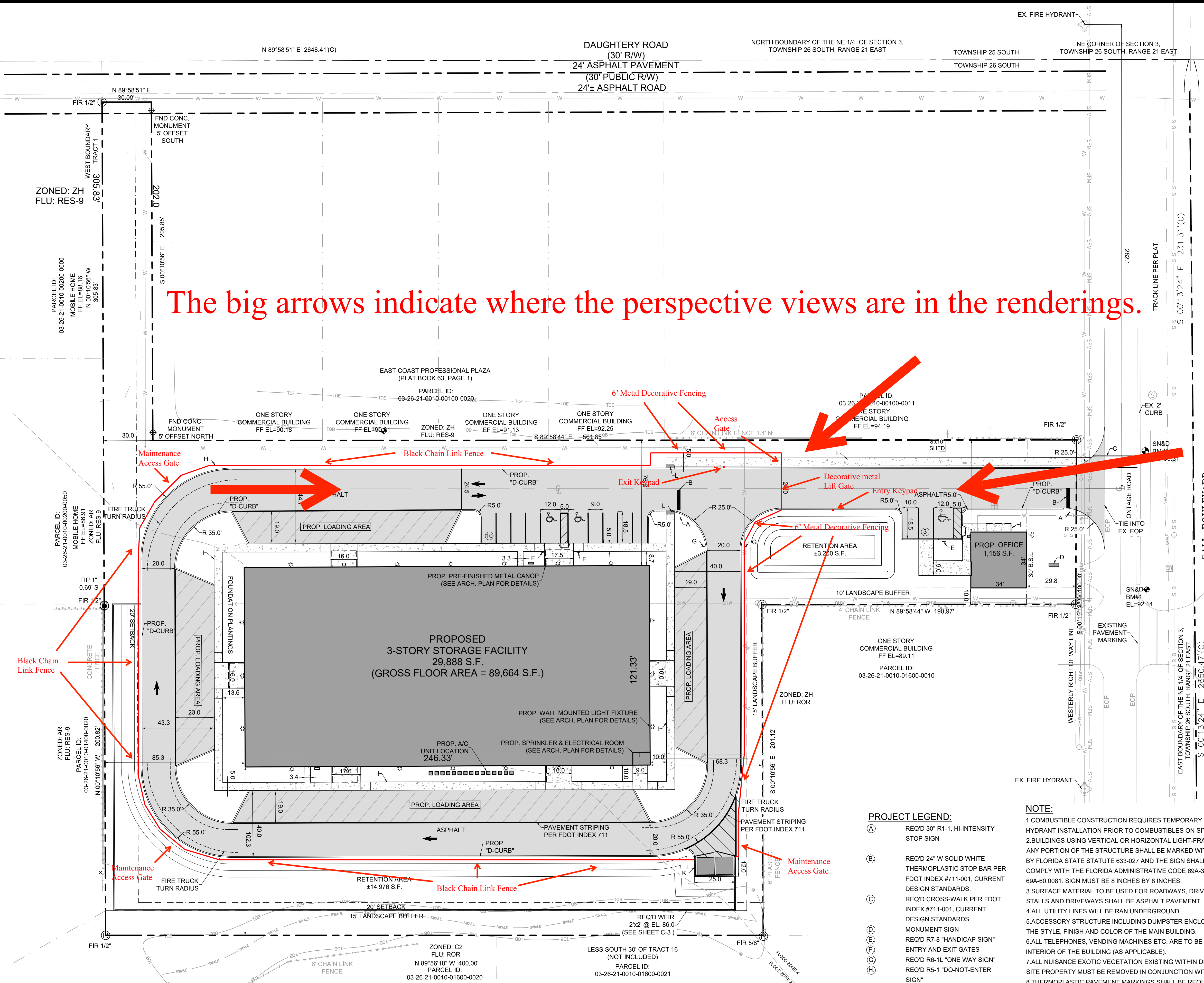
A-6.1
OF SHEETS

RELEASED FOR CONSTRUCTION

TIME: 6:39:42 PM

DATE: 2/11/2022

FILE: C:\Users\wdepetrin\Mills, Short & Associates\Common - Documents\CADD\21-2420 Zephyrhills\Civil\21-2420 C-2 Site Plan.dwg



The big arrows indicate where the perspective views are in the renderings.

PROJECT DATA:

OWNER/APPLICANT
ZEPHYRHILLS STORAGE, LLC.
3137 E. SHADOWLAWN AVE NE
ATLANTA, GA 30305

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE. 2C
VERO BEACH, FLORIDA 32960
PHONE: (772)-226-7282

SURVEYOR:
GSS SURVEYING & MAPPING, LLC.
700 22ND PLACE, SUITE 2C
VERO BEACH, FL 32960
PHONE: (772) 696-5300

PARCEL ID:
03-26-21-0010-00100-0020

SITE ADDRESS:
6923/6927 GALL BLVD
ZEPHYRHILLS, FL 33542

ZONING:
C-2: COMMERCIAL

LAND USE:
MX

SITE DATA:

3.40 ACRES
148,104 S.F.

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (E)	30'	30.0'
SIDE (N)	0'	56.0'
SIDE (S)	0'	10.0'
REAR (W)	20'	85.3'

FAR (MAX. 100%):	90,820 S.F. (61.3%)
BUILDING COVERAGE (MAX. 50%):	31,044 S.F. (20.9%)
OPEN SPACE (MAX 20%):	67,094 S.F. (45.4%)
IMPERVIOUS AREA (MAX 80%):	81,010 S.F. (54.6%)
-BUILDING: 31,044 S.F. (20.9%)	
-SIDEWALK: 6,012 S.F. (4.0%)	
-VEHICULAR USE AREA: 43,954 S.F. (29.6%)	

BUILDING HEIGHT: 38'-8"

PROJECT DESCRIPTION:
PROPOSED THREE-STORY INDOOR STORAGE FACILITY.

EXISTING USE:
VACANT LAND

PARKING CALCULATION:
PARKING CALCULATION PER ITE PARKING GENERATION MANUAL 5TH EDITION, LAND USE 151 "MINI-WAREHOUSE USE" AVERAGE RATE 1.36 SPACES PER 100 UNITS.

REQUIRED:
622 UNITS / 100 UNITS = 6.22 x 1.36 SPACES/100 UNITS
= 8.46 SPACES = 9 SPACES

PROVIDED:
ADA HANDICAP PARKING = 2 SPACES
CONVENTIONAL PARKING = 11 SPACES
TOTAL PARKING = 13 SPACES

LEGAL DESCRIPTION:
THE SOUTH 100 FEET OF TRACT 1 AND THE WEST 30 FEET OF THE NORTH 221.60 FEET OF TRACT 1, AND THE WEST 400 FEET OF TRACT 16 LESS THE SOUTH 130 FEET THEREOF AND LESS RIGHT OF WAY, IN ZEPHYRHILLS COLONY SUBDIVISION AS PER PLAT BOOK 2, PAGE 6, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY

CONTROLLING BENCHMARK
NATIONAL GEODETIC SURVEY
PID W 662 DJ8087
PUBLISHED ELEVATION 123.18 NAVD 1988

TRAFFIC NOTES

- THERE SHALL BE NO EXCAVATIONS LEFT OPEN AFTER DARK.
- ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED A MINIMUM OF 15 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE PROTECTED BY TYPE II BARRICADES.
- CONSTRUCTION FENCING USED IN THE WORK AREA TO PROTECT EQUIPMENT OR EXCAVATIONS SHALL NOT BLOCK SIGHT DISTANCE NEAR INTERSECTIONS OR DRIVEWAYS.
- ALL IMPACTS TO THE RIGHT-OF-WAY SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING

GENERAL NOTES

- PARKING STALL WIDTHS SHALL BE DIMENTIONED FROM CENTERLINE TO CENTERLINE OF WHITE STRIPES. THIS APPLIES TO HANDICAP PARKING STALLS ALSO.
- ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION, SECTION 710.
- ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001, CURRENT EDITION.
- ALL NUISANCE EXOTIC VEGETATION EXISTING ONSITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
- ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS, BOLLARDS, STREET POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE D OR F), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE, BOTH PUBLIC AND PRIVATE.

PROJECT LEGEND:

- (A) REQ'D 30" R1-1, HI-INTENSITY STOP SIGN
- (B) REQ'D 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (C) REQ'D CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (D) MONUMENT SIGN
- (E) REQ'D R7-8 "HANDICAP SIGN" ENTRY AND EXIT GATES
- (F) REQ'D R6-1L "ONE WAY SIGN"
- (G) REQ'D R5-1 "DO-NOT-ENTER SIGN"
- (H) REQ'D 5' CONCRETE SIDEWALK
- (I) REQ'D STREET LIGHT (TYP)
- (J) DUMPSTER ENCLOSURE
- (K) REQ'D ADA MAT (FDOT INDEX 520-02)
- NOTE:
1.COMBUSTIBLE CONSTRUCTION REQUIRES TEMPORARY FIRE LANES AND HYDRANT INSTALLATION PRIOR TO COMBUSTIBLES ON SITE.
2.BUILDINGS USING VERTICAL OR HORIZONTAL LIGHT-FRAME CONSTRUCTION IN ANY PORTION OF THE STRUCTURE SHALL BE MARKED WITH A SIGN AS REQUIRED BY FLORIDA STATE STATUTE 633-027 AND THE SIGN SHALL BE REQUIRED TO COMPLY WITH THE FLORIDA ADMINISTRATIVE CODE 69A-3.012 AND/OR 69A-60.0081. SIGN MUST BE 8 INCHES BY 8 INCHES.
3.SURFACE MATERIAL TO BE USED FOR ROADWAYS, DRIVE AISLES, PARKING STALLS AND DRIVEWAYS SHALL BE ASPHALT PAVEMENT.
4.ALL UTILITY LINES WILL BE RAN UNDERGROUND.
5.ACCESSORY STRUCTURE INCLUDING DUMPSTER ENCLOSURES SHALL MATCH THE STYLE, FINISH AND COLOR OF THE MAIN BUILDING.
6.ALL TELEPHONES, VENDING MACHINES ETC. ARE TO BE CONFINED TO THE INTERIOR OF THE BUILDING (AS APPLICABLE).
7.ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
8.THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING/PROPOSED DRIVEWAYS THAT CONNECT TO THE COUNTY RIGHT-OF-WAY (ROW) AND PROPOSE PAVEMENT MARKINGS WITHIN 25' OF THE COUNTY ROW.
9.ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT

PROJECTED CONSTRUCTION SCHEDULE:
COMMENCEMENT APRIL 2022
COMPLETION APRIL 2023

JURISDICTIONAL PERMITS:

CITY OF ZEPHYRHILLS SITE PLAN REVIEW PERMIT
CITY OF ZEPHYRHILLS RIGHT OF WAY PERMIT
CITY OF ZEPHYRHILLS UTILITY CONNECTION PERMIT
CITY OF ZEPHYRHILLS ANNEXATION/REZONING APPLICATION
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ERP

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

SEAL

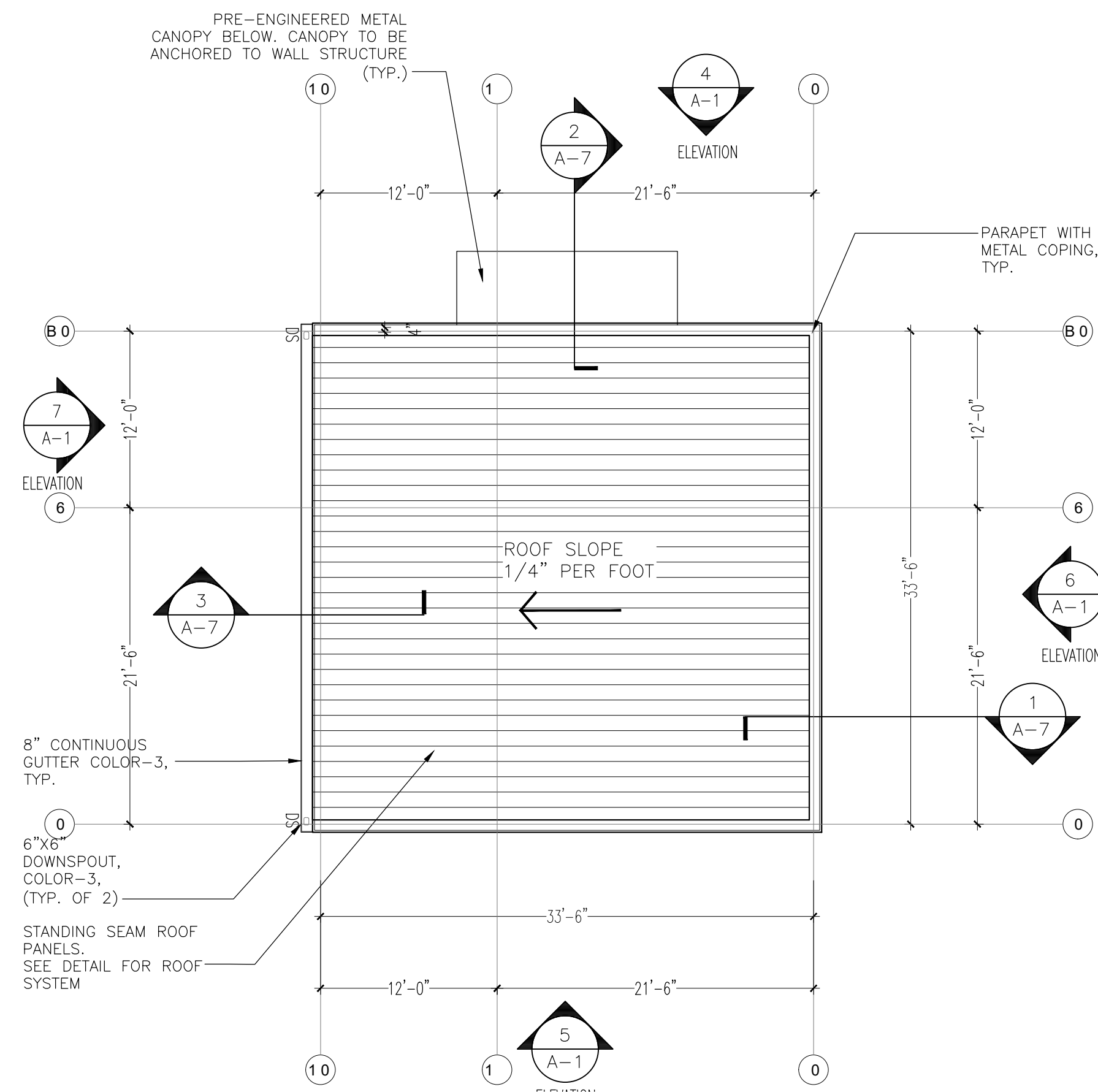
ISSUE DATE COMMENTS

BROWARD - ZEPHYRHILLS STORAGE FACILITY
6923 GALL BLVD
ZEPHYRHILLS, FL 33542

THIS SHEET
SITE PLAN
DRAWN BY
WBD

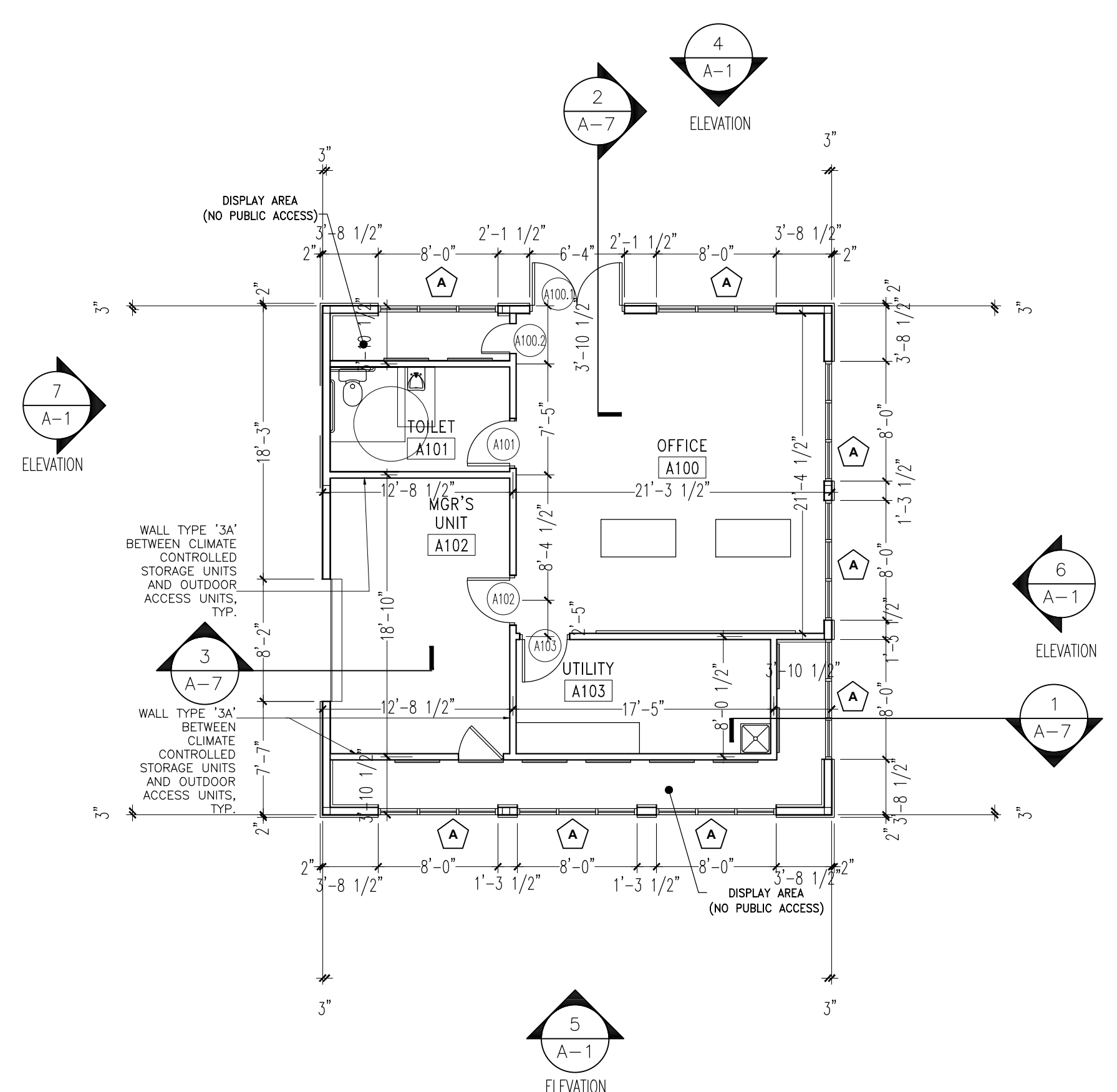
PROJ. NO. 21-2420
DATE 01-24-2022
SHEET NO.

C-2



3 OFFICE BUILDING - ROOF PLAN
SCALE: 1/8" = 1'-0"

2 NOT USED
A-1 N/A



1 OFFICE BUILDING - FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

- ALL GYPSUM BOARD MATERIAL TO BE 5/8".
- ALL DIMENSIONS ARE TO CENTER OF INTERIOR STUD WALL, EDGE OF CONCRETE SLAB, OR EDGE OF CMU WALL, U.N.O.
- METAL STUD PARTITIONS BEHIND ALL PLUMBING AND OTHER FIXTURES SHALL BE BRACED TO STRUCTURE WHERE REQUIRED TO SUPPORT THE EQUIPMENT DESIGNED AND PROVIDED. SEE PLUMBING DRAWINGS FOR CARRIERS, ETC.
- THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN 1/2 INCH; SHALL BE MAINTAINED ON BOTH SIDES OF THE DOOR OPENING FOR A DISTANCE NO LESS THAN THE WIDTH OF THE WIDEST LEAF. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1/2". 2020 FBC-B, Section 1010.1.7.

SPRINKLER NOTE

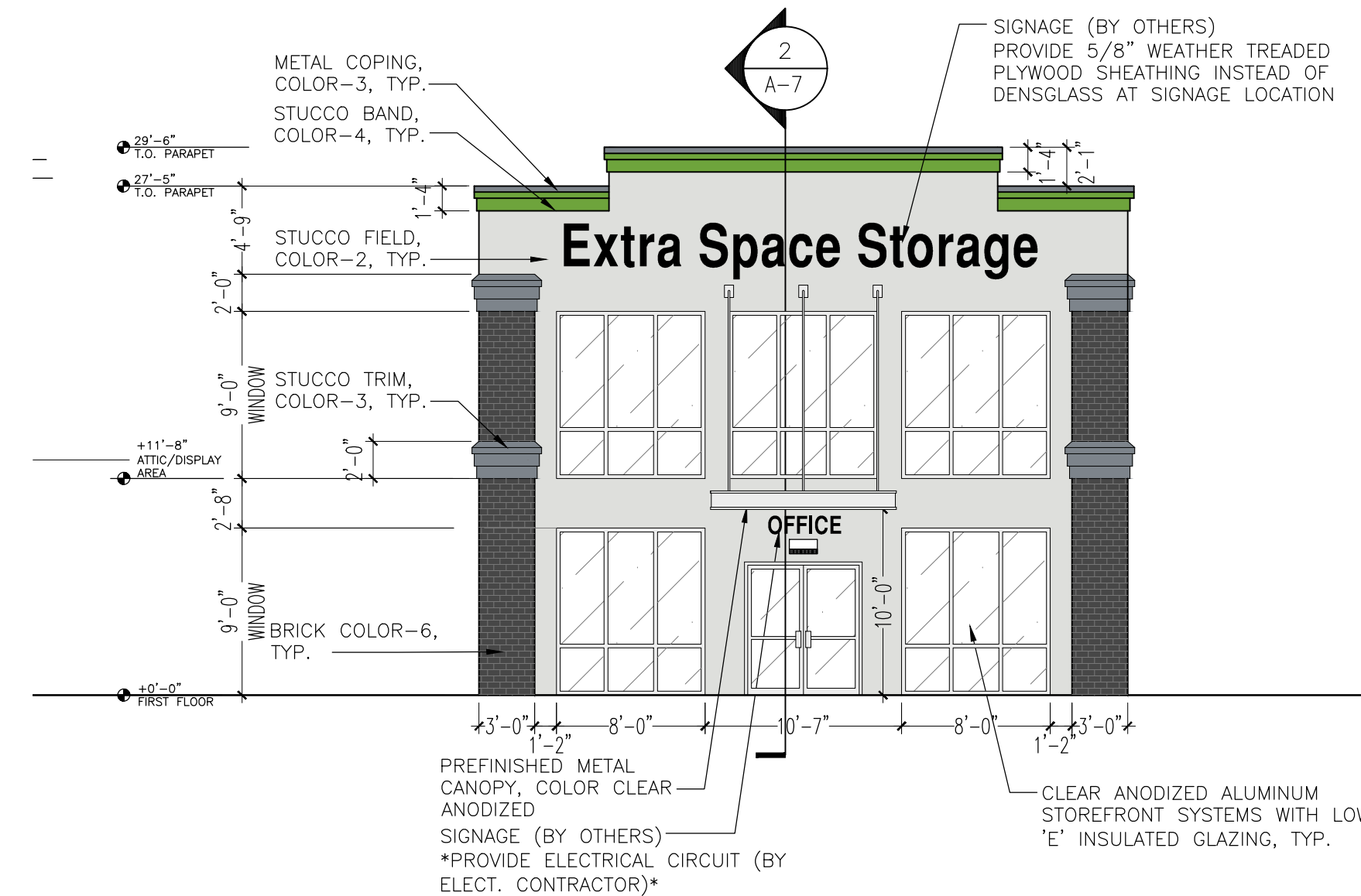
- ALL SPRINKLER RISER PIPES TO RUN FLOOR-TO-FLOOR THROUGH THE STAIRCASE SHAFT.

PARTITION LEGEND

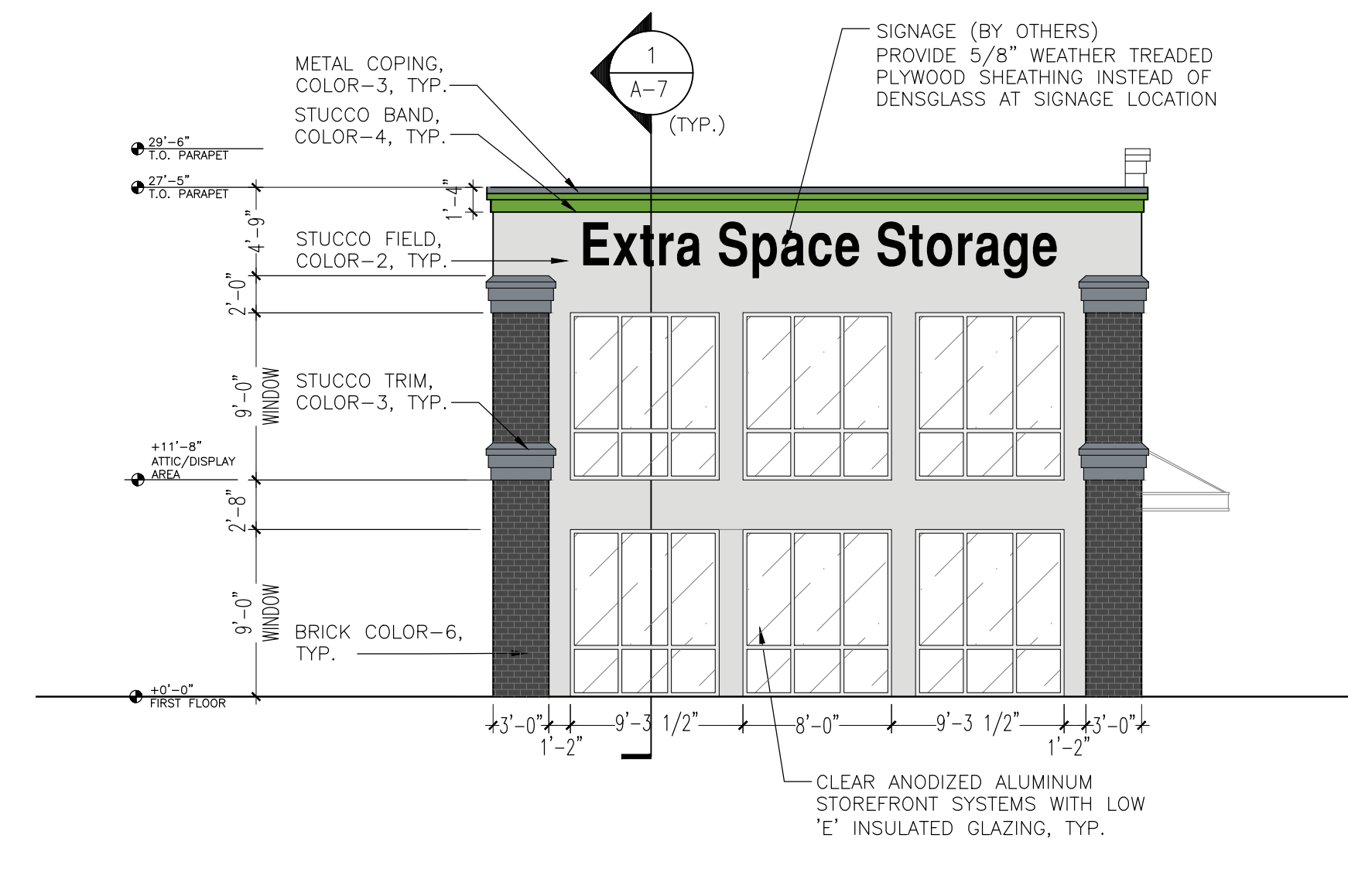
- WALL TYPE-1 (EIFS) - EXTERIOR WALL ASSEMBLY**
TYPE-1A: 1-1/2" EIFS PER MANUFACTURE RECOMMENDED INSTALLATION, WATERPROOF MEMBRANE ON 5/8" DENSGLASS GOLD SHEATHING ON 6" MTL STUDS, 16 GA BACKUP SPACED 16" O.C. W/R-13 BATT INSULATION WITH VINYL FACING TO THE INSIDE.
*PROVIDE R-19 BATT INSULATION AT WALL OFFICE ONLY WITH 5/8" GYP. BD. INSIDE FACE, TAPE, SAND & PAINT.
*PROVIDE 5/8" WEATHER TREATED PLYWOOD SHEATHING IN LIEU OF DENSGLASS AT ALL PARAPETS ABOVE ROOF DECK.
WALL TYPE-2 (CMU WALL) - 2 HR RATED
(SEE UL DESIGN U905, SHEET A-14.1)
TYPE-2A: EXTERIOR FACE: 1-1/2" EIFS PER MANUFACTURE RECOMMENDED INSTALLATION. *REFER TO SHEET A-13 FOR INTERIOR FACES*
- WALL TYPE-3**
5/8" GYP. BD. EA. SIDE ON 4", 25 GA. MTL STUDS @ 16" O.C. W/ 3" BATT INSULATION (FOR SOUND), EXTEND TO UNDERSIDE OF STRUCTURE DECK. TAPE, SAND & PAINT. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING WALLS SPECIFICATIONS.
- WALL TYPE-3A**
SAME AS WALL TYPE '3' WITH ADDED CORRUGATED METAL LINER PANEL OVER GYP. BD., BY MBM (METAL BUILDING MANUFACTURE) ON STORAGE UNIT SIDE OF WALL, FROM F.F. TO UNDERSIDE OF STRUCTURE.
- WALL TYPE-4 (STORAGE UNITS PARTITIONS)**
CORRUGATED METAL LINER PANEL FROM FINISH FLOOR TO 9'-0" A.F.F., ON "CEE" TYPE METAL STUDS FROM FINISH FLOOR TO UNDERSIDE OF STRUCTURE DECK. REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND LOCATION.
- WALL TYPE-5 (2 HR. RATED WALL) (UL# U425)**
4" MET. STUDS (25 GA MIN.) AT 24" O.C. MAX. WITH FLOOR/CEILING RUNNER, BATT. INSULATION. 2 LAYERS OF 5/8" FIRE RATED GYP. BD. SEE DETAIL SHEET A-14.1
- NOTE:**
GENERAL CONTRACTOR TO PROVIDE IDENTIFICATION OF FIRE WALLS PER SECTION 703.7 FBC 2017 EDITION.

FLOOR PLAN LEGEND

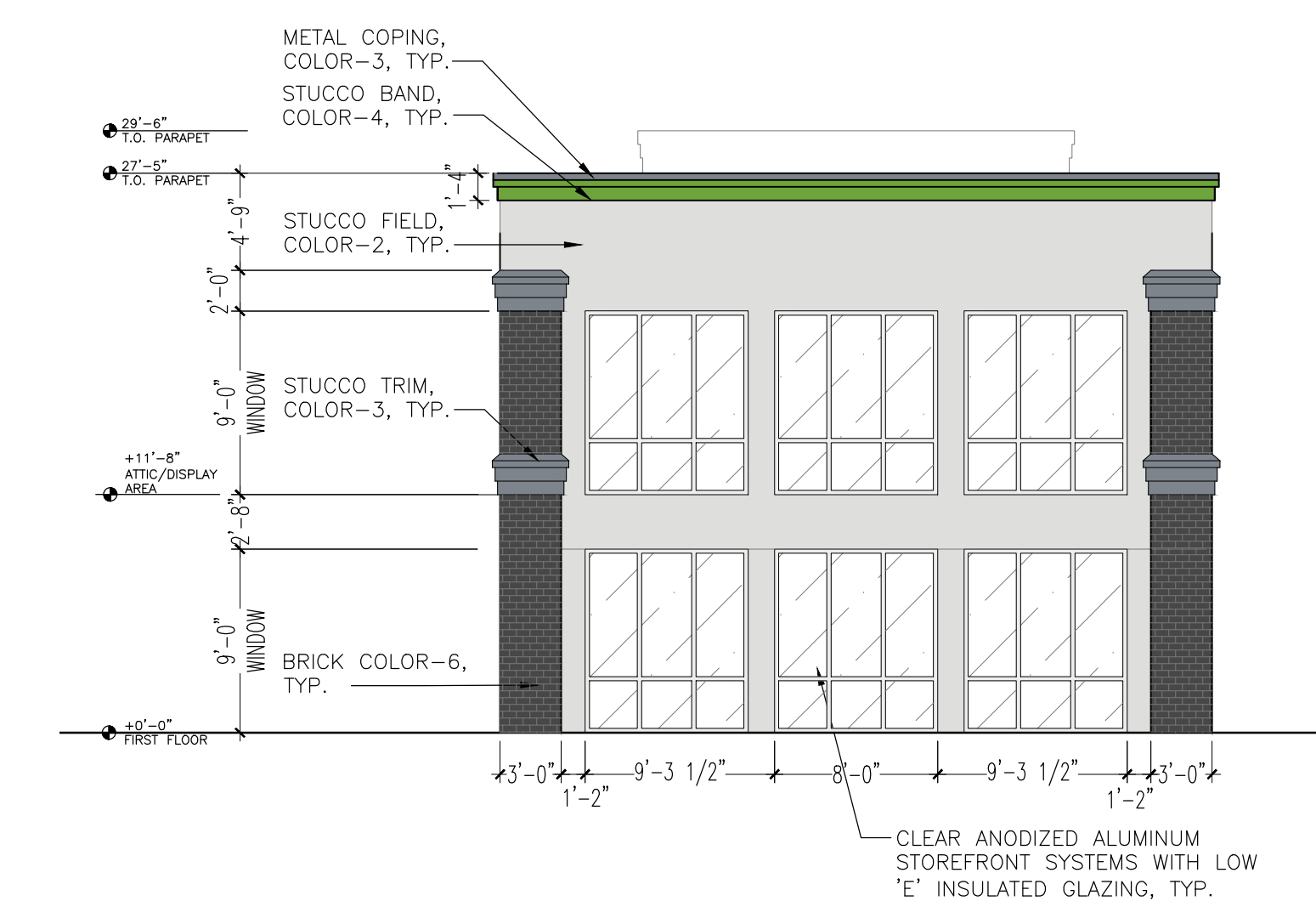
- ROOM**
600 ROOM NAME AND NUMBER
- 100 DOOR NUMBER
- B WINDOW TYPE
- XX COLUMN LINE
- OO A-X DETAILED PLAN OR DRAWING BLOW-UP
- 2 A-XX EXTERIOR OR INTERIOR ELEVATION
- 4 A-7.1 WALL SECTION CUT OR BUILDING SECTION CUT
- XX WALL TYPE



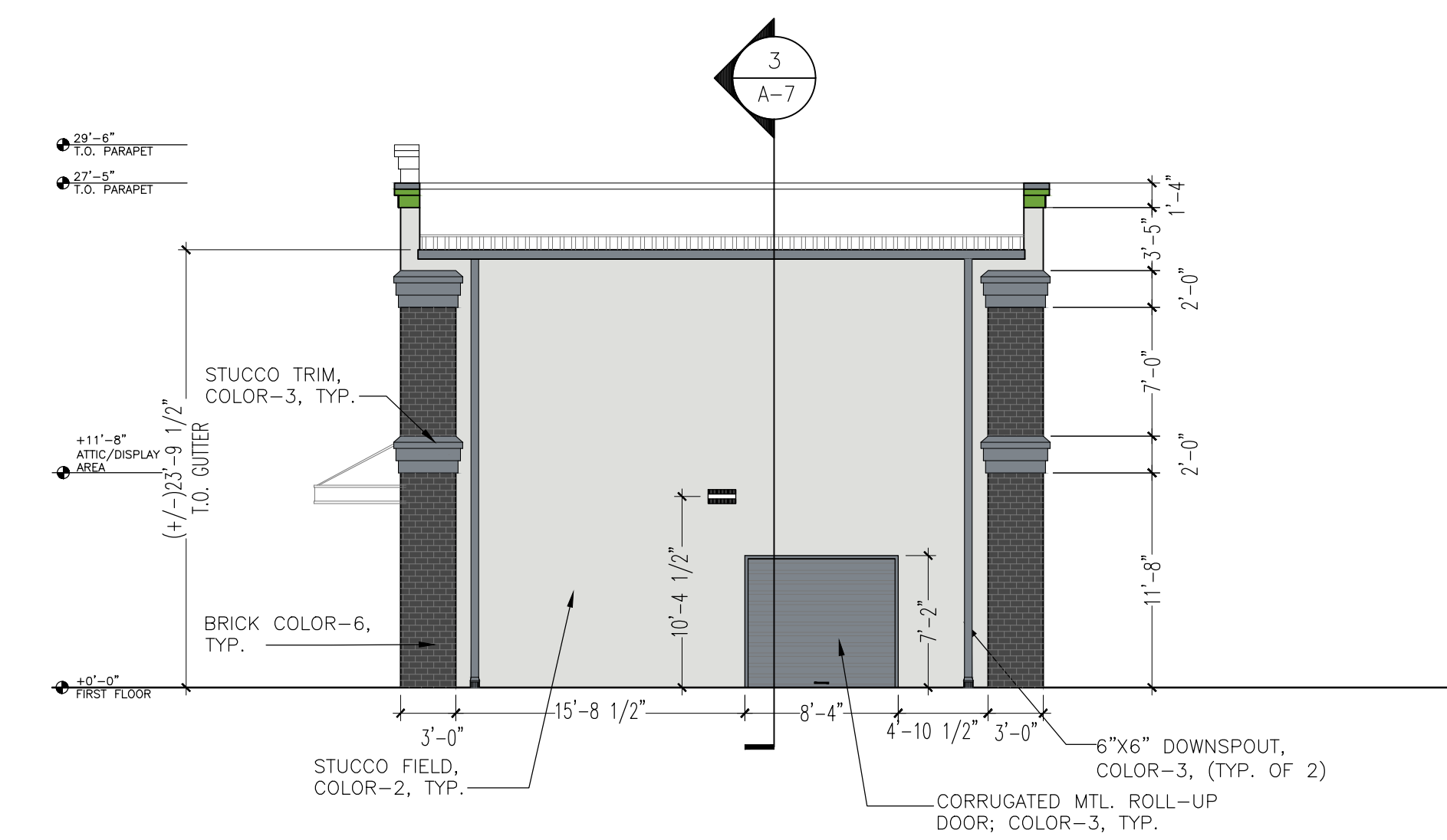
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



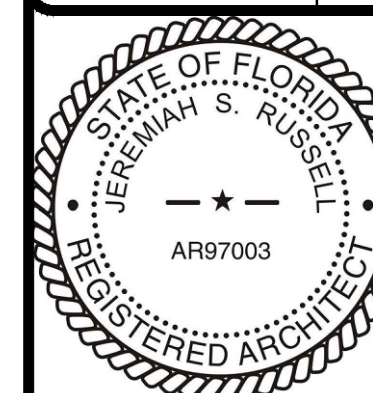
7 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

- METAL COLOR-1: PREFINISHED METAL CANOPIES CLEAR ANODIZE
- STUCCO COLOR-2: SHERWIN-WILLIAMS, NEBULOUS WHITE, SW 7063, LRV: 74
- STUCCO COLOR-3: SHERWIN-WILLIAMS, SERIOUS GRAY, SW 6256 LRV: 23
- STUCCO COLOR-4: WASABI GREEN
- STUCCO COLOR-5: SHERWIN WILLIAMS, IRON ORE, SW 7069 LRV: 6
- BRICK COLOR-6: "TUXEDO"

REVISIONS	BY
01/24/22	
02/03/22	
02/04/22	

PRINTED
PERMIT
02/04/22



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMIAH RUSSELL ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

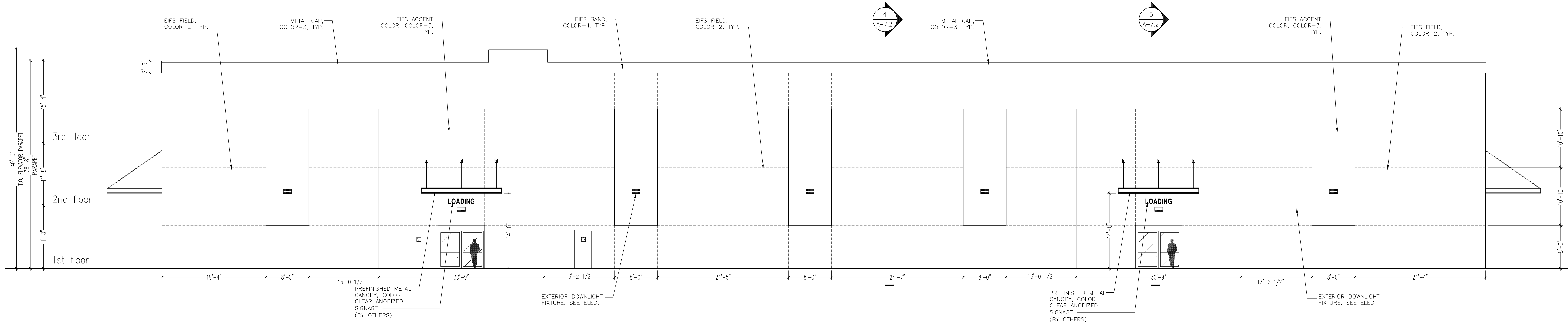
PROPOSED NEW BUILDING:
BROWARD DEVELOPMENT
CLIMATE CONTROLLED STORAGE
6923 GALL BOULEVARD
ZEPHYRHILLS, FL. 33542

SHEET TITLE
OFFICE
BUILDING
FLOOR PLANS &
ELEVATIONS

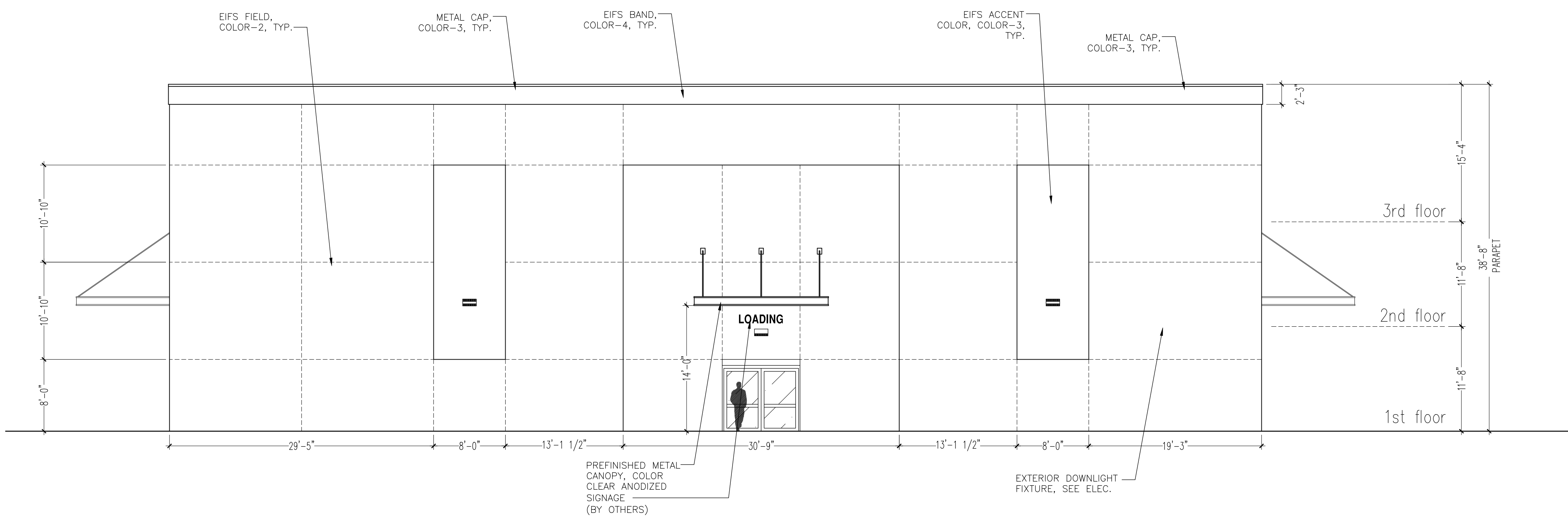
DRAWN XXXX
CHECKED
DATE 11/2021
SCALE 1/8" = 1'-0"
JOB NO. 0000
SHEET A-1
OF SHEETS

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008



1 NORTH ELEVATION
A-6 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A-6 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

- METAL COLOR-1: PREFINISHED METAL CANOPIES
CLEAR ANODIZE
- EIFS COLOR-2
SHERWIN-WILLIAMS, NEBULOUS WHITE, SW 7063,
LRV: 74
- EIFS COLOR-3
SHERWIN-WILLIAMS, SERIOUS GRAY, SW 6256
LRV: 23
- EIFS COLOR-4
WASABI GREEN

1150 LAKE HEARY DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

REVISIONS	BY
02/04/22	

PRINTED
PERMIT
02/04/22

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JEREMIAH RUSSELL ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

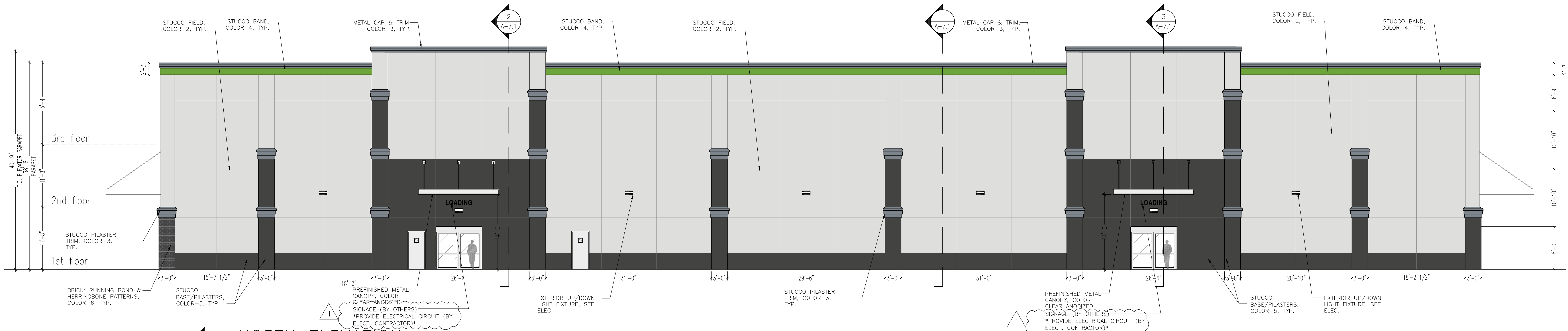
PROPOSED NEW BUILDING:
BROWARD DEVELOPMENT
CLIMATE CONTROLLED STORAGE
6923 GALL BOULEVARD
ZEPHYRHILLS, FL. 33542

SHEET TITLE
ELEVATIONS

DRAWN
XXXX
CHECKED
DATE
11/2021
SCALE
1/8" = 1'-0
JOB NO.
0000
SHEET
A-6

26 OF 88

RELEASED FOR CONSTRUCTION



1 NORTH ELEVATION
A-6 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A-6 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

- METAL COLOR-1: PREFINISHED METAL CANOPIES
CLEAR ANODIZE
- STUCCO COLOR-2
SHERWIN-WILLIAMS, NEBULOUS WHITE, SW 7063,
LRV: 74
- STUCCO COLOR-3
SHERWIN-WILLIAMS, SERIOUS GRAY, SW 6256
LRV: 23
- STUCCO COLOR-4
WASABI GREEN
- STUCCO COLOR-5
SHERWIN WILLIAMS, IRON ORE, SW 7069
LRV: 6
- BRICK COLOR-6
'TUXEDO'

RELEASED FOR CONSTRUCTION

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

REVISIONS	BY
02/04/22	1
05/10/22	

PRINTED	
PERMIT	
02/04/22	
REVISION-1	1
05/10/22	



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JEREMIAH RUSSELL ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

PROPOSED NEW BUILDING:
**BROWARD DEVELOPMENT
CLIMATE CONTROLLED STORAGE**
6923 GALL BOULEVARD
ZEPHYRHILLS, FL. 33542

SHEET TITLE
ELEVATIONS

DRAWN XXXX
CHECKED
DATE 11/2021
SCALE 1/8" = 1'-0"
JOB NO. 0000
SHEET
A-6
OF SHEETS

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE		QTY	ORG./PTS.	REMARKS
	CC	<i>Cercis canadensis</i> 'Forest Pansy'™	Forest Pansy Redbud		2" Cal. / 10' Ht.		15	Native / 2.2 = 33 pts.	
	JB	<i>Juniperus silicicola</i> 'Brodie'	Brodie Southern Red Cedar	3" Cal.	12'-14' Ht.		24	Native / 3.3 = 79.2 pts.	
	IAE	<i>Ilex x attenuata</i> 'Eagleston'	Eagleston Holly	3" Cal.	12'-14' Ht.		23	Native / 3.3 = 75.9 pts.	
	MG	<i>Magnolia grandiflora</i> 'Brackens Brown Beauty'	Bracken's Southern Magnolia		4" Cal. / 12' Ht.		14	Native / 4.4 = 61.6 pts.	
	QV	<i>Quercus virginiana</i>	Southern Live Oak		4" Cal. / 12' Ht.		32	Native / 4.4 = 140.8 pts.	
	UA	<i>Ulmus alata</i>	Winged Elm		2" Cal. / 10' Ht.		7	Native / 2.2 = 15.4 pts.	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY	DETAIL	REMARKS
	VO3	<i>Viburnum odoratissimum</i>	Sweet Viburnum	7 gal.	36" Ht. x 24" Sp. / 4' O.C.		268		
	VO2	<i>Viburnum obovatum</i>	Walter's Viburnum	3 gal.	24" Ht. x 18" Sp. / 36" O.C.		58		
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	ZP	<i>Zamia pumila</i>	Coontie	3 gal.	15" Ht. x 15" Sp. / 36" O.C.	36" o.c.	47		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	BH1	<i>Bulbine frutescens</i> 'Hallmark'	Stalked Bulbine	1 gal.	12" Ht. x 12" Sp.	24" o.c.	35		

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine if substitution of materials is necessary.
3. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
4. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before
5. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.

7. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

13. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.

14. All trees planted within 7.5' to any CCUA utility line shall have root barrier installed per CCUA specifications. No trees shall be planted closer than 5' to a CCUA utility.

15. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

SITE SHADE COVERAGE REQUIREMENT	REQUIRED	PROVIDED
(3.74 AC. GROSS x 24) = 89.76 FTS.	20% SMALL (2'-3") = 17.95 FTS.	174.9 FTS. (PROPOSED)
	10% MEDIUM (4"-11") = 8.9 FTS.	202.4 FTS. (PROPOSED)
	10% LARGE (12" & UP) = 8.9 FTS.	49 FTS. (RETAINED) (26" MAPLE)
TOTAL	89.76 FTS.	377.3 FTS. (TOTAL PROPOSED)
	REQUIRED	PROVIDED
RIGHT OF WAY BUFFERS US-17 (170 FT)	TREES FTS. = 10.2	TREES FTS. = 17.6 (PROPOSED)
PERIMETER BUFFERS (1,035 LN FT)	TYPE "B" BUFFER CANOPY TREES = 35 NON-CANOPY FTS. = 166.3 FTS.	CANOPY TREES = 35 (PROPOSED) NON-CANOPY FTS. = 166.1 FTS.
VUA LANDSCAPE (VUA = 20,033 SF)	10 % L.S. AREA = 2,003 SF CANOPY TREE FTS. = 26.7	10 % L.S. AREA = 2,379 SF CANOPY TREE FTS. = 27.5

16. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.

17. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.

18. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

19. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-0 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.

20. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.

21. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minimum 30" from buildings or walks.

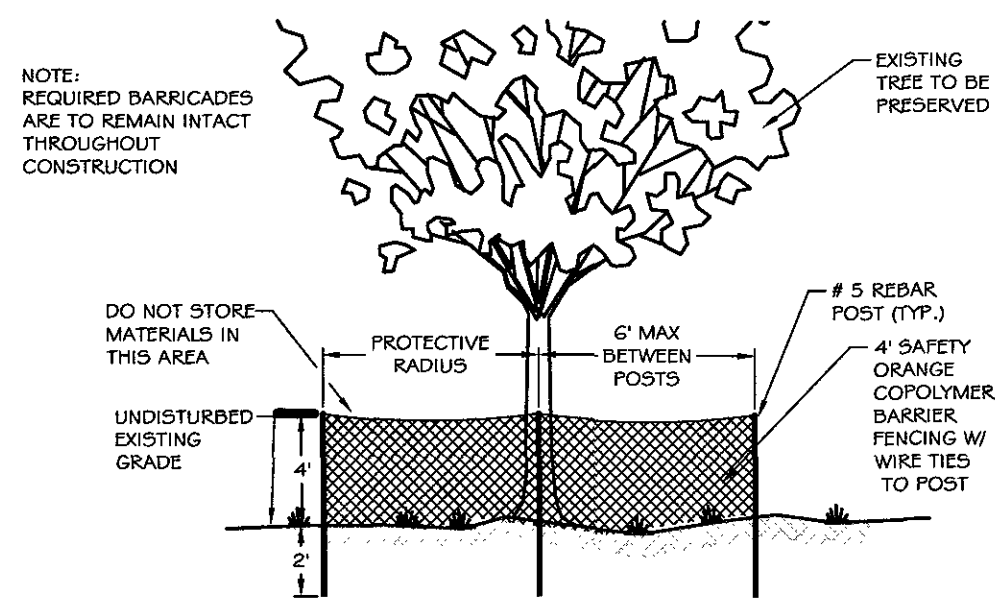
24. Sod areas shall be ARGENTINE BAHAGRASS. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.

25. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

27. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the LANDSCAPE ARCHITECT and/or owner.

28. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.

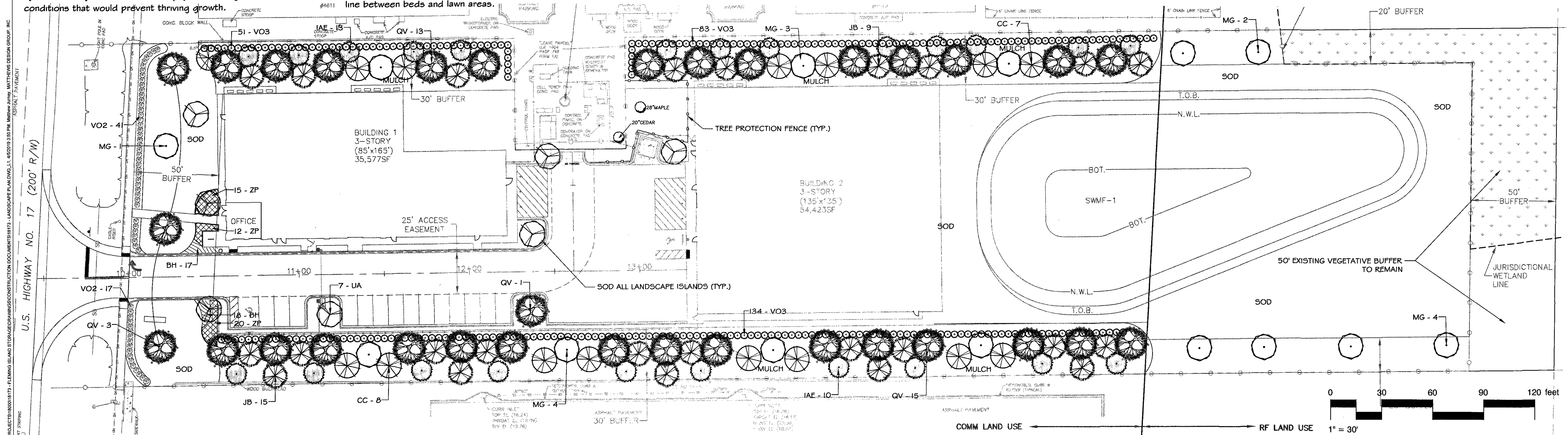
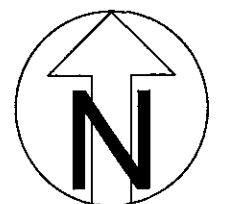
29. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.



ALL PROTECTED TREES, PRESERVED UNDERSTORY VEGETATION, AND TREES RETAINED FOR TREE CREDIT SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING AND CONSTRUCTION PROCESS IN THE FOLLOWING MANNER.

1. THE MINIMUM UNDISTURBED AREA SHALL BE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT. DURING DEVELOPMENT ACTIVITY, ENCROACHMENT INTO THE UNDISTURBED AREA FOR PROPOSED ACTIVITY DESCRIBED IN CC CDC 6-2(3)(c), MAY BE PERMITTED UP TO 25% OF THE RADIUS OR UP TO 50% OF THE BASES ON ONE SIDE BUT NOT CLOSER THAN 5 FEET TO THE TRUNK OF THE TREE.
2. A TEMPORARY BARRIER SHALL BE CONSTRUCTED TO PREVENT DISTURBANCE OF THE SOIL, EQUAL TO MINIMUM UNDISTURBED AREA. THE BARRIERS SHALL BE IN PLACE PRIOR TO LAND CLEARING AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
3. THE DEVELOPER SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT, STORAGE OR DISPOSAL OF MATERIALS OR WASTE MATERIALS SUCH AS PAINT, SOLVENTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY ENDANGER THE HEALTH OF TREES OR VEGETATION WITHIN THE MINIMUM UNDISTURBED AREAS OF PROTECTED TREES.
4. THE MINIMUM UNDISTURBED AREA SHALL BE MAINTAINED AT ITS ORIGINAL GRADE WITH NO TRENCHING OR CUTTING OF ROOTS AND THERE SHALL BE NO PACKING OF FILL OR APPLICATION OF SOILS. ANY EVENT SHALL MOTORIZED VEHICLES OR EQUIPMENT BE ALLOWED TO PARK OR OR TRAVEL THAT AREA WITHIN THE MINIMUM UNDISTURBED AREA OF THE PROTECTED TREES, NOR SHALL ANY DIRT OR OTHER MATERIALS BE STORED WITHIN THE BARRIERS.
5. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE FASTENED TO A TREE.
6. ALL CLEARING AND GRUBBING WITHIN PROTECTED TREE AREA WILL BE DONE WITH HAND TOOLS ONLY.
7. ALL ROOT SYSTEMS OUTSIDE THE PROTECTIVE RADIUS WHICH OCCUR IN AREAS OF PROPOSED IMPROVEMENTS SHALL BE PRUNED BY A QUALIFIED TREE SURGEON PRIOR TO EXCAVATION.

00 TREE PROTECTION FENCING / MIN. UNDISTURBED AREAS
1" = 1'-0"



PROJECTS\1600018173 - FLEMING ISLAND STORAGE DRAWINGS\CONSTRUCTION DOCUMENTS\18173 - LANDSCAPE PLAN DWG_L1_45/019 3:50 PM Matthew Jurek, MATTHEWS DESIGN GROUP, INC

REGISTERED LANDSCAPE
ARCHITECT
MATTHEW A. JURNEY, PLA.
CA#26535 FL#6666993

DESIGN BY:	MAJ	REVISIONS	
		NO.	DATE
DWG BY:	MAJ	1	4/5/19
CHK BY:	MAJ	###	###
DATE:	8-24-18	###	###
JOB NO.:	18173	###	###

**MATTHEWS
DESIGN GROUP**

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084

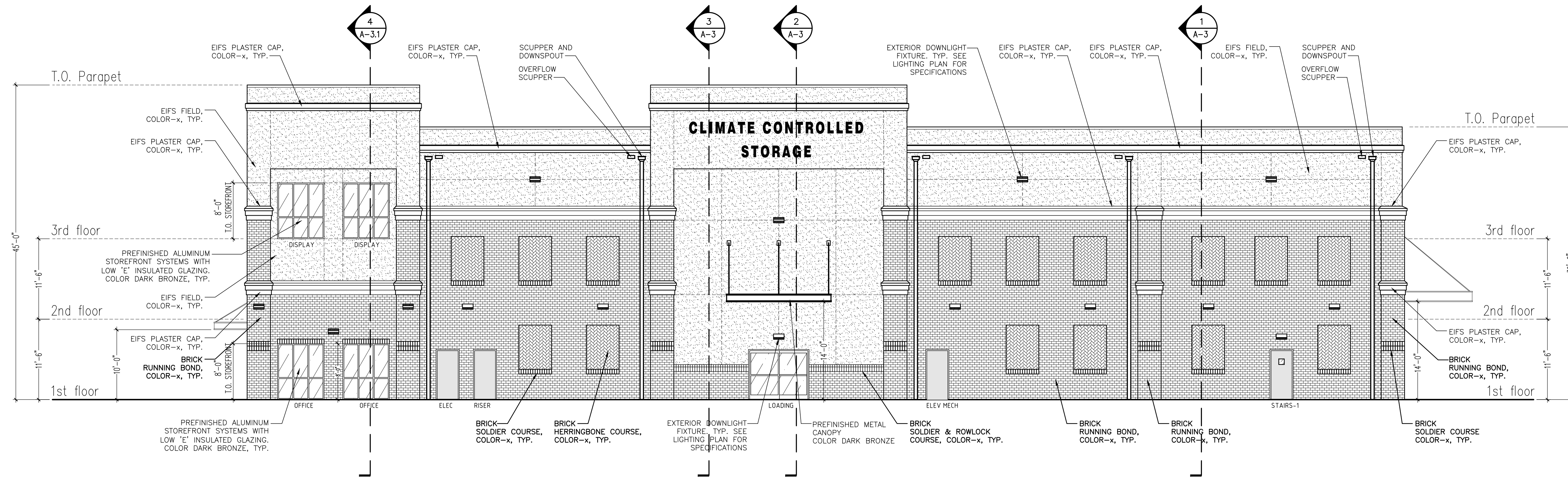
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE PLAN
Fleming Island Storage
Clay County, FL
PREPARED FOR

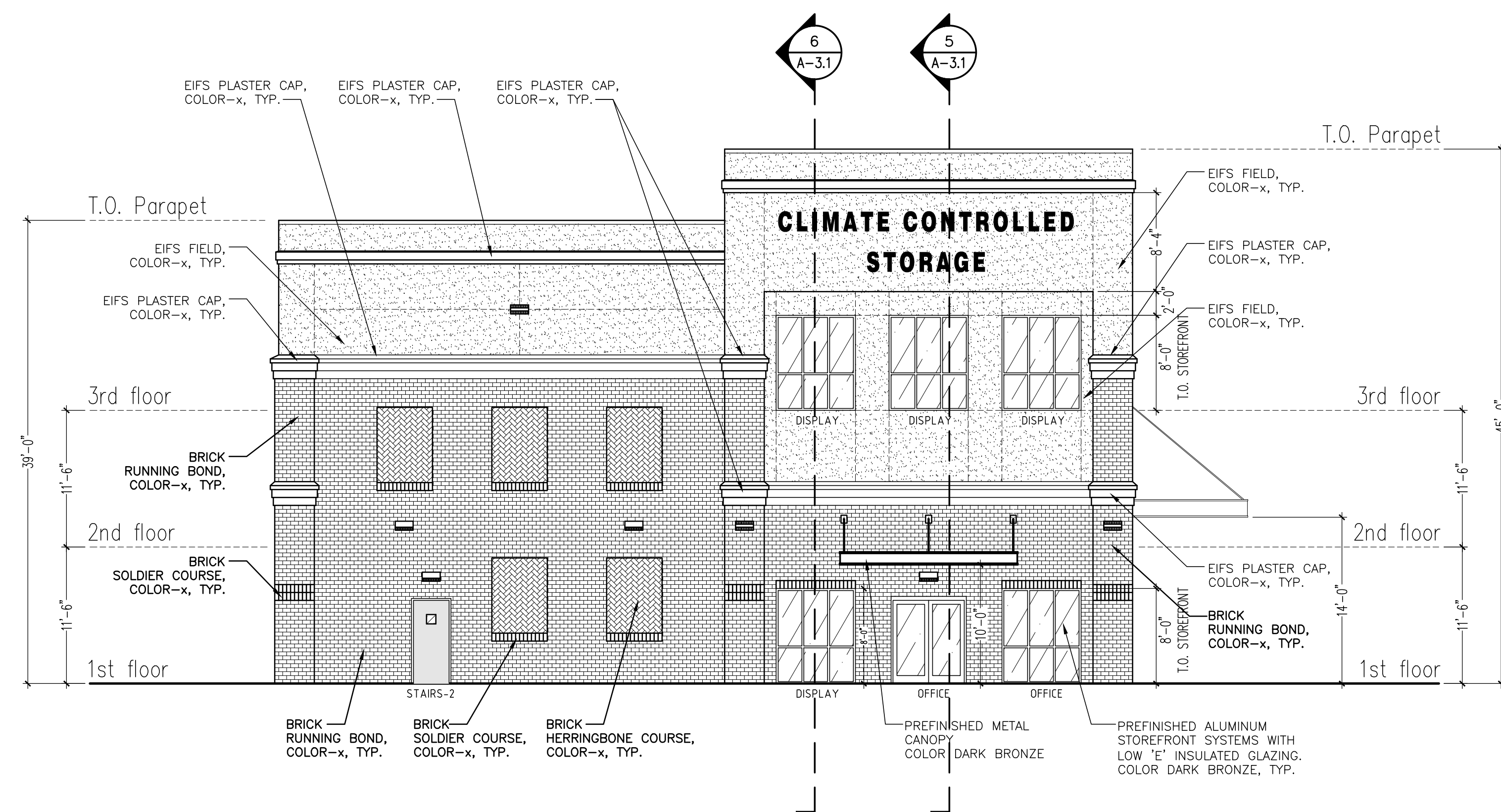
SHEET No.:

LS-1

OF



1
BUILDING-1
SOUTH ELEVATION
 A-2 SCALE: 1/8" = 1'-0"



2
BUILDING-1
WEST ELEVATION (US HGWY 17)
 A-2 SCALE: 1/8" = 1'-0"

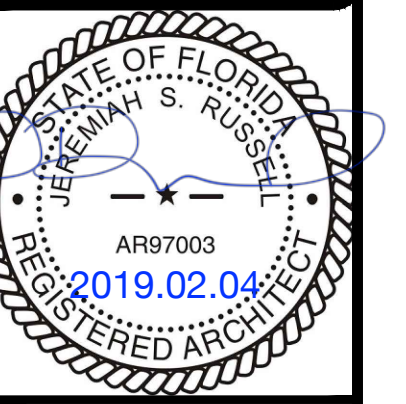
RELEASED FOR CONSTRUCTION

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

1150 LAKE HEARN DR - SUITE 150
 ATLANTA, GA 30342 (404)303-7008

REVISIONS	BY
12/14/18	
01/22/19	

PRINTED	
PERMIT	
01/22/19	

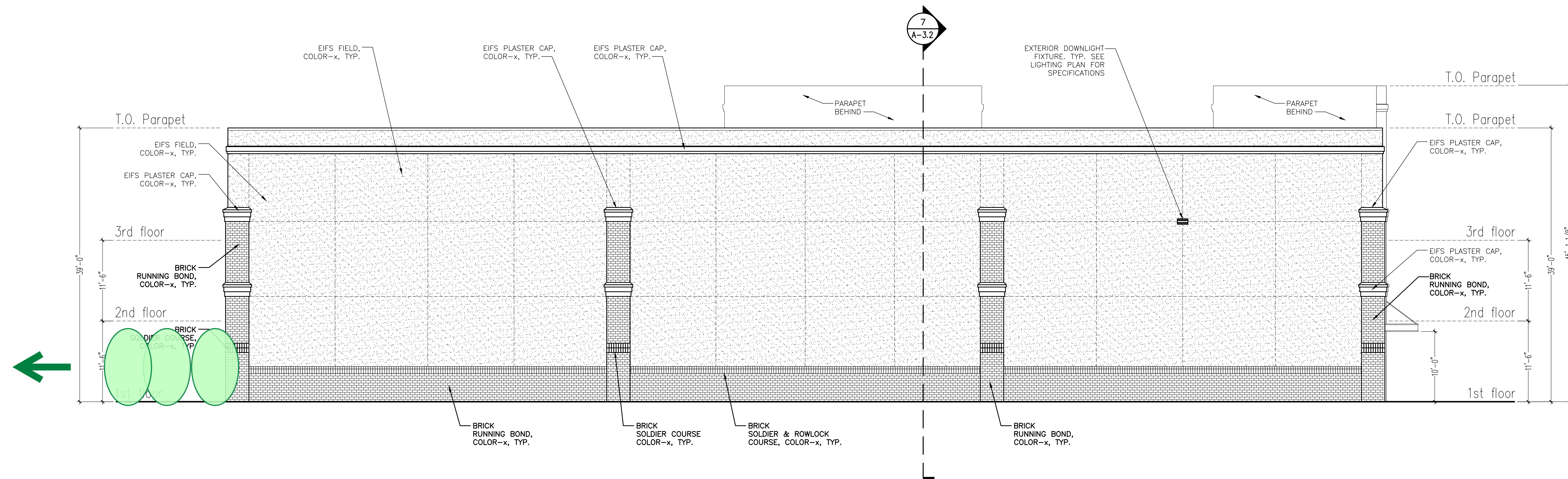


BROWARD FLEMING ISLAND
CLIMATE CONTROLLED STORAGE
 4665 US HIGHWAY 17, BUILDINGS #1 & #2
 FLEMING ISLAND, FL 32003

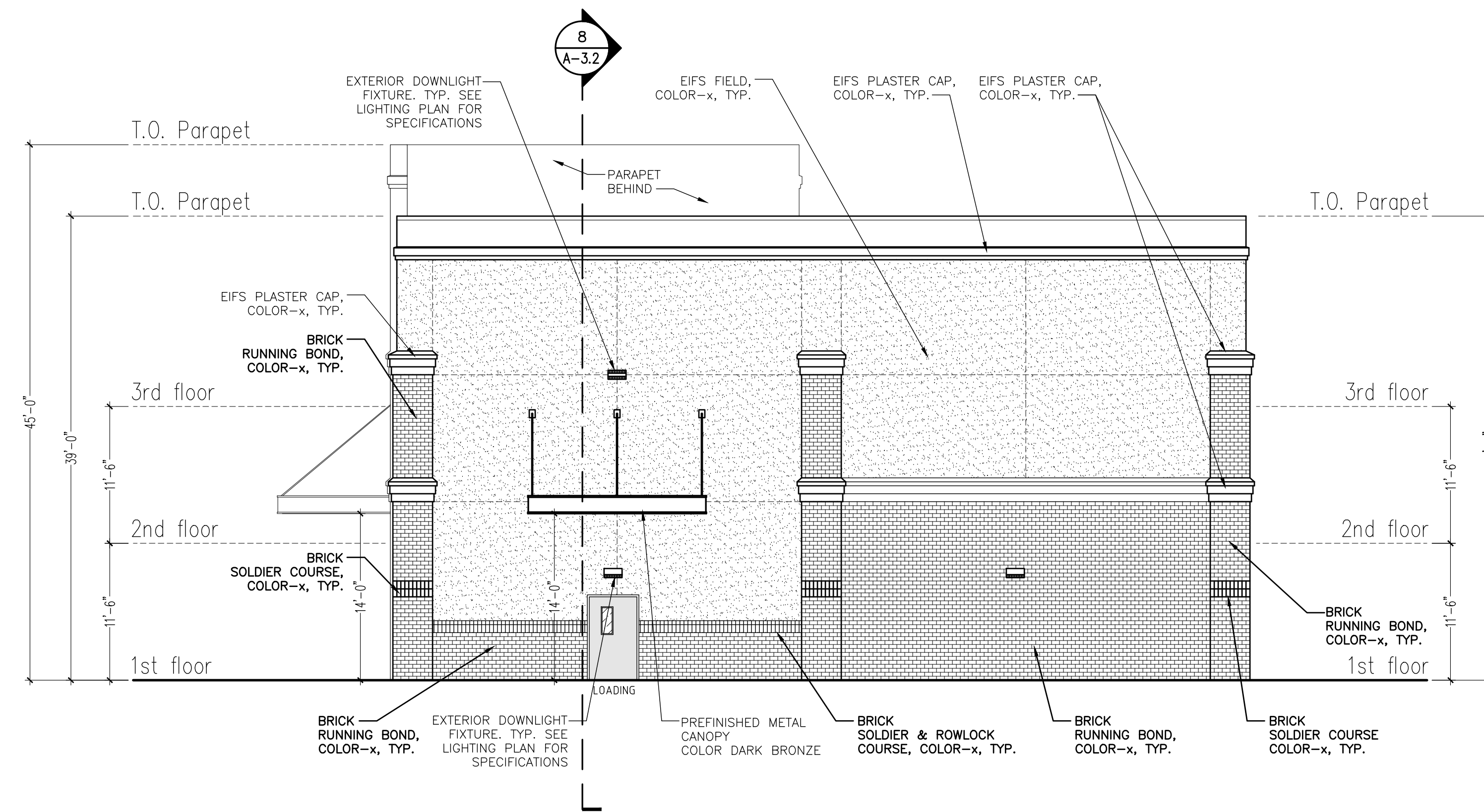
PROPOSED NEW BUILDING:

DRAWN	XXXX
CHECKED	
DATE	10/2018
SCALE	1/8" = 1'-0"
JOB NO.	0000
SHEET	

A-2



3
A-2.1 **BUILDING-1**
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



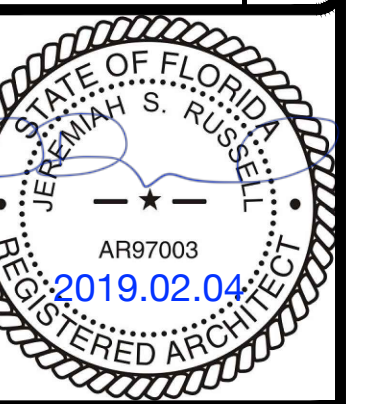
4
A-2.1 **BUILDING-1**
EAST ELEVATION
SCALE: 1/8" = 1'-0"

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

REVISIONS	BY
12/14/18	
01/22/19	

PRINTED	
PERMIT	
01/22/19	



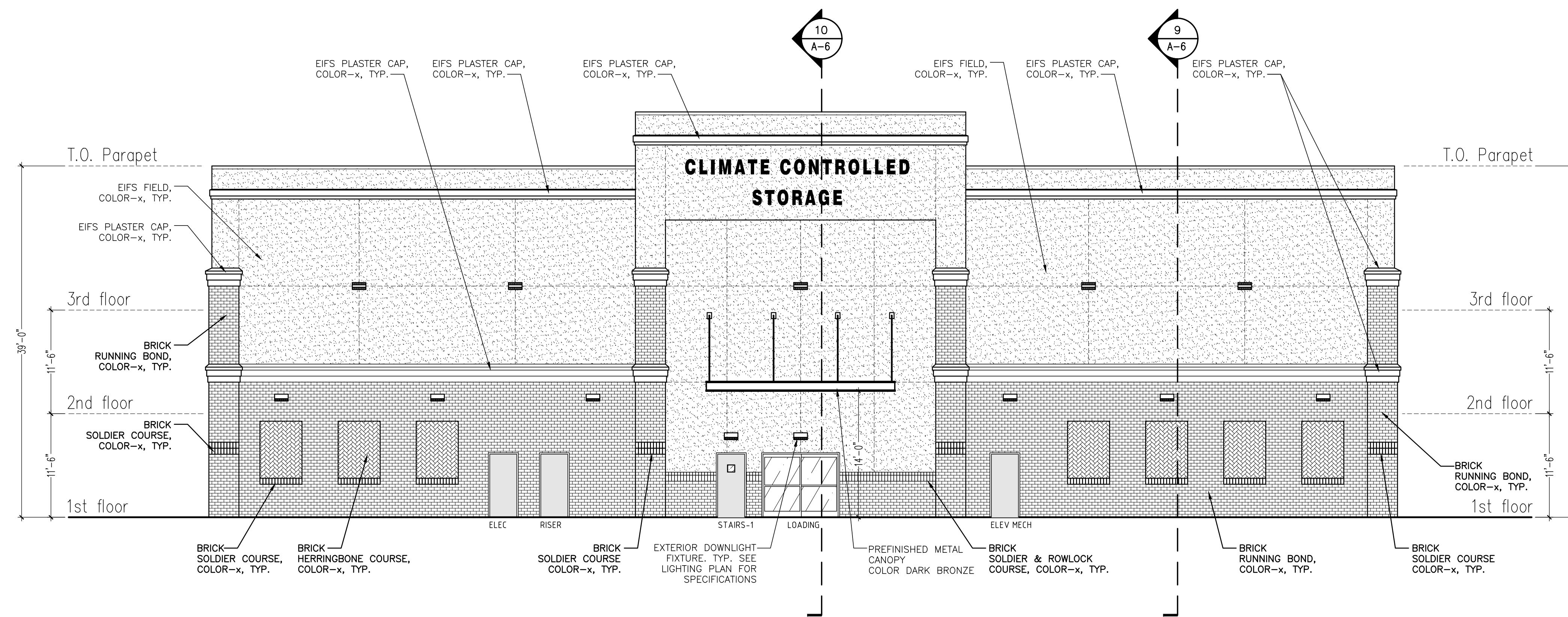
BROWARD FLEMING ISLAND
CLIMATE CONTROLLED STORAGE
4665 US HIGHWAY 17, BUILDINGS #1 & #2
FLEMING ISLAND, FL 32003

PROPOSED NEW BUILDING:

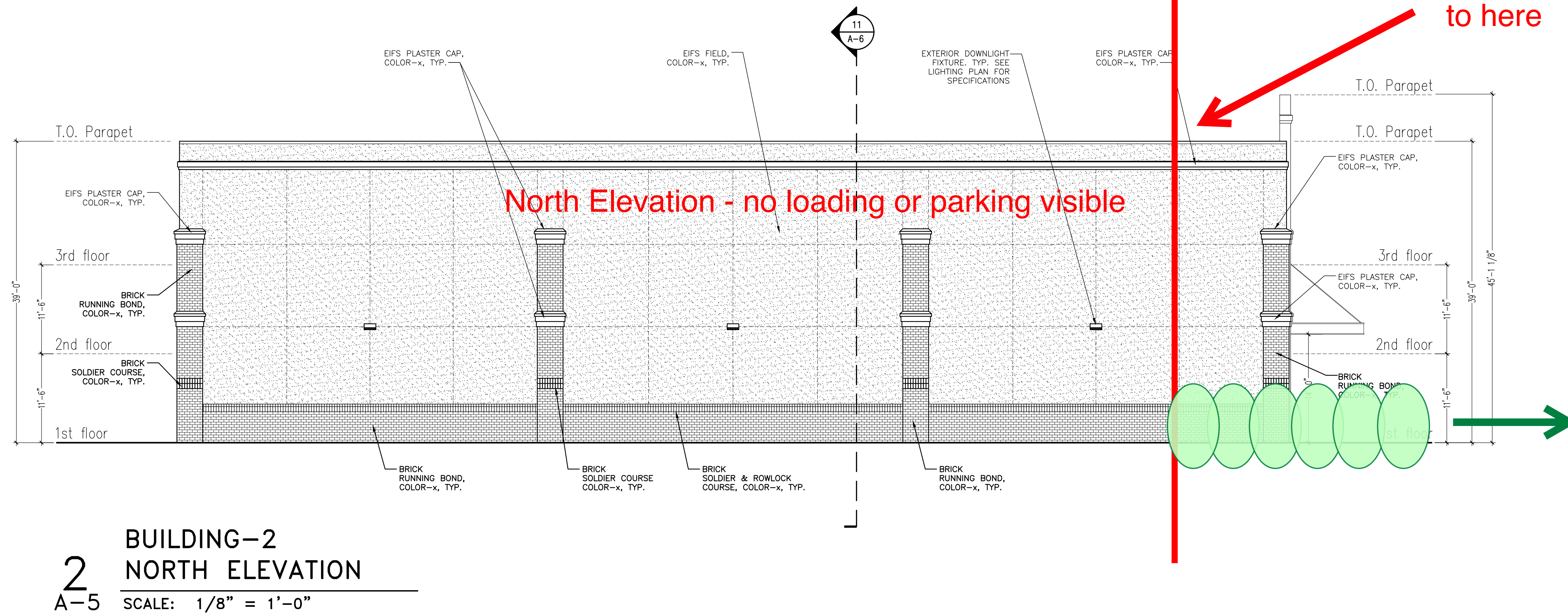
DRAWN	XXXX
CHECKED	
DATE	10/2018
SCALE	1/8" = 1'-0"
JOB NO.	0000
SHEET	

A-2.1

RELEASED FOR CONSTRUCTION



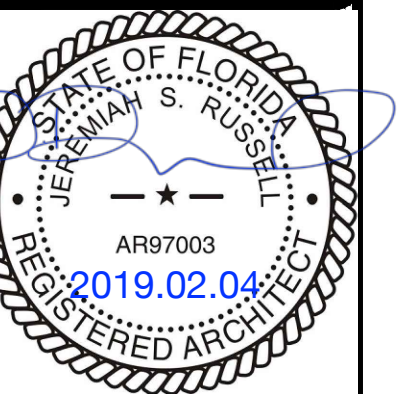
1
BUILDING-2
WEST ELEVATION
A-5 SCALE: 1/8" = 1'-0"



2
BUILDING-2
NORTH ELEVATION
A-5 SCALE: 1/8" = 1'-0"

REVISIONS	BY
12/14/18	
01/22/19	

PRINTED
PERMIT
01/22/19



1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

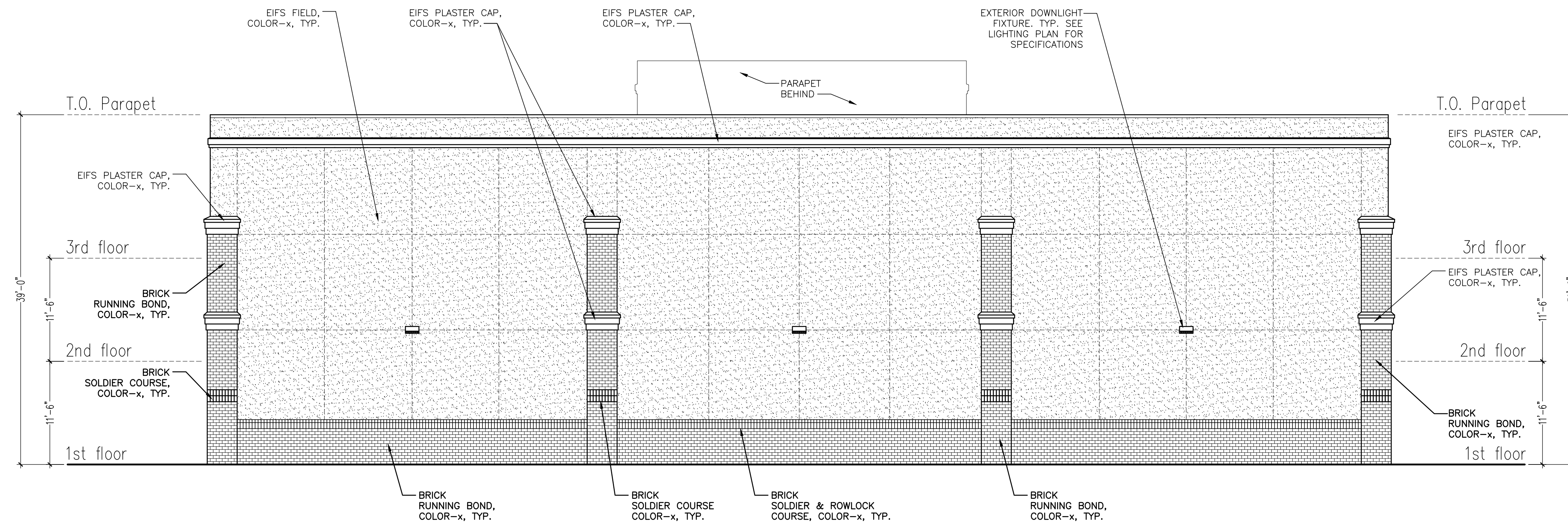
PROPOSED NEW BUILDING:
BROWARD FLEMING ISLAND
CLIMATE CONTROLLED STORAGE
4665 US HIGHWAY 17, BUILDINGS #1 & #2
FLEMING ISLAND, FL 32003

PROPOSED NEW BUILDING:

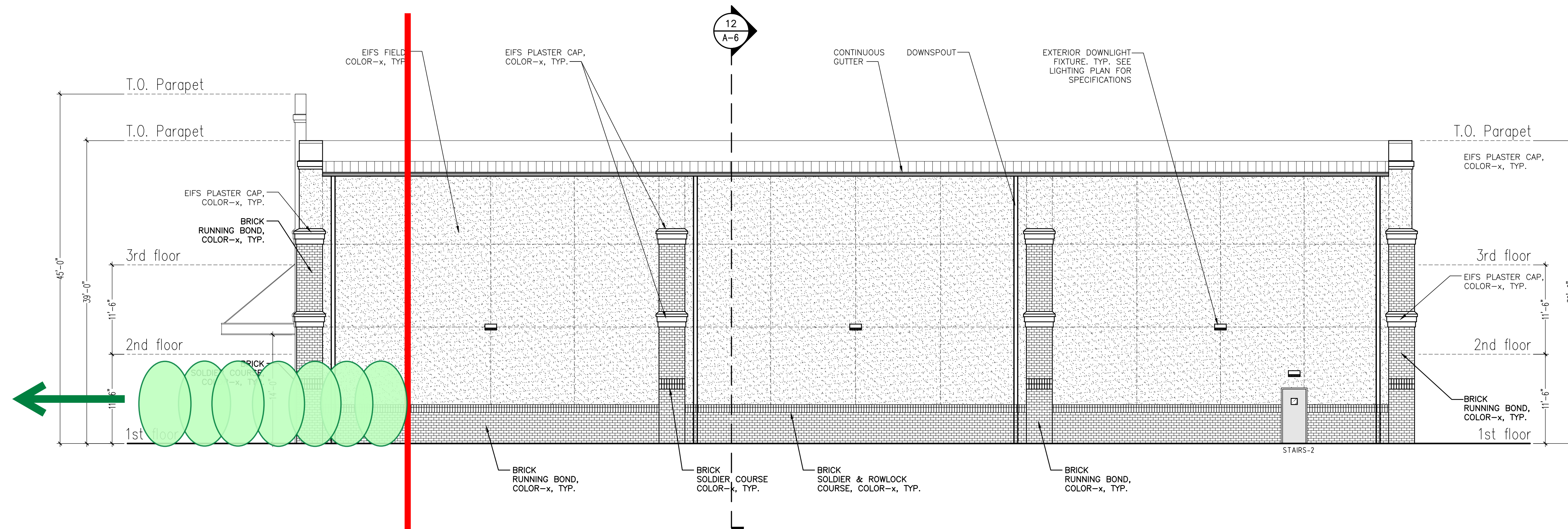
DRAWN
XXXX
CHECKED
DATE
10/2018
SCALE
1/8" = 1'-0"
JOB NO.
0000
SHEET

A-5

RELEASED FOR CONSTRUCTION



1
BUILDING-2
EAST ELEVATION
A-5.1 SCALE: 1/8" = 1'-0"



2
BUILDING-2
SOUTH ELEVATION
A-5.1 SCALE: 1/8" = 1'-0"

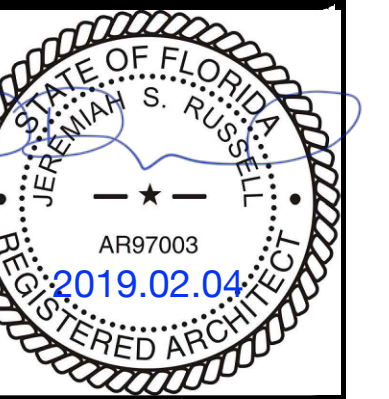
RELEASED FOR CONSTRUCTION

1150 LAKE HEARN DR - SUITE 150
ATLANTA, GA 30342 (404)303-7008

Colin Lichtenstein and Associates & Jeremiah Russell, AIA, ARCHITECT

REVISIONS	BY
12/14/18	
01/22/19	

PRINTED	PERMIT
01/22/19	



PROPOSED NEW BUILDING:
**BROWARD FLEMING ISLAND
CLIMATE CONTROLLED STORAGE**
4665 US HIGHWAY 17, BUILDINGS #1 & #2
FLEMING ISLAND, FL 32003

PROPOSED NEW BUILDING:

DRAWN XXXX
CHECKED
DATE 10/2018
SCALE 1/8" = 1'-0"
JOB NO. 0000
SHEET

A-5.1

BUSINESS ITEM(S) 3.2

USE-0008-22_Park Place Boat & RV Conditional Use

Request for Conditional Use submitted by Park Place Boat & RV Storage, LLC for +/-80,700 square feet of recreational vehicle storage on approximately 7.42 acres of real property generally located at 3971 and 4001 Trump Place, within the Park Place Industrial Park.

Issue:

Planning Report

Background:

Audrey McGuire, Historic Preservation Specialist & Community Planner

Attachment(s):

1. Staff Report_ParkPlaceB&RV_PC09.20.22

Fiscal Impact:

Application submitted by Park Place Boat & RV for a conditional use to construct a +/-80,700 square foot recreational vehicle storage facility at 3971 and 4001 Trump Place. The City of Zephyrhills currently allows for recreational vehicle storage to be considered as a conditional use in LI zoning districts.

Staff Recommendation:

Please see attached staff report.



Staff Report

To: Mayor Whitfield and Planning Commission
From: Audrey McGuire, *Historic Preservation Specialist/Community Planner*
Re: USE-0008-22_Park Place Boat & RV Storage Conditional Use
Date: September 20, 2022

I. BACKGROUND INFORMATION

Request for conditional use submitted by Park Place Boat & RV Storage, LLC for +/-80,700 square feet of recreational vehicle storage on approximately 7.42 acres of real property generally located at 3971 and 4001 Trump Place. Recreational vehicle storage in LI zoning districts may be considered as a conditional use.

SUBJECT PROPERTY – *See Attachment 1*

Owner/Applicant(s): Park Place Boat & RV Storage, LLC
36131 Chancey Rd, Zephyrhills

Parcel ID Nos.:	19-26-21-0010-00000-0120	3.38 acres MOL	4001 Trump Place
	19-26-21-10-00-110	4.04 acres MOL	3971 Trump Place

II. DATA & ANALYSIS

STANDARDS OF A CONDITIONAL USE

1. The proposed conditional use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood.
 - a. The project is located within the Park Place industrial park and is not anticipated to adversely affect or contribute to deterioration of quality of life or property values in the area. The applicants have verified the following:
 - The project is a low-traffic impact generator;
 - The site will have minimal utility needs/usage;
 - The site is anticipated to generate only minimal solid waste;
 - The site abuts Zephyrhills Municipal Airport property;
 - Existing trees will be preserved along the southern boundary of the subject property.
2. The proposed conditional use is consistent with the character and existing land use patterns in the surrounding area.

- a. LDC Subsection 2.01.03.18 defines the Light Industrial zoning district. LI allows for storage uses, recreational vehicle storage is not inconsistent with the zoning district, or other land use patterns in the surrounding area.
3. The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.
 - a. Recreational vehicle storage creates minimal traffic impacts and no residual parking, other than vehicle storage, will be generated.
4. The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas.
 - a. The proposed use will be located within the Park Place industrial park and will have access off of the internal roadway (Trump Place). The applicants have provided the following additional verified information:
 - The site will be permitted under SWFWMD/DEP ERP stormwater criteria;
 - One ingress/egress driveway located along the Trump Place cul-de-sac is proposed;
 - The site has adequate temporary parking and loading within the internal 60' wide drive aisles.
5. The site upon which the conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas.
 - a. The subject property will be fenced in with a 6' high chain-link fence and will be required to meet minimum screening/buffering requirements for the LI zoning district.
6. The propose site meets the applicable requirements of the zoning district in which it is located.
 - a. The subject property currently exceeds the minimum size/area requirements of the LI zoning district. The subject property is not considered a non-conforming lot and may be developed in accordance with LDC and building code requirements.
7. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.
 - a. The applicants have stated that: "Wall-Packs will be installed on each of the buildings to provide minimum security lighting required under the allowed illumen limits." All lighting will be reviewed at time of site plan review and shall not interfere with the approach zones of the nearby Zephyrhills Municipal Airport.
8. The proposed conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.
 - a. The proposed recreational vehicle storage is land-intensive, but will have a minimal impact on public infrastructure and utilities, noise/odor, and lighting. Therefore, it is not anticipated to interfere with or adversely affect public health, safety or welfare. Additionally, the applicants have stated "this project will provide a necessary use for the community for their personal RV and boat storage within a clean and secure facility.

III. RECOMMENDATION

Staff recommends approval.

The Site Plan Review Committee recommended approval at its regular meeting on August 16, 2022.

BUSINESS ITEM(S) 3.3

ANX/FLU/RZ-0011-22_Eiland Mixed Use

Simultaneous review of the following applications submitted by Gulf Coast Construction concerning +/-30 acres of real property, generally located on the north side of Eiland Boulevard, east of Fort King Road:

1. Annexation of +/-11.75 Acres into the municipal boundaries of the City of Zephyrhills - *Parcels 03-26-21-0010-05100-0000 & 03-26-21-0010-06100-0000*;
2. Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification of 21.92 Acres from County RES-6, RES-9 and City RU to City MU; and
3. Application to rezone, changing the zoning designations of the Subject Property from County AR, County AC, City R4 and City C2 to City PUD.

Issue:

Background:

Attachment(s):

1. Staff Report_Eiland_PC09.20.22
2. Map Series_Eiland MU
3. EXHIBIT A F.S. 163 Analysis (1) (1)
4. EXHIBIT B Premature Development; Urban Sprawl Analysis (1) (1)
5. EILAND Frontage Renderings

Fiscal Impact:

A. History | Application Summary

B. Site Information

1. Applicant/Owner:
2. File #:
3. Historic Designation:
4. Acreage:
5. Existing Land Use:
6. Current FLU:
7. Proposed FLU:
8. Existing Zoning:
9. Current Zoning:

Staff Recommendation:

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency



Staff Report

To: Mayor Whitfield and Planning Commission
From: Audrey McGuire, *Historic Preservation Specialist/Community Planner*
Re: ANX-0011-22_Eiland Mixed Use Project
Date: September 20, 2022

I. BACKGROUND INFORMATION

Request for simultaneous review of applications to annex, amend the city's Comprehensive Plan (Future Land Use Map Amendment) and rezone submitted by Gulf Coast Construction, encompassing approximately 29.38 acres of real property generally located on the north side of Eiland Boulevard, west of Fort King Road and east of Fountain Road (hereinafter "Subject Property"). The Subject Property is located within the boundaries of the City/County Joint Planning Area (JPA), as well as the city's Utility Service Area boundary.

SUBJECT PROPERTY – *See Attachment 1*

Owner(s): ACME Development Corporation & Clyde A. Biston
PO Box 1299
Crystal Springs, FL

Applicant(s): Gulf Coast Construction

Parcel/Tax ID No.	Address	Acres	Application Type(s)	Current Jurisdiction	Existing FLU	Existing Zoning
03-26-21-0010-02000-0000		4.52	FLU/RZ	CITY	RU	R4
03-26-21-0010-03600-0000		5.65				
03-26-21-0010-05100-0000		10.17	ANX/FLU/RZ	COUNTY	Pasco RES-6	Pasco AC
03-26-21-0010-06100-0000	37505 Eiland Blvd	1.58			Pasco RES-9	Pasco AR
03-26-21-0010-06100-0020	37531 Eiland Blvd	0.87	RZ	CITY	MU	OP
03-26-21-0010-06100-0010	37609 Eiland Blvd	1.62				
03-26-21-0010-06200-0000	37621 Eiland Blvd	1.24				
03-26-21-0010-06200-0010		3.17				
03-26-21-0010-05100-0010		0.54				
03-26-21-0010-39900-0010*	6571 Fort King Rd	0.02				

*NOTE: Parcel owned by the City of Zephyrhills (Lift Station)

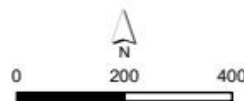
ANNEXATION APPLICATION

Application to annex approximately 11.75 acres of the Subject Property consisting of tax parcels 03-26-21-0010-05100-0000 (10.17 acres) and 03-26-21-0010-06100-0000 (1.58 acres) into the municipal boundaries of the City of Zephyrhills. The 11.75 acre portion of the Subject Property is currently located within Pasco County's jurisdiction, is located within the JPA and Utility Service area, and is surrounded by and contiguous to properties in the City on 3 sides.



Legend

-  Parcels to be Annexed
-  Subject Property Boundary
-  Zephyrhills City Limits



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 2: Aerial Project Location
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 2 of 9

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT – FLUMA – *See Attachment 2*

Application for a small-scale Comprehensive Plan amendment, Future Land Use Map Amendment (FLUMA) proposing to change the future land use classifications of approximately 11.75 acres of the Subject Property proposed for annexation from **County RES-6 and RES-9 to City MU (Mixed Use)**; and approximately 10.17 acres of the Subject Property currently located in the City from **RU (Residential Urban) to MU**.

Parcel/Tax ID No.	Acres	Existing FLU	Proposed FLU
03-26-21-0010-02000-0000	4.52	City RU (7.5-20 du/ga)	City MU (20 du/ga; 1.0 FAR)
03-26-21-0010-03600-0000	5.65		
03-26-21-0010-05100-0000	10.17	Pasco RES-6	
03-26-21-0010-06100-0000	1.58	Pasco RES-9	

REZONING – *See Attachments 3 & 4*

Application to rezone, proposing to change the zoning designation of the entire Subject Property to Planned Unit Development (PUD), allowing for the following:

- 13.395 Acres to be dedicated for Multi-Family Residential:
 - Maximum 267 Multi-Family Units – *Max. 20 du/ga for this portion¹ of the project;*
- 4.012 Acres to be dedicated for Mixed Use:
 - Maximum 80 Multi-Family Units – *Max. of 20 du/ga for this portion¹ of the project;*
 - Maximum 87,381 square feet of office/retail space – *0.50 Floor Area Ratio (FAR);*
- 3.916 Acres to be dedicated for Neighborhood Commercial Use:
 - Maximum 85,290 square feet of office/retail space – *0.50 FAR.*

The overall **maximum density** of the project site is +/-11.98 units per gross acre (347 total units). The floor area ratio allowed for non-residential development on the project site shall be 0.50 (up to 172,671 square feet).

Parcel/Tax ID No.	Acres	Existing FLU	Proposed FLU
03-26-21-0010-02000-0000	4.52	City R4	City PUD 11.98 Units per Gross Acres; 347 Max. Residential Units; 172,671 sq. ft. commercial/office space; 0.50 FAR Total Site Area: 29.38 Acres Project Area: 21.32 Acres Retention 8.06 Acres
03-26-21-0010-03600-0000	5.65	Max. 20 du/ga	
03-26-21-0010-05100-0000	10.17	Pasco AC	
03-26-21-0010-06100-0000	1.58	Pasco AR	
03-26-21-0010-06100-0020	0.87	City OP	
03-26-21-0010-06100-0010	1.62	0.50 FAR	
03-26-21-0010-06200-0000	1.24		
03-26-21-0010-06200-0010	3.17		
03-26-21-0010-05100-0010	0.54		
03-26-21-0010-39900-0010 ²	0.02		

¹ The maximum density of 20 du/ga is utilized only for determining the number of units allowed for this dedicated portion of the Subject Project and is not the total overall project density.

² City of Zephyrhills Lift Station – Parcel included so as not to create a “spot zone.”

II. DATA & ANALYSIS

CHARACTER ANALYSIS

The Subject Property is generally located on the north side of Eiland Boulevard, west of Fort King Road, east of Fountain Road, and south of the Valleydale Mobile Home Subdivision. Land uses in the surrounding area are generally office, commercial and higher-density residential, with some mixed low and medium density residential, and county retail office residential (ROR). The Subject Property is surrounded by properties in the City on three sides and meets the criteria for annexation, the proposed FLU classification of MU and zoning designation of PUD, allowing for a mix of office/retail and higher density residential is reflective of the general neighborhood; adjacent properties to the north, east and west; as well as anticipated growth patterns for the area.

- (A) East – Commercial Retail
- (B) West – Low-density residential, medium density mobile home subdivision, and higher-density multi-family congregate housing.
- (C) North – Medium density mobile home subdivision (Valleydale) and higher-density multi-family residential.
- (D) South – Single-family residential (zoned ROR) located in unincorporated Pasco County.

COMPATIBILITY/SUITABILITY ANALYSIS

ANNEXATION – Chapters 171.043 and 171.044, FS outlines the character and procedure requirements for voluntary annexation. The 11.75 acre portion of the Subject Property proposed to be brought into the City of Zephyrhills meets the criteria for annexation as: 1) it is contiguous to the current boundaries of the City; 2) it is reasonably compact; 3) it is not a part of another municipality; 4) it will be developed/utilized for urban purposes; and 5) its annexation will not result in the creation of a new enclave. The annexation will clear up a portion of an existing enclave in the City. Staff is coordinating with Pasco County staff as required by the Joint Planning Area (JPA) agreement.

FLUMA – The proposed FLUMA qualifies as a Small-Scale Comprehensive Plan Amendment (under 50 acres as of July 1, 2021). The proposed FLUMA is consistent with Chapters 163, Part II, FS; the City of Zephyrhills Comprehensive Plan, and the Land Development code.

- (A) The request to change the Subject Property's FLU classification from County RES-6, County RES-9 and City RU to City MU is consistent with the abutting properties, which are:
 - (1) Mobile Home/Recreational Vehicle (MH/RV, 5-18 du/ga) and Residential Urban (RU, 7.5-20 du/ga) to the north; and
 - (2) MH/RV, RU & Residential Estate (RE, 1 du/ga) to the west; and
 - (3) Mixed Use (MU, 20 du/ga; 1.0 FAR) to the east; and
 - (4) County RES-9 to the south.
- (B) The request consistent with the City of Zephyrhills Comprehensive Plan, Goals, Objectives and Policies, as evidenced by the Justification Report (attached) submitted by Shelly May Johnson, PA on behalf of the applicants.
- (C) Utility capacity is available for the proposed project at this time.
- (D) The applicants have submitted a Traffic Study Methodology which is currently in review by the City's traffic engineering consultants. A full traffic study will be submitted to determine necessary improvements at driveway entrances at the intersection of Fort King and Eiland. The Subject Property abuts Fort King Road

and Eiland Boulevard, both County owned/maintained roadways. A Pasco County Right-of-Way use permit will be required in the future.

REZONING – In accordance with Section 6.04.01, LDC, the purpose of a PUD is to encourage more creative and imaginative design than is generally possible under conventional zoning regulations. The City of Zephyrhills discourages single-use PUDs and the proposed PUD would provide for a mix of residential and office/retail. Office/retail uses should support the surrounding neighborhood and multi-family uses internal to the development.

- (A) The proposed zoning designation to PUD for a mix of higher-density multi-family residential and office/retail is consistent with the proposed FLU classification of MU.
- (B) The Subject Property contains +/-29.38 acres, meeting the minimum size requirement of 1.0 acres to establish a PUD.
- (C) The proposed zoning designation is consistent with the development patterns and zoning designations of the area and surrounding properties, which are:
 - (1) Mobile Home Subdivision (M1, 7.0 du/ga) and Multi-Family Residential (R4, 20 du/ga) to the north;
 - (2) M1, R4 and Estate Residential (ER, 2.0 du/ga) to the west;
 - (3) Community Commercial (C2, 1.0 FAR) to the east; and
 - (4) Pasco County Retail Office Residential to the south.
- (D) The proposed zoning designation and subsequent development will not exhibit premature development based on existing development patterns in the general vicinity and utility infrastructure availability.
- (E) In general, the following goals shall be met for a PUD:
 - (1) The proposed PUD shall be of such design that it will promote achievement of the stated purpose of the city's Comprehensive Plan.
 - (2) The development will efficiently utilize the available land and will protect and preserve, to the extent possible, natural features of the land such as trees, streams and topographic features.
 - (a) Approximately 7.26 acres on the north side of the subject property will be reserved for stormwater retention, open space and setback area from an existing pond/wetland area. Staff will work with the applicants during the site development plan review stage concerning the preservation of existing protected and grand trees, where possible.
 - (3) The development shall provide for harmonious and coherent site and building design that creates a sense of place.
 - (a) The proposed development will be harmonious with surrounding properties to the east, west and north. The proposed location of uses will allow for a site design which encourages walkability and a pedestrian-friendly environment.
 - (4) The development will be located in an areas in which transportation, police and fire protection and other public facilities and utilities, are or will be available to and adequate for the uses proposed; provided, however that the applicant may make provision for the facilities or utilities which are not presently available.

NATURAL, HISTORIC, CULTURAL & ARCHAEOLOGICAL RESOURCES

The following site characteristics are provided:

- (A) The Subject Property is located outside of the Zephyrhills Historic District and is not anticipated to impact any identified historical, cultural or archaeological resources. Should resources be found onsite during development, notification should be made to the City of Zephyrhills and the Florida Department of State, Division of Historic Resources.
- (B) A Protected Species Assessment will be required to be submitted at the time of Site Development Plan Review.
- (C) A portion of a Type 3 wetland exists on the northern-most parcel of the subject property. This area is proposed for wetland setback and stormwater retention. Negative impacts to the existing wetland is not anticipated.
- (D) The Subject Property is located with the **Basin of Special Concern** and additional stormwater compensation will be required. The Subject Property is generally located within Flood Zone X and is suitable for development; a portion of the two northern-most parcels of the Subject Property are within Flood Zone AE (this area is proposed for wetland setback and stormwater retention). All stormwater for the Subject Property shall be handled on site and in accordance with city standards.

