



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, July 18, 2023
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

The city will maintain a quorum in the Council Chambers but will host a GoTo meeting to allow the public/applicants to attend virtually. Please use the following information to access the meeting.

Planning Commission Meeting

Jul 18, 2023, 6:00 – 8:30 PM (America/New_York)

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Call to Order – Mayor Monson

Roll Call – Carlos Maldonado

Invocation – Mayor Monson

1. CONSENT ITEMS

1.1 Minutes-Planning Commission April 18th,2023

1. Planning Commission -April 18,2023 Minutes

2. BUSINESS ITEMS

2.1 **RZ 15-23 - Rezone of 5028 Airport Road**

1. RZ 15-23 Airport Road Rezoning July 18 2023
2. RZ 15-23 Airport Road Rezoning Exhibits July 18 2023
- 2.2 **ANX-16-22 Black Marlin Annexation, Rezoning and Future Land Use Map Amendment**
 1. ANX 16-22 Attachments for Black Marlin Annexation Rezone FLUMA July 18 2023
 2. ANX 16-22 Staff Report for Black Marlin Townhomes July 18 2023
- 2.3 **ANX-19-23 5L Properties LLC Annexation, Rezoning and Future Land Use Map Amendment**
 1. Location
 2. Surrounding Zoning Designations
 3. Traffic Study

3. OTHER BUSINESS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**



City of Zephyrhills

Planning Commission

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

Tuesday, 4/18/23 at 6:00PM

- MINUTES-

I. Call To Order-Mayor Whitfield

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 FL.

II. Roll Call- Carlos Maldonado

Commission Present: Mayor Gene Whitefield, David Armstrong, Tracy Sullivan, Beth Aker, Thomas Vanater, Christa Remington (Was unable to make it to the meeting), Dr.Randy Stoval (Wasn't present for the meeting) Ellen Taylor (not present for the roll call she arrived at 6:27pm), Rosie Paulsen.

Staff Present: Todd Vandenberg-Planning Director, Rodney Corriveau-Senior Planner, Carlos Maldonado-Planning Support Specialist, Audrey McGuire-Historical Preservation Specialist, Jacob Geisler-GIS/Community Planner.

III. Invocation-Beth Aker

IV. Pledge Of Allegiance

V. Consent Items

1.Consent Items

1.1 Planning Commission Minutes from March 21,2023

The Minutes from the past Planning Commission Meeting were motioned to be accepted by Beth Aker and Seconded by Thomas Vanater, Mayor Whitfield carried the motion for approval.

VI. Business Item(s)

2.1 USE-0013-23: Premium Stone Gallery Warehouse & RV Storage.

Discussion was led by Audrey McGuire: The discussion was regarding a conditional use to establish an RV storage facility in C3(General commercial) zoning district. Located at 4069 20th Street. Key points made were the cities LDC (land development code) allows for the storage in c3 to be considered as a CU (conditional use). The proposed RV storage to be an accessory to primary wholesale retail and warehousing business, the owner intends on having his granite business on opposite side of the rv storage and retailing. The properties size is 2.91 acres with a FLU (future land use) of Mixed use. Ordinance 1455-23 Indoor/outdoor Storage

Moratorium that took place on February 27,2023 shouldn't affect the project considering its exempt the projects pre app meeting took place on February 8,2023 before the moratorium was put into effect. Future land use classifications of adjacent properties are: North: City IN, Pasco RES-3, South: City IN, East: Pasco RES-3, City RS and West: Pasco Industrial-Light. The area surrounding the subject property is characterized by predominantly industrial and low-density residential uses. The existing residential properties to the west of the subject property, separated by the CSX railroad, have an established FLU classification of Pasco County L1(Industrial). Existing residential properties to the west of the subject property, separated by 20th Street, is considered an enclave area and expected to remain a large-lot, single-family residences. Another important topic mentioned was standards for issuance LDC Section 11.10.01(B) key points made; the use of the subject property shouldn't affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood, the use is consistent with the character and existing land use patterns in the surrounding area, the use will not increase traffic or present any parking congestion or affect public safety, the project site has suitable drainage, access, ingress, off-street parking and loading areas, A landscape screening buffer is being proposed, the project site meets applicable requirements of the zoning district, signage or lighting will not adversely affect the surrounding areas or vehicular travel and the proposed use will not adversely affect health, safety of welfare of the community. In the previous Site Plan Review Committee from March the proposed project was given recommendation of approval with condition that the establishment of the RV Storage use be tied to the construction of the primary wholesale of the granite retail/warehouse use onsite.

Representative with Boggs Engineering-Matt Morman was present and discussed the project's conditional use conceptual plan, he mentioned the area will be fenced in and have landscape buffering surrounding the property. Also mentioned the granite business will be attached to the property opposite side of the RV Storage area. A building floor plan was presented showing the size and dimensions of the warehouse for the granite retail business with a showroom. And the open space storage facilities which are 18'feet in height with stucco finish, style and color to match the existing building and proposed metal roof.

Motion: Motion was for approval with staff recommendation by Beth Aker and seconded by Thomas Vanater.

VII. Planning Report

3.Other Business

3.1 Plan Zephyrhills 2035 Comprehensive Plan

3.2 Plan Zephyrhills 2035 Comprehensive Plan Update: Recreational and open space element level of service standards.

Items Discussion was led by **Tammy Vrana**, the subject was regarding both 3.1 and 3.2 business items Public facilities element for 2035 goals objectives policies and recreation & open space element level of service standards. Discussion began with public facilities element topics were one water sub-element ,solid waster sub-element, a graph was presented showing water recycle process beginning from surface, drinking water, waste water, recycled water, stormwater, groundwater then back to surface, Goal is for water preservation.

One main goal for 2035 public facilities is for all water to be managed in an integrated, inclusive, and sustainable manner that enhances and protects water quality, supply, and reliability and minimizes adverse impacts on the

natural environment. Another goal is to provide efficient and economical solid waste service in a manner which protects public health, safety, and welfare, and reduces tonnage and environmental impacts of the city's solid waste contribution to the Pasco County landfill. Objectives pub 1.1. for public facilities supports one water goal is to integrate water resources management and collaboratively plan, develop, and manage water resources to balance social, economic, and environmental objectives. Objective 1.2 is to balance environmental, economic, and societal goals by implementing affordable and equitable projects and programs to maintain adequate levels of service and provide multiple benefits. Objective pub 1.3 is to improve the health of local watersheds by reducing impervious cover; decreasing pollutants in soils, groundwater, and surface waters; promoting the natural movement of water to protect, enhance, and restore hydrologic and ecological functions; and mitigating local flood impacts. Objective pub 1.4 ensure an adequate and dependable local water supply to meeting existing and projected water demand by conserving potable water, diversifying potable water supply options, and expanding alternative water supplies for non-potable water uses. Objective pub 1.5 implements, monitors, and maintains a reliable wastewater system that safely conveys, treats, reuses, and discharges wastewater. Objective pub 1.6 Increase community awareness, advocacy, and involvement for sustainable water. Additional water objectives are to Integrate & collaborate; to balance social, economic, and environmental objectives by balancing needs, collaborative approach, water partnerships, regulatory framework, concurrency management, level of service standards, development criteria, water supply facilities work plan and population projections. Projects and Programs goal is to maintain adequate levels of service and provide multiple benefits, synergistic initiatives, leveraging resources, maximizing existing infrastructure, public facility extensions, facility capacity reservation and facility expansion planning. Additional objectives watersheds to improve the health of local watersheds and mitigating local flood impacts. List of objectives are stormwater master plan, pollution discharge elimination system, non-point and point0source pollution, wellfield protection plan, stormwater drainage system maintenance, watershed approach, multi-benefits stormwater projects, regional stormwater infrastructure, stormwater management on public lands. Watersheds objective pertaining to local flood impacts are to improve the health of local watersheds and mitigating local flood impacts. The items mentioned on topic were green infrastructure, Lake Zephyr, Gall Boulevard Corridor, Sensitive Lands Acquisition/Easement Program, Protect Water Resources, Groundwater Recharge, Natural Hydrological Functions and Design with Nature. Water supply objectives are to meet existing and projected water demand, potable water demand, potable water supply, reclaimed water system expansion. Also mentioned during the discussion was for water supply facilities work plan3 topics were mentioned: Geography and timeframe; Zephyrhills Utility Service Area years 2022-2040, Date and Analysis; water supplies and demand, facilities performance, natural resource impacts and Plan to meet needs; Promote/require water conservation and modify water use permit (SWFWMD). A Graph was presented showing water usage projections from 2020 to 2040, a redline showing high usage was for all known developments, 2nd highest was green line on the graph showing developments under review, 3rd highest was blue line for approved developments. Another water topic spoken about was wastewater; the goal is to implement, monitor, and maintain a reliable wastewater system. The systems mentioned were wastewater disposal system, wastewater system connections and wastewater system extensions. Objective was for community awareness goal is for communities' awareness, advocacy, and involvement for sustainable water. Topics are water conservation education, water conservation campaigns, water conservation demonstration projects, community engagement, community participation, water conservation incentives, water conservation partnerships and water policy advocacy. Another goal for solid waste objectives to provide efficient and economical solid waste service in a manner which protects public health, safety, and welfare, and reduces tonnage and environmental impacts of the cities solid waster contribution to the Pasco County Landfill. Next topic was recreation and open space . A graph showing level of service analysis for parkland and recreational facilities showing the growing

population from 2022 to 2035 . The demand for parks acreage is based on the growing population showing the city's population by planning period 2022 had 18,631 , 2030 shows 37461 and 2035 has 38,346 . Demand by planning period; 2022 (14) 2030(38) 2035(28). Third graph section showed surplus/deficit 2022(14) 2030 (28) and 2035(28). An additional legend map was presented showing 12 existing parks and the proximity to the neighborhoods. (Map is available to public via records request).

Meeting Adjourn

STAFF REPORT

To:

From:

RE: RZ 15-23 - Rezone of 5028 Airport Road

Date: July 18, 2023

I. BACKGROUND & INFORMATION

- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment

Staff Report Memorandum

To: Planning Commission and Honorable Mayor

From: Rodney Corriveau, AICP – Senior Planner

RE: RZ 15-23 – Rezoning

Date: July 18th 2023

I. BACKGROUND & INFORMATION

A. History | Application Summary

This is a rezoning petition presented by BGE, on behalf of the property owner, 5028 Zephyrhills LLC for a 3.99 acre parcel at the intersection of Airport Road and South Ave, approximately 250 feet east the railroad tracks. Please see Figure 1 and Figure 2 for subject property location.

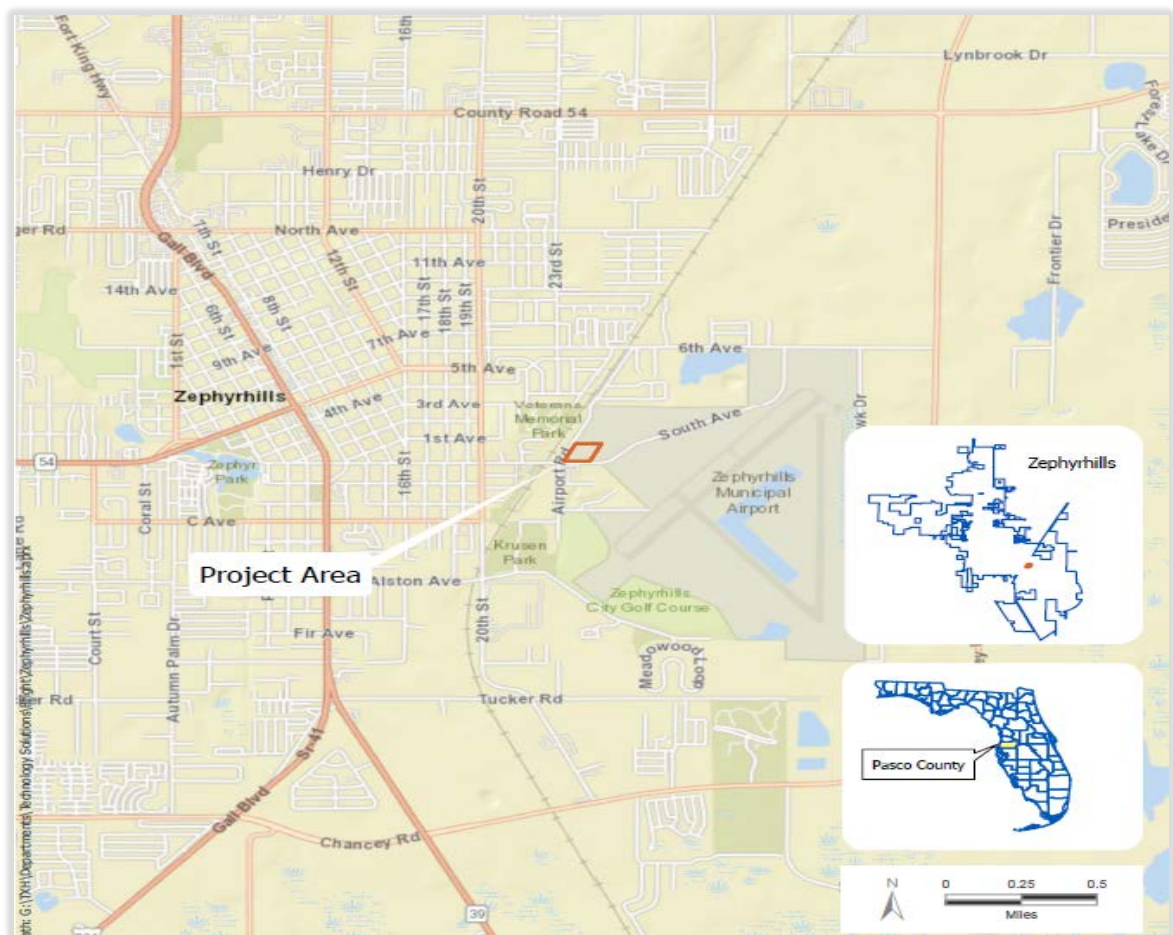


Figure 1 - Location Map *Courtesy of BGE*

The petition is for a zoning designation change from **AP-2 to LI**, therefore any single or combination of uses is possible found within Table 2.02.01- Allowable Uses in Zoning Districts¹ (see page 9 for more detail). The applicant states that “There are currently no plans for any major improvements to the site. The proposed rezoning is to allow for a Recreational/Sport Center use on the subject property.”

B. Site Information

<u>Applicant Owner:</u>	5028 Zephyrhills LLC
<u>Location:</u>	Airport Road and South Ave.
<u>Parcel ID Number(s):</u>	12-26-21-0000-04900-0010
<u>Acreage:</u>	173,970.85 SF, or 3.99 Acres, MOL
<u>Existing Land Use:</u>	Multiple tenant building
<u>Existing Future Land Use:</u>	I (Industrial)
<u>Proposed Future Land Use:</u>	Not Applicable
<u>Existing Zoning:</u>	AP-2 (Airport Related)
<u>Proposed Zoning:</u>	LI (Light Industrial)

II. DATA & ANALYSIS REVIEW

Character Analysis

The subject property is located along Airport Road at the intersection of South Ave., approximately 250 feet from the CSX Railroad. The area is peppered with single-family residential and parkland west of the railroad tracks, a home construction and repair office immediately west, industrial to the south (a multi-tenant building), airport, and airport and supportive uses to the east, and vacant lands and City supportive uses to the north (public works facilities yard). The subject property consists of 3.99 acres, more or less.

¹ Provided in convenient condensed format herein – the full table is attached.



