



City of Zephyrhills
Planning Commission

Council Chambers – City Hall | 5335 8th Street, Zephyrhills, FL 33542

Tuesday, July 19, 2022

- MINUTES-

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.

ROLL CALL – Carlos Maldonado

Commissioners Present: Mayor Gene Whitfield, David Armstrong, Tracy Sullivan, Beth Aker, Christian Ryman, Thomas Vanater, Christa Remington (Alt.1) & Dr. Randy Stovall (Alt 2)

Commissioners Absent: Kevin Bahr

Staff Present: Todd Vande Berg – Planning Director; Rodney Corriveau – Senior Planner, Audrey McGuire – Historic Preservation Specialist and Community Planner; Carlos Maldonado – Planning Support Specialist; Kevin Kelley – GIS Specialist.

INVOCATION: Christian Ryman

PLEDGE OF ALLEGIANCE

1. **CONSENT ITEM(S)**
2. **BUSINESS ITEM(S)**

2.1 ANX/FLU/RZ-0012-22

Simultaneous review of petitions to annex, amend the future land use map and rezone submitted by Acme Development Corp. concerning +/-120 acres of real property located north of Chancey Rd and east of SR 39. The applicants are requesting to annex 9.98 acres into the municipal boundaries of the city; a large-scale future land use (FLU) map amendment, changing the FLU classification of 110.32 acres City MU (Mixed Use); and rezoning 110.32 acres to city PUD (Planned Unit Development).

The following Planning Commission members recused from this item due to conflicts and excused themselves from the room: Christian Ryman & Thomas Vanater.

Justina Gale from FL Design Consultants, representative for the project, addressed the Planning Commission and gave a brief presentation. Ms. Gale spoke about the proposed project which includes a future land use map amendment from industrial to residential mixed-use, 9.98 acres to be Annexed into the city, and rezoning from industrial to Planned Unit Development (PUD). Ms. Gale provided a breakdown of the proposed PUD which will include 30,000 sf of non-residential, 400 multi family units. She stated that they felt the project was compatible and noted estimated impacts to utilities and traffic.

Clark Hobby, of Hobby and Hobby, PA addressed the Planning Commission on behalf of the applicants. Mr. Hobby stated that the project being proposed is possible since the sites zoning once was residential back in 2005 when the site was created. It was a large PUD and after it was said they were approached by the city and agreed to have it rezoned to industrial. The site hasn't had an interest for a buyer since 2007 after it was rezoned. Also stated was that rezoning could benefit the residents around for affordable housing for workers nearby.

Comments by Todd Vandenberg: The discussion began with a power point presentation in order to support his denial. First key point was the compatibility with the land use decision and if it's appropriateness with the current zoning. Also the CSX railroad has it's mainline within the area and it's constantly in motion since it's a primary route and is still anticipating growth. Train noises also can play a main role in numerous neighborhood complains. Additional person spoken to was City of Zephyrhills airport manager Nathan Coleman in which he discussed his concerns were mainly on safety of having a residential project to close to the airport and also the project lines up with the path of the updated runways.). Businesses within the region such as Moral Steel, Oldcastle stone & wheel blast are concerned with their investments regarding future land change to residential. Additional concerns were also with noise complaints nearby with the project being in the industrial corridor and most operations are running 24/7 industrial business and also some industrial dangers were air borne materials being carried over to the properties and could have health affects. Next key point was suitability, mainly concerned on residential, map on slide show showed all the sufficient commercial in the area and prefer to be kept industrial. An updated Comp Plan shows the city will become heavy with residential by 44%. Staff comments from police stated concerns for responds to complaints and theft issues when project is ongoing, both noises complaints are received by both code enforcement and the police department. Additional point was new development Bristol Meadows the homeowners have complained about noises from all the industrial in the area. Also complaints on semi-trucks in the area and trip generation could cause road damage. Additional concerns were fiscally the project not creating job opportunities and public services and facilities, full impact utilities 215 gallons per day and city utilities 30 per day, water impact increases and public and police department will require higher demands on staff. Additional impacts were concerning increase in students and the school area already being at full capacity.

Comments made by Pasco County school representative Richard Tonello:

Commented on possible new development on residential properties solutions for high-capacity schools could be new developments and the property on North Allen could possibly be converted into a high school. School concurrency review shows schools can be built within 2-3yrs. Other considerations could be adding additions to existing schools. Student generation rates determine a rough estimate of 400 children out of 1,000 new homes.

Comments made by Kevin Ryman: Made comments regarding the subject property once being zoned residential when it was purchased and states that the developer is willing to work with the city to meet all its needs and believes it is more appealing for people driving into the city to see residential than industrial. Also stated he was approached by the city and county 17rs ago and asked to have it rezoned from residential to commercial and industrial area businesses were already present even when it was zoned residential.

Comments made by Old Castle representatives Ed Boudreau and Craig Henry: Comments made were regarding the previous noise complaints and how the plant has to be operating 24/7 and employs over 60 employees and reducing operation due to noise complaints could be bad for their investment and businesses and a loss to the city if the plant is forced to move. Representative supports commercial use of the area. And open to any noise level test.

Comments made by resident Daniel Germond: His concerns were only the material of rust and metal that the industrial business could cause and it becoming airborne and affecting any additional residents in new residential area and causing health and safety issues. Also concerns about flooding due to residential developments.

Closing comments by Todd Vandenberg: The final statement made was land use decisions aren't short term there long term decisions and it's important that we consider all the facts.

Verdict was unanimous denial by all Planning commissioners

2.2 RZ 14-22 Agape Baptist Rezoning

Rezoning Petition for a 10 (ten) acre (mol), parcel at Chancy Road and Laurel Valley Boulevard, approximately 1,500 feet east of Copeland Drive. Rezone from OP (Office Professional) to C-3 (General Commercial).

The discussion was led by Rodney Corriveau: The item in the discussion was for a rezoning-only, the property is trying to convert from (OP) Office professional to (C3) neighborhood commercial. Proposed for c3 due to the fact it's within an industrial area and around mobile home rv area. The applicant is proposing a combo of industrial with a flex base and indoor storage facility. Staff is trying to get more industrial more of industrial usage. Examples of industrial flex space were given such as solar will small office with a staging, shipping facility or medical supply chain could be allowed under the code. Also publishing and printing could be permissible there.. A water study was done by the city's utility department and shows that the location could have low water capacity and usage. Also, further road usage will be reviewed, and possibly right of way permit will be required Also the location could be low on pedestrians and traffic. A site plan and application was submitted for the use of the property no additional information was provided.

Comments made by Shelly Johnson the attorney of the site: Comments made were due to the Euclidean zoning a conditional use is possible. Currently there are no buyers their simple trying to get the location prepared for any future owner for development.

Comments made by Citizen Craig Randy: His main concerns were that if the area gets approved for a warehouse all the noise that comes from the trucks and possible traffic increases. Mr. Randy was not in favor of the rezoning.

The final verdict was a unanimous decision to approve and move forward to City Counsel.

Additional information was researched regarding roadway usage within the area of the property.

2.3 ANX 14-11 ANX/FLU/RZ Blue Triton

Annexation, Future Land Use Map Amendment (FLUMA) and Rezoning Petition on behalf of Blue Triton (FKA Nestle) for an 8.43 acre (mol) parcel on 20th Street immediately south of the existing facility.

The discussion was led by Rodney Corriveau: The property in question is Blue Triton former Nestle waters they are proposing an annexation, future land use and rezone. The section that is within the existing property will be annexed and a rezoning of the area to light industrial, future expansion of the parking lot is being proposed. The future land use amendment for zoning is LI (light industrial). The compatibility is consistent with the industrial area. The applicant stated their willingness to work with the community to set a buffering within the area due to it being close to residential property. The codes call for a 20 ft. landscape buffer around the retention pond, the landscape requires irrigation and has 1 year to be up and running. 2nd application with Pasco County to vacate leaf lane was submitted. Also stated was that a 6ft fence is required, A wall is also permissible. The planning department recommended approval along with the previous recommendation from the SPRC (Site Plan Review Committee).

Comments made by Blue Triton planner Linda Pierson: The conversation began with an introduction to the history of Nestle waters becoming Blue triton back in April 2021, and stated numerous benefits for the expansion of the plant such as generating news jobs for the community and having a 24/7 working schedule, also Blue Triton having higher pay grades then other companies within the region and will increase the 230 employees with 35 new positions. Mrs. Pierson believes that they meet all necessary requirement for an industrial rezoning. Other required that were mentioned were a 20ft buffer , 4 parking lots that will be expanded . And the primary usage for the parking lot will be for semi trailers.The right of way area would be separate from the access from the residential area and the egress will remain the same for emergency responders. Additional Buffer requirements were for 20ft tree buffer tp be planted spaced apart for future growth. Additional information mentioned was that some residential properties within the surrounding area were owned through Blue Triton. Low water and sewage usage is

being proposed through a study that was completed. And the expansion will have low police activity so It won't affect public safety.

Comments made by Rodney Corriveau: Stated that the build-out is 5 years water usage is approximately 128,000 gallons per day, water usage for industrial and residential is allocated differently.

For the record commissioner Ryman left the meeting at 9:18pm.

Audio recording was not working properly during the citizen comments.

Comments made by the citizens: Main concerns coming from the residents within the area were possible expansion and the plant possibly intruding into their neighborhood along with the noise from truckers at night and the littering that the truckers are committing. Options were provided for complaints by Blue Triton representative Mrs. Pierson.

Recommendation: Planning staff to proceed and move forward without a recommendation.

Adjourn