



City of Zephyrhills

SITE PLAN REVIEW COMMITTEE

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

Tuesday, January 17, 2023 | 9:30 AM

Minutes

SPRC MINUTES 1-17-23

1 SPR-0050-22 6923 Gall Blvd Storage

Site development plans submitted by Broward Development for a +/-90820 sq.ft. Storage facility at 6923 Gall Blvd

Lead by: Todd Vande Berg item was regarding an indoor storage facility it was on previous agenda, located south of Daughtery Rd by Gall Blvd. Has a frontage road that's DOT property but the city has the 24ft road that city road which makes it unique. Previously they worked with the applicant and they submitted the storm water forms which have been reviewed. The retention pond had to get larger due to special concerns on the property. They will have a small building by frontage road and a driveway that leads back to the indoor facility. Height went through the conditional use there's an ordinance that requires to comply with an enhanced fence and requires landscape buffering along with the architectural details. Tree mitigation and landscape plan was also completed and all requirements were full filled. Applicant representative was present discussed the right of way from Daughtery Road existing route comes south and wraps into the site and an existing asphalt road, intentions were to maintain it and install a gate with a Knox box for fire department purposes. Setback to the building are 10 feet and small pedestrian access sidewalk next to the property line is proposed. General contractor was selected for the project. Per Shane LeBlanc if there doing an open cut with sewer connection it will need to be a part of the Right Of Way use permit and other criteria with compactions and repairs, per applicant Trench details could be modified if necessary. Dumpster enclosure has to confirm to the cities specification per Shane.

Staff Recommendation: approval with conditions per all department heads with noted conditions regarding Utility comments dumpster enclosure standards and open cut standards

2 SPR-0056-22 MUV

Refurbishment of the landscaping onsite and in the accessory parking lot and installation of a sidewalk along 6th Ave.

Lead by Rodney Coriveau : Item discussion is for a future Marijuana dispensary locations (Location formerly was a Bank) to have a sidewalk installed that will run for 6th ave to Gall back to 6th Street. CRA had a 6ft minimum and reduced it to a 5ft minimum sidewalk to be signed off. Applicant agreed to put the landscape back together on the section that had worn landscaping and minor modifications to the exterior that have been worked on and approved by the CRA director. Also a landscape irrigation system will need to be installed for the landscaping installation.

Applicant Jess balande the design consultant for the project: comments made were regarding the renovations and mentioned they are in receipt of the building permit and have gone through a few revisions for the sidewalk Installation. The intent for the ground floor that's currently going through a

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completed renovation will to be a retail space it's a make larger building than necessary and the upstairs will be left intact and the upstairs looked like it wasn't build out in the past only the exiting breakroom will be used in the upstairs, also mentioned 30% of the building isn't usable. Also will renovate the required landscape issues. Also requested a copy of the landscape plan for his records.

Recommendations: All department heads recommended approval with noted conditions.

3 SPR-0048-22 Summit Apartments

Site Development Plans resubmitted by Real Source for a 240 unit multi-family apartment complex to be located on approximately 12.0 acres of real property generally located at the northwest corner of the intersection of Pretty Pond and Wire Roads (Parcel 35-25-21-0010-04400-0000).

Lead by Audrey McGuire: The project is a resubmittal some adjustments will be made to approve addition 5 ft of right of way for some deficiency Pretty Pond RD section. Looking to make compact spaces and reduce landscape bed section. Projects meets the condition and conditional use resolution for the 4 stories except for the fee pertaining to round about which would need to still be reviewed. Currently working on the roundabout with Ryan Hamilton engineering in intersections roundabout with the 80ft size is acceptable and the counties size regulation. Right Of Way use permit is still required from both the city and county and connection to Wire Rd. Right and left exit will be in the development. Conditional use plans were submitted already. Trail in the right of way will be dedicated to the city.

Engineer Cody Bogart (present via online): Dimensions question for compact spaces were 18ft in length that he was told by Todd Vande Berg. Hopes to reduce the parking spaces towards the bottom and will accommodate the 5 extra feet for right of way dedication. Have not submitted for the water and sewer permit and time table for dbp and if the plans are approved per John Bostic they can submit for the permit. Water and sewer service will be private. Fire safety concerns were mentioned if there ever a fire they will be forced to pay for water and sewer fee. John Bostic mentioned a different fire line for water services with a loop system is preferable. Utility issues will be looked at later down the line once they have assigned a contractor.

Recommendations: all department heads approved with noted conditions.

4 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.

Lead by Audrey McGuire: The item is for an Annexation request it's on the south side of Geiger Road and meets the criteria, reasonable compact and can be developed for urban services and meets the state criteria for annexation into the city. Future Land Use Ru residential urban 20 units per acre is being requested. The applicants are proposing townhomes with low density. Majority of the density in the area is low. 20 units per acre concerns were mentioned possible changing to R3 zoning to fit the requirement was mentioned and spoken about via the staff. In order to allow for townhomes with the potential to go higher might not fit the requirements for the area. Just the annexation deed restriction concerns internally with staff was discussed with the county attorney and cities attorney. Other options for future land use issues can be provided such as PUD or amend the land development code for the density that is being proposed. The 2 story townhomes proposal was acceptable via Planning director Todd Vande Berg.

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Recommendation: All department heads approved only on the annexation proposal.

4 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.

Lead by Audrey McGuire: the items locations is in an enclave area meets all the criteria for annexation into the city. Proposing 35 units, 8.6 units per acre and will request the zoning change and future land use to accommodate the building criteria that they are requesting. Note for the record a few phone calls were received and 2 in particular if once the development goes through if the city will be able to provide water and services or connect water through the projects water connections, utility director stated that won't be possible due to them being to far from the city limits water connection sources.. And private road way concerns nearby have reported flood and will be looked into during the site development project to hopefully not make matters worse.

Recommendation: All department heads recommended approval.