PLANNING COMMISSION MEETING
ZEPHYRHILLS, FLORIDA

Tuesday, October 18, 2022
6:00 PM

Zephyrhills City Hall | **Council Chambers**

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

1. CONSENT ITEMS

2. BUSINESS ITEMS

   2.1 RZ 14-22 Agape Baptist Rezoing

      1. RZ-14-22 Staff Report for PC Agape Baptist Rezone Oct 18 2022_1

   2.2 ANX 14-22 ANX/FLU/RZ Blue Triton

      1. ANX14-22 Staff Report Planning Commission Blue Triton ANX FLUMA REZONE

   2.3 **ANX/FLU/RZ-0012-22**
   Simultaneous review of the following petition submitted by Acme Development Corp +/- 120 acres of property located north of Chancey Rd and east of SR 39.
   1. Annexation of 9.98 acres into the municipal boundaries of the City of Zephyrhills - Parcels 23-26-21-0020-00200-0000 and 23-26-21-0020-00200-0010
   2. Large-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification 110.32 acres from CIty IN (Industrial) to CIty MU (MIxed Use)
   3. Rezoning from City LI (Light Industrial) to City PUD (Planned Unit Development)

      1. 1. ANX, FLU, RZ Application Zhills Hwy 39 5.27.22
      2. Zhills Hwy 39 PUD Master Plan REV .2022.08.08

3. Acme Dev Anex- FLU & Zoning staff report
4. Chancey Road PUD Narrative and Justification 8.9.22
5. Response Letters
6. Industrial Plan Exec Summary

3. PLANNING REPORT

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade 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: RZ 14-22 – Rezoning

Date: October 18th 2022

I. BACKGROUND & INFORMATION

A. **History | Application Summary**

A Rezoning Petition was presented to the City by Shelly Johnson of Shelly May Johnson PA, on behalf of the property owner, Agape Baptist Church of Zephyrhills, INC. for a 10 (ten) acre (mol), parcel at Chancy Road and Laurel Valley Boulevard, approximately 1,500 feet east Copeland Drive.

B. **Site Information**

Applicant | Owner:	Agape Baptist Church of Zephyrhills, INC.
Location:	39735 Chancey Road, approximately 1,500 feet east Copeland Drive
Parcel ID Number(s):	24-26-21-0000-00100-0050
Acreage:	10 (ten) Acres
Existing Land Use:	House of worship
Existing Future Land Use:	MU (Mixed Use)
Proposed Future Land Use:	Not Applicable
Existing Zoning:	OP (Office Professional)
Proposed Zoning:	C-3 (General Commercial)

II. DATA & ANALYSIS REVIEW

Character Analysis

The subject property is located along Chancey Blvd. approximately 1,500 feet from Copeland Drive in the industrial area on the periphery of town that is peppered with single-family residential, parkland, industrial, mining and RV/Mobile Home parks. The property is bordered to the west and north by the Majestic Oaks community. To the east is the Sam Pasco community park, and to the south is the Emerald Pointe RV Resort. The subject property consists of ten acres. The anticipated use of the property will be, according to the applicant in the application, "warehouse space that could be used as industrial flex space that would allow their offices up front and storage/equipment/supplies in the back of the building". Additionally, a site plan presented to Staff includes a self-storage component to the current proposal. The property does not contain wetlands or other environmentally sensitive features.

North – Majestic Oaks Community

West – Laurel Valley Boulevard and Majestic Oaks Community

East – Sam Pasco Community Park

South – Emerald Point RV Resort

A. Compatibility Analysis

1. Rezoning
   (a) The request is to change the subject property's zoning classification from OP to C-3;
   (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 PUD to the north
      ii. County Agricultural to the east
      iii. City PUD to the south
      iv. City C2 and PUD 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, especially considering this is an anticipated redevelopment.

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 *industrial flex space opportunities* becomes greater. It is anticipated that this rezoning furthers these goals and objectives of the Comprehensive Plan and regulations of the LDC while remaining consistent with the adjacent zoning. Furthermore, it is anticipated that the industrial flex space will complement the existing industrial area of the City. The assigned Mixed Use Future Land Use category's purpose is to achieve a more balanced mix of uses to increase convenience and provide greater transportation choices at a wide variety of uses, adding to the vitality of the area. See attached Future Land Use map.

The subject site shall be in conformance with all applicable LDCs at the time of development. Actual square footage of flex space and storage space may vary at the time of site plan review. Only the maximum potential square footage allowable under the LDC shall be permitted given the constrains of the site, including, but not limited to height, setbacks, FAR, etc.

B. Natural & Historic Resources Analysis

The following site characteristics are provided:

1. Soil Types – The site currently exhibits Myakka (various), Tavares fine, Sparr Fine, and Newnan Fine sand, 0-5% slope. Please see accompanying soils report for specifics on location and development appropriateness.
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 no 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 WRA Consulting assumedly performed in the second quarter of 2022 has been submitted by the applicant. There appears to be no gopher tortoises, no Southeastern Kestrel, no sand sink, or burrowing owls on-site. 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 if in fact species are found to exist on the site. As discussed in the recommendations of the WRA report, (and Staff agrees), an updated species-specific survey for gopher tortoises shall be conducted prior to construction.

C. Public Services Suitability 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 Chancey Road. Any future development of the property will require connection. Projected general water service demand is 10,000 gpd, according to the Utilities Department. (Specific questions/concerns should be directed to the Utilities Department.)
SEWER	Sewer services are available along Chancey Road, within proximity of subject property. According to the Utilities Department, projected waste water service demand is 65% - 80% of potable water use, of which the City has adequate capacity. (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. The development is projected to generate 174 average daily trips. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips (ADT). *Staff is currently working with the City's transportation consultant in an effort to update the de-minimus threshold, among other transportation-related impacts from development. The current threshold of 1,200 ADTs will more than likely be reduced as a result of that effort.*
SCHOOL	Not Applicable for this type of development.

D. Comp Plan and LDC Analysis and Response

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 (anticipated industrial flex space, as indicated by the applicant) development to the City of Zephyrhills. It is anticipated by Staff that the proposed development, when developed in 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 church and school facilities, and the proposed development will consist of approximately 120,000 SF of industrial flex space, thus 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 use with soil conditions, topography and availability of facilities and services**
f. **ensure that development orders and permits are issues only when it is documents 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.

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 the City of Zephyrhills and State authorities before proceeding with further work.

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 buffers along the front, sides and rear of the property enhancing the visual appearance.

Goal LU-1: Commercial. This category encompasses a variety of activities that are predominantly connected with the sale, rental, and distribution of products or the performance of services. In Zephyrhills, these uses range from single building stores to community shopping centers.

Response: The rezoning will allow a varied spectrum of commercial and storage space/industrial flex space.

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.

Response: The site is serviced by the City's 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.

Response: The site, through the site plan review process (SPRC) shall be in full conformance with all applicable regulations.

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.

Response: The site, through the site plan review process (SPRC) shall be in full conformance with all applicable regulations.

General Language on Land Use Categories: Mixed Use (MU): MU Purpose 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.

Response: The site, through the site plan review process (SPRC) shall be in full conformance with all applicable regulations to ensure the property adheres to the underlying MU land use district.

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.

Response: The site, when developed through the site plan review process (SPRC) shall be in full conformance with all applicable regulations within the C-3 zoning district.

Consistency with LDC (Zoning) Ordinances and City Ordinances:

Response: The site plan (at the time it is presented to the City and reviewed by the SPRC) shall be consistent with the applicable comprehensive plan goals and objectives and land development regulations. The intent of the C-3 district is to identify areas of the city appropriate for location of commercial activities with potential land use conflicts resulting from truck traffic, materials storage, and emission of noise, odor, or air pollutants or other environmental and public safety considerations. The Applicant has provided analysis as well as a variety of reports, such as cultural, environmental, transportation (as required by the City of Zephyrhills LDC) that minimally demonstrates the development will utilize the available land and will protect and preserve to the extent possible, natural features. The development 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.

Local Development Pattern:

Response: It is anticipated that the rezoning will result in a logical and orderly development pattern. The property is surrounded by industrial, commercial and residential urban density development.

Pre-Mature Development:

*Response***:** The proposed zoning district will not create premature development. It is in an area already developed, and is targeted for growth pursuant to the City Comprehensive Plan and serves as infill development for this area.

Further facilities analysis and capacity demands of the proposed development were provided with the petition by the applicant. 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 may possibly be required. A master utility plan for the project will be required prior to construction plan approval. The developer shall construct all water and wastewater facilities within the development to current City standards. The site will be served by Pasco County Schools and Fire and City Police Services.

Residential Impact Statement:

Response: The property is surrounded by industrial and non-residential development as well as a mobile home park. Given the existing mix of development surrounding the property and the availability of sufficient infrastructure to serve it, negative impacts will possibly be minimal. Furthermore, the general area exhibits a mix of uses including mining, industrial, parkland, commercial, and residential uses. At the time of site planning, care shall be taken with specific uses and placement on the property to reasonably mitigate impacts to adjacent residential uses.

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 requested re-zoning petition appears to be consistent with the Goals, Objectives, and Policies of the City of Zephyrhills Comprehensive Plan and generally adheres to the principles of rezoning for the City's zoning map. A review of the Comprehensive Plan and the Land Development Code was conducted City Staff to the fullest extent given the nature of rezonings and the applicable relevant LDC's. Final determination of the site plan will be made at the time of site plan review to ensure full compliance of the development. As previously stated, care shall be taken with specific uses and placement on the property to reasonably mitigate impacts to adjacent residential uses

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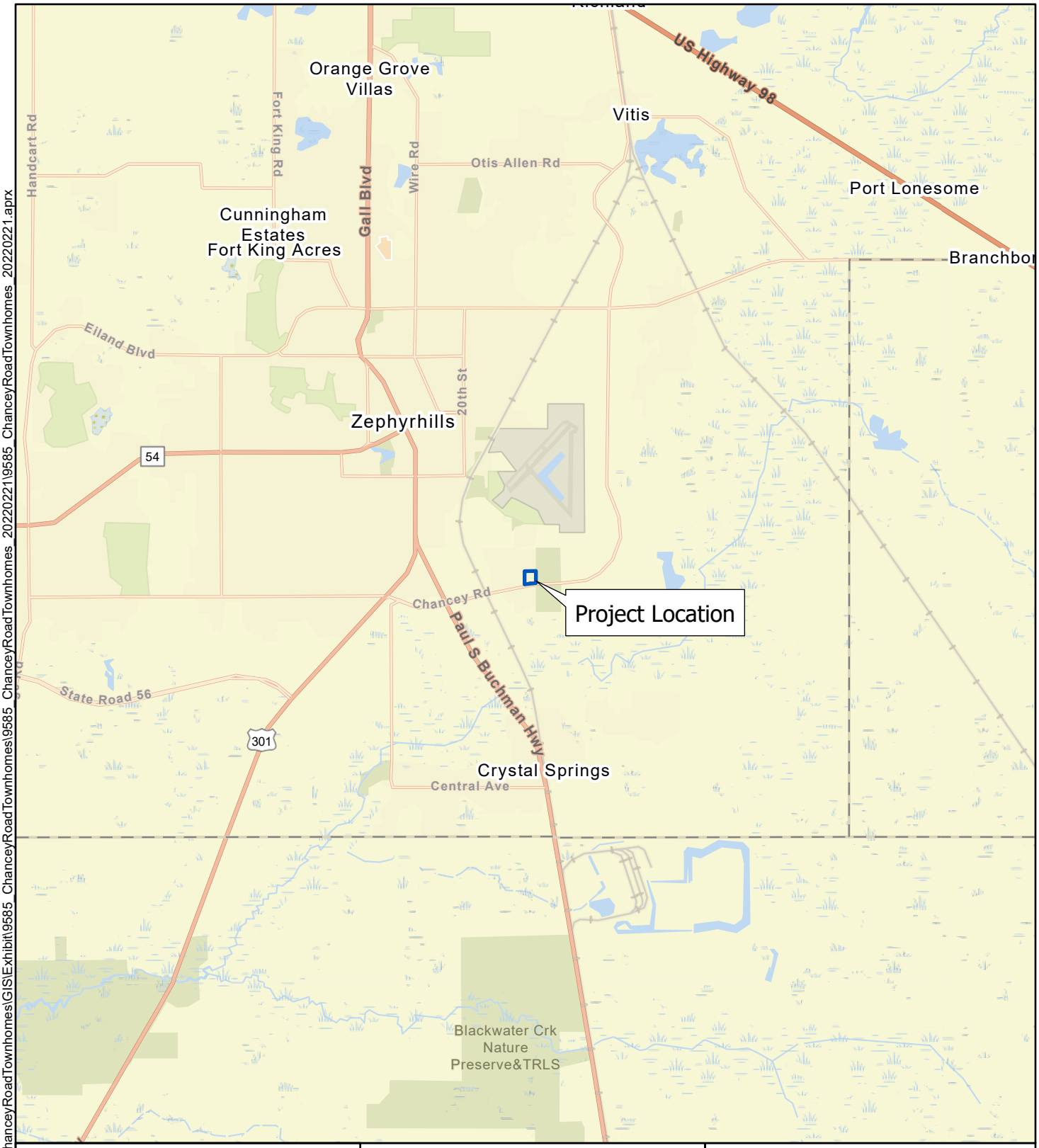
III. RECOMMENDATION

Based upon the analysis contained herein, along with supporting documentation, **Staff recommends approval of this petition for a rezoning of the property to C-3.**



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Miles

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.

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Figure 1: Location Map
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 1 of 7

Prepared By: BGE	Scale: 1:90,000
Job No.: 9585-00	Date: Mar 10, 2022

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Legend

Subject Property Boundary

Basemap: NearMap November 14, 2021

N

0 200 400

Feet

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Figure 2: Aerial Project Location
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 2 of 7

Prepared By: BGE	Scale: 1:3,600
Job No.: 9585-00	Date: Mar 10, 2022

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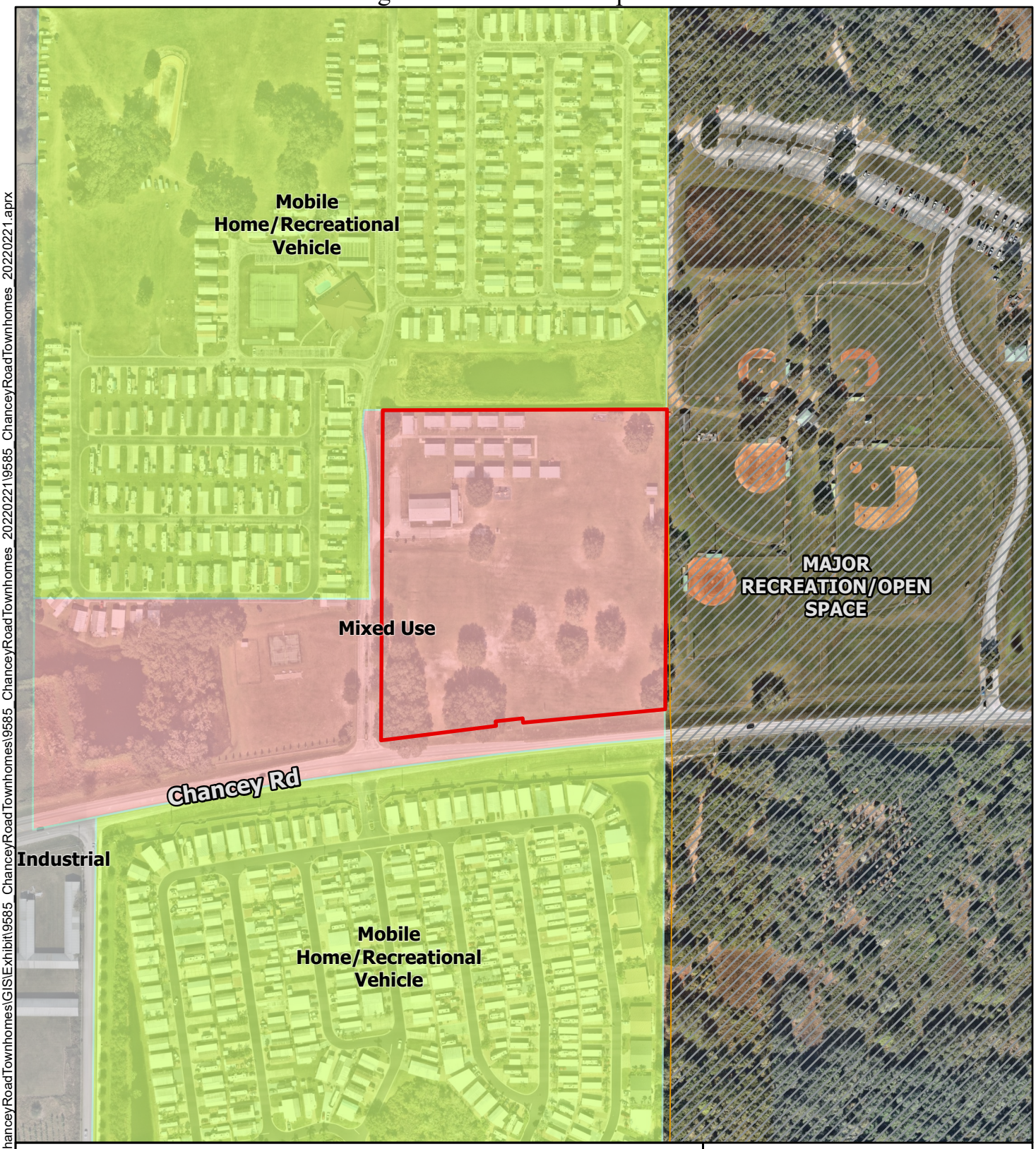
Existing Future Land Use Map



Legend

Subject Property Boundary

Existing Future Landuse (Pasco)

MAJOR RECREATION/OPEN SPACE

Existing Future Landuse (Zephyrhills)

Industrial

Mixed Use

Mobile Home/Recreational Vehicle

N

0 200 400

Feet

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Figure 3: Existing Future Land Use
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
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Prepared By: BGE	Scale: 1:3,600
Job No.: 9585-00	Date: Mar 10, 2022

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Existing Zoning Map

Legend

- Subject Property Boundary

Zephyrhills City Zoning

- Community Commercial
- Light Industrial
- Office/Professional
- Planned Unit Development

Pasco County Zoning

- Agricultural

N

0 200 400

Feet

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Figure 4: Existing City & County Zoning
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 3 of 7

Prepared By: BGE	Scale: 1:3,600
Job No.: 9585-00	Date: Mar 10, 2022

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Proposed Zoning

Legend

- Subject Property Boundar
- General Commercial
- Community Commercial
- Light Industrial
- Office/Professional
- Planned Unit Development

Pasco County Zoning

- Agricultural

N

0 200 400

Feet

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Figure 4: Existing City & County Zoning
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 3 of 7

Prepared By: BGE	Scale: 1:3,600
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CURRENT SITE DATA

GENERAL SITE DATA	
ADDRESS:	39735 CHANCEY ROAD
CITY / COUNTY	CITY OF ZEPHYRHILLS / PASCO COUNTY
PARCEL ID'S	24-26-21-0000-00100-0050
TOTAL SITE AREA	10.00 AC. - 0.32 AC (FUTURE ROW) = 9.68 AC. (421,661 SF)
TOTAL OPEN SPACE	
ONSITE FEMA FLOODZONE	
ONSITE WETLANDS	
EXISTING LAND USE	
PROPOSED LAND USE	
EXISTING ZONING	R4
PROPOSED ZONING	C3
RIGHT-OF-WAY WIDTH	N/A
NUMBER OF BUILDINGS	5
PHASES	1

SETBACKS / LANDSCAPE BUFFERS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT		
SIDE		
REAR		

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
NORTH	20'	20'
SOUTH	15'	15'
EAST	15'	15'
WEST	20'	20'

LOT AREA		
	TOTAL (AC.)	TOTAL %
LOT AREA	10.000	100
DEVELOPABLE AREA		100
IMPERVIOUS AREA		
PERVIOUS AREA		

AREA RATIOS	REQUIRED	PROVIDED
FAR (FLOOR AREA RATIO)	0.50 (50%) MAX	140,218 / 421,661 = 0.33%

POTENTIAL SITE ISSUES

1. THE BOUNDARY INFORMATION SHOWN HEREIN IS BASED OFF OF GIS DATA. BGE, INC. MAKES NO GUARANTEES TO THE VALIDITY OF THIS DATA AND IS SUBJECT TO CHANGE UNTIL A BOUNDARY/TOPO SURVEY HAS BEEN PROVIDED.
2. A PRE-APPLICATION MEETING WITH PASCO COUNTY IS RECOMMENDED TO FINALIZE ALL ZONING REQUIREMENTS, SETBACKS, STORMWATER REQUIREMENTS, ETC.
3. IT IS UNKNOWN AT THIS TIME IF THERE IS A MASTER STORMWATER SYSTEM FOR THIS PARCEL, OR IF ON-SITE DETENTION WILL BE REQUIRED.
4. MINIMAL CODE RESEARCH HAS BEEN CONDUCTED. ADDITIONAL CODE RESEARCH MAY REVEAL ADDITIONAL CONSTRAINTS ON THIS SITE, WHICH MAY CAUSE THE SITE PLAN TO CHANGE.

Alex Hulbert, Project Manager
Land/Site Development
Direct: 813-467-7404 - ahulbert@bgeinc.com

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FL Registry No. 32116

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Staff Report
Memorandum

To: Planning Commission

From: Rodney Corriveau, AICP – Senior Planner

RE: ANX 14-22 – ANX/FLU/RZ
Blue Triton (FKA Nestle Water) Annexation, Land Use Map Amendment, and Rezoning

Date: October 18th 2022

I. BACKGROUND & INFORMATION

A. **History | Application Summary**

An Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition was presented to the City by Linda Pearson, Land Planner on behalf of the property owner, Blue Triton brands, Inc. for an 8.43 acre (mol) parcel on 20th Street immediately south of the existing facility.

The Planning Department has coordinated with several concerned residents regarding landscaping and buffering along the subject area and adjacent residential neighborhood of Woodland Acres. Those landscaping and buffering concerns are being addressed with the applicant and the neighbors as the applicant drafts the site landscaping plans. Please see compatibility discussion contained herein for more details.

ACCORDING TO THE APPLICANT AND THE UTILITIES DEPARTMENT, THE ANTICIPATED IMPACT ON THE CITY'S WATER SUPPLY IS: 128,632 GPD AT PROJECT BUILD-OUT OVER A FIVE YEAR PERIOD. THE UTILITIES DEPARTMENT HAS DEEMED THIS APPLICATION 'BENEFICIAL' TO THE CITY AND ITS REQUEST FOR AN INCREASE TO THE WUP (WATER USE PERMIT) WITH THE SWFWMD. THE PLANNING DEPARTMENT HAS FIELDED CONCERNS AND QUESTIONS FROM SEVERAL RESIDENTS IN THE ABUTTING SUBDIVISION REGARDING THE INCREASED WATER USAGE. THOSE CONCERNED RESIDENTS HAVE BEEN DIRECTED TO THE UTILITIES DEPARTMENT FOR ANSWERS TO WATER-RELATED QUESTIONS

B. **Site Information**

Applicant | Owner:	Blue Triton Brands, Inc.
Location:	East side of 20th Street north of Woodland Drive
Parcel ID Number(s):	13-26-21-0110-00000-0010

Acreage:	8.43 Acres
Existing Land Use:	Vacant and Residential
Existing Future Land Use:	County Res. 3
Proposed Future Land Use:	I (Industrial)
Existing Zoning:	County R-1
Proposed Zoning:	Light Industrial

II. Detailed Project Description:

Blue Triton Brands, Inc. is formerly known as Nestle Waters North America, Inc. The subject property is generally located east of SR 39 in the southeastern portion of Pasco County and the City of Zephyrhills. The subject of this three-part application under review includes approximately 8.4 acres and stems from the applicant purchasing many of the homes adjacent to its facility over the years. It is irregular in shape and is bordered on the north, east, and west by the Blue Triton Brands properties. The existing water plant operation is directly north, to the west of the subject property is 20th Street. The property on the east is improved by the plant operations and utilized for retention.

This application identifies Parcel ID Number 13-26-21-0110-00000-0100 and includes the seven individually addressed lots listed below within its boundary. 4210 and 4211 Breezewood Drive, 4210 and 4211 Camphorwood Lane, 39040, 39101, and 39119 Woodland Acres. All properties fall under the same Parcel ID Number.

The Zephyrhills future land use map indicates the subject area to the north, east, and west of the subject property as Industrial. The City Zoning Map assigns the Light Industrial Zoning District to the surrounding areas of the subject. The applicant proposes to annex these lots from unincorporated Pasco County into the City of Zephyrhills.

The general area of southeastern Zephyrhills contains a blend of Industrial, Mixed Use and Residential uses. The county jurisdiction is generally approximately 800 feet (More or Less) in depth from the south side of the subject property before reaching the existing city boundary along Tucker Road. The properties in this area contain Future Land Use Map Plan categories of Industrial and General Commercial within the Zephyrhills city boundary. The unincorporated county lands that abut the south side of the subject property are platted for large lot residential uses.

III. Proposed Development:

The applicant plans an expansion to the existing water plant. These building improvements will be located on the parent tract that is located north of the subject property. The new building construction will take place adjacent to the east side of the plant operation. The existing parking lot will be extended in a southerly direction to provide additional plant parking for the expanded operations. The balance of the land being annexed will be utilized for an expanded retention area.

The annexation and vacation of unused and unimproved platted rights-of-way will be used to connect to and provide an enlarged retention to serve the existing and proposed plant facility. [1]

IV. DATA & ANALYSIS REVIEW

A. **Character Analysis**

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East – Vacant land and various City land utilized as golf course, airport and waste water treatment plant.

West – Rail road tracks and various residential uses

North – Existing water plant and Alston Ave/Public Parks.

South – Residential, and further south various industrial uses.

B. **Compatibility Analysis/Annexation:**

Annexation: The proposed annexation portion of the three-pronged petition meets the following criteria set forth under State Statues, and complies with the Joint Planning Area agreement between the County of Pasco and City of Zephyrhills:

State Statues Chapter - 171.043 Character of the area to be annexed**.** A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

1. The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.

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[1] *Please note that this application for Annexation, FLUMA, and Rezoning coincides with an independent application with Pasco County to remove an access easement along the unrecorded and unimproved rights-of-way in the Woodland Acres subdivision that are currently owned by the applicant (Breezeway Drive and Camphorwood Lane. Additionally, the northern portion of Leaf Land that lies between the subject annexation area and the proposed pond area of the expansion plans is the subject of a proposed ROW vacation as well. The vacation request does not include the balance of the rights-of-way that currently serve and shall continue to serve and provide ingress/egress access to the existing residential properties within the subdivision or along Leaf Lane. No land-locking will be permitted to occur for the remainder of the properties within the subdivision or along Leaf Lane. Please note this application for a ROW vacation is pending approval at the County and is scheduled for public hearing on January 10th 2023.*

As part of the JPA process between the City and the County, the County facilities department coordinated with the City utilities department for comment. The City utilities department noted that no City of Zephyrhills utilities exists within the subject area pending the vacation or easement removal. The vacation of ROW typically exhibits an approval threshold that would consider the loss of public benefit because it removes real property from the public domain, as well as considering any potential land-locking for access of private property.

2. Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:

(a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;

(b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or

(c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

3. In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

(a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or

(b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

Currently the subject property is surrounded on three sides (north, east, and west) by plant properties that are already located within the city limits. Staff feels that an annexation at this location is reasonable and meets the legal requirements for inclusion into the City boundary. Furthermore, the proposal meets the guidelines as prescribed above.

Compatibility: The immediate area of southeastern Zephyrhills includes lands that are publicly owned tracts owned by both the city and the county. The Pasco County owned land is on the south side of Tucker Road which provides mixed uses until the pavement terminates near the Samuel W. Pasco Recreation Park.

The general area of this portion of the city includes the existing water plant, offices, general businesses, and single family detached residential. Other uses in the vicinity include the City of Zephyrhills Airport, city golf course, and various city utility wastewater infrastructure operations. To the immediate west is a strip of land owned by the city, which appears to be the previously vacated ACL railroad right-of-way that parallels that portion of 20th Street.

The subject property abuts 20th Street at the Woodland Drive intersection. At this location, the west side of 20th Street contains city and county owned parcels and additional unincorporated mixed use county parcels. It is at this intersection that all the residential lots immediately south of the subject property gain access to their properties from the 20th Street public right-of-way. There are no changes proposed to Woodland Drive or to the various areas of Leaf Lane, Breezewood Drive or Camphorwood Lane that have historically served this area.

1. <u>Future Land Use Map (FLUMA) Amendment</u>
   (a) The subject property (8.4 acres) qualifies as a small-scale plan amendment;
   (b) The request is to change the subject property's future land use designation from Res-3 to Industrial and is consistent with the abutting properties, which are:
      i. I to the north
      ii. Public/Semi-Public to the east
      iii. Various residential land use assigned properties to the south (County)
      iv. Various residential land use assigned properties to the west (County)

   (c) The proposed change is consistent with the City of Zephyrhills Comprehensive Plan Goals, Objectives, and Policies;
   (d) Utility capacity is available for the proposed petition. As indicated by the applicant and verified by Planning Staff "[*John Bostic] …further added that capacity should not be an issue since the proposed improvements on the subject property is basically planned for parking and stormwater retention" (Please contact Mr. Bostic of the Utilities Department for specific questions on usage and the water use permit (WUP);*
   (e) Transportation:
      (1) Subject parcel abuts 20th St and a City ROW use permit will be required at the time of site plan review;
      (2) The Industrial expansion of the facility is projected to have a de minimus traffic impact, *as presented to the Director in an email dated May 25, 2022*. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips. The existing usage is currently operating under a de minimus impact. As a reminder the City is currently updating its de minimus, as well as other traffic impact regulation in coordination with its consultant and the County.

   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 industrial element. See attached FLU Map.

2. Rezoning
   (a) The request is to change the subject property's zoning classification from County Res-3 to LI;
   (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. LI to the north
      ii. AP-1 and AP-2 to the east
      iii. Various residentially zoned properties to the south (County)
      iv. Various residentially zoned properties to the west (County);
   (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 industrially zoned properties becomes greater. This rezoning and FLUMA furthers these goals and objectives of the Comprehensive Plan while remaining consistent with the adjacent zoning, while providing for employment opportunities and increased tax base. See attached zoning map.

C. **Natural & Historic Resources Analysis**

The following site characteristics are provided (An Ecological Due Diligence Report produced by ECS dated August 19th 2022 has been submitted by the applicant and is available upon request):

1. Soil Types – Various well-drained soils (Pomona, Tavares and Sparr, Zero to 5 percent) that are generally well-suited for development. See ECS report
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 – Per the ECS report, there are no wetlands, but a manmade body of water does exist 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 – There appears to be several potential qualifying habitat areas including but not limited to gopher tortoises. 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 if such activities are found on site.

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	**ACCORDING TO THE APPLICANT AND THE UTILITIES DEPARTMENT, THE ANTICIPATED IMPACT ON THE CITY'S WATER SUPPLY IS: 128,632 GPD AT PROJECT BUILD-OUT OVER A FIVE YEAR PERIOD. THE UTILITIES DEPARTMENT HAS DEEMED THIS APPLICATION 'BENEFICIAL' TO THE CITY AND ITS REQUEST FOR AN INCREASE TO THE WUP (WATER USE PERMIT) WITH THE SWFWMD.**
SEWER	Anticipated minimal impact according 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. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips, the applicant has presented a traffic impact statement attesting to this.

SCHOOL	Industrial impacts on the school system are typically negligible.

E. Comp Plan and LDC Analysis and Verified Applicant 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 by the applicant and verified by City Staff. Relevant goals, objectives, and policies are identified below and a brief statement regarding consistency of the proposed amendment has been provided.

Implementation

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

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

The proposed Blue Triton Brands development shall meet this goal as it refers to the considerations and requirements of the Land Development Code for the adjoining residential lots to the south. According to the applicant, in 2021, the existing Blue Triton Brands facilities provided combined taxes of approximately $442,000.00 for the two city properties and the subject parcel.

LAND DEVELOPMENT REGULATION

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.*

It is Staff's understanding that approval for the requests contained herein will not overburden the demand for public services, please direct specific questions regarding water usage to the Utilities Department. However, the planned improvements are expected to experience an increase in ad valorem property taxes. The proposal should, under Staff's understanding, represent no gross or net taxation on the services offered by the City.

Further, this expansion will potentially serve additional residents with employment. It will not create urban sprawl as it is considered an infill light industrial project located in a community with a varied development pattern. As previously stated, the annual property tax paid by the existing facility on its local properties was approximately $442,000.00 in 2021.

POLICY

Objective LU-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, and safe and convenient on site traffic flow and parking requirements;
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 such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;
g. protect the limited amount of wetlands and other environmentally sensitive natural resources;
h. protect the potable well fields by designating appropriate activities and land uses
i. within well-head protection areas and environmentally sensitive land;
j. provision of mixed land use designations….
k. discourage the proliferation of urban sprawl.

The proposed Blue Triton Brand project shall comply with each of the above criteria. The owners/contractors shall submit all plans to the appropriate governmental agency for review and comment. The proposed project shall comply with all applicable regulations and requirements as required by the reviewing agencies, departments, and adopted codes, ordinances, and regulations as required by city, county, and state regulations. Any revision or amendments necessary shall be positively acted upon to assure compliance in each instance.

URBAN SUPPORT CLASSIFICATION

Industrial (IN)

The purpose of this category to depict those areas of the city that are now developed, or appropriate to be developed, in an industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

Use Characteristics: Those uses appropriate to and consistent with this category include:

Primary Uses: Research/Development; Light Manufacturing/Assembly; Wholesale/Distribution; Storage/Warehouse;

Secondary Uses: Office; Retail Commercial; Personal Business Service; Commercial/Business Service; Transient Accommodations; Public/Semi-Public.

Locational Characteristic:

This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provisions for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major collector, arterial roadway network, rail facilities, airports, and mass transit.

Standards… An appropriate buffer as determined by the Zephyrhills Land Development Code and verified by Staff shall be provided in and between the IN designated land and adjoining Residential designated land.

Buffering: An appropriate buffer as determined by the Zephyrhills Land Development code shall be provided in and between the IN designated land and adjoining Residential designated land, see below discussion.

Zoning Compatibility The following zoning districts are compatible with the IN land use category: **LI** – Light Industrial **PUD** – Planned Development

Each of the above-referenced criteria will be accomplished with the approval of the accompanying applications and construction development plans proposed for the subject property. The applicant shall, at the time of development, provide adequate landscaping and buffering to protect the adjacent land uses to Staff and the SPRC (Site Plan Review Committee), see below discussion as part of Policy LU-1-2-3-4.

According to the City of Zephyrhills LDC, a Type C buffer shall be installed. A type C buffer includes a 20-foot wide buffer planted with two staggered rows of shade trees with a maximum spacing of 50 feet on center. There is to be 100 feet between trees in the same row, but the two rows are to be staggered such that the second row of trees is to be placed halfway (50 feet) between the trees of the top row. A visual screen designed to be 80 percent opaque within one year and a minimum of six feet in height at installation shall also be provided within the buffer. The screen may include an opaque fence, wall, hedge, berm, or any combination thereof. Wooden fences shall be prohibited. Walls and fences shall not exceed eight feet in height. Shrubs that are used to provide a visual screen shall be placed a maximum of five feet on center.

OBJECTIVE

LU-1-2: *The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.*

The proposed expanded Blue Triton Brands project shall be compatible with the surrounding area and shall not interfere with the integrity of the areas established neighborhoods or quality of life of current residents. Landscaping and buffering/berming shall address all necessary issues stemming from the expansion, see response to Policy LU-1-2-3-4, below.

POLICY

LU-1-2-3-4: *Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.*

The proposed development on the subject property shall be in compliance with the city's Land Development Code. It shall be developed with supporting uses for expanded parking and retention pond associated with the plant modifications. All construction shall comply with current standards in order to take into consideration the company needs and those of the residential properties to the south that will be remaining in unincorporated Pasco County.

The subject site is surrounded on three sides with an Industrial future land use category and well-established Light Industrial zoned property of the parent tract and current owner, Blue Triton Brands. Staff considers it to be compatible with the surrounding Industrial land use category, surrounding Light Industrial zoning district sites, and the established development pattern of the area, as well as the city's adopted Industrial Corridor Master Plan. The applicant/developer shall provide adequate screening and buffering to adjacent properties. A landscape/buffering plan that demonstrates compliance with all applicable sections of the City's LDC, and is designed in sympathy, to the greatest reasonable extent possible, with the adjacent residents' concerns shall be presented to the City for review and approval.

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

OBJECTIVE

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

The subject property lies outside the historical district and that there are no historical structures or archaeological areas identified within the boundaries of the subject property. The applicant has provided documentation that the Florida Master Site File search for Recorded Cultural and Historic Resources was performed.

NATURAL RESOURCES

OBJECTIVE

LU-1-7: *All development activities shall ensure the protection of natural resources and potable well fields.*

LU-1-7-1: *The clearing of trees and wetland vegetation shall be prohibited unless permits are obtained from the property government entities.*

LU-1-7-2: *Species of flora and fauna identified as endangered, threatened, or species of special concern, as defined by Federal Law or Florida Statutes, and found to exist in Zephyrhills by the Florida Game Fresh Water Fish commission, shall be protected through compliance with appropriate Federal and State regulations.*

LU-1-7-3: *Consider in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land water and other natural resources to meet demands; and the potential for flooding.*

LU-1-7-4: *The clearing of trees and wetland vegetation shall be prohibited unless permits are received from appropriate governmental entities.*

LU-1-7-5: *The developer/owner of any new development or redevelopment shall be responsible for on-site management of stormwater run-off in a manner so that post-development run-off rates, volumes and pollutant loads do not exceed existing conditions.*

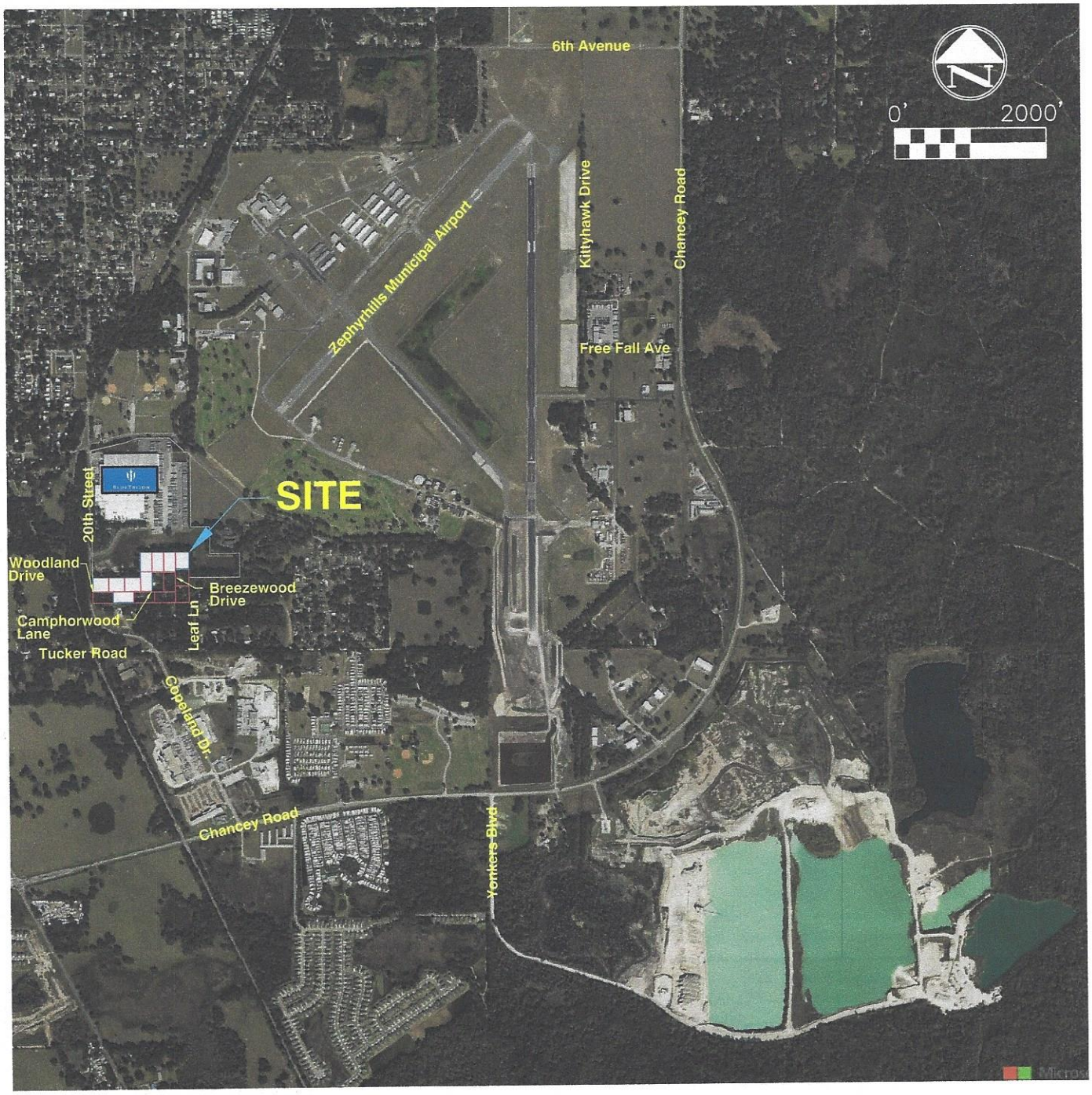
The owner and its contractor shall comply with each of these provisions during the planning, design, engineering, staff review, permitting, construction, and inspection process of the Blue Triton Brands, Inc. expansion project. The Ecological Due Diligence Report provided by the applicant provides details on findings such as gopher tortoises and wood stork nesting sites. Further

research/review and possible mitigation/relocation shall be required at the time of site plan review and approval, and prior to commencement of construction.

V. RECOMMENDATION

Based upon the analysis contained herein, along with supporting documentation, Staff recommends approval of this petition for annexation into the City, future land use classification change to I (Industrial) and rezoning to LI (Light Industrial) with the following conditions:

A landscape/buffering plan that demonstrates compliance with all applicable sections of the City's LDC, and shall address, to the greatest reasonable extent possible, the adjacent residents' concerns, and shall be presented to the City for review and approval as part *Plans Review SPR-0045-22 Nestle [Blue Triton] Truck Parking and Pond 1 Expansion pending final approval with the City.*



8/9/22
#22131

Aerial Map

BLUE TRITON BRANDS, INC.

4210 & 4211 BREEZEWOOD DR.
4210 & 4211 CAMPHORWOOD LN.
39040, 39101 & 39119 WOODLAND DR.
ZEPHYRHILLS, FL 33542

CITY PARCELS — — — CITY LIMITS

Location/Annexation Map

8/9/22
#22131

BLUETRITON

BLUE TRITON BRANDS, INC.

4210 & 4211 BREEZEWOOD DR.
4210 & 4211 CAMPHORWOOD LN.
39040, 39101 & 39119 WOODLAND DR.
ZEPHYRHILLS, FL 33542

Land Use-Proposed

INDUSTRIAL	MIXED USE
PROPOSED INDUSTRIAL	RESIDENTIAL/ SUBURBAN
RECREATION & OPEN SPACE	MOBILE HOME/ RECREATIONAL VEHICLE
PUBLIC/ SEMI PUBLIC	

BLUETRITON

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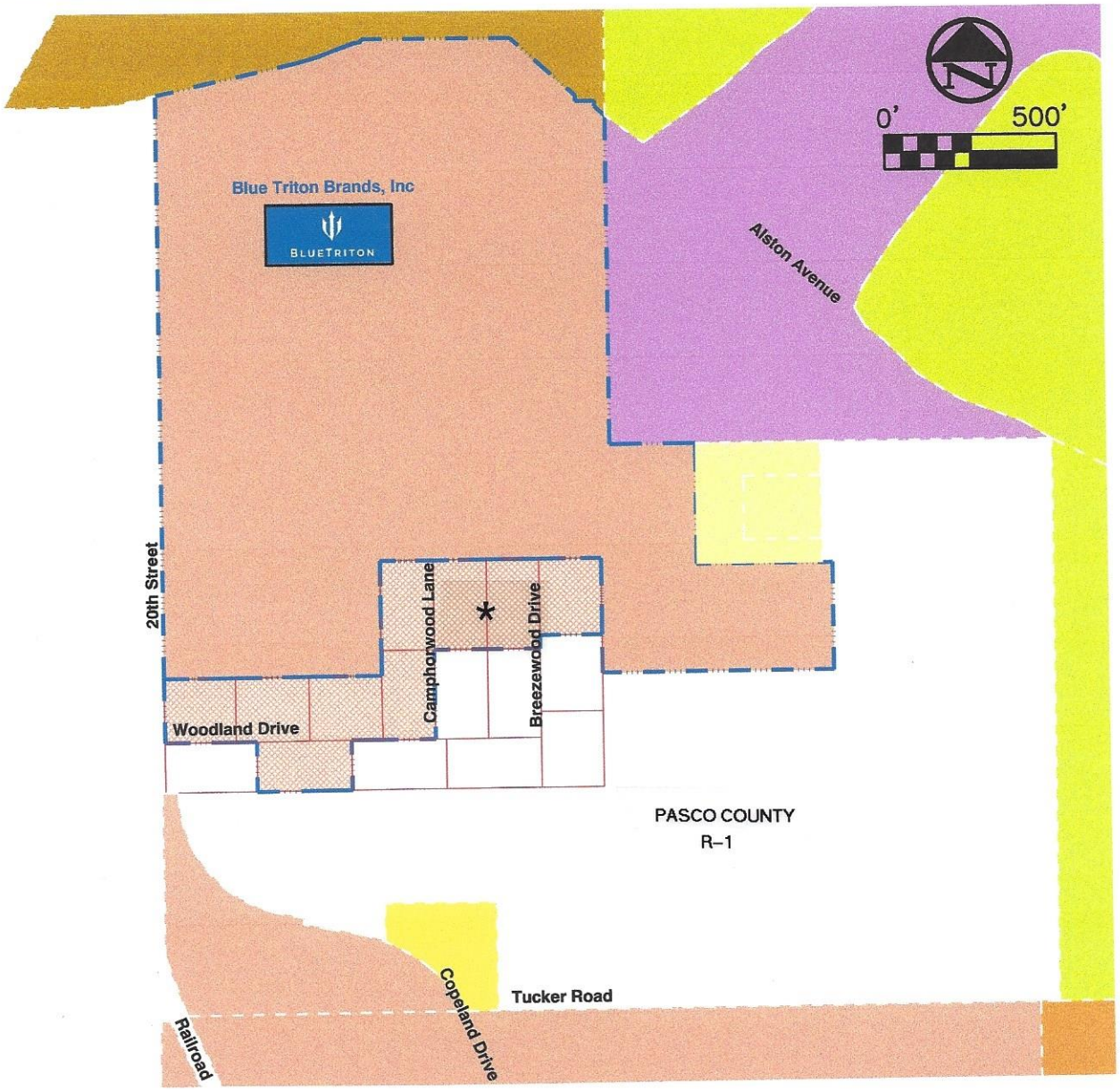

Zoning-Proposed

PROPOSED LI LIGHT INDUSTRIAL	PUD PLANNED UNIT DEVELOPMENT
R4 MULTI FAMILY RESIDENTIAL	AP2 AIRPORT RELATED
R2 SINGLE FAMILY RESIDENTIAL	LI LIGHT INDUSTRIAL
AP1 PUBLIC/ SEMI PUBLIC	RC RECREATIONAL/ CONSERVATION

BLUETRITON

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ZEPHYRHILLS, FL 33542

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

PETITION – SIMULTANEOUS REVIEW

Annexation | Future Land Use Map Amendment(s) | Rezoning

This process is intended to ensure that requests meet the requirements of the City of Zephyrhills Land Development Code and adopted Comprehensive Plan pertaining to Annexations, Future Land Use Map amendments, and Zoning map amendments.

PLEASE NOTE: Site development/amendment plans, commercial checks, and other processes, permits, authorizations and fees may be applicable after the approval of a comprehensive plan amendment.

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 unless written permission is received from the Planning Director or City Manager. Petitions received after the filing deadline will be held until the next Site Plan Review cycle unless written permission is received from the Planning Director or City Manager.

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) Tuesday 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 200 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 petition. 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 then recommend that the City Attorney prepare an Ordinance for first reading and public hearing.

If the petition is for a large scale amendment (over 10 acres), the future land use petition, supporting documentation and ordinance will be forwarded to the Department of Economic Opportunity (DEO) and other applicable agencies for review and comment prior to adoption.

If the petition is for a small-scale amendment (under 10 acres), the ordinance will be scheduled for second reading and adoption at the next available City Council Meeting.

The City Council may vote to deny or approve the ordinance(s). City Council may impose conditions in addition to those of the Planning Commission.

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 Fees**
  PLEASE NOTE: For in-unison applications, multiple fees will be assessed.
- ☐ **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.
- ☐ **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.
- ☐ **Justification Report**
  (1) Analysis for Compliance
    - Consistency with the Comprehensive Plan
    - Consistency with FL Statute Ch. 177
    - Consistency with the Land Development Code and City Ordinances
    - Surrounding Future Land Use and Zoning Analysis
    - Local Development Pattern: must show that the proposed amendment(s) will allow for logical and orderly development
    - Premature Development: must show that the proposed amendment(s) will not create premature development.

  (2) Suitability Analysis – data and analysis to support the project's suitability/compatibility relative to the site, adjacent uses, and public facilities (including water, sewer, fire, police, schools, and EMS).
  (3) Residential Impact Statement
  (4) Traffic Study – Please see the city's Land Development Code, Article VII, Part 7.03.00, Section 7.03.01
  (5) Utility Report – based on existing and proposed water/sewer capacity analysis.
  (6) Map Series
    - Recent aerial photograph of the site and surrounding area showing boundaries, source and date;
    - Location map;
    - Existing Future Land Use and Zoning maps;
    - Proposed Future Land Use and Zoning maps;
    - Natural Resource maps – soils, flood zones, aquifer recharge, wetlands, biological hotspots, etc.;
    - Transportation maps.

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 _____

PETITION – SIMULTANEOUS REVIEW

Annexation | Future Land Use Map Amendment(s) | Rezoning

PROJECT INFORMATION

PETITION TYPE: ☒ Annexation ☒ Future Land Use Map Amendment ☒ Rezoning
Mark all that apply.

SUBJECT PROPERTY ADDRESS:
Northeast quadrant of SR 39 (Paul S. Buchman Highway) and Chancey Road
South of Tucker Road and east of CSX Railroad

PARCEL ID NUMBER(S): 23-26-21-0020-00200-0000; 23-26-21-0020-00200-0010; 23-26-21-00200-01300-0020;
24-26-21-0010-03900-0010

ACREAGE/SQ. FOOTAGE: 110.32

EXISTING FUTURE LAND USE: Industrial

CURRENT LAND USE: Vacant

PROPOSED FUTURE LAND USE: Mixed-Use

PROPOSED USE: Mixed-Use

EXISTING ZONING DESIGNATION: Light Industrial

PROPOSED ZONING DESIGNATION: PUD

CONTACT INFORMATION

PROPERTY OWNER: Clyde A. Biston
FIRM: Acme Development Corporation
ADDRESS: PO Box 1299 Crystal Springs, FL 33524
PHONE NUMBER(S): _____ EMAIL: cab@crossenv.com

PETITIONER: Zhills HWY 39, LLC c/o Richard Sacchi
FIRM: Zhills HWY 39, LLC
ADDRESS: 1409 Tech Blvd. Suite 1, Tampa, FL 33619
PHONE NUMBER(S): 727-488-1718 EMAIL: rsacchi@ripaconstruction.com

AUTHORIZED AGENT*: Clarke Hobby, Esq. and Justyna Gale, FDC
FIRM: Florida Design Consultants
ADDRESS: 20525 Amberfield Drive Suite 201 Land O Lakes, FL 34638
PHONE NUMBER(S): 813-223-3338 and 727-849-7588 EMAIL: clarke.hobby@hobbylaw.net; jgale@fldesign.com

The Petitioner, as owner of the above described land does respectfully request the City of Zephyrhills to take all action necessary to process the COMPREHENSIVE PLAN/MAP AMENDMENT PETITION. 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): Florida Design Consultants

Signature: J. Gale

Print Name: Justyna Gale

Date: 5/25/2022

Owner Signature: Clyde A. Biston

Print Name: Clyde A. Biston

Date: 5/26/2022

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

AFFIDAVIT

Power of Attorney

I, Clyde A. Biston certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

KNOW ALL MEN THAT I, Clyde A. Biston, do hereby constitute and appoint Clarke G . Hobby, Esq. my true and lawful attorney, to execute the foregoing instrument in my name, place, and stead this 26th day of May, 2022.

Clyde A. Biston 5/26/2022

Signature of owner or authorized agent — Date

Clyde A. Biston

Print or type name of person signing above

Acme Development

Name of owner/agent entity if a corporation, LLC, Partnership or Trust

President

Representative Capacity of person signing Affidavit:
President or Vice President of Corporation
Managing Member of LLC
General Partner
Trustee

STATE OF FLORIDA)

COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 26th day of May, 2022, by Clyde A. Biston who is personally known to me or who has produced _____ as identification and who did not take an oath.

COLLEEN STROTT
Notary Public-State of Florida
Commission # GG 919608
My Commission Expires
October 10, 2023

Colleen Strott

Notary Public

Colleen Strott

Print or type name

My Commission Expires Oct. 10, 2023

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

AFFIDAVIT

Permission to Reproduce

KNOW ALL MEN THAT I, Justyna Gale, Vice President of Planning (title), of the firm of Florida Design Consultants, do hereby grant the City of Zephyrhills permission to reproduce all or a portion of all plans, drawings, etc., submitted in connection with the foregoing petition.

J. Gale
Signature

Vice President of Planning
Title

5/25/2022
Date

STATE OF FLORIDA)

COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 27 day of May, 2022, by Justyna Gale who is personally known to me or who has produced as identification and who did not take an oath.

Notary Public

Megan Russell-Bean
Print or type name

My Commission Expires 12/12/2022

Notary Public State of Florida
Megan Russell-Bean
My Commission GG 248821
Expires 12/12/2022

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

CONFIRMATION OF OWNERSHIP BY OWNER;

AND Authorization for Agent or Petitioner, *when a different entity*

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as See attached List of Parcel ID Numbers.
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a land use application for development. We hereby designate Clarke G. Hobby, Esq. and Justyna Gale, FDC as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as a new or amended authorization is delivered to the city.

Clyde A. Biston
Owner Signature

Clyde A. Biston
Printed Name

Acme Development Corportation
Name of owner entity if a Corporation, LLC, Partnership, or Trust

President
Representative Capacity of person signing:
President or Vice President of a Corporation
Managing Member of LLC
General Partner
Trustee

PO Box 1299 Crystal Springs FL 33524
Address of Owner

STATE OF FLORIDA)

COUNTY OF PASCO)

Sworn to (or affirmed) and subscribed before me this 26th day of May, 2022, by Clyde A. Biston ( ) who is personally known to me or
(capacity, if applicable)
produced _____ as identification.

Colleen Strott
Notary Public
Notary Public – State of Florida

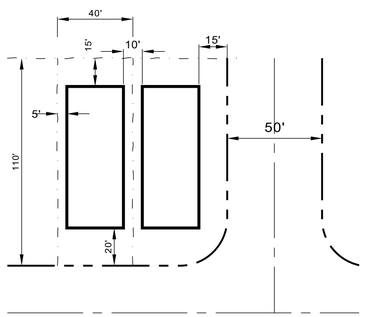
COLLEEN STROTT
Notary Public-State of Florida
Commission # GG 919608
My Commission Expires
October 10, 2023

My Commission Expires Oct 10, 2023

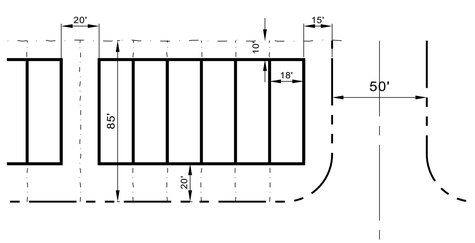
Colleen Strott
Name typed, stamped or printed

NOTES

1. TIMING OF DEVELOPMENT: THE TIMING OF DEVELOPMENT FOR EACH PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER.
2. ENVIRONMENTAL: WETLAND INFORMATION WAS PROVIDED BY HORNER ENVIRONMENTAL PROFESSIONALS. THE SITE CONTAINS ± 3.94 AC. OF ESTIMATED WETLANDS, WITH ± 3.77 AC. OF ESTIMATED PRESERVED WETLANDS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, WITH ± 0.17 AC. OF PROPOSED WETLAND IMPACTS.
3. WATER AND WASTEWATER UTILITIES: TO BE PROVIDED BY PASCO COUNTY AND CITY OF ZEPHYRHILLS.
4. PROVISION FOR MAINTENANCE OF COMMON AREAS: THE DEVELOPER SHALL ESTABLISH LEGAL ENTITIES FOR THE MAINTENANCE OF COMMON AREAS WITHIN THE PROJECT.
5. INTERIM USES: AGRICULTURAL USES ARE ALLOWED ON THE SITE PRIOR TO CONSTRUCTION AND UNTIL THE SITE IS DEVELOPED.
6. PEDESTRIAN/BICYCLE CONNECTIVITY: SIDEWALKS AND MULTI-USE TRAIL CONNECTIVITY SHALL BE PROVIDED AS DEPICTED ON THE PRELIMINARY DEVELOPMENT PLAN. SIDEWALKS AND MULTI-USE PATHS INTERNAL TO THE PROJECT SHALL BE IN COMPLIANCE WITH LDC REQUIREMENTS.
7. NEIGHBORHOOD PARKS: THERE SHALL BE 7.50 ACRES OF NEIGHBORHOOD PARK PROVIDED FOR THE DEVELOPMENT AS DEPICTED ON THE PRELIMINARY DEVELOPMENT PLAN. RECREATION SITE DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE AND THE PARK IMPACT FEE ORDINANCE AS AMENDED.
8. ACCESS POINTS: THE ACCESS POINTS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN ARE CONCEPTUAL ONLY. PERMANENT PLACEMENT OF EACH ACCESS POINT SHALL BE DETERMINED AT THE TIME OF REVIEW WITH THE CORRESPONDING FINAL DEVELOPMENT PLAN AND SHALL MEET ESTABLISHED ACCESS-MANAGEMENT CRITERIA.
9. LANDSCAPE BUFFERS: ALL LANDSCAPE BUFFERS SHALL BE PROVIDED AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN. DETAILED LANDSCAPE BUFFERS AND FENCING SHALL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.
10. SIGNAGE: ENTRY FEATURES AND SIGNAGE SHALL BE SHOWN ON FINAL DEVELOPMENT PLAN.
11. LIGHTING: STREET LIGHTS SHALL BE OPERATED AND MAINTAINED BY A STREET LIGHTING DISTRICT OR HOMEOWNER'S ASSOCIATION.
12. ACREAGES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL DEVELOPMENT REVIEW.
13. THE LOT LAYOUT SHOWN ON THIS MASTER PLAN IS CONCEPTUAL AND SINGLE FAMILY ATTACHED AND DETACHED USES ARE INTERCHANGEABLE WITHIN THE LIMITS OF THE PUID.