Figure 2 – Aerial Project Location *Courtesy of BGE*

The applicant states that “There are currently no plans for any major improvements to the site. The proposed rezoning is to allow for a Recreational/Sport Center use on the subject property.” Please see the full-range of development possibilities permissible as-of-right, with a conditional use permit, as-of-right under provisional review (SPRC-only review), or as-of-right with a special exception (Planning Commission review) under the LI zoning designation in the Comp Plan/LDC Analysis beginning on page 7. *Table 2.02.01 – Allowable Uses in Zoning Districts* is condensed herein beginning on page 9, the full Table is attached to this report). As a reminder, if the petition for a zoning designation change from AP-2 to LI is approved, any single, or combination of uses from the approved use table is a possibility.

A. Compatibility Analysis

1. Rezoning

- (a) The request is to change the subject property’s zoning classification from AP-2 to LI;
- (b) The requested zoning designation could potentially be consistent with the development patterns and zoning designations of the area and surrounding properties. The surrounding properties are (please refer to Figure 3 – Existing Zoning Map below):

- i. City AP-1 to the north
- ii. City AP-1 to the east
- iii. City LI to the south
- iv. City R-2 to the west;



Figure 3 – Existing Zoning Map *Courtesy of BGE*

(c) The subject petition and subsequent potential redevelopment will not exhibit premature development based on the development patterns in the general vicinity and utility infrastructure availability.

The proposed zoning change is potentially compatible/consistent with the growth and development trends of the area – if redeveloped in a ‘sympathetic’ manner under the LI zoning designation to the other adjacencies supportive to the airport, see Figure 4 – Proposed Zoning Map below.

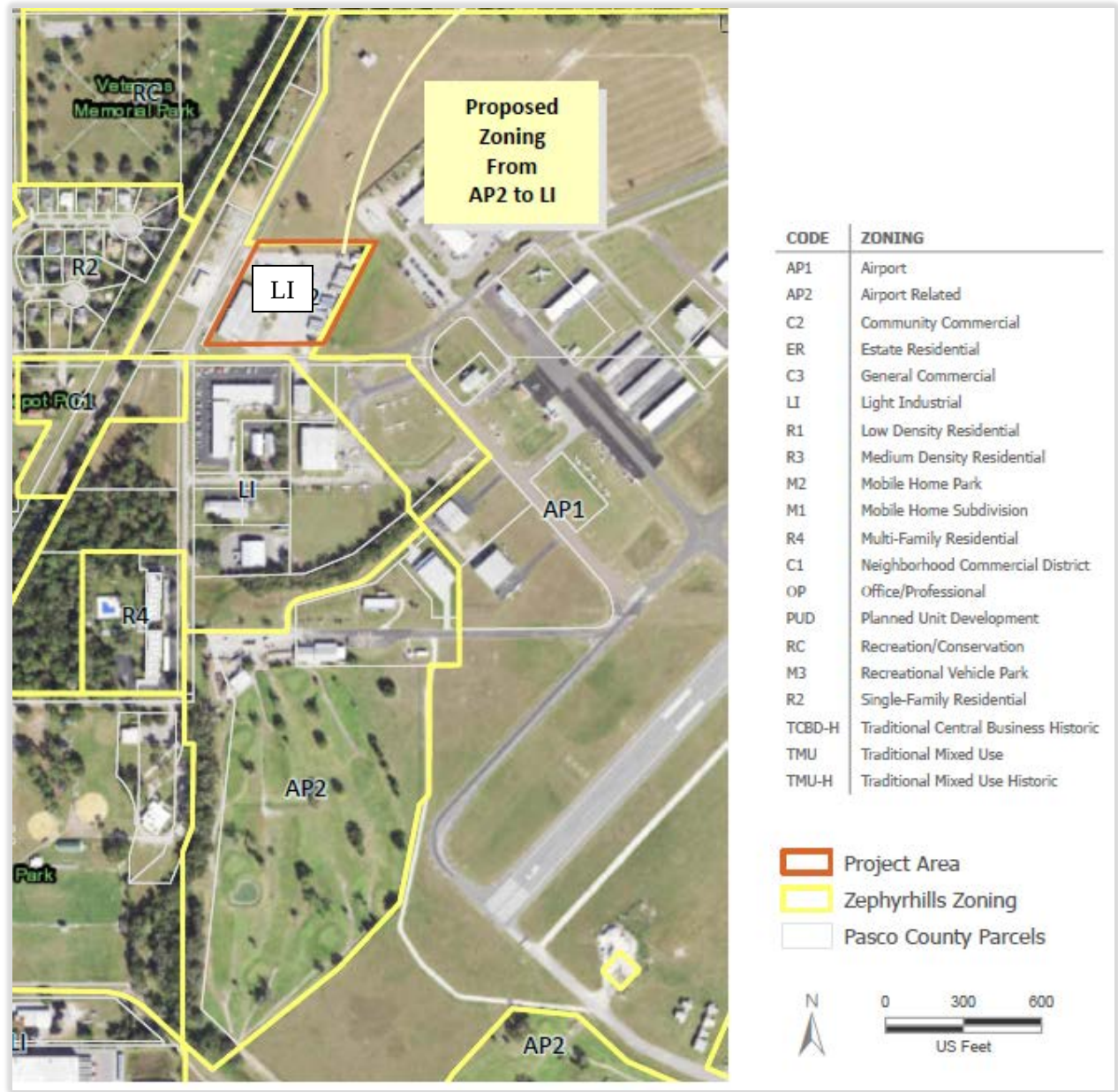


Figure 4 - Proposed Zoning Map *Courtesy of BGE*

As previously noted, there are no immediate plans for redevelopment, and this rezoning is intended to allow a recreational/sport center use on the site (which is not permissible under the existing zoning). Please note that the site, once re-zoned (if approved by the City), could potentially be developed in any combination of uses from *Table 2.02.01 – Allowable Uses in Zoning Districts*, please see specific uses beginning on page 9.

The assigned Industrial Future Land Use (FLU) category purpose is to depict those areas of the City that are now developed, or appropriate to be developed, in an industrial manner: and so as to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics. . The FLU is not proposed to change. See Figure 5 – Existing Future Land Use map, below.

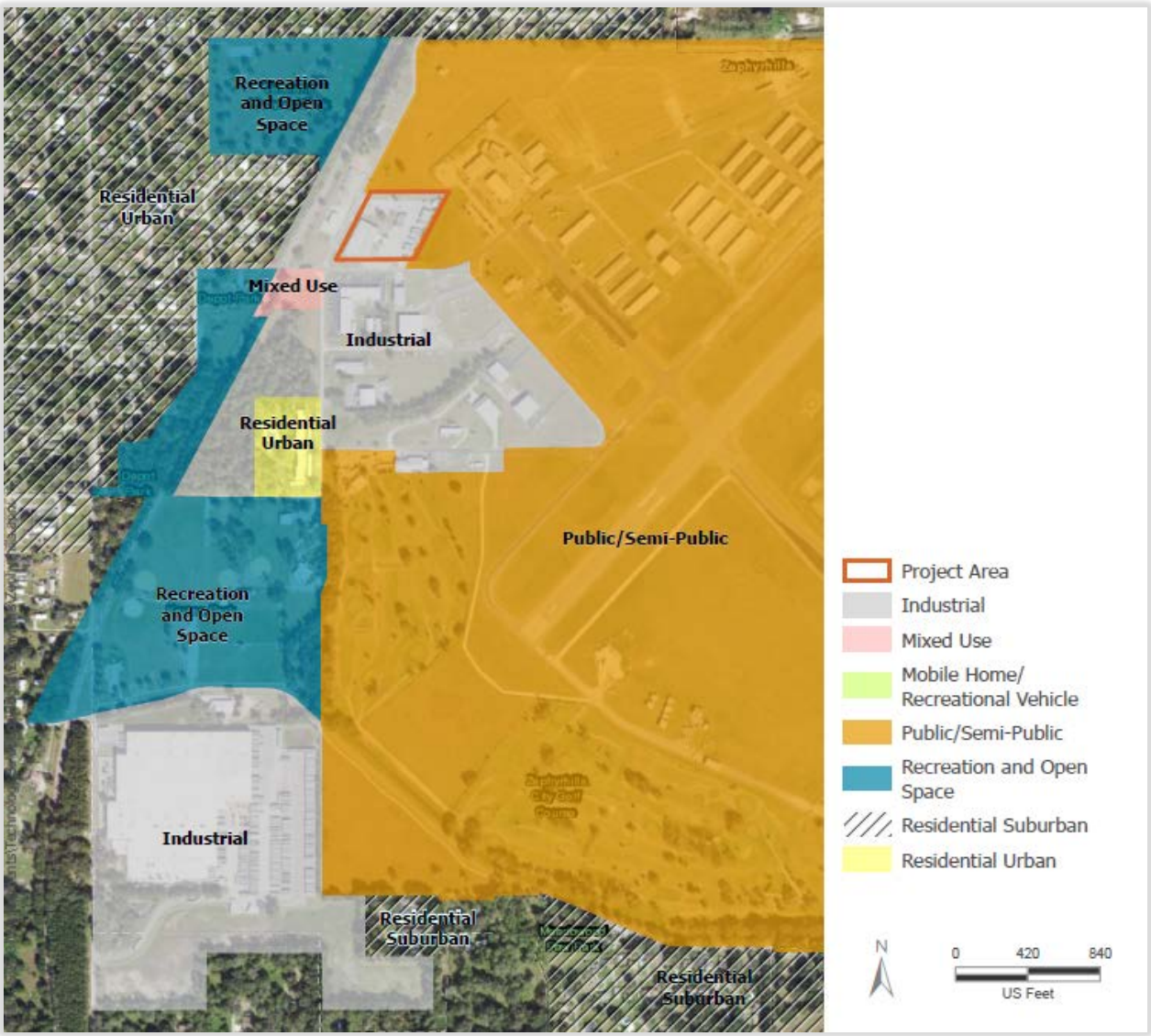


Figure 5 – Existing Future Land Use Map *Courtesy of BGE*

The subject site shall be in conformance with all applicable LDCs at the time of redevelopment. Only the maximum potential square footage allowable under the LDC shall be permitted given the constraints of the site and bulk regulations under the LDC, including, but not limited to height, setbacks, FAR, airport regulations.

B. Natural & Historic Resources Analysis

The following site characteristics are provided or will be provided at the time of redevelopment:

1. Flood Plain – The subject property is located in Flood Zone “X” and is outside the 100-year flood zone. There is no identified apparent flood related threat. See Attachment 1 – FEMA Map, attached.
2. Wetlands | Water Bodies – There are no wetlands or bodies of water located on the subject property. See Attachment 2 – Wetlands Map, attached.
3. Historic | Archaeological Resources – The subject property is located outside of the Zephyrhills Historic District and is not projected to impact any identified historic resources. If archaeological resources are found onsite during development, notification should be made to the Florida Department of Historical Resources.
4. Natural Resources – A Protected Species Assessment will be required at the time of redevelopment. See Attachment 3 – Biological Hotspots Map, attached.
5. A detailed soils report shall be submitted at the time of redevelopment. See Attachment 4 – Soils Map.

C. Public Services Suitability Analysis | Impact

Police, fire, water, sewer, sanitation, transportation and school impacts will be determined at the time of redevelopment.

D. Comp Plan and LDC Analysis and Response

Goal LU-1 - To achieve an economically and diversified tax base that ensures:

- a. That the residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;
- b. That recognition of the City of Zephyrhills as a retirement community, a medical/clean industry destination, and an airport community offering recreational and industrial opportunities;
- c. That enjoyment of natural and man-made recreational resources by citizens and visitors alike; and
- d. That threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation are minimized.

Response: Consistent with the above stated goals, the property, when redeveloped, shall achieve a diversified tax base.

Objective LU 1-1 - To encourage efficient development in areas which will have the capacity to contribute more to the City in revenue than it will consume in services that meet the above-mentioned goals and consistent with this adopted plan.

Response: The existing property currently has a multi-tenant building, and the proposed redevelopment, if and when presented to the City, shall have a greater impact on the tax base.

Policy LU 1-1-1 - The City shall continue to enforce land development regulations to ensure orderly development, that at a minimum, contain provisions which

- a. regulate the subdivision of land;
- b. regulate signage
- c. provide for drainage and storm water management
- d. provide requirements for the provision of open space, traffic flow and parking
- e. coordinate future land use with soil conditions, topography and availability of facilities and services
- f. ensure that development orders and permits are issued only when it is documented that there is an adequate level of service
- g. protect limited amount of wetlands and environmentally sensitive land

Response: The redevelopment, when presented to the City, shall be fully designed and permitted in accordance with the City of Zephyrhills Land Development Code. No construction will begin until all relevant permits have been applied for and obtained by the City of Zephyrhills and other applicable state and local authorities.

Objective LU 1-4 - The City will develop mechanisms to ensure the protection of archaeological and historical resources.

Response: A Florida Master Site File shall be submitted at the time of redevelopment. In the event of these resources being discovered, the contractor will be instructed to halt all activity on site and contact the City of Zephyrhills and State authorities before proceeding with further work.

Objective LU 1-9 - Improve and enhance the visual appearance of neighborhoods and commercial areas in the City.

Response: The subject redevelopment, when presented to the City, shall be designed with architectural standards in accordance with the City of Zephyrhills LDC, and shall be approved by the City to ensure that the visual appearance is in accordance with requirements. The subject redevelopment shall, according to the LDC, utilize landscape buffers along the front, sides and rear of the property enhancing the visual appearance. Outdoor lighting is restricted when subject site adjoins airport uses.

Policy PUB – 1-2-2: No building permits will be issued for new residential, office or commercial development which is not served by a public water supply.

Response: The site is serviced by the City's water supply.

Policy PUB-5-2-1: The design of drainage facilities shall comply with the ambient water quality standards of SWFWMD, DEP, and Chapter 17 – 25 and other applicable water quality regulations for discharge.

Response: The site, through the site plan review process (SPRC) shall be in full conformance with all applicable regulations; furthermore, Staff will coordinate the review of the application with the City's EOR to ensure all applicable regulations are strictly followed.

Policy PUB-4-1-2: New development or redevelopment is not permitted unless the finished floor elevation is at least 8 inches above the crown of the adjacent road unless waived by the Building Official and at or above the 100-year flood elevation.

Response: The site, through the site plan review process (SPRC) shall be in full conformance with all applicable regulations and the LI zoning district.

Locational Characteristics: This category is generally appropriate to locations within the urban area that are appropriate for more intensive residential, office and retail commercial uses. These areas are typically in close proximity to and served by the arterial highway network where mixed use developments allow interaction among land uses and encourage mass transit and non-vehicular trips.

Consistency with LDC (Zoning) Ordinances and City Ordinances:

Response: The engineered site plan (at the time it is presented to the City and reviewed by the SPRC) shall be consistent with the applicable comprehensive plan goals and objectives and land development regulations and the intent of the LI zoning district.

The development is located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are available and adequate for the uses proposed.

Local Development Pattern:

Response: It is anticipated that the rezoning will eventually result in a redevelopment sometime in the future. The information in Table 2.02.01 – Allowable Uses in Zoning Districts is provided in a truncated version below. The full table relating to the LI Zoning District is attached to this report. PLEASE NOTE THAT ANY ONE OR COMBINATION THEREOF MAY TAKE PLACE ON THE SUBJECT SITE IF THIS REZONING PETITION IS APPROVED. USES ARE PERMISSIBLE AS-OF-RIGHT, THROUGH A CONDITIONAL USE, AS-OF-RIGHT PROVISIONAL USE, OR AS-OF-RIGHT SPECIAL EXCEPTION.

Table 2.02.01 – Allowable Uses in Zoning Districts² -

Uses permissible as-of-right in the LI Zoning District include:

- Gas (Fuel) Service Station
- Heavy Vehicle/Equipment Service/Repair
- Towing Services
- Auction House
- Brewery
- Brewery (Regional/Small)

² Table 2.02.01 – Approved under Ordinance # 1431-21, see attached.

