



Site Plan Review Committee
Tuesday, April 23rd, 2024
Minutes

Attendance:

Building Department-Bill Burgess, Public Works Director-Shane Leblanc, Planning Director- Todd Vandenberg, Utility Director-John Bostic

Staff Present:

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

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 Validus Engineering Group, LLC.

The discussion was led by the Planning Director Todd Vandenberg. The item is proposed townhomes and located at Pretty Pond & Wire Rd. It wasn't subject to the ongoing moratorium. This had delays due to a roundabout being built within the area. Amy Niedringhaus, the representative, was present virtually. She mentioned access concerns regarding Wire Road and the roundabout being proposed in the area. Concerns & actions regarding ponds have been taken to prevent future flooding. SWFMFD Permit and ROW Pasco County permits are currently pending with plans resubmitted. The main concern is drainage issues, all departments agree it's a high priority concern. Amy mentioned adding a retaining wall to the pond in question to prevent any future flooding. Mr. Vandenberg suggested a pre-construction meeting with the builder prior to any construction and recommends construction of a retention pond prior to site clearing. The property will be rentals per Amy (representative). An additional landscape buffer on east boundary will be added per the city's request. The applicant mentioned a 5' swamp ROW by Pretty Pond that will be given and per the planning director will need to be deeded to the city with a survey and legal description of the ROW. Comment By Public Work Director was that the dumpster enclosure will need to comply with the city specification. SWFWMD permit is currently pending via Amy with minor comments from SWFWMD. The Utility Director inquired about

the property having reclaimed water for irrigation? Amy answered that it was changed on the last submittal and wasn't recalling any additional discussion from previous meeting regarding this utility matter, further review will be required.

Recommendation; All Department heads approved with conditions: Engineer site plans were approved with conditions they circle back and see the reclaim water line possibility, dumpster enclosure must meet the city's specifications, ROW Pasco County Right Away Permit required, applicant must provide with the 5' strip ROW survey and legal description and SWFWMD permit. Applicant shall also schedule to pre-construction meeting with planning department prior to site clearing.

1.2 SPR-0078-23 Mister Carwash; 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.

The discussion was led by the Planning Director. The discussion began with a history on the property, it was on SPRC prior it has some items that needed to be addressed before they could recommend it and move forward. Julie Farr representative with Z Development, Rachel Myers Boos Development and Mister Car-wash representatives were present virtually. The prior issues utilities, landscaping, drainage issues all were reviewed by the city's Engineer on record Craig Cornelison they were met with no further concerns everything was satisfactory. The main topic for discussion was with the utility director trying to determine the easement and sewer line and not being able to find an official easement document. Plans on record aren't showing official dedicated easement on record with further review and research is being done to determine if there is anything on file regarding the easement. Comments from the Public Works director were the dumpster enclosure must meet the city's specifications and the manual with information will be emailed to the applicant. FDOT and County Permits ROW are still required to be submitted by the applicant, they are currently working on this per the representative. Rachel Myers online applicant spoke and expressed her concern on the easement in question and inquired if there was something that should've been recorded and if Walgreens the neighboring property didn't do what they should've done in 1999 the ramifications would be on Mister Car-Wash. Utility director mentioned it shouldn't be an issue they put a sewer line on a house nearby and it was on the west side of the easement, further review will be done on the easement situation.

Recommendation: All departments recommended approval with noted conditions that the applicant submits FDOT and Pasco County ROW permits along with determination on the easement in question.

1.3 SUB-0048-24 Wire Ranch Townhomes; This site plan review petition for the Wire Ranch Townhomes residential subdivision was submitted by Newkirk Engineering, INC. The subject property is east of Gall Boulevard and is bordered by Zephyr Lakes Subdivision to the east. Parcel # 26-25-21-0060-00000-0011.

The discussion was led by GIS and Community Planner Tommy-Lee; A current site plan was presented, representatives David Waronker (the owner was present virtually) and Cody Bogard with Newkirk Engineering (Present in person). The property is over 24 acres with 176 townhomes proposed. Craig Cornelison, the city's engineer on record completed a review for city engineer compliance. Kimley Horn (traffic consultants) traffic review was completed as well. A request for the landscaping to be improved and accommodation for storm water improvements for the future extension of Dairy Rd with the 60ft or ROW that are listed on the plans, or the 80ft of row and then they'll accommodate the stormwater that's on the roadway. The property on the West has a proposed hotel, and if it is used for anything but residential, the landscape buffer must be changed. Also requiring landscaping for the entire perimeter of the retention wall. Additional stripping is being requested from the access road from Gall Blvd to the project, a request from our chief of police for safety purposes. Also more speed limits signs are required they only listed 2 on the plans. The city's LDC requires 476 units for there to be a top lot plus 3 amenities it showing 3 so one more will be required. The retention pond needs to be established prior or during construction so there is no issues with erosion and no runoff to the east, also renderings are being requested to view prior. The Public Works Director verified that there will be private streets and private drainage and stated the compactor must comply with the city's standards. Additional street concerns and the Dairy Road extension will be reviewed along with discussion on retaining walls, for the record the city has been working with Kimley Horn regarding the Dairy Rd extension and the next fiscal year they will begin to work on the designed engineering. The utility director had been in contact with the applicant and discussed his comments and concerns on drainage related matters and no wells were reported on the site. Reclaimed water was discussed, and it will be a possibility they will need to further review to determine the connectivity. The project is fee simple and not a rental according to David Waronker.

Recommendation: Once all the requests have been met from today's meeting, they can bring the plan case back to SPRC for possible approval.

1.4 SPR-07-23 Funk Street Project; Site Plan Review for Park Model Homes Development. Location Funk Street; Parcel #14-26-21-0270-00000-00b0. Size of project location: 1.94 Acres.

The discussion was Led by Hunter Gearhart; The location is by C Ave across from Zephyr Park its zoned M-3, its proposing park model varieties and consistent with the city's density

requirements. The park model requirements each will have 5 foot setbacks on back and 10ft setbacks from the front. Letter of exemptions is required from SWMFD, the CRA director requested advanced landscaping due to the Zephyr Park updates coming to make the area look more presentable. A SWMFD letter of exemption was mentioned by the representative and commented they will be advancing the landscaping. The project is currently not in a flood zone area. Public Works director addressed the dumpster enclosure and mentioned they will require to have one listed on the plans and comply with the city's specifications. Additional comments were they need to do a garbage truck radius plan to have the city's trucks be able to come in and turn without any issues. The abandoned septic tanks per Building director will need to be reported to the health department and have sign off on them. John Bostic commented on sewer and mentions the lift station proposed on the plans and commented the city's fees if they ever responded to the property to service the lift station and the city will not take over the lift station if it wasn't built to city standards. And the property will be master metered. The road within the project is a private road for the record Per Public works.

Recommendations: Recommending approval by all departments, the applicant must submit SMWFMD exemption letter, landscaping & irrigation upgrades/improvements along C Ave must be met, dumpster enclosure to meet the city's specifications and proof of septic tank abandonments letter from the health department.

1.5 VAC-00006-24 Vacation Right of Way; Parcel#23-26-21-0020-00200-0000 Applicant is proposing to vacate a portion 30'ft wide ROW.

This item was tabled.

ADJOURN