



**SITE PLAN REVIEW COMMITTEE
ZEPHYRHILLS, FLORIDA**

**Tuesday, December 19, 2023
9:30 AM
Minutes**

Attendance:

Todd Vandenberg-Planning Director

Shane Leblance-Public Works Director

John Bostic-Utilities Director

Bill Burges-Building Director

Staff Present:

Rodney Corriveau-Principal Planner, Carlos Maldonado-Planning Support Specialist, Hunter Gearhart-Historic Preservation Specialist, Tommy-Lee Hunt- GIS Specialist and Community Planner.

1.1 SPR-0078-23 Mister Car Wash Site Plan Review; Site plan review for a proposed car wash located at 6353 Gall Blvd, Zephyrhills FL. Parcel#03-26-21-0020-00000-0090. 1.09 acres. Plans were submitted by Z Development Services. A Background on this plan case was informing that this was recently annexed into the city and rezoned From County C-2 (General Commercial District) to City C-2 (community commercial). Online applicants present were (representative) Rachel Myers with Boos Development, Sarah Culotta (representative) Z-Development Group & Rick Krietemeyer (Engineer). The Projects location is west side of 301, south of Eiland Blvd ,south of Walgreens. It has a connection point to Hoover Street with an existing Right of Way with access off Frontage Road. The proposed use of a drive through car was is permitted by right in c-2(communitiy commercial). Mr. Vandenberg reviewed his review comments and comments from the Engineer on Record Craig Cornelison, letter was dated for December 7,2023. Applicant were forwarded the comments. The topic of the Water Well being on the property was mentioned and referred to Utility Director John Bostic, Mr. Bostic had no information on the Well. Online Applicant Sarah Culotta was unsure of the Well and mentioned she is going to do further review. Review from SWFMD could be required on the well also was asked by Mr. Vandenberg if they had any interest on connecting the irrigation to the Well. Mr. Bostic mentioned it was a good idea, further review is still required, and they might need to look under sfwmd well construction permit to find additional information such as when it was drilled and size etc. Note from Mr. Vandenberg was informing the applicants that the city is currently working on the water management district and attempting to update the water use permit to increase supply and be more water friendly for preservation. Sfwmd permit was pending. For the record the project as designed does comply to the Basin of Special Concern there was a minor issue on the table in the site plan, its height of 35' but it was confirmed

that it was incorrect based on the rendering that were submitted along with the site plans, correct size is 30'. According to ecological report does reference some golfer tortoise habitat on the site, the report will have a more detailed survey and will require approval from FWC (Florida Fish & Wildlife Conservation Commission). The FWC approval will be required prior to any site plan or clearing (Condition). Traffic study was mentioned, and access recommendation was discussed. Improvements recommended were the elimination of one of 3 entry lanes access to the project. This will enable having to go through variances and buffering landscape requirements. From a review on existing car washes within the city they all have 2 drive-through lanes and Mr. Vandenberg doesn't think 3 lanes are warranted unless they can justify why they will need 3 lanes, additional review will be required. Landscaping plans were mentioned and comments were some of the landscape buffers looked under 10' feet and will need to review the landscaping comments from Mr. Vanderberg and once final decision on site layout is reached they will need to submit additional items; total number of trees inches to be removed, minus the exempt trees and that's how they will look at the tree mitigation if there is any, they will be given credit for the new trees that were planted. 2 trees are concerning and tree preservation for them will be discussed with the landscape engineer. Also further review will be the landscape buffers. During a site visit 2 trees were noticed that could be worked into the plan. Letter from the engineer of record Craig Cornelison was mentioned and the comments made were discussed. First comment was on drainage how it relates to the adjoining site adjacent to Walgreens, the issue needs to be addressed by the applicant, 2nd comment was the utility easement on site will need to be vacated. FDEP (Florida Department of Environmental Protection) Permit be required to connect to the manhole, for water won't be required since it's coming from the city water line. County right of way permit will be required as well. Utility Directors additional concern was regarding If the sewer line goes onto the county right of way the county's not going to want to maintain it, it will be the city's responsibility. The demarcation Line for the portion that goes along that roadway will require further review. Utility connection on plans was reviewed and an existing man whole with a proposed new manhole was discussed, the pipe in the area will be changed to an 8" for utility purposes. Comments from John Bostic's review were; the city will perform the 2" wet-tap on the existing water main and install the full service and irrigation meters upon payment of the meter, and Manhole is not our spec, so private until it gets to s-1 manhole? Mr. Vandenberg discussed the Engineer comments; inciting within city right of way to be thermal plastic, Shane Leblanc asked if it's row(right of way) will be private or county? Further review will need to be completed. If the manhole is going to be on the property an easement will be required via John Bostic about 10' around it. Additional Utility comment was something to consider; if you put the manhole on the county right of way you they won't have to worry about an easement, if it's placed right over the property line. Applicants will consider. Shane Leblanc made a comment, he stated he was going to inquire about the FDOT right of way permit and the SFWMD permit but earlier discussion mention they are pending, his other comment was regarding the dumpster enclosure and mentioned it will need to conform to the city's specification for dimension and gate material. He noticed it's a shared use mechanical yard and will need some type of steel Bollard behind the dumpster to protect the other equipment. The public works design manual will be given to the applicant. The dimension and steel Ballard are the most important regarding the dumpster.

Recommendations: The Planning Director recommends tabling this item until all mentioned items that were discussed get addressed. If all items and revisions get corrected with a resubmission including cover letter by the end of the month, the item can get on the next SPRC agenda in January 2024.

1.2 SPR-0043-22 Terrace at Pretty Pond.

Item was tabled no representative was present.

1.3 SPR-0076-23 Longhorn Steakhouse at the Market at Zephyrhills; A site plan for lot 5 at the recently replatted Market at Zephyrhills commercial subdivision located at the corner of Pretty Pond and Gall Blvd. The building is proposed to be a 5,780 SF casual/sit-down restaurant.

The discussion was led by Hunter Gearhart; No applicants/representatives were present or online. Topic was regarding the proposed Longhorn Steakhouse at the marker of Zephyrhills. This will be a casual sit-down restaurant and the last lot to be developed at the location (Lot 5) located further south on the parcel. The replat of the site is ongoing and will need to be approved and is recommended. The city has received the replot which was submitted November 30th, 2023. The elevation map is in conformance with all retail standards. The engineer's comments and utility records were received and forwarded to the applicant and will require updates and corrections. Comments received November 22nd. From the planning department review the landscaping looks good. The landscape plans were reviewed, comments made were regarding the 15ft landscape buffer. Requires the 15ft between existing landscape and proposed parking lot, will require to be filled in with additional landscaping prior to approval. Along the same lines there is a sidewalk that has a proposed bike shelter that will be a condition making sure it's built. Planning recommends approval of the site based on the conditions of the replating, along with the site plan and the landscape corrections. Most of the engineer comments were minor engineering corrections such as fixing a couple of numbers. Comments made by the Utility director was regarding the drain underneath the trash area where the cleanout access is located. Mr. Bostic stated he will not have that there because of the concern of the trash run off going into the system, this was the main concern on his comments. Public Works director commented on the dumpster enclosure on the site plans. It shows as a double enclosure and will need to comply with the city's design standards. The design manual was provided to the applicant. The Building Department comments were regarding fire protection. Accord to Mr. Burgess The fire department connection needs to be within 100 ft of their fire hydrant and it should already meet those requirements. Planning director commented on the landscape plan and stated they should always be cognizant of water friendly landscape design and part of it can be turf and using Saint Augustine versus Bahia Grass or other lower water use requirements for different types of turf. The suggestion from the Planning Director was to inform the project's landscape architect prior to submittals to encourage them to use water friendly landscape design. The utility director suggested using rock on the island part instead of grass or drought tolerate planting. Future review of the water topic will be required to encourage conservation of water usage.

Recommendation: Recommendation of approval by all departments based on the noted conditions for the engineer site plan.

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