



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, November 15, 2022
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

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

1. CONSENT ITEMS

1.1 September Planning Commission Minutes

1. PCMinutes_09.2022

2. BUSINESS ITEMS

2.1 USE-0004-21_ Palm Cove Conditional Use Petition

Request for Conditional Use submitted by Skyline One, LLC to exceed the height limitations of the R4 (Multi-Family Residential) zoning district.

1. Staff Presentation for Palm Cove Conditional Use Nov 15 2022 (2) (1)

2.2 USE-0009-22_Trump Place Boat & RV Storage Conditional Use Petition

Request for Conditional Use submitted by Trump Place Boat & RV Storage, LLC (RCE Investment Group, LLC) to establish a recreational vehicle storage facility in the LI (Light-Industrial) zoning district.

1. USE-0009-22_Staff Report

3. PLANNING REPORT

4. NOTED ITEMS

ADJOURN

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



City of Zephyrhills
Planning Commission

Council Chambers – City Hall | 5335 8th Street, Zephyrhills, FL 33542
Tuesday, September 20, 2022 | 6:00 PM

- MINUTES-

I. CALL TO ORDER

A Regular meeting of the Planning Commission was called to order by Mayor Gene Whitfield at 6:00 PM in Council Chambers of City Hall, 5335 8th Street, Zephyrhills.

II. ROLL CALL

Commissioners Present: Mayor Gene Whitfield; David Armstrong; Kevin Bahr; Tracy Sullivan; Beth Aker; Thomas Vanater, Christa Remington.

Staff Present: Todd Vande Berg; Rodney Corriveau; Kevin Kelly; Audrey McGuire

III. INVOCATION

Commissioner Aker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL/CORRECTION OF MINUTES

VI. OLD BUSINESS

1. ANX/FLU/RZ-0013-22_Calument Annexation, Rezoning and Future Land Use Map Amendment.

Application submitted by Quill115, LLC. for simultaneous review of annexation, small-scale future land use map amendment and rezoning pertaining to 4.70 acres of real property generally located at 38736 County Road 54. The project was tabled at a previous meeting.

Rodney Corriveau, Senior Planner (staff) gave a brief presentation on the project. He stated the property was contiguous to existing city boundaries, is reasonably compact and that city urban services were available. It was noted that surrounding properties in the area were generally higher density with some mixed lower density residential and mobile home parks. Staff discussed the Future Land Use classification of RU (Residential Urban) and stated the R4 (multi-family residential) zoning designation would be appropriate for the area.

Staff showed an amended concept plan provided by the applicants reducing the previously proposed number of units from 70 to 65 – with a proposed density of about 14 units per gross acre. Staff stated the applicants were commented to providing a turn lane on CR 54 into the project and that a County right-of-way use permit would be required.

Commissioner Armstrong inquired whether Calumet was a paved roadway. Staff stated that the portion currently in the City to the east of the subject property was paved, but that a portion to the west was unimproved. Todd Vande Berg, Planning Director stated for the record that “the City worked with Pasco County on a joint project for improvements on CR 54” that is currently under construction and will

improve the level of service and pedestrian safety in the area. Commissioner Aker inquired if a school drop off location was being looked at to which staff stated no, but turn lane improvements were being done which will help circulate traffic related to the school. Staff stated that they had coordinated with the Pasco County School District who has indicated that adequate capacity is available for this project.

Mayor Whitfield inquired whether Calumet (roadway) would be annexed as well. Staff stated that the roadway itself would not be annexed and that a portion of the roadway is currently city owned/maintained and the other portion is owned/maintained by the County. Jurisdictional changes with regards to ownership/maintenance are not anticipated to change. Staff stated that the improvements for Calumet are in the county's capital improvement plan.

Discussion on City processes with regards to roadway improvements and coordination with Pasco County took place.

Mayor Whitfield called for a motion. Commissioner Armstrong moved to recommend approval with the condition that the density not go above 14 units per acre. Motion seconded Motion carried unanimously.

City Attorney, Matt Maggard re-addressed this item further in the meeting, stated there was an issue with the motion and the second, declaring it a "no vote." He also addressed the issue that the Commission may recommend a cap on the density, but that they could not restrict it to 14 units per acre as the zoning district's allowed density is 20 units per acre. The City Attorney stated that he would advise the City Council that they cannot cap the allowed density at 14 units per acre.

Commissioner Armstrong made a motion to recommend approval of the Annexation, FLUMA and rezoning with a recommendation that the project density not exceed 14 units per acre. Motion seconded by Commissioner Bahr. Motion passed unanimously.

VII. BUSINESS ITEMS

1. USE-0007-22_Zephyr Storage Conditional Use

Application for Conditional Use to exceed the height limitations of the C2 zoning district for a self-storage facility at 6923 Gall Boulevard.

Todd Vande Berg, Planning Director gave a brief presentation on the proposed project. Applicants are requesting a 3-story self-storage facility. The construction of a facility in excess of 2 stories in C2 zoning requires a conditional use.

Staff stated that primary access to the site would be off of the frontage along US Hwy 301 but that secondary access (emergency access at minimum) would be provided on the northwest side of the property to Daugherty Road.

Staff discussed the proposed site and additional architectural elements being implemented on site. Staff stated that the proposed project meets the standards for a conditional use and that staff were recommending approval. Some discussion whether the old Dice's Ice Cream building would remain or be taken out in the future.

Mayor Whitfield called for a Motion. Commissioner Bahr moved to approve the project. Motion seconded. Motion passed unanimously.

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

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

Commissioner Kevin Bahr recused himself from the item and excused himself from the room.

Audrey McGuire, Historic Preservation Specialist/Community Planner gave a brief presentation on the proposed conditional use, addressing the standards required for a conditional use and whether the project met each of those standards. Staff stated the proposed project met the standards for a conditional use; and would not negatively impact public health, safety or welfare. Staff recommended approval.

Commissioner Aker inquired about facilities onsite. Paul Correia, 37608 Skyridge Circle, Dade City, addressed the Commission. He stated the water would not be available to storage spaces on site, but that electricity would be available. He noted it was a low water user and that the amount of trips per day would not be very high.

Commissioner Armstrong inquired about the improvement material on site. Staff and Mr. Correia addressed his questions and staff noted that specific material would be looked at the site plan stage.

Mayor Whitfield inquired whether there would be a dump station on site. Mr. Correia stated no, but that a dumpster enclosure would be provided.

Mayor Whitfield called for a motion. Commissioner Aker moved to approve. Motion seconded. Motion carried unanimously. Commissioner Bahr returned to the dias.

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

Applications for simultaneous review of applications to annex, amend the future land use map and rezone submitted by Gulf Coast Construction concerning 29.38 acres of real property generally located on the north side of Eiland Boulevard, west of Fort King Road. The applicants are proposing to annex 11.75 acres; a small-scale future land use map amendment concerning 21.92 acres, changing from County RES-6, County RES-9 and City RU to City MU; and rezoning the entire subject property from County AR, County AC, City R4 and City OP to City PUD (Planned Unit Development).

Audrey McGuire, Historic Preservation Specialist/Community Planner gave an overview of the project and discussed the staff report.

Staff stated that the area proposed for annexation met the criteria of Florida Statutes, Chapter 171; was contiguous to the existing boundaries of the city; and would fill in an existing enclave.

Staff discussed the future land use (FLU) changes proposed. For properties existing in the city today, the two FLU classifications RU and MU currently allow for up to 20 dwelling units per gross acre. The two parcels being annexed into the City have County FLU classifications limited to 6 and 9 dwelling units per acre. The applicants are requesting that the entire 29.38 acre Subject Property be MU with an allowed density of up to 20 dwelling units per acre and floor area ratio of 1.0 for non-residential. Staff stated this change was consistent with land uses existing in the area. Staff stated the change was consistent city standards, Comprehensive Plan and Chapter 163, Florida Statutes.