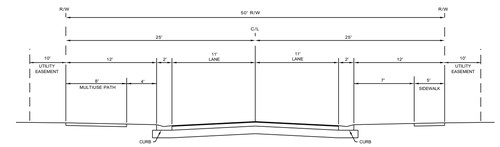
TYPICAL SINGLE FAMILY LAYOUT
40' MINIMUM WIDTH X 115' MINIMUM DEPTH
NOT TO SCALE



TYPICAL TOWNHOME LAYOUT
4,6 & 8 UNIT BUILDINGS, 35' MAXIMUM HEIGHT
NOT TO SCALE

LAND USE SUMMARY

PROPOSED USE	SQUARE FOOTAGE (SF)	DWELLING UNITS (DU)
COMMERCIAL	30,000	
MULTI-FAMILY		450
SINGLE FAMILY ATTACHED-TOWNHOMES		110
SINGLE FAMILY DETACHED		200
TOTAL	**30,000**	**760**
NOTE: SINGLE FAMILY ATTACHED AND DETACHED ARE INTERCHANGEABLE WITHIN MAXIMUM DU LIMITS.		



TYPICAL ROADWAY CROSS-SECTION 50' ROW
NOT TO SCALE

SITE DATA

DESCRIPTION	±Ac.
TOTAL SITE AREA	**110.32**
SINGLE FAMILY DETACHED AND ATTACHED	42.87
MULTI-FAMILY	24.75
COMMERCIAL	6.00
STORMWATER PONDS	11.89
ESTIMATED CONSERVED WETLANDS	3.77
PARKS	7.60
OTHER OPEN SPACE	13.44
TOTAL	**110.32**

FUTURE LAND USE - EXISTING:
INDUSTRIAL
EXISTING ZONING: **LIGHT INDUSTRIAL**

FUTURE LAND USE - PROPOSED:
MIXED USE
PROPOSED ZONING: **PUD**

DEVELOPMENT STANDARDS

DESCRIPTION	MIN.LOT WIDTH	MIN.LOT SIZE	YARD SETBACKS FRONT	SIDE	CORNER SIDE	REAR	MIN. BUILDING SEPARATION	MAX. HEIGHT
SINGLE FAMILY DETACHED	40'	4,600	20'	5'	15'	10'	10'	35'
SINGLE FAMILY ATTACHED-TOWNHOMES	18'	1,530	20'	10'	15'	10'	20'	35'
MULTI-FAMILY*	N/A	N/A	20'	N/A	N/A	20'	20'	52'
COMMERCIAL*	N/A	N/A	20'	N/A	N/A	20'	N/A	35'
NOTE: * FRONT AND REAR SETBACKS ARE FROM THE PROPERTY LINE OR RIGHT-OF-WAY								

PROJECT NAME:

ZHILLS HWY 39 ANNEXATION, FUTURE LAND USE AMENDMENT, AND REZONING

SHEET NAME:

PLANNED UNT DEVELOPMENT MASTER PLAN

PREPARED FOR:

ZHILLS HWY 39, LLC

LEGEND

- SINGLE FAMILY DETACHED
  - 40'S
  - 50'S
- SINGLE FAMILY ATTACHED-TOWNHOMES
- MULTI-FAMILY
- COMMERCIAL
- PONDS/FLOODPLAIN/WETLAND MITIGATION
- PARKS
- LANDSCAPE BUFFER
- OPEN SPACE
- 8' MULTI-USE PATH
- 5' SIDEWALK
- ESTIMATED WETLAND
- PROPOSED WETLAND IMPACT
- ACCESS POINT
- INTERNAL CROSS-ACCESS POINT
- EMERGENCY ACCESS
- INDUSTRIAL — FUTURE LAND USE
- LI — EXISTING ZONING

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6	LANDSCAPE BUFFERS
7	ANNEXATION INFORMATION

N

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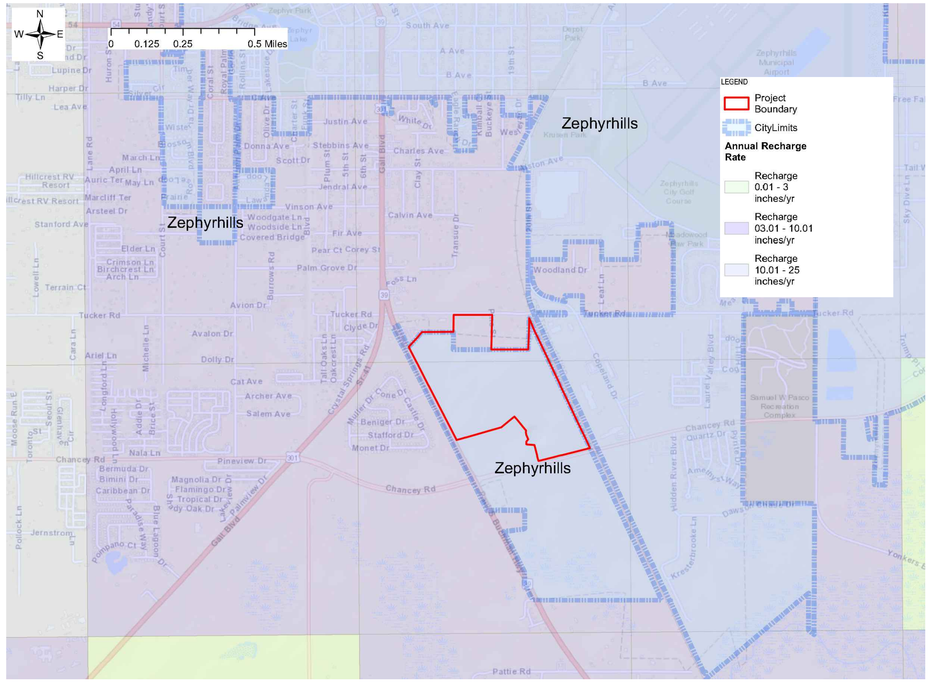
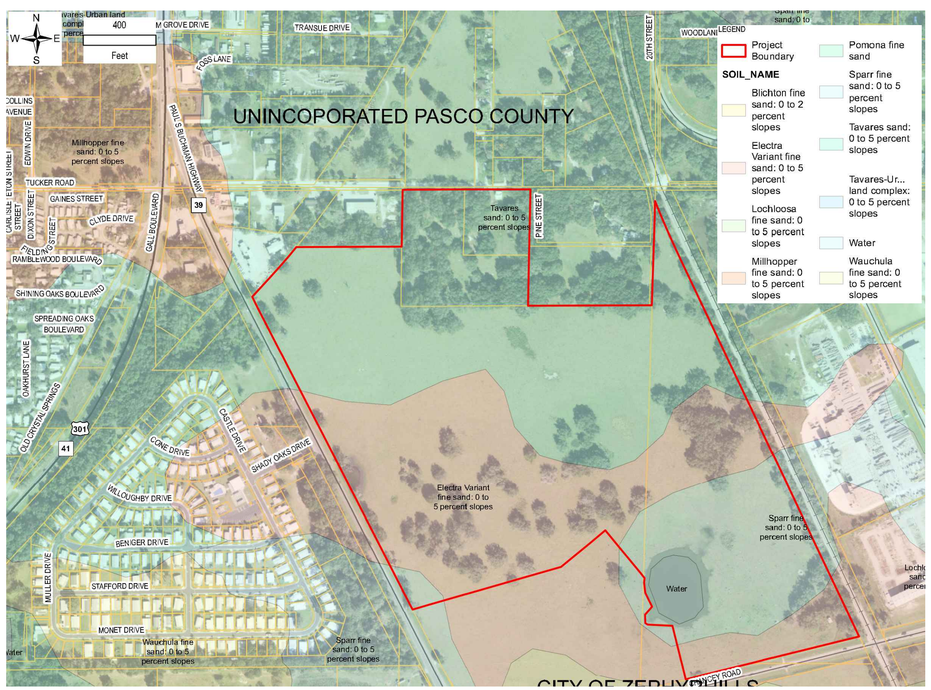
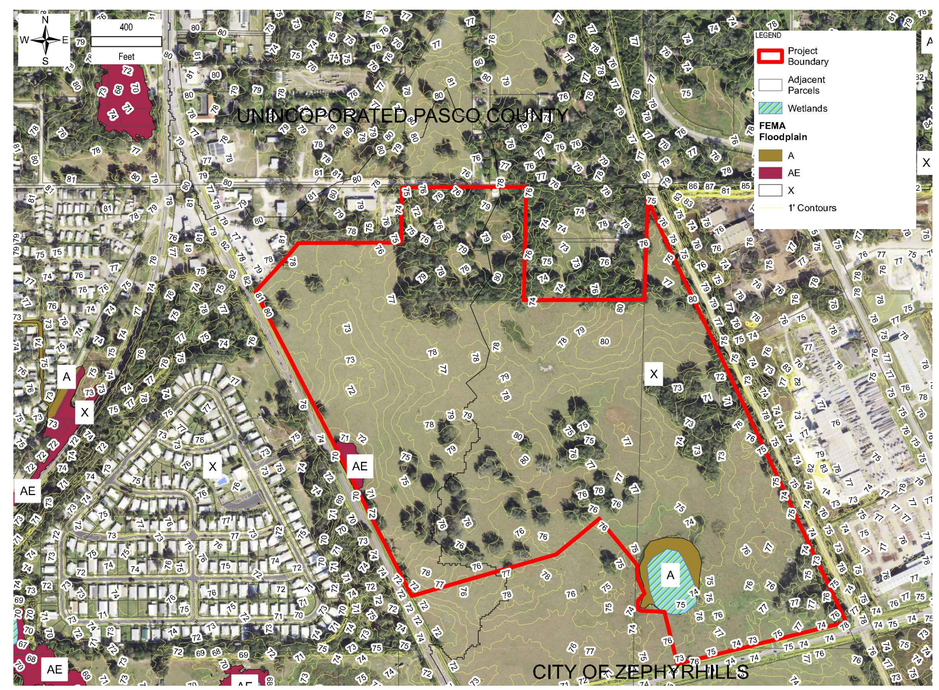


VICINITY MAP AND
AQUIFER RECHARGE

AREA TO BE ANNEXED
INTO THE CITY OF ZEPHYRHILLS



SOILS MAP



TOPOGRAPHY, WETLANDS,
AND FEMA FLOODPLAIN

PROJECT NAME:

ZHILLS HWY 39 ANNEXATION, FUTURE LAND USE AMENDMENT, AND REZONING

SHEET NAME:

MAP SERIES

PREPARED FOR:

ZHILLS HWY 39, LLC

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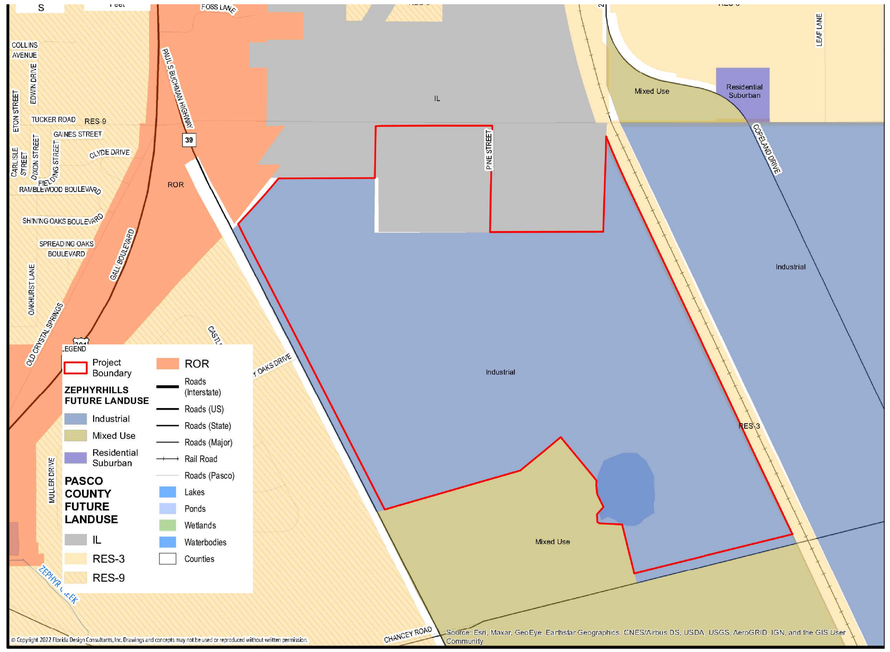
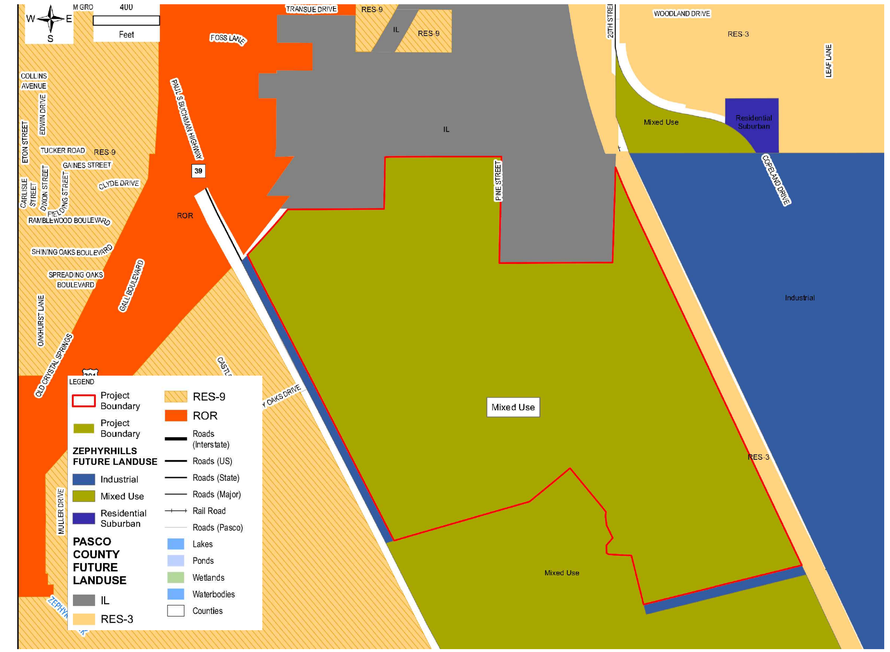
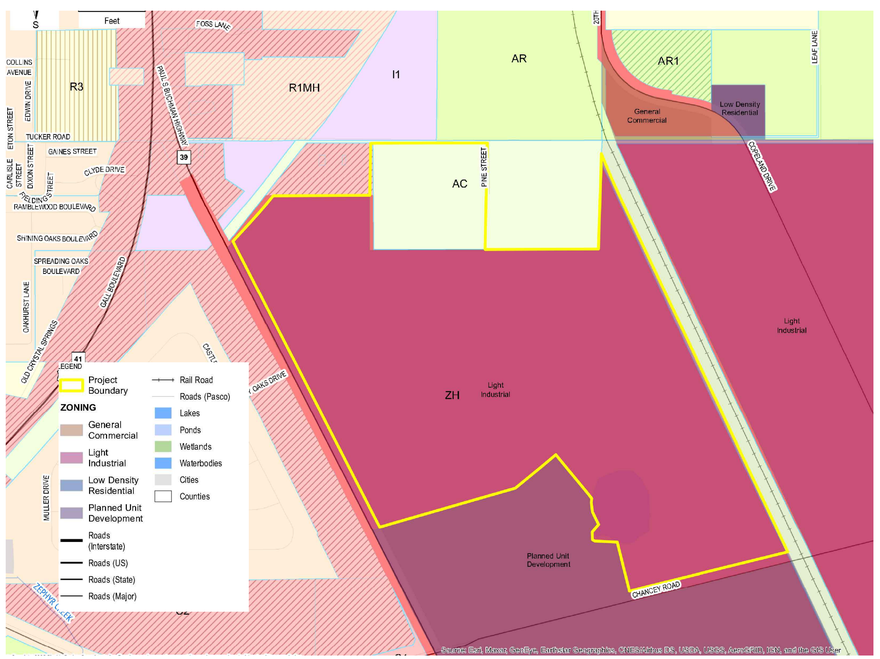


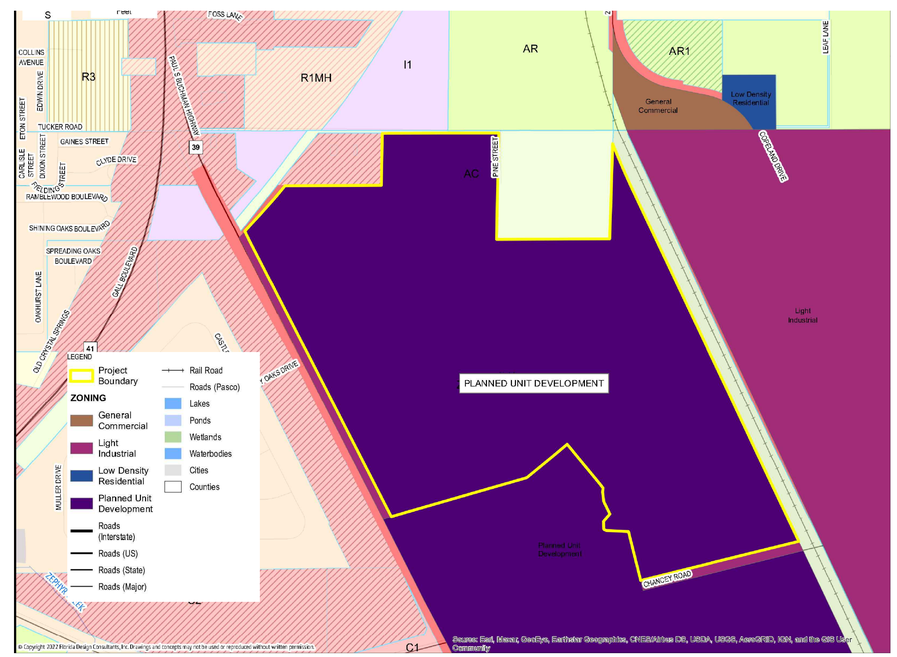
FUTURE LAND USE - EXISTING



FUTURE LAND USE - PROPOSED



ZONING - EXISTING



ZONING - PROPOSED

PROJECT NAME:

ZHILLS HWY 39 ANNEXATION, FUTURE LAND USE AMENDMENT, AND REZONING

SHEET NAME:

MAP SERIES

PREPARED FOR:

ZHILLS HWY 39, LLC

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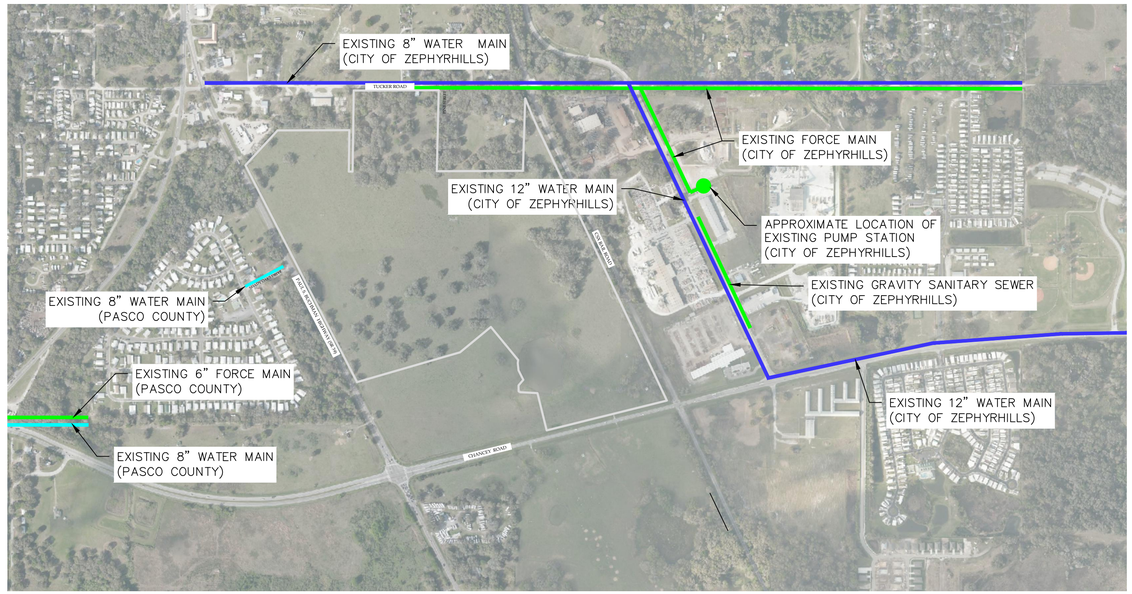
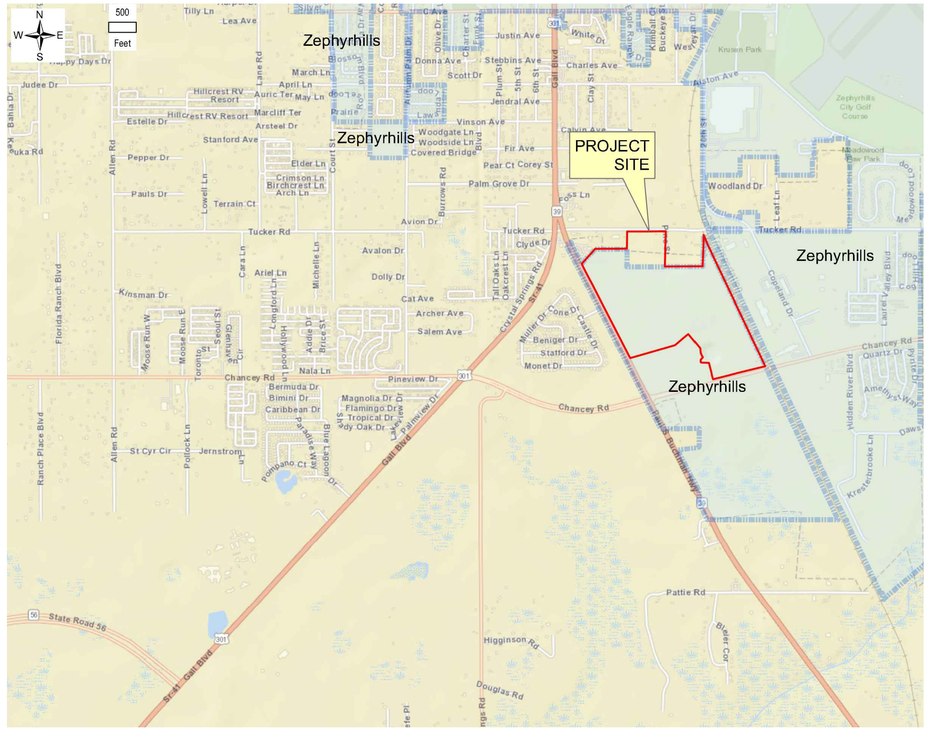
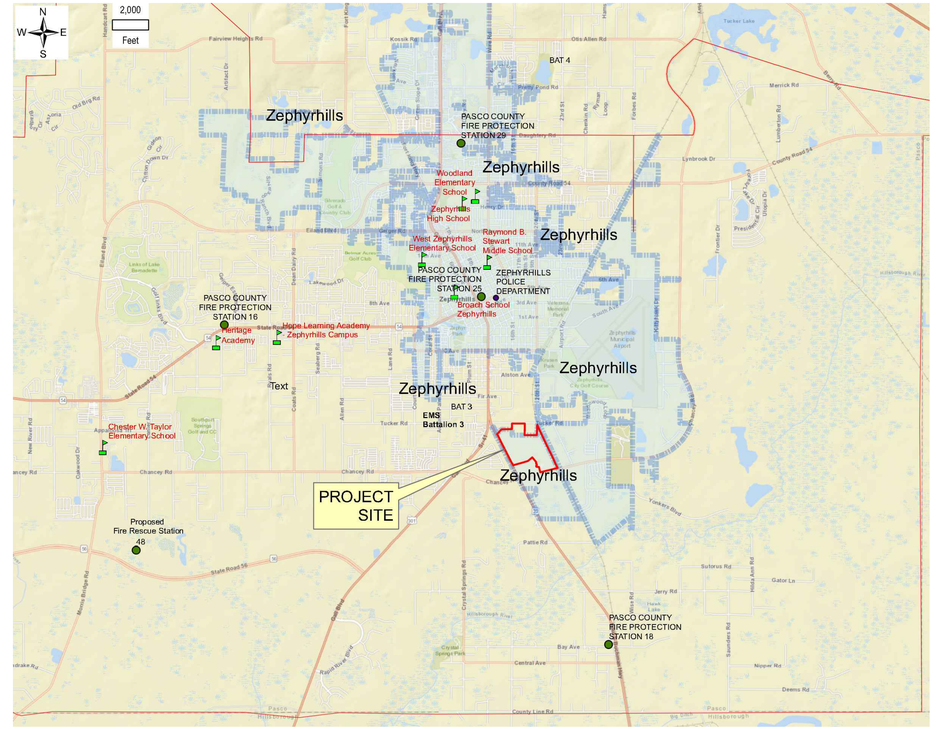


EXISTING UTILITIES

POTABLE WATER AND WASTEWATER ESTIMATED DEMAND			
WATER DEMAND			
PROPOSED USE	**SF/ DU**	**AVERAGE WATER DEMAND/DAY**	**WATER DEMAND (GPD)**
COMMERCIAL	30,000	0.15 GPD/SF	4,500
MULTI-FAMILY	450	175 GDP/ERU	78,750
SINGLE FAMILY ATTACHED-TOWNHOMES	100	175 GPD/ERU	17,500
SINGLE FAMILY DETACHED	200	215 GDP/ERU	43,000
TOTAL			**143,750**
WASTEWATER DEMAND			
PROPOSED USE	**SF/ DU**	**AVERAGE WATER DEMAND/DAY**	**WASTEWATER DEMAND (GPD)**
COMMERCIAL	30,000	0.14 GPD/SF	4,200
MULTI-FAMILY	450	170 GDP/ERU	76,500
SINGLE FAMILY ATTACHED-TOWNHOMES	100	170 GPD/ERU	17,000
SINGLE FAMILY DETACHED	200	200 GDP/ERU	40,000
TOTAL			**137,700**



ROAD NETWORKS



PUBLIC FACILTIES

PROJECT NAME:

ZHILLS HWY 39 ANNEXATION, FUTURE LAND USE AMENDMENT, AND REZONING

SHEET NAME:

MAP SERIES

PREPARED FOR:

ZHILLS HWY 39, LLC

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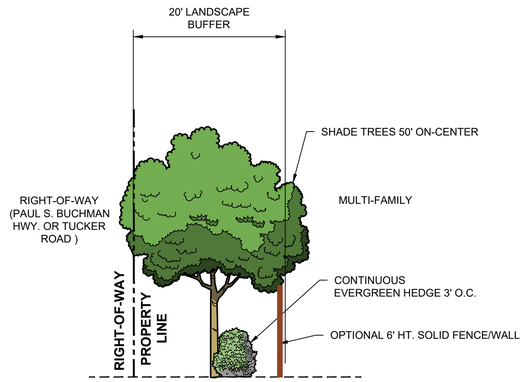
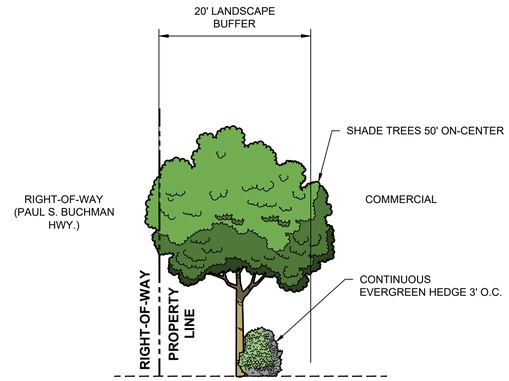
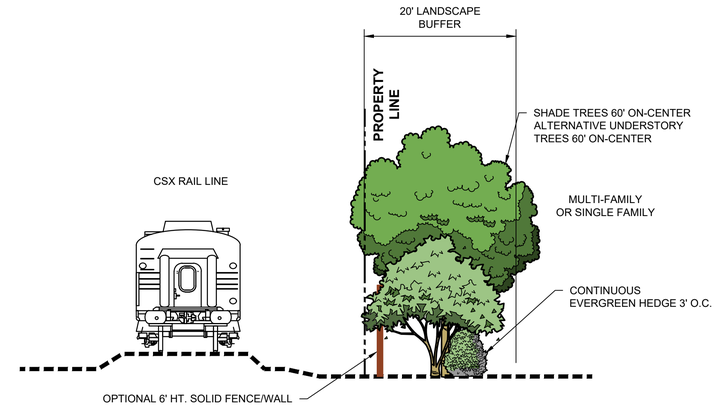


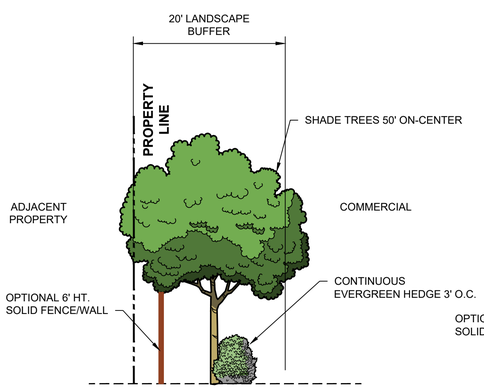
20' TYPE "D-1"
RESIDENTIAL BUFFER
ALONG PAUL S. BUCHMAN HWY.
AND TUCKER ROAD



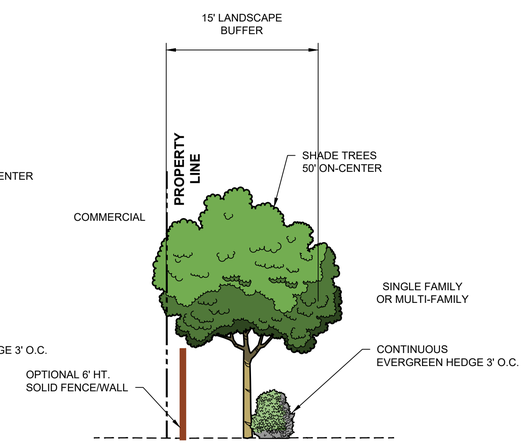
20' TYPE "D-2"
NON-RESIDENTIAL BUFFER
ALONG PAUL S. BUCHMAN



20' TYPE "D-3"
RESIDENTIAL BUFFER
TO ADJACENT
CSX RAIL LINE

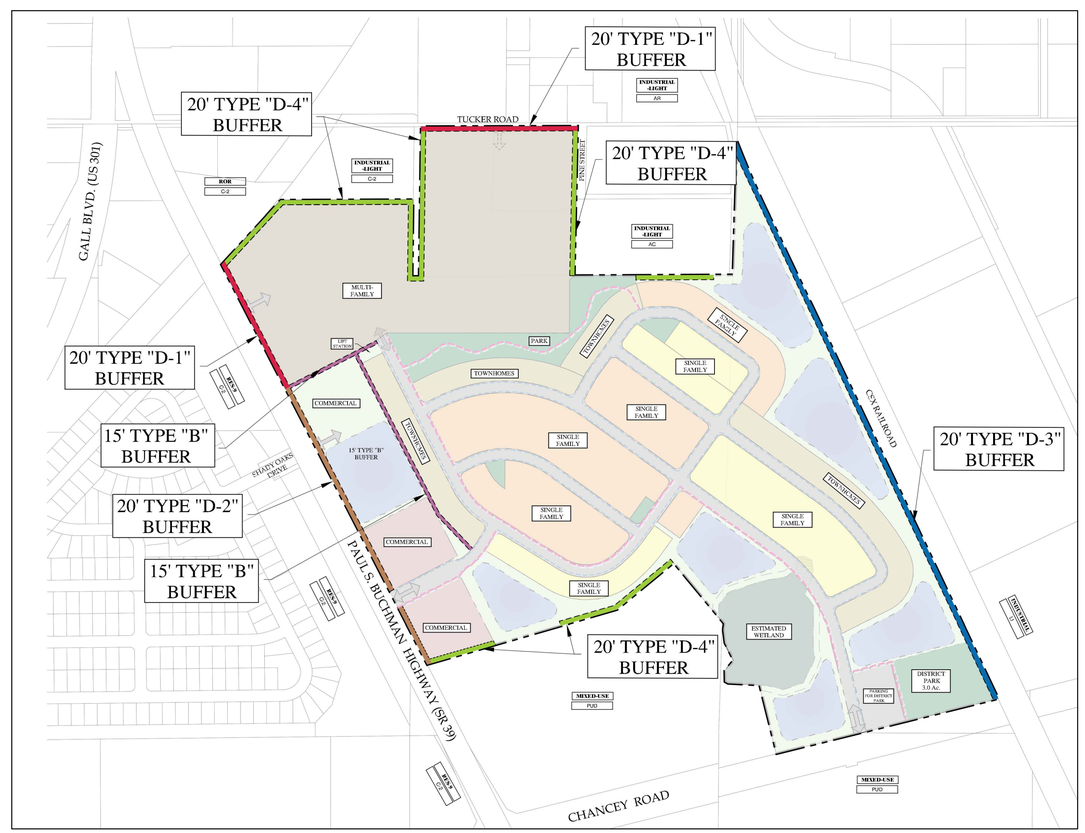


20' TYPE "D-4"
RESIDENTIAL BUFFER
ALONG ADJACENT PROPERTIES



15' TYPE "B" BUFFER
COMMERCIAL TO
SINGLE FAMILY
RESIDENTIAL

BUFFER PLAN



PROJECT NAME:

ZHILLS HWY 39 ANNEXATION, FUTURE LAND USE AMENDMENT, AND REZONING

SHEET NAME:

LANDSCAPE BUFFERS

PREPARED FOR:

ZHILLS HWY 39, LLC

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AREA TO BE ANNEXED
INTO THE CITY OF ZEPHYRHILLS

ANNEXATION
PARCEL SUMMARY

PARCEL ID:	± Ac.
23-26-21-0020-00200-0000	7
23-26-21-0020-00200-0010	2.98
TOTAL	**9.98**
Note: Acreage is from Property Appraiser Information	

ANNEXATION
LEGAL
DESCRIPTION

Parcel 2:

Tracts 2 and 15, in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida. LESS the North 360.00 feet of the East 360 feet thereof.

AND

The North 360 feet of the East 360 feet of Tracts 2 and 15, in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida.

PROJECT NAME:

ZHILLS HWY 39 ANNEXATION, FUTURE LAND USE AMENDMENT, AND REZONING

SHEET NAME:

ANNEXATION INFORMATION

PREPARED FOR:

ZHILLS HWY 39, LLC

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CITY OF ZEPHYRHILLS PLANNING DEPARTMENT

Annexation, FLUM Change and Zoning Change Petition
Acme Development Corporation

Staff Report

I. BACKGROUND AND INFORMATION

A. REQUEST:

An Annexation/Future Land Use & Rezoning Petition has been submitted by Acme Development Corporation. The first land use action is a request for annexation of two parcels (9.98 acres) into the jurisdictional boundaries of the City of Zephyrhills; second, a large-scale amendment to the Future Land Use Map (FLUM); and third, a zoning change.

B. SITE INFORMATION:

Location:	
Parcel I.D. Number:	
Annexation:	23-26-21-0020-00200-0000 (7 acres) 23-26-21-0020-00200-0010(2.98 ac's)
FLU / Zoning	23-26-21-00200-01300-0020 24-26-21-0010-03900-0010 (110.32 ac's.)
Owner:	Acme Development Corporation
Petitioner:	ZHills HWY 39, LLC
Agent for Petitioner:	Clarke Hobby / Justyna Gayle
Acreage:	120.3 Acres, MOL
Existing Use of the Land:	Undeveloped
Adopted Future Land Use:	IN (Industrial)
Existing Zoning:	LI (Light Industrial)
Proposed Future Land Use:	Mixed Use (MU)
Proposed Zoning:	PUD (Planned Unit Development)

C. INTRODUCTION:

The applicant proposes a Planned Unit Development with a mixture of uses as follows:

Commercial Office – 30,000sq ft

Apartments – 450 Units

Townhomes – 110 Units (18' wide)

Single-Family – 200 Units (40' and 50' wide lots – 5' side yard setbacks)

Total Residential Units – 760

Parks – 7.6 Acres

The property is situated north and east of the NE corner of the intersection of Chancey Rd and SR 39 (excluding the 19.37 acres located at the NE corner of the intersection). The northern boundary is Tucker Rd and the eastern boundary is the CSX Rail Road. Rail crossing are located at both the northern and southern boundaries of the property (Chancey and Tucker).

Staff recommendation is provided below on the three land use actions along with an executive summary that provides the justification for each of the recommendations. A Data and Analysis report is also provided detailing the information reviewed / considered to support Staff's recommendation.

II. RECOMMENDATION:

Based on the findings that the petition meets all of the annexation requirements found in Chapter 171.044 (Voluntary Annexation), Florida Statues, staff recommends **APPROVAL of the annexation petition of the 9.98 acres** and;

Based on the findings that the petition for a Future Land Use (FLUM) Amendment is warranted, staff recommends **DENIAL of the FLUM Change petition**, and;

Based on the findings that the Zoning Change petition is justified by reviewing the standards found in the comprehensive Plan / Zoning and Land Development Regulations, staff recommends **DENIAL of the Zoning Change petition**.

The following **Executive Summary** is provided detailing the review / analysis as to how Staff arrived at the denial recommendation for the future land use and zoning:

A.) Compatibility / Suitability Analysis:

1.) **The proposed development includes residential development along the eastern boundary that abuts the CSX railroad**.

- This rail line is now considered a "Main" rail line that is growing at a fast pace with the daily number of trains with future continued growth;
- Two rail crossings are at the "bookends" of the subject property (Tucker and Chancey Rd). Train Horn blasts are provided at each of these crossings providing a significant noise impact to proposed residential;
- Staff spoke with CSX Representative Aubrey Brown about proposed residential along the rail line. CSX is very concerned with rail suitable properties (which are becoming very limited) being changed from industrial to residential for compatibility / noise related problems and the nearby dual railroad crossings;
- Airport – The Airport has undergone significant investments including an extension of the primary runway. The runway will enable larger / more planes to use the Zephyrhills Airport. The Airport Manager has indicated on the FAA 777 Surface Map:
    - The subject property is located in the "Base to Final Turn" area;
    - The area in blue is referred to as the Horizontal surface area with proximity to the runway will present noise complaints and safety concerns (one half of the subject property is in the "blue area";
    - The area in Green is referred to as the approach / departure surface area which is an extension of the runways approaches;
    - One half of the subject property is located in the Green area and even more of a concern with noise complaints and safety.

2.) **Industrial businesses located on the east side of the railroad**.