PUBLIC SERVICE/FACILITIES IMPACT ANALYSIS

POLICE	Projected general police service demand is within the City's existing service capabilities. The Police Chief recommended approval of the project at the SPRC stage.
FIRE	It is anticipated that the projected general fire service demand is within the County's existing service capabilities.
POTABLE WATER	Potable water service and adequate capacity is currently available to the Subject Property. Maximum anticipated impact to the potable water system specific to this development is provided in Attachment 5 . The City is exploring options to ensure adequate water supply to support future growth in the city.
WASTEWATER	Wastewater service and adequate capacity is currently available to the Subject Property. Maximum anticipated impact to the wastewater system and treatment plant specific to this development is provided in Attachment 6 .
SANITATION (SOLID WASTE)	Domestic solid waste is collected by the City of Zephyrhills Sanitation Department and disposed of at the Pasco County transfer station on Handcart Road. Per the Comprehensive Plan, the minimum level of service is 1.5 tons per year per dwelling unit for residential uses. Service is available to the Subject Property.
STORMWATER	The Subject Property is located within a Basin of Special Concern and additional onsite compensation will be required.

COMPREHENSIVE PLAN & LDC CONSISTENCY – VERIFIED APPLICANT RESPONSE

The requested annexation, FLUMA and rezoning appears to be consistent with the Goals, Objectives and Policies of the City of Zephyrhills Comprehensive Plan and Land Development Code (LDC). A review of the Comprehensive Plan and LDC has been conducted by the applicant and verified by planning staff. Relevant goals, objectives and policies are identified in Attachment 7, Justification Report, provided by the applicants and response(s) verified by planning staff.

III. RECOMMENDATION(S)

Based upon the analysis contained herein, along with supporting documentation provided by Shelly M. Johnson, PA on behalf of the applicants, planning staff recommends approval of the applications to annex, amend the Future Land Use Map and rezone.

The Site Plan Review Committee recommended approval at its regular meeting on August 16, 2022.

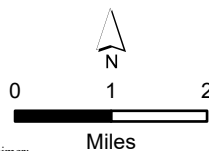
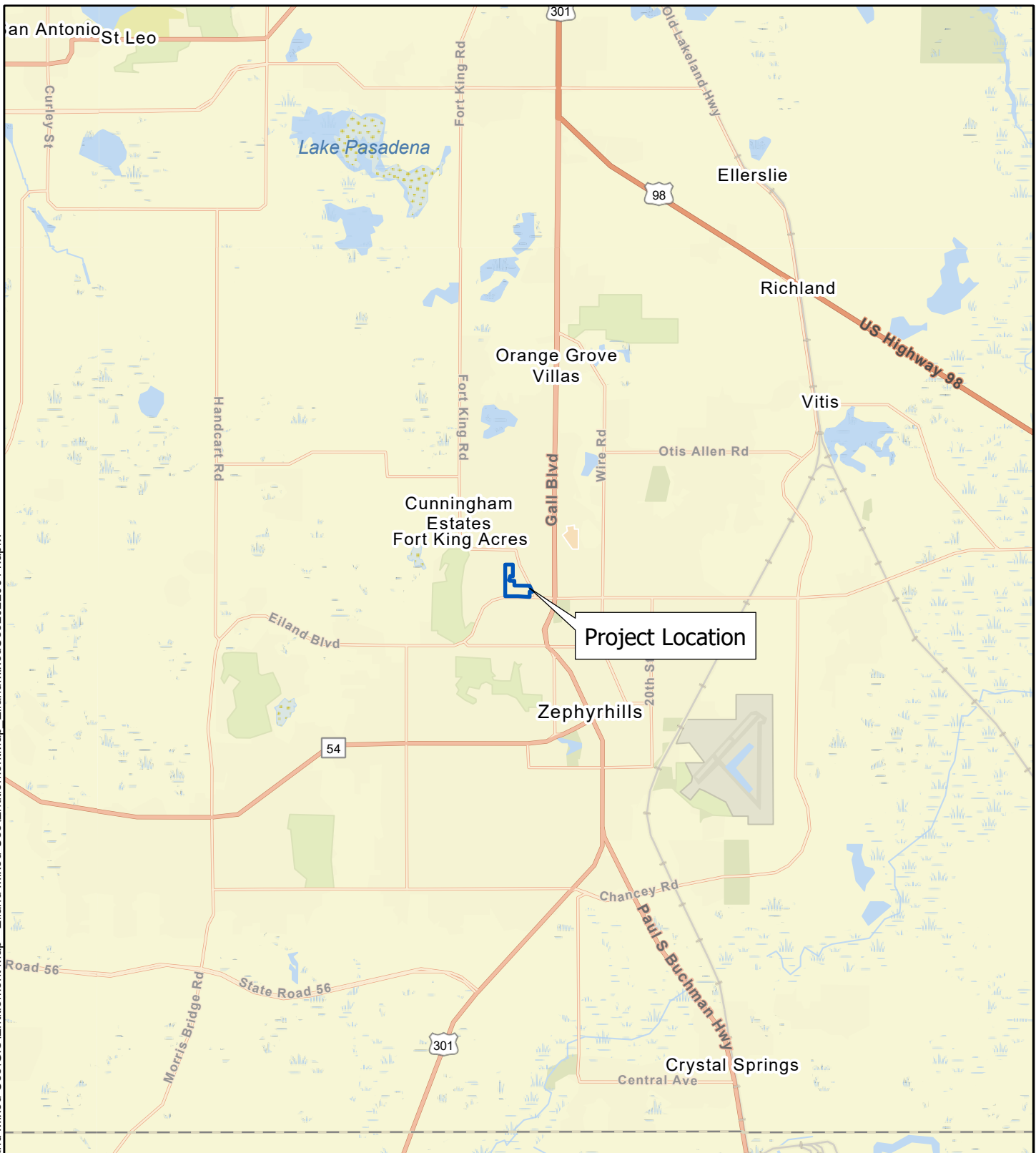
ATTACHMENT 1

Location Maps

Location Map

Aerial Project Location Map

G:\FLA\Projects\golf coast const\9972-00 Eiland Mixed-Use\GIS\EntitlementMap - Eiland Mixed-Use\EntitlementMap - EilandMixedUse20220314.aprx



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 1: Location Map
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 1 of 9

Prepared By: BGE

Scale: 1:90,000

Job No.: 9585-00

Date: Mar 14, 2022

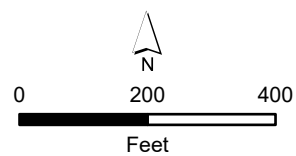
G:\FLA\Projects\golf_coast_const\9972-00 Eiland Mixed-Use\GIS\Entitlement Map - Eiland Mixed-Use\EntitlementMap EilandMixedUse20220314.aprx



Legend

-  Parcels to be Annexed
-  Subject Property Boundary
-  Zephyrhills City Limits

Basemap: NearMap November 14, 2021



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 2: Aerial Project Location
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 2 of 9

Prepared By: BGE

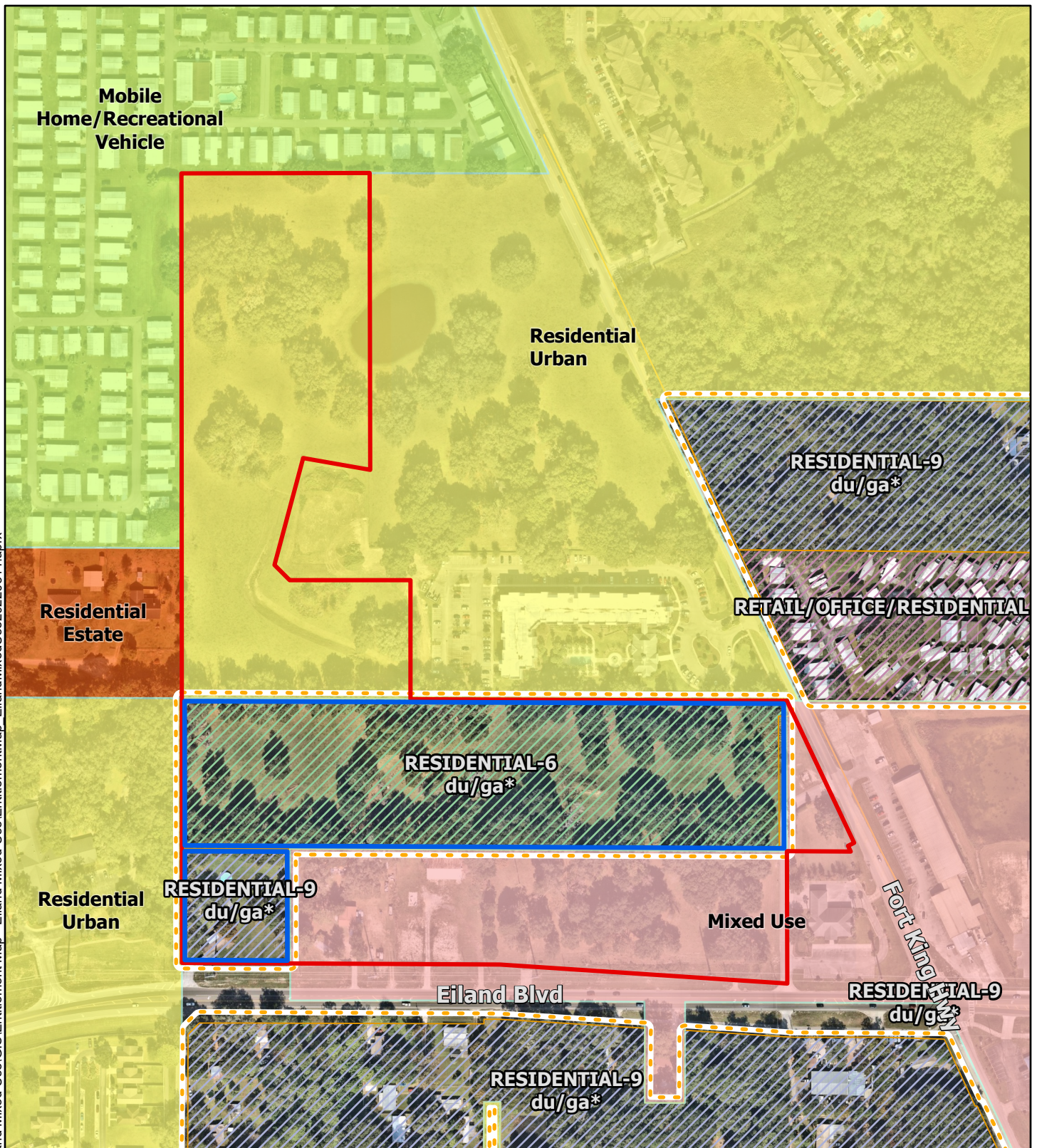
Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

ATTACHMENT 2
Future Land Use Maps
Existing Future Land Use
Proposed Future Land Use

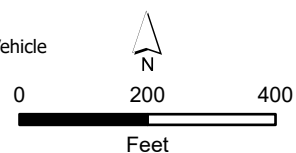
G:\FLA\Projects\golf_coast_const\9972-00 Eiland Mixed-Use\GIS\Entitlement Map - Eiland Mixed-Use\EntitlementMap EilandMixedUse202314.aprx



Legend

- Parcels to be Annexed
- Subject Property Boundary
- Zephyrhills City Limits
- Existing Future Landuse (Pasco)
- RESIDENTIAL-6 du/ga*
- RESIDENTIAL-9 du/ga*
- RETAIL/OFFICE/RESIDENTIAL

- Existing Future Land Use (Zephyrhills)
- Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.

BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 3a: Existing Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 5 of 9

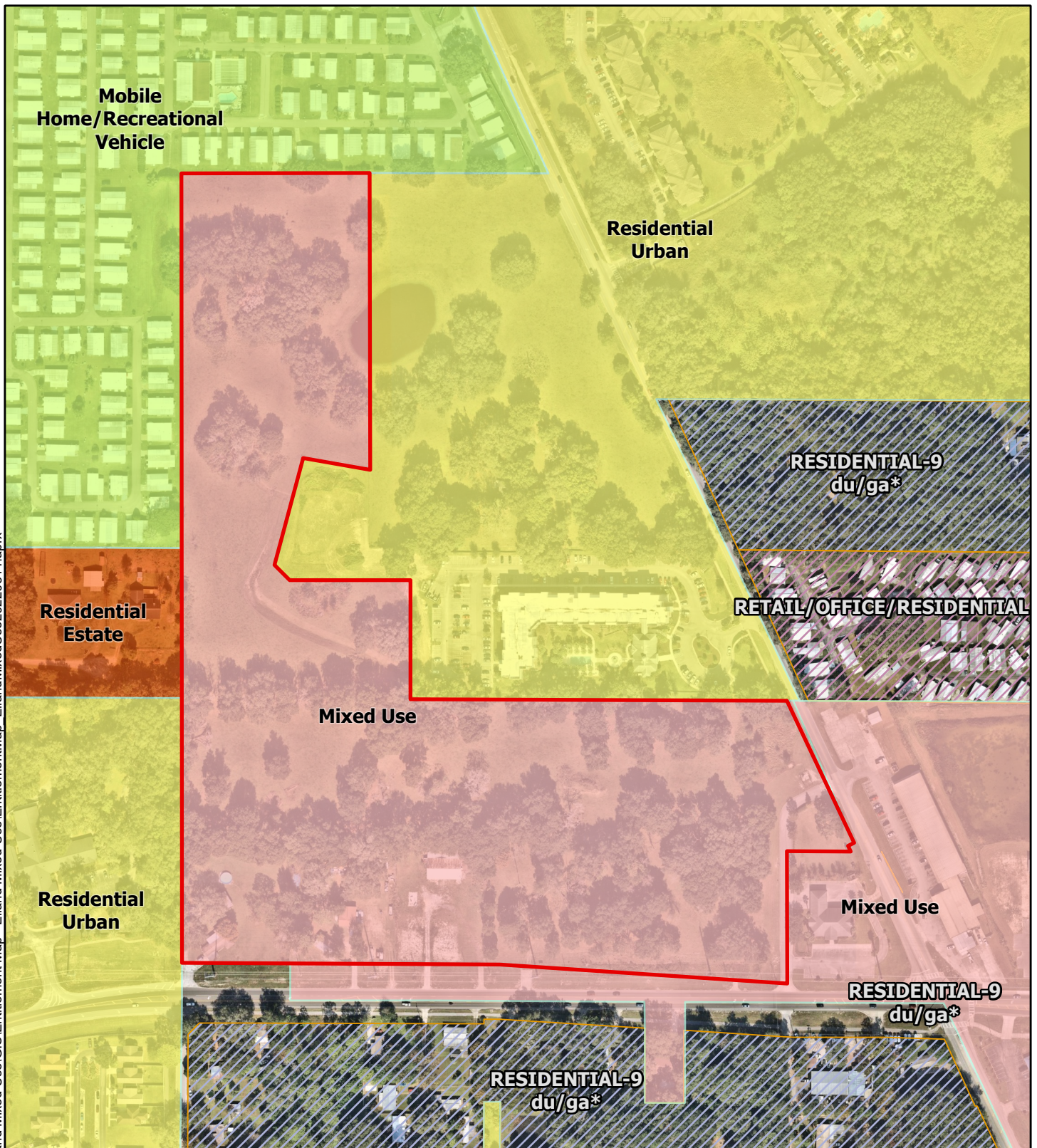
Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

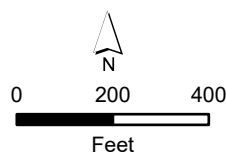
Date: Mar 14, 2022

G:\FLA\Projects\golf_coast_const\9972-00 Eiland Mixed-Use\GIS\Entitlement Map - Eiland Mixed-Use\EntitlementMap EilandMixedUse202314.aprx



Legend

- Subject Property Boundary
- Proposed Future Land Use (Zephyrhills)
 - Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban
- Proposed Future Land Use (Pasco)
 - EMPLOYMENT CENTER
 - GATEWAY HUB



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 3b: Proposed Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 6 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

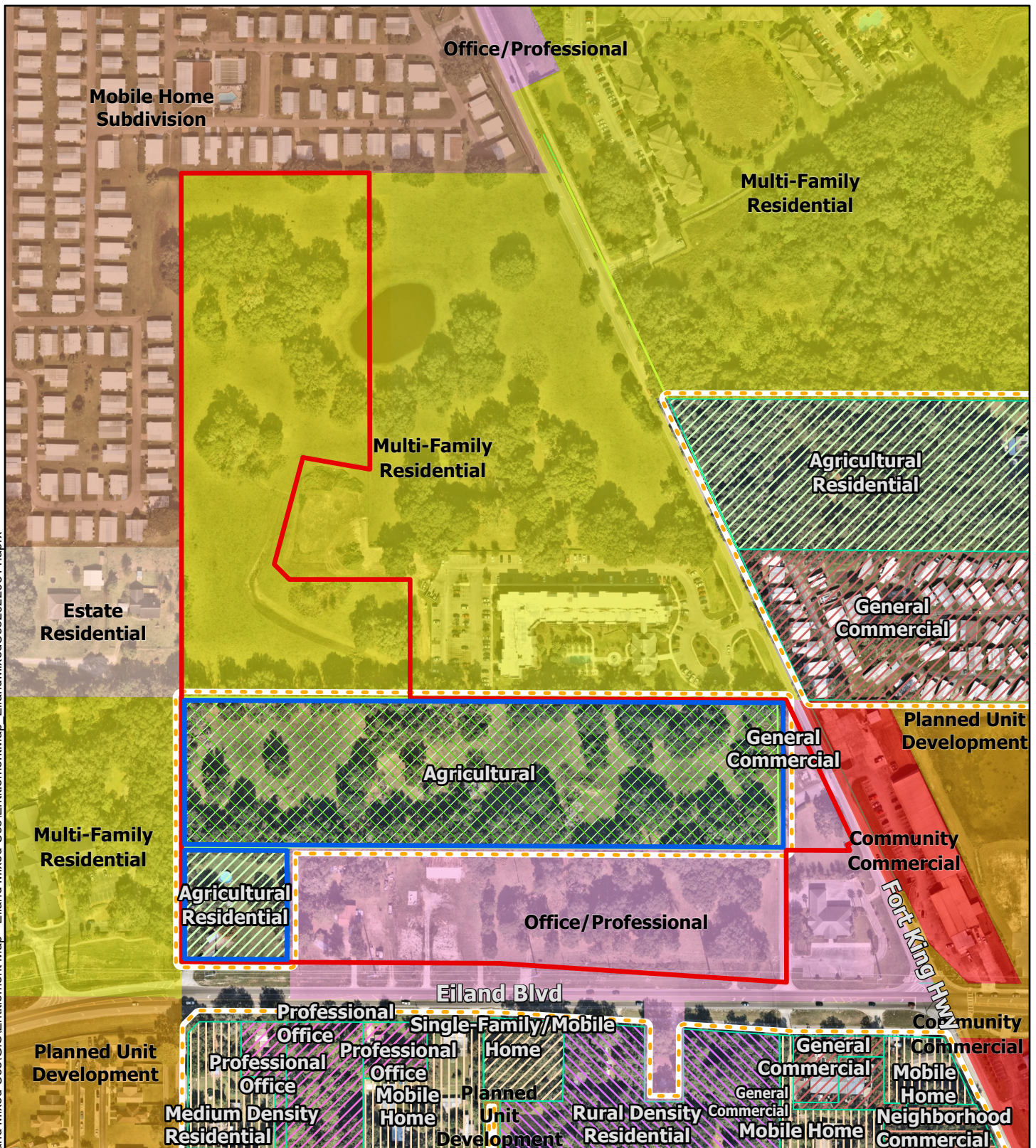
ATTACHMENT 3

Zoning Maps

Existing City & County Zoning

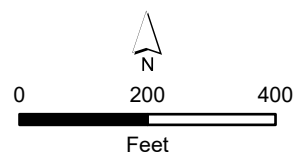
Proposed Zoning

G:\FLA\Projects\golf_coast_const\9972-00 Eiland Mixed-Use\GIS\Entitlement Map - Eiland Mixed-Use\EntitlementMap - EilandMixedUse202314.aprx



Legend

- | | |
|---------------------------|----------------------------|
| Parcels to be Annexed | Pasco County Zoning |
| Subject Property Boundary | Agricultural |
| Zephyrhills City Limits | Agricultural Residential |
| Zephyrhills City Zoning | General Commercial |
| Community Commercial | Medium Density Residential |
| Estate Residential | Mobile Home |
| Mobile Home Subdivision | Neighborhood Commercial |
| Multi-Family Residential | Professional Office |
| Office/Professional | Rural Density Residential |
| Planned Unit Development | Single-Family/Mobile Home |



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 4a: Existing City & County Zoning
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 3 of 9

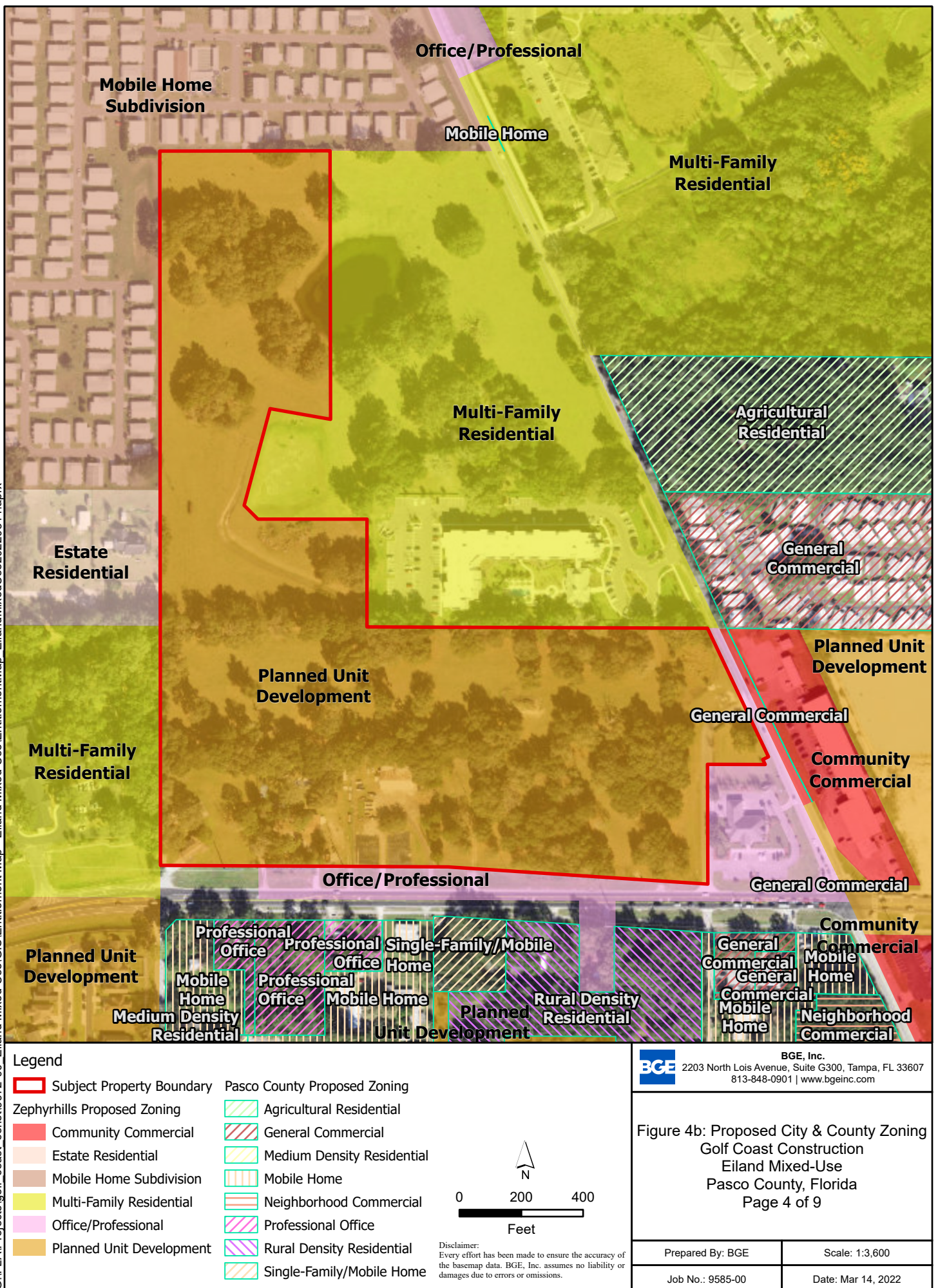
Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

G:\FLA\Projects\golf coast const\9972-00 Eiland Mixed-Use\GIS\Entitlement Map - Eiland Mixed-Use\EntitlementMap_EilandMixedUse20220314.aprx



ATTACHMENT 4

Eiland Mixed Use PUD Master Plan



A Parcel of land lying within Section 3, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE coincide at the Southwest corner of the Northeast 1/4 of said Section 3, those N.00°02'52"W, a distance of 140.73 feet to the North right-way line of Eland Boulevard; those continue along said West boundary, N.00°02'52"W, a distance of 1.7323 feet; those N.89°55'15"E, a distance of 1.7323 feet; those S.84°22'23"W, a distance of 140.10 feet; those S.00°00'00"E, a distance of 26.81 feet to the North boundary line of Tract 52, ZEPHYRUS COLONY COMPANY, Inc., Plat Book 2, Page 6; those along the North boundary line of Tract 52, then S.71°58'45"O2"E, a distance of 325.85 feet to the West right-way line of Fort King Boulevard; those S.25°20'35"E, a distance of 344.78 feet; those S.64°22'23"W, a distance of 15.04 feet; those S.25°28'18"E, a distance of 13.77 feet; those N.89°40'00"W, a distance of 139.98 feet; those S.00°02'28"E, a distance of 290.27 feet to the aforesaid North right-way line of Eland Boulevard; those along said North right-way line the following two (2) courses: (1) N.86°14'35"W, a distance of 631.68 feet; (2) N.89°41'20"W, a distance of 697.23 feet to the POINT OF BEGINNING.

