



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, September 19, 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

Sep 19, 2023, 6:00 – 8:00 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

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Call to Order – Mayor Monson

Roll Call – Carlos Maldonado

Invocation – Mayor Monson

1. CONSENT ITEMS

1.1 Planning Commission Minutes From August 15, 2023.

2. BUSINESS ITEMS

2.1 ANX000020-23 Mister Car Wash -6353 Gall Blvd Annexation of property for proposed carwash. The property size is 1.09 acres. Currently Zoned County C2 (general commercial).

1. Site Plan (1)

2. Mister Car Wash Conceptual Plan (2)

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, 8/15/23 at 6:00PM

- MINUTES-

I. Call to Order Mayor-Monson

A regular meeting of the Planning Commission was called to order by Mayor Monson at 6:00 PM

In Council Chambers of City Hall 5335 8th Street, Zephyrhills FL

II. Roll Call-Carlos Maldonado

Commission Present:

Mayor Monson, David Armstrong, Tracy Sullivan, Beth Aker (Not Present), Thomas Vanater (Not Present), Christa Remington, Dr. Randy Stovall, Ellen Taylor (Not Present), Rosie Paulsen, Matt Maggard (City Attorney Not Present).

III. Invocation-Mayor Monson

IV. Pledge of Allegiance

V. Consent Items

1.1 Planning Commission Minutes from July 18,2023

Minutes were motioned for approval by all commission members.

VI. Business Items

2.1 PRE-MAP-000006-2023 De-Annexation of Driveway

De-annexation of a driveway located at parcel #10-26-21-0010-03800-0010, size 0.6 Acres. The discussion was led by Planning Director Todd Vandenberg. Owner Bobby Brooks and his realtor McKenzie Brown were present. The reason for this annexation is for financing issue with the lending institution and if it gets de-annexed, they can go through the lender to approve the financing. De-annexations are rare within the city. No revenue fiscal impacts by the city will be affected. This plan case was approved unanimously in last month's site plan review committee.

McKenzie Brown Realtor spoke regarding the case and stated the background on the case and goal of de-annexing for financing reasons. The property was marketed by cash only and no one was interested due to the driveway issue, no banks or private financiers were able to give a loan due to the issue. The property is currently under contract by a couple who live in Texas. The only way for them to obtain a loan is for natural ingress and egress to the property. Once the de-annexed driveway happens, they can survey it and join the driveway piece with the 6 acres with the house and then the property will be financeable. If not done that way and someone defaults on the house the mortgage company can't have a legal way to go in or out due to the driveways separate parcel.

Property Owner Bobby Brooks Spoke; he stated that the developer didn't give that lot to his sister, she paid him for it. Wedgewood Drive was her easement. The developer promised if he would sign the easement over to her, he would give her an easement anywhere she wanted and build a driveway to the house. The Builder went bankrupt and wasn't able to complete it. Someone else bought the property after the bank reposed it, the 20 ft strip was given to Gene (Sister). He mentioned he was denied installing a paved driveway. If the property is sold the de-annexation driveway would be used just to come in and out.

Motion: Motion was for De-annexation of the driveway; first motion was by Tracy Sullivan and seconded by David Armstrong. Passed Unanimously. It will be reviewed in a future City Council Meeting.

3. Other Business Items:

The meeting ended and a discussion on future projects and improvement were mentioned such as Kossik Road continuation to connect to Wire Road and Lotus Allen, the county issued a ROW (right of way) permit on the project, The City Manager is working with Duke Energy to get their final signed off. Additional road improvements and projects were discussed briefly.

Adjourn: Meeting adjourned at 6:20 PM.

Staff Report Memorandum

To: Planning Commission and Honorable Mayor
From: Todd Vande Berg – Planning Director
RE: ANX 20-23 – Annexation, Land Use Map Amendment, and Rezoning (ACC Investment Group LLC – Timothy Linville)
Date: September 5, 2023

I. BACKGROUND & INFORMATION

A. History | Application Summary

This Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition was presented to the City ACC Investment Group LLC

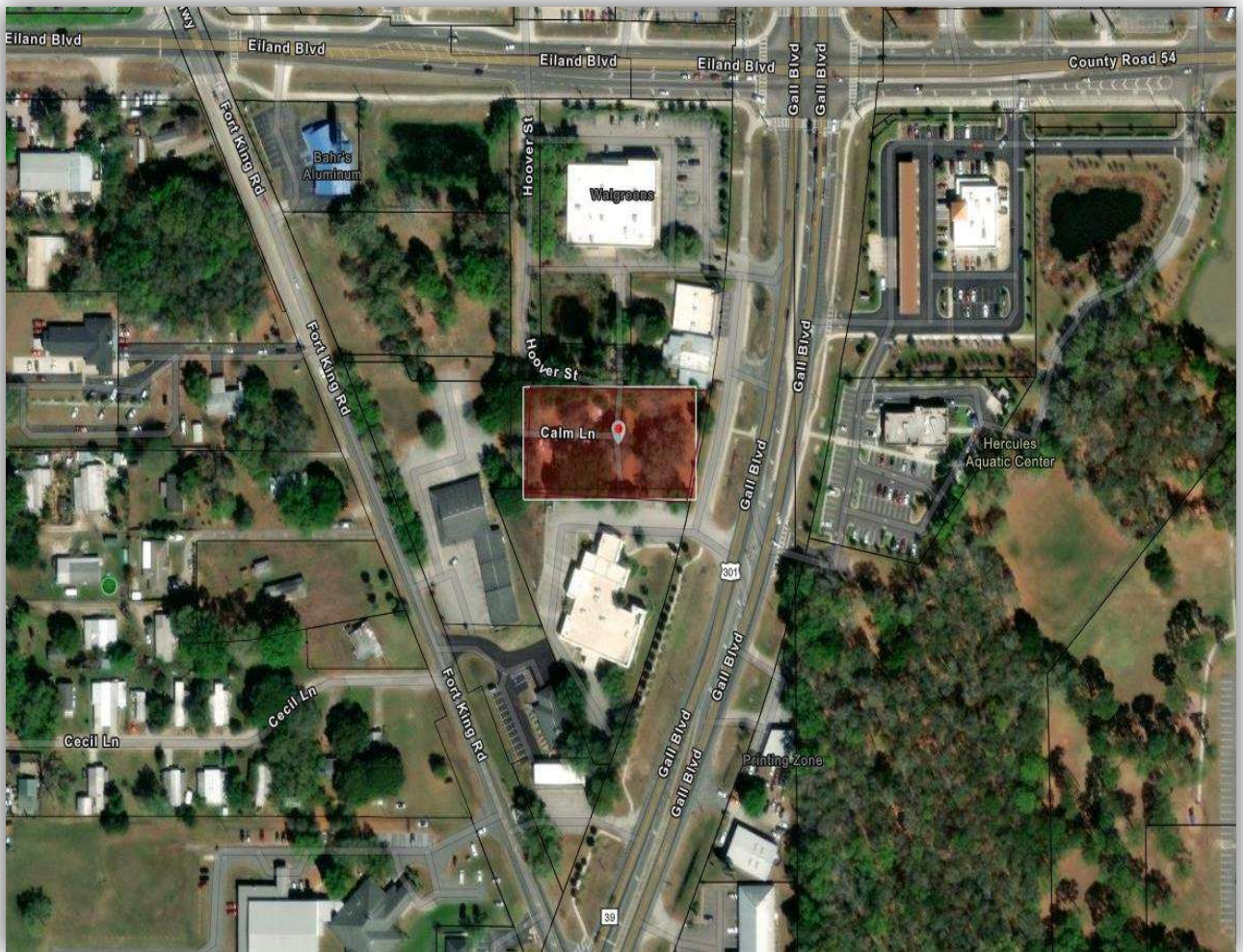


Figure 1 – Location Map



Figure 2-Aerial Map with Conceptual Site Plan (Image Courtesy of Z-Development)

The subject site is 1.09 acres more or less (mol) and located on the west side of Gall Blvd and south of Eiland Boulevard. See Figure 1 – Location Map and Figure 2 – Aerial Map.¹ The subject property is an existing County enclave and is located within the City / County JPA and utility service area boundary. 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 time.

Site Information

Applicant | Owner: ACC Investment Group LLC – Timothy Linville

Location: West side of Gall Blvd. and south of Eiland Blvd.

Parcel ID Number(s): 03-26-21-0020-00000-0090

<u>Acreage:</u>	1.09 Acres
<u>Existing Land Use:</u>	Vacant / Trailer
<u>Existing Future Land Use:</u>	County ROR
<u>Proposed Future Land Use:</u>	MU (Mixed Use)
<u>Existing Zoning:</u>	County C2
<u>Proposed Zoning:</u>	City C2 (Community Commercial)

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:

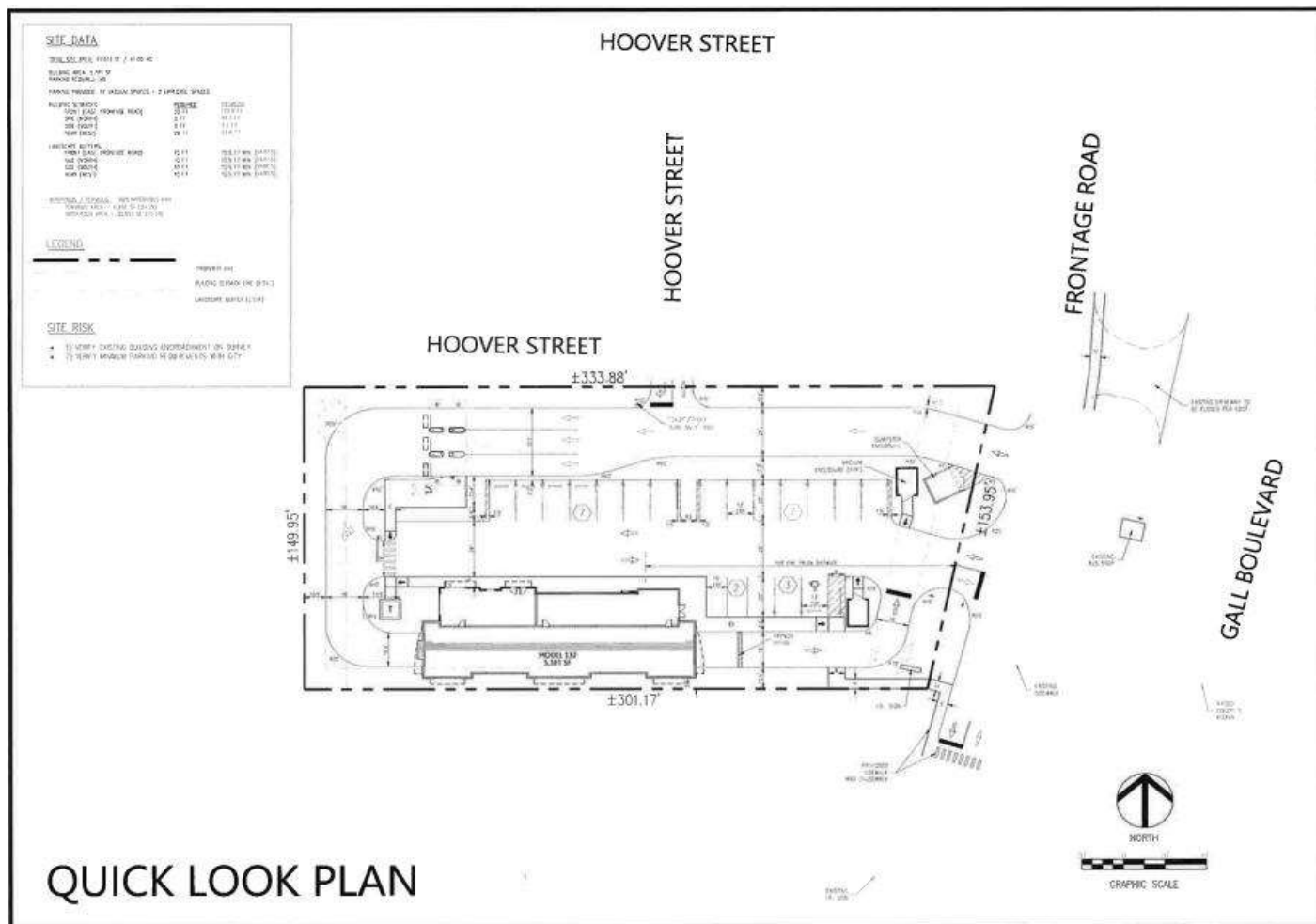


Figure 3 Map with plan for the commercial automated carwash.

IV. DATA & ANALYSIS REVIEW

A. Character Analysis

North –The subject property adjoins a frontage road providing limited access to Gall Boulevard. This section of Gall Blvd is an established commercial node consisting of commercial businesses and Walgreens to the north.

West – Doctor office / undeveloped.

East – Frontage Rd / Gall Blvd / Culvers restaurant.

South – Doctor office.

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.

Compatibility:

The parcel is located in an existing commercial node and south of the City's major intersection of Gall Blvd & Eiland Blvd. and surrounded by a variety of commercial / professional office type uses. The proposed commercial use consistent with development patterns or anticipated development patterns in the area, please refer to Figure 7 – Proposed Site Plan (for illustrative purposes only). The development will utilize existing infrastructure and provide an infill

development opportunity providing the City with jobs and fiscal impacts. This development is considered appropriate for a continuation of commercial 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.

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 Mixed Use (MU) future land use category for the City of Zephyrhills. The MU classification purpose is to recognize properties to achieve a more balanced mix of uses with primary uses consisting of higher density residential, office and commercial uses. 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 (1.09 acres) qualifies as a small-scale plan amendment;
- (b) The request is to change the subject property's future land use designation from ROR to MU (Mixed Use) and is consistent with the abutting properties, which are:
 - i. North - Commercial;
 - ii. East – Gall Blvd / Commercial;
 - iii. South – Commercial / professional Office.
 - iv. West – Professionanl office / Undeveloped.
- (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.

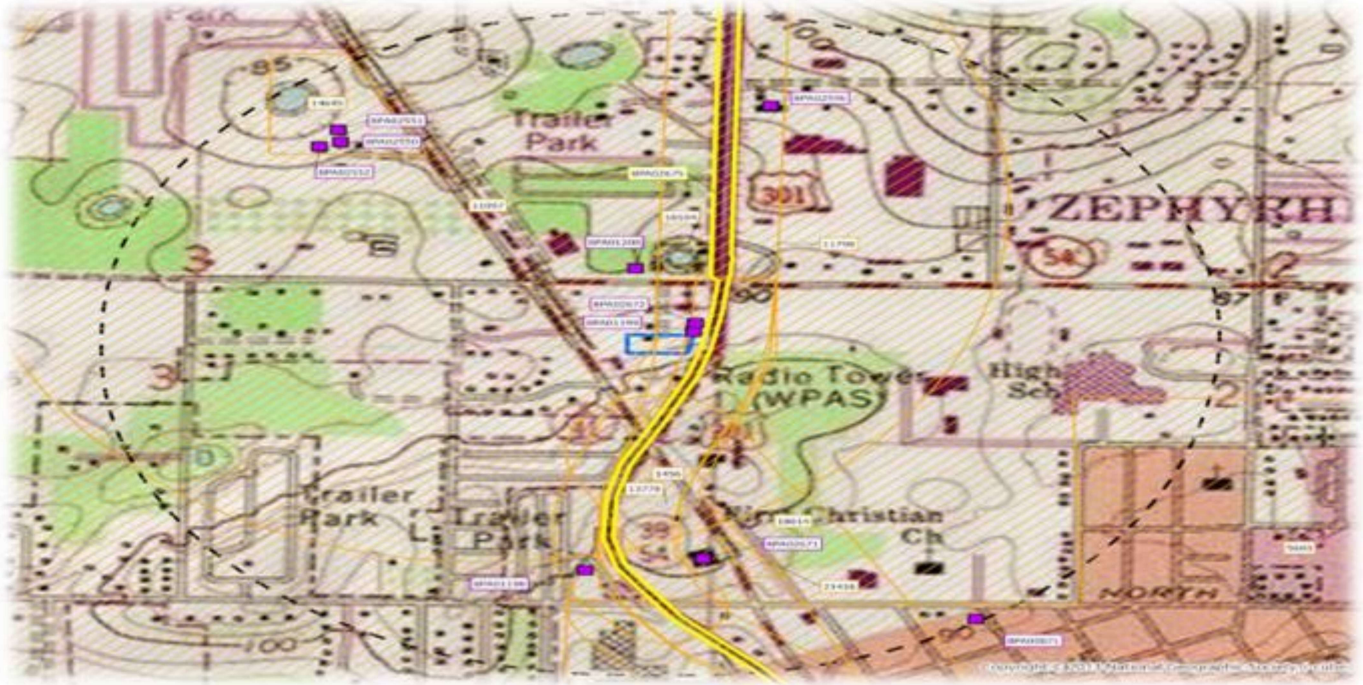


Figure 4 – Transportation Map

- (1) Subject parcel abuts Gall Blvd / Frontage Rd and a ROW use permit will be required at the time of site plan review and approval.
- (2) The proposed car was is 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

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

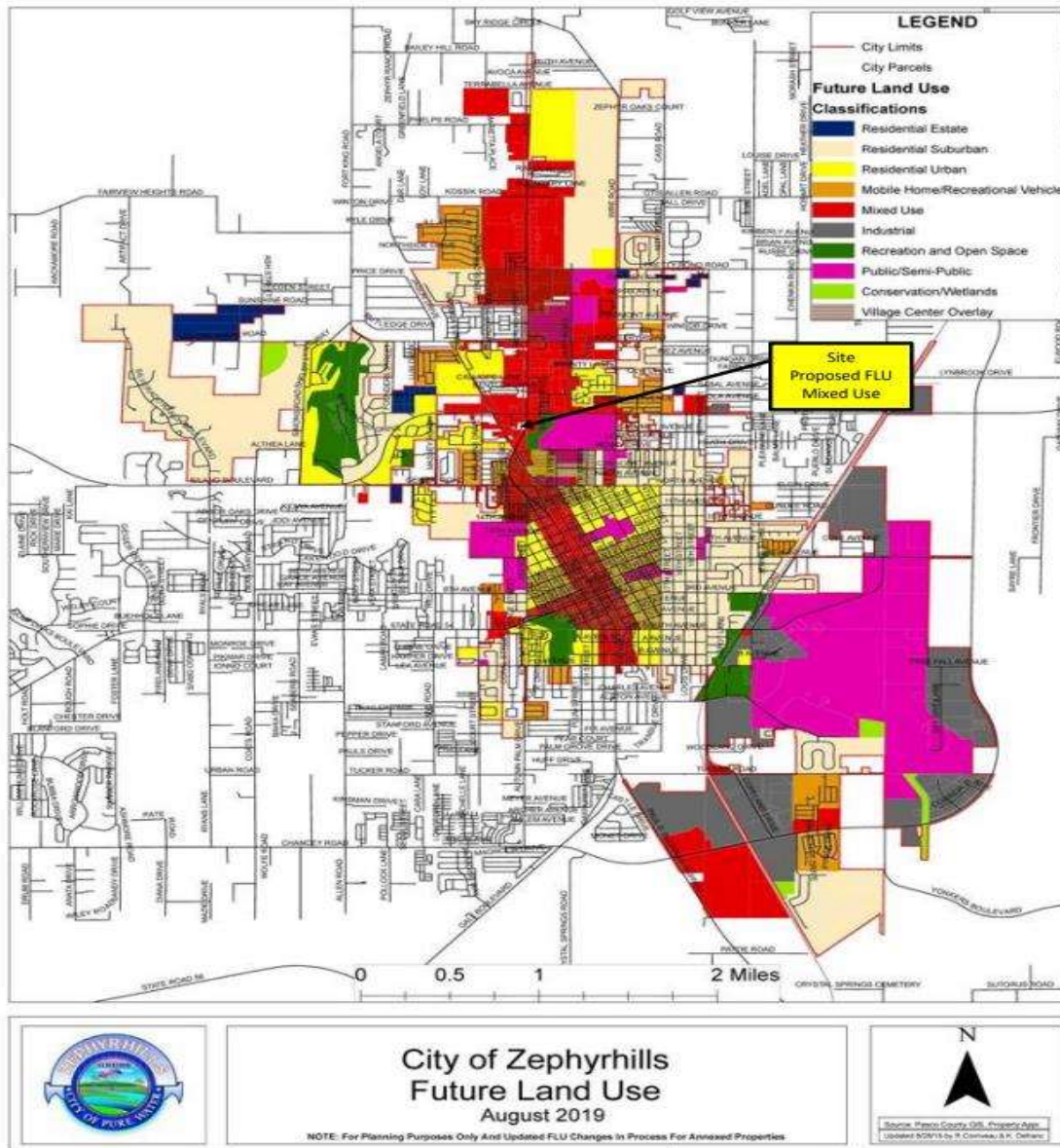


Figure 6 – Proposed Zoning Map C-2 Community Commercial

1. Rezoning
 - (a) The request is to change the subject property's zoning classification from County C2 to City C2;
 - (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 Analysis²

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

1. Soil Types – Various well-drained soils, Zero to 5 percent that are generally well-suited for development;
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 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 and utility infrastructure is in the area, per Utilities Department.
SEWER	Anticipated minimal impact according to the Utilities Department.
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 ROW use permit will be required.
SCHOOL	NA

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.

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 future proposed project is a commercial car wash located SW of the intersection of Gall Blvd and Eiland Blvd.

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Implementation

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

A. The commercial character of the City of Zephyrhills is continued and protected while recognizing the economic benefits of a diversified economic base.

The project will complement the commercial character of this area of the City of Zephyrhills. 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 where an existing County enclave will be reduced with a similar use / pattern of development along Gall Blvd. on two parcels that are uniquely situated between two subdivisions with relatively high densities.

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 ROR by Pasco County. The City's request via the accompanying MU 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 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 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 August 15, 2023. The SPRC moved the request forward to the Planning Commission.

Planning Commission -

Staff - Based upon the analysis contained herein, along with supporting documentation Staff recommends approval of this petition for annexation, rezoning to C2 (Community Commercial) and FLUMA to MU (Mixed Use).

TOTAL SITE AREA: 47,820 SF / ±1.09 AC

BUILDING AREA: 5,381 SF

PARKING REQUIRED: TBD

PARKING PROVIDED: 17 SPACES (14 VACUUM SPACES + 3 EMPLOYEE SPACES)

IMPERVIOUS / PERVIOUS: 80% IMPERVIOUS MAX.
PERVIOUS AREA = 12,750 SF (26.6%)
IMPERVIOUS AREA = 35,070 SF (73.4%)

 PROPERTY LINE
 BUILDING SETBACK LINE (B.S.L.)
 LANDSCAPE BUFFER (L.S.B.)

1 VERIFY MINIMUM PARKING REQUIREMENTS WITH CITY.
2 COORDINATE WITH POWER COMPANY TO
REMOVE/RELOCATE EXISTING UTILITY POLES AND
OVERHEAD WIRES.

[illegible]

MISTER CAR WASH
6353 GALL BOULEVARD
ZEPHYRHILLS, FLORIDA

DATE: 07-19-23
DRAWN: DH
CHECKED: RZ

QL5

PROJECT NO.:2023.131

SITE DATA

TOTAL SITE AREA: 47,613 SF / ±1.09 AC

BUILDING AREA: 5,381- SF
PARKING REQUIRED: TBD

PARKING PROVIDED: 17 VACUUM SPACES + 2 EMPLOYEE SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST, FRONTAGE ROAD)	30 FT	123.0 FT
SIDE (NORTH)	0 FT	99.3 FT
SIDE (SOUTH)	0 FT	5.3 FT
REAR (WEST)	20 FT	43.8 FT

LANDSCAPE BUFFERS:		
FRONT (EAST, FRONTAGE ROAD)	10 FT	10.5 FT MIN. (VARIES)
SIDE (NORTH)	10 FT	10.5 FT MIN. (VARIES)
SIDE (SOUTH)	10 FT	10.5 FT MIN. (VARIES)
REAR (WEST)	10 FT	10.5 FT MIN. (VARIES)

IMPERVIOUS / PERVIOUS: 80% IMPERVIOUS MAX.
PERVIOUS AREA = 11,722.65 SF (24.7%)
IMPERVIOUS AREA = 35,890.35 SF (75.3%)

LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	LANDSCAPE BUFFER (L.S.B.)

SITE RISK

- 1) VERIFY EXISTING BUILDING ENCROACHMENT ON SURVEY
- 2) VERIFY MINIMUM PARKING REQUIREMENTS WITH CITY

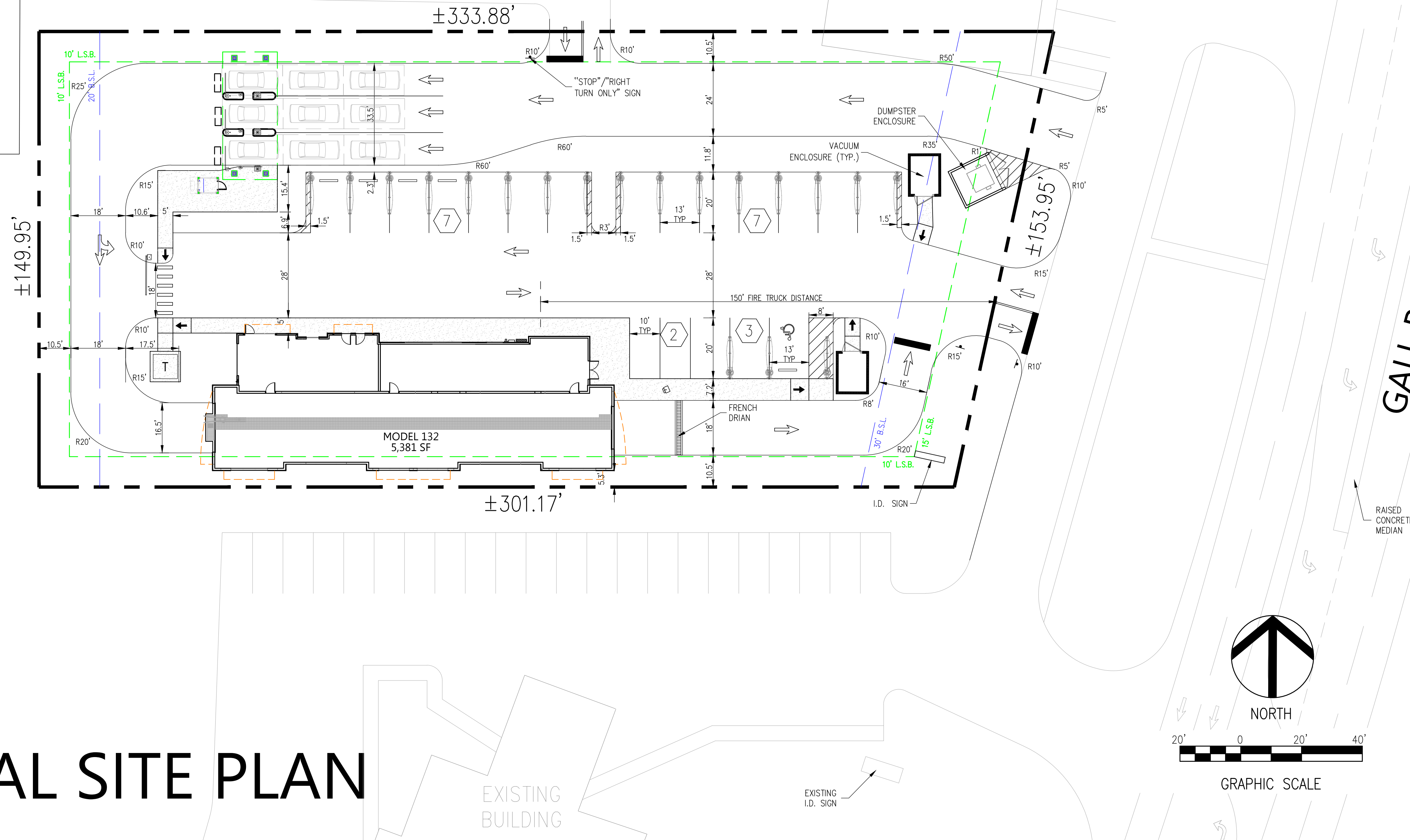
HOVER STREET

CALM LANE

FRONTAGE ROAD

GALL BOULEVARD

CONCEPTUAL SITE PLAN



REVISION	DATE	REVISION	DATE

MISTER CAR WASH
6353 GALL BOULEVARD
ZEPHYRHILLS, FLORIDA

DATE: 04-17-23
DRAWN: DH
CHECKED: RZ

QL1

PROJECT NO: 2023.131