Staff continued, discussing the proposed rezoning of the Subject Properties to PUD (Planned Unit Development). Existing today are four separate zoning districts – County AC, County AR, City OP (Office Professional), and City R4 (Multi-Family Residential). The proposed PUD master planned was presented. The proposed density is about 11.98 units per acre with a maximum of 347 dwelling units. Staff stated the portion listed as MF on the plans would have a height limitation of 4 stories and be limited to multi-family residential uses; the area marked as MU would allow for either 80 multi-family residential units, approximately +/-80,000 square feet of non-residential neighborhood commercial space, or a mix of both; and the area marked as NC was limited to neighborhood commercial uses. Specific uses allowed within the PUD were called out on the plans and a separate document outlining conditions of the PUD were presented to the planning commission. Staff noted that buildings in areas NC and MU along Eiland Boulevard would be limited to two stories in height. Setbacks, landscape standards, and parking are addressed on the plans. Over 8 acres on the north side of the subject

property are slated for stormwater retention and wetland mitigation. Staff also noted one abutting parcel had a zoning designation for very low-density (Estate Residential) and that additional buffer standards had been added to the plans in that area. Staff stated the proposed PUD was consistent with development patterns in the surrounding area, met the city's standard to establish a PUD, was consistent with the Comprehensive Plan and would not lead to premature development.

Staff then addressed utilities and transportation related issues. The applicants provided a traffic methodology which was being reviewed by our consultants. Turn lanes are anticipated on both Fort King and Eiland specific to the project. Water capacity counts are provided in the staff report and the Utilities Director had indicated that the City has adequate capacity today to serve the project.

Staff recommended approval, noting that the Site Plan Review Committee did recommend approval as well.

Commissioner Aker inquired about stormwater and indicated concern based on issues seen with a separate project. Staff stated the project was located within a basin of special concern and the proposed size of the retention area shown on the PUD took the additional requirements into consideration.

Staff noted some changes in the proposed uses and that staff was recommending removal of drive-thru uses specifically as they felt it was too intense for a neighborhood commercial use.

Commissioner Vanater inquired about transportation needs and stated the area was already congested. Commissioner Bahr inquired about the expansion of Eiland Blvd in the future. Todd Vande Berg, Planning Director stated that there plans were not in the 5 year CIP to expand Eiland to four lanes, but that staff and the MPO continue look at and address transportation related issues. Turn lanes are anticipated at project entrances and that turn lane lengths and design specifics would be determined with the finalization of the traffic study. Lengthy discussion on current issues with the intersection of Eiland Blvd. and Fort King Road ensued, with Commissioners expressing their concerns. Shelly Johnson, authorized agent for the applicants addressed the Commissioners and stated she was in contact with the traffic engineer and that turn lanes will be required.

Alex Hulbert, of BEG, Inc. addressed the Commission as a representative of the project. He discussed the project entrances and traffic circulation through the project and other plan-related issues.

Mayor Whitfield opened the floor for public comment. No public comment was heard.

Commissioner Vanater again expressed his concerns for traffic-related issues. Staff stated that the traffic study determines the specific requirements that are being warranted by the project. Shelly Johnson stated that the conditions of approval recommended from the City's consultants would be worked into the approvals. Discussion on continuance or tabling the item ensued.

City Attorney Matt Maggard stated that per the city's codes, we can put in certain requirements that we can justify are needed and that we have to rely on the experts to make that determination. If the experts are not showing that certain improvements are warranted, it will be hard to justify making those requirements. Commissioner Bahr stated it would be hard to make the developer responsible to completely fix the intersection. Staff stated they could schedule a meeting with their consultants and the applicants to make the traffic circulation and operations the best we could as the project continues to moved through the process.

The commission again discussed tabling or continuing the item. Discussion was then had about what the commission was looking to gain by holding off on a vote – what specific information were they looking for or questions to be answered?

Commissioner Aker moved to continue the item until the October Planning Commission meeting. Discussion continued. Mayor Whitfield called for a second. Hearing none – motion failed.

Mayor Whitfield called for another motion. Commissioner Vanater moved to recommend approval with the caveat that the Commissions concerns on traffic be addressed. Commissioner Armstrong seconded the motion. Motion carried 4-3.

VIII. ADJOURNMENT

Mayor Whitfield adjourned the meeting at 8:06 PM.

Staff Report Memorandum

To: Planning Commission
From: Rodney Corriveau, AICP – Senior Planner
RE: USE 04-21 Palm Cove Conditional Use Petition
Date: November 15, 2022

I. BACKGROUND & INFORMATION

A. History | Application Summary

This is an application for a conditional use petition to exceed the height limitations of the R-4 (Multi-Family Residential) zoning district. The proposal is for the construction of a 4-story building over parking, and a 3-story building at grade for independent living units (apartments for elderly) on 15.03 acres (mol) of real property. The project is located on US 301/Gall Blvd approximately 1,500 feet from Kossik Rd. / Otis Allen Rd., see Figure 1 - Location Map. At its regularly scheduled meeting on February 15, 2022, the SPRC recommended approval of the conditional use to exceed the height limitations of the R-4 zoning designation.¹ Please note there is an assisted living facility proposed on-site as part of this proposal, and IS NOT the subject of a conditional use for height. An assisted living facility, as well as independent living units (considered apartments under the Land Development Code (LDC)) in the R-4 zoning designation is permitted as-of-right. Please see conditional use requirements discussion, page 10 - for zoning designation discussion.

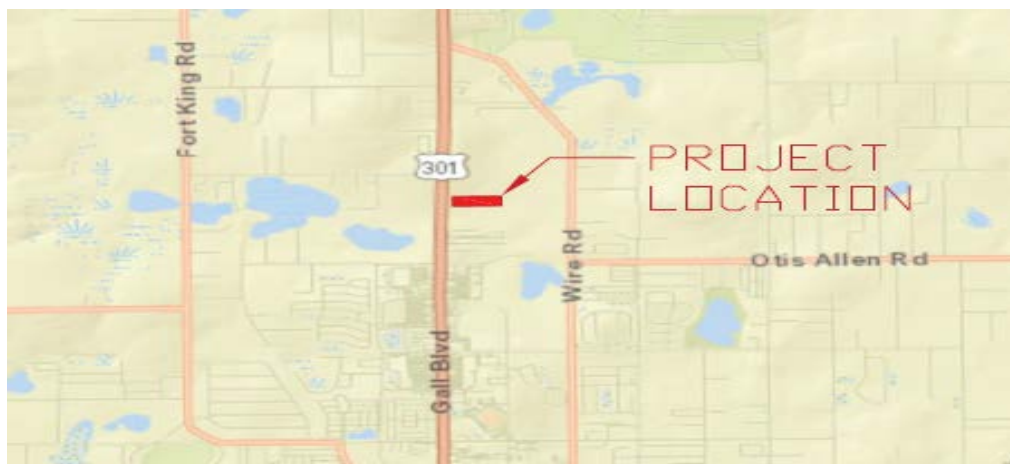


Figure 1 - Location Map Courtesy of Avid Group

¹ At its February 15, 2022 meeting, the SPRC approved a parking requirement reduction based upon the proposed use as an independent living facility and assisted living facility. Please note the SPRC is the final approving committee for parking reductions (per LDC Sec. 7.03.04.06(a)), therefore the parking reduction request is not a subject of this application. Further discussion is contained herein.

B. Site Information

Applicant | Owner: Tom Simpson for Skyline One, LLC

Location: 8330 Gall Boulevard, Zephyrhills FL 33541

Parcel ID Number(s): 26-25-21-0060-00000-0050

Acreage: 15.03 Acres (2.6 Acres of which are wetlands)

Existing Use of Land: Vacant

Existing Land Use: RU (Residential Urban)

Existing Zoning: R-4 High Density Residential

Proposed D/U per Acre: 14 DU (210 / 15 = 14 DU)

Overlaying Plan (pending): US 301 Corridor Plan



Figure 2 - Project aerial Courtesy of Avid Group

II. DATA & ANALYSIS REVIEW

The applicants are requesting to exceed the 2-story (30-foot) height limitation of the R-4 zoning district (LDC Subsection 7.01.01.04, Height Regulations) to construct a 4-story independent living over parking and a 3-story independent living building at grade. Independent living units are classified as apartments under the City of Zephyrhills Land Development Code (LDC) and are permitted as-of-right in the R-4 zoning designation. Three and 4-story buildings are classified as “mid-rise structures,” under Subsection 7.01.01.04 in the LDC. Mid-rise structures may be permitted to exceed the height limitations of a zoning district as a conditional use, subject to the following:

- a. Mid-rise structures, when permitted, may be erected to a height not exceeding 75 feet if the building is set back from each setback line at least one additional foot for each 2 feet of building height above 30 feet.