- There are three existing industrial businesses that have made substantial financial investments in Zephyrhills with significant quality jobs;
- Staff met with the three business owners to discuss the proposed petition / land use change to allow residential;
- All three businesses commented on the significant investment made, the jobs they have created, the success they have had with the strong market, and future potential expansion that will result in additional fiscal benefits to the City and more jobs;
- All three owners are very concerned with the compatibility of residential in an area that they invested in for industrial purposes and that their investments should be protected from incompatible uses / home owner complaints;
- Staff visited all three businesses during their operations and visited the rear of the businesses that abut the railroad. These businesses include operations that involve very noisy equipment / large machinery / large vehicles and deliveries that collectively generate a significant amount of noise;

- Some of the businesses are running on a 24/7 operations schedule; therefore; the noise impacts are constant;
- The businesses include operations that involve the application of chemical products to steel / pipes outdoors with potential of air borne impacts to residential;
- All three business owners are very opposed to the proposed land use change that will allow residential and feel that with their long standing businesses and the rail that the land use should remain industrial and have provided letters recommending denial of the land use / zoning change.

3.) Suitability Analysis:

a.) In addition to compatibility Staff also has reviewed / assessed if the proposed land use change would be suitable based on where this property is situated.

b.) Petition proposed Commercial:

- The proposed petition includes 6 acres (30,000 sq ft of commercial along SR 39);
- Staff is of the opinion that there is sufficient / suitable commercial property that is well-positioned for commercial development in the general vicinity;
- Exiting Commercial in the general area: 19 acres at the NW corner of SR 30 and Chancey Rd (abutting subject property); 8 acres at the SE corner of the this same intersection; 5 acres at the SW corner of the same intersection; 15 acres at the NW corner of this intersection going west on the north side of Chancey Rd; intersection of 301 / Chancey (3 corners available);
- There are also then substantial commercial development / re-development opportunities on nearby 301 (north of Chancey Rd) into Zephyrhills that Staff is very interested in having these areas cleaned up and developed.
- The following analysis depicts that there are substantial properties that are undeveloped / suitable for the commercial needs of this general area.

c.) Petition proposed residential development:

- An important land use decision considered by Staff was assessment of the suitability of this property for residential development;
- There are many factors that were review / assessed in the evaluation of if this property is suitable for single family and multi-family development:
  1.) In 2007, the subject property was changed from a similar mixed use development to industrial;
  2.) Around that time period the City reviewed a large amount of residential developments that have / are coming to fruition;
  3.) The Gagne residential development was approved on the south side of Chancey Rd (across from the subject property) that had residential entitlements for a couple decades. The approved residential development recently informed the City that they are not going forward;

4.) A Pasco County residential development (Bristol Meadows) is located on the south side of Chancey Rd and west of SR 39. This development is located 3,500 feet (measured along Chancey Rd) where the City Code enforcement has received noise complaints about the Stone Castle business. The City is using our staff / resources to follow-up on complaints at a pretty significant distance away from the subject property;

5.) Staff is very concerned with a past history of noise complaints received that proposed residential at the subject property is not suitable.

4.) Residential Development Trends:

- Part of a suitability analysis includes review /assessment of land use break downs and ensuring a proper land use balance and not an oversaturation of residential;
- The residential market has seen a significant increase in Florida, Pasco County & Zephyrhills;
- Residential land value / prices are making all undeveloped land attractive for residential development. Therefore, it is important to consider land use actions with consistency with the vision of the Comprehensive Plan, Future Land Use Element which is Industrial and the Vision of the Industrial Corridor;
- Residential use is generally the highest user of City services;
- In the City's Comprehensive Plan update it is evident that the breakdown in land use acreage / land use percentage for residential has increased significantly from when the Comprehensive Plan was last updated;
- In 2010, the Comprehensive the residential acreage consisted of 1,146 acres or 20% of the City's total acreage. A recent calculation reflects an increase in residential from 1,146 acres to 2,995 acres (more than doubling the percentage of residential land use) The current calculation of residential land use in the City equates to 44% without this property;
    - In the Planning field / economic studies all communities can be different but a typical threshold seen is 30 – 35% residential is typical.
- A balance of land uses is important financially as residential use is generally the highest user of City services (fiscally / services including staffing / operations / management);
- Staff is planning to conduct a comprehensive market study / analysis for both the residential and industrial market to fully understand the importance of these two markets and related fiscal impacts.

5.) Fiscal Impact Analysis:

- An element of land use decisions reviewed by staff is the fiscal impact analysis based on the existing / proposed land use alternatives;
- Fiscal impacts are an important review element in considering short and long term fiscal impacts to a community;
- Direct and indirect impacts come in the form of: ad valorem taxed, impact fees, property development investment, jobs created and City services;
- Industrial property development typically will provide significant investment, quality jobs and limited service demands. One example – Currently in the works: 35 acre project – 168 million investments with 600,000 sq ft and 250 jobs, 10,000 GPD water, and very limited service demands;
- Staff coordinated with Pasco County economic development and created a fiscal comparison analysis between the proposed concept master plan and a conceptual industrial development on the same amount of acreage;

6.) Service / Water / Transportation Impacts:

a.) Water:

- The City is carefully reviewing / assessing land use decisions in the area of utilities. In particular, the City has identified a need to increase the Water Use Permit with SWFWMD;
- The proposed development includes a preliminary master plan 750 residential units. The applicant's estimated average water demand / day is 175 gallons per day (GPD) on the multi-family and 215 for the dingle family totaling 139,250 gallons per day;
- The City's most current averages that are being used is 300 gallons of water per day on both Townhomes and single family residential. The more current water estimate increases the applicant's estimated daily water use from 139,250 GPD to 225,000 GPD;

b.) Transportation: A traffic study was conducted by the applicant which states that there is adequate capacity to accommodate the proposed future land use map amendment except for a 500' segment of US 301 Between SR 39 and Palm Grove Road. Staff commented to the applicant that it is difficult to assess trip generation no knowing the future intended use under the current LFU of Industrial. The proposed weekday trip generation is shown at 6,184 new external trips. The trip generation for the proposed FLU amendment was shown based on the proposed concept plan and not the maximum buildout whereas the trip generation under the current FLU (Industrial) is shown with a maximum buildout with a FAR of .50 which may not be realistic. The PEDC staff have stated to staff a concern in the

industrial corridor (Chancey Rd) of allowing residential that will fill up the capacity of Chancey Rd which may discourage industrial development / truck traffic.

c.) Other Services:

- **Police** – Comments provided:
  - Many noise complaint received from residences in this area;
  - Staffing – 760 Units would require 49 officers. Presently budgeted for 41with currently only 35 officers.
  - Training – equip a new officer (not including a vehicle) is $100k per new hire;
  - Significant calls on new residential development / theft;
  - Intersection at SR 39 & Chancey experiencing a high number of accidents involving serious injury with none of the corners of this intersection developed.
- **Sanitation** – The number of units proposed will have a significant impact on solid waste service / equipment / operations.
- **Schools** – The Pasco County School Bd provided a report that reflects the students that may be generated form this development:
  - Elementary – 97 kids
  - Middle school – 48 kids
  - High School – 62 kids

  Percent of capacity with proposed development with only this project bring all three school levels to 89% and above.

B.) Intergovernmental Coordination:

1.) Staff has reached out to our local, County & regional partners to inform them of the proposed land use action and to provide input / comments. The following summary is provided:

2.) **Bill Cronin – Pasco Economic Development Council** – Letter provided supporting the preservation of industrial land and that there is short supply of quality industrial land for substantial capital investments, high wage jobs and providing a balanced tax base. The subject lands is part of the Duke Energy Site Readiness program with this site and County's investment of 3.5 million of Penny for Pasco funds for sewer lines to Chancey Road to help promote industrial development;

3.) **Danielle Ruiz – Director of Industrial Development (Duke Energy)** Letter providing the preservation of industrial land for industry for jobs and to help diversify their tax base and a lower cost burden for citizens;

4.) **David Engle – Pasco County Economic Growth Director**. Support industrial land to assist both the City and Pasco County in economic development / diversification of both tax bases;
5.) **Aubrey Brown – CSX Manager** – Support of preserving industrial land / concern of incompatibility of adjoining residential;
6.) **Pasco County Planning Department** – Not in support of the proposed land use change;
7.) **Tampa Bay Regional Planning Council** – Communication with Staff – Concern with land use change to eliminate large are of industrial to change allowing residential. Pasco County worked with the TBRPC on a County wide industrial report **("An Industrial Land Strategy for Pasco County – April 19,2022)** The Report discusses:
   - Pasco County "wave" of Comp Plan amendments seeking more residential;
   - Negatively compounding the existing Jobs – housing imbalance in Pasco County;
   - Each acre of industrial land converted to residential costs the County a net loss of 3.9 million in personal income through 2050;
   - County goal is enough industrial land for one job per employed resident;
   - The County has industrial land but lacks properties of sufficient size (50 acres plus) to support target industrial uses, corporate businesses and industrial parks
   - Trends driving innovation in logistics are propelling demand for larger industrial sites.
8.) Staff has worked on a preliminary Industrial Corridor Master Plan which this property is included and considered a catalyst site with transportation access and rail access;
9.) The **PEDC** has worked with **Duke** in the designation of the subject property as a **Site Readiness Property** and is marketing the property nationally
10.) **Department of Economic Opportunity** – The proposed land use action is a large scale future land use map amendment and will be required to be submitted / reviewed. The State will review the petition, Staff Report / Justification, data & analysis and recommendation from Staff, Planning Commission and City Council.

C.) **Comprehensive Plan Consistency** – Based on the Executive Report findings and Comprehensive Plan Analysis in the Report Staff is not of the opinion that the FLUMA / Zoning petition is consistent with the City's Comprehensive Plan.

III. DATA & ANALYSIS:

1. Annexation: Consistency with Chapters 171.043 & 171.044 Florida Statues

A small portion of the overall petition property (9.98 acres) is proposed to be annexed into the city. Annexing the subject property into the jurisdictional boundaries of the City is a rational action. Annexation will allow the City to better control the use, intensity and density of the site, as

explained in the FLUM and Zoning Change section of this report The proposed annexation meets the criteria set forth in Subsections 171.043 & 171.044 addressing the character requirements and criteria to be met as well as the procedures for a voluntary annexation. The subject property's boundaries are contiguous to the city's boundary, the property is reasonably compact, is not part of another incorporated municipality and will be used for urban purposes. Finally, the subject property is also located with the boundaries of the City / Pasco County JPA (Joint Planning Area) boundary and Utility Service Area Boundary.

2. Future Land Use: Consistency with 163, Florida Statutes

The proposed future land use map amendment is being processed as a large-scale amendment to the Official City Future Land Use Map in accordance with the requirements of Chapter 163.3184(3), Florida Statutes.

3. Future Land Use Map Designation Change & Zoning Designation Change

A. Character / Compatibility Analysis of Adjacent Land:

The character and land development patterns in the adjacent properties are generally developed as non-residential / commercial on both sides of Gall Boulevard. The property to the north is characterized by existing retail and office uses. The property to the east is consists of Gall Blvd and a car wash. The property to the south consists of Napa / Golden Coral and the property to the west is Fort King Colony Apartments. Overall, the property is a good candidate for infill development within the City of Zephyrhills.

The following table outlines the current Future land use and Zoning / use of adjacent lands:

Orientation	Existing Use of Land	FLUM Designation	Zoning Designation
North	• Undeveloped	• County Light Industrial	• County AC
South	• Undeveloped	• City MU	• City PUD
East	• CSX Railroad & Industrial businesses	• City Industrial	• City LI
West	• Undeveloped / MH Park	• County RES-9	• County C2 & RMH

As previously stated, the subject property is located near the intersection of Chancey Rd & SR 39 and considered the western boundary / "Gateway into the City's Industrial corridor and situated between Chancey Rd, SR 39, Tucker Rd and the CSX Rail Road. Under the present City current future land use and zoning, the property could be developed with industrial / manufacturing types of uses. Under the petitioner's application request to change the future land use and zoning

designation to Mixed use / PUD, the proposed preliminary PUD master plan shows a mix of Commercial, multi-family and single family residential. A summary of the character / compatibility / suitability analysis and details are summarized in the Executive Summary provided above.

B. Potential Impacts on Urban Services & Public Facilities

B.1 Consistency with Land Development Regulations (LDR's)

Sec. 5.01.00 Consistency and Concurrency:

According to Article V, Adequate Public Facilities in the Land Development Regulations (LDR's) within the City of Zephyrhills Code of Ordinances:

A) No development activity may be approved unless it is found that the development is consistent with the city's Comprehensive Plan and that the provision of certain public facilities will be available at the prescribed levels of service concurrent with the impact of the development on those facilities.

(B) If a development proposal is found to meet all the requirements of this code, it shall be presumed to be consistent with the Comprehensive Plan in all respects except for compliance with the concurrency requirements. City staff, public officials or any citizen may, however, question the consistency of a development proposal with the Comprehensive Plan. If a question of consistency is raised, the Site Plan Review Committee shall make a determination of consistency or inconsistency and support that determination with written findings.

Sec. 5.02.00 & 5.03.00 Potable Water and Wastewater Level of Service:

According to the City's potable water sub-element of the Comprehensive Plan, the level of service for the minimum average daily flow is calculated at 200 gallons per dwelling unit (GPD) per day (average daily flow). Under the existing zoning, the maximum development impact would be one unit at 200 gallons of water per day. The level of service for wastewater is 168 GPD per dwelling unit (average daily flow).

According to John Bostic, Utilities Director for the City, the City is approaching its pumping limits for potable water with projects that have been approved by the City. The Utilities Department is coordinating with the City's Utility consultants and applying to SWFWMD for a Water Use Permit increase.
** The City is now utilizing an increased water and sewer GPD demand for both water and sewer (300 GPD for water – single family and multi-family and 250 GPD on the sewer). Current estimates on existing entitlements indicate that the City will reach its WUP capacity in approximately 5 years if existing entitlements complete construction. The estimated water / sewer demand is provide in the above executive summary. The following City of Zephyrhills Utilities Department permit and current demands are provided:

Water:

Current permitted amount – 3,308,400 MGD
Current average daily demand - +/- 2,644,677 MGD

Sewer:
Current permitted amount: 3.85 MGD
Current average daily demand: 1.7 5MGD

Sec. 5.04.00 Transportation / Level of Service:

According to the Transportation element of the City's Comprehensive Plan, the level of service (LOS) for local streets and minor & major arterials must operate at a LOS of 'D' or better (Ord. 998-08, passed 11/2008). The subject property abuts Chancey Road (County owned and maintained and SR 39 – State owned / maintained). The traffic study summary is provided above in the executive Summary.

Sec. 5.05.00 Drainage Level of Service AND Sec. 4.03.05 Restrictions within Cone of Influence:

The level of service requirement for stormwater facility design and drainage plans requires all development or redevelopment within the City to retain the runoff from a 25-year storm event with an intensity of 3.6 inches per hour. In addition, the City of Zephyrhills, due to its unique topography has several 'cones of influence' which are of particular importance regarding stormwater management and the continued supply of clean water for the City. A conceptual stormwater management plan will be required as part of the project approval process when developed, and per City Code, the project must adhere to the current Code of Ordinances regarding stormwater management and best management practices (BMP) for cones of influences.

Sec. 5.06.00 Solid Waste Level of Service:

The level of service assumption for solid waste disposal is 1.5 tons of solid waste per year per dwelling unit (1.5 tons/DU/year) (Sec. 5.06.00(B)). According to the Comprehensive Plan, "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." Therefore, staff does not anticipate the increased development potential from a FLUM and Zoning change to impact solid waste disposal in Pasco County.

Sec. 5.07.00 Recreation Level of Service:

Not applicable under the present future land use of Industrial. The proposed FLUM amendment to Mixed Use reflects property (7.6 acres) dedicated for park which would meet the recreation minimum levels of service.

C. Potential Impacts on Natural Resources and Open Space

The subject property is characterized with tree canopy and one wetland. A future tree survey shall be required to review / assess tree removal and to maximize tree preservation upon submittal of a future engineered site plan. The applicant shall be required to permit through SWFWMD on all permitting matters pertaining to the existing wetland on site.

D. Potential Impacts on School Facilities

There would be an impact on School facilities and defined in the above executive summary providing the report form the Pasco County School district.

E. Potential Impacts on Fire & Police Protection and Emergency Service

The area is currently surrounded by City property / development and being served by the City's police, and Pasco County fire and ambulance. The Police Chief has provided comments of concern and the amount of additional staffing that would be required with the proposed future land use map amendment and are summarized in the above executive summary.

F. Compatibility with Surrounding Land Uses

A Compatibility / Suitability analysis is provided in above executive summary.

G. Potential for Proliferation of Urban Sprawl

As annexation and FLUM/Zoning amendment proposals are submitted to the City, Staff determines conformance to the Comprehensive Plan by a thorough review of the criteria below. This review helps to determine if the proposed land use promotes urban sprawl.

G 1. Would the FLUM amendment promote, allow, or designate:

a. *A substantial area of the jurisdiction as low density, low-intensity, or single use development, or uses in excess of demonstrated need.*

Findings: The proposed development is planned as a mixed-use development and not characterized as a Low density – single use development. The subject property is within proximity to central sewer, potable water and electric service.

b. *Significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands available and suitable for development.*

Findings: The proposed development is not located within an existing rural area but is located within an area on the periphery of the City's industrial corridor and close to an existing railroad and the Airport . The property is not close to support uses, such as the fire and police protection, library, and shopping, and other focal points are located.

c. *Urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

Findings: The proposal is not strip, isolated or ribbon development and should be able to be hooked up to existing infrastructure.

G2. Would the FLUM amendment:

a. *Protect and conserve natural resources;*

Findings: The proposed development will be required to submit a tree survey and tree removal permit prior to any tree removal on the subject site to protect natural resources.

b. *Adequately protect adjacent agricultural areas and activities;*

Findings:NA.

c. *Maximize use of existing public facilities and services, AND maximize use of future public facilities and services.*

Findings: The Executive Summary speaks on this matter on preserving the City's industrial land and maximization of public infrastructure and making informed land use decisions and prioritizing where and what type of development makes the most sense from a growth management standpoint and all the related City services impacts.

d. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy, of providing and maintaining facilities and services;*

Findings: This petition for annexation and FLUM/Zoning change does not encourage or allow for land use patterns or timing which disproportionately increase the cost in time, money, and energy, of providing and maintaining facilities and services

e/f. *Fails to provide a clear separation between rural and urban uses, and discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;*

Findings: The City encourages development in the subject area by maintaining the Industrial land use and Zoning consistent with the established / future planned industrial use that is being planned for this corridor.

g. *Fails to encourage an attractive and functional mix of land uses;*

Findings:The proposed concept plan is good mix of commercial / office and high density and single family residential.

h. *Results in poor accessibility among linked or related uses;*

Findings: The subject property has direct access to SR 39 and Chancey Rd.

i. *Results in the loss of significant amounts of functional open space.*

Findings: NA.

H. Consistency with Comprehensive Plan

The proposed project was reviewed for consistency with the adopted Zephyrhills 2025 Comprehensive Plan. Findings relative to the review along with the relevant objectives and policies are presented below:

*H1. **Future Land Use Element**:*

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.

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 (j) discourage the proliferation of urban sprawl.

POLICY LU-1-2-4: Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses

Policy LU-1-1-6": The City should prohibit isolated commercial development that requires higher service costs..

Findings:

The Executive report summarized the above-mentioned policies in speaking of the estimated / significant increase in City services that will be required in the proposed FLUMA & Rezoning petition. The land use compatibility / suitability is also summarized in the Executive Summary.