- Craft Distillery
- Distillery
- Laundry/Dry-Cleaning Plant
- Kennel
- Pet Care Services (Indoor/Outdoor)
- Veterinary Clinic/Hospital
- Government Offices/Facilities
- Construction Services
- Drug Processing/Manufacturing
- High-Tech Manufacturing
- Laboratory (Testing)
- Light Industry/Manufacturing
- Paint Booth
- Publishing & Printing
- Warehouse
- Freight Transportation Services

Uses permissible under a Conditional Use in the LI Zoning District include:

- Automobile Service and Repair
- Greenhouse
- Adult Uses
- Sport Shooting Range
- Lumber Yard
- Recycling Center
- Mini-Warehouse/Self-Storage
- RV Storage

Uses permissible as-of-right with a Provisional Review (Level 1 Review (SPRC))) in the LI Zoning District include:

- Flea Market
- Office (Trades/Fleet)
- Technical Trade/Vocational
- Recreation Sports/Center
- Wholesale Distribution
- Airport Related Services
- Commercial Parking Structure
- Transit Center

Uses permissible as-of-right with a Special Exception (Level 2 Review (Planning Commission)) in the LI Zoning District include:

- Private Club/Recreation Facility

Uses permissible as an Accessory to the principal use (review may be required) in the LI Zoning District include:

- Parts and Accessory Sales
- Landscape Supply/Garden Center
- Office (Professional/Corporate)

- Outdoor Storage

Uses permissible Temporary (permissible for a specific, set, limited time, review may be required) in the C-3 Zoning District include:

- Mobile/Temporary Sales

Pre-Mature Development:

Response: The proposed zoning district will not create premature development. The subject site is already developed, and is targeted for growth pursuant to the City Comprehensive Plan and serves as infill development for this area.

Further facilities analysis and capacity demands of the proposed development were provided with the petition by the applicant. The following standard condition of approval is anticipated to be included as well for this project addressing public facilities: The City shall provide water and/or wastewater service to the project. A utility service agreement may possibly be required. A master utility plan for the project will be required prior to construction plan approval. The developer shall construct all water and wastewater facilities within the development to current City standards. The site will be served by Pasco County Fire and City Police Services.

Residential Impact Statement:

Response: The general area exhibits a mix of uses including airport, industrial, parkland, commercial, and residential uses. At the time of site planning, care shall be taken with specific uses and the placement of such uses on the property to reasonably mitigate impacts to adjacent uses. **Please see Table 2.02.01 for the full range of uses permissible under the LI zoning designation.**

Consistency with LDC and City Ordinances:

Response: The subject development shall be designed in accordance with the City of Zephyrhills Land Development Code and City Ordinances.

The requested re-zoning petition could potentially be consistent with the Goals, Objectives, and Policies of the City of Zephyrhills Comprehensive Plan and could adhere to the principles of rezoning for the City's zoning map. However, a review of the Comprehensive Plan and the Land Development Code was conducted by City Staff to the fullest extent given the nature of rezonings and the applicable relevant LDC's.

A final review of an engineered site plan will be made at the time of site plan review to ensure full compliance of the redevelopment, given the LI zoning designation (if this rezoning petition is approved by the City Council).

III. RECOMMENDATION

Site Plan Review Committee – The SPRC approved the petition to rezone the property from AP-2 to LI at its regularly scheduled meeting on June 20, 2023.

Planning Commission –

Based upon the analysis contained herein, along with supporting documentation, **Staff recommends approval of this petition for a rezoning of the property to LI.**

FIGURE 1 - LOCATION MAP

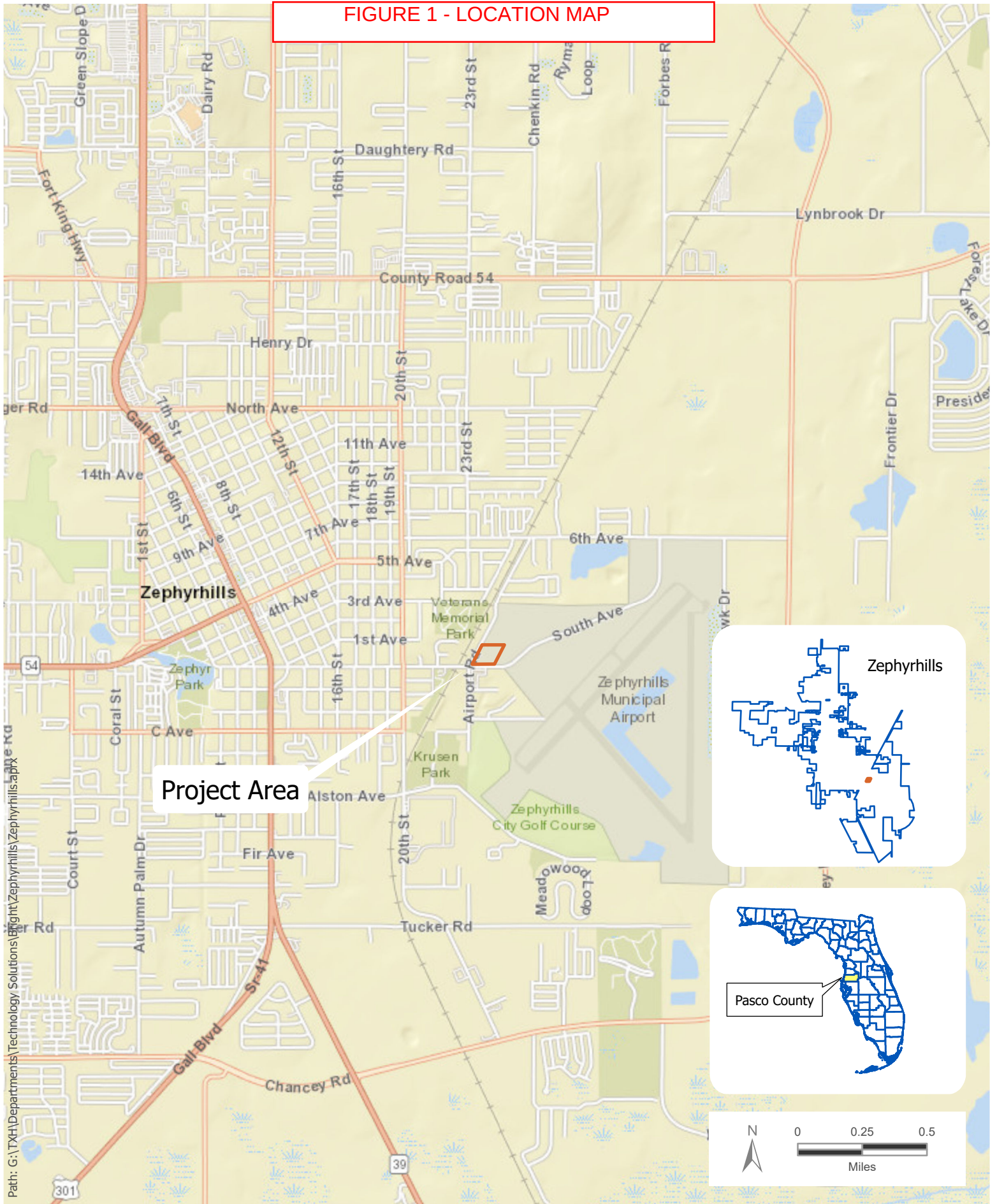


FIGURE 2 - AERIAL LOCATION MAP



FIGURE 3 - EXISTING ZONING MAP

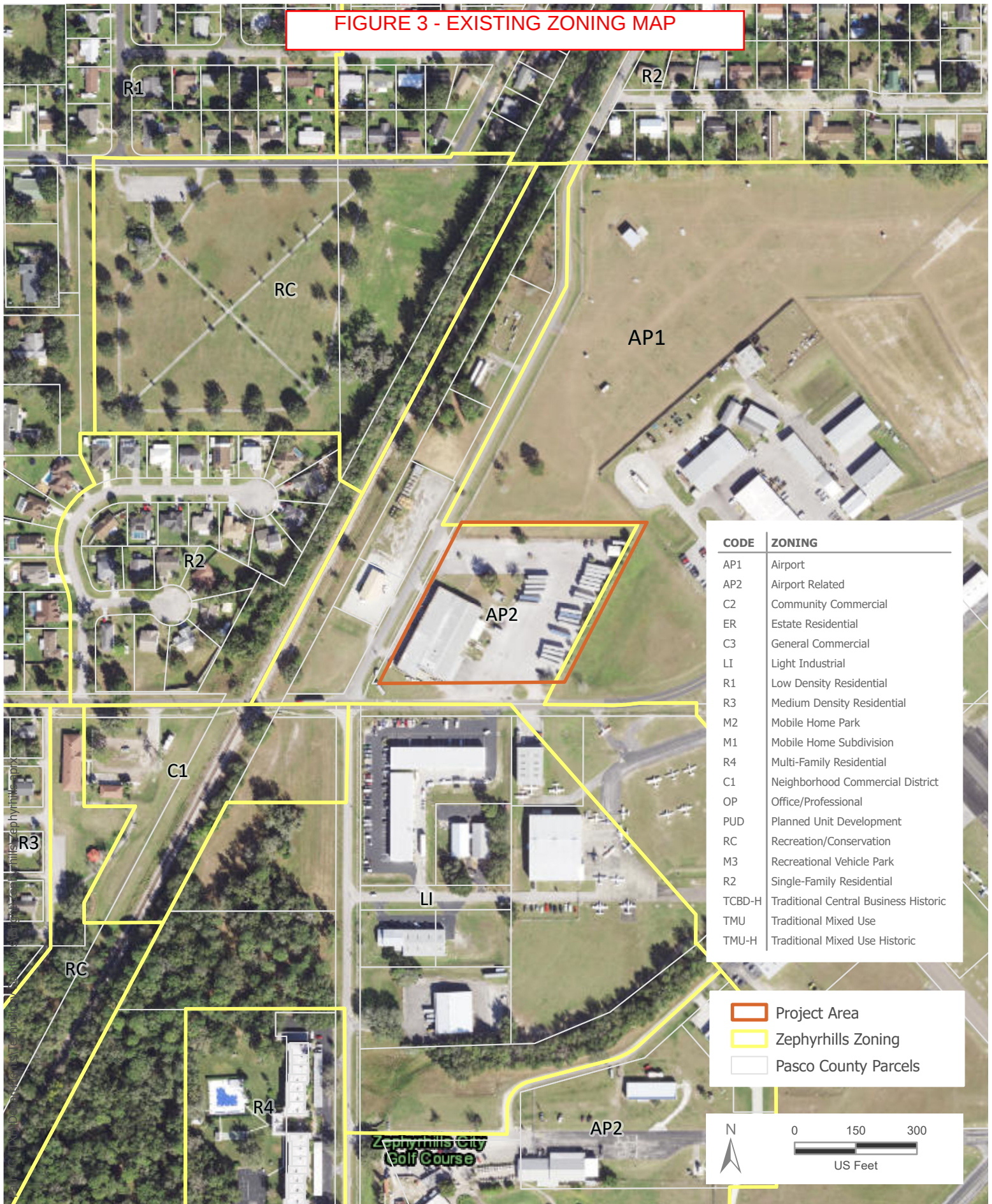
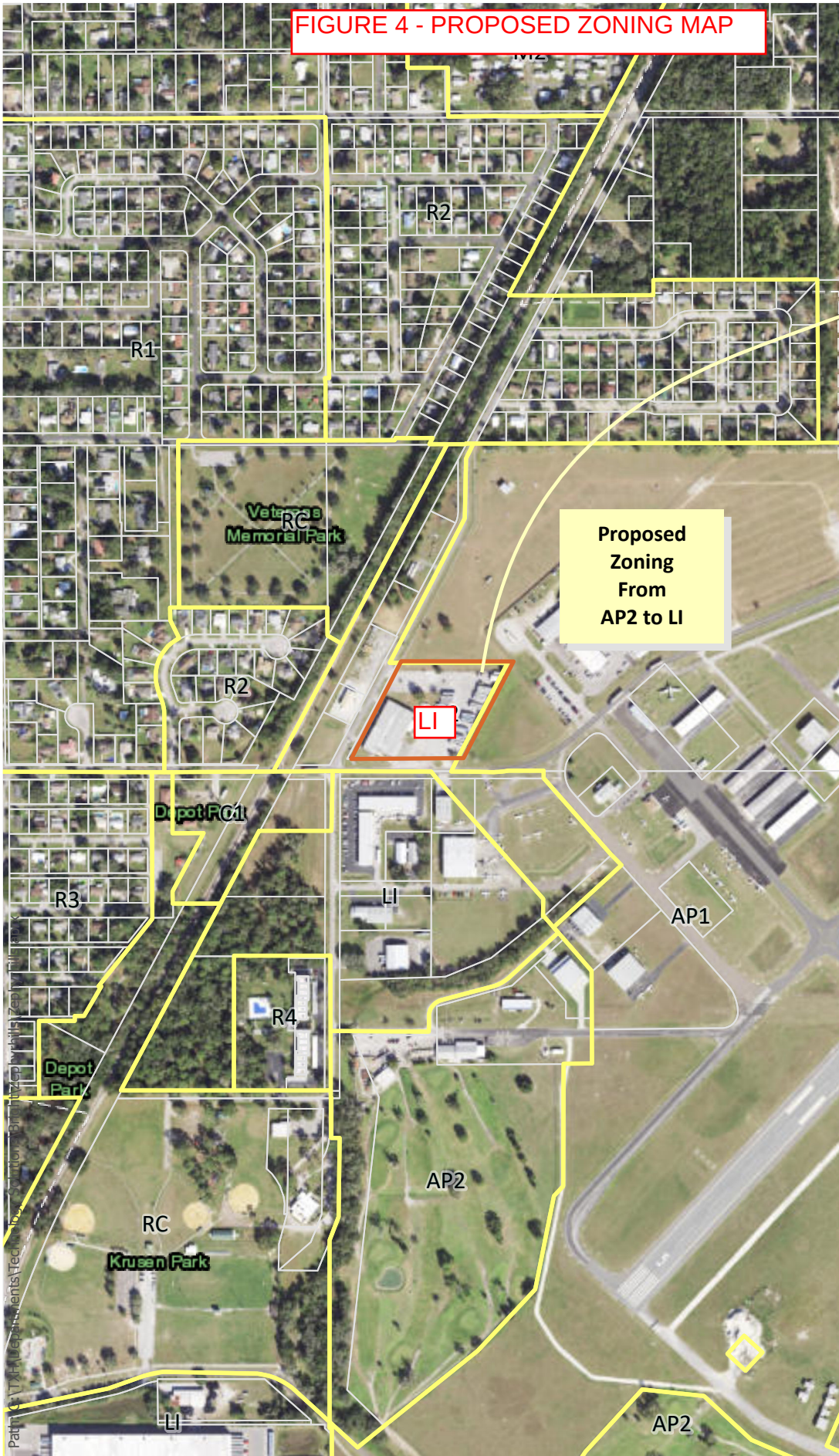


FIGURE 4 - PROPOSED ZONING MAP



CODE	ZONING
AP1	Airport
AP2	Airport Related
C2	Community Commercial
ER	Estate Residential
C3	General Commercial
LI	Light Industrial
R1	Low Density Residential
R3	Medium Density Residential
M2	Mobile Home Park
M1	Mobile Home Subdivision
R4	Multi-Family Residential
C1	Neighborhood Commercial District
OP	Office/Professional
PUD	Planned Unit Development
RC	Recreation/Conservation
M3	Recreational Vehicle Park
R2	Single-Family Residential
TCBD-H	Traditional Central Business Historic
TMU	Traditional Mixed Use
TMU-H	Traditional Mixed Use Historic