The conceptual site plans provided by the applicants (see Attachments) indicate a maximum building height of 55 feet, as measured from the centerline of the closest adjacent street, which is US 301/Gall Blvd. The location is within the ZephyrVale subsection of the pending and yet to be adopted US 301 Corridor Vision Plan (the Plan). Per the request of Staff, the site plans were devised in accordance with the spirit and regulations of the Plan, rather than strict adherence with the additional setback provisions of the LDC². The buildings have therefore been located closer to US 301/Gall Blvd.

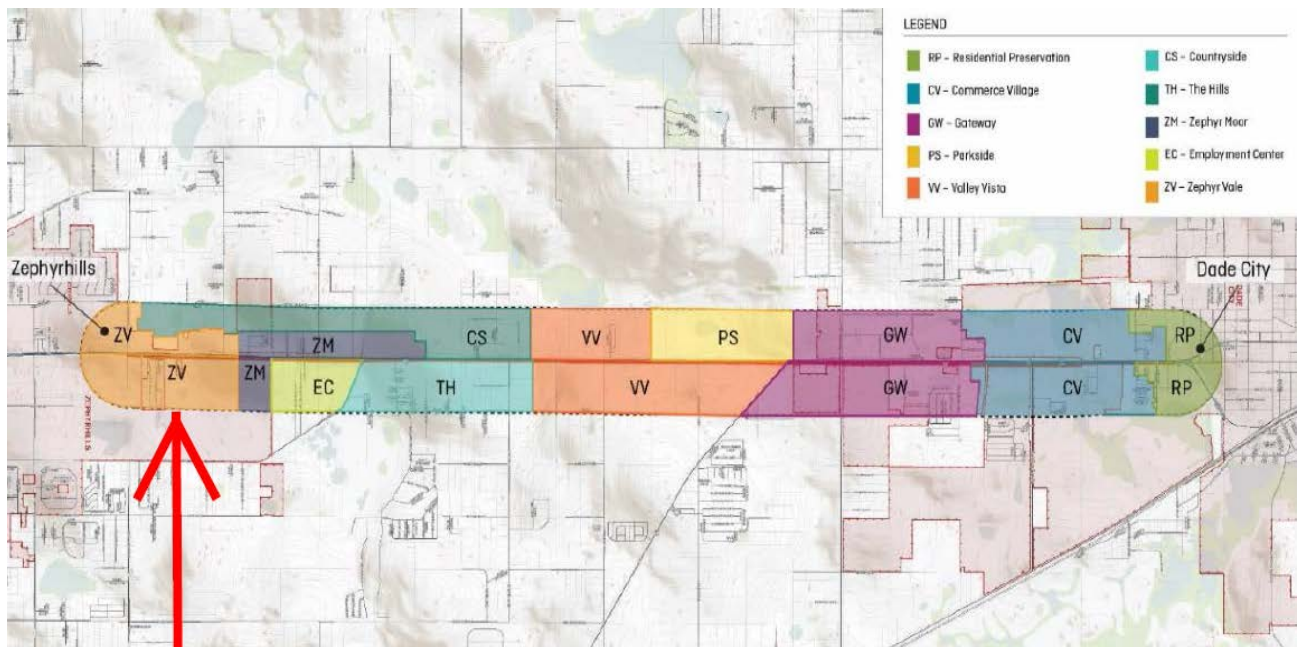


Figure 3 - US 301 Corridor Vision Plan – See Arrow for Subject Property Location Courtesy of Renaissance Planning

^{2 2} The City of Zephyrhills LDC requires an additional one-foot (1) setback for each two (2) feet of building height above 30 feet (Sec. 7.01.01.04(B)(3)(b)).

As such, Staff coordinated with the applicant to provide two design proposals (Concept Plan “M” and Concept Plan “P” - please refer to the following illustration of the concept plans). Please note the full plans containing project data are attached to this Staff report.

Additionally, the applicant provided a drive-by animation to supplement Concept Plan M and will be part of Staff’s presentation. Please note the full plans containing project data are attached to this report. Concept plans provided are for informational purposes. A complete LDC compliance review has not been performed on either Concept Plan “M” or Concept Plan “P”.

CONCEPT PLAN “M”

The first design proposal (“Concept Plan M”), the 3- and 4- story buildings are located closer to US 301/Gall Blvd., while the memory care/assisted living building, which does not exceed 30 feet in height, would be located further from US 301/Gall Blvd., towards the middle of the project site.



Figure 4- Concept Plan “M” Courtesy of Avid Group

CONCEPT PLAN “P”

In Concept Plan “P”, the applicant has proposed moving the taller buildings to the middle of the site, and therefore furthest from both US 301/Gall Blvd. and the future Dairy Road (see “**Concept Plan P**”). Therefore, the memory care/assisted living building, which does not exceed 30 feet in height, would be located towards the front of the property along US 301/Gall Blvd.

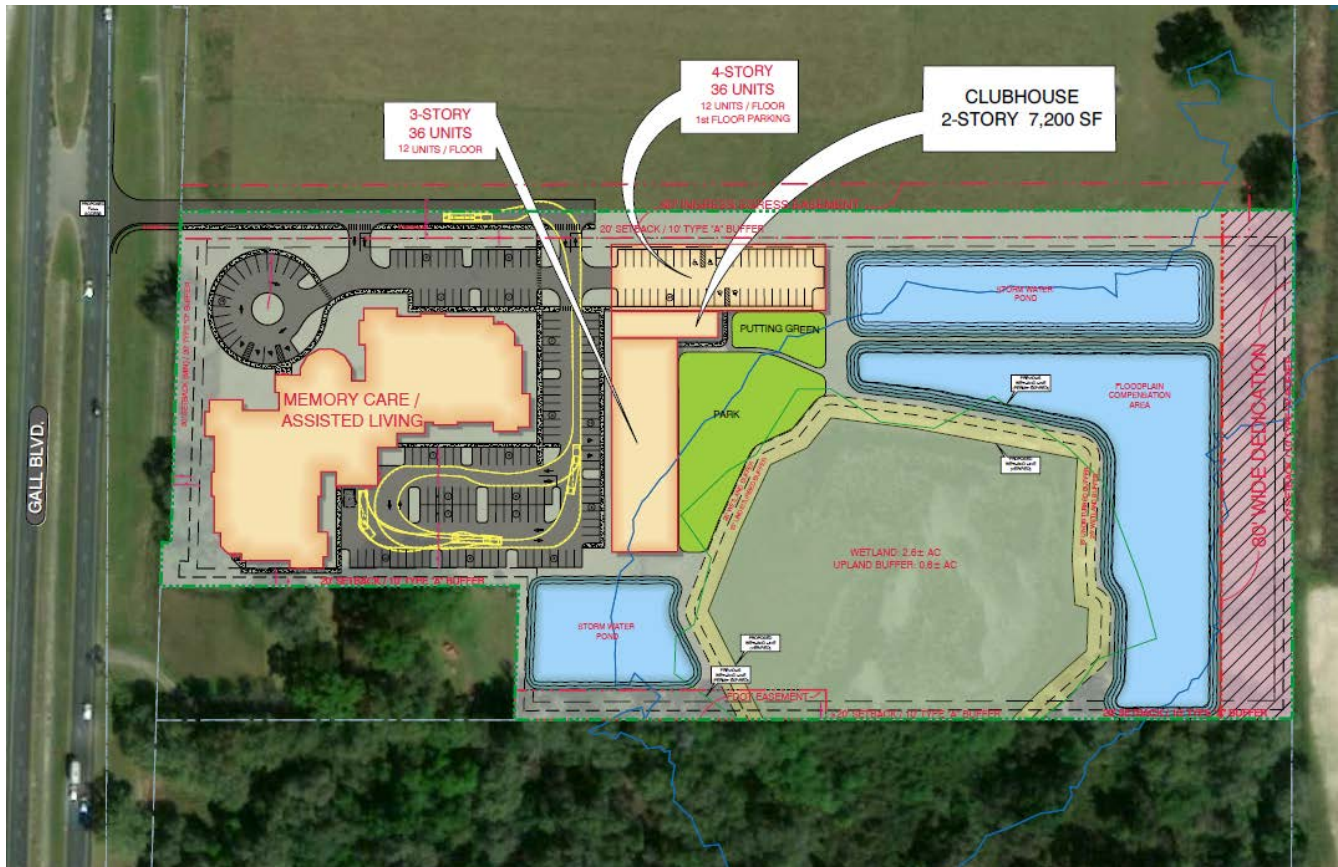


Figure 5 - Concept Plan “P” Courtesy of Avid Group

It is Staff’s opinion that the configuration of “Concept Plan P” may mitigate the scale and massing effects of placing the taller buildings front and forward along US 301/Gall Blvd. Placing the taller buildings in the center of the site, away from the public rights of way US 301/Gall Blvd. and the future Dairy Road helps mitigate the effects of height, scale, and massing.

