



SITE PLAN REVIEW COMMITTEE MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, December 20, 2022
9:30 AM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order –

1. BUSINESS ITEMS

1.1 ANX-0015-22_Providence Village Annexation

Application submitted by Providence Village, LLC for the following land use amendments related to 3 acres of real property generally located at 37518 Geiger Road (Parcel 10-26-21-0000-00400-0000):

1. Request to annex 3.0 acres (37518 Geiger Road) into the municipal boundaries of the city;
2. Request for small-scale future land use amendment, changing the FLU classification from County RES-9 to City RU;
3. Request to rezone from County R3 to City R4.

1. Environmental Report_ANX15-22
2. Justification Report_ANX15-22
3. Boundary Survey_ANX15-22

1.2 ANX-0016-22_Geiger Road (Black Marlin Capital)

Application submitted by Black Marlin Capital, LLC for the following land use amendments related to 4.155 acres of real property generally located on the north side of Geiger Rd, west of Hazelwood Drive (Parcel 03-26-21-0010-11700-0020):

1. Request to annex 4.115 acres (Parcel 03-26-21-0010-11700-0020) into the municipal boundaries of the city;
2. Request for small-scale future land use amendment, changing the FLU classification from County RES-9 to City RU;
3. Request to rezone from County R-1MH & RMH to City R4.

1. Boundary Survey_ANX16-22
 2. Environmental_ANX16-22
 3. Justification Report_ANX16-22
- 1.3 USE - 0010-22 PRETTY POND SELF-STORAGE CONDITIONAL USE FOR HEIGHT
Three (3) Story Storage Facility at the "Market at Zephyrhills" measuring a total of 44
feet, inclusive of parapet.
- 1.4 SPR - 0055-22 DAIRY ROAD PROFESSIONAL CENTER

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.**

P | (844) 772-2726
E | info@pacskon.com



4517 George Rd., Suite 220
Tampa, FL 33634

October 7, 2022

Mr. Chad Pettinato
Chief Executive Officer
Premiere Housing Solutions, LLC
38606 Foss Lane
Zephyrhills, FL 33542

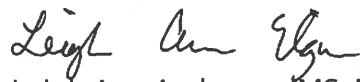
Subject: Wildlife Assessment Report
37518 Geiger Road
Zephyrhills, Pasco County, Florida
PACSCON No. 2022-1708

Dear Mr. Pettinato:

PACSCON GeoEnvironmental, Inc. (PACSCON) has completed the authorized Wildlife Assessment for the above-referenced project. The work was performed in general accordance with PACSCON Proposal Number 2022-1708, dated July 8, 2022.

We appreciate your selection of PACSCON and the opportunity to be of service on this project. We look forward to continuing to work with you on the project. Please contact the undersigned if you have any questions, or if we may be of further assistance.

Sincerely,
PACSCON


Leigh Ann Anderson, MS, PWS, CA
Senior Ecologist | Project Manager


Christopher B. Poole, PG, CPG
President | Founding Principal

Attachment: Wildlife Assessment Report

WILDLIFE ASSESSMENT REPORT

37518 GEIGER ROAD
ZEPHYRHILLS, PASCO COUNTY, FLORIDA



PREPARED FOR:

Mr. Chad Pettinato
Chief Executive Officer
Premiere Housing Solutions, LLC
38606 Foss Lane
Zephyrhills, FL 33542

PACSCON No.: 2022-1708

REPORT DATE: October 7, 2022

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1.0 INTRODUCTION & SCOPE

PACSCON GeoEnvironmental, Inc. (PACSCON) was authorized by Premiere Housing Solutions, LLC (the Client) to perform a wildlife assessment and subsequent report for property located at 37518 Geiger Road in Pasco County, Florida (the Subject Property). Specifically, the Subject Property consists of Pasco County Property Appraiser (PCPA) parcel number 10-26-21-0000-00400-0000 and reportedly contains ± 3 acres of residential and vacant land.

Figures provided as attachments to this report include:

- **Figure 1** – a site location map for the Subject Property,
- **Figure 2** – a Florida Land Use, Cover, and Forms Classification System (FLUCCS) map,
- **Figure 3** – a soils map, and
- **Figure 4** – a Gopher Tortoise Burrow Map.

2.0 SITE CONDITIONS

To help evaluate environmental risk at the Subject Property, this report was prepared by PACSCON based on a desktop review which was performed on October 6, 2022, and a site visit and pedestrian survey performed on October 4, 2022. PACSCON personnel walked a series of meandering transects across the property to identify the potential presence of listed species and other site features. It was confirmed during the site visit that there are no wetlands located on the Subject Property.

The Subject Property is currently a residential parcel that is located within a primarily residential area and consists of one generally rectangularly-shaped parcel, which is accessed from Geiger Road along the northern property boundary. The north portion of the property contains a single-family home (FLUCCS 110). Directly behind the house is a mowed and maintained lawn containing *Paspallum notatum* (bahia grass). The south portion of the property is wooded mixed hardwood (FLUCCS 438). Vegetation within the forested area is primarily *Quercus laurifolia* (laurel oak) and *Prunus laurocerasus* (cherry laurel). There is minimal *Urina lobata* (caesarweed) and *Psychotria nervosa* (wild coffee). See **Figure 2** for FLUCCS codes for the Subject Property and immediately surrounding area.

The soils on the Subject Property have been mapped as Lake fine sand, 0 to 5 percent slopes (32) and Arredondo fine sand, 0 to 5 percent slopes (43). See **Figure 3** for a soils map of the Subject Property and immediately surrounding area.

Photographs of the Subject Property taken during our site visit are provided in **Appendix A** hereto.

3.0 FINDINGS

A desktop analysis using the U.S. Fish and Wildlife Service (FWS) Environmental Conservation Online System (IPaC) indicated four listed threatened and endangered species that could potentially be found within the project area including the *Laterallus jamaicensis* ssp. *jamaicensis* (Eastern black rail), *Drymarchon couperi* (Eastern indigo snake), *Gopherus polyphemus* (gopher tortoise), and *Mycteria americana* (wood stork). PACSCON walked several transects within the site. One gopher tortoise burrow was identified onsite. See **Figure 4** for a Gopher Tortoise Burrow Map.

A desktop review of the Florida Natural Areas Inventory (FNAI) Florida Biodiversity Matrix Map indicated an additional four threatened species, species of special concern, or species otherwise protected by the federal government and/or the state of Florida. These species include *Athene cunicularia floridana* (Florida burrowing owl), *Rostrhamus sociabilis* (snail kite), *Antigone canadensis pratensis* (Florida sandhill crane), and *Dryobates borealis* (red cockaded woodpecker).

None of the above listed species with the exception of the gopher tortoise were observed onsite. The Eastern black rail, wood stork, snail kite, and Florida sandhill crane utilize freshwater marsh habitat, which is not present on the Subject Property, nor is there longleaf pine forest habitat present onsite, which is habitat required by the red cockaded woodpecker. Additionally, no owl burrows were identified onsite during PACSCON's site visit.

Although the bald eagle is not protected under the United States Endangered Species Act, it is protected under the federal Migratory Bird Act and Bald and Golden Eagle Act. According to the Florida Fish and Wildlife Conservation Commission (FWC) eagle nest locator, the nearest bald eagle nest is approximately 3.5 miles away. Similarly, the FWS identifies the nearest active wood stork colony over eight miles away. Both of these distances from the Subject Property are well outside of regulatory buffer requirements.

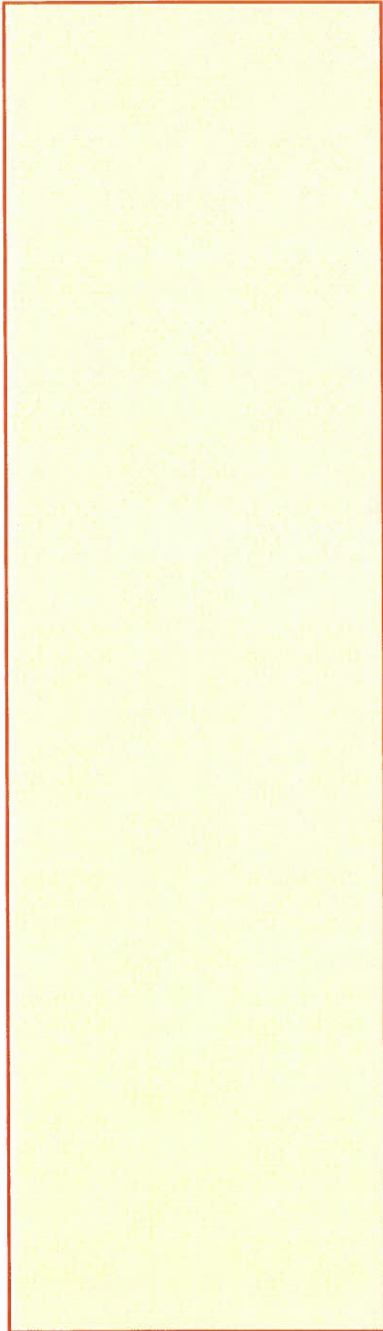
4.0 PERMITTING REQUIREMENTS

Based on the findings of this wildlife assessment, PACSCON identified one listed species onsite, which is the gopher tortoise. Only one gopher tortoise burrow was found onsite at the general location indicated on **Figure 4**. Although this survey was a general wildlife survey and did not include standard FWC methods for a 100% gopher tortoise survey, it is likely that there is only one

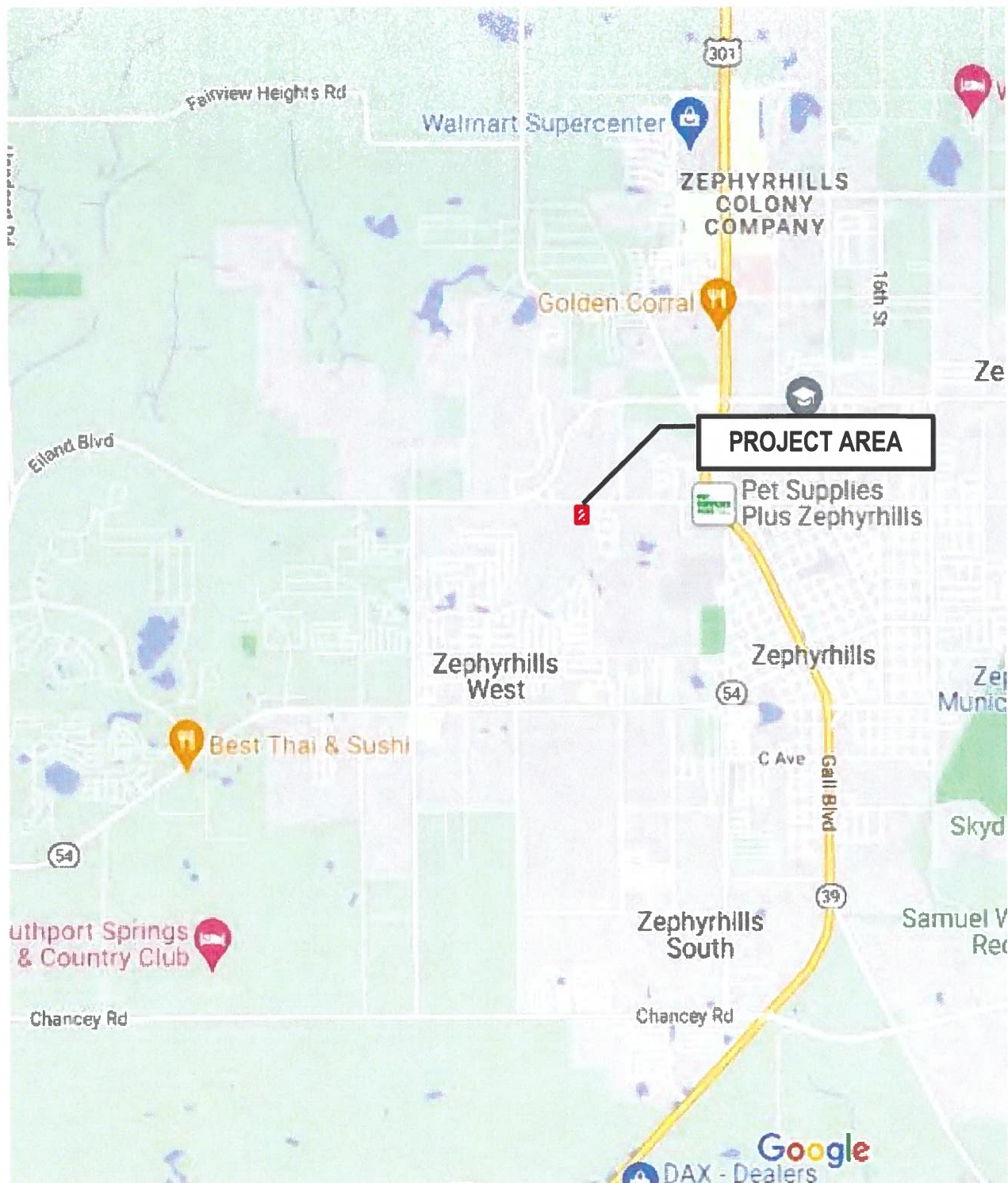
burrow onsite given the lack of desirable gopher tortoise habitat. Additionally, the majority of the Subject Property was observed during PACSCON's site visit due to adequate visibility.

The FWC requires all gopher tortoises to be relocated prior to development activities or to be avoided by 25 feet. A gopher tortoise survey covering 100% of the property must be performed by an FWC authorized gopher tortoise agent within 90 days of proposed construction activities. The 100% survey can then be utilized for gopher tortoise relocation permitting purposes.

Further, if an Eastern indigo snake is found within one of the burrows during excavation, the relocation activity must cease until the snake has moved out of the construction zone. Eastern indigo snake educational documentation must also be posted onsite during all construction activities.



