



City of Zephyrhills
Planning Commission

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

Tuesday, January 17th 2023, | 6:00 PM

- MINUTES-

PLANNING COMMISSION MEETING 1/17/23 MINUTES

Call To Order:

A regular meeting of the Planning Commission was called to order by at 6:00 PM in the Council Chambers of City Hall, 5335 8th Street, Zephyrhills FL

Roll call-Carlos Maldonado

Planning Committee members present were: David Armstrong, Thomas Vanater, Christa Remington, Dr. Randy Stoval and Ellen Taylor

Missing members were Mayor Gene Whitfield, Tracy Sullivan and Beth Aker

Member Christian Ryman resigned on 1/17/23

New member Ellen Taylor was introduced.

Staff Present: Todd Vande berg, Rodney Corriveau, Audrey McGuire, Carlos Maldonado

1.Consent Items :

10/18/22 Meeting Minutes were approved by the Planning Commission.

Business items: Presented by Rodney Corriveau

2. BUSINESS ITEMS 2.1 USE 0010-22 Pretty Pond Self-Storage Conditional Use Petition 1. Staff Report for USE 10-22 Pretty Pond Self Storage 1.17.2023 2. Attachment Package for USE 10-22 Pretty Pond Self Storage 1.17.2023

Item that is being discussed was for a proposed 3 story self-storage facility at the recently platted Market at Zephyrhills where the new radiant car wash will be going. The location shown on the map shows the facility being built on the corner of pretty pond road and us 301/Gall Blvd. 60 feet behind 301. The project requires a conditional use when height is over 15 feet or one story. Additional facts presented were the Lot site of 4.10 acres, entire project will be 8.42 acres, Maximum Far is 1.0, proposed FAR .5 with a C-2 Zoning Community Commercial, Building Height 44 feet (inclusive of parapet). Surrounding zoning districts are PUD planned unit development and M1 mobile home

subdivision. Comment made by planning committee member was for turn signals to be required by Gall Blvd entry due to safety concerns and high traffic in the area Also Mr. Corriveau will reach out to FDOT (Florida Department of Transportation for additional comments on the turn signal issues. Additional buildings being proposed in the property will need to go right of the light to exit however the proposed facility will have full access to turn into the subject property from Pretty Pond Rd. Section by the south and west of the project will have an enhanced landscape buffer per the previous Site Plan Review Committee. Conditional use review criteria according to the Cities Land Development Code section 11.10.00 why this project benefits the location it will not adversely affect the neighborhood, its consistent with surrounding area character, adequate screening and buffering , Meeting the requirements of the C-2 Zoning District, No traffic concerns or parking and no Drainage

concerns. Comments made as well were about the cities height regulation regarding the LDC section 7.01.01.04 will require additional setbacks, it protects clear air zone of the airport and has Accessible passage for the fire departments equipment. In the previous Site Plan Review Committee meeting the committee made recommendations of approval with conditions and asked for increased landscaping abutting the pond to the south and additional landscaping abutting access road to the west.

Applicant was present: Ron Roberts with Flagship Companies who is the owner and developer and stated their one of the States largest Storage Facility developers and have worked in the surrounding area with other projects nearby. They will hire a company Extra Space Storage Company to manage the daily operations. He addressed question regarding about multiple storage facilities being proposed in the city and if the demand will run out he explained and he explained that a study was conducted on the trends and growth rates for storage capitols and explained his theory call equilibrium that goes with the study and if it meets a certain equation there is always going to be a demand for new storage facilities. Also mentioned if to many storage facilities come in it could be in over supply, however in Zephyrhills there still under supplies. His intentions are to own built and operate the facility.

Additional Comments made by Mr. Corriveau: also mentioned for the property there will be an RV parking area in the back section.

Motion was approved by all members of the Planning Commission Members.

Next item was introduced by Todd Vande Berg: regarding updates on the future updated comprehensive plan and working with consultants on the update on water supply facility update due to high growth causing more demands on water demands.