- b. In no case shall a structure exceed the height limitations determined to protect the approach and clear air zones established for the Zephyrhills Municipal Airport, as currently adopted or subsequently amended

All applicants for site development/construction plan approvals and permits are required by City Ordinance to complete the FAA’s online notice criteria tool. Verification from the FAA that a project is not of concern or a possible obstruction is required to be provided to the city prior to the issuance of any permits. Should a project be determined to be of concern, the FAA will require an extended review

process on their end. The subject 3- and 4-story buildings proposed in this application for conditional use are not expected to be of concern due to proximity from airport.



Photo 1 – Subject Site Viewed From Gall Blvd Looking Southeast *Google Imagery - July 2022*

- c. Compliance with Resolution # 147 is required.

City Resolution No. 147 primarily pertains to the allowance of mid-rise structures and additional conditions related to the Fire Department. All plans shall meet the adopted building code and fire code standards, as well as any additional standards which may be required by Pasco County Fire Rescue.

Conditional Use Requirements (LDC Part 11.10.00)

- A. The proposed conditional use will not adversely affect or contribute to the deterioration of life or property values in the immediate neighborhood

The purpose of a Conditional Use permit is to, in part, mitigate any potential impacts to adjacent properties and the community in general. The applicant's response to this question is that the project will be designed to prevent adverse impacts and avoid deterioration of quality of life or property values in the immediate neighborhood. The applicant will be required to meet minimum site design standards **and** enhanced standards can, and will be required for landscaping, buffering and screening to reduce any potential impact.

- B. The proposed conditional use is consistent with the character of and existing land use patterns in the surrounding area.

The proposed multi-family use is consistent with the current Future Land Use and zoning designations in the surrounding area. Similar mid-rise structures (between 3 and 5 stories) in the area consist of the American House on Pretty Pond and Dairy Road, (a 3-story complex on a hill), Zephyr Commons Apartments (a recently approved 4-story complex next to Publix) and the Grand Reserve Apartments (3-story complex) on Wire Road. The applicants have provided conceptual renderings of the proposed 3- and 4-story buildings in relation to existing development and topography in the area. Furthermore, the site has been designed to utilize the existing topography to the greatest extent possible. In the Concept Plan “M”, the northern most building is planned to be partially located within the hillside to reduce the height appearance. Therefore the base floor is utilized as a non-habitable parking deck. In Concept Plan “P”, the taller building are located towards the middle of the property.

- C. The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.

The applicant has provided an access Management Analysis prepared by Lincks and Associates, Inc. as part of the Conditional Use petition process. The applicant has attended several pre-application meetings with the Florida Department of Transportation (FDOT) for a Right of Way (ROW) use permit and site access concerns. The applicant has held intense discussions with Staff from the City regarding traffic circulations impacts as well.

Site access is proposed via a private access easement off US 301/Gall Blvd. The parcel immediately to the north, when developed, will share this access easement, thus limiting multiple curb-cuts onto US 301 in the vicinity.

Per FDOT requirements (please see Figure 6 - Site Access Plan on page 8):

- o the median opening to the South of the access road will be required to be lengthened (modify median nose);
- o a south-bound left-turn lane will be required (SBTL);
- o a west-bound right-turn lane will be required (WBRTL); and,
- o a north-bound right-turn lane (NBRTL).

Additionally, sidewalk improvements to improve pedestrian connectivity will be necessary as part of the ROW use permit application process (not indicated on the enclosed plan).

- D. The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas.

The SPRC recommended approval of the conditional use to exceed height (on February 15, 2022), the SPRC also granted an adjustment to the requirements of *Section 7.03.04.03, Parking Standards* of the LDC. Detailed information submitted to Staff by the applicant was reviewed by the City’s EOR (Engineer of Record) to verify the validity of the basis for the parking reduction. The proposed

Palm Cove ALF/Independent Living @
8330 Gall Blvd
Zephyrhills
Pasco County, FL

SBLTL
WBRTL
NBRTL

median use

GALL BLVD

MEMORY CARE / ASSISTED LIVING
3-STORY 38 UNITS
2-STORY 7200 SF
PUTTING GREEN
WATER POND
WETLAND: 2.5± AC
UPLAND BUFFER: 5.5± AC

88' WIDE DEDICATION

PROJECT DATA

TOTAL PROJECT AREA:
 16.02± AC±±

JURISDICTION:
 CITY OF ZEPHYRHILLS, FL

PROPERTY FUTURE LAND USE:
 RESIDENTIAL URBAN (20 DU/ GROSS AC)

PROPERTY ZONING:
 EXISTING: 15-4 (MULTI-FAMILY RESIDENTIAL)

DENSITY:
 ALLOWED: 210 UNITS
 PROPOSED: 72 UNITS (INDEPENDENT)
 158 UNITS (ALF / MEMORY CARE)

PARKING:
 CONGREGATE LIVING FACILITY
 ONE OFF-STREET PARKING SPACE FOR EACH FOUR ADULTS HOUSED PLUS ONE PARKING SPACE FOR EACH TWO EMPLOYEES ON THE COMBINED LARGEST AND SECOND LARGEST WORKING SHIFTS

REQUIRED:
 INDEPENDENT LIVING = 1.35 SP / UNIT = 50 SPACES
 ALF/MEMORY CARE = 1.5 SP / 4 ADULTS = 25 SPACES
 @ 1 SP / 2 EMP. = 37 SPACES
TOTAL REQUIRED: 112 SPACES
TOTAL PROVIDED: 206 SPACES

NOTES:
 DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMERS:
 1. THE CONCEPT PREPARATION SERVICE DESCRIBED IS A DESIGN CONCEPT RESULTING FROM LAND-USE PREFERENCES IDENTIFIED BY THE CLIENT. IT DOES NOT INCLUDE A PHYSICAL RECORD OF EXISTING AND LAND-USE REQUIREMENTS AND REGULATIONS.
 2. THE FEASIBILITY OF THE PROJECT WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND FEDERAL APPROVALS AND OTHER NECESSARY PERMITS AND REGULATIONS CAN ONLY BE DETERMINED AFTER FURTHER EXAMINATION AND VERIFICATION OF EXISTING REGULATIONS AND PROVISIONS TO APPLICABLE JURISDICTION.
 3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION OR CONSTRUCTION DOCUMENT. THE EXISTING CONCEPTS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
 4. THIS CONCEPT PLAN WAS PREPARED WITHOUT ADEQUATE SURVEY, ADJUDICATION, RESOLUTION OF ANY EXISTING RECORD, LOCATION OF ANY OTHER PROTECTED OR PROTECTED (SHAD) TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

PRODUCT NUMBER: 201609-245630
PROVIDED FOR:
SKYLINE ONE, LLC.

PROVIDED BY:
AVID GROUP®
 CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC/TRANSPORTATION 34653
 SURVEYING PHONE (727) 786-9300
 GIS AVIDGROUP.COM

than the required 213 spaces, a 25% overall reduction. (Per Section 7.03.04.06, the SPRC is the final governing authority for such parking adjustments and therefore a parking reduction is not subject to the petition contained herein and therefore not before this committee for review.) No reduction in loading area(s) is proposed as part of this proposal. Furthermore, the subject site has been designed with an 80 foot ROW dedication along the western property boundary for the anticipated future extension of Dairy Road. Dairy Road acts as a reverse frontage roadway to US 301/Gall Blvd. The subject site, as well as the site immediately to the north (when developed) will provide access to both US 301/Gall Blvd. and, in the future, Dairy Road (when built).

8

- E. The site upon which the proposed conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas.