FIGURES



SITE LOCATION MAP
SOURCE: Google.com/maps



37518 Geiger Road
Zephyrhills, Florida
PACSCON Project No. 2022-1708

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LEGEND

110 - LOW DENSITY RESIDENTIAL
130 - HIGH DENSITY RESIDENTIAL
438 - MIXED HARDWOODS



FLUCCS MAP
37518 GEIGER ROAD

SEC TWP RGE
03-26S-21E

JOB NUMBER

DRAWN BY
LAA

DATE
10-06-2022

SHEET



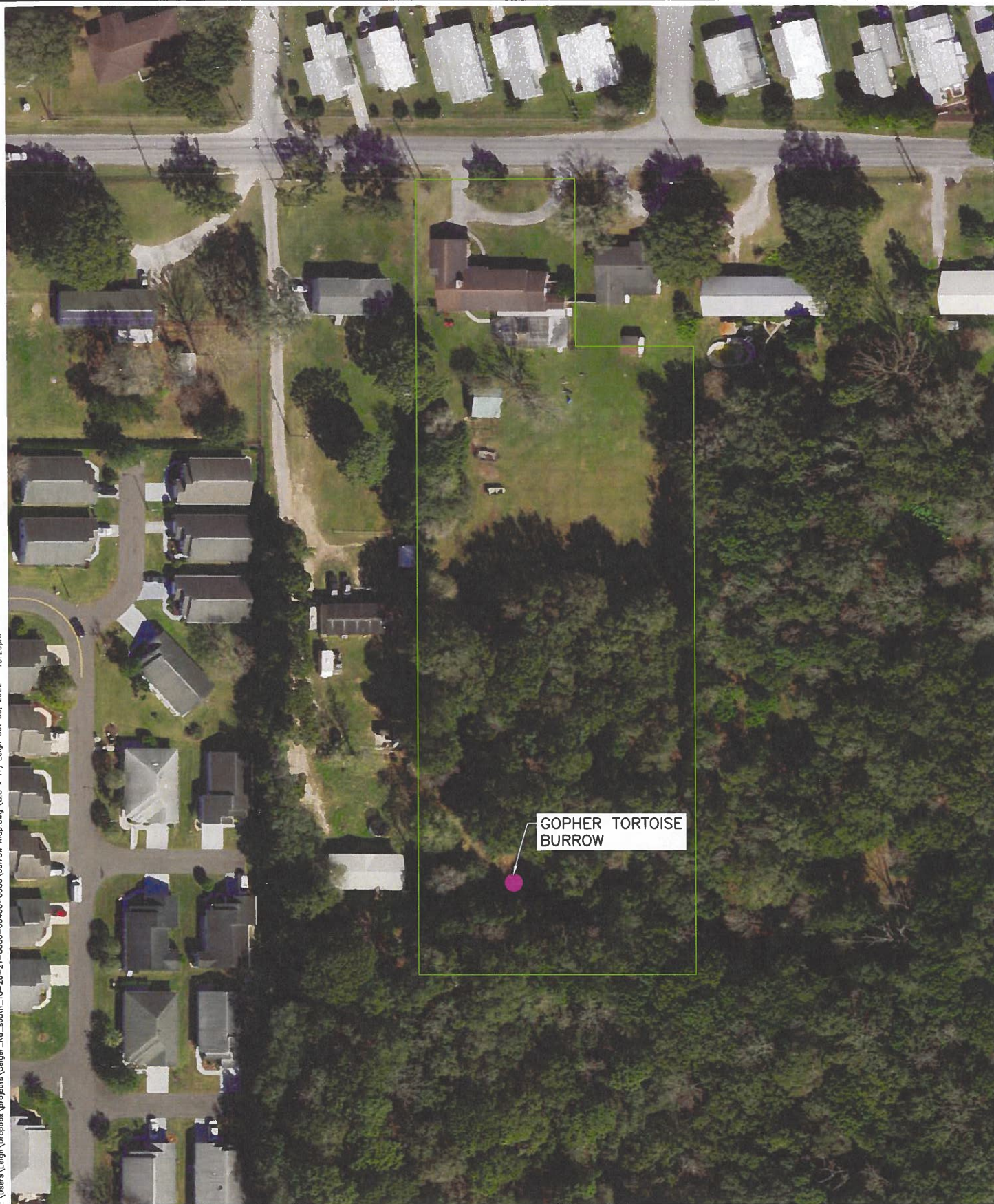
PACSCON
Smart Counts | One Environmentally Focused



LEGEND
 32 - Lake fine sand, 0 to 5 percent slopes
 43 - Arredondo fine sand, 0 to 5 percent slopes

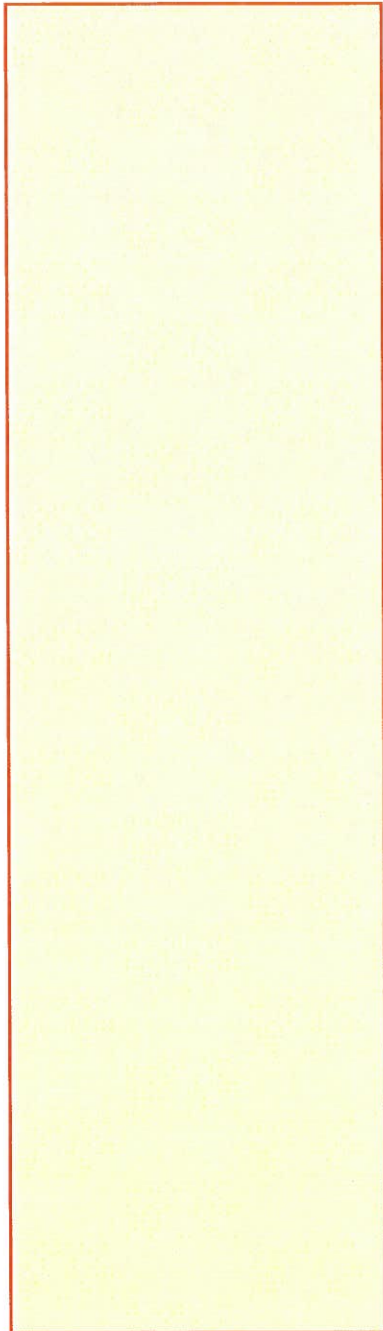
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GOPHER TORTOISE BURROW MAP 37518 GEIGER ROAD

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
03-26S-21E		LAA	10-06-2022	



APPENDIX A

SUBJECT PROPERTY PHOTOGRAPHS



1. View from street facing south.



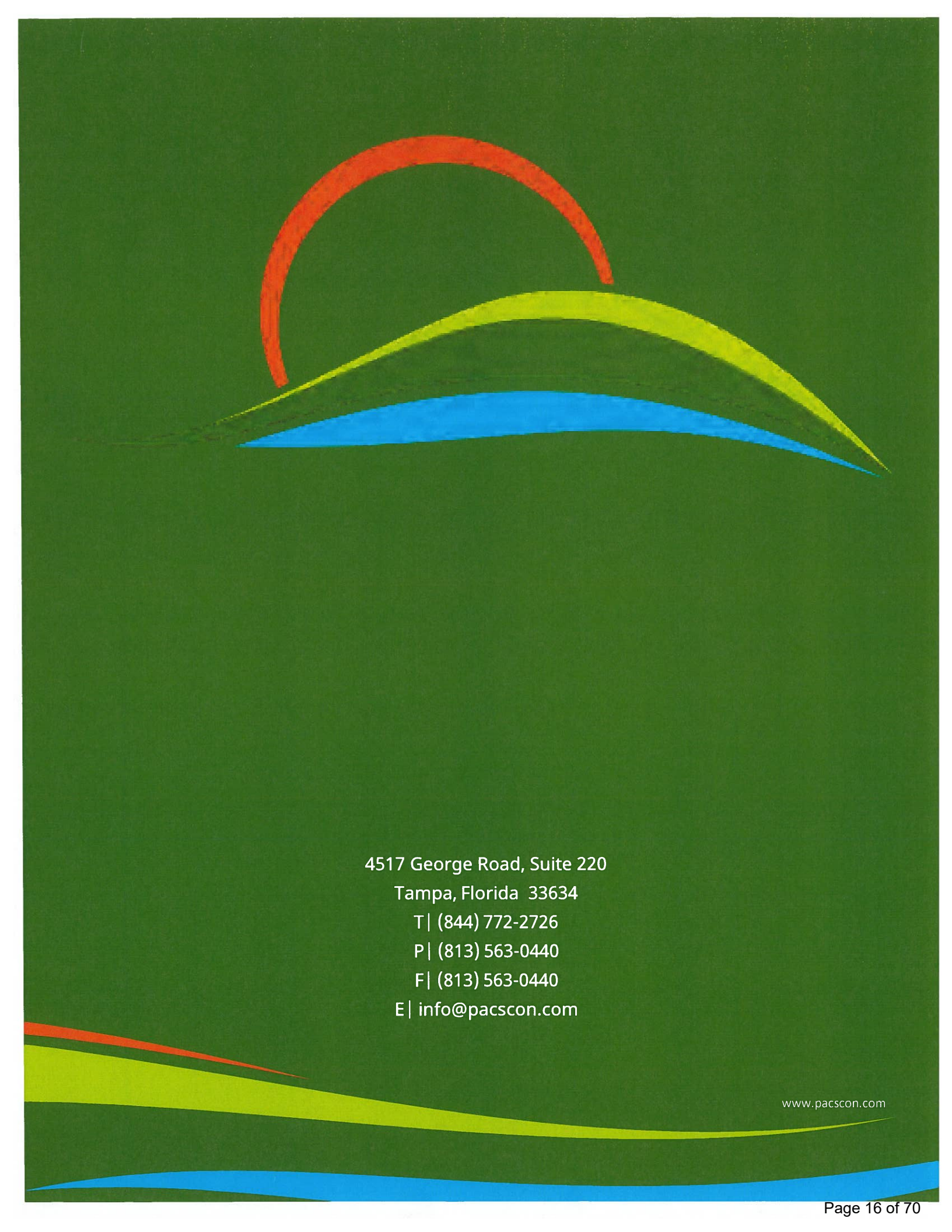
2. View of the backyard shed behind the house.



3. Gopher tortoise burrow.



4. General view of south side of site.



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JUSTIFICATION REPORT
PROVIDENCE VILLAGE, LLC

1. COMPLIANCE ANALYSIS

PROJECT DESCRIPTION

The proposed project is a 36 unit townhome development located in the western portion of the City of Zephyrhills. One parcel is included within this three-fold application process. Parcel 10-26-21-0000-00400-0000 is located within unincorporated Pasco County, and is proposed for annexation into the City of Zephyrhills (“City”).

This three-part concurrent application will provide for annexation into the City, a comprehensive plan amendment, and a rezoning.

The subject property has a single family residence on it, but is otherwise undeveloped.

PROPOSED DEVELOPMENT

The proposed development requests approval for a 36-unit, single-family townhome subdivision. The lots will be generally 20 feet wide by 60 feet deep.

As proposed, a three-part concurrent development application requires three actions by the City of Zephyrhills. The first is an annexation for Parcel 10-26-21-0000-00400-0000 along with a Comprehensive Plan amendment and a Rezoning application. A pre-application meeting with the City of Zephyrhills was held on July 27, 2022.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Implementation

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

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

The project will complement the residential character of the City of Zephyrhills while providing an additional option for those looking for a home with less maintenance. The proposed development provides further benefit to the City of Zephyrhills by increasing the tax base.

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.

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 stormwater 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 within well head protection areas and environmentally sensitive land;*
- i. *Provision of mixed land use designations, such as recreation in residential area; and*
- j. *Discourage the proliferation of urban sprawl.*

The project will ensure each of the above items are addressed as part of the construction plans that will be submitted to all applicable government agencies. Urban sprawl will not be created by the proposed development. The proposed development is located on two parcels that are uniquely situated between two subdivisions with relatively high densities. The goal of the developer is to provide a townhome community that will meet the demands of a varied age group, ranging from young adults to senior citizens who are looking for a more maintenance free lifestyle. Open space will be provided to residents for recreational purposes and gatherings.

Residential Development

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

The project will complement the quality of life within the surrounding communities. The proposed development will not interfere with the integrity of the established neighborhoods in the area.

Policy LU-1-2-1: Residential development shall be consistent with the following residential density categories:

...b. Residential Urban- 7.5 to 14.0 units/gross acre;

The project will contain a density of twelve dwelling units per acre and falls within the high range criteria of the RU Future Land Use category requested in this application.

Policy LU-1-2-2: Existing residential areas shall be protected from incompatible activities. Other land users shall also be protected from the encroachment of incompatible residential activities.

The project is a proposed development that will provide compatibility with the existing residential areas and will serve as a transition between varying residential densities.

Policy LU-1-2-3: The location and extent of residential land uses shall be in accordance with the Future Land use Map and the descriptions of types, sizes, and densities of land uses contained in this element.

The project complies with the requirements of the Future Land Use Map, its categories, and the established development pattern of this area. The area being annexed is currently classified as RES-9 by Pasco County. The City's request via the accompanying RU category is compatible.

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.

The project is compatible with the existing future land use categories, surrounding zoning districts and the established development pattern of the area.

CONSISTENCY WITH 171.043, F.S.

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).

Subsection 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.

Parcel 10-26-21-0000-00400-0000 is contiguous to the City of Zephyrhills. The abutting parcel to the south is located within the City of Zephyrhills. No portion of the parcel will be included within the boundary of another incorporated municipality upon annexation approval.

Subsection 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.*

The project will be developed for urban purposes by providing for a total resident population equal to at least two persons for each acre of land included within its boundaries.

Subsection 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).*

The project can be serviced without the extension of water and/or sewer lines through a sparsely developed area.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE AND CITY ORDINANCES

The project will be designed and permitted consistent with the City of Zephyrhills Land Development Code and applicable City Ordinances.

ANNEXATION

The accompanying annexation application includes a total of 3 acres located in unincorporated Pasco County. The applicant believes that the annexation of this parcel is reasonable and meets the legal requirements for inclusion into the City of Zephyrhills.