- Project Area
- Zephyrhills Zoning
- Pasco County Parcels

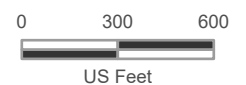


FIGURE 5 - EXISTING FUTURE LAND USE

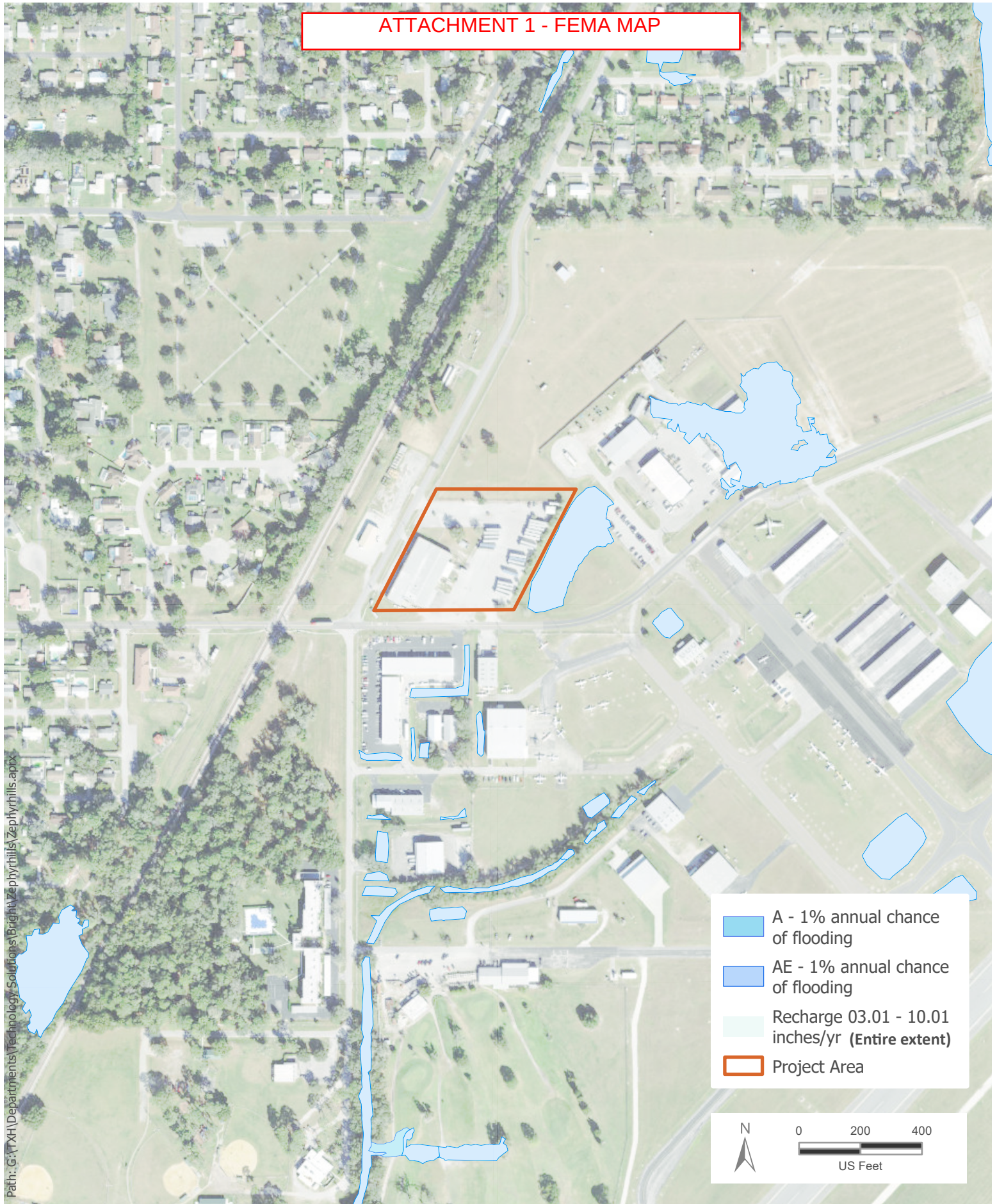


- Project Area
- Industrial
- Mixed Use
- Mobile Home/
Recreational Vehicle
- Public/Semi-Public
- Recreation and Open Space
- Residential Suburban
- Residential Urban

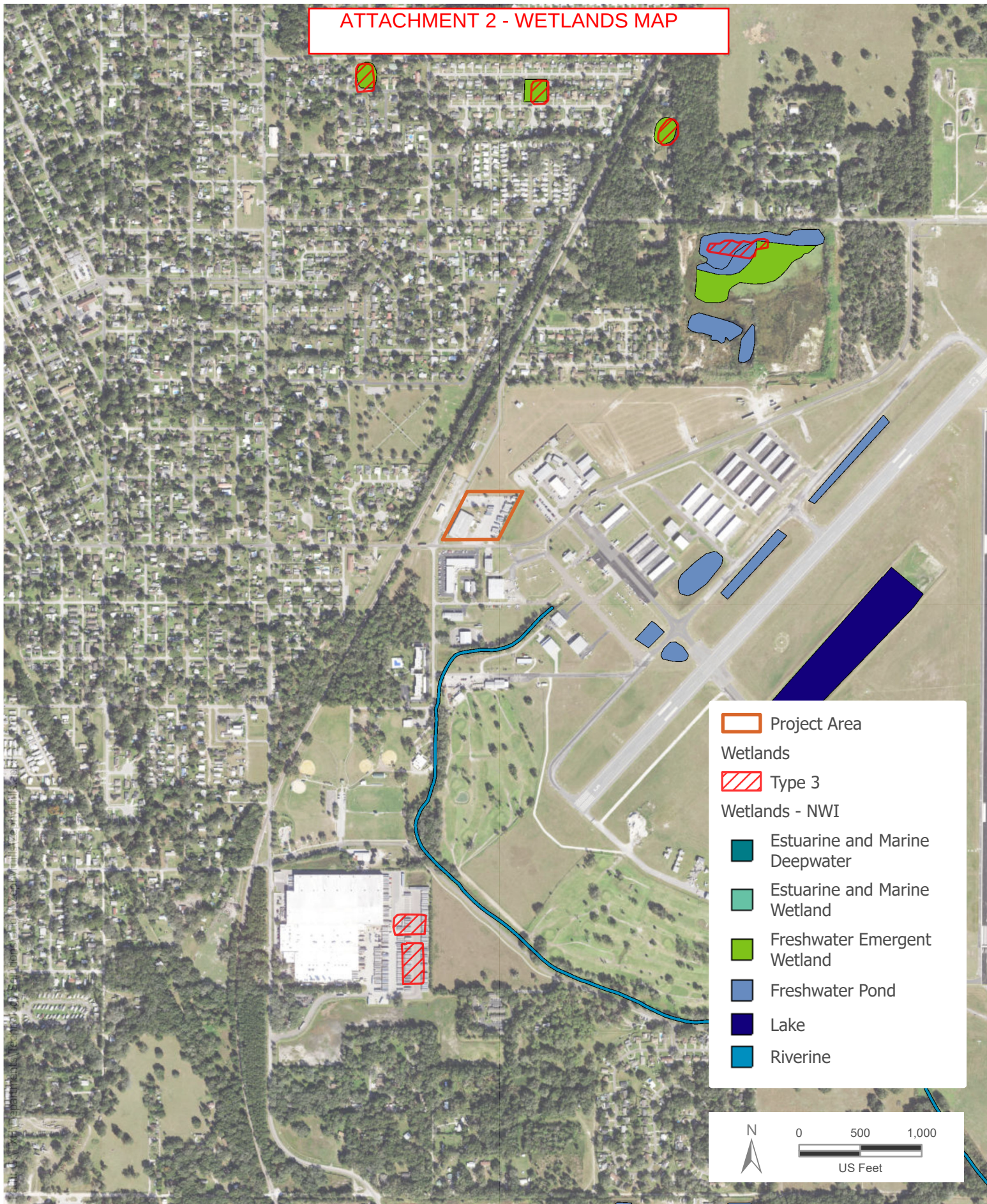


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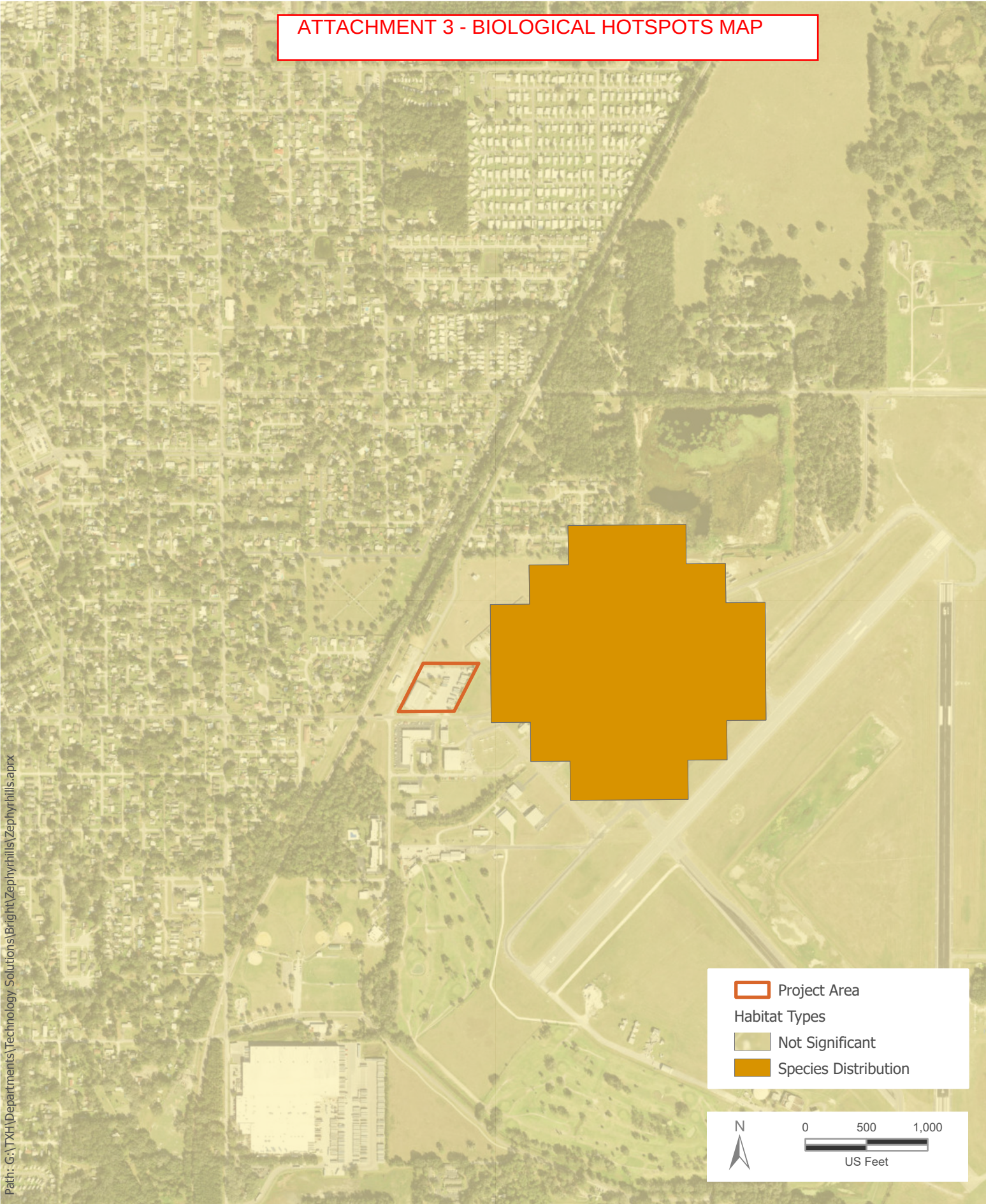
ATTACHMENT 1 - FEMA MAP



ATTACHMENT 2 - WETLANDS MAP

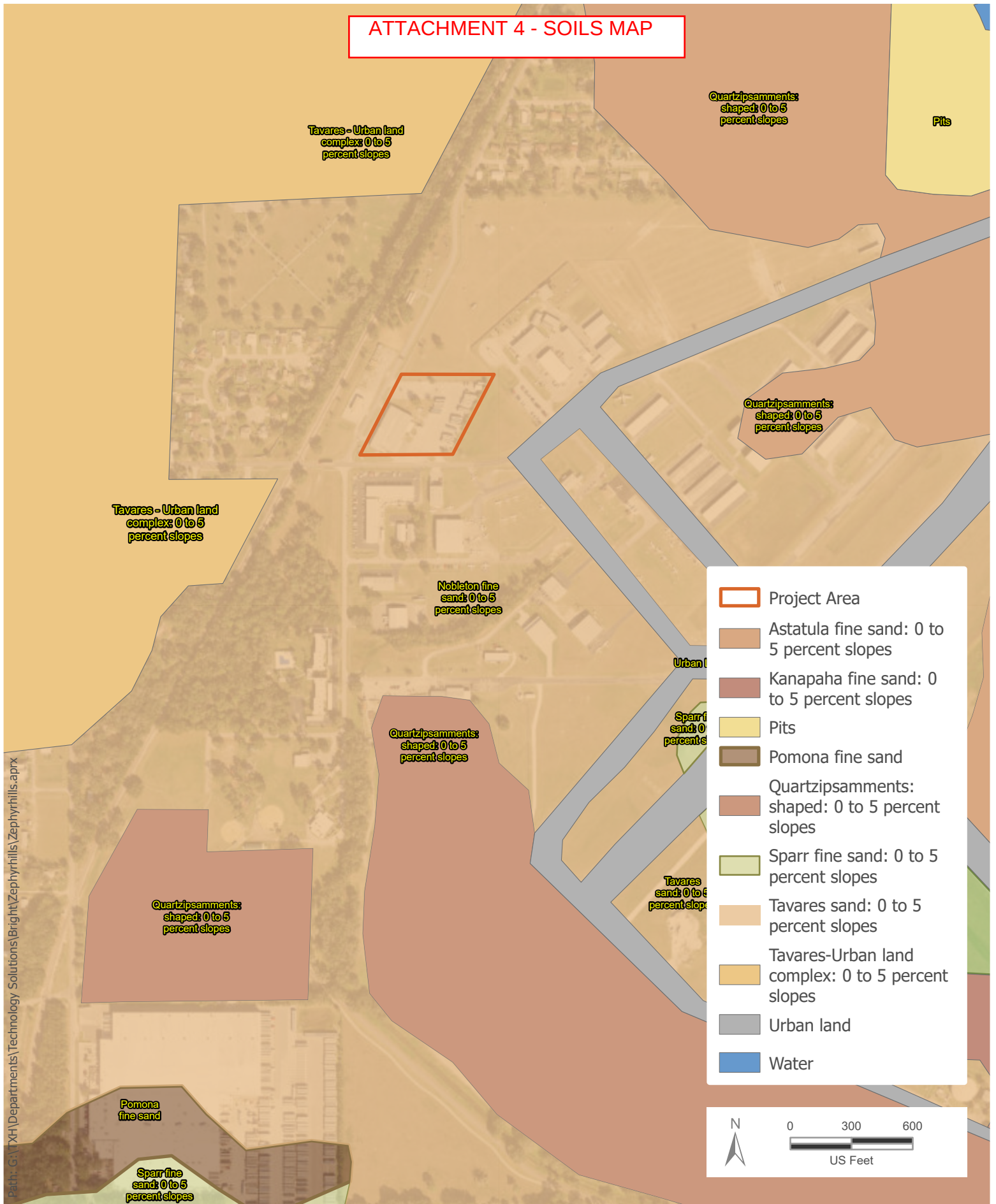


ATTACHMENT 3 - BIOLOGICAL HOTSPOTS MAP



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ATTACHMENT 4 - SOILS MAP



STAFF REPORT

To:

From:

RE: ANX-16-22 Black Marlin Annexation, Rezoning and Future Land Use Map Amendment

Date: July 18, 2023

I. BACKGROUND & INFORMATION

- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

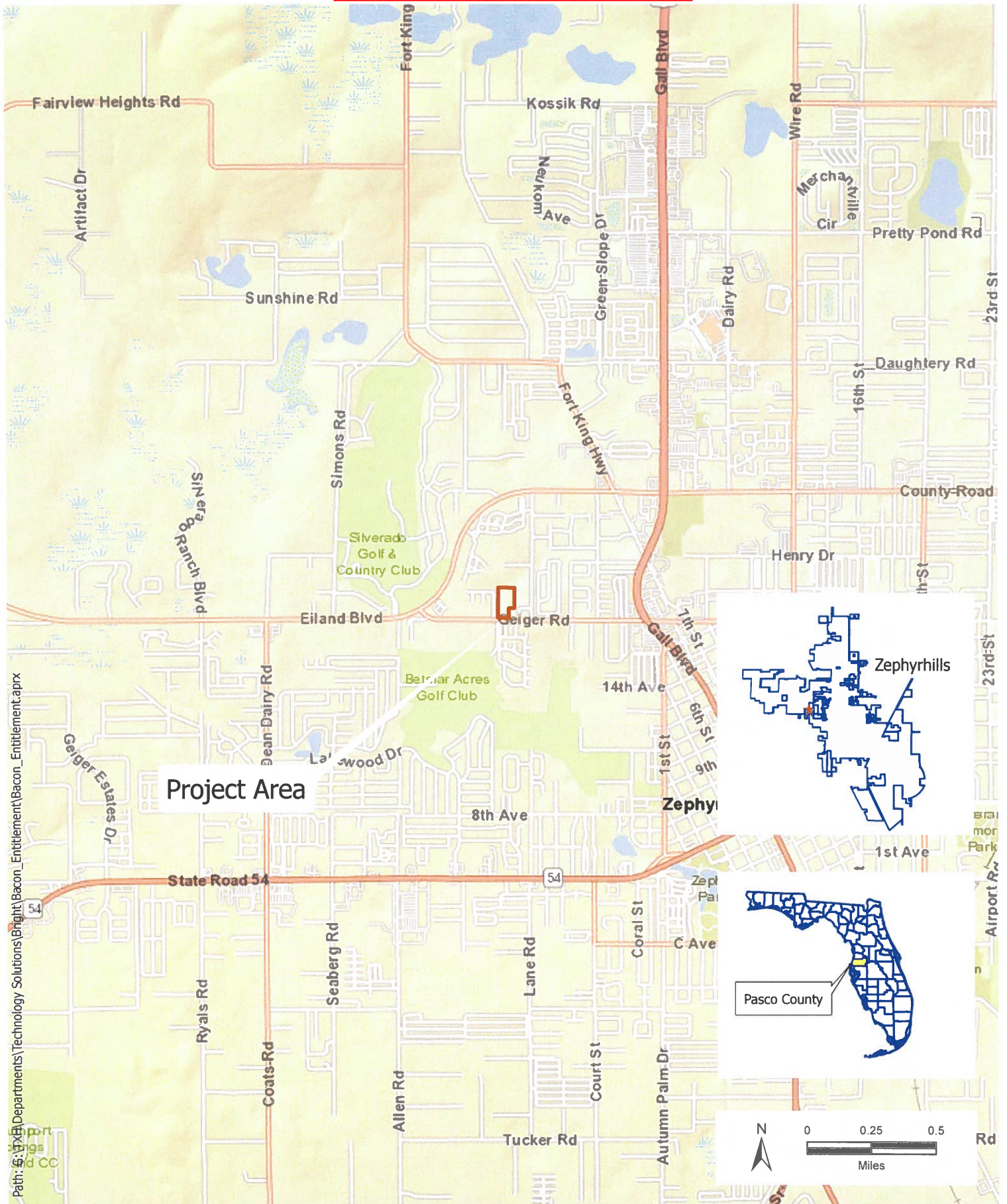
II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment

FIGURE ONE - LOCATION MAP



Bacon Entitlement - Location Map

BGE, Inc.

Tel: 813-848-0901
www.bgeinc.com

Project No: 9197-00

September 2022

Scale: 1:30,000

FIGURE TWO - AERIAL MAP



FIGURE THREE - SURVEY

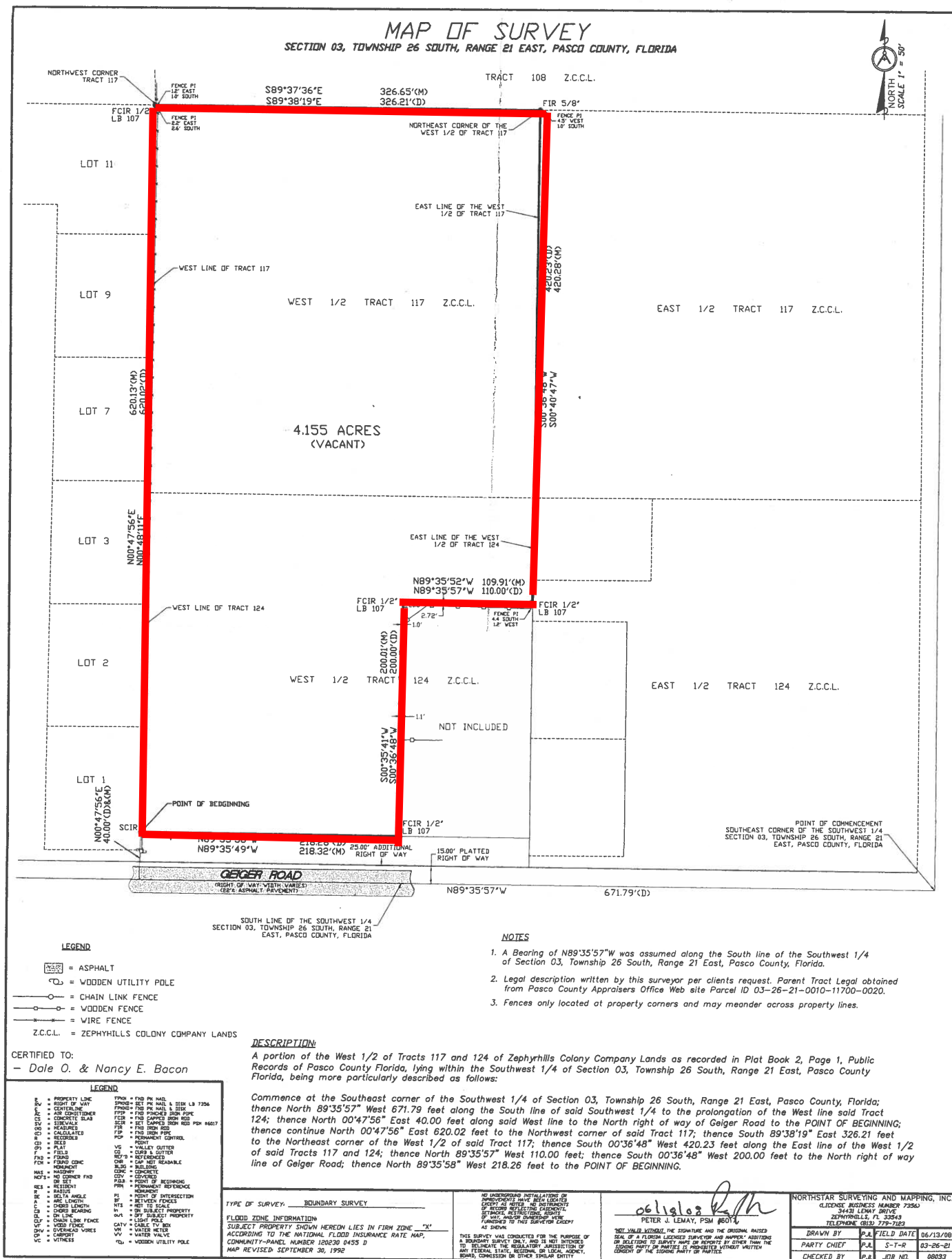


FIGURE FOUR - TRANSPORTATION MAP



FIGURE FIVE - PROPOSED FLU MAP

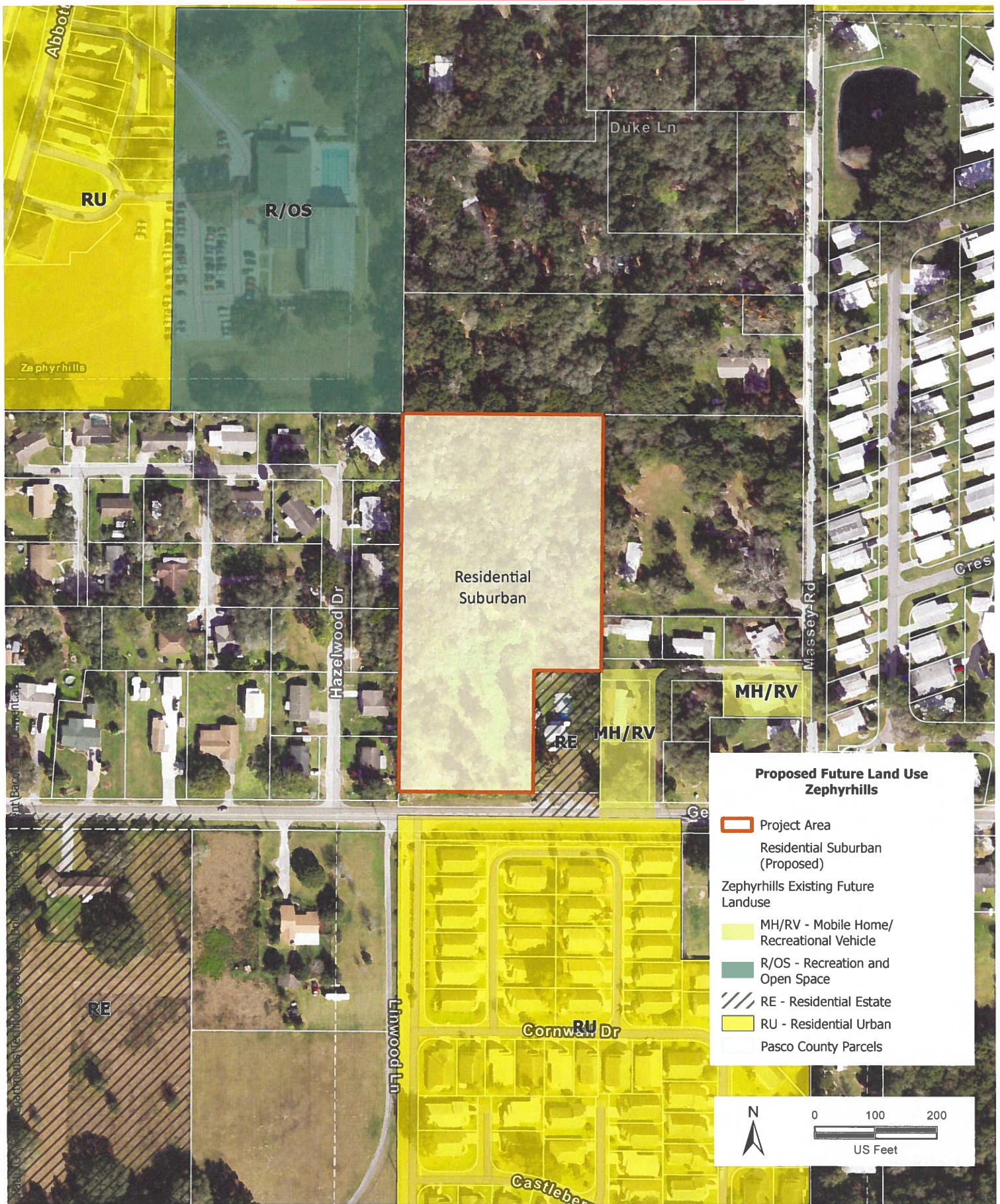


FIGURE SIX - PROPOSED ZONING MAP

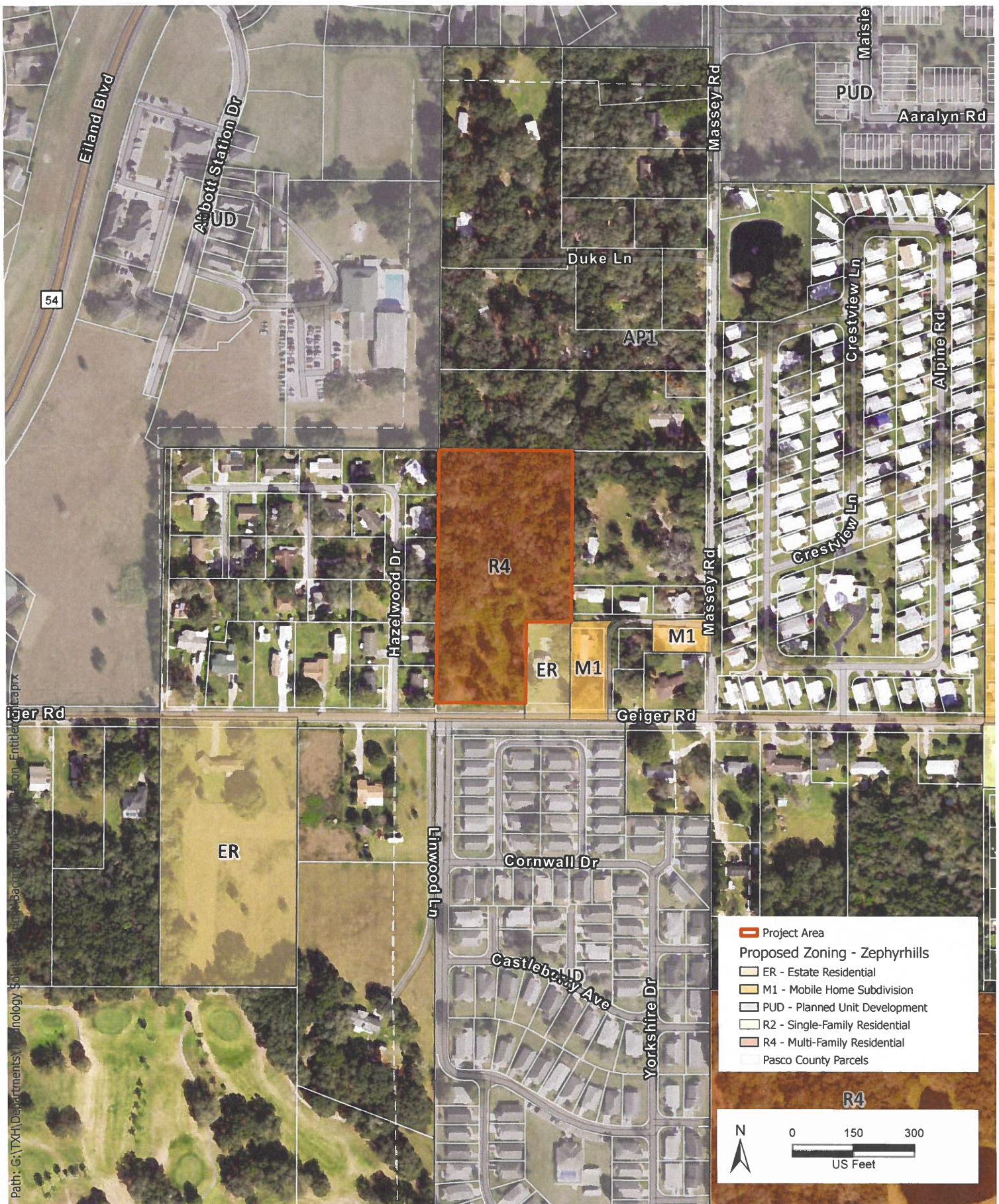


FIGURE SEVEN - PROPOSED SITE PLAN





Pasco County Schools

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

School Impact Analysis

Project Name	Black Marlin Capital							12-Dec-22
Project Location	North side of Geiger Road, 0.55 miles west of U. S. Highway 301							
Parcel ID Numbers	03-26-21-0010-11700-0020 (4.13 acres)							
Property Owner/Developer	Black Marlin Capital							
Applicant	Leonard H. Johnson							
This development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development.								
Proposed Entitlements								
Student Impacts		Student Generation Rates			Students Generated			
		Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Housing Unit Type	# Units							
Single Family Detached	0	0.18	0.095	0.123	0	0	0	0
Single Family Attached	36	0.077	0.037	0.047	3	2	2	7
Multi-Family	0	0.115	0.052	0.068	0	0	0	0
Mobile Home	0	0.12	0.055	0.071	0	0	0	0
Totals	36				3	2	2	7

School Impacts*	School Capacity	2022-23 Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
West Zephyrhills Elementary	740	567	77%	570	77%
Raymond B. Stewart Middle	1,107	995	90%	997	90%
Zephyrhills High School	1,930	1,660	86%	1,662	86%
*School attendance boundaries are subject to change and could affect schools listed above.					