*H2. **Transportation Element**:*

OBJECTIVE TRA-1-3: Levels of Service. Vehicular Level of Service Standards (LOS) shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation

POLICY TRA 1-3-1: Vehicular Levels of Service. Establish and maintain adopted levels of service on all classifications of roadways within the City. The following level of service standards (LOS) are adopted: [ALL ROADWAYS ="D"]

POLICY TRA-1-3-9: Except in cases where the impacts of the proposed development are demonstrated to be de minimis as that term is defined in Section 163.3180 of the Florida Statutes, all projects requesting development approval shall conduct a transportation study to determine the transportation impacts of significantly impacted roadway segments within the City. In cases where projects within the City access State or County public roadway facilities, transportation studies will be required to conform with State or County jurisdictional access requirements.

OBJECTIVE TRA-1-6: The planning of traffic circulation shall continue to be coordinated with the City's Future Land Use Plan to consider existing and projected population density, housing and employment patterns, and land use trends.

Findings:
The preliminary Traffic Study shows a LOS impact one ne segment as summarized in the Executive Summary. The intersection of SR 39 and Chancery has been identified by the Police Chief as an area that is experiencing traffic accidents / fatalities and there is a concern with the proposed development / trip generation with increased potential issues. .

H4. ***Public Facilities Element***:

Goal PUB-1: City shall provide a sufficient supply of water of appropriate quality for all beneficial uses within the City.

OBJECTIVE PUB-1-4: The City shall discourage urban sprawl and encourage compact development and a separation of urban and rural land uses by directing new development to areas currently served by potable water facilities to maximize the use of existing potable water distribution facilities before extending service to areas currently unserved by potable water facilities.

Policy PUB-1-4-2: City shall develop priorities that maximize the use of existing public facilities and establish a plan for replacement, possible future facility deficiency corrections and future facility needs.

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.

POLICY PUB-5-1-2 Developers will be financially responsible for on-site stormwater detention.

Findings:
The executive summary addresses where the City is with our Water Use Permit with SWFWMD. The City is cautious at this time on annexations and land use changes that will require large amount of water capacity until the water use permit is addressed / increased.

H5. Conservation Element:

> *POLICY CON 3-1-1 Protect and conserve the natural functions of existing soils and wildlife habitats. The development of property will require identification of soil type and wildlife.*

H6. Recreation and Open Space Element:

NA

ZHILLS HWY 39 PLANNED UNIT DEVELOPMENT
Petition Simultaneous Review
Annexation | Future Land Use Map Amendment | Rezoning

JUSTIFICATION REPORT/ WRITTEN STATEMENT

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Exhibit 6 Wetland Delineation
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I. Introduction

Proposed is a Future Land Use Map Amendment from Industrial to Mixed-use (MU), and a concurrent request for a Rezoning Amendment from Light Industrial (LI) to Planned Unit Development (PUD). The proposed PUD is located on the northeast quadrant of Chancey Road and Paul S. Buchman Highway (SR 39), and is approximately 110.32 acres. Also being requested, is an Annexation of two adjacent parcels (9.98 acres) that are located within the project boundary.

The PUD focuses on mixed-use development that provides a benefit in terms of employment opportunities, life-style choice, pedestrian/bicycle connectivity, diversity of housing and an increased tax base. It is located at the Gateway to the Zephyrhills Industrial Corridor and is located west of the CSX railroad which is the boundary to the existing Industrial uses located to the east.

The Zhills HWY 39 PUD proposes to develop the property with a maximum of 30,000 square feet of Commercial/Office, 450 Multi-family units, 110 Townhomes, 200 Single-family units and 7.6 acres of park land which includes 3 acres of District Park and associated parking for the City of Zephyrhills. The development will incorporate a mix of Multi-family/Townhome units, Single-family units that consisting of 40' and 50' lots, and will incorporate interconnected parks and open space. The mix of units will support reasonable priced housing for employees in the City of Zephyrhills and Tampa Bay area.

General Site Information

<table>
<tr><td>Parcel ID Nos.</td><td>23-26-21-0020-00200-0000; 23-26-21-0020-00200-0010; 23-26-21-00200-01300-0020; 24-26-21-0010-03900-0010</td></tr>
<tr><td>Acres</td><td>110.32 AC</td></tr>
<tr><td>Annexation Parcel Summary</td><td>23-26-21-0020-00200-0000 (7 AC)
23-26-21-0020-02000-0010 (2.98 AC)</td></tr>
<tr><td>Existing FLU Map Category</td><td>Industrial</td></tr>
<tr><td>Proposed FLU Map Category</td><td>Mixed-use</td></tr>
<tr><td>Primary Uses Per MU Plan Category</td><td>Residential; Residential Equivalent; Office; Retail Commercial; Personal/Business Service; Commercial/Business Service; Transient Accommodation</td></tr>
<tr><td>Maximum Density and Intensity MU Plan Category</td><td>Max Residential Density- 14 DU/AC;
FAR 0.5; ISR 0.80</td></tr>
<tr><td>Current Zoning</td><td>Light Industrial</td></tr>
<tr><td>Proposed Zoning</td><td>Planned Unit Development
<table>
<tr><td>Commercial/Office</td><td>30,000 SF</td></tr>
<tr><td>Multi-Family</td><td>450</td></tr>
<tr><td>Townhomes</td><td>110 Units</td></tr>
<tr><td>Single-Family</td><td>200 Units</td></tr>
</table></td></tr>
<tr><td>Special Area Plan</td><td>Gateway to the Zephyrhills Industrial Corridor</td></tr>
<tr><td>Current Use</td><td>Vacant</td></tr>
</table>

II. Consistency with the Comprehensive Plan and Land Development Code Policies

Proposed Future Land Use - Mixed-Use Category and PUD Zoning

An application for a Future Land Use Map Amendment is being processed concurrently with the Rezoning amendment. The Future Land Use is Industrial and proposed to be Mixed-use and the Proposed Rezoning is PUD.

The vision of the FLU 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.

Proposed Land Use Data Table

Land Uses	Square Feet/ Dwelling Units	Acres
Commercial/Office	30,000 SF	6 Ac.
Multi-Family	450	24.74 Ac.
Townhomes	110 Units	42.87 Ac.
Single-Family	200 Units	
Parks		7.5 Ac.

1. The proposed PUD Development is located at the Gateway to the Zephyrhills Industrial Corridor east of the railroad tracks and existing Industrial land uses. The proposed Future Land Use of the Parcels is Mixed-Use Category.

2. The uses are compatible and consistent with the Mixed-use Category and the Zephyrhills Industrial Corridor Master Plan. The CSX railroad is a boundary for the existing Industrial uses to the east. The proposed PUD Zoning and Mixed-use Land Use are also compatible with the Gagne PUD neighborhood development located to the south of Chancey Road.

3. The PUD Plan provides for a variety of uses from retail, office, multi-family, townhomes and a mix of 40’ and 50’ single-family units. Residents will be in close proximity to

neighborhood retail/commercial/office uses. The development will be connected through a bicycle/ pedestrian system consisting of sidewalks and multi-use path connections. The PUD incorporates the right mixes of uses to provide for support to the Gateway into the Zephyrhills Industrial Corridor.

4. The proposed Future Land Use Amendment to Mixed-use will provide sufficient amounts of residential lands to accommodate population growth and sufficient amounts and commercial uses to support the surrounding residential and industrial located to the east. The proposed Amendment to Mixed-use supports proportional amount of mixed residential, commercial, office, and public land uses necessary for a community to grow and support growth in a balanced manner. The development will help maintain economic viability of the community.

III. Surrounding Future Land Uses and Zoning Analysis

Summary of Future Land Use Map, Zoning and Existing Uses in Proximity to Site

Direction Subdivision	FLUM Category	Zoning	Existing Uses
Site	***Existing FLU - Industrial*** ***Proposed FLU - Mixed-Use***	***Existing Zoning- Light Industrial*** ***Proposed Zoning - PUD***	***Vacant***
North - Pasco County	Industrial Light	Agricultural (AC)	Vacant, Single Family Homes
South	Mixed-Use	PUD	Vacant with proposed Retail, Commercial, Single Family Homes, and Townhomes
East	Industrial	Light Industrial (LI)	CSX Railroad, Industrial Uses
West – Pasco County	RES-9	C-2 and RMH	Residential, Mobile Home Park

- The proposed PUD is located at the Gateway of the Zephyrhills Industrial Corridor. The PUD development is an appropriate transitional use from the surrounding single-family residential to the Industrial located to the east of the CSX railroad.

- The proposed Mixed-use FLU is consistent with the Mixed-use FLU development located to South. The adjacent Gagne PUD, is approved for Mixed-use, Hotel, Corporate Park, Office, Commercial and Residential uses.

- The FLU to the west is RES-9 with single-family homes located to the west and single-family large estate lots located to the north of the proposed development. Mixed-use is more compatible and a better transitional with the adjacent residential located to the west

and north. The existing Industrial FLU and Zoning is not compatible with the adjacent residential surrounding the project site.

- There is Industrial FLU located to the east of the CSX railroad. The railroad is a good boundary transition to the Industrial. The proposed Mixed-use Future Land Use Category provides supportive uses to the Industrial FLU.

IV. PUD Compatibility: The Master Plan Shall Demonstrate Compliance with the following:

1. **Land Uses within the Master Plan are arranged and designed in a complementary and compatible manner.**

   The proposed PUD Master Plan allows Mixed-uses, Commercial and Residential uses. The Commercial uses will be located along the Paul S. Buchman Highway and the District Park will be located adjacent to Chancey Road. The uses transition to multi-family/townhome along the boundary and single-family residential will be located internal to the project.

   The uses are complimentary to each other, within walking distance and will create a sense of community. The uses will be integrated through a multi-modal plan which will incorporate bicycle/pedestrian connection within the development and the surrounding developments.

   The multi-family units and townhomes will also be located closer to the railroad. Stormwater ponds will be designed along the east project boundary to act as an additional buffer. The landscape buffers will be enhanced and will include fencing and sound mitigation.

2. **Different uses within the proposed parcel, site or project are effectivity buffered to encourage full use and enjoyment of all property.**

   The proposed PUD will provide for an enhanced buffering and landscaping that exceed minimum code requirements. An enhanced buffer with sound mitigation will be provided to the east of the multi-family/townhomes site to provide buffering from the railroad. Detailed Landscape buffers and fencing shall be shown on the Final Development Plan.

   Stormwater ponds will, where possible, be strategically located to create amenity features for the residential development and provide for additional buffers from the railroad tracks.

3. **Vehicular-circulation system throughout the PUD Plan that directs traffic in an efficient and safe manner.**

   The proposed PUD is located to the north of Chancey Road and east of SR 39/Paul Buchman Highway. Chancey Road is a four-lane divided roadway from US 301 to slightly east of SR 39 (approximately 0.75 miles) and a two-lane undivided roadway from east of SR 39 to its terminus at CR 54 (approximately 4.5 miles). The roadway segments are constructed within 120 feet of right-of-way with a maximum corridor width of 166 feet per the Pasco County Corridor Transportation Table.

   SR 39/Paul Buchman Highway is currently a two-lane undivided roadway. Per the Pasco County Corridor Transportation Table, SR 39 has a buildout of four-lanes divided with a proposed corridor maximum width of 168 feet.

   Internal Project Roadways

   The internal roadways will provide a continuous circulation system throughout the PUD Plan with sidewalks/multi-use paths connecting the uses. The Plan provides safe and efficient drive lanes, landscaping buffers, sidewalks and a multi-use path. The roadway will also have multiple interconnects within the project, and access points onto Paul S. Buchman Highway and Chancey Road that are discussed in further detail in the attached Transportation Study.

4. **Individual land use components of the Plan are interconnected by safe and convenient pedestrian linkages.**

   The PUD proposes bicycle and pedestrian connectivity throughout the development and provides accessibility to the neighborhood and District Park located within the development. A sidewalk and multi-use path will be designed as part as the internal roadway. Sidewalks and multi-use paths internal to the project shall be in compliance with LDC requirements.

5. **External Compatibility: The PUD Plan shall include appropriate development order conditions that accomplish "transitioning land uses and gradual reduction of intensities and uses to minimize visual and noise impacts on adjacent development.**

   The PUD Master Plan has been designed to the take into consideration external compatibility as part the Gateway to the Zephyrhills Industrial Corridor. The uses are situated from higher intensity and density uses along the Paul S. Buchman Highway, and transition to lower density residential in the central area of the neighborhood. Townhomes will be located around the perimeter of the neighborhood, and stormwater ponds will be designed and placed adjacent to the CSX railroad.

   The proposed PUD will provide for enhanced buffering and landscaping that exceed minimum code requirements. Stormwater ponds will, where possible, be strategically located toward the east property boundary to provide an additional buffer to the CSX

railroad. An enhanced buffer with sound mitigation will be provided to the east of the multi-family/townhomes site to provide buffering from the railroad.

6. Neighborhood Parks

There will be a minimum of 7.6 acres of park area provided for the development which will include 3 acres of District Park land and parking dedicated to the City of Zephyrhills. The neighborhood park and District Park are depicted on the Preliminary Development Plans.

The neighborhood parks will be centrally located to the single family, townhome and multi-family residential. The multi-use paths and sidewalks will provide connectivity to the neighborhood parks and the District Park.

Recreation site development standards shall be in accordance with the City of Zephyrhills Land Development Code and the Park Impact Fee Ordinance as amended.

7. Utilities

Potable water and sanitary sewer service exists in the vicinity of the project with Pasco County and City of Zephyrhills infrastructure. Pasco County infrastructure includes an 8" water main and 6" sewer force main located at the southeast corner of Chancey Road and US 301. City of Zephyrhills infrastructure includes an 8" water main and sanitary sewer force main along Tucker Road. The applicant proposes to construct an offsite force main and water main connection to the existing utilities. The applicant will work with Pasco County and City of Zephyrhills for authorization to these connections.

The Utilities Impact Analysis demonstrates the maximum build-out scenario for both the existing FLU of Industrial and the proposed request to Mixed-Use FLU Category and PUD Zoning. (See Table 1 and Table 2 below)

Per the Comprehensive Plan Future Land Use Element, Industrial (IN) FLU Category has a Floor Area Ratio (FAR) of 0.50 which will allow for approximately 2.4 million sq. ft. of light industrial uses. Based on the maximum build-out scenario for the IN land use, the average daily flow of wastewater is 360,000 gallons per day. The average daily flow of water is 408,000 gallons per day. See Table 1 Below.

The maximum build-out scenario for the proposed Planned Unit Development (PUD) is 300,000 sq. ft. of commercial, 450 multi-family units, 110 townhome units and 200 single-family units. Based on these proposed entitlement the average daily flow is 159,500 gallons per day. The average daily flow of water is 172,100 gallons per day. See Table 2 Below.

In summary, the proposed Land Use Amendment and Rezoning to PUD will generate considerably less demand for water and wastewater. The proposed entitlements for the PUD will have less impact on the existing utility infrastructure than the existing maximum build-out of Light Industrial uses.

Table 1

Maximum Build-out Scenerio with Exisiting Industrial FLU

AVERAGE DAILY FLOW (ADF)

				WASTEWATER			WATER	
		UNIT		RATE	TOTAL ADF		RATE	TOTAL ADF
SQ. FT.	USE	MEASURE		(GPD)	(GPD)		(GPD)	(GPD)
	SINGLE FAMILY	(PER UNIT)		200	0		215	0
	MULTI FAMILY	(PER UNIT)		200	0		215	0
	TOWNHOME	(PER UNIT)		200	0		215	0
	COMMERCIAL	(PER SQUARE FOOT)		0.25	0		0.29	0
2,400,000	LIGHT INDUSTRIAL	(PER SQUARE FOOT)		0.15	360,000		0.17	408,000
					360,000			408,000

References

1 *Florida Department of Health Chapter 64E-6, Florida Administrative Code - Standards for Onsite Sewage Treatment and Disposal Systems*
"Table 1 - For System Design Estimated Sewage Flows" from Rule 64E-6, F.A.C.
https://www.floridahealth.gov/environmental-health/onsite-sewage/forms-publications/_documents/64e-6.pdf

2 *PCU Technical Manual for Design and Construction of Water, Wastewater, and Reclaimed Water Facilities*
Section B1.8 - Table B-1. Average Day Water Demand
Section B.2.2.1 - Table B-2. Wastewater Flow (ADF)

Table 2

Proposed Mixed-Use FLU and PUD Zoning
Maximum Build-out Scenario
AVERAGE DAILY FLOW (ADF)

			WASTEWATER			WATER	
		UNIT	RATE	TOTAL ADF		RATE	TOTAL ADF
UNITS/ SQ. FT.	USE	MEASURE	(GPD)	(GPD)		(GPD)	(GPD)
200	SINGLE FAMILY	3BR/2BATH	200	40,000		215	43,000
450	MULTI FAMILY	3BR/2BATH	200	90,000		215	96,750
110	TOWNHOME	3BR/2BATH	200	22,000		215	23,650
30,000	COMMERCIAL	(PER SQUARE FOOT)	0.25	7,500		0.29	8,700
	LIGHT INDUSTRIAL	(PER SQUARE FOOT)	0.15	0		0.17	0
				159,500			172,100

References

1 *Florida Department of Health Chapter 64E-6, Florida Administrative Code - Standards for Onsite Sewage Treatment and Disposal Systems*
"Table 1 - For System Design Estimated Sewage Flows" from Rule 64E-6, F.A.C.
https://www.floridahealth.gov/environmental-health/onsite-sewage/forms-publications/_documents/64e-6.pdf

2 *PCU Technical Manual for Design and Construction of Water, Wastewater, and Reclaimed Water Facilities*
Section B1.8 - Table B-1. Average Day Water Demand
Section B.2.2.1 - Table B-2. Wastewater Flow (ADF)

Written Statement of PUD Concept

1. **The Market the PUD intends to serve.**
   - The proposed PUD will be a mixed-use development that will be a part of the Gateway to the Zephyrhills Industrial Corridor. It will serve as a support use to the Industrial Corridor for potential commercial, office and residential uses.

2. **Relationship to the PUD to the Comprehensive Plan**
   - The proposed PUD is consistent with the Comprehensive Plan FLU Category of Mixed-use. The PUD Plan provides for a variety of uses such as retail, office, multi-family/townhome and a mix of single-family units. The PUD also provides for multi-modal connectivity and has a safe interconnected bicycle-pedestrian path system.

3. **Uses included and any limitations upon uses.**
   - The PUD will be a mixed-use development with commercial, office and residential development.
   - The PUD will provide residential development consisting of Multi-Family, Townhomes and single-family consisting of 40' and 50' width lots.

4. **Architectural Design -** To be reviewed during Final Development Plan Review.

5. **Building Types and Site Layouts-** Are provided on the attached PUD Preliminary Development Plan.

6. **Any Proposed agreements, dedications or easements-** To be determined and approved in the PUD Conditions of Approval.

7. **Any proposed private covenants and restrictions-** To be determined and approved in the PUD Conditions of Approval.

V. <u>Local Development Pattern and Suitability</u>

The development pattern in the planning area is predominantly suburban in character with new residential communities such as Gagne PUD located to the south and Cobblestone MPUD residential development located approximate ¼ mile to the west.

The development is located in the Gateway of the Industrial Corridor which is for industrial and supportive commercial mixed use development. The Proposed Mixed-use FLU is a suitable Future Land Use categories and fits with the development pattern with the following findings:

- The proposed Mixed-use Future Land Use Category and PUD is consistent with the Industrial Corridor Master Plan since it will be a good transitional and supportive use to the Industrial Uses located to the east of the Railroad tracks.
- The proposed use is compatible to the Mixed-use (Gagne PUD) development to the south and adjacent residential located to the south, west and north.
- There is a deficiency of multi-family residential and work force housing in this area. The PUD proposes 450 multi-family units which will support reasonable priced housing in the Tampa Bay area for employees.
- The development pattern identifies all the Industrial Uses within the Industrial Corridor located to the east of the CSX railroad.

morrow steel
Fabricators, Inc.

