



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 Daughtery 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.