SURROUNDING FUTURE LAND USE

A comprehensive plan amendment is also included in this three-part application process. Upon approval, this request will assign the tract into the Residential Urban (RU) future land use category for the City of Zephyrhills. The RU classification purpose is to recognize properties that are appropriate to be developed in a suburban, high density manner. It also recognizes that such areas are well- suited for residential uses typical of suburban, non-intensive qualities. The density range in RU is 7.5 to 14.0 dwelling units per gross acre.

ZONING ANALYSIS

An application to rezone Parcel 10-26-21-0000-00400-0000 to R-4, Multi-Family Residential is the final application to run concurrently with this three-part application request. Currently, the parcel within Pasco County is zoned R3. The requested R-4, Multi-Family Residential District, permits a density range of up to 20 units per gross acre with a maximum of 75% impervious area. The increase in density provides for greater land use compatibility.

Public services provided by the City of Zephyrhills are available to service the proposed townhomes.

In summary, the proposed density for 36 townhomes is fully compatible with the established zoning area and established uses within the neighborhood. Once approved by the completed annexation, comprehensive plan amendment, and rezoning process, The project will comply with the City of Zephyrhills Land Development Code and adopted ordinances. Its development will be consistent with the surrounding area, future land use categories of the comprehensive plan, the established area zoning, and the existing development pattern of the area.

PREMATURE DEVELOPMENT ANALYSIS

The project, consisting of 36 townhomes, will not create premature development. The proposed development is located amidst a variety of developed uses that provide functional, convenient, and necessary infrastructure. There are numerous residential uses within close proximity, as well as health care, commercial retail, educational facilities, worship opportunities, and, within a short commute, governmental offices and an airport. The project

will blend with the established residential development pattern within the immediate area and will complement the existing neighborhoods with yet another option of for those desiring to live in the City of Zephyrhills.

2. Suitability Analysis.

The parcel is surrounded by a variety of residential uses. The proposed residential use with 36 townhomes will provide for a consistent density while also adding variety to potential property owners wanting to move into the area. It will utilize existing infrastructure, provide additional housing opportunities into the City of Zephyrhills, and blend with existing development in the vicinity. This development is considered appropriate for a continuation of single-family residential development already established in this area.

The subject property will be served by the City of Zephyrhills Police Department. The Pasco County Sheriff's Office actively patrols this area, as well. In the event of needed emergency support within the jurisdictions of either of these agencies, both agencies are able to respond to offer assistance.

The Zephyrhills Police Station is located at 6118 8th Street, a short distance from the subject property.

Residents in the proposed development will be served primarily by the Advent Health Zephyrhills Hospital, located at 7050 Gall Boulevard. The location of Advent Health Zephyrhills Hospital is approximately one mile from the proposed townhome community.

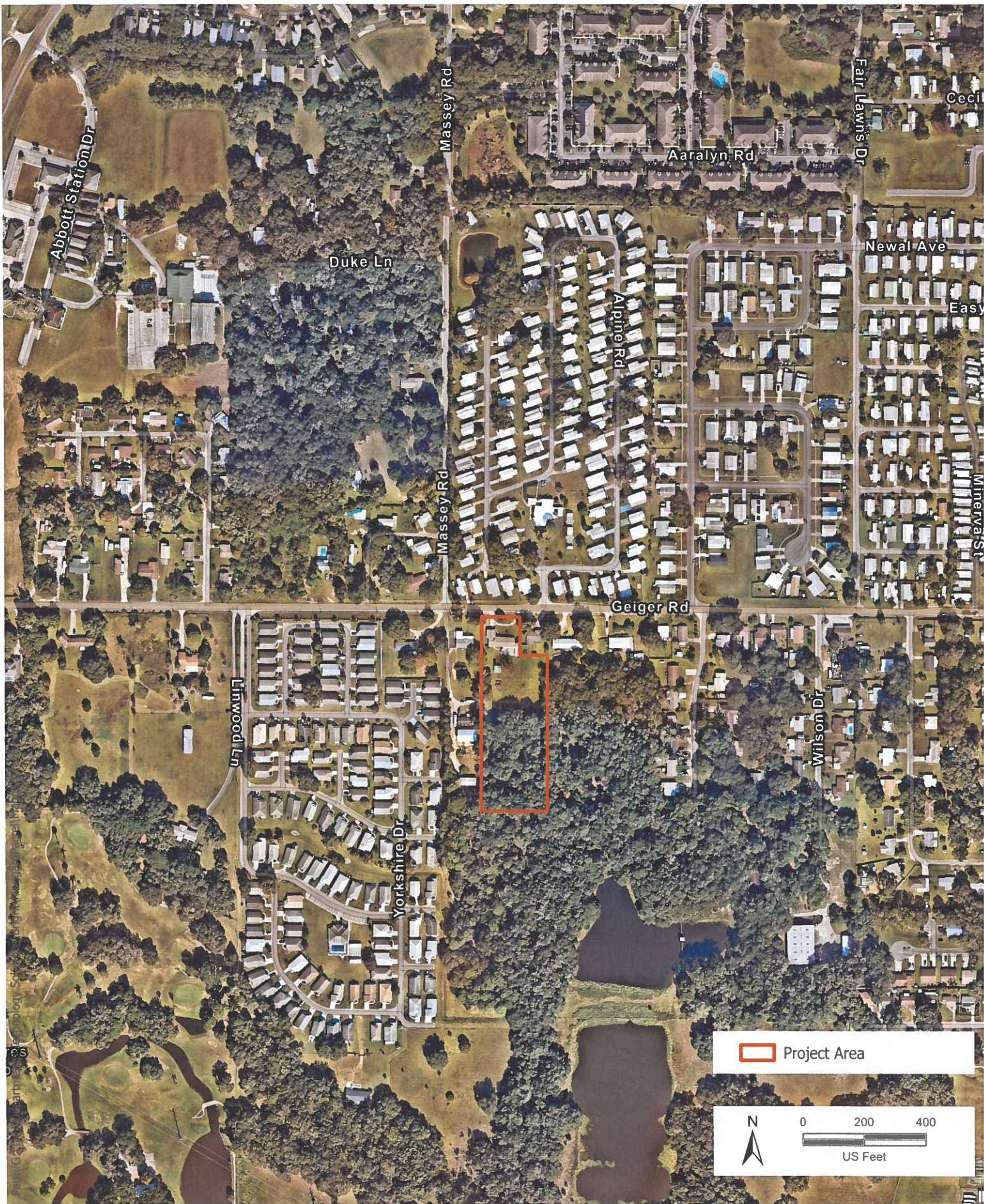
There are numerous private physician offices with specialty services in the City of Zephyrhills. Additionally, walk-in urgent care clinics are available that can serve medical needs on an as-needed basis for the convenience of area residents. Most all are within an acceptable short driving distance from the proposed development and the hospital.

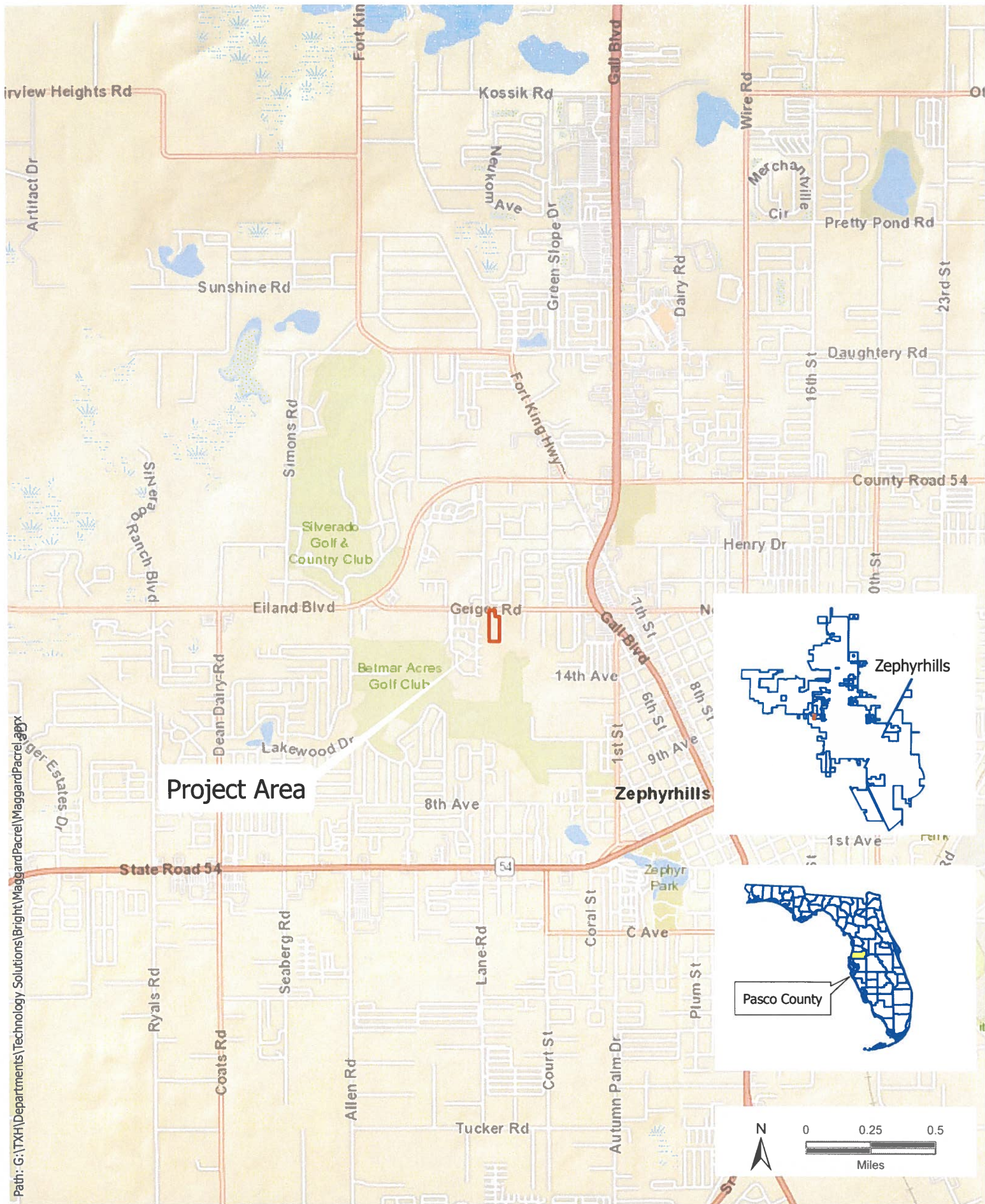
3. Residential Impact Statement. Not applicable per pre-filing meeting with City.

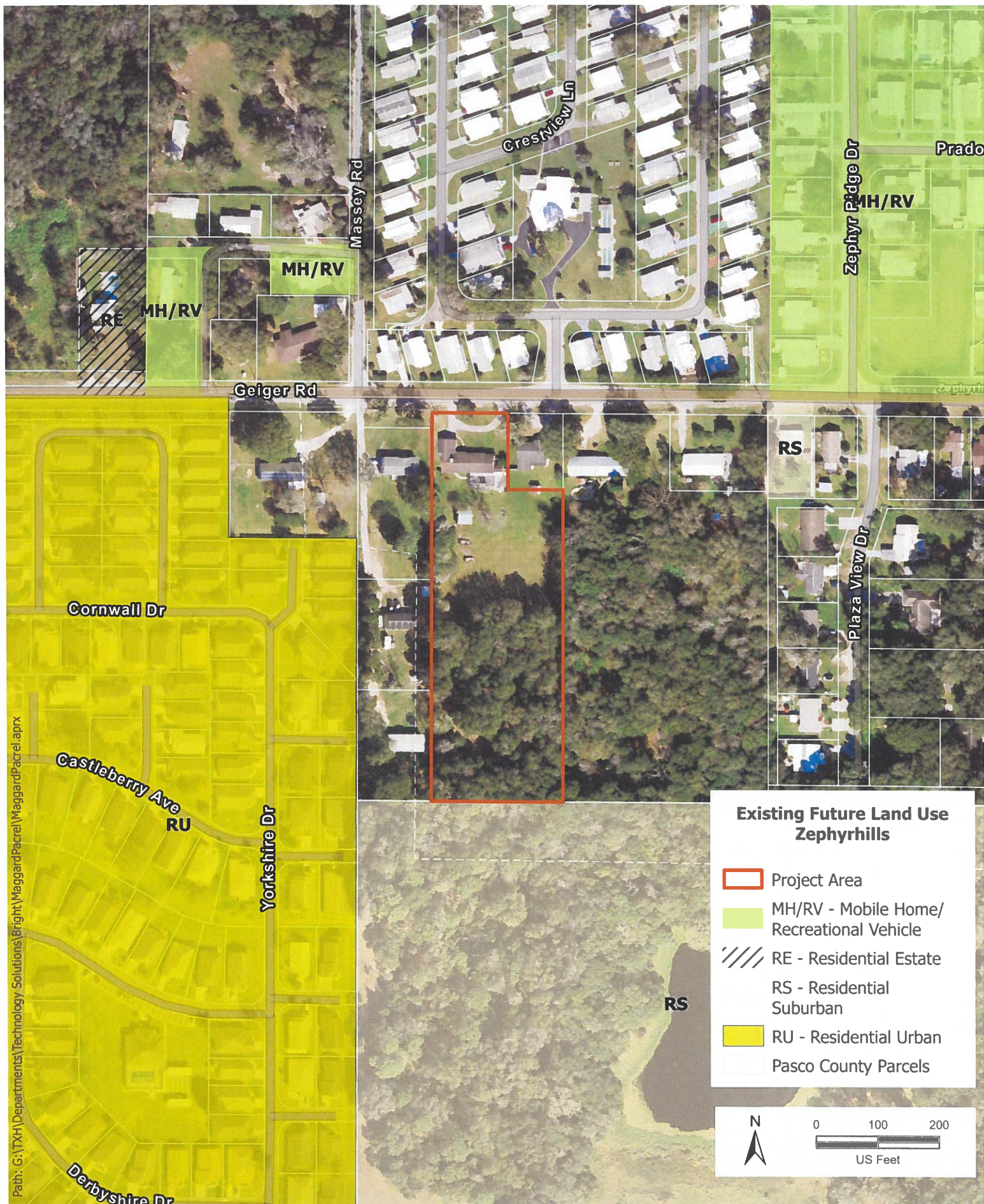
4. Traffic Study.