Perimeter buffer and screening standards of the LDC will be required on all perimeters and around mechanical systems and dumpster enclosures. Interior and parking lot landscaping, as well as landscaping along retention areas, will also be required to prevent interference with the enjoyment of surrounding areas. The preservation of wetland areas will further buffer the subject site from surrounding properties.

- F. The proposed site meets applicable requirements of the zoning district in which it is located.

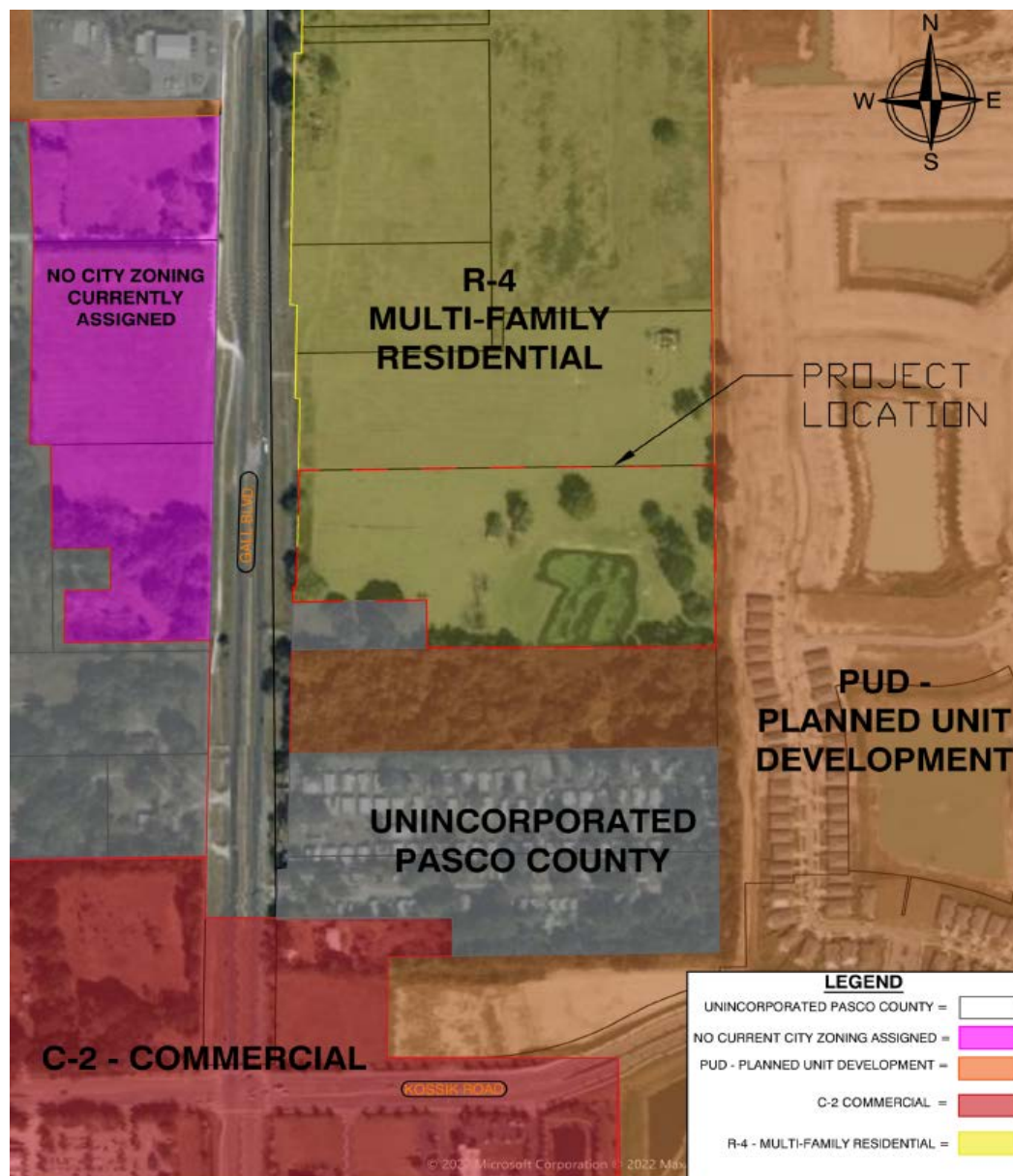


Figure 7 - Zoning Map – City of Zephyrhills (w/unincorporated Pasco County) Courtesy of Avid Group

The subject site is approximately 15.03 acres, exceeding the minimum lot area requirements of 6,000 square feet for the R-4 zoning district. The proposed density of approximately 14 units per acre (210 total units / 15 = 14) is lower than the maximum allowed density of the zoning district, which is 20 units per acre. All other zoning district regulations of the LDC will be applicable and assessed at the time of site development plan review. As previously stated, an assisted living facility, as well as independent living units (apartments) in the R-4 zoning designation is permitted as-of-right. Please see Figure 7 - Zoning Map.

- G. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.

Proposed signage shall be consistent with the city's standards as outlined in the LDC Article VIII at the time of permitting. Parking lot and pedestrian lighting shall be designed as to not spill onto adjacent roadways or properties, and will be reviewed at the time of site development plan review, and shall be consistent with LDC minimum requirements.

- H. The proposed conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

There is no indication that the proposed conditional use to exceed the height limitations of the zoning district will negatively impact the health, safety or welfare of the surrounding community. Any and all FAA regulations pertaining to building height shall be reviewed by the proper permitting agencies at the time an engineering site plan is presented to the City. Initial coordination with the FAA, through the on-line notice criteria tool has indicated that the project DOES NOT EXCEED NOTICE CRITERIA.

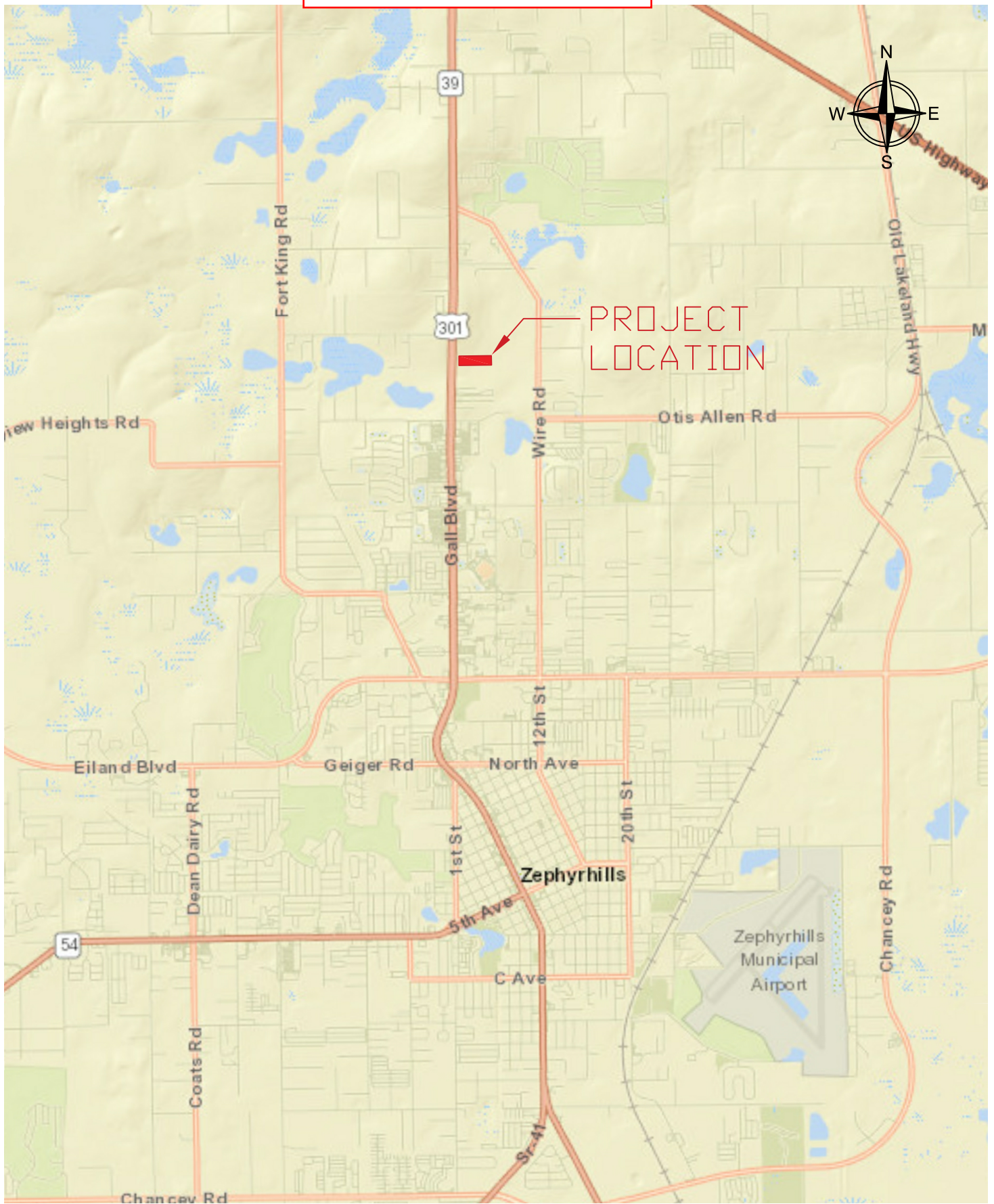
As identified by the applicant, the proposed development will provide greater living options for those in need of various levels of senior housing.

