



**Site Plan Review Committee
Tuesday, May 28th, 2024
Minutes**

Attendance:

Building Department-Wendy Heimes, Public Works Director-Shane Leblanc, Planning Director-Todd Vandeberg, Finance Director-Ted Beason (Filled in for the Utilities Director)

Staff Present:

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

1.Planning Items

1.1 ANX-16-22 Black Marlin Annexation, Rezoning and Future Land Use Map.

Annexation of 4.155 acres. The property located off Geiger Road across from Wedgewood Manor, and assignment of R-4 zoning designation and future land use of RU for a proposed 36 unit single family townhome community.

The discussion was Led by Principal Planner ; this property was supposed to be brought to SPRC a few times but had some issues. The property will be annexed into the city and have a change to the future land use and the zoning. This property is intended for residential use of townhomes. Other comments made regarding the project were that Geiger Roads condition has been an issue with this and another project nearby. The size is 4 acres and is a good size for the townhomes. The engineering hasn't been completed yet. Will have a zoning of R-4(Multi-Family Residential) and Future Land Use of RU (Residential Urban). In the past city members and staff along with Pasco county representatives, FDOT and the MPO have walked Geiger Road and agree it needs a re-pavement and a full depth reclamation. It will be in the budget for the next fiscal year for Pasco County in 2025. The developer and the county have agreed to put in a sidewalk on the north side of Geiger Road. This project will also require city council approval. The project representative Len Johnson with Johnson Law firm was present and made some comments and answered a few questions. He mentioned again that this project was put on hold due to the road and awaiting the county to get back to them on the updates to Geiger Road. The main purpose of the meeting was to get the annexation and flu

with rezoning approved so they can begin the process. For the record Mr. Vandeberg mentioned he received an email from Christopher Hanning the senior engineer with Pasco County Roadway Engineering, Christopher is handling the Geiger road project upgrades. The upgrades should include 24' roadway but will add an extra foot on both sides which will be 26' of roadway on both sides. Additional safety funds will be used to make this a safer roadway. Pedestrian safety features like trails will be included. Further discussion will take place with the county and other staff members. Water and sewer are available for this property. For the record by Rodney; The ongoing Moratorium for the water issues won't affect the project, the issue regarding water has been factored into this project already prior. Staff recommends approval.

Recommendation: All departments recommended approval.

1.2 ANX-0015-22 Providence Village Annexation, Rezoning and Future Land Use.

Parcel# 10-26-21-0000-00400-0000. A review of a petition for Annexation, future land use (RS to RU) & zoning to (R-4 to PUD). Located on the south side of Geiger Rd and off Wilson Drive for proposed townhome development.

The discussion was led by Todd Vandeberg; the project being discussed is similar to the project prior on the agenda. It's also regarding an annexation, FLU & Rezoning. The same issue with Geiger Road are affecting this project as well and will be discussed. The project is intended to be townhomes and connect 14th Ave on the South. It meets all requirements for annexation and is consistent with surrounding future land use map and zoning. This project will be less dense than surrounding properties. Further discussion regarding the condition of Geiger Road will take place in other meetings. Glenn Johnson was present and representing the project; he commented that there is a third access going to be place and it will be of Wilson Road and that there should be significant access in and out of the property to prevent traffic related issues. A discussion with the applicant and Pasco County on a sidewalk-North Side of Geiger Rd will be set.

Recommendation: Approval by all departments.

1.3 PUD-0016-22 Gagne PUD Indoor Storage with Mixed Use Development.

Located at the North and Southeast corners of Chancey Rd and Paul S Buchmann. 3356 Paul S Buchmann Hwy, Zephyrhills FL 33540. Parcel#23-26-21-0020-08000-0000.

The Discussion was led by Todd; the project was brought into review in the past for approval of a PUD within the late 90's and early 00's. The owner at the time was Robert Gagne. A single-

family development will be going in within the area to the East in the future. This project proposes an indoor storage facility. The moratorium that is currently in place won't affect the project considering the applicant submitted prior to the moratorium being put into effect. Rendering and plans for the project were presented via the Presentation. David Fleeman with Florida Design Consultants was present; he commented on the renderings and mentioned they modified it to a 3-story building, and decorative room lines do extend above that, additional changes to the Architectural features could be done, further review in another meeting will still be required. This meeting is for the approval of the PUD amendment that would support what is being presented today. Landscaping plans were presented and a buffer detail along the west side and north side of the property, a multi-purpose trail has been planned. Applicant commented to meet the storm water criteria they may put in rain graders and water quality landscaping on the landscape section in question. Additional comments were on mobility and this having access to county roads and a county right of way use permit will be required. Further details for mobility will be looked into during another review and will address high semi-truck traffic taking place within the Chancey area. Approval of the PUD amendment was recommended by staff.

Recommendation: The PUD amendment was recommended for approval by all departments.

1.4 SPR-0053-22 Summit Apartments; 7251 Wire Road, Zephyrhills FL. Parcel#35-25-21-0010-04400-0000. The property size is 12 acres. Located on Pretty Pond & Wire Road. The property is currently zoned R-4 (Multi-Family Residential). The applicant is proposing multi-story apartment complexes.

The discussion was led by Todd Vandenberg; He gave a small history on the project and the location. Mentioned it has access points to both Pretty Pond and Wire Road and purposed left hand turn lanes. A conditional use for the height was approved on this property already. The Applicants representative Cody Bogart with Newkirk Engineering was present and spoke on the item; comments made were regarding the conditional use petition and spoke on the conditions noted. The concerns were mainly on erosion of the project and will be addressed to prevent future flooding. Also turn lanes are going to be installed to assist with mobility and traffic issues. Clearing and grading of land were reviewed due to the retention walls being proposed on the West and South sides. A letter or email summarizing further land grading was requested by the planning director and will need to be conditioned into the plan. Other comments were the proposed round about being constructed within the intersection nearby, and tie in points will need to be coordinated once it goes into construction. Proposed sidewalks and a reclaimed meter might need to be shifted north. The development will install buffers based on one of the conditions for the recorded conditional use petition. The utility Director left a comment stating that both sewer and water are available for this location.

Comment made from Shane Leblanc; he sent over the dumpster specifications and if they can make a note on the plans that the compactor get inspected by public works prior to any construction to make sure that they are up to the city's specifications. Comment from Wendy Heimes-Building Department commented that if the builder could comply with the turn lane for emergency. Cody brought up a plan with turn lane specifications complying with the Pasco County Red Book requirements. Staff recommends approval, conditions that follow up with the resolution.

Recommendation: Recommended approval by all staff members with conditions; that it meets the recorded resolution for the conditional use, must have the dumpster enclosure inspected by Public Works prior to any construction.

1.5 SPR-0082-24 Fountain Day Care Project; 37250 Fountain Rd, Zephyrhills FL. Parcel#03-26-21-0010-07000-0000. Property size 0.87 Acres.

The Discussion was led by Hunter Gearhart; A brief summary and location of the project was provided. The site plans were displayed on the monitor. The location is currently zoned PUD and an existing structure of a home is currently on the location. Concerning parking was reviewed and it is up to the city's standards. With this being a pre-existing building most site requirements are already in place. The applicant Amber Burgess was present; she mentioned connecting into the city's sewer system and had previously spoke with John Bostic to confirm it's permissible. An additional comment was regarding a 10 foot right of way will also be taken off the property and asked for concessions. Mr. Vandenberg mentioned that right of way on Fountain was a condition on a PUD master plan. The property is not in the Basin of special concern. Amber mentioned a circle drop off being proposed on the property to keep traffic moving and not backing up onto Founders Drive. Another concern was a hazardous tree leaning towards the building and will be reviewed further by the applicant. Landscaping will be further reviewed based on the land development code for the city and city ordinances. Dumpster might not be required due to the business not generating too much trash, Shane Leblanc stated they can be a commercial hand pick up and the route for Sanitation goes down Founders Road. Approximately 45-60 kids could be permitted, however DCF is still required to stop by and complete their inspection. Staff recommends approval, will also need a city right of way use permit.

Recommendation: Staff recommended approval with conditions; it received a city right of way use permit; and further review of landscaping and irrigation.

1.6 SPR-0081-24 Park Place Heli-Pad and Tasting Room; located on 40141 Chancey Road, Zephyrhills, FL 33542. Parcel #'s 19-26-22-0010-00000-0030 & 19-26-22-0010-00000-0040.