The project is initially expected to have no more than 36 townhouse units, and is considered de minimus in accordance with Section 7.03.01 of the City of Zephyrhills Land Development Code ("LDC").

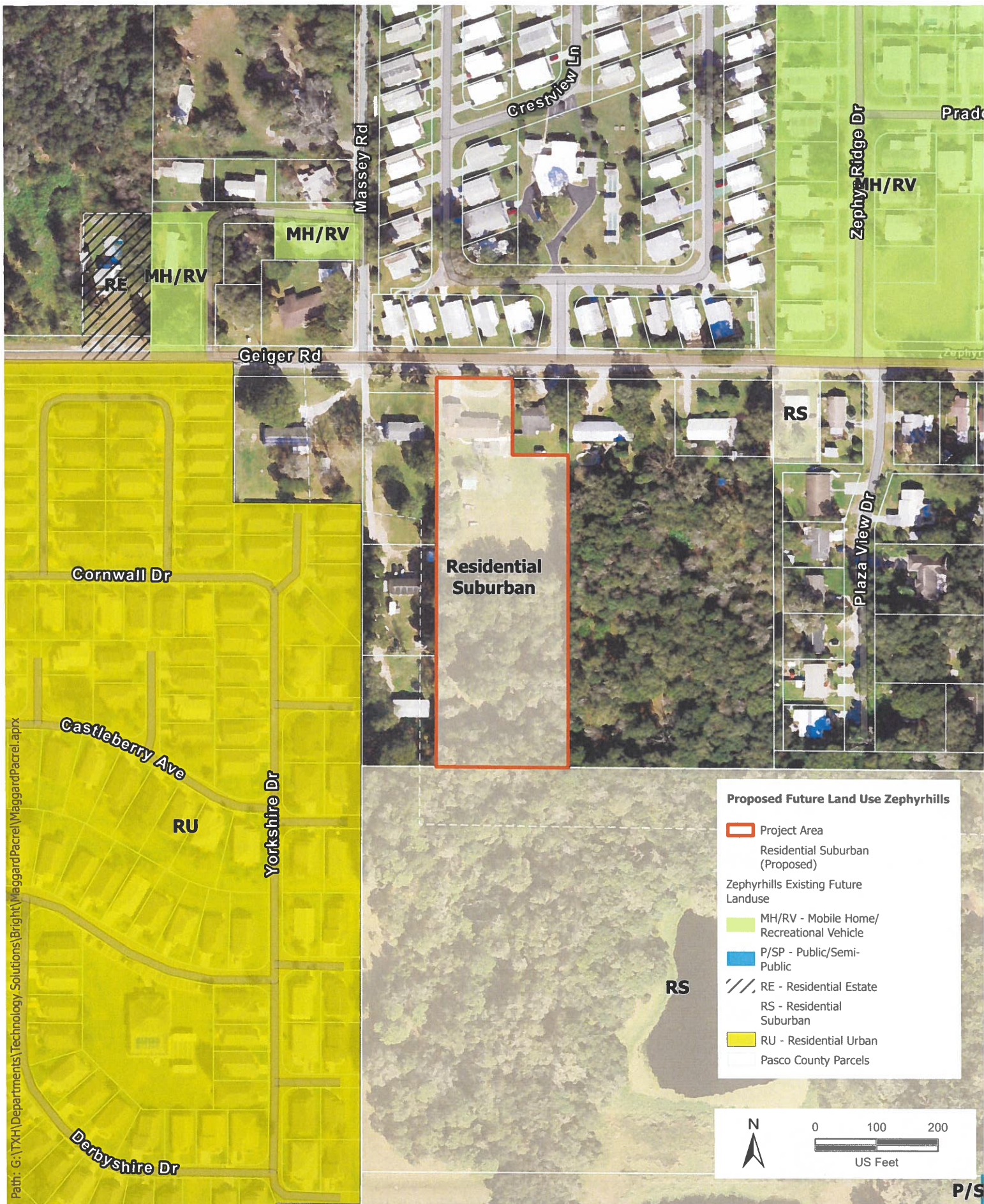
The project abuts a major road, Geiger Road, as can be seen by the Transportation Map attached hereto.



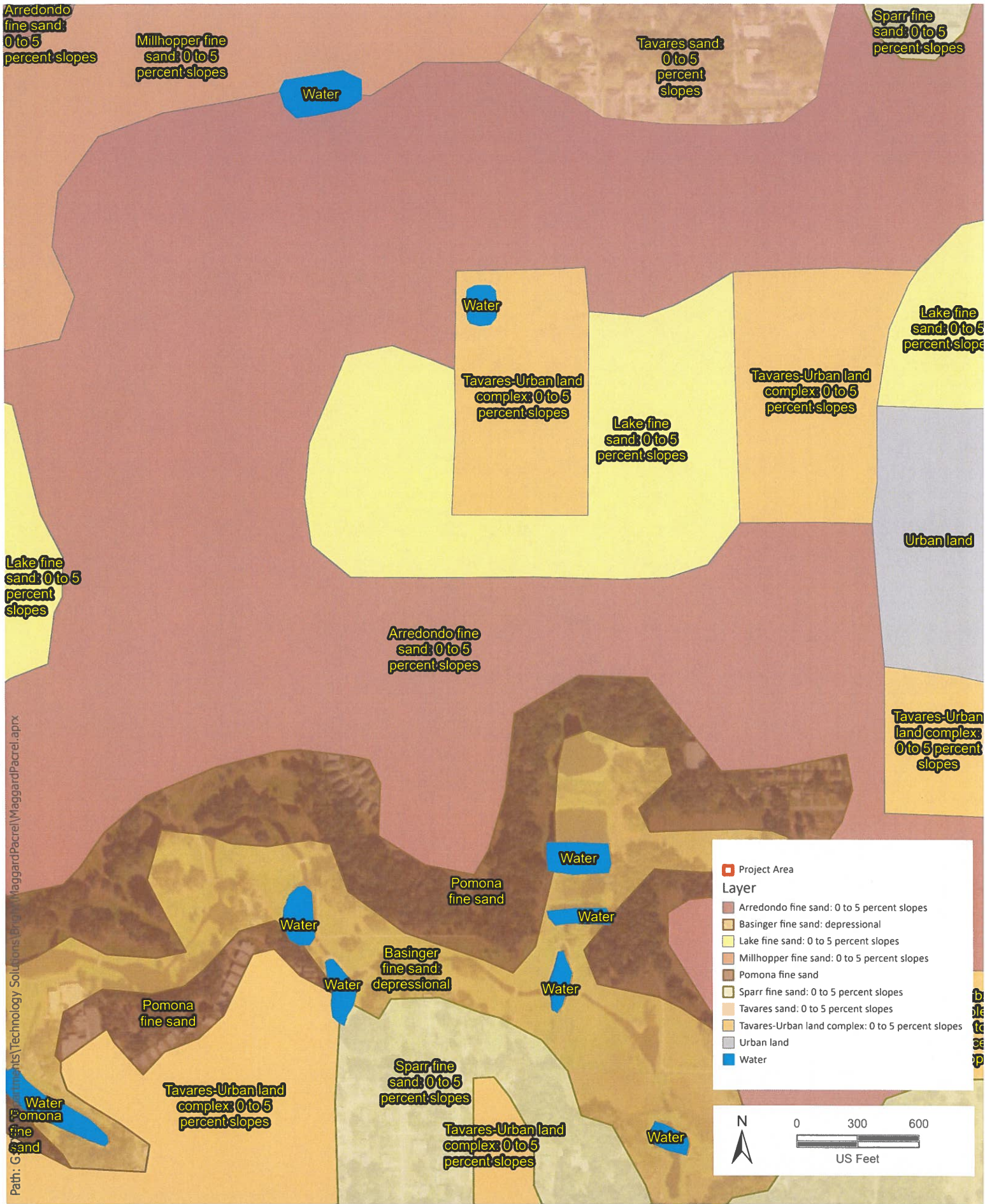




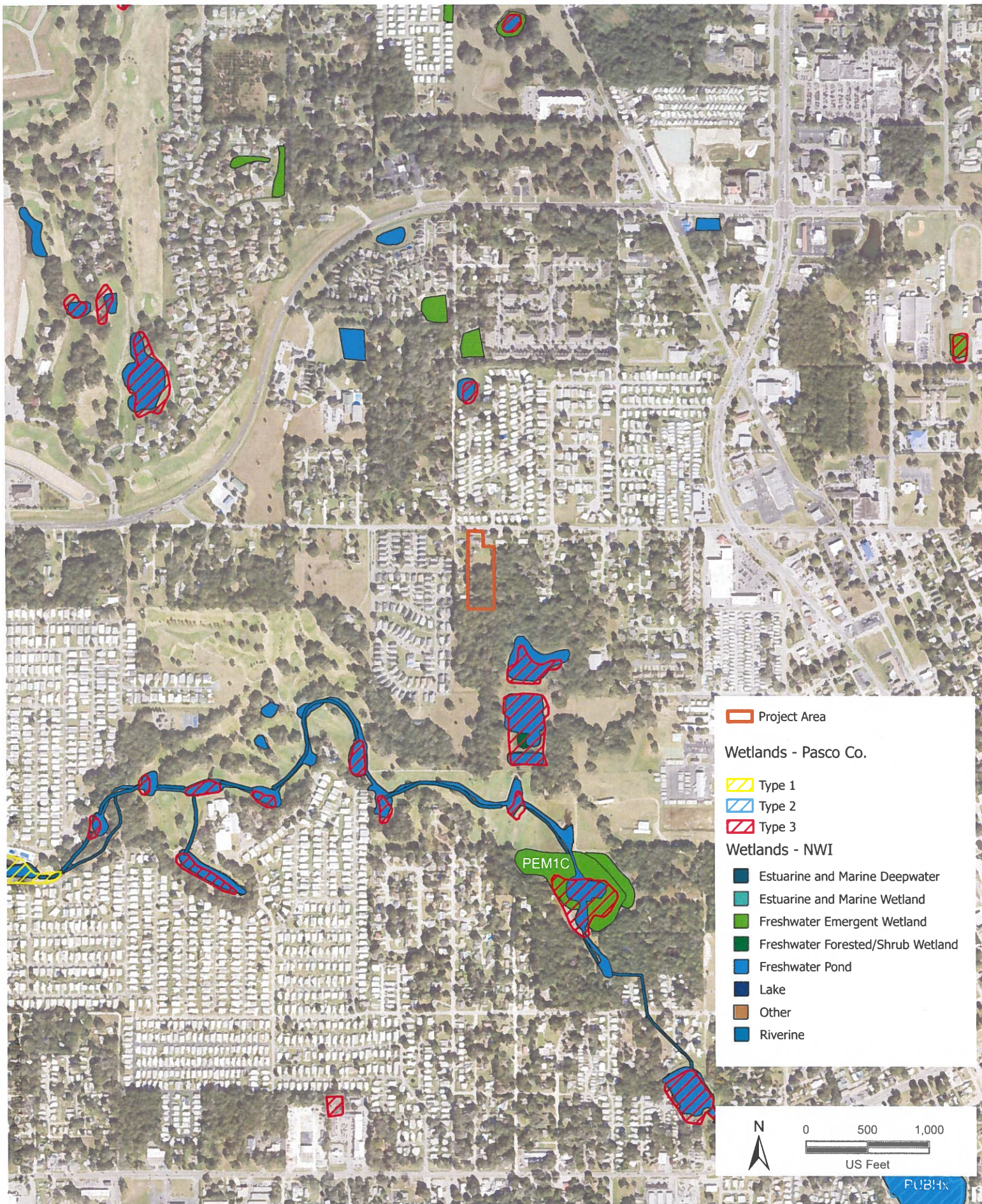










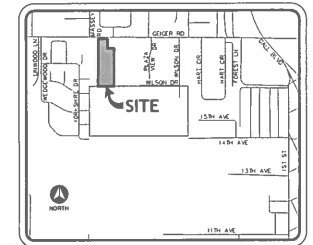


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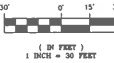




SECTION 10, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



GRAPHIC SCALE



The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the
Northwest 1/4 of Section 10, Township 26 South, Range 21 East;
LESS the West 120 feet thereof, the North 25 feet thereof, and the
East 90 feet of the North 150 feet thereof.

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I, the undersigned Professional Surveyor and Mapper, hereby certify that this Specific Purpose Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

Dennis J. Benham, PLS
Professional Surveyor and Mapper #4697
State of Florida

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Prepared By:

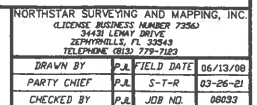
ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE • PLANT CITY, FLORIDA 33563
TELEPHONE: (724)420-0999 • EMAIL: STEVE.SAMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 8211

DATE	REVISION	PC
		DRAWN BY
		QC
		DATE
		PROJECT NUMBER

[illegible]

Project Name:	PARCEL NO. 10-26-21-0000-00400-0000 PASCO COUNTY, FLORIDA	DATE: 06/03/2022
Task:	BOUNDARY SURVEY	SHEET: 1 of 1

NORTH
SCALE 1" = 50'



P | (844) 772-2726
E | info@pacskon.com



4517 George Rd., Suite 220
Tampa, FL 33634

October 7, 2022

Mr. Chad Pettinato
Chief Executive Officer
Premiere Housing Solutions, LLC
38606 Foss Lane
Zephyrhills, FL 33542

Subject: Wildlife Assessment Report
Geiger Road – Bacon
Zephyrhills, Pasco County, Florida
PACSCON No. 2022-1707

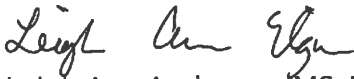
Dear Mr. Pettinato:

PACSCON GeoEnvironmental, Inc. (PACSCON) has completed the authorized Wildlife Assessment for the above-referenced project. The work was performed in general accordance with PACSCON Proposal Number 2022-1707, dated July 8, 2022.