Staff Report Memorandum

To: Planning Commission and Honorable Mayor
From: Rod Corriveau, AICP – Senior Planner
RE: ANX 16-22 – Black Marlin Capital LLC Annexation, Land Use Map Amendment, and Rezoning
Date: July 18, 2023

I. BACKGROUND & INFORMATION

A. History | Application Summary

This Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition was presented to the City by Leonard H Johnson of Johnson, Pope, Bokor, Ruppel & Burns, LLP

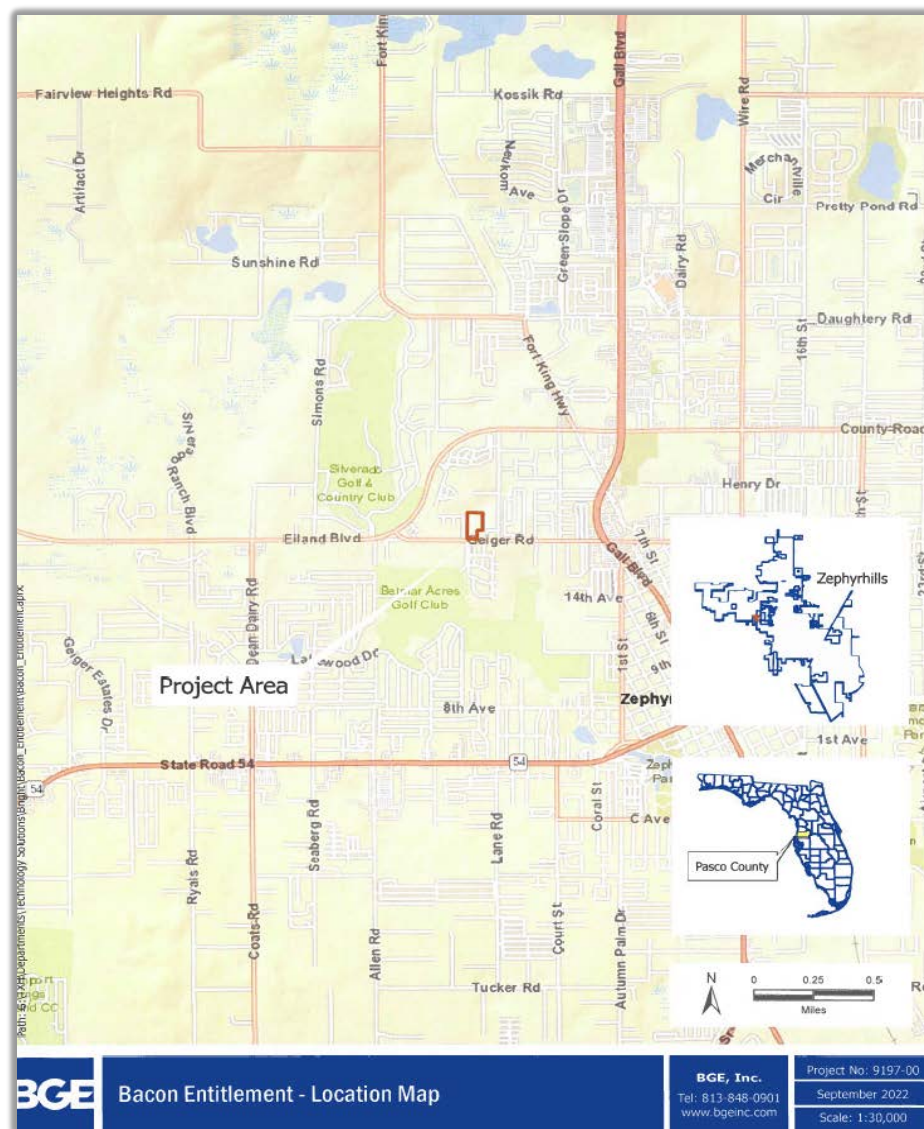


Figure 1 – Location Map

Courtesy of BGE, Inc.

on behalf of the property owner, Black Marlin Capital LLC. The subject site is 4.155 acres more or less (mol) and located on Geiger Road immediately north of Wedgewood Manor subdivision or approximately 1,500 feet from the Eiland Blvd./Geiger Road intersection. See Figure 1 – Location Map and Figure 2 – Aerial Map.¹ The Planning Department has coordinated with several residents regarding general questions on the proposed use - including affordable housing, water issues, and the condition of Geiger Road. This project is not proposed as an “affordable housing project”, and according to the Utilities Department, the City has sufficient water under the existing WUP to service the development. Per the Joint Planning Area agreement (JPA) the City has coordinated with the County, and it has no objections or comments at this time²; but Staff is further coordinating with the County for improvements to Geiger Road. Please see analysis and policy review for further discussion.



Figure 2 – Aerial Map

Courtesy of BGE, Inc.

¹ ‘Figures’ contained herein are attached in original format.

² According to Jeffrey R. Jenkins, MPA, AICP in a letter dated February 8th, 2023 to Todd Vandenberg.

Site Information

<u>Applicant Owner:</u>	Black Marlin Capital LLC
<u>Location:</u>	North side of Geiger Road 1,500 feet east of Eiland Blvd.
<u>Parcel ID Number(s):</u>	03-26-21-0010-11700-0020
<u>Acreage:</u>	4.155 Acres
<u>Existing Land Use:</u>	Vacant
<u>Existing Future Land Use:</u>	County RES-9
<u>Proposed Future Land Use:</u>	RU (Residential Urban)
<u>Existing Zoning:</u>	County R-1MH and RMH
<u>Proposed Zoning:</u>	R-4 (High Density Residential)
<u>DU/ACRE</u>	8.66

II. Detailed Project Description:

This application identifies Parcel ID Number 03-26-21-0010-11700-0020 and does not have an assigned address with the Pasco County property appraiser. There is only one (1) Parcel ID Number subject to review with this application.

As previously discussed, the subject property is generally located on the north side of Geiger Road approximately 1,500 feet from the Eiland Blvd. and Geiger Road intersection. The subject parcel in this three-part application under review includes approximately 4.155 acres and is rectangular in shape, with the exception of a parcel (separate from this petition) consisting of a single-family home on the subject parcel's southeastern border. Please see Figure 3 – Proposed Property Annexation Area Map for a survey of the subject property.

The subject property is heavily wooded and at the time of development a tree survey shall be submitted with a corresponding tree preservation plan. Any remaining caliper inches, after replanting the required minimum 3 inch caliper trees shall be calculated and a tree mitigation fund payment shall be paid in full prior to issuance of site permits. All applicable sections of the LDC pertaining to landscape and tree preservation and tree removal guidelines shall be followed.

The Zephyrhills future land use map indicates the area to the north and northwest of the subject as PUD (the Silver Oaks planned unit development and Recreation and Open Space (the East Pasco YMCA); the area to the south of the subject parcel is RU, or residential urban and is developed as the Wedgewood Manor. Remaining County properties include medium density residential and high density residential developed as several mobile home parks and subdivisions. Additionally, there are several larger vacant parcels yet to be developed along with larger-lot single family residential uses in the vicinity. Because of the convenient and central location, Staff anticipates this area of Zephyrhills to experience additional small to medium-scale residential infill development over the coming years.

III. Proposed Development:

The applicant plans to develop the parcel for a 36-unit single-family townhome subdivision with 20-foot wide lots. No other information is available at this time.

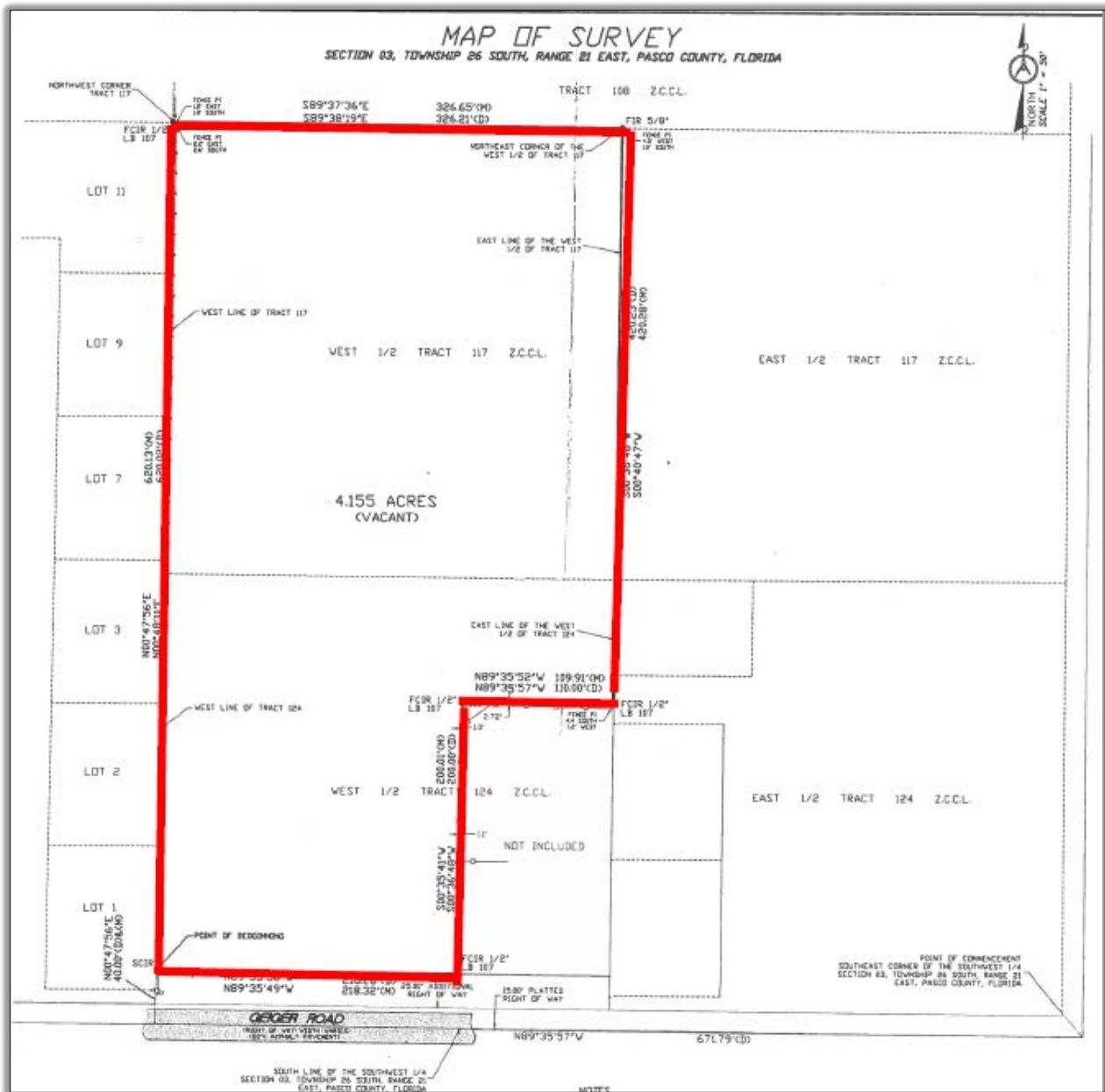


Figure 3 – Proposed Property Annexation Area Map

Courtesy of Northstar Surveying and Mapping, INC.

IV. DATA & ANALYSIS REVIEW

A. Character Analysis

North & Northwest –Larger-lot single-family parcels, mixed commercial and residential uses such as the Silver Oaks planned unit development, the East Pasco YMCA and various office and commercial uses along Abbott Station Drive.

West – Single-family residential community

East – Single family residential such as the Zephyr Ridge subdivision, and various high density mobile home parks such as Green Hills Estates.

South – Residential uses such as Wedgewood Manor and larger-lot single family residential.

B. Compatibility Analysis/Annexation:

Annexation: The proposed annexation portion of the three-pronged petition meets the following criteria set forth under State Statutes, and complies with the Joint Planning Area agreement between the County of Pasco and City of Zephyrhills (Please see Figure 3 – Proposed Properties Annexation Area Map):

State Statutes Chapter - 171.043 Character of the area to be annexed. A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

1. The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.
2. Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:
 - (a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;
 - (b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or
 - (c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.
3. In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:
 - (a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or
 - (b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

The subject property is contiguous with properties that are already located within the city limits. Furthermore the subject property is generally located within or close to the actual City, and/or developed in an urban/suburban land use pattern. An annexation at this location is reasonable and meets the legal requirements for inclusion into the City boundary as well as the guidelines as prescribed above. Geiger Road should be reviewed for a substandard roadway analysis and the annexation of the property into the City should be conditioned as such (based upon the anticipated use as discussed below).

Compatibility:

The parcel is surrounded by a variety of residential uses. The proposed residential use with 36 townhomes is generally consistent with development patterns or anticipated development patterns in the area, please refer to Figure 7 – Proposed Site Plan (for illustrative purposes only) on page 14 for a preliminary bubble plan. The development will utilize existing infrastructure, provide additional housing opportunities into the City of Zephyrhills, and blend with existing development in the vicinity. This development is considered appropriate for a continuation of single-family residential development already established in this area.

The subject property will be served by the City of Zephyrhills Police Department. The Police Station is located at 6118 8th Street which is a distance of approximately one mile from the subject property.

Residents in the proposed development will be served primarily by the Advent Health Zephyrhills Hospital, located at 7050 Gall Boulevard. The location of Advent Health Zephyrhills Hospital is approximately one mile from the proposed townhome community.

There are numerous private physician offices with specialty services in the City of Zephyrhills. Additionally, walk-in urgent care clinics are available that can serve medical needs on an as-needed basis for the convenience of area residents. Most all are within an acceptable short driving distance from the proposed development and the hospital.

Future Land Use Map (FLUMA) Amendment

A comprehensive plan amendment is also included in this three-part application process. Upon approval, this request will assign the tract into the Residential Urban (RU) future land use category for the City of Zephyrhills. The RU classification purpose is to recognize properties that are appropriate to be developed in a suburban, high-density manner. It also recognizes that such areas are well-suited for residential uses typical of suburban, non-intensive qualities. The density range in RU is 7.5 to 20.0 dwelling units per gross acre.

