



City of Zephyrhills

SITE PLAN REVIEW COMMITTEE

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

Tuesday, March 21, 2023 | 9:30 AM

– MINUTES –

ATTENDANCE: Todd Vande Berg – Planning Director
Shane LeBlanc – Public Works Director
John Bostic – Utilities Director
Gene Brown (filling in for Bill Burgess)– Building Director

Staff Present: Rodney Corriveau-Senior Planner
Audrey McGuire-Historic Preservation Specialist
Carlos Maldonado-Planning Support Specialist

BUSINESS ITEMS

1.1 SUB-0031-22 Tyson Townhomes Final Plat

Discussion Was Led By Rodney Corriveau: The discussion began with a history of the site and a slide show presentation. Originally in 1956 mid 50's only a 25 ft private right of way by Henry Drive existed. Over the Past year, working with the Pasco County School Board, Public Woks Utilities and the City Attorney, the right of way was improved by Henry Drive after the right of way dedication by the school board was made. The next right of way issue is a vacation of the right of way approximately 6 ft plat that was existing as a private right of way that the city secured in 1970's as a public right of way. unfortunately, there was about 6ft of property that encompassed south of the right of way line. This was discovered when work was ongoing during the Tyson Townhomes Project. Only improvements should be reported with no effect of public use to Henry Drive, it's not finalized yet. The improvement ends at the Tyson Townhomes property line and goes onto the city property next to the big cell phone tower on 8th Street. The final plat took 2 years to arrive at this point. The item was reviewed by the survey of record, our engineering of record has reviewed all the estimates for the bonding, and the item is in conformance of the state statues for subdivisions.

Comments by: Shane Leblance; mentioned he's not a fan of vacating right of ways however he agrees with this one in this circumstance. Mr. Corriveau stated the purpose is mainly of a cleaning up issuing from 60yrs ago pertaining to the right of way.

Comments by: Todd Vandeberg; he asked if Appropriate subdivider agreement and performance bond and maintenance bond have been submitted and satisfactory and was answered with yes by Mr. Corriveau.

For the Record asked by T. Vandeberg; if we cleared up the issue with access onto Fort King Rd?

Rodney stated “yes”, also mentioned that the traffic issue and site access were cleared. And what they didn’t want to do is create another site issue. Kimley Horn our traffic consultant, recommended full open access. this issue has been going on for 2 yrs., and 8 months ago was reviewed again by the consultant to ensure nothing was missing. The majority of traffic is by the McDonalds area and Bell’s Outlet. In the end it was determined that the safest access is full access and turn lanes or limited turns via traffic lights can make it dangerous for drivers. Also, additional traffic-related issues within the city will be looked into for improvements.

Recommendations; planning approves with the final plat, Public Works makes a motion to accept the vacation right of way as presented, Building Department recommends approval.

1.2 VAC-0005-23: Vacation of ROW Along Portion of Henry Drive Abutting Tyson

Discussion was led by: Rodney Corriveau; This is a petition for a vacation of a portion of right of way abutting the Tyson Townhome Subdivision, the right of way is approximately 6 foot . (Please refer to minutes above for additional information on the topic). The same slide that had the blue line picture indicating the connection of the vacation right of way section next to Tyson Subdivision was used for the presentation. The Community was informed via Post sign in the grass regarding the item, also Pasco County School Board was notified as a curtesy pertaining to the matter. The original plat from 1956 is the right of way being discussed. This isn’t pertaining to the property that was acquired from the school board to make Henry Drive an actual public right of way. It’s the 6 ft that straddles the dead-end section of Henry Drive as a result of some legal description from 1956 plat ,to when the city secured the 25 ft of right of way in the 1970’s.

Motion: Approved by all departments

1.3 SPR-0049-22 Broach School 1. A New Broach School

Discussion was led by Rodeny Corriveau; Location is on North Ave adjusting to a Church by Tyson Subdivision. Abutting the subject property is the Zephyrhills Police Department. The developer has gone ahead and given a right of way dedication for a future potential left turn lane into the Broach School. 3 applicants were present, one in person and 2 online (Lucas & Ryan with Hamilton Engineering). Final issues discovered so far are: required buffer of 15 ft type d. 10ft buffer along north Ave will be updated to 15 ft . Suggestion If the committee wanted to keep the 10ft buffer, the client should increase the planting/landscaping along that buffer.

Stated again was a reminder in order for the buffer to be conforming with the code it should be 15ft buffer and a type D. Also requested was additional buffer in the front by North Ave. Under section 7641, the right of way dedication plan was used as a demonstration to show the entry for the property and bus lanes, drop of area for buses is on the West side. Comments made by Todd Vandeberg was: "on the 10ft and 15ft foot buffer along North Ave after the dedication of the new property line to the northern boundary of the buffer area how much room is there?" and was answered with a 10ft landscape buffer. Comments by Rodney were no shrubs allowed along the buffer on the rear property and would like to see landscaping around the storm water pond. The maximum parking space is 10 and currently has 12 and would require one removed and a space replaced with a landscape isle. No bus parking is being proposed. And a crosswalk between phase 1 and 2 is required for pedestrian access and to move from one phase to the other. Also, FDC (fire department connection) is being reviewed by the Building Department. The presentation was concluded by Rodney.

Comments made by Shane Leblanc: he inquired with the applicant after reviewing the plans he didn't see a dumpster enclosure present? And also inquired about solid waste services. And for the record it must meet the Cities Standards.

Online applicant Lucas with Hamilton Engineering: stated on one of the plans the dumpster enclosure will be present by phase 1, by the entry where the vehicle comes in near the dead-end section of phase 1. And as Phase 2 gets built they will move the enclosure to the North. Mr. Leblanc mentioned that the enclosure must meet the city standards dumpster enclosure specification, Lucas the applicant stated they will have to knock it down and rebuild it. Also mentioned by applicant that on the buffer he would like to keep 10 ft on the front and increase any planting that will be required. And inquired about utility moving the connection to the North of the property for future watermain? John Bostic - Utility Director stated that won't be permissible due to the size of the connection and type of pipe, he suggested that running a line at northwest corner where the church is located, there is an existing valve, .Also mentioned was the city has received an easement from the church and you could run a size 6" or 8 "size valve for connection on 9th Street at later time if still needed. The existing space from the church waterline source is 25 feet, Per J.Bostic he needs to get a waterline in the area and will require 15 ft. Also mentioned the trees in the north by the top border to have them removed for the waterline installation purposes water size connection valve should be an 8". Additional comments were made in the cities Energov system was mentioned by J.Bostic for internal review. No grease trap is necessary due to no kitchen being proposed. Comments made by Todd Vandeberg; he inquired if on the landscape plan if there will be tree removal along North Ave and specified about maximizing the tree preservation and trying to help the applicant not being charged for tree mitigation fees, and was answered By Corriveau that the trees will be removed along the North side because of the right of way. No concept of what is being proposed but can put it in writing for the applicant to better assist.

Recommendation: Shane approved with noted conditions, Todd Vanderberg approved with noted conditions, Utility Department John Bostic approved with noted conditions, Building Department Gene Brown approved.

1.4 SPR-0060-23: Self Storage at Market at Zephyrhills

The discussion was led by Rodney Corriveau; The item is a discussion regarding a site plan for The Market at Zephyrhills located on the Northwest corner of SR 301 & Pretty Pond Road. It recently received approval by Counsel regarding height exceeding the limitations for self-storage facilities. And has a maximum of 44 feet including the decorative parapet. Property will have open access along Pretty Pond Road. The project has been approved with recommendation to improve the buffer along the west and along the southern portion. No online or in person representatives were present for the item's discussion. Landscaping plans were used to show the provision of the increased landscape buffer, and suggestion was made to have larger trees to go towards the back near radiant car wash property line. Multiple design Architectual designs were reviewed prior with the applicant, and measurements elevations were entered into the plan for height elevation conformation. John Bostic Utility Director mentioned the sewer systems hasn't been cleared for use , It will be brought up to the attention of the developer and will be put as condition during the approval process. Construction will be allowed for the project with permitting. and will not receive a CO (Certificate of Occupancy) until the sewer issue is addressed. Also in the condition will be the landscaping and pond needs to be in conformance and operating according to standards . Comments made by Shane Leblanc; as far as solid waste if they have any idea what is going to entail?(answer is pending by applicant until further review has been done), and stated commercial usage will increase solid waste amount and make for a dumpster enclosure necessary. Conditions that must be meet are dumpster enclosure, sewer system concerns(clearance) and landscaping updates.

Recommendations: All departments approved with the noted conditions.

1.5 USE-0013-23 Premium Stone Gallery RV Storage

Discussion was introduced by Audrey McGuire and she had the applicant Matthew Norman with Boggs Engineering present to begin the discussion; he is the engineer of record on the project representing the client who was unable to make it in this morning. The project is located at 4069 20th Street located in a C3 zoning (Community Commercial) The proposal is to construct a granite slab commercial facility for granite countertop sales with an RV (Recreational Vehicle) storage on property connected. It has 3 acres and is proposing an RV storage facility on the remaining lot and is a conditional use for the c3 zoning district. The recent in place moratorium was mentioned, and applicant stated that they submitted the pre application on February 8th, 2023, which was prior to the 27th when the moratorium was put in place so they should be exempt. Also, the application package was submitted as well on the

24th. The property is the only C3 zoned land in the area, it is surrounded by LI (Light Industrial) and R1 (Low Density Residential) to the North and West. The recreational vehicle storage is believed to be of consistent use in the area and is a low traffic generator and will be screened in accordance with the LDC (land development code) and not a stand-alone facility. It will be monitored and maintained by the property owner as he operates his granite business on the property. Audrey McGuire took over the discussion: The discussion began by mentioning that they will be exempt from the moratorium considering that the application package was submitted on February 24, 2023. The property is meeting standards from a compatibility standpoint consistency for recreational vehicles. South of the property along Copeland Drive are lands with heavier industrial use. And to the West residential properties near the CSX railroad, which abuts this property. The residential properties have future land use of LI (light industrial). It is consistent with LDC (land development code) section 11.10.01b standards of conditional use. Also, it's consistent with the character and existing land use patterns of the area. This property should be a low traffic generator and parking for the RV facility won't require passenger vehicle parking, however since it has a secondary business if necessary, they can implement parking area on that side of the property. Recommendation moving forward is to tie the RV storage use to the construction of the approximately 5,000 sqft warehouse building so that they are cohesive. Mainly because of concerns by The City Council on past RV projects they reviewed. Property will not be subdivided; it will only have one owner. It is only going to be one parcel and per the Planning Director it will be documented to prevent any future discrepancies. Heavy buffering by 20th Street is recommended, area by the residential properties. Right of way permit will be required to go through Pasco County. Conceptual rendering of a screening and buffer is recommended. No type of fencing or landscaping is being stated. And tree mitigation will come into play later in the site plan review process. 2 access points by 20th street & Tucker Road are being proposed. Also applicant makes an assumption that one access might be removed. Also, applicant mentioned that soil test were done and meets the conditions to have a pond installed. If approval of the item is recommended the next step is go to the Planning Commission on April 18th, 2023 and then the city council meeting after that. A planning report and a resolution meeting will be required. Building rendering are still being looked at by the applicant. Planning Departments recommendation of tying the building so both businesses could be Cohesant was last reiterated.

Recommendations: All departments recommended approval with Planning department conditions.

Meeting Adjourn