We appreciate your selection of PACSCON and the opportunity to be of service on this project. We look forward to continuing to work with you on the project. Please contact the undersigned if you have any questions, or if we may be of further assistance.

Sincerely,

PACSCON


Leigh Ann Anderson, MS, PWS, CA
Senior Ecologist | Project Manager


Christopher B. Poole, PG, CPG
President | Founding Principal

Attachment: Wildlife Assessment Report

WILDLIFE ASSESSMENT REPORT

GEIGER ROAD -BACON
ZEPHYRHILLS, PASCO COUNTY, FLORIDA



PREPARED FOR:

Mr. Chad Pettinato
Chief Executive Officer
Premiere Housing Solutions, LLC
38606 Foss Lane
Zephyrhills, FL 33542

PACSCON No.: 2022-1707

REPORT DATE: October 7, 2022

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- FIGURE 2 – FLUCCS Map
- FIGURE 3 – Soils Map
- FIGURE 4 – Gopher Tortoise Burrow Map

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1.0 INTRODUCTION & SCOPE

PACSCON GeoEnvironmental, Inc. (PACSCON) was authorized by Premiere Housing Solutions, LLC (the Client) to perform a wildlife assessment and subsequent report for property located on the north side of Geiger Road in Pasco County, Florida (the Subject Property). Specifically, the Subject Property consists of Pasco County Property Appraiser (PCPA) parcel number 03-26-21-0010-11700-0020 and reportedly contains ± 4.13 acres of vacant and vegetated land.

Figures provided as attachments to this report include:

- **Figure 1** – a site location map for the Subject Property,
- **Figure 2** – a Florida Land Use, Cover, and Forms Classification System (FLUCCS) map,
- **Figure 3** – a soils map is, and
- **Figure 4** – a Gopher Tortoise Burrow Map.

2.0 SITE CONDITIONS

To help evaluate environmental risk at the Subject Property, this report was prepared by PACSCON based on a desktop review which was performed on October 6, 2022, and a site visit and pedestrian survey performed on October 4, 2022. PACSCON personnel walked a series of meandering transects across the property to identify the potential presence of listed species and other site features. It was confirmed during the site visit that there are no wetlands located on the Subject Property.

The Subject Property is currently a vacant and vegetated residential parcel that is located within a primarily residential area and consists of one generally rectangularly-shaped parcel, which is accessed from Geiger Road along the southern property boundary. It is currently considered mixed hardwoods (FLUCCS 438). See **Figure 2** for FLUCCS codes for the Subject Property and immediately surrounding area.

Vegetation on the Subject Property primarily includes *Broussonetia papyrifera* (paper mulberry), *Quercus virginiana* (live oak), *Quercus laurifolia* (laurel oak), *Imperata cylindrica* (cogongrass), *Melia azedarach* (Chinaberry tree), and *Prunus laurocerasus* (cherry laurel).

The soils on the Subject Property have been mapped as Lake fine sand, 0 to 5 percent slopes (32) and Arredondo fine sand, 0 to 5 percent slopes (43). See **Figure 3** for a soils map of the Subject Property and immediately surrounding area.

Photographs of the Subject Property taken during our site visit are provided in **Appendix A** hereto.



3.0 FINDINGS

A desktop analysis using the U.S. Fish and Wildlife Service (FWS) Environmental Conservation Online System (IPaC) indicated four listed threatened and endangered species that could potentially be found within the project area including the *Laterallus jamaicensis* ssp. *jamaicensis* (Eastern black rail), *Drymarchon couperi* (Eastern indigo snake), *Gopherus polyphemus* (gopher tortoise), and *Mycteria americana* (woodstork). PACSCON walked several transects within the site. One gopher tortoise burrow was identified onsite. See **Figure 4** for a Gopher Tortoise Burrow Map.

A desktop review of the Florida Natural Areas Inventory (FNAI) Florida Biodiversity Matrix Map indicated an additional four threatened species, species of special concern, or species otherwise protected by the federal government and/or the state of Florida. These species include *Athene cunicularia floridana* (Florida burrowing owl), *Rostrhamus sociabilis* (snail kite), *Antigone canadensis pratensis* (Florida sandhill crane), and *Dryobates borealis* (red cockaded woodpecker).

None of the above listed species with the exception of the gopher tortoise were observed onsite. The Eastern black rail, wood stork, snail kite, and Florida sandhill crane utilize freshwater marsh habitat, which is not present on the Subject Property, nor is there longleaf pine forest habitat present onsite, which is habitat required by the red cockaded woodpecker. Additionally, no owl burrows were identified onsite during PACSCON's site visit.

Although the bald eagle is not protected under the United States Endangered Species Act, it is protected under the federal Migratory Bird Act and Bald and Golden Eagle Act. According to the Florida Fish and Wildlife Conservation Commission (FWC) eagle nest locator, the nearest bald eagle nest is approximately 3.5 miles away. Similarly, the FWS identifies the nearest active wood stork colony over eight miles away. Both of these distances from the Subject Property are well outside of regulatory buffer requirements.

4.0 PERMITTING REQUIREMENTS

Based on the findings of this wildlife assessment, PACSCON identified one listed species onsite, which is the gopher tortoise. Only one gopher tortoise burrow was found onsite at the general location indicated on **Figure 4**. Although this survey was a general wildlife survey and did not include standard FWC methods for a 100% gopher tortoise survey, it is likely that there is only one burrow onsite given the lack of desirable gopher tortoise habitat. Additionally, the majority of the Subject Property was observed during PACSCON's site visit due to adequate visibility.

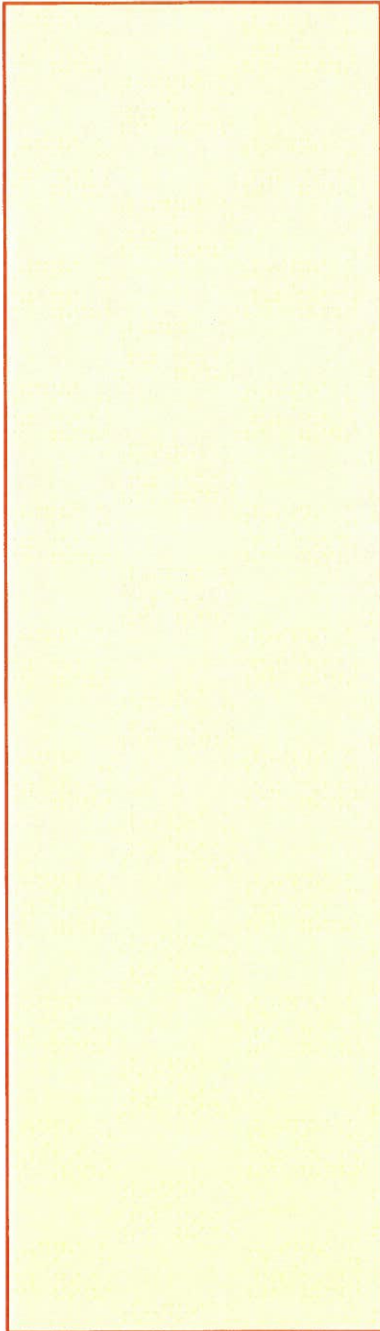
The FWC requires all gopher tortoises to be relocated prior to development activities or to be avoided by 25 feet. A gopher tortoise survey covering 100% of the property must be performed



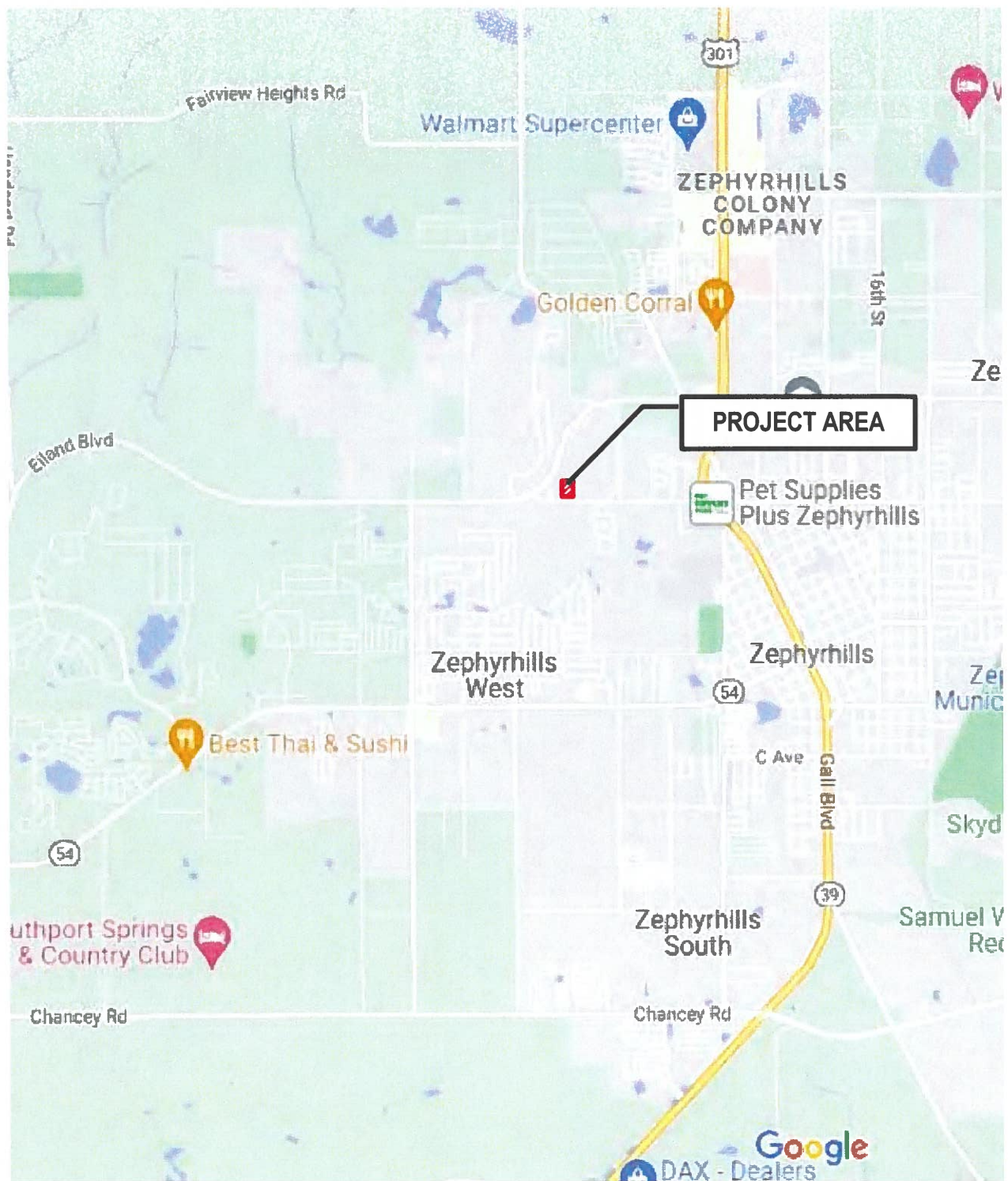
by an FWC authorized gopher tortoise agent within 90 days of proposed construction activities. The 100% survey can then be utilized for gopher tortoise relocation permitting purposes.

Further, if an Eastern indigo snake is found within one of the burrows during excavation, the relocation activity must cease until the snake has moved out of the construction zone. Eastern indigo snake educational documentation must also be posted onsite during all construction activities.





FIGURES



SITE LOCATION MAP
SOURCE: Google.com/maps

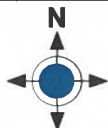


Geiger Road
Zephyrhills, Florida
PACSCON Project No. 2022-1707

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PACSCON
Client Centric | Geo-Environmentally Focused



FLUCCS MAP GEIGER ROAD

SEC TWP RGE
03-26S-21E

JOB NUMBER

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LEGEND

- 32 - Lake fine sand, 0 to 5 percent slopes
- 43 - Arredondo fine sand, 0 to 5 percent slopes



**SOILS MAP
GEIGER ROAD**

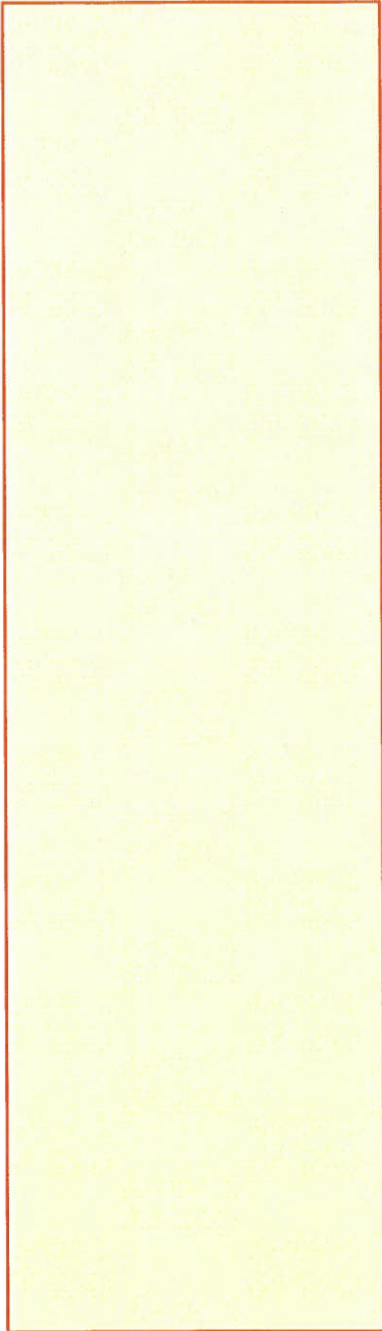
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GOPHER TORTOISE BURROW MAP GEIGER ROAD

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APPENDIX A

SUBJECT PROPERTY PHOTOGRAPHS



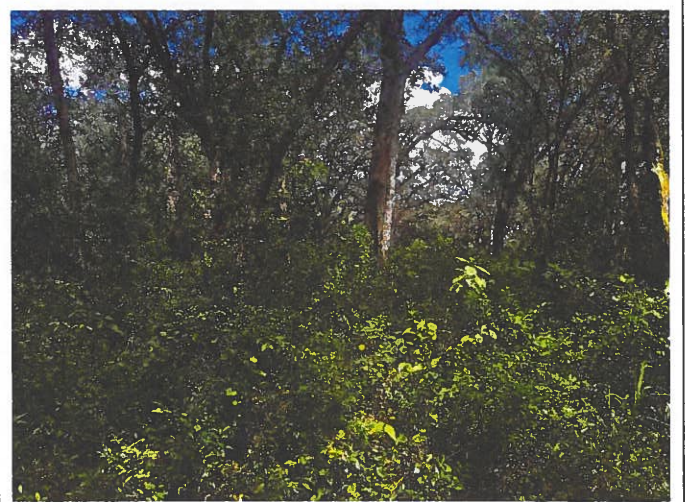
1. View from street facing north.