III. Recommendation

Site Plan Review Committee – The SPRC recommended approval of the conditional use to exceed the height limitations and to move the request forward to the Planning Commission at its regularly scheduled monthly meeting on February 15, 2022.

Staff - Recommends approval of this petition for a conditional use to exceed height limitations and **recommends Concept Plan "P"** if the Council approves this petition to exceed the height limitation of 30 feet.

FIGURE 1 - LOCATION MAP



CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
SURVEYING
GIS
2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34683
PHONE (727) 789-9500
AVIDGROUP.COM

Location Map
Palm Cove East
Zephyrhills, Florida
AVID NO. 3470001

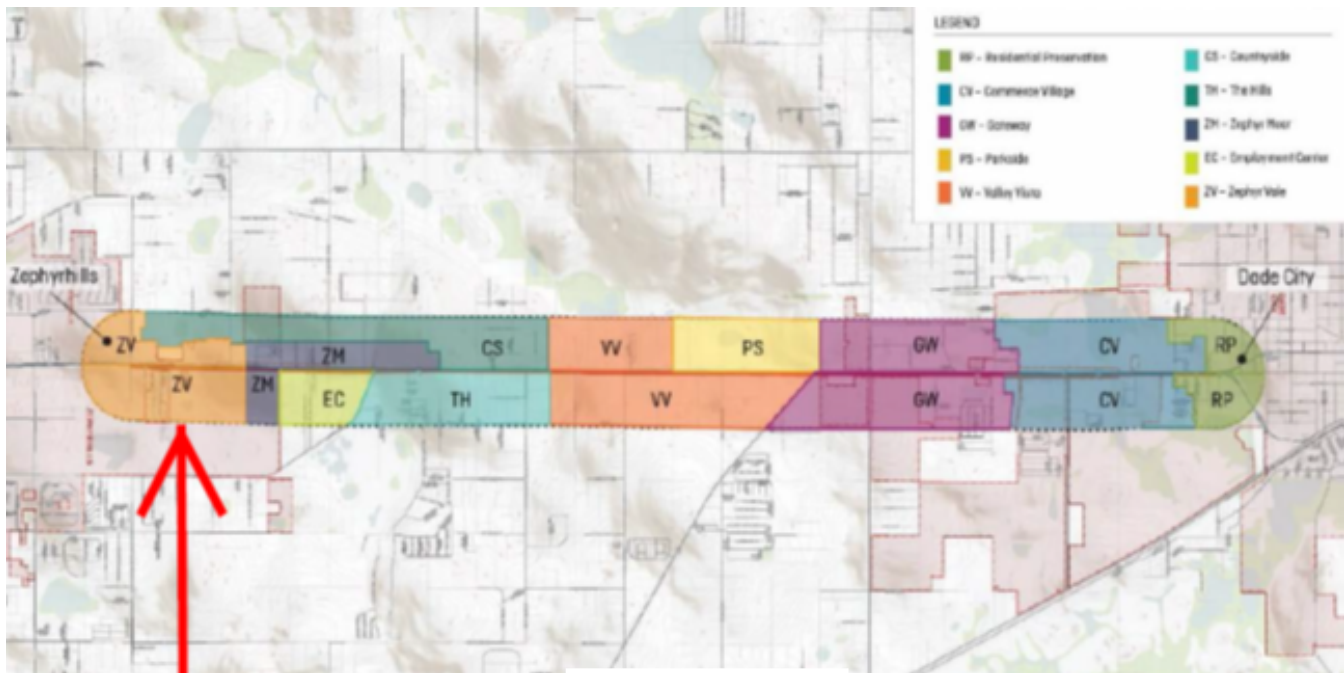
FIGURE 2 PROJECT AERIAL



CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
SURVEYING
GIS
2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34683
PHONE (727) 789-9500
AVIDGROUP.COM

Aerial Exhibit
Palm Cove East
Zephyrhills, Florida
AVID NO. 3470001

FIGURE 3 – US 301 CORRIDOR VISION PLAN – ZEPHYRVALE IS LIGHT ORANGE



CONCEPT PLAN "M"

Palm Cove ALF/Independent Living @
8330 Gall Blvd
Zephyrhills
Pasco County, FL

PROJECT DATA

TOTAL PROJECT AREA:
15.03± Acres

JURISDICTION:
CITY OF ZEPHYRHILLS, FL

PROPERTY FUTURE LAND USE:
RESIDENTIAL URBAN (20 DU/ GROSS AC)

PROPERTY ZONING:
EXISTING: "R-4" (MULTI-FAMILY RESIDENTIAL)

DENSITY:
ALLOWED: 210 UNITS
PROPOSED: 72 UNITS (INDEPENDENT)
138 UNITS (ALF / MEMORY CARE)

PARKING:
CONGREGATE LIVING FACILITY
ONE OFF-STREET PARKING SPACE FOR EACH FOUR ADULTS HOUSED PLUS ONE PARKING SPACE FOR EACH TWO EMPLOYEES ON THE COMBINED LARGEST AND SECOND LARGEST WORKING SHIFTS

REQUIRED:
INDEPENDENT LIVING = 1.25 SP / UNIT = 90 SPACES
ALF/MEMORY CARE = 1 SP / 4 ADULTS = 32 SPACES
& 1 SP / 2 EMP. = 37 SPACES
TOTAL REQUIRED 159 SPACES
TOTAL PROVIDED 160 SPACES

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1014689 / 3426001
SCALE: 1" = 60' DATE: 01-07-22
DRAWN BY: Rideout/Futch PROJ. MGR: Pensa

PROVIDED FOR...

SKYLINE ONE, LLC.

PROVIDED BY...

AVID
GROUP®

CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING PHONE (727) 789-9500
GIS AVIDGROUP.COM