AISC
CERTIFIED
FABRICATOR
& ERECTOR

July 15, 2022

Todd H. Vande Berg
Director of Planning
City of Zephyrhills
5335 Eighth Street
Zephyrhills, FL 33542-4312

Dear Mr. Vande Berg:

I am the Owner of Morrow Steel Fabricators, Inc. located at 3620 Copeland Drive in Zephyrhills. My fabrication facility is located on the east side of the CSX railroad tracks on the north side of Chancey Road next to Oldcastle.

I am writing to express my concern regarding the potential re-zoning of the parcel on the west side of the CSX tracks at the intersection of Chancey Rd and Paul S. Buchman Highway into a residential community.

Morrow Steel has been at this location for over twenty-five years, and I can recall when the city of Zephyrhills decided back in the 90's to make this area an industrial zone. Since that time I have invested millions of dollars into my facility; which employs over 150 personnel, working two shifts a day, and I am disappointed the city is considering this action.

I am very concerned that this 'mixed use' zoning will cause noise and safety concerns for both my firm and my neighbors. It makes absolutely no sense to me to intermingle industrial and residential. In addition, there is already a great deal of vehicular traffic on Chancey Road and Paul Buchman highway, and the introduction of a significant residential housing development on the proposed site will only exacerbate the situation.

Finally, it would be grossly unfair to us, who are at this site specifically because of the existing zoning, if we have to revise or curtail our work activities because of complaints generated by the new residential landowners; rest assured this will absolutely happen if the zoning is changed.

We are relying on the city to stick to its original plan for this area, that is why we have continued to invest in our properties, and we trust that you will deny this re-zoning request.

Respectfully,
Morrow Steel Fabricators, Inc

D. William Morrow
President/CEO

3620 Copeland Drive • Zephyrhills, FL 33542 • (813) 715-0404 • Fax: (813) 715-0066 • www.morrowsteel.com

Coastal an Oldcastle® company

7/11/2022

Todd H. Vande Berg
Director of Planning
City of Zephyrhills
5335 Eighth Street
Zephyrhills, FL 33542-4312

I am the Site Manager for Oldcastle APG South, Inc.'s (Oldcastle) manufacturing facility located at 3749 Copeland Drive, Zephyrhills, Florida and am writing to you regarding the proposed rezoning of the property bound by the CSX Railroad tracks, Chancey Road, Paul S. Buchman Highway, and Tucker Road from agricultural to residential. Oldcastle's manufacturing facility is located in the industrial zone directly across from the CSX railroad tracks and the property subject to the rezoning application. As a result, Oldcastle would like to explain its operations and the potential implications of the proposed rezoning.

Oldcastle's manufacturing facility was constructed in 1995 after Oldcastle conducted a significant amount of due diligence to locate a suitable industrial zone. We manufacture and sell concrete block, patio stones, pavers and bagged sand/gravel for homeowners and professional contractors. The manufacturing facility includes three block plants, which operate 24 hours a day, 7 days a week, and an average of 80 tractor trailers enter/leave the manufacturing facility each day.

Oldcastle has invested in excess of $60,000,000 in the manufacturing facility. More importantly, Oldcastle employs approximately 62 employees, most of which live in Zephyrhills, at an average annual income in excess of $58,000 plus full benefits.

Central Florida is one of Oldcastle's biggest markets and Oldcastle selected the Zephyrhills site because Zephyrhills is a great place to do business. Over time, the Zephyrhills manufacturing facility has become one of Oldcastle's largest and most productive locations, so Oldcastle expects to grow its business in Zephyrhills in the future.

Oldcastle strives to be a responsible neighbor and good member of the community. That said, Oldcastle does not believe that the massive residential project proposed for the agricultural property at issue is compatible with the adjacent industrial zone.

As the City is aware, a number of homeowners in the Bristol Meadows community filed noise complaints regarding Oldcastle's operations after those residents moved into their new homes. In response, Oldcastle was required to spend a significant amount of time and money proving that its operations were being conducted in accordance with the applicable noise regulations. The number of complaints is likely to grow if the City agrees to rezone the property at issue and the new residents are likely to demand that Oldcastle limit its manufacturing operations in order to reduce the truck traffic in the area.

3749 Copeland Drive ▪ Zephyrhills, Florida 33542 ▪ www.oldcastlecoastal.com ▪ Phone (813) 783-1970 ▪ Toll Free (800) 422-1288 ▪ Fax (813) 783-2728

Oldcastle believes that Zephyrhills is a great place to live, work, and do business because it has a great mix of agricultural, residential, business, and industrial zones. The rezoning of the residential property at issue will shift the balanced zoning plan towards residential zoning and negatively impact agricultural and industrial zoning. As a result, Oldcastle encourages the City to reject the proposed rezoning application.

Please contact me if you have any questions and thanks for your consideration of this request.

Sincerely,

07/11/2022

Edwin J Boudreaux
Site Manager
Oldcastle APG South, Inc
3749 Copeland Drive
Zephyrhills, FL 33542

PASCO EDC
NORTH TAMPA BAY, FLORIDA

Pasco Economic Development Council
16506 Pointe Village Drive, Suite 101 • Lutz, Florida 33558
p: (813) 926-0827 • f: (813) 926-0829
www.pascoedc.com

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Barbara L. Wilhite, P.A.
Tom Willson
Phillips & Jordan, Inc.

Ex Officio
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Pasco Administrator Dan Biles
Jerome Salatino, CareerSource Pasco Hernando

October 8, 2021

Mr. Todd Vande Berg
Director of Planning
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Dear Mr. Vande Berg:

On behalf of the Pasco Economic Development Council, we are in support of preserving industrial land in the City of Zephyrhills and throughout Pasco County. Industrial land continues to be in short supply and is a critical component as we work with competitive economic development projects to expand and locate their operations in Pasco County.

The City of Zephyrhills continues to be proactive in its land use planning designed to invite new light industrial developments into the community. Industrial projects make substantial capital investments, create high wage jobs and supports other small manufacturers and suppliers. This production-supplier network will diversify Zephyrhills' economy by creating a balanced commercial tax base away from primarily residential developments.

This planning is a critical step when creating sites attractive to industrial users and is a primary reason Pasco County, Pasco EDC, Duke Energy and the City of Zephyrhills have collaborated over the past six years in implementing the Duke Energy Site Readiness Program and the Pasco Ready Site Program. This collaboration was directly linked to Pasco County and the City of Zephyrhills agreeing to a collaborative funding agreement resulting in Pasco County investing over $3.5 million of Penny for Pasco funds in new sewer lines along Chancey Road, 6th Avenue and CR 54.

The Zephyrhills Airport Industrial Park and the North Tampa Bay Industrial Park consistently attract high levels of interest from companies and developers looking for land strategically located along major corridors providing access to highly skilled workforce, CSX Rail, Port Tampa Bay, Interstate 4 and US 98. We are currently working with Duke Energy to recruit developers and manufacturers to these sites including one project pursuing 20 acres to build a 150,000 square foot facility with 50 new jobs at the North Tampa Bay Industrial Park just last month.

It has been a pleasure to work and partner with the City of Zephyrhills regarding all facets of economic development. We will continue to strive towards the goals of high-paying jobs, increasing the tax base, and improving the quality of life for all Pasco County residents.

Sincerely,

Bill Cronin
President/CEO

Danielle M. Ruiz
Director, Industry Recruitment
Economic Development-Florida

7S51 | 4121 St. Lawrence Drive
New Port Richey, FL 34653

o: 727.372.5137
c: 727.222.9869
f: 727.372.5117

September 28, 2021

Mr. Todd Vande berg
Director of Planning
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Letter of Support

Dear Todd:

It has been a pleasure working with you, others in the city of Zephyrhills' leadership and the Pasco Economic Development Council (EDC) to expand and attract new business to the area. We have enjoyed engaging with the city as we work to identify competitive economic development opportunities within the communities we serve.

The city of Zephyrhills has been proactive in their planning efforts to identify opportunities for future industrial development. Duke Energy's Site Readiness program, one that invests in the identification and evaluation of potential industrial sites, was conducted in 2015 on 420-acres property in the Zephyrhills Airport Industrial Area. The intent of the program is to support industrial development on the property with the goal being to attract jobs and capital investment to the area. In addition, and more recently, we worked with the Pasco EDC to provide electric infrastructure information for their Ready Sites program evaluation of the North Tampa Bay Industrial Park, a rail served property also located in the city. The program analyzed the state of readiness and has allowed our collective team to present this site for competitive opportunities for new development on the site. As such, the site has had multiple interests from manufacturing companies. These types of industries often have a lower demand for services, allowing the local government to diversify their tax base and strive for a lower cost burden for their citizens. We look forward to your continued leadership and focus on preserving large, rail served industrial areas.

Duke Energy has a longstanding commitment to economic development and is a company engaged at every level to assist in the delivery of jobs, capital investment and increased tax base to the communities we serve. We stand ready to work with you to increase the economic impact to the area through engaging and thoughtful discussions.

Sincerely,

Danielle M. Ruiz

Danielle M. Ruiz

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

TOP WORK PLACES 2021 USA

(07/20/2022) *Sent via email*

Todd H. Vande Berg
City of Zephyrhills
5335 8th Street
Zephyrhills, Florida 33542
813-780-0006

RE: ANNX22-06 Industrial Corridor (Annexation, Comprehensive Plan Amendment, Rezoning)

Dear Mr. Vande Berg,

Thank you for providing the opportunity to comment on the proposed annexation petition for Industrial Corridor (ANNX22-06). After reviewing the information provided, Pasco County staff have a few notes to address with this project.

1. Joint Planning Area (JPA). The subject project area (23-26-21-0020-00200-0000; 23-26-21-0020-00200-0010) is located within the Joint Planning Area (JPA).

2. Annexation Consistency. The proposed annexation is consistent with Florida State Statutes, Chapter 171; the site is contiguous to city boundary and is considered compact.

3. Future Land Use. The proposed Comprehensive Plan Amendment is to change the existing IL – Light Industrial; County to MU – Mixed Use (14 DU/GA); City. The Pasco County Comprehensive Plan aims to preserve employment generating uses (POLICY ED 1.4.4; POLICY FLU 1.8.7; POLICY FLU 1.8.10); an amendment removing the IL FLU does not promote the listed policy and would not be supported under the Pasco County Comprehensive Plan. This area is characterized by industrial development – removing the IL FLU would limit the character of the area. The proposed site plan dictates the IL uses would be removed and converted to multi-family entitlements – this conversion is not compatible.

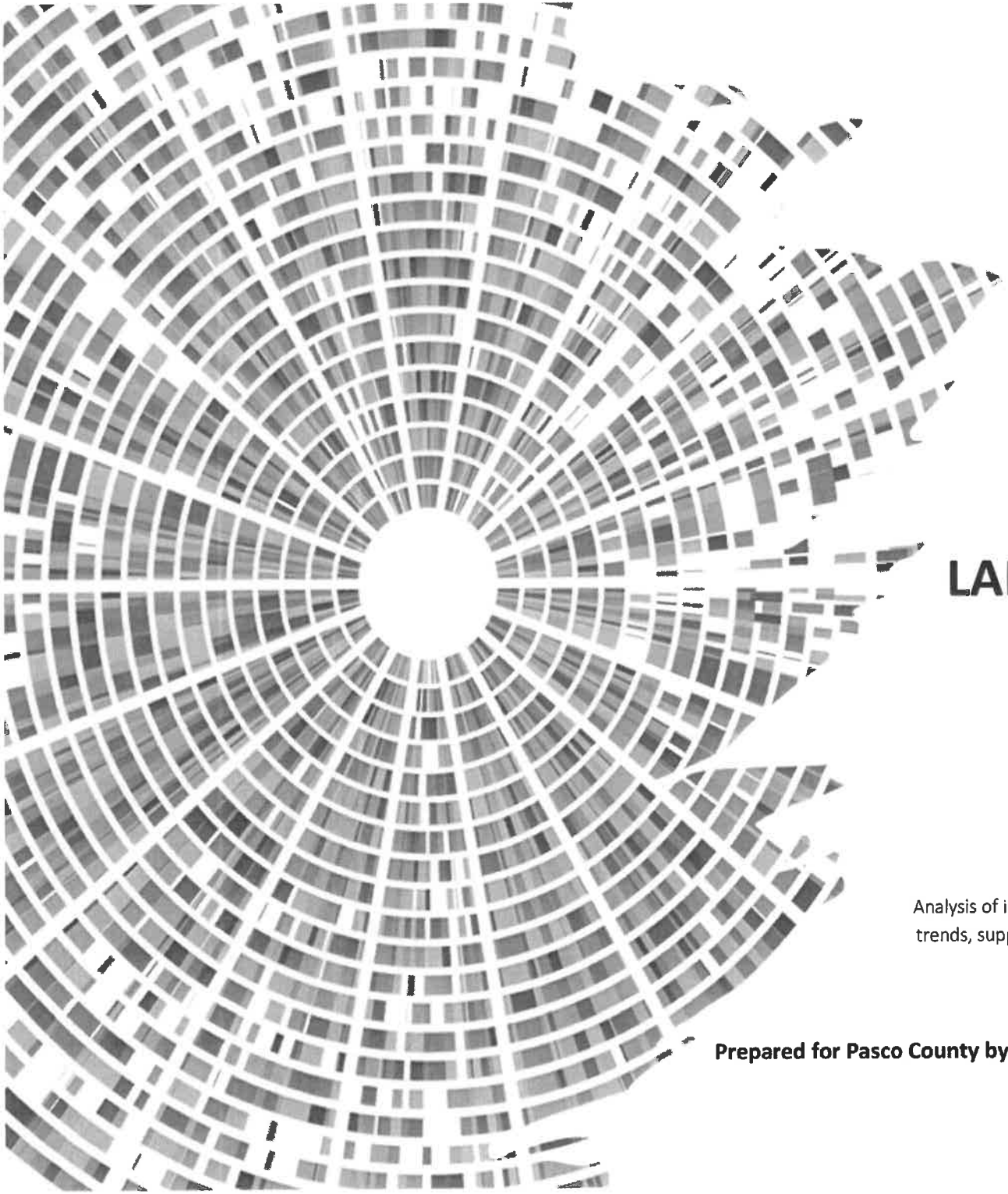
4. Project Location. The subject site is located adjacent to the CSX Railroad. In general, Pasco County staff would not recommend locating residential development adjacent to the railway, as this area is intended for industrial development, which the railway would be utilized, creating additional traffic, heavy machinery, and adverse noise impact on the surrounding area.

Please reach out with any additional questions or comments to Shelby Fuente (sfuente@pascocountyfl.net) or Jeffrey Jenkins (jjenkins@pascocountyfl.net).

Sincerely,

Jeffrey R. Jenkins Digitally signed by Jeffrey R. Jenkins
Date: 2022.07.20 12:36:57 -04'00'

Jeffrey R. Jenkins, MPA, AICP
Executive Planner/Manager
Long Range Planning Division



TAMPA BAY
REGIONAL PLANNING COUNCIL

AN INDUSTRIAL LAND STRATEGY FOR PASCO COUNTY

April 19, 2022

Abstract

Analysis of industrial land in Pasco County, recent and emerging trends, supply and demand for industrial land, and strategies to preserve industrial land for future generations

Prepared for Pasco County by the Tampa Bay Regional Planning Council

1. Executive Summary

Facing development pressures from the fastest growing housing prices in the Tampa Bay region, a recent wave of comprehensive plan amendments seeking more residential development in Pasco County has raised concerns about the County's supply of industrial land. In June 2021, those concerns spilled over into public debate over the development of the Central Pasco Employment Village, where landowners sought to develop residential uses on a portion of 2,400 acres of Employment Center designated land south of SR 52, while economic development advocates argued for a jobs-first approach.[1] Even though a compromise was eventually reached, any loss of target industry development capacity can result in lost opportunities for high wage jobs.

Moreover, industrial to residential land conversion is compounding the existing jobs-housing imbalance in Pasco County. With the longest commutes in the six county Tampa Bay region (32 minutes versus a regional average of 27.6 minutes per day), the loss of industrial land in Pasco County has both short-term costs to drivers and to long-term economic growth in the County. Weighed against the short-term job creation benefits of building homes, each acre of industrial land that is converted to residential uses costs the County represents a net loss of about $3.9 million in personal income through 2050.

A strategy to help the County retain enough industrial land to sustain future jobs benefits from having a clear understanding of how many jobs the County needs over the coming decades, especially with the County's high population growth. Knowing how many jobs the County should plan for, therefore, will be helpful in allocating enough land to provide those jobs. One potential goal for this strategy is that the County plan for enough land for one job per employed resident. As a commuter community, Pasco falls short of this goal but attaining it can raise today's personal income, improve equity, spark increased investment in the County, and bring down commuting costs.

While the allocation of land to meet economic goals is not by itself sufficient, it is a necessary first step. Working with Pasco County staff, the Tampa Bay Regional Planning Council (TBRPC) focused on the leading edge of job creation, the availability of land for target industries in the Future Land Use designations of Employment Center (EC) and Industrial-Light (IL). With multiplier effects creating indirect jobs, increasing the share of target industry jobs in the Pasco economy will help the County provide enough jobs to County residents over the long term. TBRPC conducted an analysis of both the job creating capacity of the County's industrial land and of projects within Planned Developments to scope the need for additional EC and IL designated land. Additional EC and IL provides more ground to reach a related goal, to raise the percentage of all target industry jobs from one in ten jobs to one in four jobs, which is the same level of those target jobs in Hillsborough and Pinellas counties.

Overall, TBRPC found that the existing inventory of land designated as EC and IL is sufficient on a gross acreage comparison basis to meet future job needs. However, the availability of appropriately sized sites usually required to support target industries in corporate business and industrial parks is very limited. Given changing industry needs and potential site-specific obstacles to development, developer choices and market trends, TBRPC identified several potential Areas of Interest where the County may initiate Future Land Use amendments to add more EC and IL designated land in

[1] www.tampabay.com/news/pasco/2021/06/09/controversial-pasco-land-use-changes-find-accord-with-their-opponents/ Accessed March 31, 2022.

a more compact land use pattern. Those areas are generally consistent with the needs of industrial activity and close to or adjacent to existing industrial areas and follow existing truck routes and freight rail lines. Clustering future EC and IL where those already exist will help to alleviate potential conflicts with residential uses when those uses are close to industrial activity and supports sharing infrastructure development costs. Those Areas of Interest are tentative, but with further development by the County those areas can become part of an industrial sanctuary that protects the industrial land base of the County.

The principal findings of the Strategy's underlying analysis are:

- With more than 8,300 acres of developable land suited for target industry growth, Pasco County does have significant space for job growth; however
- Trends driving innovation in logistics are tailwinds propelling industry demand for larger sites; and
- The Pattern of EC and IL Future Land Uses is both scattered across the County and highly fragmented, with half of buildable parcels under 1.5 acres; suggesting that
- While a significant share of future job growth may be absorbed in projects that could be developed on relatively small parcels, the availability of large EC and IL parcels for corporate business and industrial parks for long-term job growth is limited; consequently,

TBRPC recommends that the County consider:

- Setting a job growth goal through 2050 to balance future target industry serving land use decisions against the other land use needs of the public. The goal should be directed at improving the jobs-employed residents ratio and the share of target industry jobs within County jobs;
- Adopting land use policies that accommodate job growth goals, protecting EC and IL land by:
    - Establishing an industrial land sanctuary to maintain an available land inventory of at least 2,000 acres of parcels greater than 50 acres;
    - Assessing the need for a new flex land use designation for corporate business parks and compatible light industrial uses, along with supporting zoning that requires a minimum 50-acre lot size;
    - Consolidating fragmented parcels through land assembly; and facilitate redesignations away from EC and IL when those parcels are not viable for supporting target industry growth; and
    - Encouraging redevelopment of the extensive inventory of obsolete office and industrial sites through targeted incentives