- (a) The subject property (4.155 acres) qualifies as a small-scale plan amendment;
- (b) The request is to change the subject property's future land use designation from RES-9 to RU (Residential Urban) and is consistent with the abutting properties, which are:
 - i. North/Northwest - Residential Urban and Public/Semi-Public;
 - ii. East - Mobile Home, Estate Residential, and various residential land use assigned properties in the County;
 - iii. South – Residential Urban, Estate Residential, and various residential land use assigned properties in the County.

iv. West – Residential Urban, and various residential land use assigned properties in the County.

- (c) The proposed change is consistent with the City of Zephyrhills Comprehensive Plan Goals, Objectives, and Policies;
- (d) According to the Utilities Department, water and waste water capacity is available for the proposed petition.
- (e) Transportation:



Figure 4 – Transportation Map

Courtesy of BGE, Inc.

- (1) Subject parcel abuts Geiger Road and a County ROW use permit will be required at the time of site plan review and approval. Geiger Road should be reviewed with a substandard roadway analysis based upon the anticipated impacts of the annexation.
- (2) The proposed townhome subdivision is projected to have a de minimus traffic impact. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips. The proposal suggests a de minimus impact. A traffic impact statement has been verified by the City's consultant for traffic impacts. As a reminder the City is currently updating its de minimus, as well as other traffic impact regulation in coordination with its consultant and the County. See Figure 4- Transportation Map on previous page.

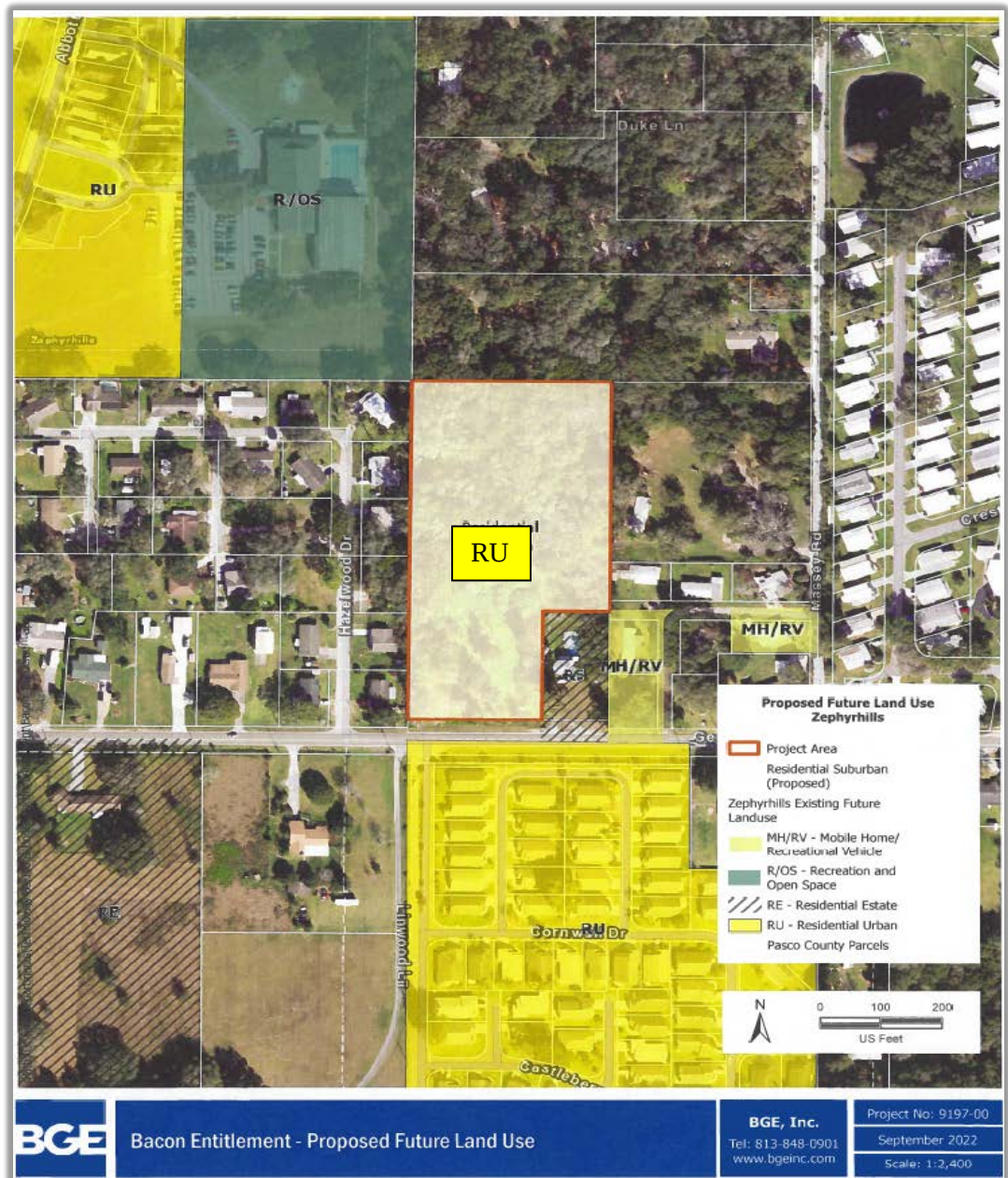


Figure 5 – Proposed FLU Map

Courtesy of BGE, Inc.

The proposed future land use map amendment (FLUMA) is consistent with Chapter 163, Part II, FS, the City of Zephyrhills Comprehensive Plan, and the City’s Land Development Code. It is also consistent and compatible with the land use/development trends of the area as it provides an essential industrial element. See Figure 5 – Proposed FLU Map



Figure 6 – Proposed Zoning Map

Courtesy of BGE, Inc.

1. Rezoning

- (a) The request is to change the subject property's zoning classification from County R-1MH and RMH to R-4;
- (b) The requested zoning designation is consistent with the development patterns and zoning designations of the area and surrounding properties. The surrounding properties are:
 - i. North/Northwest – Planned Unit Development;
 - ii. East - Mobile Home Subdivision, Estate Residential and various residentially zoned properties in the County;
 - iii. South – Planned Unit Development, Estate Residential, and various residentially zoned properties in the County; and,
 - iv. West – Planned Unit Development, and various residentially zoned properties in the County.
- (c) The subject petition and subsequent development will not exhibit premature development based on the development patterns in the general vicinity and utility infrastructure availability.

The proposed zoning is consistent with the City of Zephyrhills Comprehensive Plan, Land Development Code, and City codes and ordinances. It is also compatible/consistent with the growth and development trends of the area. The project, consisting of 36 townhomes, will not create premature development. The proposed development is located around a variety of developed uses that provide functional, convenient, and necessary infrastructure. There are numerous residential uses within close proximity, as well as health care, commercial retail, educational facilities, worship opportunities, and, within a short commute, governmental offices and an airport. It is Staff's understanding that the developer will blend the project with the established residential development pattern within the immediate area and will complement the existing neighborhoods. Staff will enforce all applicable land development regulations and Comp Plan provisions to ensure compliance while providing for a development that is sympathetic and respectful to the adjacent residential uses. See Figure 6 – Proposed Zoning Map.

C. Natural & Historic Resources Analysis³

The following site characteristics are provided by BGE and are attached to this report:

- 1. Soil Types – Various well-drained soils (Pomona, Tavares and Sparr, Zero to 5 percent) that are generally well-suited for development, see attached soils map.
- 2. Flood Plain – The subject property is located in Flood Zone "X" and is outside the 100-year flood zone. There is no identified apparent flood related threat.
- 3. Wetlands | Water Bodies –No wetlands.
- 4. Historic | Archaeological Resources – The subject property is located outside of the Zephyrhills Historic District and is not projected to impact any identified historic resources. If archaeological resources are found onsite during development, notification should be made to the Florida Department of Historical Resources.
- 5. Natural Resources – There appears to be no biological hotspots on the subject property. If species are found, such as gopher tortoises, proper permits shall be obtained prior to

³ Please see attached corresponding map series provided by the applicant and produced by BGE, Inc. At the time of development, more-refined analyses shall be required according to the LDC and any other permitting requirements.

construction activities, as well as a full report and mitigation and/or relocation plan shall be submitted to the City if such activities are found on site.

D. Public Services Analysis | Impact

POLICE	Projected general police service demand is within the City's existing service capabilities.
FIRE	It is anticipated that the projected general fire service demand is within the County's existing service capabilities. The City is currently coordinating with the County.
WATER	Adequate supply, per Utilities Department. There is an 8' water main on the south side of Geiger Road that would necessitate a wet-tap and directional drill under the roadway. ⁴
SEWER	Anticipated minimal impact according to the Utilities Department. This development would necessitate the installation of a lift station, and the closest manhole is in the Wedgewood subdivision. This also requires a directional bore under the roadway. ⁵
SANITATION	Future development will be required to utilize City Sanitation services. The City partners with Pasco County for use of their landfill site. Anticipated impact is minimal.
TRANSPORTATION	The proposal does not require a formal traffic impact study because it meets the City's de-minimus threshold. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips, the applicant has presented supporting information. A substandard roadway analysis may be required as condition of annexation based upon the anticipated uses. Geiger Road (from Eiland Blvd. to US 301) has been identified as a priority for multi-modal improvements AND roadway resurfacing by the Pasco County Metropolitan Planning Organization (MPO). Staff is coordinating with County Staff and Leadership to ensure the proper improvements are made to the roadway to ensure the health, safety, and well-being for drivers, pedestrians, and bikers along the roadway.
SCHOOL	Three elementary school students, two middle school students, and two high school students for a total of seven students. ⁶

E. Comp Plan and LDC Analysis and Verified Applicant Response

The requested annexation, re-zoning, and future land use amendment appears to be consistent with the Goals, Objectives, and Policies of the City of Zephyrhills Comprehensive Plan. A review of the Comprehensive Plan and the Land Development Code has been conducted by the applicant and verified by City Staff. Relevant goals, objectives, and policies are identified below and a brief statement regarding consistency of the proposed amendment has been provided.

⁴ Email received June 19, 2023 from Utilities Director John Bostic.

⁵ Email received June 19, 2023 from Utilities Director John Bostic.

⁶ See attached Pasco County Schools "School Impact Analysis".

Implementation

POLICY

Objective LU-1-1: *The City shall continue to enforce land development regulations to ensure orderly development, that at a minimum, contain provisions which:*

- a. regulate the subdivision of land;*
- b. regulate signage;*
- c. provide for drainage and storm water management;*
- d. provide requirements for the provision of open space, and safe and convenient on site traffic flow and parking requirements;*
- e. coordinate future land uses with soil conditions, topography, and availability of facilities and services;*
- f. ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;*
- g. protect the limited amount of wetlands and other environmentally sensitive natural resources;*
- h. protect the potable well fields by designating appropriate activities and land uses*
- i. within well-head protection areas and environmentally sensitive land;*
- j. provision of mixed land use designations....*
- k. discourage the proliferation of urban sprawl.*

The proposed Black Marlin residential project shall comply with each of the above criteria. The owners/contractors shall submit all plans to the appropriate governmental agency for review and comment. The proposed project shall comply with all applicable regulations and requirements as required by the reviewing agencies, departments, and adopted codes, ordinances, and regulations as required by city, county, and state regulations. Any revision or amendments necessary shall be positively acted upon to assure compliance in each instance. Please note the above-mentioned Impact and Analysis regarding the condition of Geiger Road. Staff is processing applications for approximately 300 housing units (inclusive of application contained herein) across three separate applications. The impacts of the anticipated development shall be reviewed with a global emphasis and communicated as such with Pasco County, the ultimate authority for the Roadway. Staff is currently coordinating with the County for proper (if need) ROW dedications, studies, and appropriate impact fees.

1. COMPLIANCE ANALYSIS

PROJECT DESCRIPTION

The proposed project is a 36 unit townhome development located in the western portion of the City of Zephyrhills. Once Parcel is included within this three-fold application process. Parcel 03-26-21-0010-11700-0020 is located within unincorporated Pasco County, and is proposed for annexation into the City of Zephyrhills ("City").

This tree-part concurrent application will provide for annexation into the City, a comprehensive plan amendment, and a rezoning. The subject property is undeveloped.

PROPOSED DEVELOPMENT

The proposed development requests approval for a 36-unit, single-family townhome subdivision. The lots will be generally 20 feet wide. The development, at the time of an SPRC submission, shall be in conformance with provisions found in Section 2.01.03.06.01 – Townhouses and all other applicable sections of the LDC.

As proposed, a three-part concurrent development application requires three actions by the City of Zephyrhills. The first is an annexation for Parcel 03-26-21-0010-111700-0020 along with a Comprehensive Plan amendment and a Rezoning application. A pre-application meeting with the City of Zephyrhills was held on July 27, 2022. Planning Staff included Todd Vandeberg Et al. Project was transferred to Senior Planner Rod Corriveau in May of 2023.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Implementation

Goal LU-1: To achieve an economically and diversified tax base that ensures:

A. The residential I family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;

The project will complement the residential character of the City of Zephyrhills while providing an additional option for those looking for a home with less maintenance. The proposed development provides further benefit to the City of Zephyrhills by increasing the tax base.

Land Development Regulation

Objective LU-1-1: To encourage efficient development in areas which will have the capacity to contribute more to the City in revenue than it will consume in services that meet the above-mentioned goals and consistent with this adopted plan.

Policy LU-1-1-1: The City shall continue to enforce land development regulations to ensure orderly development, that at minimum, contain provisions which:

- A. Regulate the subdivision of land;
- B. Regulate signage;
- C. Provide for drainage and stormwater management;
- D. Provide requirements for the provision of open space, and space, and safe convenient on-site traffic flow and parking requirements;
- E. Coordinate future land uses with soils conditions, topography, and availability of facilities and services;
- F. Ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;
- G. Protect the limited amount of wetlands and other environmentally sensitive natural resources;

H. Protect the potable wellfields by designating appropriate activities and land uses within well head protection areas and environmentally sensitive land;

I. Provision of mixed land use designations, such as recreation in residential area; and

J. Discourage the proliferation of urban sprawl.

The project will ensure each of the above items are addressed as part of the construction plans that will be submitted to all applicable government agencies. Urban sprawl will not be created by the proposed development. The proposed development is located on two parcels that are uniquely situated between two subdivisions with relatively high densities. The goal of the developer is to provide a townhome community that will meet the demands of a varied age group, ranging from young adults to senior citizens who are looking for a more maintenance free lifestyle. Open space shall be provided to residents for recreational purposes and gatherings per Section 2.01.03.06.01 – Townhouses.

Residential Development

Objective LU-1-2: The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.

The project will complement the quality of life within the surrounding communities. The proposed development will not interfere with the integrity of the established neighborhoods

Policy LU-1-2-1: Residential development shall be consistent with the following residential density categories:



Figure 7 – Proposed Site Plan (illustrative purposes only)

Courtesy of BGE, Inc.

b. Residential Urban- 7.5 to 20.0 units/gross acre; The project will contain a density of 8.72 dwelling units per acre and falls within the medium range criteria of the RU Future Land Use category requested in this application. Please see Figure 7 – Proposed Site Plan; this is a basic site plan intended for illustrative purposes only.

Policy LU-1-2-2: Existing residential areas shall be protected from incompatible activities. Other land users shall also be protected from the encroachment of incompatible residential activities.

The project is a proposed development that will provide compatibility with the existing residential areas and will serve as a transition between varying residential densities.

Policy LU-1-2-3: The location and extent of residential land uses shall be in accordance with the Future Land use Map and the descriptions of types, sizes, and densities of land uses contained in this element.

The project complies with the requirements of the Future Land Use Map, its categories, and the established development pattern of this area. The area being annexed is currently classified as RES-9 by Pasco County. The City's request via the accompanying RU category is compatible.

Policy LU-1-2-4: Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.

The project shall be compatible with the existing future land use categories, surrounding zoning districts and the established development pattern of the area.

CONSISTENCY WITH 171.043, F.S.

171.043 Character of the area to be annexed. A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

Subsection 1: The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.

Parcel 03-26-21-0010-11700-0020 is contiguous to the City of Zephyrhills. The abutting parcel to the east is located within the City of Zephyrhills. No portion of the parcel will be included within the boundary of another incorporated municipality upon annexation approval.

Subsection 2: Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:

(a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;

(b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or

(c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

The project will be developed for urban purposes by providing for a total resident population equal to at least two persons for each acre of land included within its boundaries.

Subsection 3: In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

(a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or

(b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

The project can be serviced without the extension of water and/or sewer lines through a sparsely developed area.

POLICY

LU-1-2-3-4: *Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.*

The proposed development on the subject property shall be in compliance with the city's Land Development Code. It shall be developed with supporting uses for expanded parking and retention pond associated with the plant modifications. All construction shall comply with current standards in order to take into consideration the company needs and those of the residential properties to the south that will be remaining in unincorporated Pasco County.

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

OBJECTIVE

LU-1-4: *The City will develop mechanisms to ensure the protection of archaeological and historical resources.*

The subject property lies outside the historical district and that there are no historical structures or archaeological areas identified within the boundaries of the subject property. The applicant has provided documentation that the Florida Master Site File search for Recorded Cultural and Historic Resources was performed

NATURAL RESOURCES

OBJECTIVE

LU-1-7: *All development activities shall ensure the protection of natural resources and potable well fields.*

LU-1-7-1: *The clearing of trees and wetland vegetation shall be prohibited unless permits are obtained from the property government entities.*

LU-1-7-2: *Species of flora and fauna identified as endangered, threatened, or species of special concern, as defined by Federal Law or Florida Statutes, and found to exist in Zephyrhills by the Florida Game Fresh Water Fish commission, shall be protected through compliance with appropriate Federal and State regulations.*

LU-1-7-3: *Consider in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land water and other natural resources to meet demands; and the potential for flooding.*

LU-1-7-4: *The clearing of trees and wetland vegetation shall be prohibited unless permits are received from appropriate governmental entities.*

LU-1-7-5: *The developer/owner of any new development or redevelopment shall be responsible for on-site management of stormwater run-off in a manner so that post-development run-off rates, volumes and pollutant loads do not exceed existing conditions.*

The owner and its contractor shall comply with each of these provisions during the planning, design, engineering, staff review, permitting, construction, and inspection process of the Black Marlin development project. Further research/review and possible mitigation/relocation of any protected fauna species shall be required at the time of site plan review and approval, and prior to commencement of construction.

Furthermore, as previously discussed, the subject property is heavily wooded and at the time of development a tree survey shall be submitted with corresponding tree preservation plan. Any remaining caliper inches (trees) shall be calculated and a tree mitigation fund payment shall be paid in full prior to issuance of site permits. All applicable sections of the LDC pertaining to landscape and tree preservation and tree removal guidelines shall be followed.

V. RECOMMENDATION

Site Plan Review Committee – The SPRC recommended approval of the annexation, rezoning and Future Land Use Map Amendment at its regularly scheduled meeting on June 20, 2023. The SPRC moved the request forward to the Planning Commission.

Planning Commission -

Staff - Based upon the analysis contained herein, along with supporting documentation and neighborhood involvement addressing such concerns with the property owner, Staff recommends approval of this petition for annexation (with a condition of a substandard roadway analysis), rezoning to R-4 (High Density Residential) and FLUMA to RU (Residential Urban). Annexation should be conditioned upon of a left-turn lane installation at Geiger Road for access to the property.

STAFF REPORT

To:

From:

RE: ANX-19-23 5L Properties LLC Annexation, Rezoning and Future Land Use Map
Amendment

Date: July 18, 2023

I. BACKGROUND & INFORMATION

- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

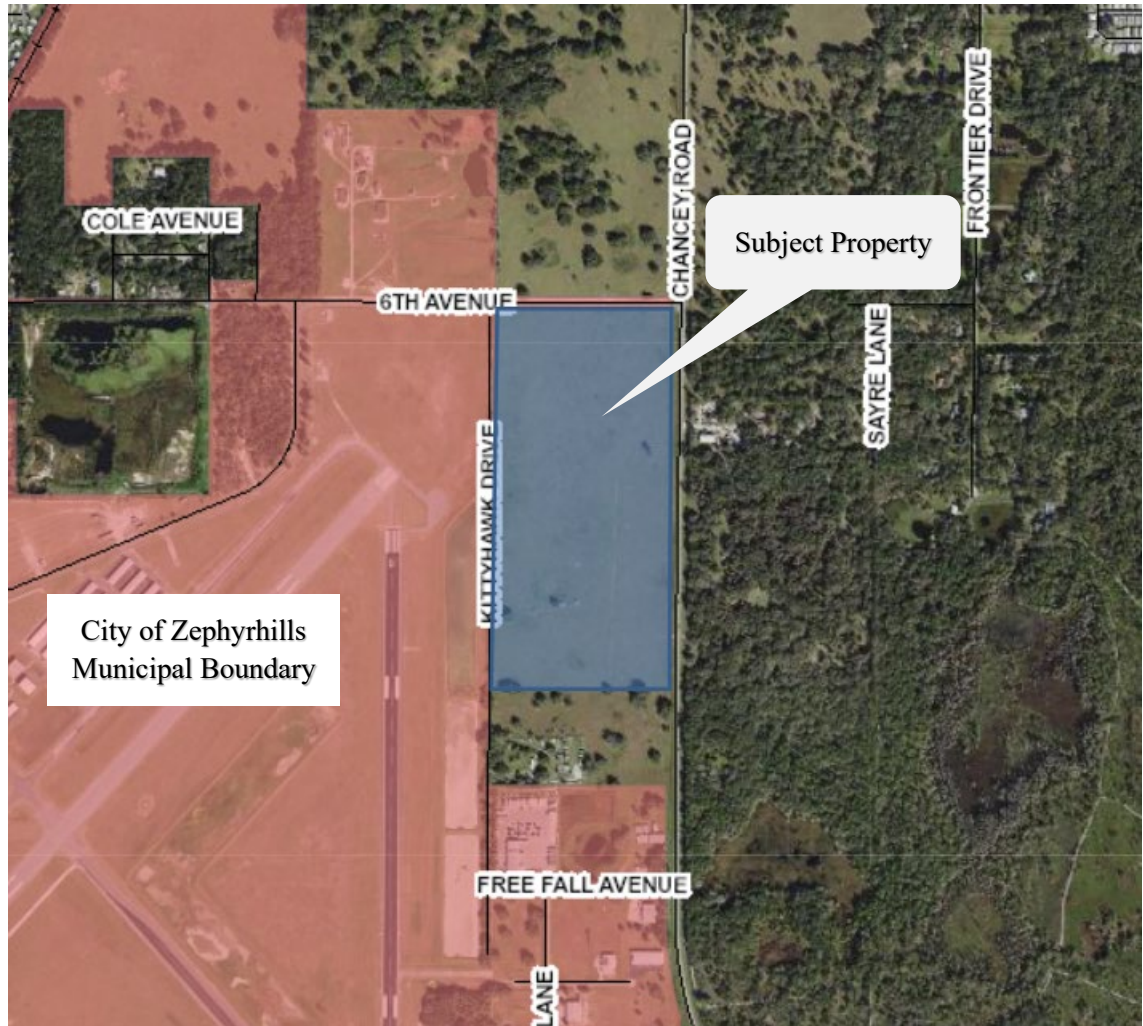
III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment

North – 6th Avenue and vacant land owned by 5L Properties in unincorporated Pasco County.

South – Vacant land owned by 5L Properties, in unincorporated Pasco County.

Map 1 – Location of Property

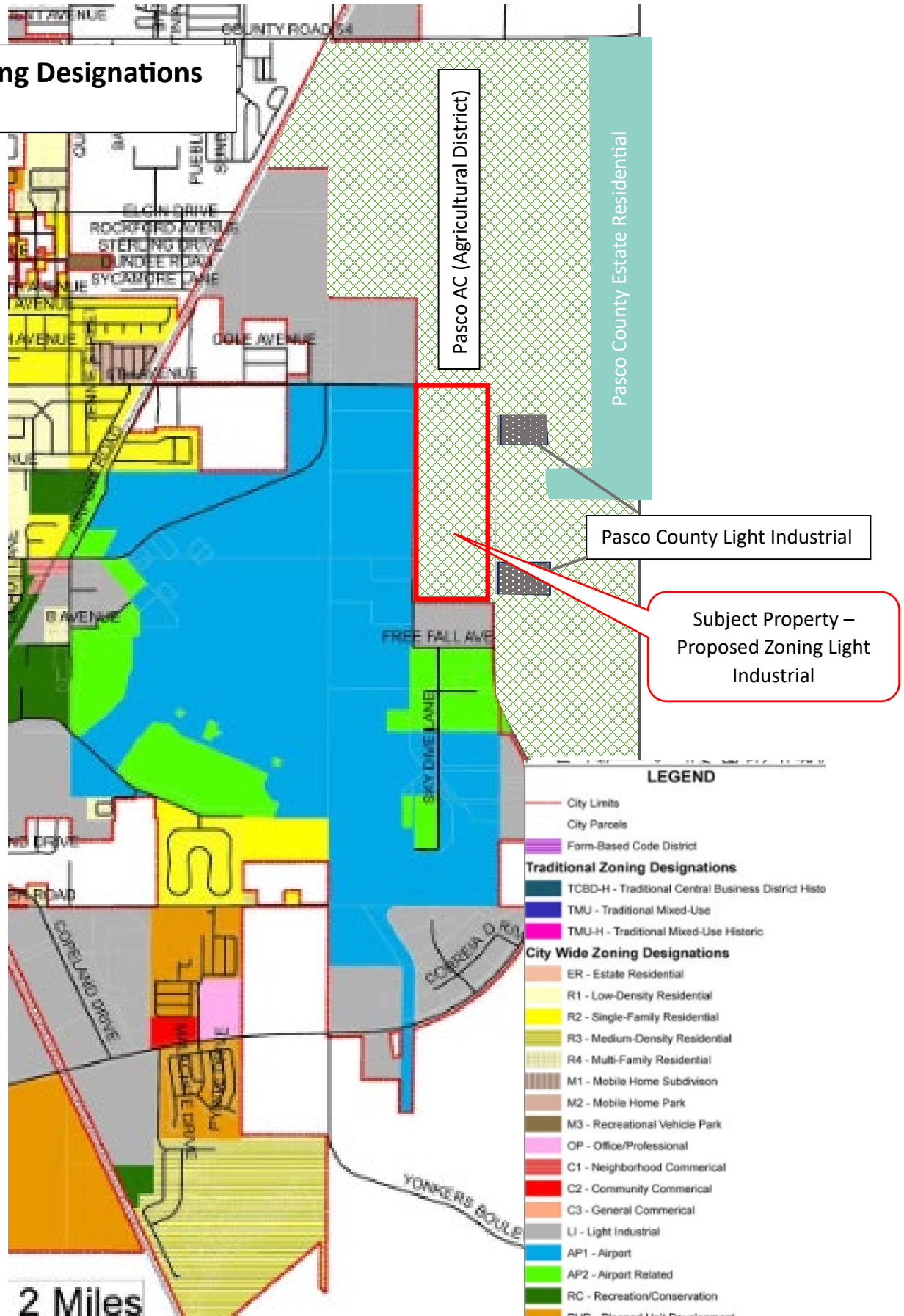


B. Compatibility Analysis

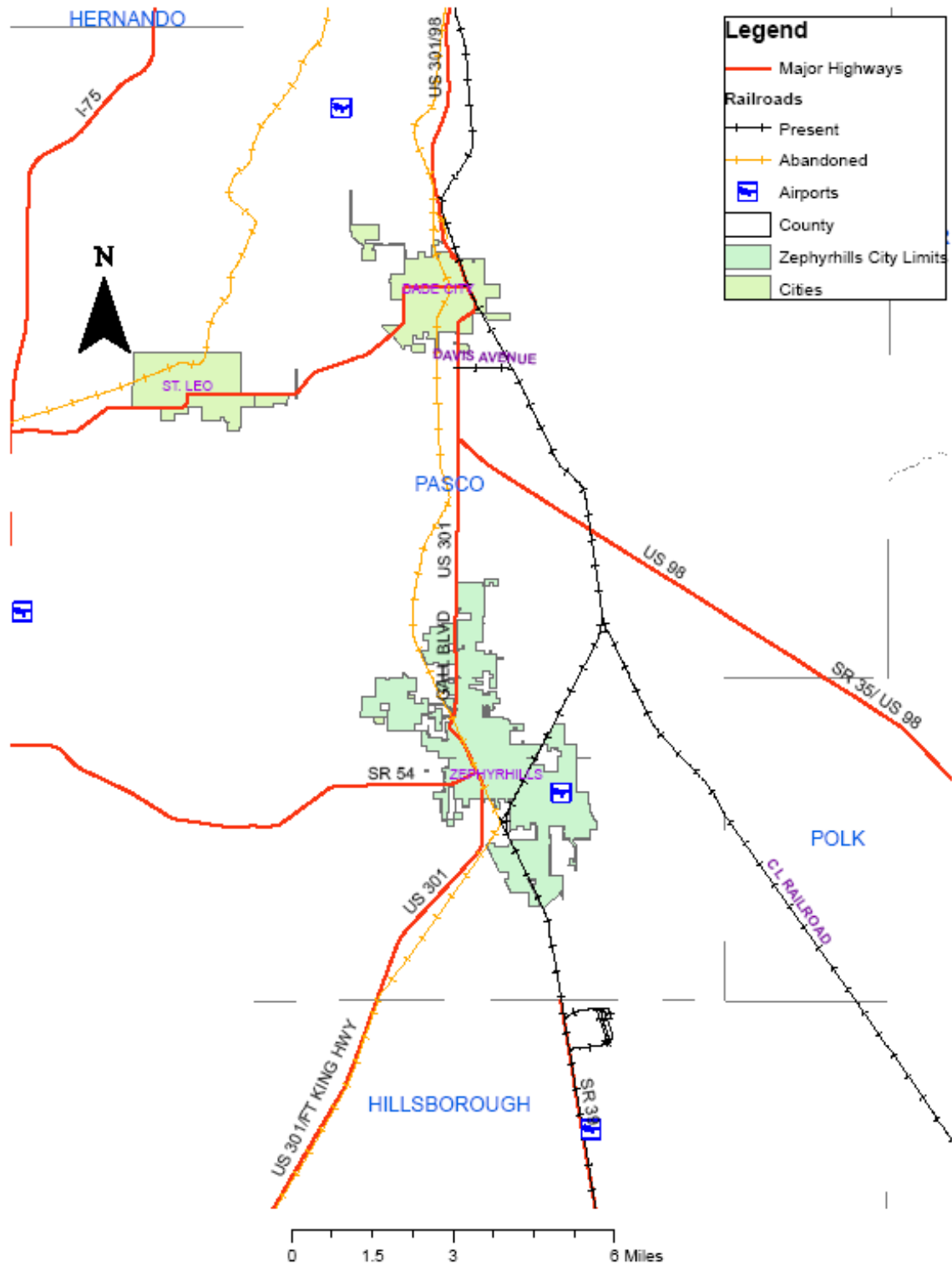
1. Annexation

- (a) The subject property proposed for annexation is currently located within unincorporated Pasco County. The property's boundary is contiguous to the City's boundary, not part of another incorporated municipality, and will be used for urban purposes (light industrial).
- (b) The subject property is located within the City's Joint Planning Area (JPA) and Utility Service Area.
- (c) No objections have been received to date from outside agencies or residents.

Surrounding Zoning Designations



Regional Connections in the Vicinity of Zephyrhills



SOURCE: City of Zephyrhills, 2009.

MAP TRA-6