The discussion was led by Hunter Gearhart; a summary was given describing the proposed project. It's a Heli-pad and tasting room for the existing distillery. It is located North of Chancey. This is a 4-building site plan with a Heli-pad and retention pad in the middle. It is under 5 acres and zoned L-I (Industrial). This property is close to the city Airport and FAA standards have been met. Paul Correia the applicant was present; he commented that Mr. Young the owner is buying lot 6 near the property to control the use of this and intends to make this his investment property. The main purpose will be storing for his distillery for the product being processed and to store raw goods. The section where he will put his Helipad will be accessible and registered for emergency landing for First responder's helicopters. Mr. Young wants the front of the buildings to have an aesthetic appeal. Pictures of the proposed project showing an example of what the project will look like were provided to the department heads by Mr. Correia. The project will have a decorative drinking area with distillery in the future according to Mr. Correia. A tree survey will be completed, and they plan on preserving as many trees as possible. Possible Pumps will need to be upgraded on the existing lift station. Engineering calculations will be provided in future review. The utility elements still require to be looked at more in depth and will be a condition noted. Per Vandeberg; from a zoning standpoint everything looks good no issues considering there is an existing distillery on the property. Further review will be required in a later review.

Recommendations: Recommended approval with conditions; they look at the utility elements and further review, Tree Survey required, dumpster enclosure/relocation with accessibility for the truck turning radius meeting the city requirements, and State Heli-pad must meet state permitting requirements with certification.

Additional Record in the next page was mentioned in Item 1.1 ANX16-22

From: [Todd Vandenberg](#)
To: [Christopher Hanning](#); [Tina Russo](#); [Shepherd, Melissa](#); [Jeffrey M. Moncalian](#); [Amy D. Davis](#); [Venkat Vattikuti](#); [Jeffrey M. Moncalian](#); [Rodney Corriveau, AICP](#); [Melonie Bahr Monson](#); [William Poe](#)
Cc: [Ainsley Caldwell](#); [Tania Gorman](#); [Elliot E. Shoberg](#)
Subject: RE: Geiger Rd
Date: Thursday, May 23, 2024 8:20:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Thanks Chris!



Todd Vandenberg
Planning Director
City of Zephyrhills
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From: Christopher Hanning <channing@pascocountyfl.net>
Sent: Wednesday, May 22, 2024 3:08 PM
To: Tina Russo <trusso@pascocountyfl.net>; Shepherd, Melissa <MShepherd@jmt.com>; Jeffrey M. Moncalian <jmoncalian@pascocountyfl.net>; Amy D. Davis <adavis@pascocountyfl.net>; Venkat Vattikuti <vvattikuti@pascocountyfl.net>; Jeffrey M. Moncalian <jmoncalian@pascocountyfl.net>
Cc: Ainsley Caldwell <acaldwell@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>
Subject: RE: Geiger Rd

EXTERNAL EMAIL

Good afternoon Team,

Unfortunately, it is very difficult to nail time a timeline right now. Our general plan is to rehab the major roads (including Geiger) as soon as we can at the start of the fiscal year (October 1). However, it is very dependent on the contractor's schedule. All I can really say right now is it will be sooner in the new fiscal year rather than later.

Our plan right now is to perform Full-Depth Reclamation (FDR) of the roadway to provide a stable base, then resurface with new asphalt. We normally FDR a width of the travel lanes (24' total for Geiger), but plan to FDR an extra foot on both sides (26' total) to provide a base for the Safety Edge. However, we have not yet received a firm "yes" from the contractor regarding use of the SE attachment.

I know things are up in the air right now regarding details of the project, but we are working to get them settled.

Thanks,

Chris Hanning, P.E.
Senior Engineer - Roadway
Engineering Division
Department of Public Works
Pasco County BOCC
P 727.834.3611

From: Tina Russo <trusso@pascocountyfl.net>

Sent: Tuesday, May 21, 2024 10:02 AM

To: Christopher Hanning <channing@pascocountyfl.net>; Shepherd, Melissa <MShepherd@jmt.com>; Jeffrey M. Moncalian <jmoncalian@pascocountyfl.net>; Amy D. Davis <adavis@pascocountyfl.net>; Venkat Vattikuti <vvattikuti@pascocountyfl.net>; Jeffrey M. Moncalian <jmoncalian@pascocountyfl.net>

Cc: Ainsley Caldwell <acaldwell@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Todd Vandeberg <TVandeberg@ci.zephyrhills.fl.us>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>

Subject: RE: Geiger Rd

Chris can you help with this question from Todd Vandeberg.