A portion of Tract 50, of Zephyrhills Colony Company Lands in Section 03, Township 26 South, Range 21 East, as shown on the plat recorded in Plat Book 2, Page 6 of the Public Records of Pasco County, Florida and lying West of Fort King Road being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of said Section 3, thence along the South boundary line of the Northeast 1/4 of said Section 3, South 89°14'31" East 1327.95 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 3, thence along the West boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 3, North 00°08'11" West, a distance of 40.00 feet to the North right of way of Elwood Boulevard (Parcel 165) North 88°14'44" West along said right of way a distance of 15.03 feet to the East line of Tract 62 said Zephyrloch Colony, thence North 88°14'44" West along said right of way a distance of 15.03 feet to a curve commencing on the South line of said Zephyrloch Colony, a radius of 50.00 feet, a chord bearing S 11°12'03" East, a chord distance of 59.36 feet, thence Northeastly 24°51'11" East along said right of way a distance of 62.45'11", thence North 62°34'39" East, 36.70 feet to the POINT OF BEGINNING thence East 34°39'39" East along said right of way a distance of 30.00 feet to the West right of way line of Fort King Road, thence South 25°28'18" East along said right of way a distance of 30.00 feet, thence South 62°34'39" West leaving said north right of way a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 28.956 acres, more or less.

 NC
 MU
 MF
 PUBLIC
 R/W TACK
 STANDARD BUFFER
 ENHANCED BUFFER
 WETLAND
 MASTER STORM
 LINEAR PARK
 INTERIOR ROADWAY

PARCEL ID: 03-26-21-0010-06200-0010; 03-26-21-0010-06200-0000;
03-26-21-0010-06100-0010; 03-26-21-0010-06100-0020;
03-26-21-0010-06100-0000; 03-26-21-0010-05100-0000;
03-26-21-0010-03500-0000; 03-26-21-0010-03600-0000;
03-26-21-0010-02000-0000; 03-26-21-0010-05100-0010;

PROJECT AREA: 29.38 AC (1,279,793 SF)

APPLICANT: GOLF COAST CONSTRUCTION

OWNERSHIP: ACME DEVELOPMENT CORPORATION
BISTON CLYDE A
SUMMERSET APARTMENTS LIMITED

CURRENT FUTURE LAND-USE: MIXED USE (CITY)
RESIDENTIAL URBAN (CITY)
RESIDENTIAL-9 (COUNTY)
RESIDENTIAL-6 (COUNTY)

TOTALS	
TOTAL AREA:	29.38 AC (1,279,793 SF)
TOTAL RESIDENTIAL UNITS:	347 UNITS
MAX. TOTAL DENSITY:	11.98 UNITS/GROSS ACRE
TOTAL COMMERCIAL SPACE:	172,671 SF
MAX FAR:	0.14 FAR

TABLE 1: Allowable Use Types

By Right -	Uses that are allowed within the PUD.
By Warrant -	Uses that may be considered and will need City approval before being allowed.

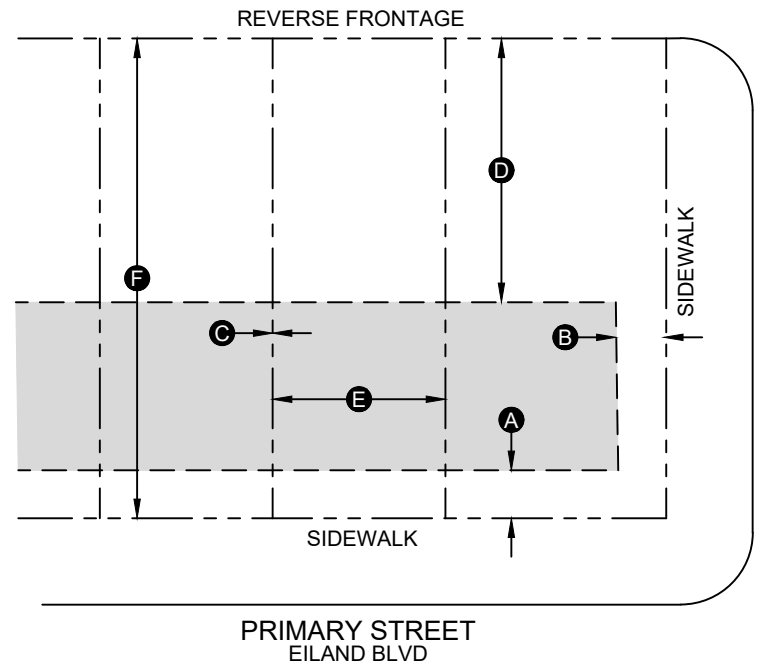
By Right - Uses that are allowed within the PUD.

By Warrant - Uses that may be considered and will need City approval before being allowed.

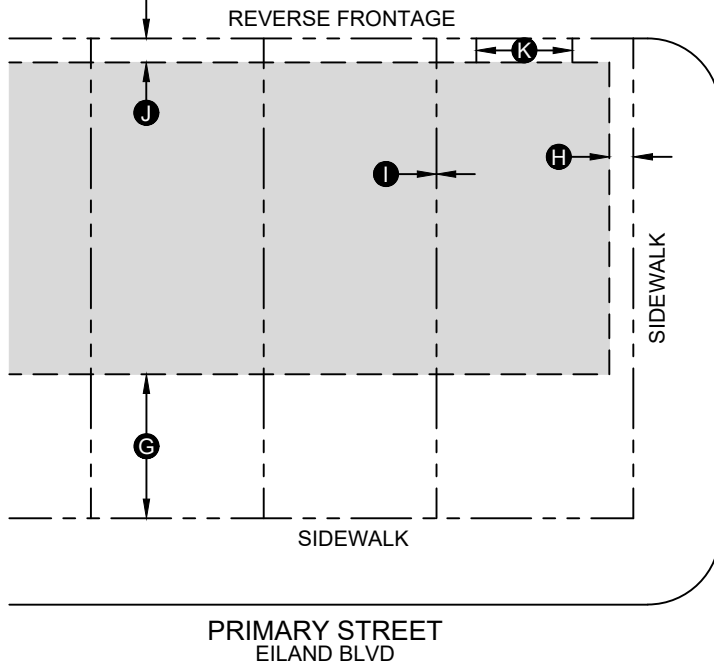
If no box is present the use is not allowed within the PUD.

Page 54 of 88

NC: Neighborhood Commercial

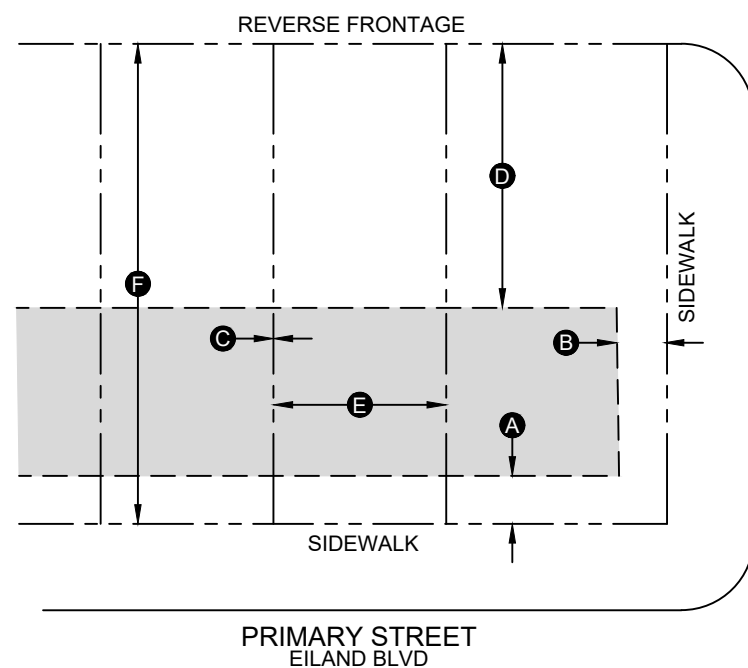


Building Placement	
Build-to Line (Distance from Property Line)	
Front	10' A
Side	10' B
Setback (Minimum Distance from Property Line)	
Side	5' for Detached C 0' for Attached D
Rear	65' E
Lot Size	
Width	25' min. for Detached F 15' min. for Attached G
Depth	200' min. H
Miscellaneous	
Entire BTL must be defined by a building or 2'-6" to 4'-6" high fence or stucco or masonry wall	
For irregular shaped lots, the lot depth on one side may be reduced if the average lot depth is at least 100'.	
Building Form	
Height	
Main Building	1 Stories min. 2 Stories max.
Ancillary Building	N/A
Ground Floor Finished Level	6" max. above sidewalk
Ground Floor Ceiling	10' min. clear
Miscellaneous	

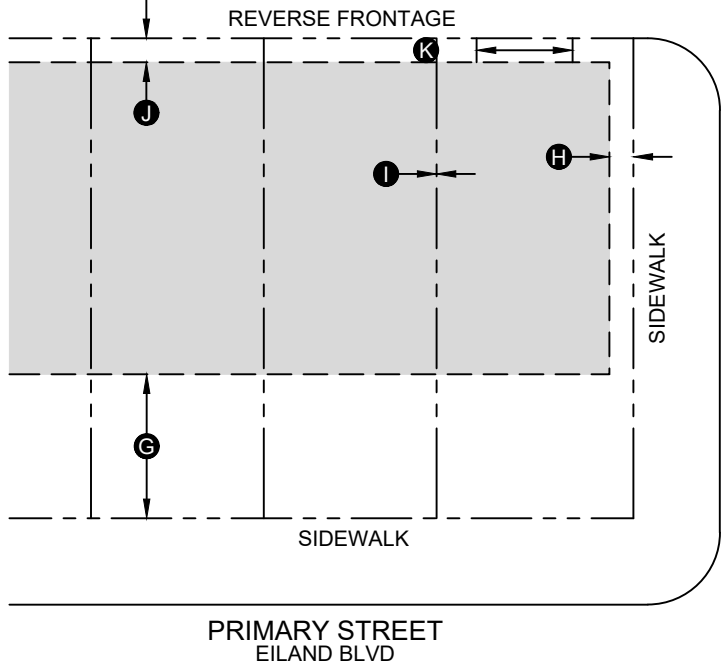


Parking	
Spaces	
Office / Retail / Personal Services	
Ground floor < 3,000 sf	none required
Ground floor > 3,000 sf	1 space / 500 sf
Upper floors	1 space / 1,000 sf
Lodging	1 space/bed
Location (Distance from Property Line)	
Front Setback	30' min. C
Side Street Setback	5' min. D
Side Setback	0' min. E
Rear Setback	5' min. F
Miscellaneous	
Parking Drive Width	20' min. G
See Table 2 for parking dimensions	
See Table 3 for shared parking	
Allowed Use Types*	
Ground Floor	Residential, Lodging, Office, Retail, Personal Service
Upper Floors	Residential, Lodging, Office, Retail, Personal Service
See Table 1 for specific regulations for each Use Type.	

MU: Mixed Use

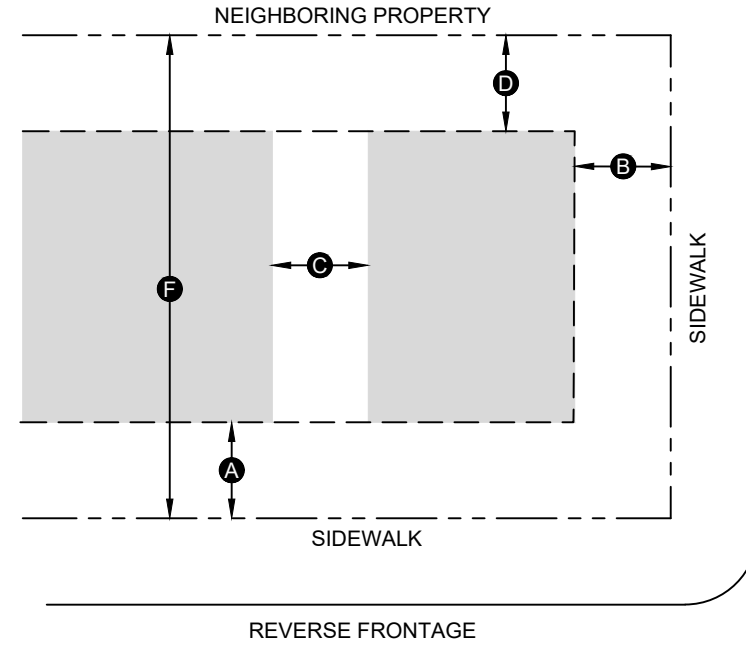


Building Placement	
Build-to Line (Distance from Property Line)	
Front	10' A
Side	10' B
Setback (Minimum Distance from Property Line)	
Side	5' for Detached C 0' for Attached D
Rear	65' E
Lot Size	
Width	25' min. for Detached F 15' min. for Attached G
Depth	200' min. H
Miscellaneous	
Entire BTL must be defined by a building or 2'-6" to 4'-6" high fence or stucco or masonry wall	
For irregular shaped lots, the lot depth on one side may be reduced if the average lot depth is at least 100'.	
Building Form	
Height	
Main Building	2 Stories max.
Ancillary Building	N/A
Ground Floor Finished Level	6" min. above sidewalk
Ground Floor Ceiling	10' min. clear
Miscellaneous	

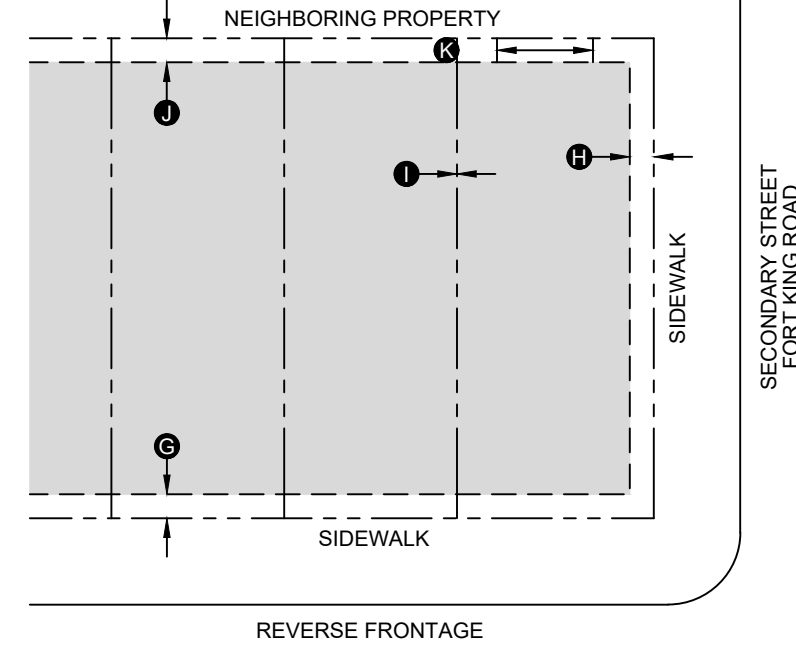


Parking	
Spaces	
Residential	1 space / 1 bed 1.5 space / 2 bed 2 space / 3+ bed
Office / Retail / Personal Services	
Ground floor < 3,000 sf	none required
Ground floor > 3,000 sf	1 space / 500 sf
Upper floors	1 space / 1,000 sf
Lodging	1 space/bed
Location (Distance from Property Line)	
Front Setback	30' min. C
Side Street Setback	5' min. D
Side Setback	0' min. E
Rear Setback	5' min. F
Miscellaneous	
Parking Drive Width	20' max. G
Handicap parking for non-residential uses must be provided on-site.	
See Table 3 for shared parking.	
Allowed Use Types*	
Ground Floor	Residential, Lodging, Office, Retail & Personal Service
Upper Floors	Residential, Lodging, Residential Office
See Table 1 for specific regulations for each Use Type.	

MF: Multi-Family



Building Placement	
Setback (Minimum Distance from Property Line)	
Front	20' A
Side	20' B
Rear	20' C
Separation (Minimum Between Buildings)	
Between Buildings	20' D
Lot Size	
Width	25' min. E
Depth	N/A F
Miscellaneous	
For irregular shaped lots, the lot depth on one side may be reduced if the average lot depth is at least 100'.	
Building Form	
Height	
Main Building	4 Stories max.
Ancillary Building	2 Stories max.
Ground Floor Finished Level	6" min. above sidewalk
Ground Floor Ceiling	10' min. clear
Miscellaneous	



Parking	
Spaces	
Residential	1 space/ 1 bedroom 1.5 spaces/ 2 bedrooms 2 spaces/ 3+ bedrooms
Lodging	1 space/bed
Location (Distance from Property Line)	
Front Setback	5' min. C
Side Street Setback	5' min. D
Side Setback	5' min. E
Rear Setback	5' min. F
Miscellaneous	
Parking Drive Width	20' max. G
Handicap parking for non-residential uses must be provided on-site.	
See Table 3 for shared parking.	
Allowed Use Types*	
Ground Floor	Residential & Lodging
Upper Floors	Residential & Lodging
See Table 1 for specific regulations for each Use Type.	

TABLE 2: Parking Geometry				
Standard	90°	60°	45°	0°
	9'	9'	9'	8'
	18'	18'	18'	18'
	20.1'	19.1'		
	18'	16'		
Aisle Width	Two-Way	24'	20'	20'
	One-Way	16'	14'	10'
Aisle Width	Two-Way	20'	20'	20'
	One-Way	14'	14'	10'
Compact	90°	60°	45°	0°
	8'	8'	8'	7'
	16'	16'	16'	16'
	17.9'	17'		
	15.9'	14.2'		
Aisle Width	Two-Way	24'	20'	20'
	One-Way	16'	14'	10'
Aisle Width	Two-Way	20'	20'	20'
	One-Way	14'	14'	10'
Miscellaneous				
Handicap parking spaces to be provided per ADA standards.				
25% of the total parking spaces provided may be compact. Compact spaces may be increased to 50% if vehicle charging station(s) are provided on site.				
Aisle width not along parking.				

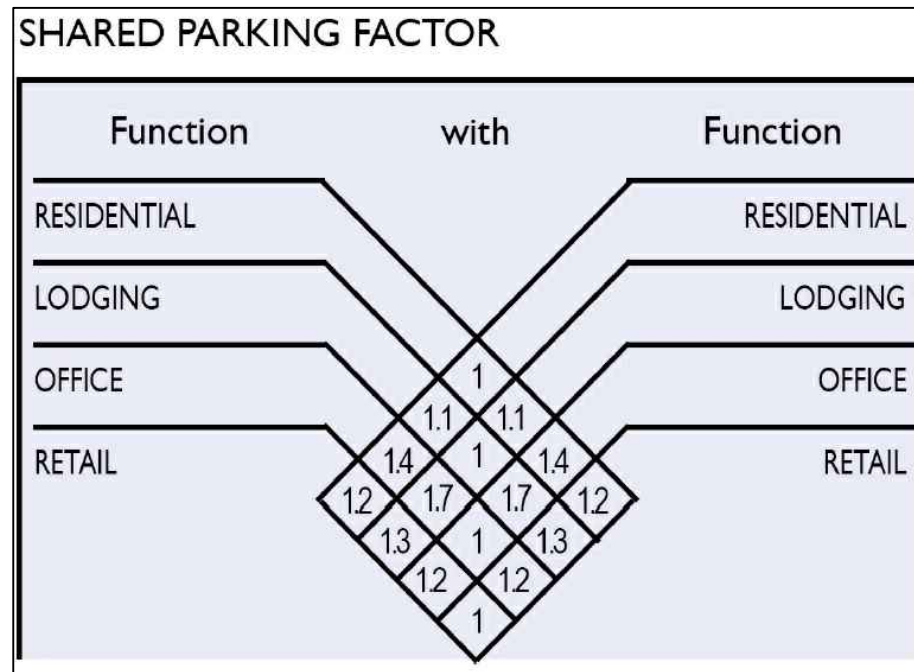
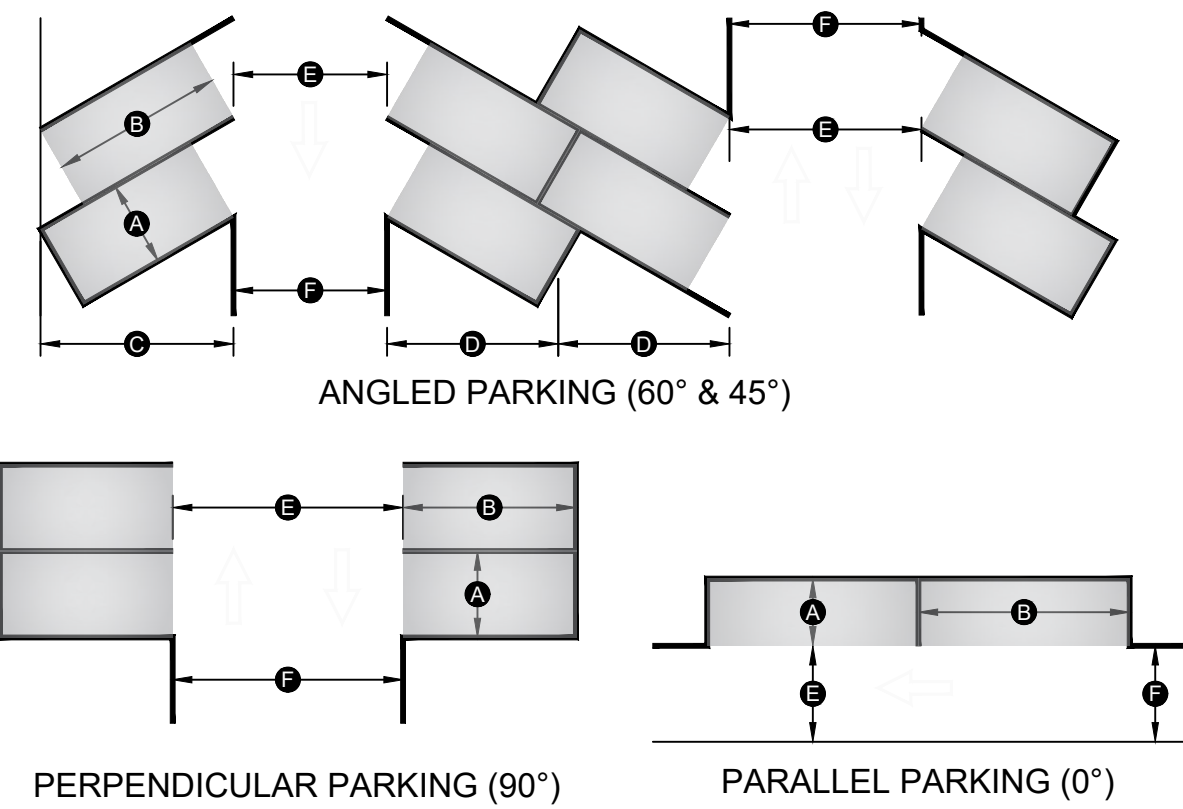
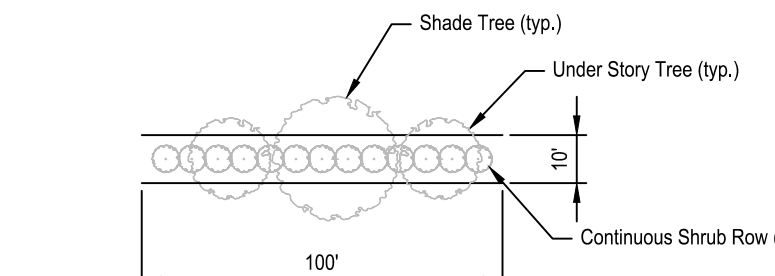
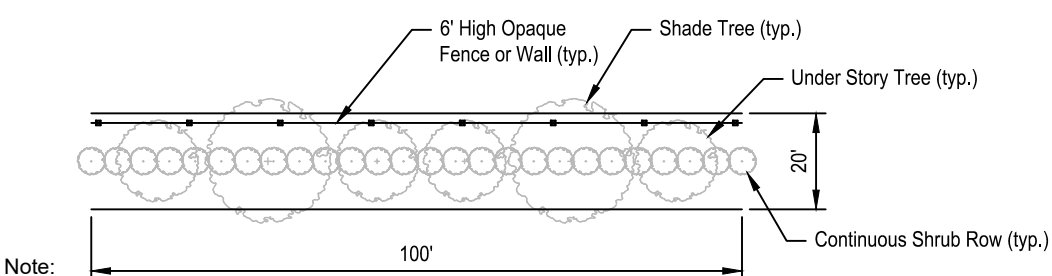


Table 11: Parking Calculations. The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effect Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

Standard Buffer	
(for every 100 LF)	
• 1 Shade Tree	
• 2 Under Story Trees	
• 2' High Berm (2' average height, 1' min.) Along Right-Of-Way	



Enhanced Buffer	
(for every 100 LF)	
• 2 Shade Trees	
• 4 Under Story Trees	
• Continuous Row of Shrubs 18" High @ Planting	
• 6' High Opaque Fence or Wall (see note #2)	
• 3' High Berm (3' average height, 2' min.)	



- Note:
- (2) under story trees can be substituted for shade tree when overhead utilities are within 20 feet from buffer center line.
 - Walls and fences will follow ZLDC 7.07.00

PARCEL DETAILS:

- 03-26-21-0170-00000-1310
COMTOIS PAUL HEWETT & ZAMPIER JEAN COMTOIS
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1320
NEBBITT HARWOOD R & REID WENDY R
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1330
ARMSTRONG RICHARD A & CAROLYN N
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1340
DENNIS ROBERT S & ROSEMARIE
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1350
SUMMERS MURRAY & MARGARET
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1360
YORK ROYCE R & RANDY A
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1370
OCHSENREIDER JOAN
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1380
LIGGETT JOAN & COUGHLIN MARGARET ANN
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-0R01
VALLEYDALE RO ASSOCIATION INC
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1470
COPELAND WILLARD J JR & DOROTHY L
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1480
LEMAX BERNARD J
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1490
DEMATEO DEBORAH ET AL
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1500
TURNER ALAN R & LORRAINE E
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1510
ROOT BRADLEY & KATHLEEN M
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-0S00
VALLEYDALE RO ASSOCIATION INC
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)

PARCEL DETAILS:

- 03-26-21-0170-00000-2000
HOLMAN TANYA DAUER
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1980
WEBSTER DAVID T & MARY J
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0170-00000-1990
RIGTERINK RODNEY ALLEN & ROCHE
CURRENT FUTURE LAND USE: MOBILE HOME/RECREATIONAL VEHICLE
CURRENT ZONING: MOBILE HOME SUBDIVISION (M1)
- 03-26-21-0010-06800-0050
HAMZA MOHAMMAD ANFAS L K G AHA
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: MOBILE HOME (RMH)
- 03-26-21-0010-06800-0040
RAHMAN SHAMS UR
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: PROFESSIONAL OFFICE DISTRICT (PO1)
- 03-26-21-0010-06800-0020
PARS PROPERTIES INVESTMENT GROUP INC
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: PROFESSIONAL OFFICE DISTRICT (PO1)
- 03-26-21-0010-06800-0010
MARTINEZ ALDOES JAVIER & MART
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: PROFESSIONAL OFFICE DISTRICT (PO1)
- 03-26-21-0010-06800-0030
BOUCHER RONALD E
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: MOBILE HOME (RMH)
- 03-26-21-0010-06700-001A
PENDERDAST MICHAEL R JR
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: MOBILE HOME (RMH)
- 03-26-21-0010-06700-001C
BAXTER DENNIS C & KATHERINE J
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: RURAL DENSITY RESIDENTIAL (R1)
- 03-26-21-0010-06700-0011
STEVENS PAULETTE
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: RURAL DENSITY RESIDENTIAL (R1)
- 03-26-21-0010-06700-0010
DUNTON AMANDA & ROBERT III
CURRENT FUTURE LAND USE: MIXED USE (MU)
- 03-26-21-0010-06700-0000
PAK INVESTMENTS LLC
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: RURAL DENSITY RESIDENTIAL (R1)
- 03-26-21-0010-06600-0030
MAXON ROBERT A & CHERYLL
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: GENERAL COMMERCIAL (C2)
- 03-26-21-0010-06600-0010
MAXON ROBERT A & CHERYLL
CURRENT FUTURE LAND USE: RESIDENTIAL-9 (RES-9)
CURRENT ZONING: MOBILE HOME (RMH)
- 03-26-21-0020-00000-0022
CB & MM INVESTMENTS LLC
CURRENT FUTURE LAND USE: MIXED USE (MU)
CURRENT ZONING: COMMUNITY COMMERCIAL (C2)



BGE, Inc.
2203 N. Lois Avenue, Suite G300
Tampa, FL 33607
Tel: 813-848-0901 • www.bgeinc.com
FL Registry No. 32116

Copyright 2022

GOLF COAST CONSTRUCTION, INC.