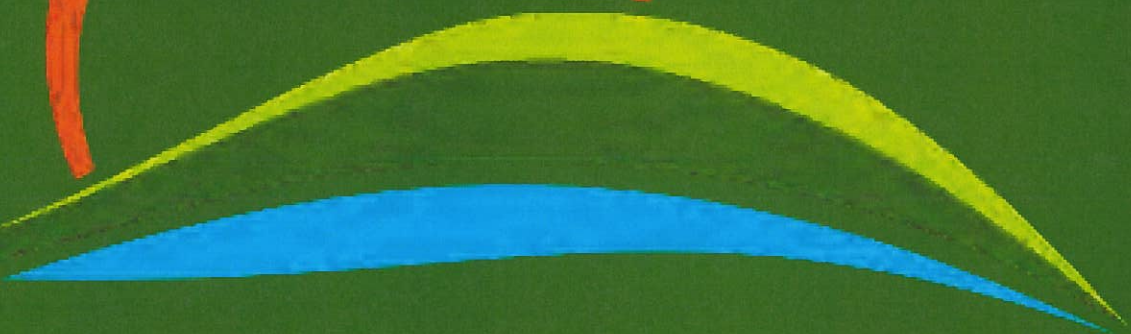
2. General view of site.



3. Gopher tortoise burrow.



4. General view of north side of site.



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JUSTIFICATION REPORT
BLACK MARLIN CAPITAL, LLC

1. COMPLIANCE ANALYSIS

PROJECT DESCRIPTION

The proposed project is a 36 unit townhome development located in the western portion of the City of Zephyrhills. One parcel is included within this three-fold application process. Parcel 03-26-21-0010-11700-0020 is located within unincorporated Pasco County, and is proposed for annexation into the City of Zephyrhills (“City”).

This three-part concurrent application will provide for annexation into the City, a comprehensive plan amendment, and a rezoning.

The subject property is undeveloped.

PROPOSED DEVELOPMENT

The proposed development requests approval for a 36-unit, single-family townhome subdivision. The lots will be generally 20 feet wide by 60 feet deep.

As proposed, a three-part concurrent development application requires three actions by the City of Zephyrhills. The first is an annexation for Parcel 03-26-21-0010-11700-0020 along with a Comprehensive Plan amendment and a Rezoning application. A pre-application meeting with the City of Zephyrhills was held on July 27, 2022.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Implementation

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

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

The project will complement the residential character of the City of Zephyrhills while providing an additional option for those looking for a home with less maintenance. The proposed development provides further benefit to the City of Zephyrhills by increasing the tax base.

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.

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 stormwater 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 within well head protection areas and environmentally sensitive land;*
- i. *Provision of mixed land use designations, such as recreation in residential area; and*
- j. *Discourage the proliferation of urban sprawl.*

The project will ensure each of the above items are addressed as part of the construction plans that will be submitted to all applicable government agencies. Urban sprawl will not be created by the proposed development. The proposed development is located on two parcels that are uniquely situated between two subdivisions with relatively high densities. The goal of the developer is to provide a townhome community that will meet the demands of a varied age group, ranging from young adults to senior citizens who are looking for a more maintenance free lifestyle. Open space will be provided to residents for recreational purposes and gatherings.

Residential Development

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

The project will complement the quality of life within the surrounding communities. The proposed development will not interfere with the integrity of the established neighborhoods in the area.

Policy LU-1-2-1: Residential development shall be consistent with the following residential density categories:

...b. Residential Urban- 7.5 to 14.0 units/gross acre;

The project will contain a density of 8.72 dwelling units per acre and falls within the medium range criteria of the RU Future Land Use category requested in this application.

Policy LU-1-2-2: Existing residential areas shall be protected from incompatible activities. Other land users shall also be protected from the encroachment of incompatible residential activities.

The project is a proposed development that will provide compatibility with the existing residential areas and will serve as a transition between varying residential densities.

Policy LU-1-2-3: The location and extent of residential land uses shall be in accordance with the Future Land use Map and the descriptions of types, sizes, and densities of land uses contained in this element.

The project complies with the requirements of the Future Land Use Map, its categories, and the established development pattern of this area. The area being annexed is currently classified as RES-9 by Pasco County. The City's request via the accompanying RU category is compatible.

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.

The project is compatible with the existing future land use categories, surrounding zoning districts and the established development pattern of the area.

CONSISTENCY WITH 171.043, F.S.

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).

Subsection 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.

Parcel 03-26-21-0010-11700-0020 is contiguous to the City of Zephyrhills. The abutting parcel to the east is located within the City of Zephyrhills. No portion of the parcel will be included within the boundary of another incorporated municipality upon annexation approval.

Subsection 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.

The project will be developed for urban purposes by providing for a total resident population equal to at least two persons for each acre of land included within its boundaries.

Subsection 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).

The project can be serviced without the extension of water and/or sewer lines through a sparsely developed area.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE AND CITY ORDINANCES

The project will be designed and permitted consistent with the City of Zephyrhills Land Development Code and applicable City Ordinances.

ANNEXATION

The accompanying annexation application includes a total of 4.13 acres located in unincorporated Pasco County. The applicant believes that the annexation of this parcel is reasonable and meets the legal requirements for inclusion into the City of Zephyrhills.

SURROUNDING FUTURE LAND USE

A comprehensive plan amendment is also included in this three-part application process. Upon approval, this request will assign the tract into the Residential Urban (RU) future land use category for the City of Zephyrhills. The RU classification purpose is to recognize properties that are appropriate to be developed in a suburban, high density manner. It also recognizes that such areas are well- suited for residential uses typical of suburban, non-intensive qualities. The density range in RU is 7.5 to 14.0 dwelling units per gross acre.

ZONING ANALYSIS

An application to rezone Parcel 03-26-21-0010-11700-0020 to R-4, Multi-Family Residential is the final application to run concurrently with this three-part application request. Currently, the parcel within Pasco County is zoned RMH. The requested R-4, Multi-Family Residential District, permits a density range of up to 20 units per gross acre with a maximum of 75% impervious area. The increase in density provides for greater land use compatibility.

Public services provided by the City of Zephyrhills are available to service the proposed townhomes.

In summary, the proposed density for 36 townhomes is fully compatible with the established zoning area and established uses within the neighborhood. Once approved by the completed annexation, comprehensive plan amendment, and rezoning process, The project will comply with the City of Zephyrhills Land Development Code and adopted ordinances. Its development will be consistent with the surrounding area, future land use categories of the comprehensive plan, the established area zoning, and the existing development pattern of the area.

PREMATURE DEVELOPMENT ANALYSIS

The project, consisting of 36 townhomes, will not create premature development. The proposed development is located amidst a variety of developed uses that provide functional, convenient, and necessary infrastructure. There are numerous residential uses within close proximity, as well as health care, commercial retail, educational facilities, worship opportunities, and, within a short commute, governmental offices and an airport. The project

will blend with the established residential development pattern within the immediate area and will complement the existing neighborhoods with yet another option of for those desiring to live in the City of Zephyrhills.

2. Suitability Analysis.

The parcel is surrounded by a variety of residential uses. The proposed residential use with 36 townhomes will provide for a consistent density while also adding variety to potential property owners wanting to move into the area. It will utilize existing infrastructure, provide additional housing opportunities into the City of Zephyrhills, and blend with existing development in the vicinity. This development is considered appropriate for a continuation of single-family residential development already established in this area.

The subject property will be served by the City of Zephyrhills Police Department. The Pasco County Sheriff's Office actively patrols this area, as well. In the event of needed emergency support within the jurisdictions of either of these agencies, both agencies are able to respond to offer assistance.

The Zephyrhills Police Station is located at 6118 8th Street, a short distance from the subject property.

Residents in the proposed development will be served primarily by the Advent Health Zephyrhills Hospital, located at 7050 Gall Boulevard. The location of Advent Health Zephyrhills Hospital is approximately one mile from the proposed townhome community.

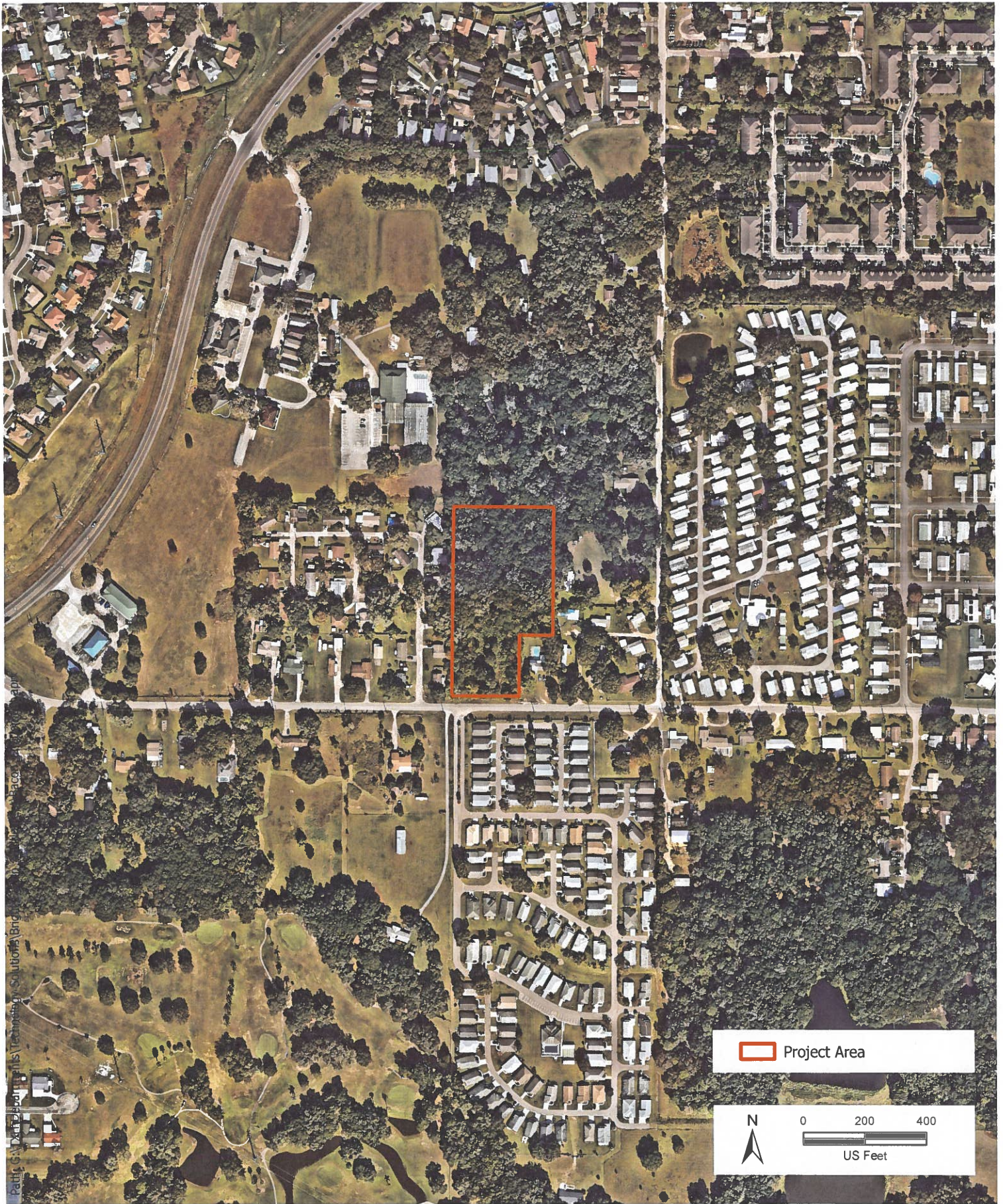
There are numerous private physician offices with specialty services in the City of Zephyrhills. Additionally, walk-in urgent care clinics are available that can serve medical needs on an as-needed basis for the convenience of area residents. Most all are within an acceptable short driving distance from the proposed development and the hospital.