Good morning. We have two petitions that we are processing for future multi-family development on Geiger Rd. Can you please provide a synopsis outlining what the County is in agreement to do and an approximate time table that we can use moving forward with our meetings? Thanks!



Todd Vandeberg
Planning Director
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From: Christopher Hanning <channing@pascocountyfl.net>

Sent: Friday, May 10, 2024 2:30 PM

To: Tina Russo <trusso@pascocountyfl.net>; Shepherd, Melissa <MShepherd@jmt.com>; Jeffrey M. Moncalian <jmoncalian@pascocountyfl.net>; Amy D. Davis <adavis@pascocountyfl.net>

Cc: Ainsley Caldwell <acaldwell@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Todd Vandeberg <TVandeberg@ci.zephyrhills.fl.us>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>

Subject: RE: Geiger Rd

Good afternoon Tina and the Team,

Please pardon the delay in responding.

I need to get my “ducks in a row” and speak with my Manager about this before I can give a better answer. Unfortunately, he was on vacation this week. I will talk with him and get back to the group early next week.

Thanks,

Chris Hanning, P.E.
Senior Engineer - Roadway
Engineering Division
Department of Public Works
Pasco County BOCC
P 727.834.3611

From: Tina Russo <trusso@pascocountyfl.net>

Sent: Wednesday, May 1, 2024 9:41 AM

To: Christopher Hanning <channing@pascocountyfl.net>; Shepherd, Melissa <MShepherd@jmt.com>; Jeffrey M. Moncalian <jmoncalian@pascocountyfl.net>; Amy D. Davis <adavis@pascocountyfl.net>

Cc: Ainsley Caldwell <acaldwell@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>

Subject: RE: Geiger Rd

Good morning Geiger Road champions.

What is needed to move forward with the County and FDOT submit HSIP applications? The county public works need to have a contract with FDOT? The county traffic ops already submits HSIP request and applications.

I will be reaching out to FDOT again about the reimbursement and or the funding needed for the materials needed for the safety edge.

Time is very important for this safety edge and other counter measures that will be installed with the reclamation of the road, taking advantage of the FDOT HSIP program.

Chris and Ainsley how can I assist to move this project forward.

From: Christopher Hanning <channing@pascocountyfl.net>

Sent: Thursday, April 18, 2024 2:17 PM

To: Tina Russo <trusso@pascocountyfl.net>; Shepherd, Melissa <MShepherd@jmt.com>

Cc: Ainsley Caldwell <acaldwell@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>

Subject: RE: Geiger Rd

Tina,

Unfortunately, my Tuesday afternoon got booked. If Wednesday is no good for the MPO team, I have Thursday open too. Sorry about that...

Thanks,

Chris Hanning, P.E.

Senior Engineer - Roadway
Engineering Division
Department of Public Works
Pasco County BOCC
P 727.834.3611

From: Tina Russo <trusso@pascocountyfl.net>
Sent: Thursday, April 18, 2024 8:58 AM
To: Christopher Hanning <channing@pascocountyfl.net>; Shepherd, Melissa <MShepherd@jmt.com>
Cc: Ainsley Caldwell <acaldwell@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>
Subject: RE: Geiger Rd

Good morning Chris,
This is great to hear about the safety edge and would greatly appreciate a teams meeting to discuss some options. Tuesday afternoon at 1 or 2 works best for the MPO team.

From: Christopher Hanning <channing@pascocountyfl.net>
Sent: Wednesday, April 17, 2024 11:06 AM
To: Tina Russo <trusso@pascocountyfl.net>; Shepherd, Melissa <MShepherd@jmt.com>
Cc: Ainsley Caldwell <acaldwell@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>
Subject: RE: Geiger Rd

Good morning Tina,

Please excuse the delay in my reply.

We are talking with our paving contractor now about their ability to accommodate use of the safety edge. I will let you know as soon as we get a response from them.

I would like to meet with the team (Pasco PW, the MPO, and the City of Zephyrhills) to discuss details and expectations of this project. Would next Tuesday or Wednesday afternoon work for an MS Teams meeting? Please let me know your availability.

Thanks,

Chris Hanning, P.E.
Senior Engineer - Roadway
Engineering Division
Department of Public Works
Pasco County BOCC
P 727.834.3611

From: Tina Russo <trusso@pascocountyfl.net>
Sent: Thursday, April 11, 2024 4:01 PM
To: Shepherd, Melissa <MShepherd@jmt.com>; Christopher Hanning <channing@pascocountyfl.net>
Cc: Ainsley Caldwell <acaldwell@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>
Subject: RE: Geiger Rd

Mr. Hanning;

Would the county be interested in submitting an application for some counter measures for the Geiger Rd project. FDOT is willing to help.

From: Shepherd, Melissa <MShepherd@jmt.com>

Sent: Monday, April 8, 2024 8:51 AM

To: Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Tina Russo <trusso@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>; Christopher Hanning <channing@pascocountyfl.net>; William Poe <WPoe@ci.zephyrhills.fl.us>; Shane LeBlanc <sleblanc@ci.zephyrhills.fl.us>

Cc: Clayton T. Watkins <cwatkins@pascocountyfl.net>; Ainsley Caldwell <acaldwell@pascocountyfl.net>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>; Zinn, Michael <michael.zinn@dot.state.fl.us>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>

Subject: RE: Geiger Rd

Morning everyone,

Geiger Road is a County road, so the County would need to submit the HSIP application. We are able to assist the County through the application process.
Please let us know – we are available to assist.

Thank you,
Melissa

Johnson, Mirmiran & Thompson, Inc.
An Employee Owned Company

Melissa Shepherd
Associate
Senior Pursuit Coordinator

P. 813-868-6181
F. 813-314-0345

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Thank You.

From: Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>

Sent: Friday, April 5, 2024 12:46 PM

To: Tina Russo <trusso@pascocountyfl.net>; Tania Gorman <tgorman@pascocountyfl.net>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>; Christopher Hanning <channing@pascocountyfl.net>; William Poe <WPoe@ci.zephyrhills.fl.us>; Shane LeBlanc <sleblanc@ci.zephyrhills.fl.us>; Shepherd, Melissa <MShepherd@jmt.com>

Cc: Clayton T. Watkins <cwatkins@pascocountyfl.net>; Ainsley Caldwell <acaldwell@pascocountyfl.net>;

Elliot E. Shoberg <eshoberg@pascocountyfl.net>; Zinn, Michael <michael.zinn@dot.state.fl.us>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>

Subject: [EXTERNAL] RE: Geiger Rd

Cyber Security Reminder: Please use caution - message originated outside JMT.

Tina,

Thanks again to you and all of the County folks for your continuing support of this project for Geiger Rd!
Please advise if the County or the City needs to complete the HSIP application and any additional assistance that we can provide.



Todd Vandenberg
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From: Tina Russo <trusso@pascocountyfl.net>

Sent: Friday, April 5, 2024 8:58 AM

To: Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Tania Gorman <tgorman@pascocountyfl.net>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>; Christopher Hanning <channing@pascocountyfl.net>; William Poe <WPoe@ci.zephyrhills.fl.us>; Shane LeBlanc <sleblanc@ci.zephyrhills.fl.us>; Shepherd, Melissa <MShepherd@jmt.com>

Cc: Clayton T. Watkins <cwatkins@pascocountyfl.net>; Ainsley Caldwell <acaldwell@pascocountyfl.net>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>; Michael Zinn <michael.zinn@dot.state.fl.us>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>

Subject: RE: Geiger Rd

EXTERNAL EMAIL

Geiger Project Team;

This is my thought based on the draft RSA and working with D7 Safety Team.

First item, the FDR of the roadway itself by the county is a big win.

I would like for the county to use HSIP application for some of the counter measures that were recommended in the draft RSA when the FDT done. . These would include speed feed back signs (permanent), RPMs, safety edge, pavement markings. My concern is with the FDR of the roadway the speed issue may increase.

The survey is needed for the sidewalk location and possible mid block crossings and other recommendations in the draft RSA. The survey is needed for the design of those counter measures for cost and location. This can be performed after the FDR of the roadway. But HSIP is needed for the roadway FDR safety improvements.

I think there is several counter measures that can be initiated with the FDR of the roadway, and is needed due to the speed issue on Geiger already, and most likely will increase with a new road.

Below is the link to the application for HSIP.

https://forms.office.com/pages/responsepage.aspx?id=Xd4h25y8DEKPP48l-Fta2l6xbpk_ytROlxkPww9zqiJUNUgyWDVQTIM5QIMyVhtaWDNWSkk5WjhOOi4u&web=1&wdLOR=c4860F983-F066-46F6-B4B7-3AB94F8530DE

Hope this helps,



Tina A. Russo, LCI #395
Active Transportation Planner,
Metropolitan Planning Organization
Planning and Development Department
Pasco County
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New Port Richey, FL 34654
trusso@pascocountyfl.net
www.pascocountyfl.net

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<https://www.pascocountyfl.net/323/MPOTransportation-Planning>

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From: Todd Vandeberg <TVandeberg@ci.zephyrhills.fl.us>

Sent: Thursday, April 4, 2024 3:47 PM

To: Tania Gorman <tgorman@pascocountyfl.net>; Tina Russo <trusso@pascocountyfl.net>; Christopher Hanning <channing@pascocountyfl.net>; William Poe <WPoe@ci.zephyrhills.fl.us>; Shane LeBlanc <sleblanc@ci.zephyrhills.fl.us>

Cc: Clayton T. Watkins <cwatkins@pascocountyfl.net>; Ainsley Caldwell <acaldwell@pascocountyfl.net>;

Elliot E. Shoberg <eshoberg@pascocountyfl.net>; Michael Zinn <michael.zinn@dot.state.fl.us>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>

Subject: RE: Geiger Rd

Thanks County folks – I know we are on a tight time table to get a survey done. Please advise and interested in reviewing the survey for future sidewalk location.



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From: Tania Gorman <tgorman@pascocountyfl.net>

Sent: Thursday, March 28, 2024 12:41 PM

To: Tina Russo <trusso@pascocountyfl.net>; Christopher Hanning <channing@pascocountyfl.net>; Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; William Poe <WPoe@ci.zephyrhills.fl.us>; Shane LeBlanc <sleblanc@ci.zephyrhills.fl.us>

Cc: Clayton T. Watkins <cwatkins@pascocountyfl.net>; Ainsley Caldwell <acaldwell@pascocountyfl.net>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>; Michael Zinn <michael.zinn@dot.state.fl.us>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>

Subject: Re: Geiger Rd

EXTERNAL EMAIL

Tina,

I believe a survey/design needs to take place before the safety funds can be used correct?

From: Tina Russo <trusso@pascocountyfl.net>

Sent: Thursday, March 28, 2024 11:49 AM

To: Christopher Hanning <channing@pascocountyfl.net>; Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Tania Gorman <tgorman@pascocountyfl.net>; William Poe <WPoe@ci.zephyrhills.fl.us>; Shane LeBlanc <sleblanc@ci.zephyrhills.fl.us>

Cc: Clayton T. Watkins <cwatkins@pascocountyfl.net>; Ainsley Caldwell <acaldwell@pascocountyfl.net>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>; Michael Zinn <michael.zinn@dot.state.fl.us>; Duran, Emmeth <Emmeth.Duran@dot.state.fl.us>

Subject: RE: Geiger Rd

Christopher,

We are exploring safety improvements for Geiger Rd.

With the FDR of this roadway can a safety edge be added to the project if we can get FDOT to provide some assistance with equipment?

From: Christopher Hanning <channing@pascocountyfl.net>

Sent: Thursday, March 28, 2024 10:56 AM

To: Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>; Tania Gorman <tgorman@pascocountyfl.net>; William Poe <WPoe@ci.zephyrhills.fl.us>; Shane LeBlanc <sleblanc@ci.zephyrhills.fl.us>
Cc: Tina Russo <trusso@pascocountyfl.net>; Clayton T. Watkins <cwatkins@pascocountyfl.net>; Ainsley Caldwell <acaldwell@pascocountyfl.net>; Elliot E. Shoberg <eshoberg@pascocountyfl.net>
Subject: RE: Geiger Rd

Good morning,

Please pardon the delay with my response.

Currently we have a Full Depth Reclamation (FDR) planned for Geiger Road between Eiland Blvd and North Ave in FY25 (Oct 2024 – Sept 2025).

Since we are a maintenance department, we generally do not widen or shift the roadway alignment when performing pavement treatments like mill & resurface or FDR. However, we may be able to accommodate a small amount of extra work on Geiger, but our contractor will require engineered plans showing new cross sections, alignments, and profiles. Our Pavement Management Team will also need some more details to ensure our contractor has the capabilities and resources to do the widening or realignment. Unfortunately, we do not have any funding or the available in-house resources to prepare plans and obtain a SWFWMD exemption or permit for any new alignments that may be proposed. In addition, the only sidewalk work we perform is replacing existing segments that need repair.

Thank you,

Chris Hanning, P.E.
Senior Engineer - Roadway
Engineering Division
Department of Public Works
Pasco County BOCC
P 727.834.3611

From: Todd Vandenberg
<TVandenberg@ci.zephyrhills.fl.us<<mailto:TVandenberg@ci.zephyrhills.fl.us>>>
Sent: Wednesday, March 27, 2024 11:32 AM
To: Tania Gorman <tgorman@pascocountyfl.net<<mailto:tgorman@pascocountyfl.net>>>; William Poe <WPoe@ci.zephyrhills.fl.us<<mailto:WPoe@ci.zephyrhills.fl.us>>>; Shane LeBlanc <sleblanc@ci.zephyrhills.fl.us<<mailto:sleblanc@ci.zephyrhills.fl.us>>>
Cc: Tina Russo <trusso@pascocountyfl.net<<mailto:trusso@pascocountyfl.net>>>; Clayton T. Watkins <cwatkins@pascocountyfl.net<<mailto:cwatkins@pascocountyfl.net>>>; Ainsley Caldwell <acaldwell@pascocountyfl.net<<mailto:acaldwell@pascocountyfl.net>>>; Christopher Hanning <channing@pascocountyfl.net<<mailto:channing@pascocountyfl.net>>>
Subject: RE: Geiger Rd

Thanks Tania. Look forward to a discussion with Mr. Hanning and will copy our Public Works Director and City Manager.

[B69B5588]<<https://www.ci.zephyrhills.fl.us/>>

Todd Vandenberg
Planning Director
City of Zephyrhills
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From: Tania Gorman <tgorman@pascocountyfl.net<<mailto:tgorman@pascocountyfl.net>>>

Sent: Tuesday, March 26, 2024 3:26 PM

To: Todd Vandeberg <TVandeberg@ci.zephyrhills.fl.us<<mailto:TVandeberg@ci.zephyrhills.fl.us>>>

Cc: Tina Russo <trusso@pascocountyfl.net<<mailto:trusso@pascocountyfl.net>>>; Clayton T. Watkins

<cwatkins@pascocountyfl.net<<mailto:cwatkins@pascocountyfl.net>>>; Ainsley Caldwell

<acaldwell@pascocountyfl.net<<mailto:acaldwell@pascocountyfl.net>>>; Christopher Hanning

<channing@pascocountyfl.net<<mailto:channing@pascocountyfl.net>>>

Subject: Re: Geiger Rd

EXTERNAL EMAIL

Hello Todd,

For confirmation of the reclamation/rebuild project on Geiger Rd. In FY 25, I've cc Christopher Hanning with Public Works.

Clay,

Will be able to address the engineering requests/concerns (shifting the road) you broached below.

Please let us know at your earliest convenience of next steps!

From: Todd Vandeberg

<TVandeberg@ci.zephyrhills.fl.us<<mailto:TVandeberg@ci.zephyrhills.fl.us>>>

Sent: Tuesday, March 26, 2024 1:47 PM

To: Tania Gorman <tgorman@pascocountyfl.net<<mailto:tgorman@pascocountyfl.net>>>

Cc: Tina Russo <trusso@pascocountyfl.net<<mailto:trusso@pascocountyfl.net>>>; Clayton T. Watkins

<cwatkins@pascocountyfl.net<<mailto:cwatkins@pascocountyfl.net>>>

Subject: Geiger Rd

Tania / Tina,

I wanted to thank you both with your time / effort on investigating "next steps" for Geiger Rd. I talked with the City Manager and Lance Smith and provided an overview and they asked if I could get in writing a summary from the County on where we are at prior to moving forward with the petitions for development on Geiger. My understanding is that we are looking for a reclamation / rebuilding of Geiger Rd and that it looks like it could potentially be scheduled for next fiscal year. I also want to have the discussion with the developer to see if we can get him to assist in the design / engineering of a sidewalk / trail on Geiger from 301 to Eiland Blvd.

I just wanted to make I was correct following our discussions. Lance also asked if the road would have any possibility of being able to be shifted (even a couple feet) to enable a little more space for sidewalk / trail. I did bring up the comments from Tania with concerns discussed about making sure

we are able to line up Geiger with North Avenue. We just wanted to give ourselves any additional space for building this important pedestrian “leg” but we understand if engineering says we can’t shift it. Thanks!

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Todd Vandenberg

Planning Director

City of Zephyrhills

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