EILAND MIXED-USE

MASTER PLAN UNIT DEVELOPMENT

DETAILS AND NOTES

DATE	APR
DESCRIPTION	REV
PROJECT NO.	9927-00
DESIGNED BY:	SK
REVIEWED BY:	9-14-2022

C1-2

ATTACHMENT 5

Potable Water

Eiland Utility Demand Calculations

05/31/2022

Potable

Parcel (ac)	Unit Type (Type)	Unit Count (# or sq-ft)	Residential Unit (persons)	Total Residential Units (ERU)	ERU (gal/day/ERU)	ADF (gpd)	ADF (GPM)	MDF (GPM)
14.3	MF	286	2.5	715	300	214500	149	501
3.4	MF	68	2.5	170	300	51000	35	119
	Office/Retail	74052	-	-	-	-	5	10
3.8	Office/Retail	82764	-	-	-	-	6	11
							195	641

Notes:

1. Design criteria based off "Technical Standards for Water Distribution System Construction Specification Manual City of Zephyrhills, Florida," April 2020.
2. ADF for domestic calculated 300 gal per day per equivalent unit, with 2.5 persons per multi-family dwelling unit.
3. MDF for multi-family units calculated using 0.7 GMPM per dwelling unit.
4. Office/Retail demands are estimated based on "Public Facilities Element City of Zephyrhills 2025 Comprehensive Plan."
5. Office/Retail potable demands are back calculated from sewage estimated flows.
6. Office/Retail potable demand = sewage demand x 1.25.
7. Office/Retail MDF peaking factor assumed to be 2 x ADF.

ATTACHMENT 6

Wastewater

Eiland Utility Demand Calculations

05/31/2022

Sanitary

Parcel (ac)	Unit Type (Type)	Unit Count (# or sq-ft)	Residential Unit (persons)	Total Residential Units (ERU)	Estimated Domestic Sewage Flows (gpd)	ADF (gpd)	ADF (GPM)
14.3	MF	286	2.5	715	450	321750	223
3.4	MF	68	2.5	170	450	76500	53
	Office/Retail	74052	-	-	0.1	7405.20	5
3.8	Office/Retail	82764	-	-	0.1	8276.40	6

287

Notes:

1. Office/Residential demands are estimated based on "Public Facilities Element City of Zephyrhills 2025 Comprehensive Plan."
2. Assumed 3 bedroom apartments for conservative assumption.

ATTACHMENT 7
Justification Report
Shelly M. Johnson, Esq.

SHELLY MAY JOHNSON, PA
ATTORNEYS AT LAW

6400 Madison Street, New Port Richey, Florida 34652
TELEPHONE: (727) 376-7300
FAX: (727) 376-7337

**Mixed Use Development Annexation; FLUM and
Rezoning Amendments Application**

**AMENDED PD ZONING REPORT AND PROJECT
NARRATIVE**

This land use amendment and rezoning to a mixed-use development (PUD) is in conjunction with a corresponding annexation into the city and a large-scale comprehensive plan amendment (CPAL) to the Mixed Use (MU) Future Land Use (FLU) classification. The area subject to this rezoning, CPAL, and annexation is located West of Fort King and North of Eiland Blvd.

As a result of the annexation, a City FLU classification and Zoning District are required. In order to ensure the smooth transition of the area from unincorporated Pasco County into the City, the applicant is submitting all three (3) applications concurrently.

The Applicant is proposing a mixed-use development of retail/office and multifamily development. The Applicant is proposing a density of 286 multi-family du's with the potential to develop 60 additional multi-family units abutting Eiland Blvd. The 286 units will be part of a larger mixed used development with the parcels directly abutting Eiland Blvd which are proposed with this request to be developed with either/or of retail and office or an additional 60 multi-family units.

1. ANALYSIS FOR COMPLIANCE

A. Consistency with the Comprehensive Plan

The proposal includes an annexation of property in conjunction with a corresponding land use amendment from County RES-6 to the City's MU FLUM designation. The area is comprised of a variety of land uses included County ROR (Retail Office Residential) and RES-9.

FUTURE LAND USE ELEMENT

The City of Zephyrhills is situated as the center of a growing urban region. While opportunities exist for significant new development within the city boundaries and expansion is expected through annexation, the City is strongly focused on infill and redevelopment and the management of its growth through enhanced annexation policies and improved coordination with Pasco County. The Comprehensive Plan policies provide a framework for Mixed use land use categories.

The purpose of the Mixed-Use category is to achieve a more balanced mix of uses to increase convenience and provide greater transportation choices. When a wide variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for improved mobility and reduced congestion. Infill development success can be enhanced by planning a mutually supportive mix of uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or recreational amenities can enhance the attractiveness of infill development. Infill development can fill gaps to benefit the entire neighborhood including existing residents, for instance by including a grocery store or park where none exists.

Locational Characteristics

This category is generally appropriate to locations within the urban area that are appropriate for more intensive residential, office and retail commercial uses. These areas are typically in close proximity to and served by the arterial highway network where mixed use developments allow interaction among land uses and encourage mass transit and non-vehicular trips.

Residential. This category encompasses the full range of residential uses including single family detached units, single family attached (duplex/triplex) units, multi-family developments, and mobile homes, mobile home parks and subdivisions, recreational vehicle campgrounds.

Availability of Facilities and Services to Serve Existing Land Uses

Traffic Circulation. All areas of the city are served by adequate transportation facilities. All roadways are operating at acceptable levels of service although deficiencies for US 301 are projected during the planning period.

Sanitary Sewer. The wastewater collection and treatment system are expected to have adequate capacity during the planning period. The wastewater treatment plant has been retrofitted to provide treated wastewater for reuse.

Solid Waste The Pasco County Resource Recovery Facility, with a design capacity of 1,050 tons per day, provides adequate solid waste disposal for the County, its municipalities, and municipalities outside Pasco County. The City is responsible for solid waste collection.

Drainage There are few areas of the City which experience flooding with average rain events. Areas that have experience flooding recently are the Silver Oaks and Meadowood subdivisions. Measures are being taken by the City to conduct a city-wide master stormwater drainage plan. The plan will identify areas with drainage problems and solutions. Otherwise, the City system appears to be operating at a satisfactory level relative to the issue of flooding. As new development and redevelopment are permitted, stormwater facilities are being brought up to current standards per Southwest Florida Water Management District rules.

Potable Water

The Public Facilities Element indicates that the potable water distribution system will be adequate throughout the planning horizon.

As evidenced by the remainder of the application narrative, reports and data , the development proposal comports with a variety of Goals Objectives and Policies of the City’s Comprehensive Plan such as:

GOAL

LU-1:

To achieve an economically and diversified tax base that ensures:

- a. that the residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base.

POLICY

LU-1-6-2:

The Mixed Use (MU) land use designation shall recognize areas well-suited for mixed use with intensive residential, office, and retail development and shall be consistent in character with surrounding uses, transportation facilities, and natural resources. The mixed-use nature of this category is intended to reduce, and possibly eliminate, the proliferation of strip commercial development in the City and reduce vehicle miles traveled through internal capture

POLICY

PUB-1-2-2:

No building permits will be issued for new residential, office or commercial development which is not served by a public water supply.

POLICY

PUB-5-2-1:

The design of drainage facilities shall comply with the ambient water quality standards of SWFWMD, DEP, and Chapter 17 – 25 and other applicable water quality regulations for discharge.

POLICY

PUB-5-1-2:

Developers will be financially responsible for on-site stormwater detention.

POLICY

PUB-4-1-2:

New development or redevelopment is not permitted unless the finished floor elevation is at least 8 inches above the crown of the adjacent road unless waived by the Building Official and at or above the 100-year flood elevation.

**POLICY
PUB-4-1-3:**

All new development or redevelopment is required to provide on-site retention of stormwater of sufficient capacity to assure that post-development runoff is no greater than pre-development runoff. The adopted level of service standard is a 25-year storm of 3.6 inches of rainfall in 1 hour. Improvements undertaken to correct existing localized ponding of water will be based on meeting or making progress toward achievement of the adopted LOS standards for drainage facilities. The City will vigorously enforce present policy to require all development to connect to a public sewer when the wastewater collection line is within 200 feet of the property.

**POLICY
PUB-2-2-2:**

Future annexations will not be approved if existing of proposed development is/would be on septic tanks and lies within an area of concern as described above unless the landowner and City agree to extend the wastewater collection system.

**POLICY
PUB 2-2-3:**

B. Consistency with F.S. 163 & 171

The proposal complies with F.S. 171. The property is adjacent to city property and the annexation will not create an enclave.

Staff should note that pursuant to Section 163.3177(6)(a)4, the amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and may not be limited solely by the projected population. According to Section 163.3177(6)(a)8, F.S. Future Land Use map amendments shall be based on the following analyses:

a. An analysis of the availability of facilities and services.

See Exhibit C and the enclosed Transportation Study. The proposed amendment is consistent with available water supplies, public facilities and services. The developer will be providing the necessary infrastructure to make the connections to Utilities.

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

See the Environmental and Cultural Assessment reports were submitted with the original

package

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

See Exhibits A and B. Additionally the proposed development is uniquely situated between an existing multi-family development, a mobile home park, and nonresidential uses. A mixed-use development as proposed provides for infill development as well as a transitional use for the surrounding area. This mixed-use community will provide the necessary supply of residential housing stock (see Exhibit A) that is currently in under-supply and will thus strengthen and diversify the community's economy by providing a diversity of housing options as well as new employment options and opportunities. All of these factors will work collectively to make this area a vibrant economic contributor to the City's economy.

D. Consistency with LDC (Zoning) Ordinances and City Ordinances

Please see the enclosed Plan which has been created consistent with the applicable comprehensive plan goals and objectives and land development regulations. The intent of the planned development (PD) district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. The Applicant has provided analysis as well as a variety of reports, cultural, environmental, transportation that demonstrates that the development will efficiently utilize the available land and will protect and preserve to the extent possible, natural features of the land such as trees, streams and topographic features. The development will provide for harmonious and coherent site and building design that creates a sense of place and is located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are available and adequate for the uses proposed.

d. Local Development Pattern

As can be seen on the Plan, the zoning results in a logical and orderly development pattern. The properties are surrounded by commercial and residential urban density development. The office and neighborhood commercial uses along Eiland Blvd. and the multi-family development transitioning north into additional existing multi-family development at this intersection is an appropriate transition in the development pattern that has been established for this area. the proposed development is uniquely situated between an existing multi-family development, a mobile home park, and non-residential uses. A mixed-use development as proposed provides for infill development as well as a transitional use for the surrounding area. This mixed-use community will provide the necessary supply of residential housing stock (see Exhibit A) that is currently in under-supply and will thus strengthen and diversify the community's economy by providing a diversity of housing options as well as new employment options and opportunities. All of these factors will work collectively to make this area a vibrant economic contributor to the City's economy.

e. Pre-Mature Development

See Exhibit B. The proposed zoning district will not create premature development. It is in an already developed area that is targeted for annexation and growth pursuant to the City

Comprehensive Plan. The parcel being annexed is surrounded by City properties and its annexation into the city meets all applicable statutory requirements as set forth herein.

2. SUITABILITY ANALYSIS -Water, Sewer, Emergency Services, Schools, Parks.

Further facilities analysis and capacity demands of the proposed development are being provided with this amendment. The following standard condition of approval is anticipated to be included as well for this project addressing public facilities: The City shall provide water and/or wastewater service to the project. A utility service agreement shall be executed and a master utility plan for the project shall be submitted for review and approval prior to construction plan approval. The developer shall construct all water and wastewater facilities within the development to current City standards. The development will be required to build a neighborhood park. There is also a YMCA in close proximity to the development. The site will be served by Pasco County Schools and Fire and City Police Services. There are two Pasco County Fire Stations in close proximity to the site, Station #16 and #25.

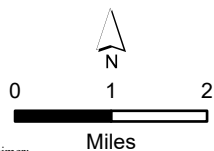
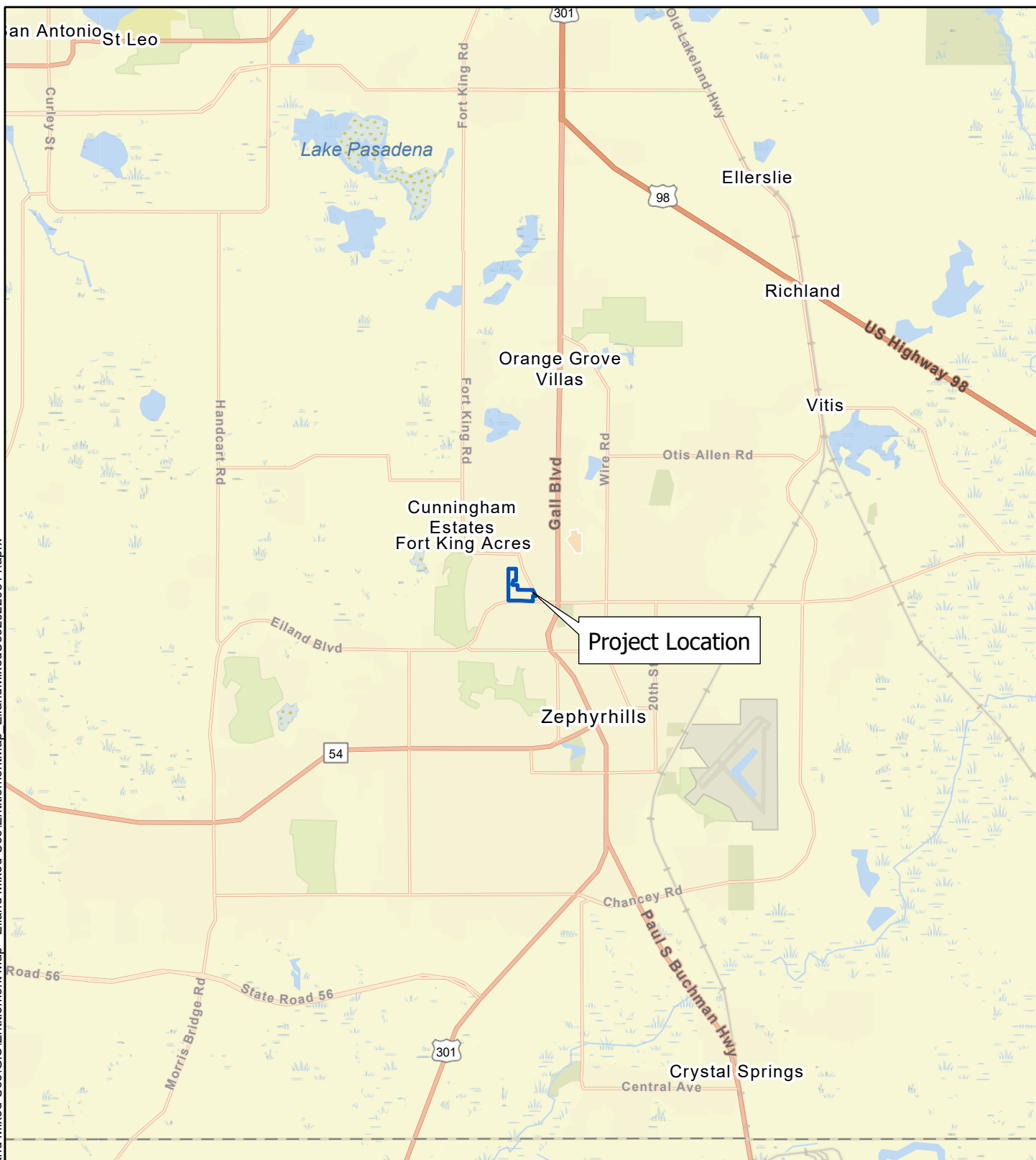
3. RESIDENTIAL IMPACT STATEMENT

The property is surrounded by residential and non-residential development including but not limited to existing apartments, a hospice facility, mobile home park, a bank and VA clinic under construction. The Applicant has included a variety of raw data in this package regarding the population growth projections in the area and the significant need for additional housing to the area as well as housing types to address the existing housing affordability crisis. Given the existing mix of development surrounding the property and the availability of sufficient infrastructure to serve it, no o negative impacts are anticipated.

Exhibit List

Deeds
Concept Plan
Existing Future Land Use
Proposed Future Land
Existing Zoning
Proposed Zoning
Natural Resources
Aerial Map of Site and Surrounding Area
Topographic and Survey
Cultural Assessment
Environmental Report
Traffic Methodology

G:\FLA\Projects\golf coast const\9972-00 Eiland Mixed-Use\GIS\EntitlementMap - Eiland Mixed-Use\EntitlementMap EilandMixedUse20220314.aprx



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 1: Location Map
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 1 of 9

Prepared By: BGE

Scale: 1:90,000

Job No.: 9585-00

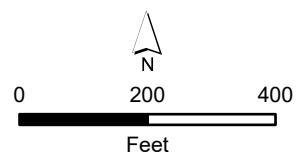
Date: Mar 14, 2022



Legend

- Parcels to be Annexed
- Subject Property Boundary
- Zephyrhills City Limits

Basemap: NearMap November 14, 2021



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 2: Aerial Project Location
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 2 of 9

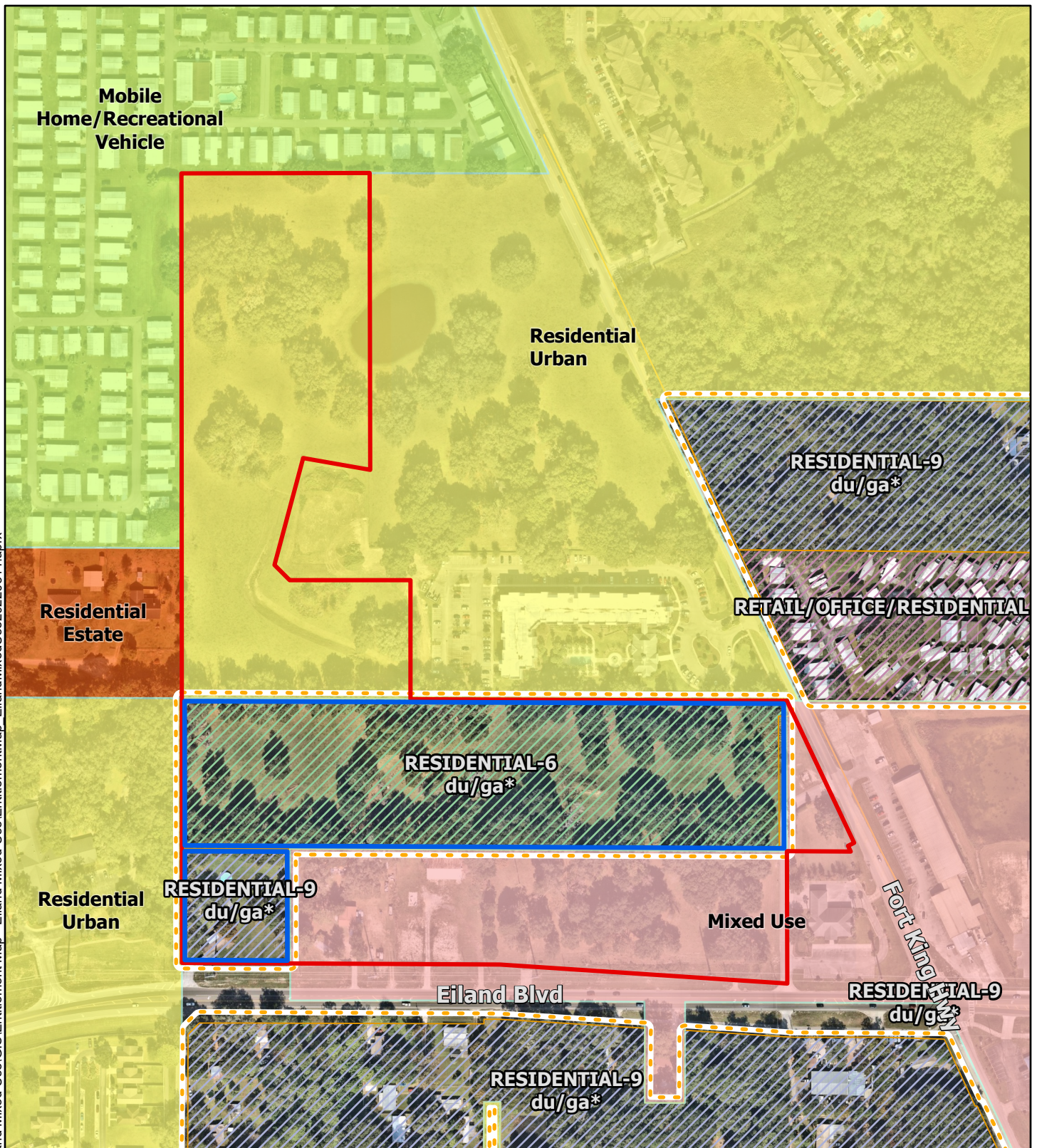
Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

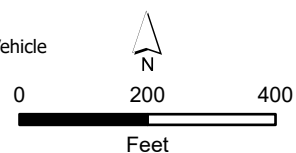
G:\FLA\Projects\golf_coast_const\9972-00 Eiland Mixed-Use\GIS\Entitlement Map - Eiland Mixed-Use\EntitlementMap_EilandMixedUse202314.aprx



Legend

- Parcels to be Annexed
- Subject Property Boundary
- Zephyrhills City Limits
- Existing Future Landuse (Pasco)
- RESIDENTIAL-6 du/ga*
- RESIDENTIAL-9 du/ga*
- RETAIL/OFFICE/RESIDENTIAL

- Existing Future Land Use (Zephyrhills)
- Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.

BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

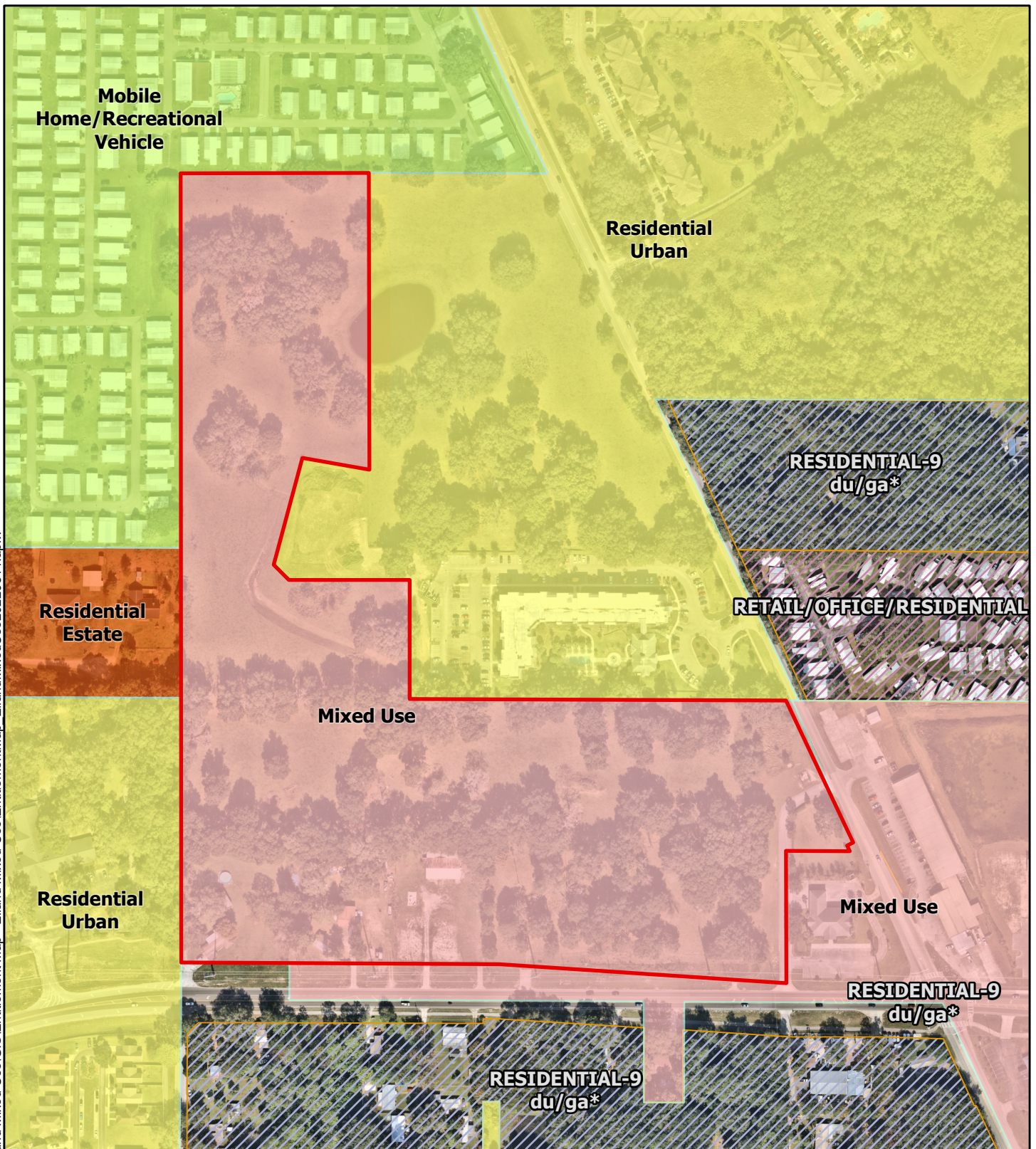
Figure 3a: Existing Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 5 of 9

Prepared By: BGE

Scale: 1:3,600

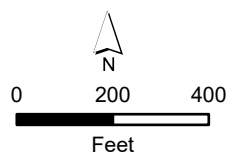
Job No.: 9585-00

Date: Mar 14, 2022



Legend

- Subject Property Boundary
- Proposed Future Land Use (Zephyrhills)
 - Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban
- Proposed Future Land Use (Pasco)
 - EMPLOYMENT CENTER
 - GATEWAY HUB



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.

BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 3b: Proposed Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 6 of 9

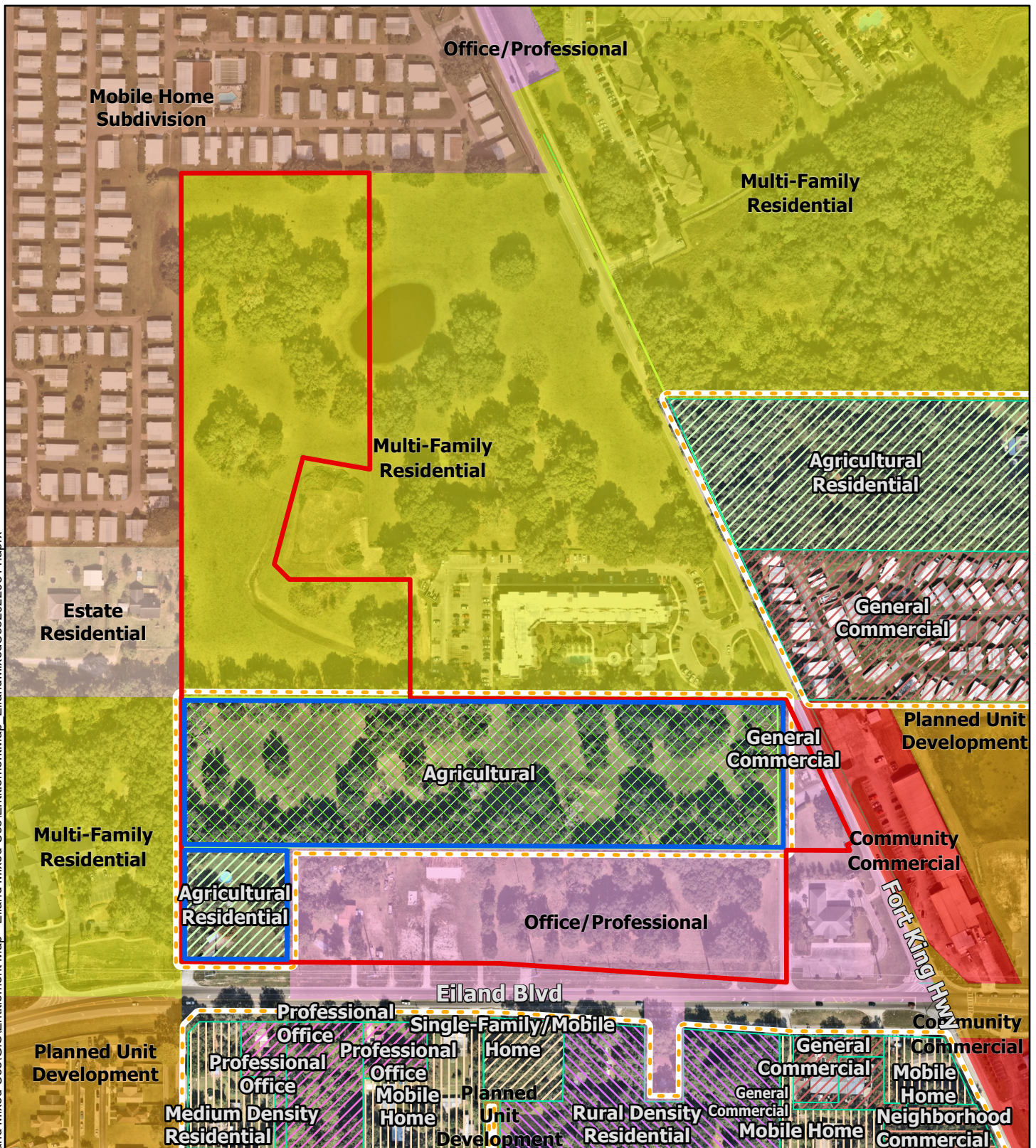
Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

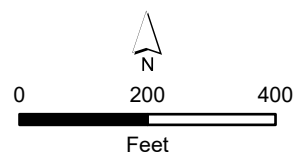
Date: Mar 14, 2022

G:\FLA\Projects\golf_coast_const\9972-00 Eiland Mixed-Use\GIS\Entitlement Map - Eiland Mixed-Use\EntitlementMap - EilandMixedUse20230314.aprx



Legend

- | | |
|--|--|
| <ul style="list-style-type: none">Parcels to be AnnexedSubject Property BoundaryZephyrhills City Limits | <p>Pasco County Zoning</p> <ul style="list-style-type: none">AgriculturalAgricultural ResidentialGeneral CommercialMedium Density ResidentialMobile HomeNeighborhood CommercialProfessional OfficeRural Density ResidentialSingle-Family/Mobile Home |
| <p>Zephyrhills City Zoning</p> <ul style="list-style-type: none">Community CommercialEstate ResidentialMobile Home SubdivisionMulti-Family ResidentialOffice/ProfessionalPlanned Unit Development | |



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.

BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 4a: Existing City & County Zoning
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 3 of 9

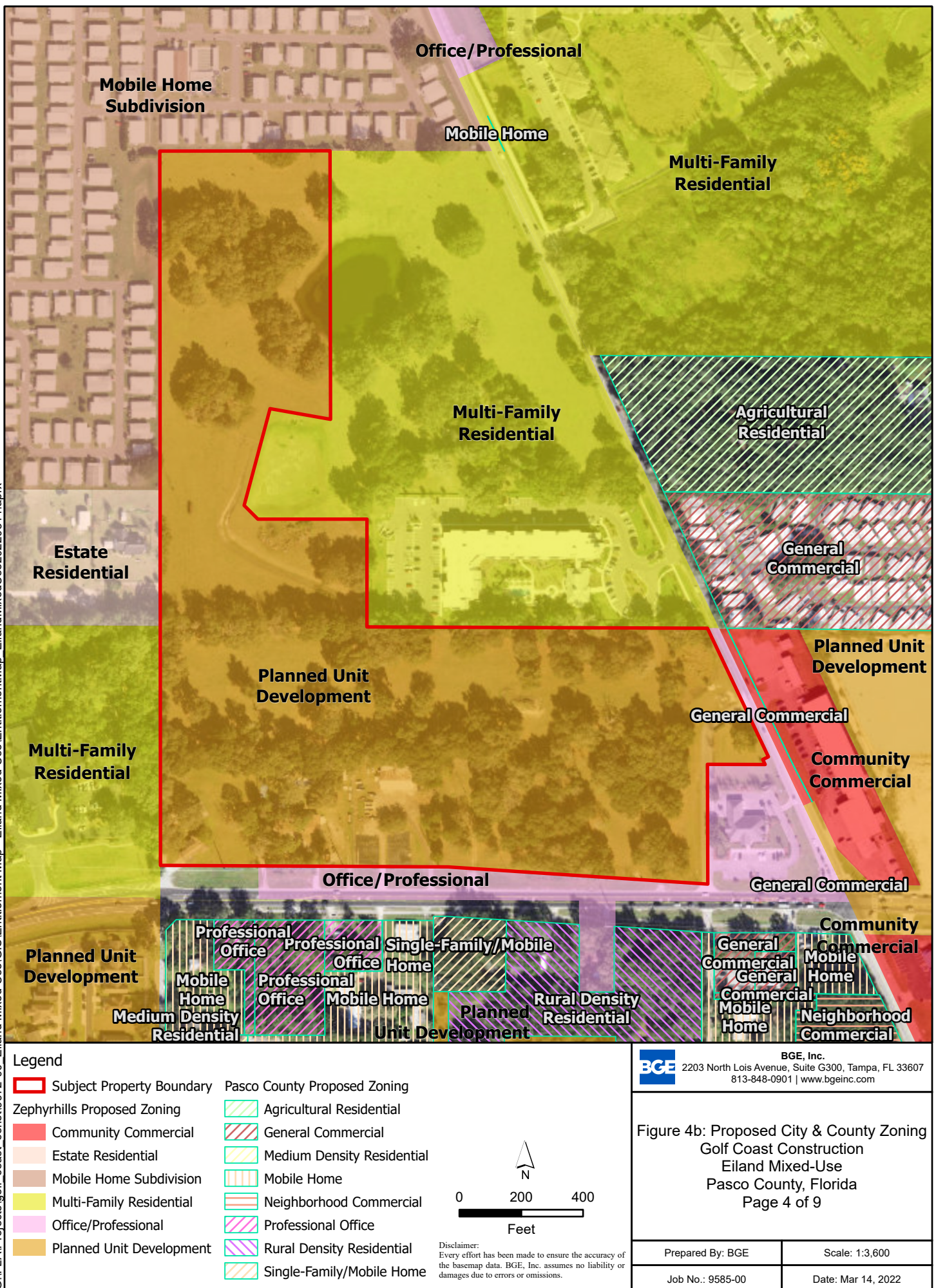
Prepared By: BGE

Scale: 1:3,600

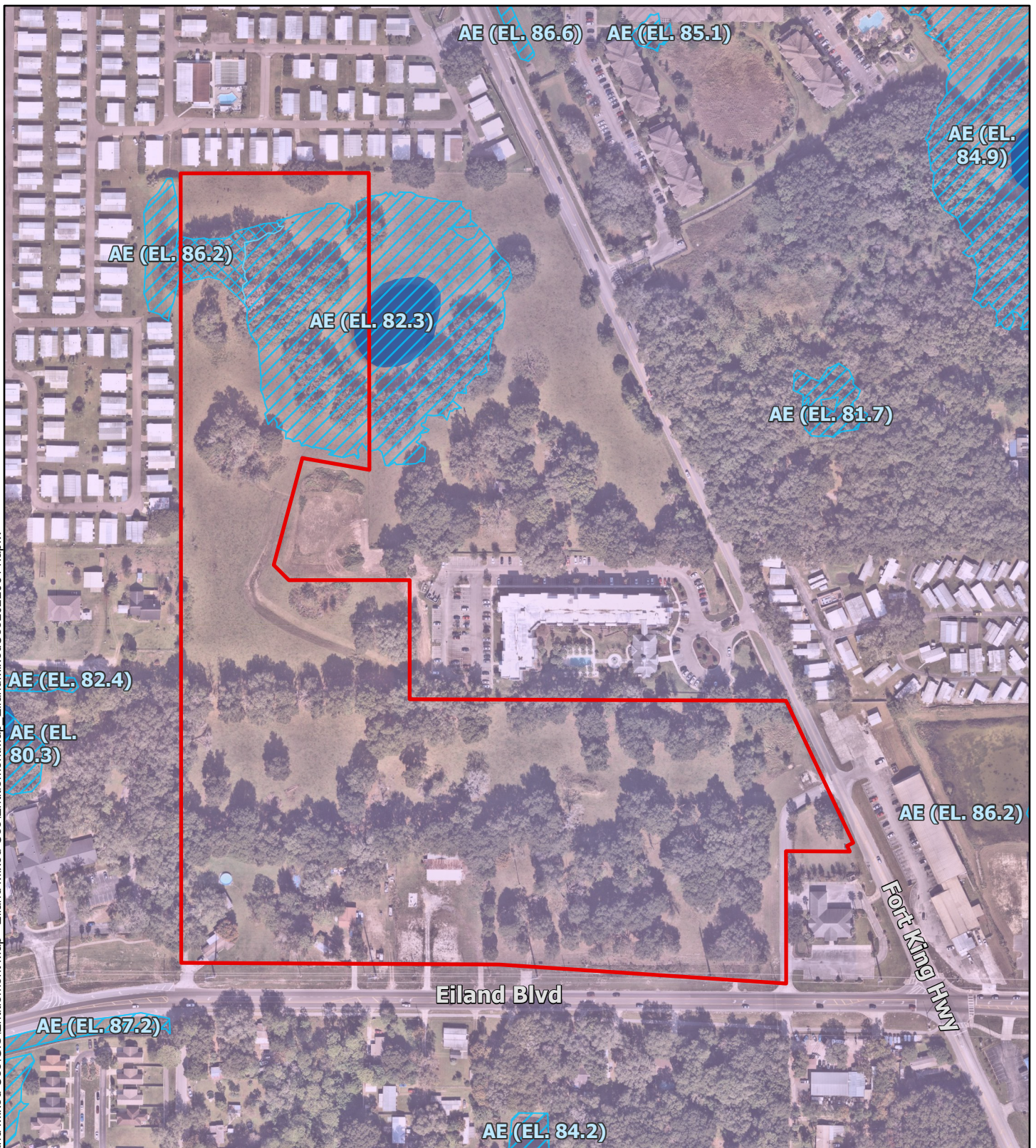
Job No.: 9585-00

Date: Mar 14, 2022

G:\FLA\Projects\golf_coast_const\9972-00 Eiland Mixed-Use\GIS\Entitlement Map - Eiland Mixed-Use\EntitlementMap_EilandMixedUse20220314.aprx



G:\FLA\Projects\golf_coast_const\9972-00 Eiland Mixed-Use\GIS\EntitlementMap - Eiland Mixed-Use\EntitlementMap - Eiland Mixed-Use\20230314.aprx



Legend

 Subject Property Boundary

Lake

Aquifer Recharge Zone (Recharge 0.01 - 3 inches/yr)

Zone

A

AE

X



0 200 400

Feet

Disclaimer:
Every effort has been made to ensure the accuracy of
the basemap data. BGE, Inc. assumes no liability or
damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 5a: Floodplains
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 7 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

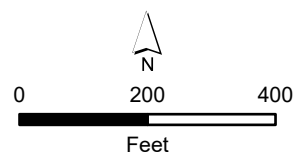


Legend

-  Subject Property Boundary
-  Lake

Wetlands (Pasco County Classification)

-  Type 1
-  Type 2
-  Type 3



Disclaimer:
Every effort has been made to ensure the accuracy of
the basemap data. BGE, Inc. assumes no liability or
damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

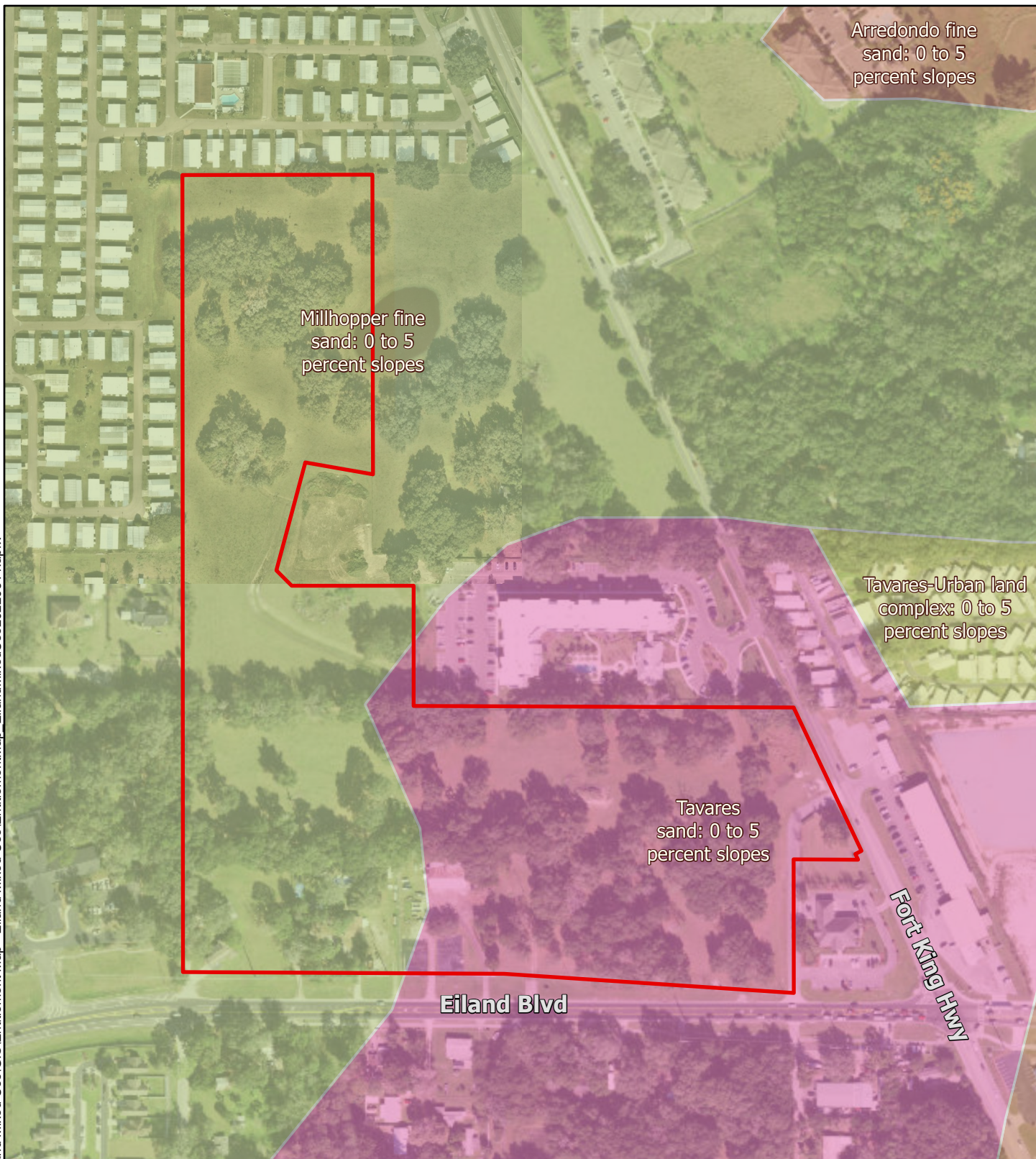
Figure 5b: Wetlands
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 8 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022



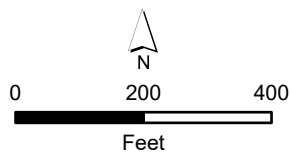
Legend

Subject Property Boundary

Soils

- Arredondo fine sand: 0 to 5 percent slopes
- Millhopper fine sand: 0 to 5 percent slopes
- Tavares sand: 0 to 5 percent slopes
- Tavares-Urban land complex: 0 to 5 percent slopes

*No Environmental Protection Units or Significant Wildlife Habitats occur within the map extent.



Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.



BGE, Inc.
2203 North Lois Avenue, Suite G300, Tampa, FL 33607
813-848-0901 | www.bgeinc.com

Figure 5c: Natural Resources
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 9 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

EXHIBIT A
SECTION 163.3177(6)

There is no increase in land area residential density proposed by this amendment. The land is already allocated too residential. This amendment is limited to a change in FLU from a County Designation to a City MU FLUM to accommodate residential and non-residential development at the PUD rezoning level. Please find attached a study regarding the severe housing shortage in the United States dated February 27, 2020, The Housing Supply Shortage, State of the States, by Freddie Mac (Attachment 1). According to the Freddie Mac study, “The Major Challenge of Inadequate US Housing Supply”, 2.5 million additional housing units will be needed to make up this shortage. They estimate that 29 states, including Florida, have a housing deficit. When limiting their study to these 29 states, the housing shortage actually increases from 2.5 million units to 3.3 million units. This is important to factor in as vacancies across state lines do not necessarily help a shortage in another state (e.g., vacancies in Maine do not help housing shortages in Florida).

The article further describes how vacancy rates are looked at to track the vitality of the housing market. A low vacancy rate means demand for housing is outstripping supply. As can be seen on the attached article’s diagram, each state was evaluated to track vacancy rates vs historical vacancy. For example, the State of Florida is shown at -3.43. This indicates a tight housing market in that housing vacancy from 2018 is less than the historical vacancy rate. Freddie Mac anticipates that this housing shortage will take at least 10 years to correct. The article also emphasizes how high housing costs have limited household formation and has particularly hit the millennial generation hard as well as all age groups with the State of Florida listed as one of the top states for missing households due to high housing costs.

Last but not least, the report details housing stock deficit as a proportion of a state’s housing stock. Florida is in the top 5 states with a housing stock deficit of over 5%. All of these factors are clear signals to jurisdictions to find creative and innovative ways to promote housing stock and keep prices affordable. States such as California, Texas, and even a municipality, the City of Minneapolis are chipping away at zoning restrictions to loosen up the market and promote supply. For example, Oregon passed legislation eliminating exclusive single-family zoning in much of the state. The City of Minneapolis was the first major city in the country to eliminate single-family zoning and allow three (3) units on properties zoned single family.

This relates directly to the city due to its role in the Tampa Bay Region and as a municipality adjacent to Pasco County. Pasco County and Manatee County are the likely relievers for the Region. According to BEBR, Pasco County’s population was at 542,638 as of 4/1/2020 and is projected to grow to 720,500 (using the Medium) by 2045. This represents an increase of 133% over the next 24 years. However, the County is at risk of exacerbating the housing shortage through policies that restrict housing supply. Restrictive housing supply policies include the recent multifamily moratorium and the prior adoption of the NE Pasco Rural Protection Area which essentially removes about 53,000 acres from the potential to absorb growth needs. Although, the restrictions on this area were adopted through community involvement to protect their rural way of life, it essentially has the effect of limiting growth and infrastructure on over 53,000 acres in

Pasco County. This does have implications and can result in spillover pressures to other areas such as the area subject to this amendment.

EXHIBIT B

PREMATURE DEVELOPMENT/URBAN SPRAWL ANALYSIS 163.3177(6)(a)9.and 9.b, F.S.

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl is listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

RESPONSE: This is not applicable as it does not represent a substantial area of the jurisdiction. There is no effective net increase in density with the proposed PUD.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

RESPONSE: This is not applicable. Furthermore, the proposed amendment does not seek to designate significant amount of urban development to occur in rural areas at substantial distances from existing urban areas. This area is undeveloped, available, suitable for development and is adjacent to and in direct proximity of future designated urban areas.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

RESPONSE: This is not applicable as the project is not emanating from existing urban Developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

RESPONSE: This is not applicable. Please refer back to the original application which includes Reports and maps on natural resources and features.

(V) Fails to adequately protect adjacent agricultural areas and activities, including

silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

RESPONSE: This is not applicable. This proposed amendment will not risk protection of adjacent agricultural activities listed. The corresponding PUD master plan and conditions of approval will be required to comply with all buffering requirements per the LDC.

(VI) Fails to maximize use of existing public facilities and services.

RESPONSE: This is not applicable. See Response to VII below.

(VII) Fails to maximize use of future public facilities and services.

RESPONSE: This is not applicable. The applicant fully intends to maximize existing and future public facilities and services. The corresponding PUD conditions of approval will include all of the City's standard conditions with regard to utilities.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

RESPONSE: This is not applicable as the project. There is capacity to serve the development from all services. The applicant fully intends to maximize existing and future public facilities and services. The corresponding PUD conditions of approval will include all of the city's standard conditions with regard to utilities.

(IX) Fails to provide a clear separation between rural and urban uses.

RESPONSE: This is not applicable as the property is surrounded but urban uses. However, the zoning will address any required separations through buffering, preservation of natural features, and master planning to ensure compatibility with surrounding areas.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

RESPONSE: This is not applicable as this project is not part of any existing neighborhood or community. The zoning will be PUD.

(XI) Fails to encourage a functional mix of uses.

RESPONSE: This is not applicable as this will be a mixed-use PUD and will serve as the mechanism to ensure that the mix of uses are functional. The development is going from a Res-6 to MU land use.

(XII) Results in poor accessibility among linked or related land uses.

RESPONSE: This is not applicable and in contrast it fosters accessibility amount linked and related land uses through the master planning/design process. Please see the corresponding PUD master plan and land use maps.

(XIII) Results in the loss of significant amounts of functional open space.

RESPONSE: This is not applicable as the proposed amendment does not result in a significant loss of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

RESPONSE: Yes, this amendment locates associated land development in direct proximity of other non-residential uses. All applicable natural resources and ecosystems are proposed to be protected in conjunction with and as demonstrated on the corresponding PUD master plan. All environmental permitting requirements shall be complied with as required by the applicable agency throughout the development process.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services

RESPONSE: Yes, this amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please see the attached Utilities Services Capacity Statement.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

RESPONSE: Yes, the amendment will promote walkable and connected communities and a mix of densities and intensities. To our knowledge, there are no transit routes planned in this area; however, the PUD will address and include all of the standard language with regard to transit opportunities.

(IV) Promotes conservation of water and energy.

RESPONSE: Yes, all of the typical water and energy conservation measures will be followed and implemented through the PUD rezoning and permitting process.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

RESPONSE: This is not applicable as the area is already designated for residential land uses.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

RESPONSE: Yes, the PUD master plan will preserve open space, natural lands will be preserved, and park space will be provided consistent with the City LDC.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

RESPONSE: Yes, the proposed amendment does create a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. As further discussed in the population and land area demand sections, as of the fourth quarter of 2020, the US faces a housing shortage of an estimated 3.8 million units, according to Freddie Mac (See Exhibit A and related attachments). A report published by Harvard University's Joint Center for Housing Studies indicated that the residential market is significantly under-supplied and that is a result of "the low level of homebuilding since the mid-2000s.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

RESPONSE: This is not applicable.

Conclusion: As the proposed amendment satisfies at least four (4) of the above reference provisions, the amendment as proposed discourages the proliferation of urban sprawl.



Eiland Blvd

Zephyrhills, Florida

01
09.14.2022
21-42B



Eiland Blvd

Zephyrhills, Florida

02
09.14.2022
21-42B





Eiland Blvd

Zephyrhills, Florida

04
09.14.2022
21-42B



Eiland Blvd

Zephyrhills, Florida

05
09.14.2022
21-42B



Eiland Blvd

Zephyrhills, Florida

06
09.14.2022
21-42B



Eiland Blvd

Zephyrhills, Florida

07
09.14.2022
21-42B