2.2 Water Supply Work Plan 1. GOPs WaterSupplyPlan ZH 2023 0113 draft v3 (1) 2. 2023-01-11 ZephyrhillsFacilityWorkPlan (1)

Item presented by: Michelle Hays with Jones Edmunds Company spoke about the current issue the city is having with low water supply and high usage due to city growth. Water capacity presentation was shown and showed Public water supply capacity at 4.58 MGD , (WUP) Water Use Permit Peak Month permit capacity 3.67 MGD and Water use permit capacity 3.308 MGD .Approved Developments chart was shown total new units was 2,470 people per house hold 2.6 and buildout population 6,405. Developments pending approval are 1,031 units 2.1 people per household showing buildout population at 2,165 making the water demands higher for the oncoming years for the city showing projected water use (MGD) being 1.627 . Chart showing water projections from 2025 to the future will require a lot more water projecting the current growth. Additional alternatives were shown via the presentation such as WUP Transfers, potential to transfer retiring WUPs showing quantities being estimated at 0.79 MGD, Dade City Interconnection requiring groundwater modeling, Service Area Expansion, absorbing other service areas with excess WUP capacity, Lower Floridian Aquifer (LFA) Wells, requires study to demonstrate lower impacts and Water Conservation Estimating available conservation water savings of 0.145 MGD. Also presented was a chart showing the time

frame for groundwater modeling 3 months, permitting 12 months well construction 18 months and test well 24 months.

Comments made John Bostic Water Director: answered Planning commission question regarding possible purchase of the counties water wells and mentioned there in a different water source in the Willacoochee River and it's based on the asking price they will request. Also reclaimed water system has been used in the city prior with a 3 pipe system and one existing in Abbot Square Park. Other options mentioned were connecting to outside city sources.

Comments made by: Amber Smith Swift Mud Government Affairs Regional Managers: The city needs to formerly apply to enter the district to formal conversations with Swift Mud, the district cover 16 counties. Also other cities have this some issue with population growth and the rain falls. Implement Florida Water Star program was in the news which is working with new developments at a cost during new constructions the biggest thing was putting in the water saving system irrigation and controlling the water supply that's used on the landscaping, No cost to the city to implement and 10 to thousands of gallons saving to certain households. Additional water conservation was mentioned to the city prior and new technology modification could be implemented but first the official application is required to be submitted. Currently the city is in the South West district. Aquafer levels movements make a difference with the water use and conservation possible graph could be presented if requested. 40 thousands gallons a year per 2 person house hold could be saved using the Florida Water Star Program.

Presentation by Tammy Vrana GOPs Water Supply Plan ZH 2023 0113 draft: discussion was about the comprehensive plan amendment with goals and policies proposed goals, objectives and policies . Requested Planning Commission action is for review and consider. Proposed 2022-2040 water supply facilities work plan, proposed changes to adopted goals, objectives and policies to implement the work plan. Recommendation whether city council should transmit the proposed comprehensive plan amendment to state reviewing agencies. Proposed changes future land use elements. Goals to achieve an economically and diversified tax base that ensure the residential family character of the city being maintained and protected while recognizing the economic benefits of a diversified economic base, that recognition of the City as a retirement community a medical clean industry destination and an airport community offering recreational and industrial opportunities, that threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation are minimized. Also mentioned was the city shall continue to enforce land development regulations to ensure orderly development, that at a minimum contain provision which regulate the subdivision land, regulate signage, provide requirements for the provision of open space save and convenient on site traffic flow and parking requirements, coordinate future land uses with soil conditions, topography and availability of facilities and services, protect the potable groundwater areas and environmentally sensitive lands and promoting water conservation. The city council may reserve public facility capacity for a particular land area or specific land use provided the reservation in accordance with a specific development or redevelopment strategy identified in the comprehensive plan. This could include strategies for job creation, workforce housing, tax base diversification. Level of service standard points made were an indicator of the extent or degrees of service provided by, or proposed to be provided by a facility based on it's operational characteristics, specifies the capacity per unit of demand for a facility, established to ensure that adequate facility capacity will be provided for 1.Future development 2. Purposes of issuing development orders/permits. Additional comments

spoken about were the conservation element. Protect , conserve and appropriately use potable water sources in order to meet the needs of existing and future population of the Zephyrhills utility service area. City shall protect and conserve the natural functions of existing lakes, floodplains, and wetlands. Encourage water conservation through education, awareness and incentive programs oriented to residential and commercial water customers. Coordinate with the southwest Florida water management district , including consideration of the approved regional water supply plan, to ensure that water supplies are adequate to meet current and projected potable water needs in the utility service area and reduce dependence on the Florida aquifer to meet potable water demand. Proposed changes included capital improvements elements. Compare LOS standards with those of Pasco County and other nearby municipalities to confirm appropriateness of quantitative measures, including elements of traffic, sanitation and utility standards. Goal for facility periodization the city shall undertake fiscal actions necessary to provide and maintain public facilities for all permanent and seasonal residents at the adopted levels of service standards. Next steps required for improvements will be get the public comments, present to city council . hold transmittal public hearing, transmit to department of economic opportunity and reviewing agencies, then submit to DE for finding of compliance with state statutes.

Recommendation from the Planning Commission was for to be given to the city council then once approved given to the state. Motion carries for approval.