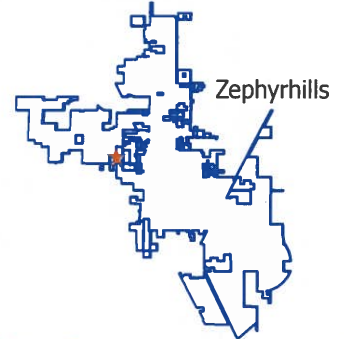
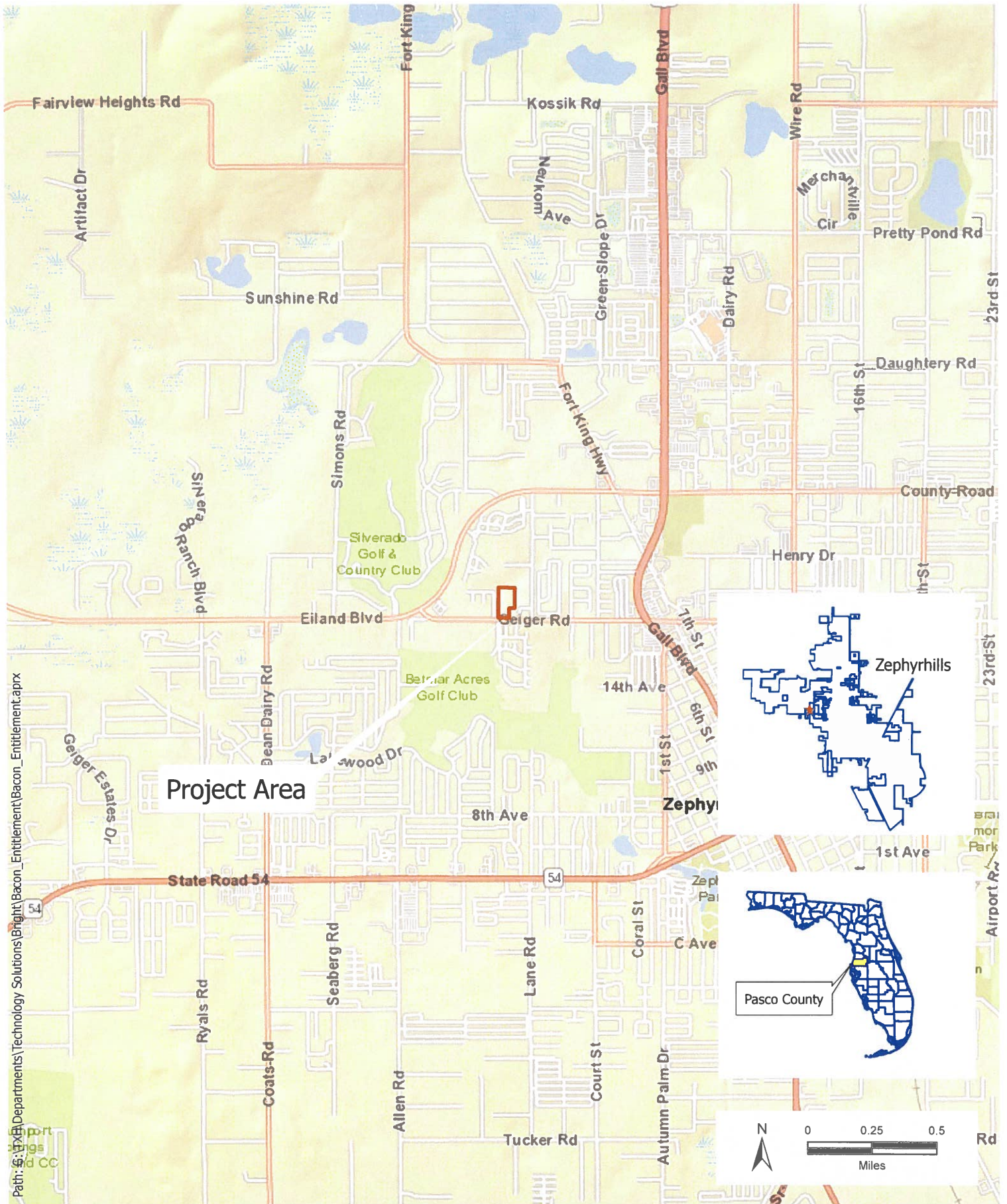
3. Residential Impact Statement. Not applicable per pre-filing meeting with City.

4. Traffic Study.

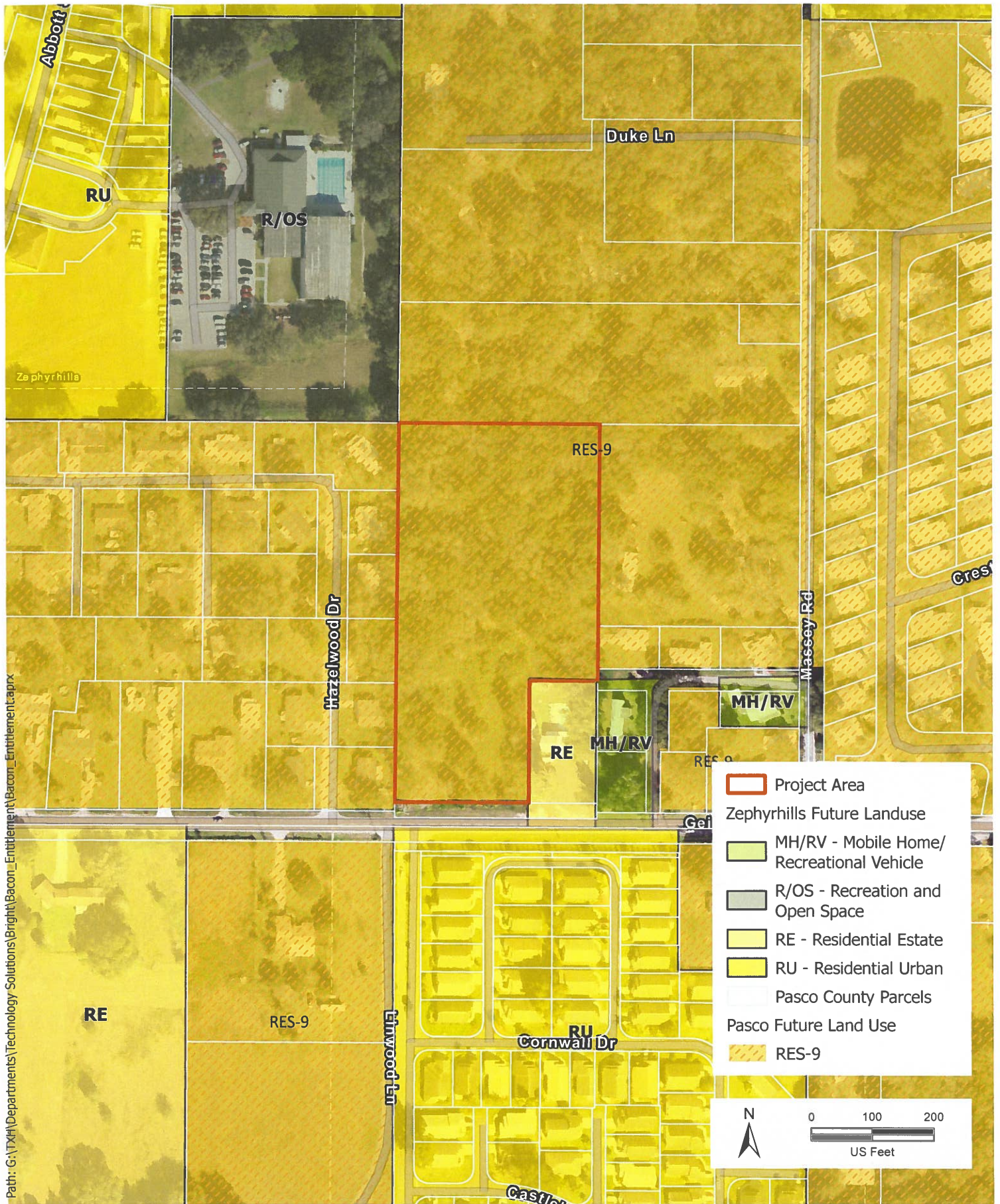
The project is initially expected to have no more than 36 townhouse units, and is considered de minimus in accordance with Section 7.03.01 of the City of Zephyrhills Land Development Code ("LDC").

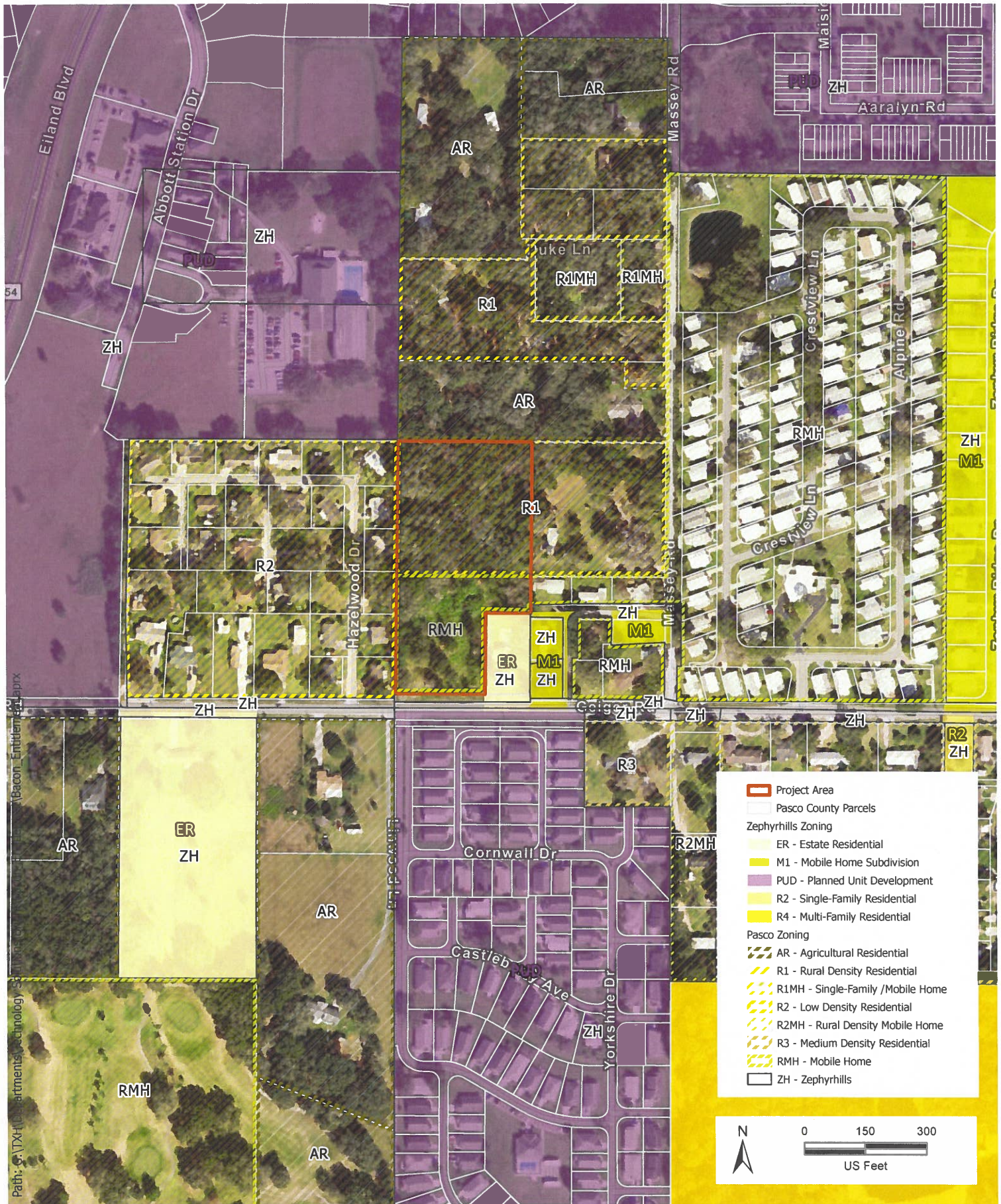
The project abuts a major road, Geiger Road, as can be seen by the Transportation Map attached hereto.





Path: G:\Projects\Bacon Entitlement\Bacon_Entitlement.aprx





Bacon Entitlement - Existing Zoning

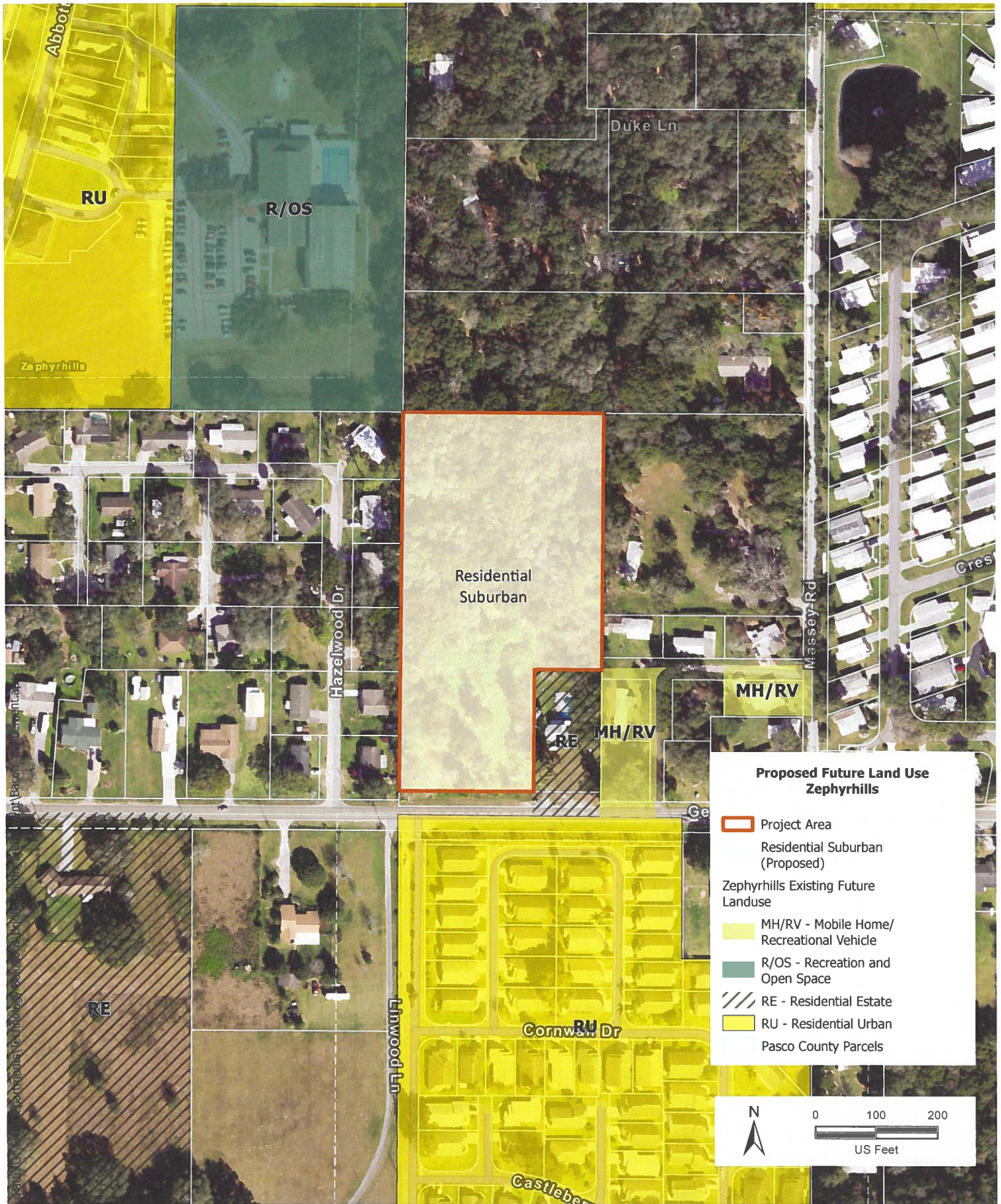
BGE, Inc.

