



City of Zephyrhills

SITE PLAN REVIEW COMMITTEE

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

Tuesday, December 20, 2022 | 9:30 AM

– MINUTES –

ATTENDANCE: Todd Vande Berg – Planning Director
Rodney Corriveau – Senior Planner
Audrey McGuire – HP Specialist & Community Planner
Carlos Maldonado-Planning support specialist
Kevin Kelly – GIS Specialist & Community Planner
Shane LeBlanc – Public Works Director
John Bostic – Utilities Director
Bill Burgess – Building Official

BUSINESS ITEMS

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.

Item was cancelled for the meeting

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.

Item was cancelled for the meeting.

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.

Discussion was led by Rodney Corriveau: Item being proposed is for conditional use for height, 3 story building 44ft . Property is being built on Gall and pretty pond at Market At Zephyrhills on new site development and will be going towards the back of the property due to its height and to fit land development code. Property lot size is 4 acres and zoned C2 (General Commercial). One story properties are being proposed on the front of the property and a car wash will be located on the same project location. Similar project was proposed and approved on Gall Blvd and Daughtery Road. Also on the storage property will be a canopy section for vehicle and Rv's (recreational vehicle). Discussion on landscaping was mentioned and will have updates. Traffic study shows low traffic from a standpoint. Retention Pond is will be located on the premises.

Ron Roberts (Project Developer): Proposed project is being compared to other successful storage facilities that have been developed by same developer located in the Orlando region and one in Lakeland which will be mirror image of this project which will have a design of glass decorative office look for Aesthetic design . Color scheme will be similar to the other facility in Lakeland and will be managed by a company called Compass. Material question was addressed and was mentioned that the property will have split based blocks and the building's parapet is going to be part of the 44ft height requirement and it's primary purpose is to shield the AC units and elevator shaft with screening and has a decorative look.

Rodney Corriveau: Addressed additional questions from the department heads regarding landscaping and buffering comments and possible 25% additional landscaping cover could be brought up in discussion before next city council meeting Option is left open on the landscaping matter. And updated site plan might be required.

Recommendation: Recommended approval by all department heads.

4. **SPR - 0055-22 DAIRY ROAD PROFESSIONAL CENTER:** Project being proposed for medical office use.

It has existing landscape buffering approximately 20ft buffer by the residential area and 10ft buffer by Dairy Rd. Requirements are for a right of way permit, already has 60 ft right of way on Dairy Rd. Compact spacing will be appropriate for the plan .Per John Bostic water and sewer needs to be added to site plan, and per Shane Leblanc a

dumpster enclosure must be onsite, and per Bill Burgess mentioned monumental sign must be present for visibility.

RECOMMENDED APPROVAL BY ALL DEPARTMENT HEADS