



*City of Zephyrhills*

## **SITE PLAN REVIEW COMMITTEE**

Council Chambers – City Hall | 5335 8<sup>th</sup> Street,  
Zephyrhills

Tuesday August 15<sup>th</sup> ,2023| 9:30 AM

### **– MINUTES –**

#### **Attendance:**

Todd Vandeberg-Planning Director

Shane Leblanc-Public Works Director

John Bostic-Utilities Director

Bill Burgess- Building Director

**Staff Present:** Rodney Corriveau- Senior Planner

Carlos Maldonado-Planning Support Specialist

#### **1.Business Items**

##### **1.1 ANX-0020-23 Mister Car Wash 6353 Gall Blvd**

Annexation of property for proposed car wash. The property size is 1.09 acres. The property is Currently zoned county C2 (General Commercial). The item was presented by Planning Director Todd Vandeberg. This item was switched from 1.2 to 1.1. The applicants were attending online; Julie Farr with partners from Z Development Services. The item is an annexation. It must be annexed into the city prior to the approval of an engineer site plan. The goal is to get it approved and once it gets to council, they can get the engineer site plan approved. The traffic study was submitted for this project. The right of way is owned by FDOT (Florida Department Of Transportation), the frontage is under ownership of the City so a right of way permit will be required. A table for all the nonexempt trees will be required during the process it will be further discussed once the engineer site plans are submitted. The property is located in the basin of special concern and the applicant was suggested to review the city's ordinance of special concern to make sure they comply with the ordinance. No wells were on the property, John Bostic

advised maybe a small one but no records show on (SWFWMD). Further discussion will take place for this item once it gets approved for the annexation portion. Online Applicant Julie Farr with Z Development Services their the civil engineer for the project, she mentioned they had a pre-application meeting with FDOT and were informed that they were required to close one of the driveways from the frontage road onto Gall Blvd. A review of the traffic study will be conducted to determine if there is any impact on the turn lane to Gall Blvd. Todd Vandenberg asked where the road closure is being proposed; Julie answered by stating it's the parcel to the north of the driveway by the commercial property adjusting them. The applicant mentioned they met with Pasco County and had a meeting and went over the basin of special concern and are aware of the additional stormwater requirements listed. The city will provide the utilities to the project once it's annexed. **Recommendation: Unanimous recommendation for approval. Item will move forward for Planning commission, date is pending.**

### **1.2 SPR-66-23 Brooke-Lyn Townhomes**

A Review of a 4.5 Acre(mol) Parcel with 55 townhomes. The city recently annexed the parcel into the city with an R4 Zoning designation and an RU FLU in the fall of 2022. The Items discussion was led by Rodney Corriveau Senior Planner. The discussion mentioned approving the proposed site plan for the project for the townhomes. Items in the plan show a private trail, it will have private drainage. No major concerns were mentioned by the Department heads. The approved conditions were for requires typical for individual lot plantings, Needs increased landscape planting along eastern property boundary (of trees, not just shrubs), Need county ROW use permit (along wire road) and proposal for sidewalk installation, or payment into mitigation fund, rec trail along pond needs to be solid surface for accessibility, needs to be a phased approach to site clearing and stormwater considerations, need to conduct an on-site preconstruction meeting with staff, engineer and contractor to ensure number 4 above is considered appropriately along with BMPs (Best Management Practices), tree mitigation payment based on 938 inches (number will be reduced based on execution of number 2) verification of gopher tortoise relocation and all agency permits secured.

**Recommendation: All departments approved with noted conditions.**

### **1.3 SPR-0057-22 Cottages at Abbott Station**

A review of preliminary plan for a multi-family project in area "K"-Silver Oaks Village consisting of 176 units and a clubhouse/pool 11.96 acres. The discussion was led by Todd Vandenberg. The discussion was a review for the construction plans. The project will be a rental not a flee platted development. Entry for the location will be on Eiland Blvd and another entry is being proposed on Geiger Road. Architectural renderings have been submitted by the client showing the types of units being proposed, 1-2 story units and studios. The project is located in the basin of special concern, and they need to make sure the drainage is consisting with the base of special concern ordinance, along with a SWFWMD permit application which the client has already made the submittal. A traffic study was completed. A plan is purposed for roadway improvements for Eiland Blvd and Geiger Road with a turn lanes. The roadways are county maintained so a county ROW (right of way) permit will need to be obtained. An existing multi-purpose trail that runs down Eiland Blvd and turns on Massey Road and goes through Silver Oaks Village and terminates on the YMCA section, the client is being asked to continue the trail and connect to Abbott Station Drive and go south and connect the trail to Geiger Road and run the trail to the property line. Street design are; needs to comply with FDOT minimum standards for design construction

maintenance for streets and highway regardless of their private or public streets and must be confirmed on the plans. Abbott Station Street was dedicated to the city. According to Shane Leblance Public Works Director, Abbott Station was going to be public, and drainage will be private. Per John Bostic private water & sewer will remain private and if the city's utility departments needs to go out for service they will charge a fee. The current information is for the first set of construction plans. The final plans must include storm water plans with calculations. Also mentioned by Mr. Vandenberg was the narrow right of way was approved by the silver oaks master plans allowing the 20ft ROW but must be confirmed that the dead ends give the garbage trucks and fire trucks enough turnaround space. Additional information that was mentioned in the Pre-application meeting was regarding concerns from residents in Silver Oaks Village was that they provide and insure there is a construction entrance for this development, all the construction ingress and egress be off Geiger Road. The final set of construction plans will need to reflect the decorative streetlights for the development and ensure a continuation of the existing streetlights. The current parking proposals and landscaping is still being reviewed. Landscaping currently isn't up to the code and the planning director will meet with the landscape architect on file to further discuss the issue. Tree mitigation still requires to be reviewed. For the record Bill Burges Building Director concerns was to make sure the applicant complies with the required setbacks for the units and has appropriate fire hydrants. Shane Leblanc mentioned that solid waste services could be curbside pick-up or container. John Bostic-Utility Director made comments on the internal review system Energov stating no issues with the concept. Final comments were regarding width of units and number of units. The proposed trail would be asphalt. Final plans with updates and rendering will need to be submitted for a future meeting.

**Recommendation: Recommendation was for this item to be rescheduled for a future SPRC meeting.**

#### **1.4 PUD0014-22 ADVENT HEATH.**

Parcel #35-25-21-0010-06900-0020 & 35-25-21-0010-08500-0010. The property is 15.16 Acres. Currently Vacant lot is zoned PUD (Planned Unit Development) Proposing Future land use amendment to RU (Residential Urban). Future land use and preliminary PUD master plan property is located off Wire Road and Pretty Pond. The project currently has Future land use as public semipublic and proposing RU (Residential Urban) which will support multi-family. In regard to the future land use map amendments there are still a few items that are outstanding the applicant was informed of and shouldn't delay the project. A few items traffic methodology approved, and traffic study was submitted. Turn lanes were key topics in the traffic study. Currently there is no builder. The project will be a mixture of 2-3 story buildings, elevation rises going to the west. 2 access points onto the project are being proposed, one off Pretty Pond which is intended to line up with the neighboring Summit Apartments. The other entry is off Wire Road. Proposed intersection improvements off Wire Road for a roundabout are under way. The Public Works Director is currently in the process of working on the survey. Staff recommend a turn lane at access point on Wire & Pretty Pond.

Applicants Representative was Present; Joel Tew President of Hedge Hodge Development, which is a land use and zoning firm. He will represent Advent Health Zephyrhills and Clearview Land Design as the planners and engineers on the project, and also Links and Associates the traffic consultants. He spoke about the preliminary PUD plans and explained the background on the project. Advent Health Zephyrhills had this place under contract a year ago. The application was submitted last September by

the proposed apartment developer. The process began for the land use and zoning amendment and due to the interest rate spike last year and the multifamily capital & credit market drying up, they decided to cancel the contract and not proceed, So the Hospital was left with the pending applications. The hospital wanted to get the involved consultants to at least complete the preliminary PUD approval to present to the market and a buyer to show that they have the density and conceptual approval that they had those changes so when the market came back, they can be in a better position to sell the parcel. The goal is to help them position the applicant so a developer buyer coming in has the certainty of the potential density subject of course making the engineering workout. Also, the project is in the basin of special concern the original applicant was not aware and didn't realize the water wants to move downhill and ponds at midpoint and western side. Clearview moved the ponds to the bottom where they belong via the conceptual plan, the largest buildings are being proposed towards the front to give due to the land being lower in order to give the illusion that the additional buildings are the same size. Traffic study is currently ongoing. The property might be a multi-family apartment, it's still pending. Drainage and parking is still being reviewed. The representative was asking for approval for the land use change to the zoning and is willing to comply with any requirements.

Comments made by Todd Vandenberg, as for the minimum amount of right away that the city was asking for on the south side of Pretty Pond Road must be met, also mentioned was the roundabout design and asked for a conceptual rendering for the proposal in the future. Pond West of Wire Road the city has an easement that joints with Advent health to build the multipurpose trail were mentioned by Shane Leblance, has a Duke Energy easement so approval by Duke Energy will be required. Anything construction related on the easement requires approval by Duke Energy. The representative mentioned he will make sure the easements get listed on the future updated survey. Traffic representative suggested for a Roundabout, mainly to assist with traffic congestion, also mentioned for installation of Right a Way. The applicant traffic representative suggested for the city to look up Congested Management System for funding. For the record Mr. Vandenberg mentioned the Hospital provided a letter prior in order to keep this project active and not be affected by the Moratorium. Mr. Vandenberg recommends continuing to move forward on completing the application and petition submittal items required and having a meeting with the applicant and city manager to discuss any intersection improvements.

Recommendation: approval to recommend the future land use to RU (Residential Urban) and rezoning to PUD (Planned Unit Development) with the included preliminary PUD master plan. With conditions to be determined with staff and representatives.

All departments approved with the conditions.

## **Adjourn**