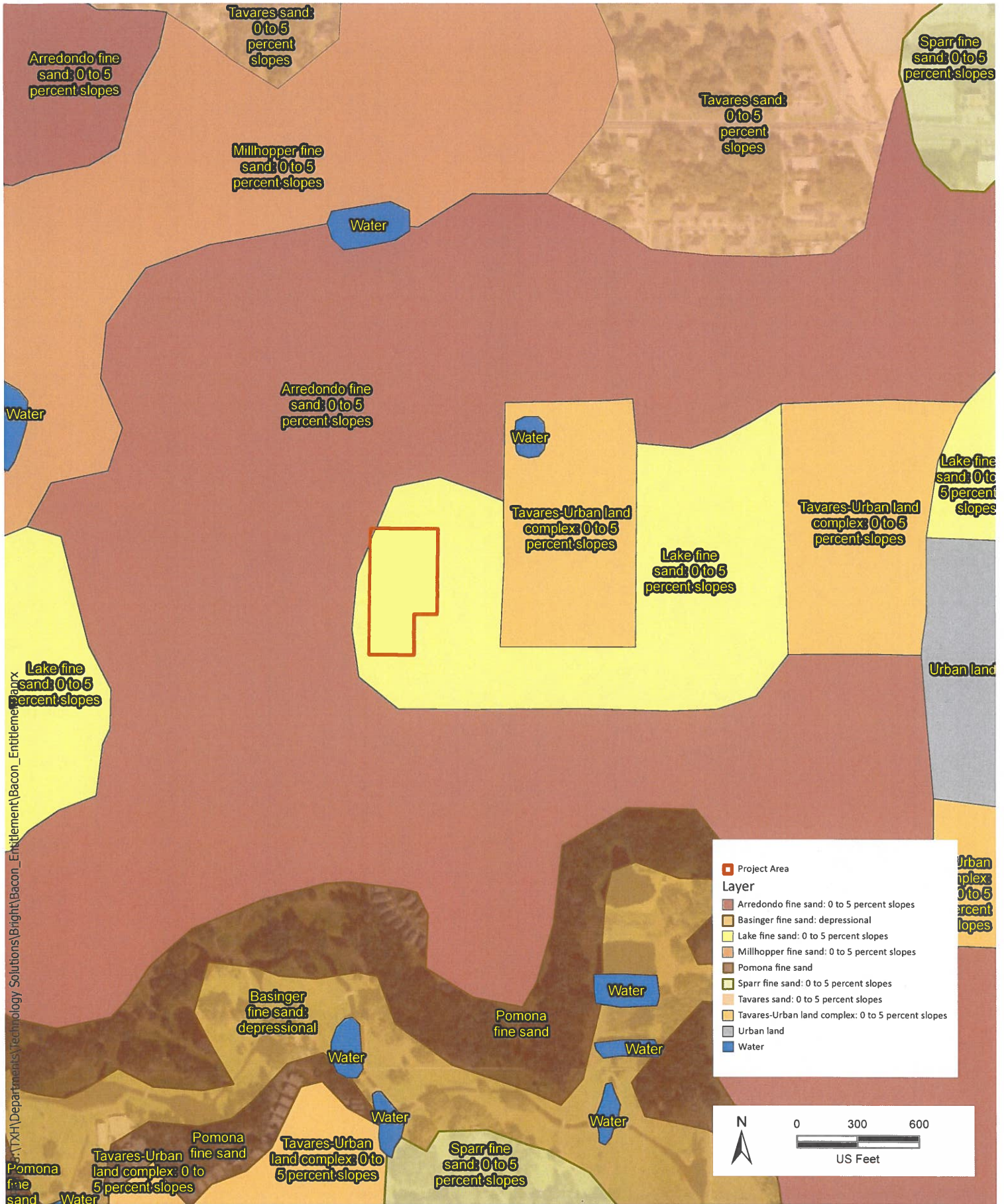
Tel: 813-848-0901
www.bgeinc.com

Project No: 9197-00

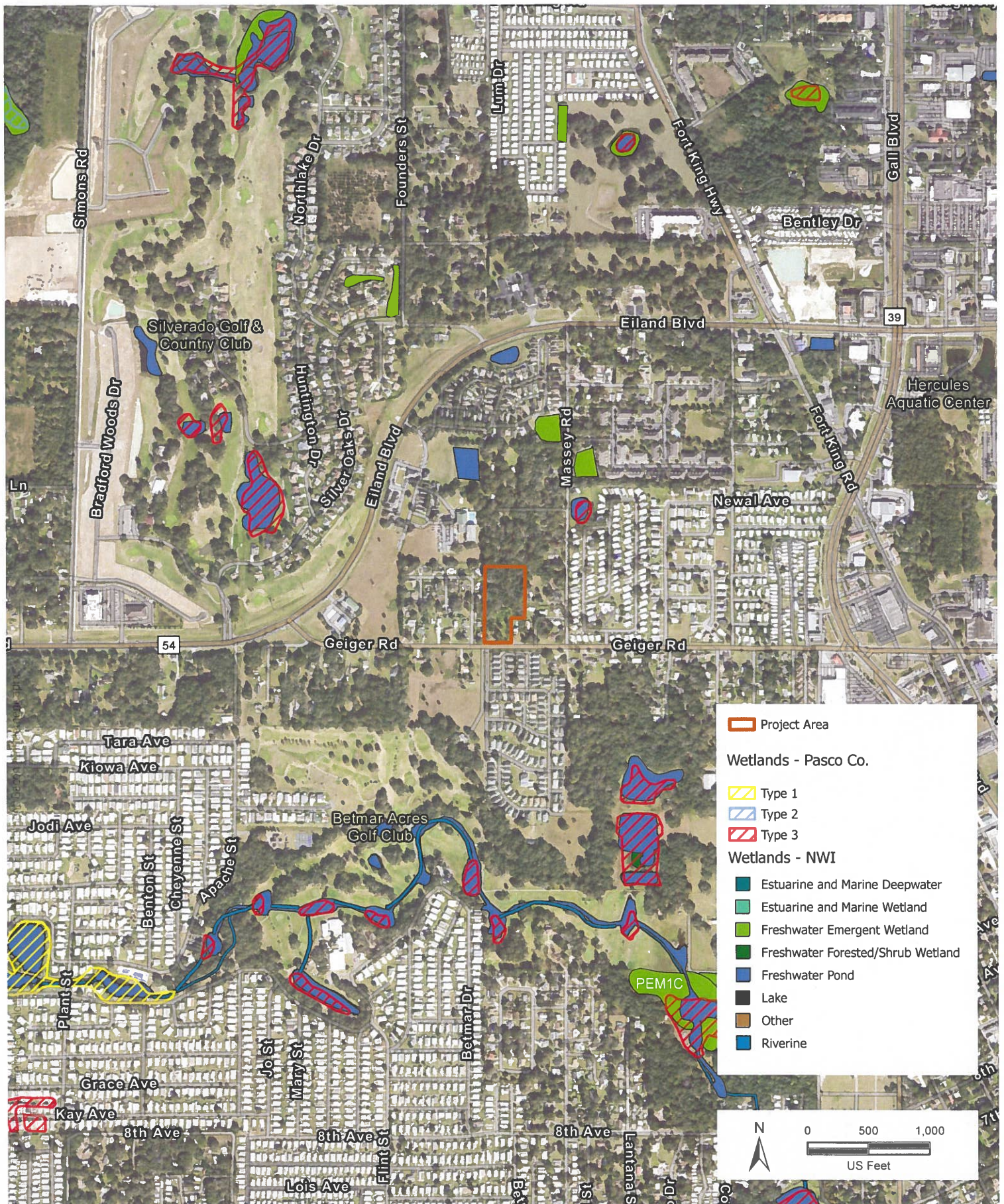
September 2022

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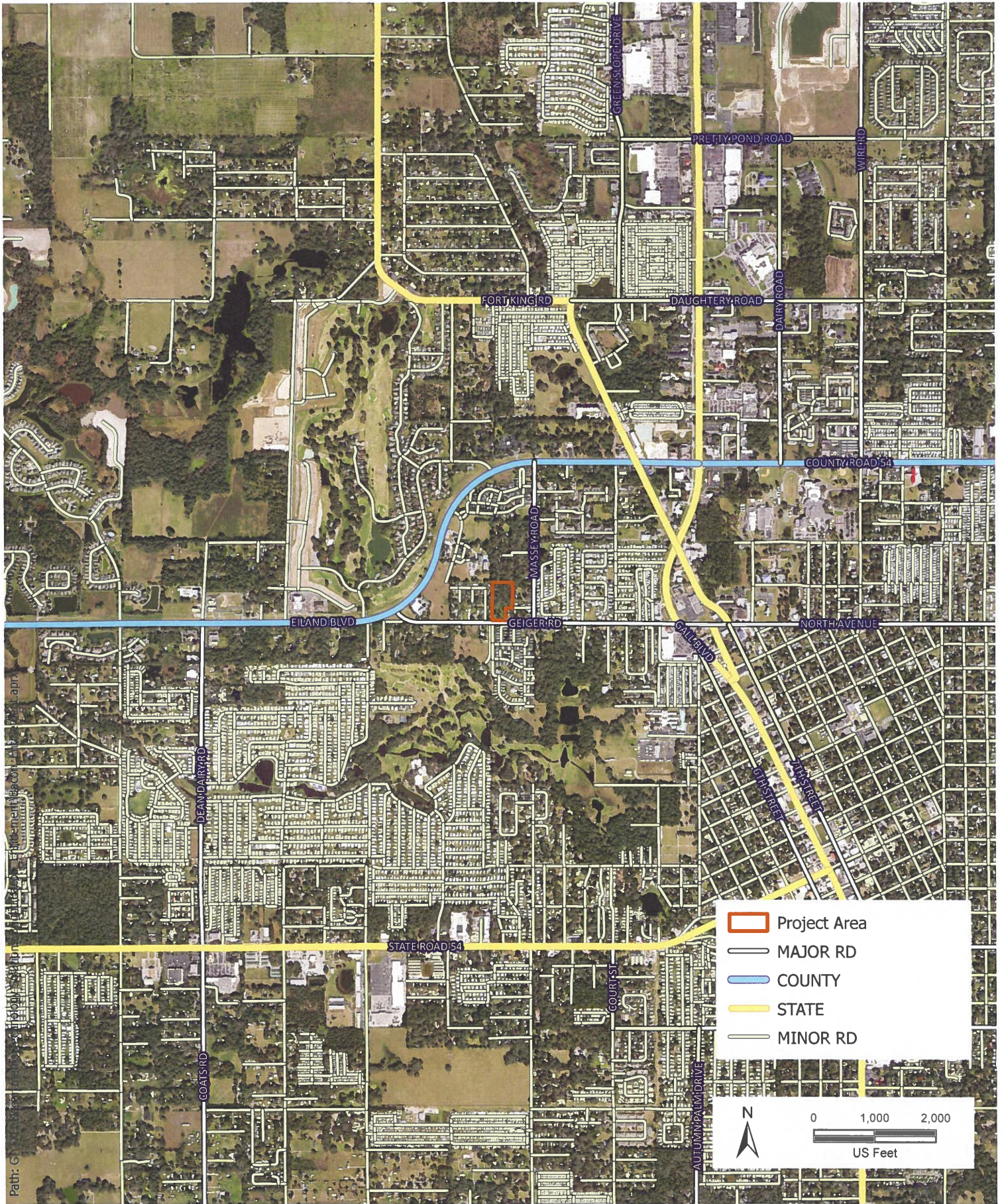












STAFF REPORT

To: SPRC
From: Rod Corriveau, AICP - Senior Planner
RE: USE - 0010-22 PRETTY POND SELF-STORAGE CONDITIONAL USE FOR HEIGHT
Three (3) Story Storage Facility at the "Market at Zephyrhills" measuring a total of 44 feet,
inclusive of parapet.
Date: December 20, 2022

I. BACKGROUND & INFORMATION

The proposal is located on lot 4 of the newly subdivided 8.42 Acre, MOL "Market at Zephyrhills" development. Lot 4 is 4.10 Acres, MOL. The current zoning for the property is C-2 zoning. Site permits were approved in 2021 for mass grading of the vacant trailer park. Mass grading is complete on the overall property, and the installation of infrastructure is underway. It is anticipated that construction of proposed retail users will soon be underway on the parcels adjacent to US Highway 301. An issue with landscape planting location along Pretty Pond was recently rectified by the developer of the "Market at Zephyrhills".

The surrounding parcels to the north and south are commercial uses with similar C-2 zoning. Abutting the parcel on the western side is an existing stormwater management pond that serves the Walmart development to the north.

The overall site has direct access to US 301/Gall Blvd. via a right-in/right-out, and full access to Pretty Pond Road. The proposed self-storage parcel will tie into a master stormwater, water, and sanitary sewer system that was permitted and constructed as a part of the Market at Zephyrhills infrastructure permit.

II. DATA & ANALYSIS

III. RECOMMENDATION

STAFF REPORT

To: Site Plan Review Committee
From: Rod Corriveau, AICP - Senior Planner
RE: SPR - 0055-22 DAIRY ROAD PROFESSIONAL CENTER
Date: December 20, 2022

I. BACKGROUND & INFORMATION

II. DATA & ANALYSIS

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

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment