



City of Zephyrhills

SITE PLAN REVIEW COMMITTEE

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

Tuesday, October 17th 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.Planning Items

1.1 SPR-57-22 Cottages at Abbott Station-Construction plan review for 178 Villas in Silver Oaks Village (near the YMCA). Location is 37110 Eiland Blvd, Parcel#03-26-21-0010-12200-0000. The discussion was led by Todd Vandeberg; the review was for the construction plans being. The area was a PUD (Planned Unit Development) that was approved in the 90's. A few years ago they came back proposing the apartment complex on the undeveloped land available on the property. The use will be a mix of one- or two-story villas. The proposed location smaller area of the entrance of Eiland Blvd. Additional improvements to the area were mentioned regarding Abbot station being continued to Geiger Road, and offsite improvements are being planned which would include a left hand turn lane and will be a big help to the community and a right turn lane being proposed into the development. A small segment of a trail will be built on Geiger Road and part of the plan working with Pasco County is a proposed resurfacing in hopes to connect the trail all the way down to SR 301. The project is located within the basin of special concern and the applicants are working with SWFWMD to finalize the approval of the southwest florida water management plan. The Citys Engineer on record Craig Cornelison has done his review regarding the basin of special concern in which this project is located. The applicant present in person is Dawson Ranson, he went over the proposed rendering for the building types. Items mentioned by the applicant were the different combination of building types such as apartment buildings of 1 or 2 stories with 1-2 bedrooms

and studios building are also being proposed. The architectural style and color will match the buildings in Silver Oaks Villages. Per Vandenberg he also reached out to Silver Villages HOA, to go over the project and brief them and hear any comments or concerns regarding the project in question. Comments and concerns were mainly on traffic issues such as using Abbott Station as a cut through coming from Eiland Blvd, also mentioned opportunities on Abbott Station drive for traffic calming. Also mentioned was the multi-purpose trail plan, and mentioned a different idea for the trail where it ends at the YMCA and back to Geiger Road. Also, the applicant was looking at maximizing the parking lot for improvements and elimination of the parking section that will cause numerous problems. Public Works Shane Leblanc commented on the concern of backing out into traffic and eliminating the parking in question, the proposed parking with issues will require a curb cut. The final plans are still being reviewed and access to the property and parking will still require an update. Final comments mentioned were the change of connection to the trail which will be a sidewalk near along the southern portion of Chapel Hill Loop down the sidewalk on the existing Abbott Station and then connecting to the newly construction multi-purpose trail of the southern portion of the proposed development, and the elimination of the parking stalls by Chapel Hill Loop. Shrubs for landscaping buffer near the existing homes were requested however the applicants landscape engineer mentioned they didn't want to put shrubs under the drip line of the tree because it disturbs the root area of the trees. Further discussion will be required regarding the landscape buffer. Building department Bill Burgess mentioned the buildings being proposed require a minimum of 10'ft separation, also it's within a surrounding flood hazard area. Public Works Shane Leblanc commented on the road striping plan for Abbott Station Drive, he stated anywhere there is going to be a stop bar they will need a stop stencil painting on the ground. Additional comments were regarding the cross walk requiring to be a high efficacy cross walk for FDOT compliance. Utilities comments from John Bostic will be pending his review due to not having sufficient time to review the updated plans. Bostic's comments will be made on the internal system for the city. For the record per Bostic regarding the lift station "if it's a private lift station the city will never take it over, if it needs to be serviced for emergency by the city the service charges will be put back on the HOA", he suggested a sign to be placed on the lift station to make people aware of the responsible party in case of any issues.

Recommendation: Conditionally approved and won't be required to be brought back to SPRC if meets the conditions that were mentioned: proposed parking changes and location, SWFWMD permits and Pasco County Permits, Parking stencils/road marking for the stop bars and must be in thermal plastic not paint. And Final Utility Comments.

1.2 PUD-0018-23 Healthier Stay PUD Minor Amendments-Parcel#04-26-21-0000-00200-0000, petitioning for minor amendments for a future addition of a recreational sports center. The discussion was led by Todd Vandenberg; An original PUD master plan was proposed, near the SVB Tennis center, this is a proposed PUD modification when staff reviewed it, they felt it qualified for a minor PUD amendment. The density wasn't going up and the changes won't add additional traffic and no a high-water usage. The grass field looks to be artificial so won't require watering. There is an existing well on site to provide portable water for the usage that's proposed. A site plan was presented showing 2 different proposals for the usage, showing the possibility of where the soccer fields could go with the parking location. This review was mainly for a PUD minor amendment approval, the final proposal will still require coming back to SPRC review once they decide what they are proposing. Comments that will need to be address once they happen to know what's being proposed on the property, a traffic study will be required, the water

usage will require a review, the permitter of the landscape irrigation plan with the tree survey, the fields if they are proposed lighting will need to be addressed and be considerate of the residential properties on the South and West sides from a lighting standpoint not spilling over, Utilities plan review will be required such as drainage and water counts this property is located in the basin of special concern so certain standards will have to be met. Also, Bob Simons Development Group is involved in the review with the well having primary discussion to use the well water to accommodate what's proposed and excess capacity to possibly having a connection to SVB Tennis center. Further review into the re-claim water and water connection detail will be required later in the review. The applicant representative Shiela Tirey with Heidt Design was present in person, she mentioned that the applicant was ready to work and cooperate with the city to get the project ready for the engineering for the site plan and get the project in compliance with the code. Shane Leblanc asked if the parking area South of the proposed tennis facility, if it stays with the underground vault system? Sheild answered with the project is in the early stages and it is proposed to stay there, however that will require a much more in-depth review. Leblanc mentioned for the record that because of the developer agreement there is temporary retention pond that supposed to go away once the parking is built along with the underground vault, that is part of the developer agreement. Online representative Todd Lovinger (one of the owners) made comments stating this is the modification to add uses but not to change any of the existing PUD elements or density, only to add the options to add fields and use of the existing pool on the property. Request by Vandenberg was to have on the proposed plan to have a statement to the effect and identify all the existing uses and approved under the original PUD master plan and mention that it'll continue to exist with the addition to what was mentioned by Mr. Lovinger regarding the use of the pool and the fields. Sheily mentioned the plans being displayed had 1 of 2 for proposed options as alternatives, final proposal is still pending.

Recommendations: Building Department Bill Burgess Approves of the PUD amendment, Public Works Shane Leblanc approves, Planning Department Todd Vandenberg recommended approval of sheets 1 and 2 of the PUD amendment as long as the items on the record get addressed in the future along with engineer site plans, Utility Department John Bostic approves.

1.3 SPR-0073-23 Zephyr Commons Lot 2-Commercial project in the Zephyr Commons shopping center development. Located at 7988 Gall Blvd, Parcel#35-25-21-0130-00000-0021.

THE ITEM WAS TABLED (applicant asked to be pulled from the agenda)

1.4 SPR-63-23 Calumet Townhomes-CR 54.3 Miles East of 12th Street- A review of a 4.7-acre parcel with 64 townhome units. The city recently annexed the parcel into the city with an R-4 zoning and RU FLU. The applicant has been working with Pasco County for ROW dedications and improvements over the past few months since this was last reviewed on May 23, 2023. The discussion was led by Senior Planner Rodney Corriveau; the project originated a year or so ago it was annexed into the city limits. It is high density residential area. So far, the construction plans have gone through the engineer of record for review. Staff comments and director comments will be addressed for the record. Staff recommends approval provided that the applicants return the plans with the following comments, the first will be the engineer of record letter dated October 2nd to respond to and correct the plans, page 6 the density table needs to be adjusted, page 7 a small area of Pasco County is referenced instead of the City of Zephyrhills and typical details are needed on that, page 8 duplicate notes, page 12 is some issues with the slope they don't match the profile, and page 13 some braids, these are issues that can easily be taken care of. Department comments will be

entered into the record and sent over to the applicant. Utility concerns from the internal notes were regarding water lines correction, sewer line correction lift station correction and noted from the utility director that none of the changes that were proposed have been made to either of the plans. Additional comments from tree mitigation standpoint the applicant was challenged to save as many trees as possible, and then add to the landscaping plan to differ to the mitigation fee. No attempt was made to save tree preservation numerous inches were removed from the trees. Last couple comments, only requiring confirmation from the county to confirm that there will not be a right of way dedication along Calumet Avenue, there is a fair share payment of \$5,000. The left turn lane that was agreed on at City Council within the ordinance when it was annexed into the city that will take place by the developer after the county finishes the improvements to the roadway. The street area is currently under improvements and once complete that's when the left turn lane could be worked on. Staff still require reviewing the elevation to be in conformance with the townhome standards. A phasing grading plan will be implemented moving forward for all city plans due to issues with other sites. The Basic Site Plan was presented and discussed; comments made by Vandeberg were about the size confirming that there 20' ft, and asked if no additional parking is required and a provisional for some additional parking areas, Vandeberg asked if these will be platted, Corriveau stated they will be platted. Dennies Pierce with Beacon Civil Engineer was present online, he clarified that the project will be under one ownership, and they will be rental properties. The tree preservation was questioned and based on the grades and proximately and the units there were few trees that would be affected by the drip line under the trees, mitigation was attempted but it was difficult. Corriveau asked the applicant if they wanted to add additional trees, Dennis stated they can work on adding some additional trees. Also mentioned by Vandeberg was negative feed received for projects in the past that don't attempt to save tree preservation. Additional research will be done with the landscape architect to improve the tree preservation and landscape improvements. Comments made by Shane Leblanc; he asked the applicant what are his intents for solid waste improvement & if the internal streets will be private and not public? The applicant answered that solid waste is being proposed through the city for curb side pickup and also correct on the streets being private and not public. The applicant doesn't have a builder as of yet for the townhomes. Additional Utility comments were regarding lots 27 and 28 where the entrance exit is on Calumet Avenue there is significant utility infrastructure in the vicinity and Corriveau wanted to make sure that if it does not match up with the road way and the plan conflicts the city's infrastructure it's not the city's responsibility to move that infrastructure, Utility Director Bostic stated I think it's in the County's right of way so it will depend on what the county says. The utility concern is something that can be worked out. Additional information from an email Bostic received, showed the water line feeds neighboring property FL trailer estates and that's the only line that feeds fl trailer estate and belongs to the City everything after the meter belongs to the county, and a couple of homes will be without water if any major changes occur. Condition was mentioned that it must be reviewed by planning prior to advancing to the building or permitting stage. Regarding the Right of Way Per the ordinance that was approved a requirement for that connection with Calumet Avenue and potential right of way dedication and doesn't look like it may be a requirement, there still is the requirement of the sidewalk along Calumet Ave.

Recommendation: Recommended approval with noted conditions by all departments.

1.5 SPR-0072-23 Professional Hair Labs- Site plan review for Professional Hair Lab additional building in the existing Margolin Industrial Park. The proposed building will be built on the existing building pad that was constructed when the original building was constructed. The original site has all utilities run to the proposed or future building pad and all stormwater infrastructure was constructed at that time.

The discussion was led by Senior Planner Rodney Corriveau-engineer of record already reviewed the project. The changes were sent to the applicant. Site visits were completed. From a planning standpoint concern their utilizing existing landscaping and, on the plans, they mention they will replace any irrigation system that's broken. Also, Corriveau would like them to have noted on the plans that they will replace any dead or dying trees that are being used in the existing landscape area. The Building Department stated concerns of the fire hydrant connection location and recommended it be moved closer to the landscape area. No applicants were present in person or online.

Recommendation: Recommended approval by all departments with the conditions that were provided to the applicant.

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