AERIAL VIEW OF RESIDENCE WITH NATURE TRAIL



CLUBHOUSE AREA WITH POOL, TENNIS AND PARK



MAIN ENTRY - DRIVING SOUTH



PRIMARY RESIDENCE ENTRYWAY & FORECOURT



VIEW LOOKING WEST FROM WETLAND TRAIL



RESIDENCES - DRIVING NORTH

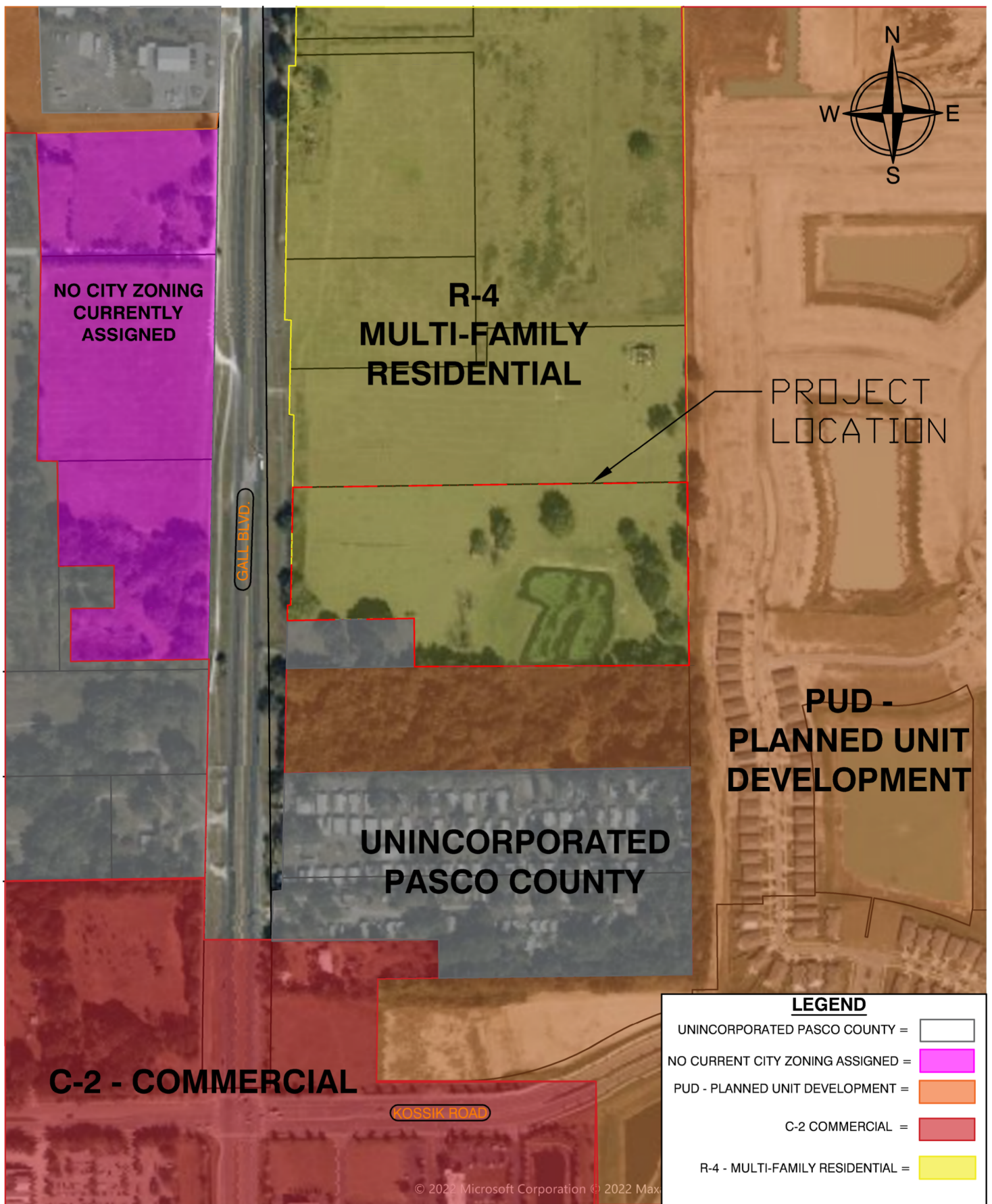


SITE DEVELOPMENT PLAN

FIGURE 6 - SITE ACCESS PLAN - PER FDOT REQUIREMENTS



FIGURE 7 ZONING MAP



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING
GIS PHONE (727) 789-9500
AVIDGROUP.COM

Zoning Exhibit
Palm Cove East
Zephyrhills, Florida
AVID NO. 3470001



Staff Report

To: Mayor Whitfield & Planning Commission
From: Audrey McGuire, *Historic Preservation Specialist/Community Planner*
Re: USE-0009-22_Trump Place Boat & RV Storage
Date: November 15, 2022

I. BACKGROUND INFORMATION

Request for conditional use submitted by RCE Investment Group, LLC for a recreational vehicle storage facility on approximately 2.57 acres of real property generally located on the east side of Trump Place, north of Correia Drive in the Park Place Industrial Park. The Land Development Code currently requires that recreational vehicle storage uses in LI zoning be considered as a conditional use.

SUBJECT PROPERTY

Location: 19-26-22-0010-00000-0090 2.57 acres MOL No Address Assigned

Property Owners: RCE Investment Group, LLC (Trump Place Boat & RV Storage)
29619 Morningmist Drive
Wesley Chapel, FL 33543

II. DATA & ANALYSIS

STANDARDS OF A CONDITIONAL USE

The Part 11.10.00 of the Land Development Code establishes standards which are required to be met in order for a Conditional Use to be granted. The standards are outlined below with a statement on compliance to the standards specific to this project.

1. **The proposed conditional use will not adversely affect or contribute to the deterioration or quality of life or property values in the immediate neighborhood.**
 - a. The project is located within the Park Place Industrial Park containing light industry and storage uses, and therefore is not anticipated to negatively impact or contribute to deterioration of quality of life/property values in the area.
2. **The proposed conditional use is consistent with the character and existing land use patterns in the surrounding area.**
 - b. The project is consistent with the character and existing land use patterns in the surrounding area. Surrounding area uses include:
 - North – Zephyrhills Municipal Airport; vacant/undeveloped industrial lands
 - South – Light industrial uses

- East – Vacant/undeveloped industrial/agriculture lands
 - West – Light industrial uses including recreational vehicle storage; Zephyrhills Municipal Airport
3. **The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.**
 - a. Recreational vehicle storage facilities are low-traffic generators and will therefore not create or excessively increase traffic or parking congestion in the area.
 4. **The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas.**
 - a. The Subject Property has adequate access to Chancey Road via Trump Place.
 - b. The Subject Property is not located within a basin of special concern but is adjacent to a wetland area. The proposed project will be required to establish a 30-foot setback from the wetland boundary and 15-foot buffer landward, and adhere to the Standards of Part 4.01.00, LDC, *Protection of Environmentally Sensitive Lands*. Site development plans (including stormwater retention and drainage) shall be designed in accordance with the city's standards and SWFWMD/FDEP ERP stormwater criteria; and permits obtained from SWFWMD and FDEP as may be applicable.
 - c. Adequate parking for recreational vehicles storage is designed.
 5. **The site upon which the conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas.**
 - a. The subject property will be fenced and will be required to meet minimum screening/buffering requirements established by the LDC for the LI Zoning District.
 6. **The proposed site meets the applicable requirements of the zoning district in which it is located.**
 - a. The Subject Property currently exceeds the minimum size/area requirements of the LI zoning district. The subject property is not considered to be a non-conforming lot and may be developed in accordance with LDC and building code requirements.
 7. **Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.**
 - a. Security lighting will be required on site. All lighting will be reviewed at the time of site development plan review and shall not interfere with the approach zones of the nearby Zephyrhills municipal airport. Signage will be reviewed for conformance with Article XIII of the Land Development Code by the Building Department prior to permitting.
 8. **The proposed conditional use will not adversely affect the health, safety or welfare of the surrounding community area.**
 - a. Recreational vehicle storage is a land-intensive use and minimal site improvements are anticipated with the proposed project. Impact to public infrastructure and utilities is anticipated to be minimal and it is not anticipated to interfere with or adversely affect public health, safety or welfare.

III. RECOMMENDATION

PLANNING DEPARTMENT

Staff recommends approval.

SITE PLAN REVIEW COMMITTEE (SPRC)

The SPRC recommended approval at its October 2022 meeting.

