



**Site Plan Review Committee
Tuesday, February 20th, 2024
9:30 AM
Minutes**

Attendance:

Todd Vandeberg-Planning Director

Shane Leblanc-Public Works Director

John Bostic-Utilities Director

Gene Brown-Building Department (Filled in for Bill Burgess)

Staff Present:

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

1.Planning Items

1.1 SPR-0043-22 Terrace at Pretty Pond-Review of Construction Plans for proposed townhomes: Property is located at 38510 Pretty Pond Road, Zephyrhills Fl. Parcel #35-25-21-0010-06800-0000. Plans were submitted by Validues Engineering Group, LLC.

Item was Tabled

1.2 SPR-0053-22 Summit Apartments- Engineered construction plan review. The proposed Apartment Site plans were submitted by Newkirk Engineering, Inc. located 7521 Wire Road, at the NW corner of Wire & Pretty Pond. Parcel# 35-25-21-0010-04400-0000.

Item was Tabled

1.3 SUB-0038-23 Trotter's Crossing Final Plat- This final plat petition for the Trotter's Crossing residential subdivision was submitted by Cornelison Engineering & Design, INC. The subject property is west of Gall Boulevard and is bordered by Terrabella Avenue to the north and Phelps Road properties to the south.

The Discussion was led by Tommy-Lee Hunt; Began with an introduction of herself, then mentioned the project in question. It is slated for 89 single family units on 30.74 acres. It was reviewed by the city's surveyor on record and complies with the state statues and the city's land development code. Also, BGE, the city's engineer consultant, has reviewed this and agrees it's in compliance. The plan was reviewed in the meeting, and comments made were about a perpetual conservation easement to the northern

portion of the property labeled track C one and is in review at the moment by the city's attorney and a maintenance bond is being processed by the current infrastructure that is currently in place as well as for the retention pond. Per Mr. Vanderberg for the record confirmed that we haven't heard back from the conservation easement and mentioned about the preservation on the hilltop. Craig Cornelison, the engineer on record was present and spoke; comments made were the conservation easement was reviewed by the city attorney and comments were exhibit stating changes plat and legal description. The original review from the county was more of a wetland conservation easement, he believes it was met. A follow-up with the city's attorney will be required for further information and must be confirmed prior to City Council review. Addition comments from Planning Director were the discussion of the status of the landscape buffering, the planting and the conservation easement area, he believes it hasn't been completed. so he will require that before the approval of the final plat. The applicant was present and spoke; Joe Catosol with AMH Development. Joe stated for this project we are going to be starting the landscaping within the conservation area within the next couple weeks and they are currently working on the irrigation. Comments made by Craig were everything was pretty much done, the pond was filled, and silt was added to the bottom. Everything is pretty much in and was trying to avoid to do a performance bond but a lid on the lift station vault is the only thing not done and will need to be bonded and the landscaping bond will be determined later done the review. The Planning Director stated he would rather avoid bonding the landscaping. Additional comments mentioned by the Engineer was everything is in drainage storm, and paving. The work on FDOT right of way railing was put up and road improvements were completed. Clearance for the sewer line was approved, Water is clear the sewer hasn't been done due to lift station issues. More water-related issues must be reviewed with the applicant and utilities. The Planning Director commented that only 5 model home permits will be permissible and generally they done permit until the final plat is approved. 10 model homes permits were submitted, and the Land Development Code only allows 5, so the applicant will need to review this topic prior to moving forward. Comments made were on conservation access and ADA accessibility was mentioned. Conditions were stated by Tommy-Lee; requirements for approval will be landscaping along the perimeter and conservation easement, and final engineering certification. Closing comments were from the engineer that they are working on the requirements. Utility commented he thinks everything is straightened out except for the lid and clearance for the sewer. Next process when all requirements are met will be city council approval.

Recommendation: Approval by all departments with the noted conditions.

1.4 SPR-0077-23 Mass Grading for Commercial Subdivision Located at Kossik & Gall Blvd - Mass Grading for a 7.51 acre commercial subdivision located at the Northwest corner of the intersection of Kossik Rd and Gall Blvd.

The discussion was led by Tommy-Lee; The current project has been reviewed by the city's engineer of record for engineering Craig Cornelison for compliance of engineer principles and LDC (Land Development Code) compliancy. Pasco County FDOT and Traffic consultant at Kimley horn reviewed this for access management. The applicants are being asked for more landscaping along the perimeter to the retention pond to the north and for a PVC fence along the property's western and northern boundaries on both the site and landscape plans. An arborist report is still pending. Potentially 79k to be paid to the

tree mitigation fund. The applicant's engineer was present; Alex Holberg with BGE Engineering. He mentioned the project is just beginning and is in preparation for future projects this is just for mass grading. A prep-app meeting with the engineer and FDOT was completed for connection to 301 right of way use permit. The spacing standards were met according to the engineer on record so it won't require a variance, he mentioned they will be moving the driveway. An additional review for the driveway and tree mitigation will be done in the future. Unknown how many sites have been determined, possibly 4 sites could be proposed according to the engineer on record. Utility Director comments were regarding the site plan pertaining to the water and sewer lines and asked if that's what the plan was, the representative mentioned that was a place holder for the current layout, that may change on the site. The Utility Director stated he sees the connection on SR 301 for the water and sewer and didn't see the connection on Kossik Rd for water and he is requesting it done. A loop is preferred on site for the connection. A force main line connection is required on Kossik Rd as well during construction. Current water tie in connection permitting was filed with the county and is under review according to the representative. Public Works Director commented; the site with the elevation it could be a potential site run off with your SWFWMD plans so the plans will be important, and questioned if the intention was to stabilize the banks of the retention pond after it's constructed. The applicant mentioned the slopes were steep and require to be stabilized. Tommy-Lee noted that along the perimeter of Gall and Kossik Rd, they don't have any canopy trees due to the power lines however under story trees and scrubs for the landscaping are being proposed. If it has a significant drop onsite, they will require bollards for safety purposes. Conditions made were for the landscaping of the retention pond as well as the PVC fencing on the west and northern property line, canopy landscaping on the individual pads once there in development and the sufficient tree mitigation from the arborist report once it's been received.

Recommendation: All departments approved with the noted conditions.

Adjourn: