



City of Zephyrhills
Planning Commission

Council Chambers – City Hall | 5335 8th Street, Zephyrhills, FL 33542
Tuesday, March 15, 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; Beth Aker; Craig Cornelison; David Armstrong; Kevin Bahr; Tracy Sullivan

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

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL/CORRECTION OF MINUTES

1. February 15, 2022 Regular Planning Commission Meeting

2. March 7, 2022 Planning Commission/City Council Joint Workshop

Commissioner Aker moved to approve the minutes for the February 15th regular meeting and March 7th workshop minutes as presented. Motion seconded by Commissioner Cornelison. Motion approved unanimously.

VI. BUSINESS ITEMS

1. ANX/FLU/RZ-0009-22_Wire Road Townhomes

Application submitted by Commercial Site Solutions, Inc. (CSS) on behalf of the property owner, ACME Development Inc. for simultaneous review of annexation, small-scale future land use map amendment and rezoning pertaining to 4.92 acres of real property generally located on the east side of Wire Road, north of County Road 54.

Rodney Corriveau, Senior Planner (staff) gave a brief presentation on the project. It was stated that the annexation would clean up an enclave area of the city; a change in zoning from County AR to a higher density residential zoning of R4 (multi-family residential) is proposed; and a change in the Future Land Use Classification is proposed from County RES-6 to City RU (Residential Urban) is proposed. Staff discussed the characteristics and existing land uses in the surrounding area noting that the proposed changes are recommended by staff. Staff further discussed inter-governmental coordination with Pasco County and potential impacts to police, fire, transportation, wastewater and potable water service. It was noted that water/wastewater infrastructure was available to the site. It was noted that future potable water capacity issues were being looked into as staff.

Commissioner Bahr inquired about water/wastewater service to areas outside the city and the impact on our current potable water service capabilities. Staff noted that the Subject Property is an enclave and is located within the existing utility service area which would require connection to city services, even if developed in the County – but that it could be a different situation for areas outside the existing service area boundary. The Planning Director, Todd Vande Berg, noted that existing boundary areas may have to be revisited in the future, but that city staff was continuing to work with its consultants on a possible solution.

Commissioner Aker inquired what staff meant by “satisfies housing need.” Staff stated that the proposed project is for fee-simple townhomes (55 units) in close proximity to the high school and middle school. No age restriction was proposed.

Staff noted that there was the potential for expansion of Wire Road adjacent to the subject property with a right-of-way use permit. Commissioner Bahr inquired about turn lanes into the development.

Scott Standard with Commercial Site Solutions addressed the Planning Commission. He stated that the overall impact based on the proposed use and number of units was de-minimus and that turn lanes were not warranted by study based on the number of AM/PM peak hour vehicle trips per day. Possible right-of-way dedication will be assessed as part of the project. Mr. Standard followed up with a brief description of the proposed project for the Commissioner’s Convenience.

Mayor Whitfield inquired whether a school bus pull off area was possible at this location. Mr. Standard stated it could be accommodated at the site. Commissioner Aker expressed her concern with pedestrian/bicycle safety along Wire Road. Mr. Standard stated they would be required to build sidewalks adjacent to their site as a part of the development approval. Todd Vande Berg stated that staff were working with Pasco County on continuance of multi-use trail on the west side of Wire Road from Pretty Pond Road south to CR 54, as well as other various sidewalk/multi-use trail projects proposed in the city. Mr. Vande Berg noted that a mid-block signalized cross-walk could be considered at that location, with coordination with Pasco County, to address Commissioner Aker’s concerns.

Mayor Whitfield opened the floor for public comment. Diane Donaly, Vice President of Driftwood Homeowner’s Association, addressed the Planning Commission expressing concerns with stormwater runoff from Wire Road impacting their ponds, and the potential impacts of the proposed development; concerns with increased traffic on Wire Road from projects on the north side of Pretty Pond Road; and her support for turn lanes into the subject property. Ms. Donally also asked for clarification on the Future Land Use. Staff addressed Ms. Donaly’s concerns – stating that the city works with the Pasco County School Board on the number of anticipated students, which is based on specific calculations; the number of vehicle trips is based on a study and the city has specific information for a de-minimus project; and that staff works with Pasco County on any right-of-way requirements that may be needed. Commissioner Aker expressed continued concern with other developments in the area that may not be accounted for in the subject property’s study. Staff further addressed Ms. Donaly’s question with regards to Future Land Use classifications versus a zoning designation.

Kim Barker of Dade City, appeared as proxy for Helen Harris of 6734 Wire Road. Ms. Barker stated that Ms. Harris was not opposed to the development but expressed concerns with traffic along Wire Road, and safety of children getting on and off the school bus. Ms. Barker stated that Ms. Harris also wanted to ensure that proper screening/buffering would be provided. Mr. Standard noted that the applicants were committed to enhanced screening/buffering requirements for the site to lessen impacts to surrounding properties. Commissioner Aker asked that her concerns with a potential school bus stop, pedestrian safety and impact to intersections be addressed with Mr. Standard’s clients. Staff noted that the bus stop could be investigated at time of site development plan submittal with the Pasco County school board planners.

Mayor Whitfield called for a motion. Commissioner Cornelison moved to recommend approval business item 1. Motion seconded by Commissioner Bahr. Motion carried.

VII. EMERGENCY ITEM(S)

Mayor Whitfield requested the following emergency item be added to the agenda.

1. Potable Water Capacity

The Planning Director, Todd Vande Berg gave a recap of March 7th Joint Workshop with Planning Commission and City Council, specifically addressing potable water capacity. The City is working with its consultants (Jones Edmunds and Associates) to determine what our capacity is today, where it will be in the near future with entitled projects, and what the projected future capacity is with incoming projects known that are not yet entitled, but are within the city's current utility service boundary. Staff and its consultants will meet with the Southwest Florida Water Management District (SWFWMD).

It was noted that 40-50% of potable water usage for single-family residential in new developments is for irrigation purposes where reclaimed is not yet available.

For the last update of the city's Water Use Permit with the SWFWMD the information was showing a 20-30 year build-out date for projects the city is seeing being built today. Vande Berg explained the current Water Use Permit which is supposed to set capacity through the year 2040. The City is currently utilizing +/-2.5M gallons per day, leaving capacity of +/-804,000 gallons per day available to be entitled through the year 2040. When looking at current entitlements, the remaining capacity could be reduced to +/-175,000. It was noted that the entitlements and future anticipated growth calculated to date is residential only.

City staff are continuing to see inquiries for new development in and around the City. A meeting is being scheduled with SWFWMD to discuss next steps.