Subject Property - Trump Place Boat & RV



11/10/2022

Zhills Parcels EnGov

World Imagery

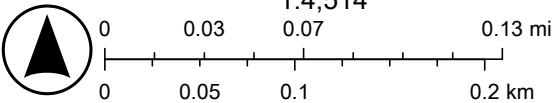
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

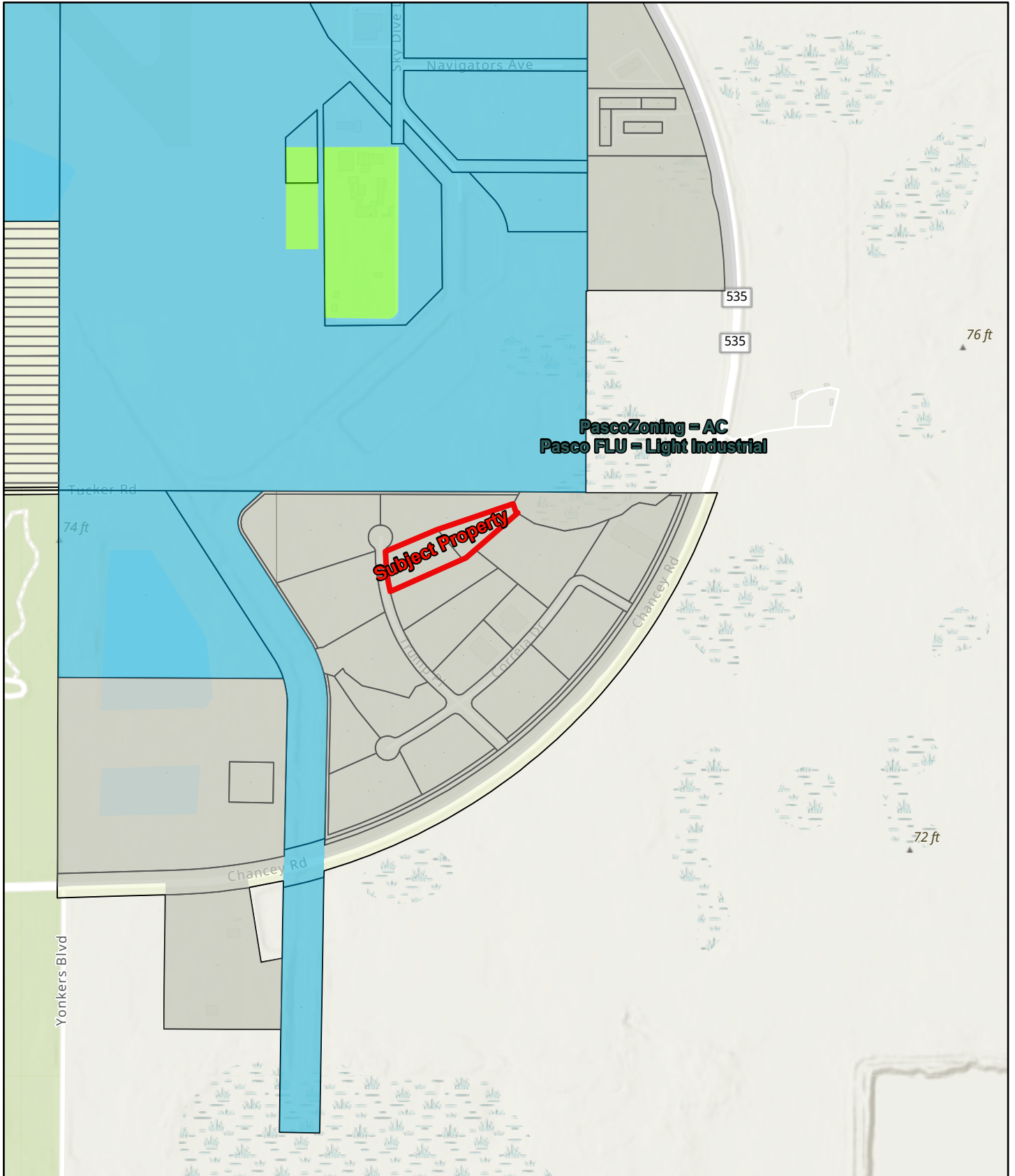
Citations

1.2m Resolution Metadata



State of Florida, Maxar, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Surrounding Land Uses



11/10/2022

CITY WIDE EUCLIDEAN ZONING

- R3
- LI
- AP1
- AP2

Zhills Parcels EnGov

Zhills Addresses EnGov

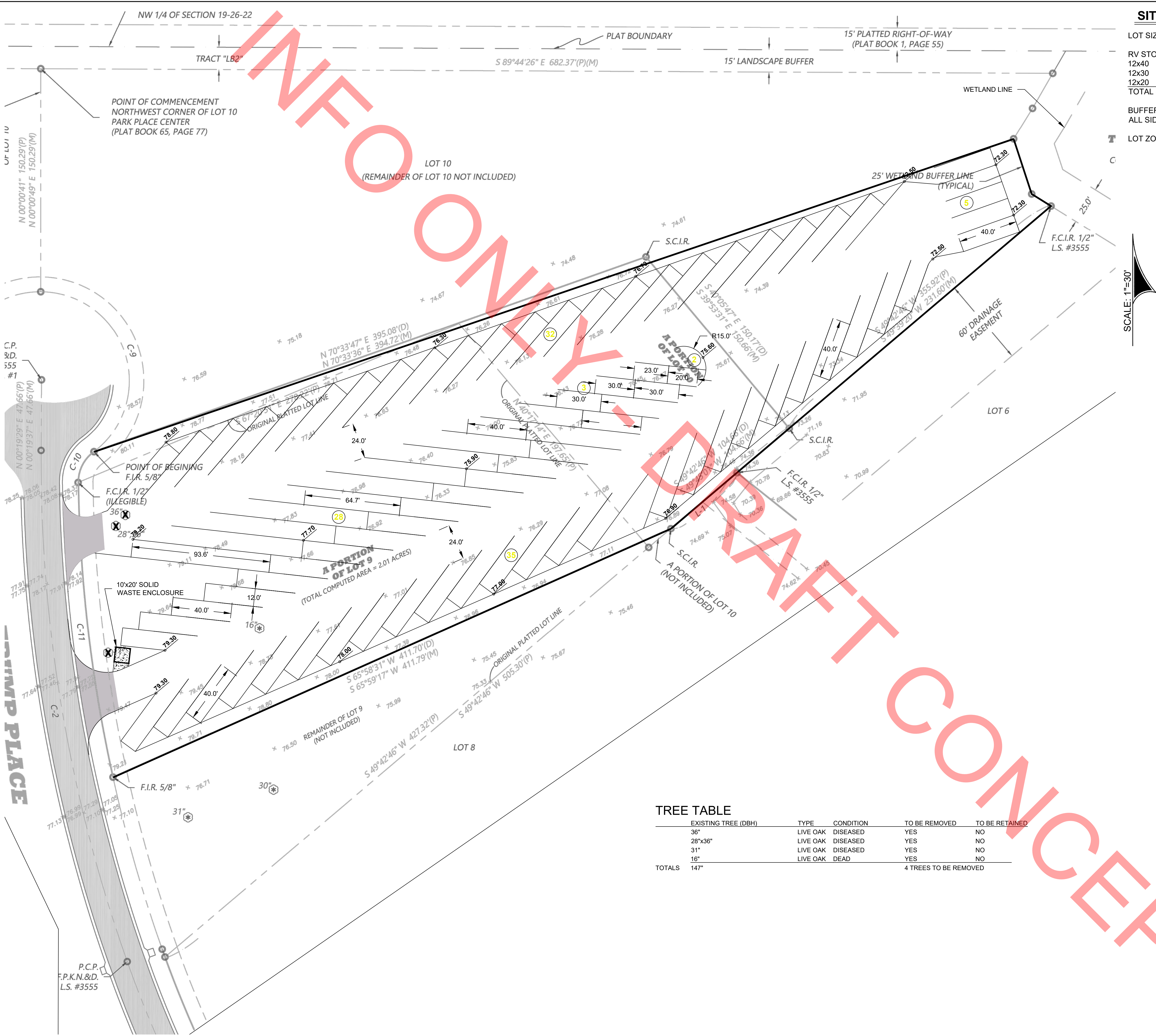
City Parcels

World Hillshade



1:9,028
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



SITE DATA	
LOT SIZE	2.58 AC
RV STORAGE	
12x40	100
12x30	3
12x20	2
TOTAL STORAGE SPACES	105
BUFFERS	
ALL SIDES	10'
LOT ZONING	IL

TREE TABLE

EXISTING TREE (DBH)	TYPE	CONDITION	TO BE REMOVED	TO BE RETAINED
36"	LIVE OAK	DISEASED	YES	NO
28"x36"	LIVE OAK	DISEASED	YES	NO
31"	LIVE OAK	DISEASED	YES	NO
16"	LIVE OAK	DEAD	YES	NO
TOTALS	147"		4 TREES TO BE REMOVED	

GRADING PLAN

RV STORAGE

BE→U

PROJECT: 10017122.00
DATE: 06/10/2022

Revision	
No.	Description

Proposed Retail Development

TRUMP PLACE
ZEPHYRHILLS, FLORIDA

BLACKSTOCK ENGINEERING UNLIMITED, INC.
1646 W Snow Ave, Suite 174
Tampa, FL 33606
727.220.9440
www.BlackstockENG.com
Certificate of Auth. 32307