



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, June 18, 2024
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

The city will maintain a quorum in the Council Chambers but will host a GoTo meeting to allow the public/applicants to attend virtually. Please use the following information to access the meeting.

Planning Commission Meeting
Jun 18, 2024, 6:00 – 7:30 PM (America/New_York)
Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/642660933>
You can also dial in using your phone.

Access Code:
642-660-933
United States:
[+1 \(224\) 501-3412](tel:+12245013412)

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<https://meet.goto.com/install>

Call to Order – Mayor Monson
Roll Call – Carlos Maldonado
Invocation – Rosie Paulsen

1. CONSENT ITEMS

1.1 Minutes from May 28, 2024 Planning Commission Meeting.

2. BUSINESS ITEMS

- 2.1 **ANX-0015-22 Providence Village Annexation, Parcel#10-26-21-0000-00400-0000**
A review of a petition for Annexation, future land use (RES-9 to RU) & zoning (R4 to PUD) amendments for 3 acres (MOL) located on the south side of Geiger Rd and off Wilson Drive for proposed townhome development.
1. Providence Village Map

2. Justification Report_ANX15-22
3. Providence Village Existing Zoning
4. School Impact Analysis Prov Village (1)
5. Providence Vllage Email

2.2 PUD-0016-22 Gagne PUD Indoor Storage with Mixed Use Development; Located at the North and Southeast corners of Chancey Rd and Paul S Buchman.3356 Paul S Buchman Hwy, Zephyrhills Fl 33540.Parcel#23-26-21-0020-08000-0000.

1. Updated Petition
2. PUD Plans
3. 6A. Concept Plan Self Storage
4. 6B. Concept Plan Self Storage-Rendered
5. 7. Zephyrhills Elevation (1)
6. 8. Zephyrhills 3d rendering
7. 9. 2024-05-06_Landscape-Exhibit (1)
8. 4 Exhibit C Gagne PUD Conditions 8.17.22

2.3 ANX-16-22 Black Marlin Annexation, Rezoning And Future Land Use Map Amendment

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

1. ANX 16-22 Attachments for Black Marlin Annexation Rezone FLUMA June 10 2024
2. ANX 16-22 Staff Report for Black Marlin Townhomes June 2024

3. OTHERS ITEMS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**



**Planning Commission Meeting
Tuesday, May 28th, 2024
Minutes**

I. Call to order Mayor Monson

A regular Planning Commission meeting was called to order by Mayor Monson at 6:00 PM in Council Chambers of City Hall at 5335 8th Street, Zephyrhills FL.

II. Roll Call-Carlos Maldonado

Commission Members Present:

Mayor Monson, David Armstrong, Tracy Sullivan, Beth Aker, Thomas Vanater, Dr. Christa Remington, Dr. Randy Stovall, Ellen Taylor, Rosie Paulsen, Matt Maggard (city attorney was not present).

III. Invocation-Rosie Paulsen

IV. Pledge of Allegiance

V. Consent items:

Minutes for the Planning Commission meeting on 11/21/23 were approved.

VI. Business Items:

2.1 PUD000014-22 Advent Health PUD Property Rezoning;

The item was presented by Todd Vandenberg; this is an ongoing project it is proposing a rezoning of the property for PUD (Planned Unit Development) and change in FLU (Future Land Use) from PSP (Public Semi Public) & MU (Mixed Use) to RU (Residential Urban). The proposed use of this property will be for a Apartment complex. This property is not affected by the Moratorium due to them submitting prior to when It went into effect. This project is in the Basin of special concern. The intent will be to sale the property after the approvals are complete. The original zoning for PUD was done many years ago, no files were found on record for PUD Master Plan. Joel Tew The projects development consultant was present with his collages Kayla Witkowski-Clear View Land Designs (Planner) and Ali Atithi-Links and Associates (Transportation Planner). The discussion began with going over a power point presentation showing important key facts

on the project such as; conceptual site plan showing 2 access points from Pretty Pond Rd and Wire Rd, 3-story building located on the eastern and 2 story maximum of the western side, elevation the site and the Maximum 252 units. Additional improvements mentioned nearby is a proposed roundabout off Pretty Pond and Wire Rd. Future traffic related matters will be addressed such as turn lanes. Drainage issues will be looked at more thoroughly considering it is in the basin of special concern. Change of number of units also can be different then proposed to accommodate the drainage matter. Parking requirements are also being looked at via the review. Proposed conditions are being reviewed for this project. Conditions #8 was discussed it mentioned the height limitations and says they have to comply with the limitation so the site might not be able to do the full 252 units , Condition #11 since they don't have a developer or buyer they can't say what the project is going to look like, they will provide the city with the proposed site plan and construction plans come in that the city's approval will remain subject to specific approval of the Architectural features and the buildings facades and renderings. Additional architectural review on plans and rendering will be required from the city once a builder is identified. Condition#12 Transportation requirement; the traffic study was done according to the methodology required by the city was completed. It requires an east bound right turn lane, they agree that on site plan review it still requires approval from the city and the county because it requires a county right of way permit. Also, they will include west bound turn lane on Pretty Pond and on Wire Road a south or north turn lane, which will be determined by the city and county. The future builder will need to comply with required turn lane. It is preferable to get the roundabout installed prior to any changes made with the turn lanes and additional traffic issues. Mr. Tew stated this property had been under contract for sale a few years ago however there was a conflict with the buyer, so the hospital decided to fund the completion of the existing application, that's when the current representatives were chosen. Additional thought for this project were reasonable housing for their staff nearby. Comments made by the planning commission members were a development nearby in Publix's plaza and the cost of the apartments mentioning cost accommodations for advent staff, but the prices for the apartments were not affordable. Also the sidewalks not existing nearby the apartments in question were a concern. Flooding issues nearby Alpha Village cause hesitation for approval of any new developments. The staff at the city is aware of all the concerns and retention issues will be reviewed by the city's consultant engineer on record. Preventative measures will be taken as a condition and will be reviewed more thoroughly once they get to the construction plans review, they will need to look at the silt fences to make a better barrier. Review of the retention pond before total site grading of the property. Further review of the project to improve sidewalks, traffic issues and prevent flooding will be reviewed in further detail once construction plans are submitted. A trail within the project to connect from Dairy Rd to CR 54 is a high priority to make walking options safer for pedestrians. Planning Members asked if Advent Health was still non-profit, a representative was present and clarified that yes, it's still a non-

profit organization, and clarified that they plan and put any profit made into the hospital's future improvements. Closing comments from the Planning Commission was on Dairy Road and the heavy traffic existing there and hopefully the roundabout and turn lanes help alleviate the heavy traffic. The proposed project approval will be for PUD zoning approval and future buyer to comply with the conditions approved from the conditional use that was recorded. Further discussion on Dairy Road sidewalk and traffic improvements will be reviewed. Staff and the Site Plan Review Committee did recommend approval of the future land use map amendment and rezoning change along with the preliminary master PUD plan, with conditions. Thomas Vanater Planning Commission member abstained from voting.

Recommendation: Motion was to accept the plan as written with the future land use map amendment and rezoning petition with the conditions. All members voted for approval with only one member opposed. Next Process will be city council approval.

3. Other Business:

Additional topics discussed after the last item was completed were relating to future new developments, possibly the city buying a current property that is under review with intentions of turning it into a park, affordable housing discussions, traffic improvements, sidewalk improvements and a mobility meeting coming up in June.

Adjourn

STAFF REPORT

To:

From: Todd Vande Berg, Director of Planning

RE: ANX-0015-22 Providence Village Annexation, Parcel#10-26-21-0000-00400-0000
A review of a petition for Annexation, future land use (RES-9 to RU) & zoning (R4 to PUD) amendments for 3 acres (MOL) located on the south side of Geiger Rd and off Wilson Drive for proposed townhome development.

Date: June 18, 2024

I. BACKGROUND & INFORMATION

A. History | Application Summary: Petition submitted by Providence Village LLC for: Annexation, a small-scale future land use map amendment and rezoning. The subject property is eligible for annexation being located within the City / County Joint Planning Area and Utilities Service Boundary Area. The petition is able to be considered and is not subject to the residential moratorium as it was submitted prior to the moratorium adoption date. The subject property is located on the south side of Geiger Rd and immediately east of the Wedgewood development has a single family residence and the remainder is undeveloped. The petition was tabled for a time period as Staff worked with Pasco County regarding the condition of Geiger Rd. A decision by the County has been made to complete a full depth reclamation / rebuilding of Geiger Rd along with recommendations: safety edge, signalized cross-walk and future pedestrian access on Geiger Rd. Staff has had discussions with the Applicant on investigating the construction of a MP trail on the north side of Geiger Rd that would connect down to the future Silver Oaks Village Cottages project, which will include a sidewalk on the north side of Geiger Rd. The subject property abuts an additional 20 acres immediately to the south where a concept plan has been discussed for two-story townhomes. The subject property is planned for the main entrance to the townhome development off of Geiger Rd and presently is shown at approximately 7.5 units / ac. The owner / applicant is also willing to place a voluntary deed restriction to ensure only two story townhomes and no increase of the maximum density as reflected on the plan. The proposed preliminary development plan shows three entrances: Main entrance would be the subject property, then there is Wilson Drive and Staff, applicant and the School district are in agreement to make a connection to 14th Avenue which will assist in reducing trips on Geiger Rd and and provide a sidewalk / safety entrance to West Elementary. A final transportation study would be conducted upon review of the future site plan to review / consider operational improvements. A school impact analysis was provided for only the subject petition including approx 36 units with an estimated total of 7 students as reflected in the attached report from the School District.

B. Site Information

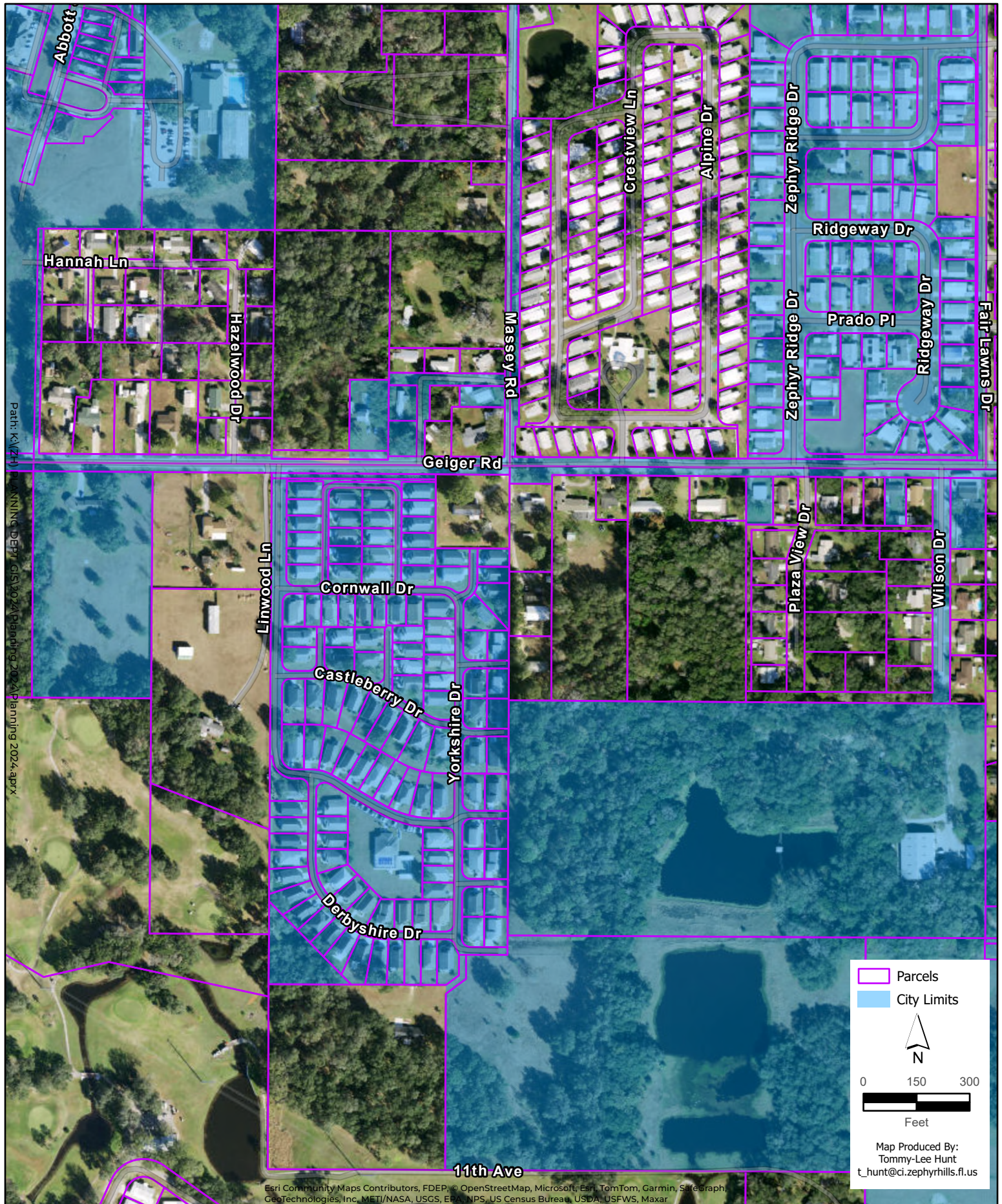
1. Applicant/Owner: Providence Village LLC
2. File #:ANX 15-22
3. Historic Designation: NA
4. Acreage:3 Acres MOL
5. Existing Land Use: Undeveloped ? Single family residence
6. Current FLU: County RES - 9
7. Proposed FLU: City RU (Residential Urban)
8. Existing Zoning: County R-3
9. Proposed Zoning: City R-4

II. DATA & ANALYSIS

- A. Character Analysis - The character of the general vicinity is a mix of single family homes, mobile homes and villas (Wedgewood) development - immediately to the west.
- B. Compatibility Analysis - The conceptual use of the subject property is the entrance to a townhome development and some two-story townhomes. The proposed use would be compatible with the Wedgewood community to the west.
- C. Natural & Historic Resources Analysis - Tree canopy exist on the subject property which should be considered to maximize tree preservation and enhanced screening buffering to the adjoining developed properties.
- D. Public Service Analysis & Impact - The subject property is considered the utility information submitted to SWFWMD and the City's Utility Director has indicated water / sewer is available to serve the subject property.
- E. Comprehensive Plan Consistency - The petition is consistent with the City's Comprehensive Plan with the property / development plan showed at approximately 7-8 units per acre (R-4 allows up to 14 units per acre)

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee - Approval
- B. Historic Preservation Board - NA
- C. Planning Commission
- D. Board of Adjustment - NA



Providence Village Annexation

Data Source:
City of Zephyrhills GIS

City of Zephyrhills

5335 8th Street
Zephyrhills, FL 33542

Providence Village

April 2024

1 in : 350ft

JUSTIFICATION REPORT
PROVIDENCE VILLAGE, LLC

1. COMPLIANCE ANALYSIS

PROJECT DESCRIPTION

The proposed project is a 36 unit townhome development located in the western portion of the City of Zephyrhills. One parcel is included within this three-fold application process. Parcel 10-26-21-0000-00400-0000 is located within unincorporated Pasco County, and is proposed for annexation into the City of Zephyrhills (“City”).

This three-part concurrent application will provide for annexation into the City, a comprehensive plan amendment, and a rezoning.

The subject property has a single family residence on it, but is otherwise undeveloped.

PROPOSED DEVELOPMENT

The proposed development requests approval for a 36-unit, single-family townhome subdivision. The lots will be generally 20 feet wide by 60 feet deep.

As proposed, a three-part concurrent development application requires three actions by the City of Zephyrhills. The first is an annexation for Parcel 10-26-21-0000-00400-0000 along with a Comprehensive Plan amendment and a Rezoning application. A pre-application meeting with the City of Zephyrhills was held on July 27, 2022.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Implementation

Goal LU-1: To achieve an economically and diversified tax base that ensures:

- a. The residential I family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;*

The project will complement the residential character of the City of Zephyrhills while providing an additional option for those looking for a home with less maintenance. The proposed development provides further benefit to the City of Zephyrhills by increasing the tax base.

Land Development Regulation

Objective LU-1-1: To encourage efficient development in areas which will have the capacity to contribute more to the City in revenue than it will consume in services that meet the above- mentioned goals and consistent with this adopted plan.

Policy LU-1-1-1: The City shall continue to enforce land development regulations to ensure orderly development, that at a minimum, contain provisions which:

- a. *Regulate the subdivision of land;*
- b. *Regulate signage;*
- c. *Provide for drainage and stormwater management;*
- d. *Provide requirements for the provision of open space, and safe and convenient on- site traffic flow and parking requirements;*
- e. *Coordinate future land uses with soil conditions, topography, and availability of facilities and services;*
- f. *Ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;*
- g. *Protect the limited amount of wetlands and other environmentally sensitive natural resources;*
- h. *Protect the potable well fields by designating appropriate activities and land uses within well head protection areas and environmentally sensitive land;*
- i. *Provision of mixed land use designations, such as recreation in residential area; and*
- j. *Discourage the proliferation of urban sprawl.*

The project will ensure each of the above items are addressed as part of the construction plans that will be submitted to all applicable government agencies. Urban sprawl will not be created by the proposed development. The proposed development is located on two parcels that are uniquely situated between two subdivisions with relatively high densities. The goal of the developer is to provide a townhome community that will meet the demands of a varied age group, ranging from young adults to senior citizens who are looking for a more maintenance free lifestyle. Open space will be provided to residents for recreational purposes and gatherings.

Residential Development

Objective LU-1-2: The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.

The project will complement the quality of life within the surrounding communities. The proposed development will not interfere with the integrity of the established neighborhoods in the area.

Policy LU-1-2-1: Residential development shall be consistent with the following residential density categories:

...b. Residential Urban- 7.5 to 14.0 units/gross acre;

The project will contain a density of twelve dwelling units per acre and falls within the high range criteria of the RU Future Land Use category requested in this application.

Policy LU-1-2-2: Existing residential areas shall be protected from incompatible activities. Other land users shall also be protected from the encroachment of incompatible residential activities.

The project is a proposed development that will provide compatibility with the existing residential areas and will serve as a transition between varying residential densities.

Policy LU-1-2-3: The location and extent of residential land uses shall be in accordance with the Future Land use Map and the descriptions of types, sizes, and densities of land uses contained in this element.

The project complies with the requirements of the Future Land Use Map, its categories, and the established development pattern of this area. The area being annexed is currently classified as RES-9 by Pasco County. The City's request via the accompanying RU category is compatible.

Policy LU-1-2-4: Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.

The project is compatible with the existing future land use categories, surrounding zoning districts and the established development pattern of the area.

CONSISTENCY WITH 171.043, F.S.

171.043 Character of the area to be annexed. A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

Subsection 1: The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.

Parcel 10-26-21-0000-00400-0000 is contiguous to the City of Zephyrhills. The abutting parcel to the south is located within the City of Zephyrhills. No portion of the parcel will be included within the boundary of another incorporated municipality upon annexation approval.

Subsection 2: *Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:*

- (a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;*
- (b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or*
- (c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.*

The project will be developed for urban purposes by providing for a total resident population equal to at least two persons for each acre of land included within its boundaries.

Subsection 3: *In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:*

- (a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or*
- (b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).*

The project can be serviced without the extension of water and/or sewer lines through a sparsely developed area.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE AND CITY ORDINANCES

The project will be designed and permitted consistent with the City of Zephyrhills Land Development Code and applicable City Ordinances.

ANNEXATION

The accompanying annexation application includes a total of 3 acres located in unincorporated Pasco County. The applicant believes that the annexation of this parcel is reasonable and meets the legal requirements for inclusion into the City of Zephyrhills.

SURROUNDING FUTURE LAND USE

A comprehensive plan amendment is also included in this three-part application process. Upon approval, this request will assign the tract into the Residential Urban (RU) future land use category for the City of Zephyrhills. The RU classification purpose is to recognize properties that are appropriate to be developed in a suburban, high density manner. It also recognizes that such areas are well- suited for residential uses typical of suburban, non-intensive qualities. The density range in RU is 7.5 to 14.0 dwelling units per gross acre.

ZONING ANALYSIS

An application to rezone Parcel 10-26-21-0000-00400-0000 to R-4, Multi-Family Residential is the final application to run concurrently with this three-part application request. Currently, the parcel within Pasco County is zoned R3. The requested R-4, Multi-Family Residential District, permits a density range of up to 20 units per gross acre with a maximum of 75% impervious area. The increase in density provides for greater land use compatibility.

Public services provided by the City of Zephyrhills are available to service the proposed townhomes.

In summary, the proposed density for 36 townhomes is fully compatible with the established zoning area and established uses within the neighborhood. Once approved by the completed annexation, comprehensive plan amendment, and rezoning process, The project will comply with the City of Zephyrhills Land Development Code and adopted ordinances. Its development will be consistent with the surrounding area, future land use categories of the comprehensive plan, the established area zoning, and the existing development pattern of the area.

PREMATURE DEVELOPMENT ANALYSIS

The project, consisting of 36 townhomes, will not create premature development. The proposed development is located amidst a variety of developed uses that provide functional, convenient, and necessary infrastructure. There are numerous residential uses within close proximity, as well as health care, commercial retail, educational facilities, worship opportunities, and, within a short commute, governmental offices and an airport. The project

will blend with the established residential development pattern within the immediate area and will complement the existing neighborhoods with yet another option of for those desiring to live in the City of Zephyrhills.

2. Suitability Analysis.

The parcel is surrounded by a variety of residential uses. The proposed residential use with 36 townhomes will provide for a consistent density while also adding variety to potential property owners wanting to move into the area. It will utilize existing infrastructure, provide additional housing opportunities into the City of Zephyrhills, and blend with existing development in the vicinity. This development is considered appropriate for a continuation of single-family residential development already established in this area.

The subject property will be served by the City of Zephyrhills Police Department. The Pasco County Sheriff's Office actively patrols this area, as well. In the event of needed emergency support within the jurisdictions of either of these agencies, both agencies are able to respond to offer assistance.

The Zephyrhills Police Station is located at 6118 8th Street, a short distance from the subject property.

Residents in the proposed development will be served primarily by the Advent Health Zephyrhills Hospital, located at 7050 Gall Boulevard. The location of Advent Health Zephyrhills Hospital is approximately one mile from the proposed townhome community.

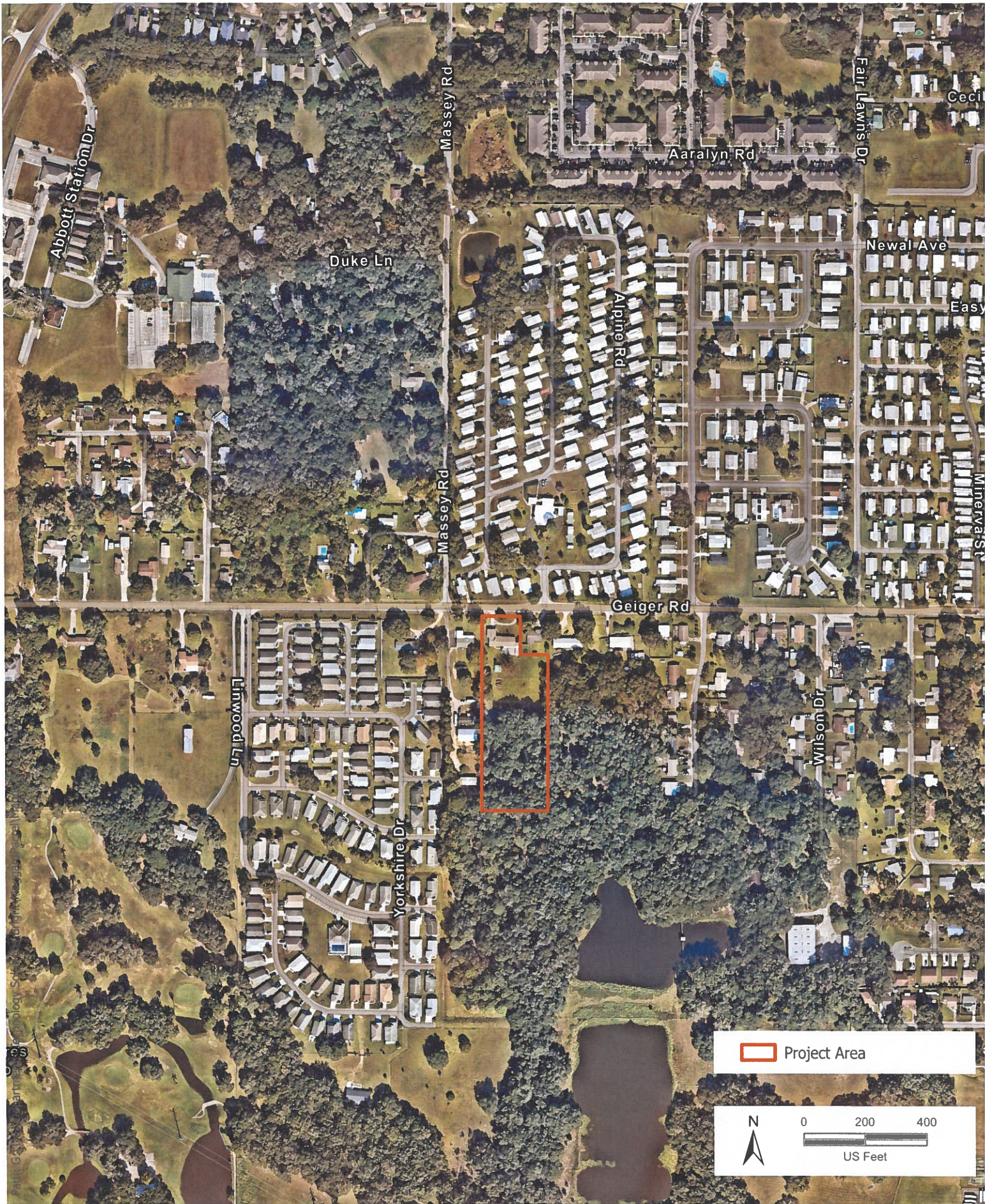
There are numerous private physician offices with specialty services in the City of Zephyrhills. Additionally, walk-in urgent care clinics are available that can serve medical needs on an as-needed basis for the convenience of area residents. Most all are within an acceptable short driving distance from the proposed development and the hospital.

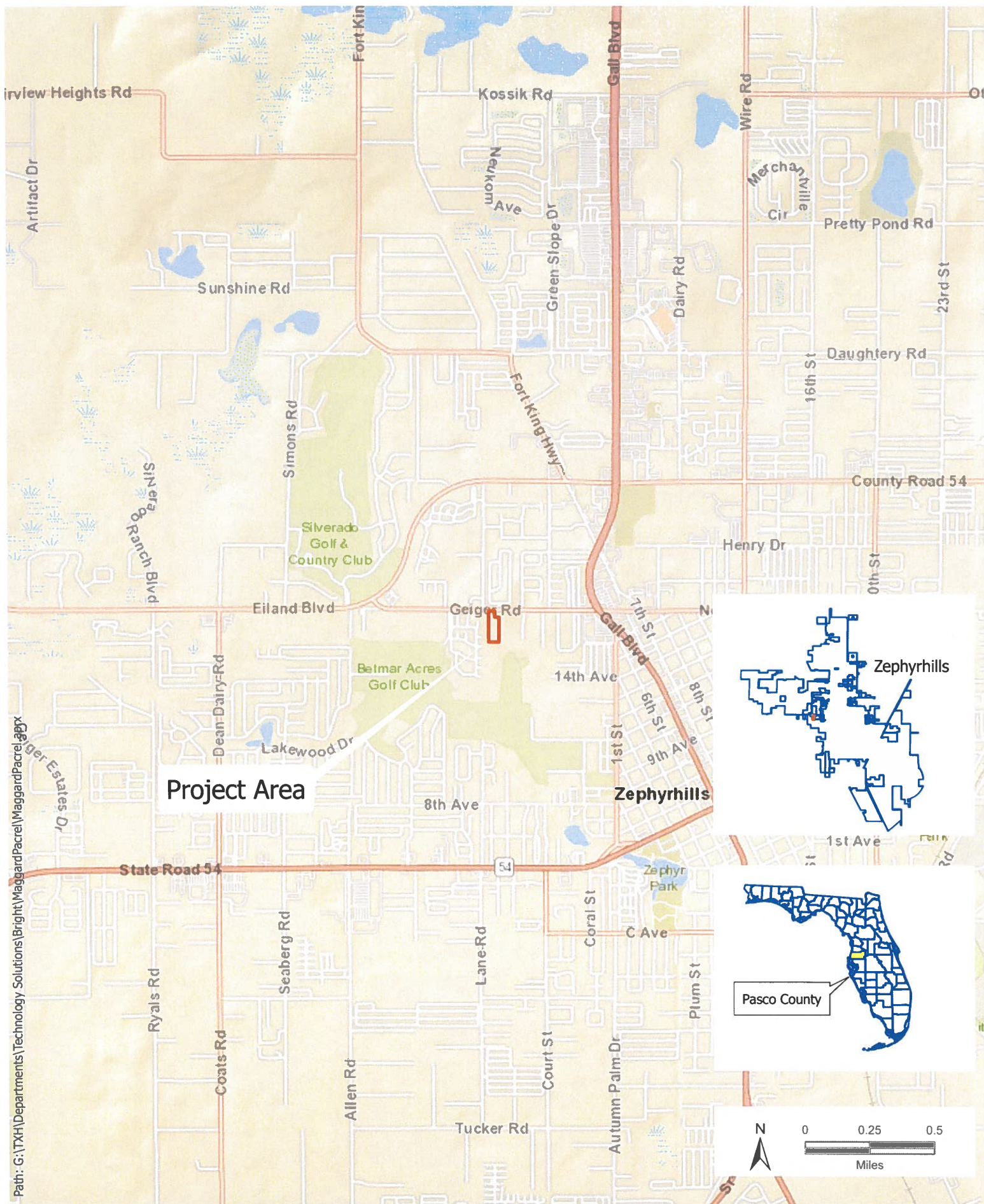
3. Residential Impact Statement. Not applicable per pre-filing meeting with City.

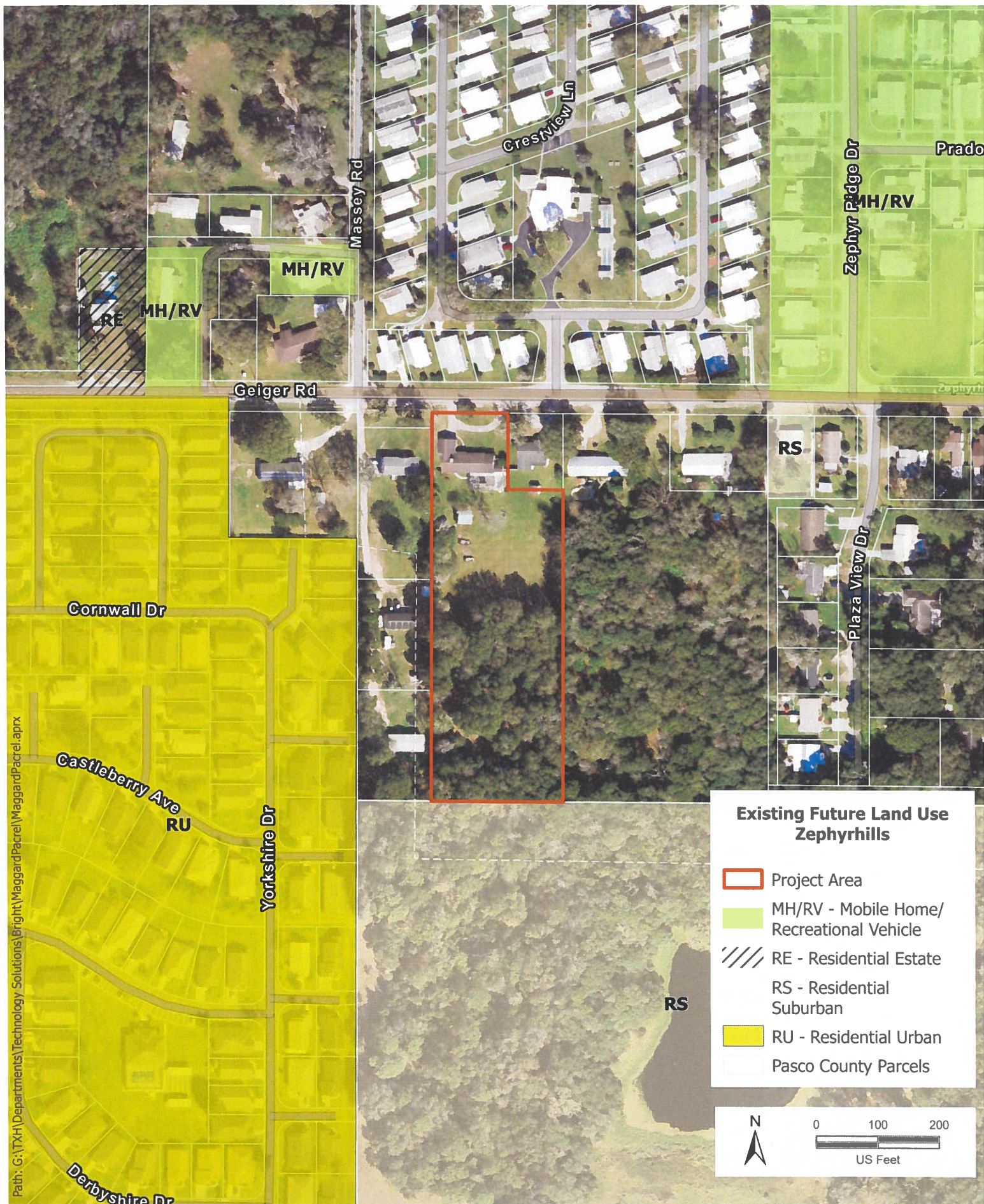
4. Traffic Study.

The project is initially expected to have no more than 36 townhouse units, and is considered de minimus in accordance with Section 7.03.01 of the City of Zephyrhills Land Development Code ("LDC").

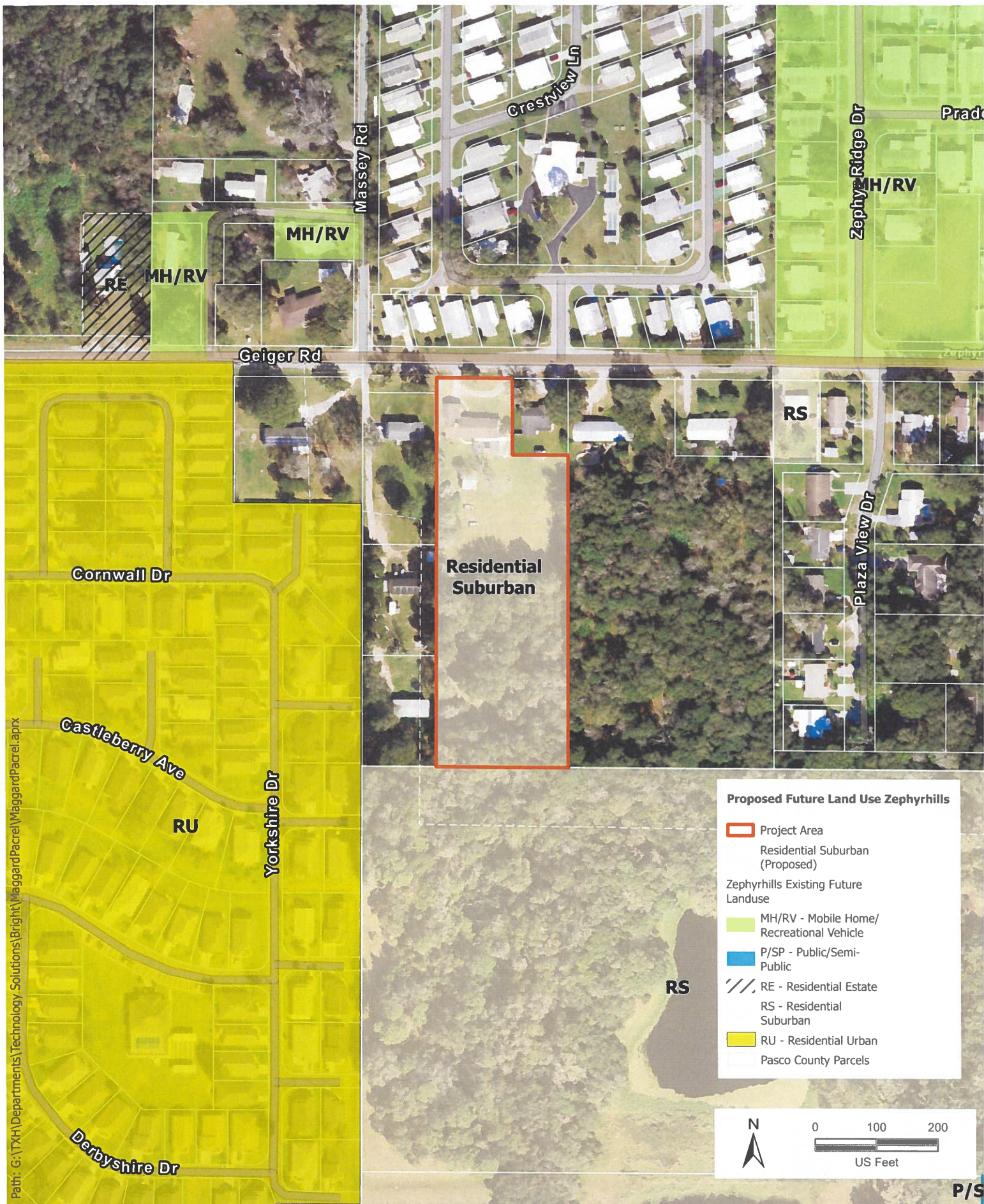
The project abuts a major road, Geiger Road, as can be seen by the Transportation Map attached hereto.



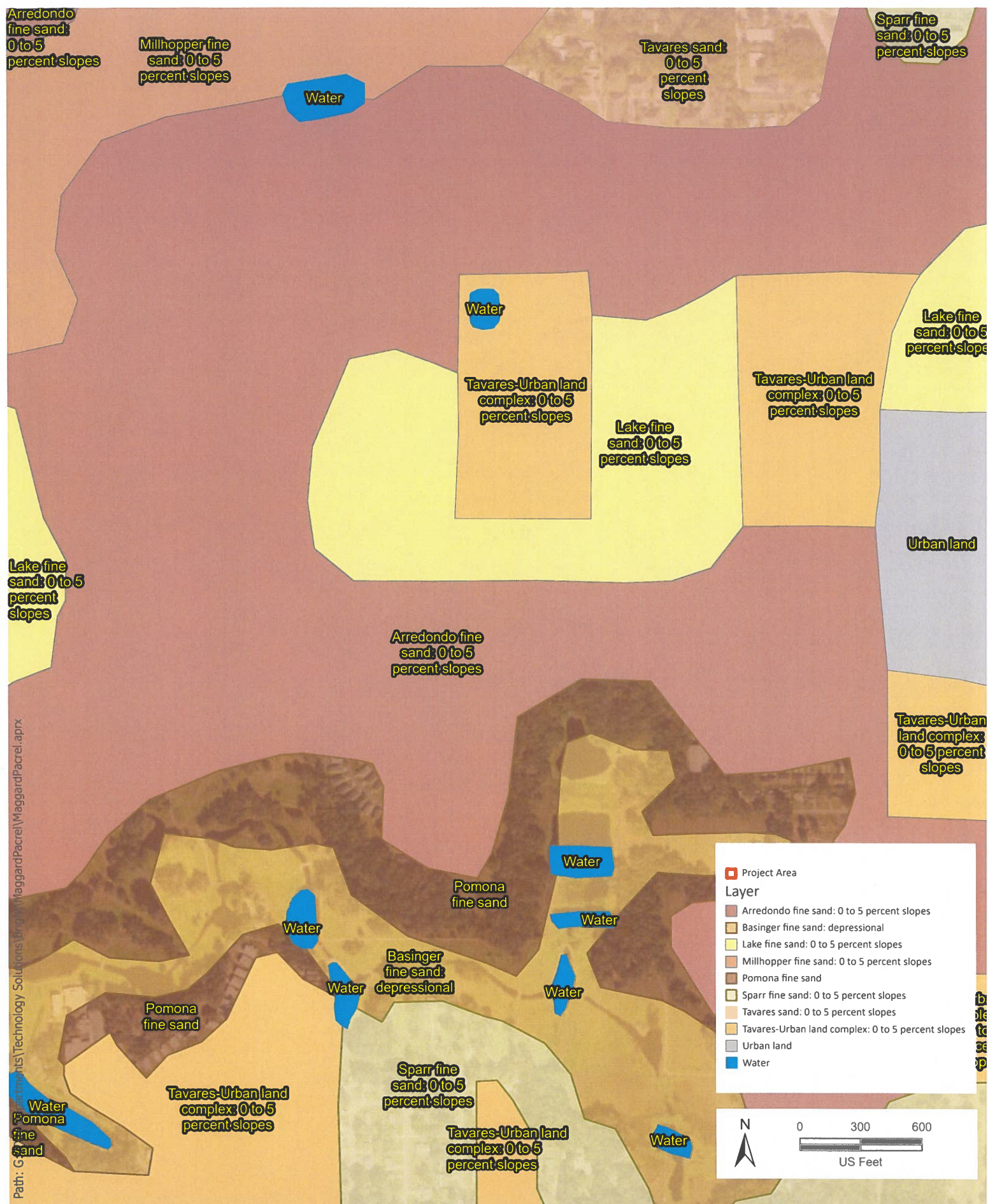




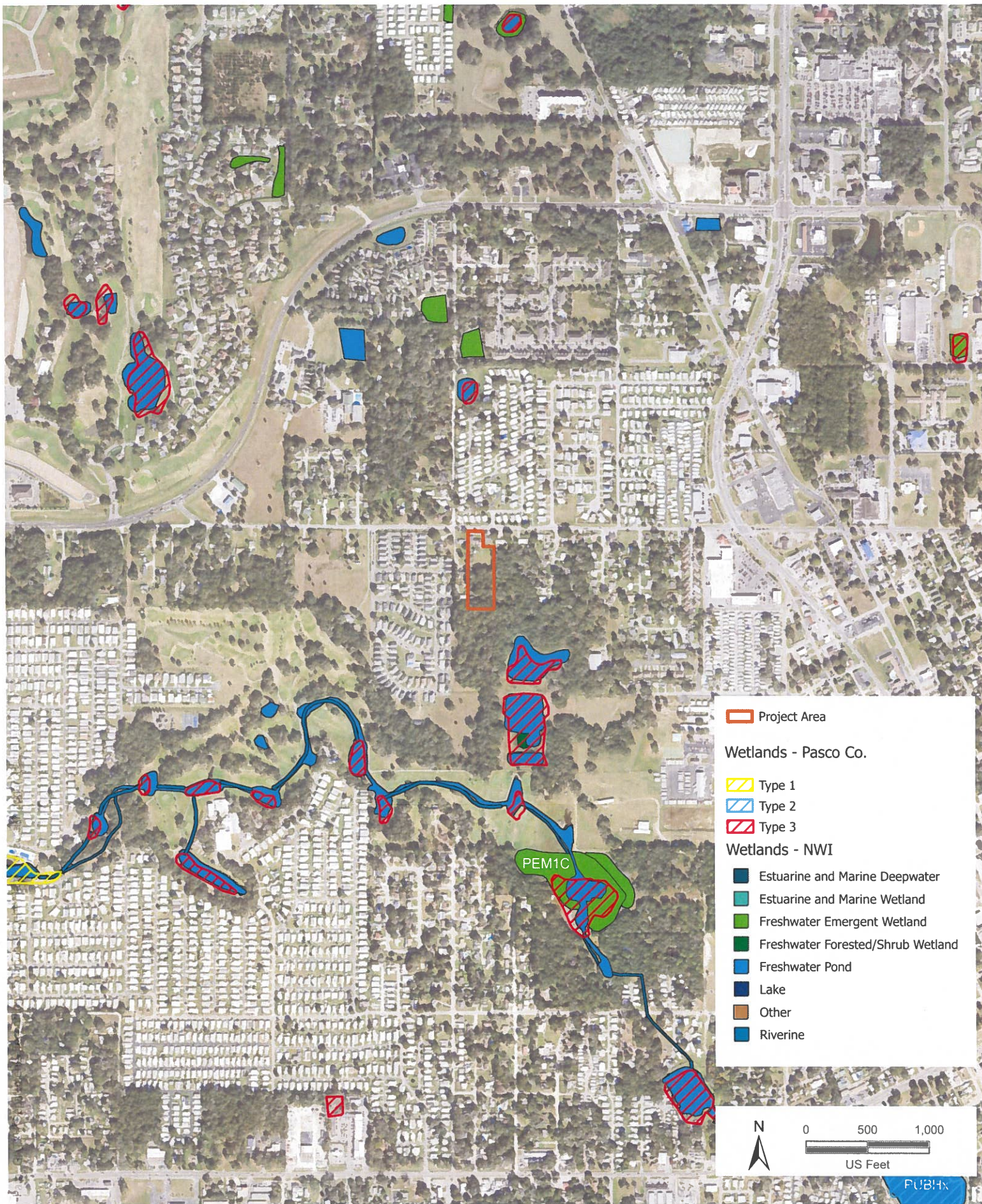












Path: G:\TXH\Departments\Technology Solutions\Bright (Maggard Parcel)\MaggardParcel.aprx









Pasco County Schools

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

School Impact Analysis

Project Name	Providence Village, LLC							12-Dec-22
Project Location	South side of Geiger Road, 0.4 miles west of U. S. Highway 301							
Parcel ID Numbers	10-26-21-0000-00400-0000 (3 acres)							
Property Owner/Developer	Providence Village LLC,							
Applicant	Leonard H. Johnson							
This development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development.								
Proposed Entitlements								
Student Impacts		Student Generation Rates			Students Generated			
		Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Housing Unit Type	# Units							
Single Family Detached	0	0.18	0.095	0.123	0	0	0	0
Single Family Attached	36	0.077	0.037	0.047	3	2	2	7
Multi-Family	0	0.115	0.052	0.068	0	0	0	0
Mobile Home	0	0.12	0.055	0.071	0	0	0	0
Totals	36				3	2	2	7

School Impacts*	School	2022-23 Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
School	Capacity				
West Zephyrhills Elementary	740	567	77%	570	77%
Raymond B. Stewart Middle	1,107	995	90%	997	90%
Zephyrhills High School	1,930	1,660	86%	1,662	86%
*School attendance boundaries are subject to change and could affect schools listed above.					

Todd Vandenberg

From: Panos Kontses <pkontses@pascocountyfl.net>
Sent: Friday, June 7, 2024 10:40 AM
To: Todd Vandenberg
Cc: Tania Gorman; Tina Russo; Rodney Corriveau, AICP; William Poe; Nick Uhren; Tracy A. Overturf; Venkat Vattikuti; Christopher Hanning
Subject: RE: CIP Project Map/Geiger Road

EXTERNAL EMAIL

Hi Todd,

I just heard today from Tina (MPO). MPO is working with FDOT, our Public Works, and Traffic Ops to move forward the following projects for Geiger Rd:

- MPO is working with our Public works and FDOT for installing a safety edge and the resurfacing/reclamation of the road.
- MPO and FDOT are working with our Traffic Ops and Public Works on installing lane markings, RPMS, and feedback signs.

These projects are independent to the sidewalk project.

Have a great day,

Panos

Panos Kontses, P.E.

Assistant County Engineer

Public Infrastructure | Transportation Engineering Department

Tel: (727) 834-3604, x1623

pkontses@mypasco.net

From: Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>
Sent: Friday, June 7, 2024 8:57 AM
To: Panos Kontses <pkontses@pascocountyfl.net>
Cc: Tania Gorman <tgorman@pascocountyfl.net>; Tina Russo <trusso@pascocountyfl.net>; Rodney Corriveau, AICP <RCorriveau@ci.zephyrhills.fl.us>; William Poe <WPoe@ci.zephyrhills.fl.us>
Subject: RE: CIP Project Map/Geiger Road

Pantos,

Thank you for your email. Form earlier emails we were hoping that we were working towards trying to get this project funded this coming year. We also had two development projects that we had discussed moving forward based on this information. The condition of this road is in very poor condition so just wanted to confirm if there is any possibility of this project being able to move forward at a quicker timeline? Thanks,

STAFF REPORT

To:
From: Todd Vande Berg, Director of Planning
RE: PUD-0016-22 Gagne PUD Indoor Storage with Mixed Use Development; Located at the North and Southeast corners of Chancey Rd and Paul S Buchman.3356 Paul S Buchman Hwy, Zephyrhills Fl 33540.Parcel#23-26-21-0020-08000-0000.
Date: June 18, 2024

I. BACKGROUND & INFORMATION

- A. History | Application Summary: The applicant has submitted a request for a PUD amendment associated with property located on both sides of Chancey Road and the east side of SR 39. The City previously approved a PUD Master Plan (Ord. # 1417-21) that included: Mixed Use at the NE corner of Chancey Rd and SR 39, Single family and multi-family residential on the south side of Chancey Rd and east of the CSX railroad and commercial planned at the SE corner of Chancey Rd and SR 39. The current Master Plan is approved for: 25,000 sq ft of commercial use, 150,000 sq ft of mixed use, 80 multi-family and 138 single-family units. A petition was submitted by the owner for: 1.) Development of the commercial parcel (SE corner of Chancey & SR 39) that may include a self-storage facility with a maximum height of 54'3" above finished floor; 2.) As an alternative to the maximum height proposed the applicant has prepared an alternative building facade (see attached exhibits) that reduces the maximum building height to 48'10" feet above the finished floor and construct with the attached design architectural renderings; 3.) Commercial parcel (SE corner) may utilize well / septic if municipal service is not available at the time of site development; however, development must connect to City water and sewer once service is available adjacent to the subject property; 4.) Streetlights in the residential area shall be operated / maintained by streetlight district / HOA / CDD; 5.) The access point for the commercial parcel was moved further east per the FDOT / Pasco County Transportation. If the PUD modification is approved the applicant will come back within engineered site plan.
- B. Site Information
1. Applicant/Owner: Gagne Robert H. Trust
 2. File #:PUD-00-16-22
 3. Historic Designation: NA
 4. Acreage:4.73 acres (part of the overall 139.3 acres)
 5. Existing Land Use: Undeveloped
 6. Current FLU: MU (Mixed Use)
 7. Proposed FLU: No Change
 8. Existing Zoning: PUD
 9. Proposed Zoning: PUD (Modification)

II. DATA & ANALYSIS

- A. Character Analysis - The subject parcel is located at the intersection of two major arterial and an appropriate location for commercial use. Staff has worked with the applicant on reducing the overall height and worked with an architect to provide a very attractive facade.
- B. Compatibility Analysis - The commercial use is not being changed from the original PUD master plan and Staff is of the opinion that this area will continue to develop with commercial / industrial uses. Existing buildings with similar heights are located in the Copeland Industrial Park.

- C. Natural & Historic Resources Analysis - There is some low-lying land / wetlands located on the east side of the subject parcel that the development is not encroaching. No historical resources are located on the property.
- D. Public Service Analysis & Impact - The new proposed use as an indoor storage facility results in a minimum of public services. They create minimum traffic, water usage and do not require much service from the other City departments.
- E. Comprehensive Plan Consistency - The PUD minor modification is consistent with the City's Comprehensive Plan.

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee - Approval with Conditions (attached)
- B. Historic Preservation Board - NA
- C. Planning Commission
- D. Board of Adjustment - NA



City of Zephyrhills

Planning Department

5335 8th Street | Zephyrhills, FL 33542

www.ci.zephyrhills.fl.us

813-780-0006

PETITION – SIMULTANEOUS REVIEW

Annexation | Future Land Use Map Amendment(s) | Rezoning

This process is intended to ensure that requests meet the requirements of the City of Zephyrhills Land Development Code and adopted Comprehensive Plan pertaining to Annexations, Future Land Use Map amendments, and Zoning map amendments.

PLEASE NOTE: Site development/amendment plans, commercial checks, and other processes, permits, authorizations and fees may be applicable after the approval of a comprehensive plan amendment.

Procedure

Pre-application Meetings: Pre-application meetings are required prior to submitting this petition. To set up a pre-application meeting, please call the Planning Department at 813-780-0006. Petitions will not be accepted without a meeting.

Petition Submission: The deadline to submit petitions is the last business day of the month at 4:00 PM. Incomplete petitions will not be accepted unless written permission is received from the Planning Director or City Manager. Petitions received after the filing deadline will be held until the next Site Plan Review cycle unless written permission is received from the Planning Director or City Manager.

Site Plan Review Committee Meeting: Complete petitions filed at or before the deadline will be scheduled for review by the Site Plan Review Committee (SPRC). The SPRC will provide a recommendation or deny forwarding the petition to the Planning Commission. The SPRC meets regularly on the third (3rd) Tuesday of the month at 9:30 AM. An authorized representative must be in attendance for this meeting.

Planning Commission: Planning Commission meetings are held the 3rd Tuesday of the month at 6:00 PM. The Planning Department will give due public notice that a public hearing will be held by the Planning Commission to consider the petition request. Owners of property within 200 feet of the subject site will be notified of the request and invited to comment. The Petitioner, and/or his authorized representative(s) shall appear at the Planning Commission meeting. The Petitioner should be prepared to address the guidelines and standards for the petition. After considering the request, recommendation of the SPRC, and comments by the petitioner and public, the Planning Commission will make a recommendation to City Council to approve the petition as presented, approve the petition with conditions, or deny the request.

City Council: The recommendations of the Planning Commission and SPRC will be forwarded to the City Council. Staff will give a planning report where City Council will consider the recommendations of the Planning Commission and SPRC, and review the request. The City Council may then recommend that the City Attorney prepare an Ordinance for first reading and public hearing.

If the petition is for a large scale amendment (over 10 acres), the future land use petition, supporting documentation and ordinance will be forwarded to the Department of Economic Opportunity (DEO) and other applicable agencies for review and comment prior to adoption.

If the petition is for a small-scale amendment (under 10 acres), the ordinance will be scheduled for second reading and adoption at the next available City Council Meeting.

The City Council may vote to deny or approve the ordinance(s). City Council may impose conditions in addition to those of the Planning Commission.

Application Checklist

All required materials listed below shall be submitted in unison as one complete package. The City of Zephyrhills reserves the right to refuse incomplete applications and will not accept partial applications to meet filing deadline requests unless written approval is received from the Planning Director or City Manager prior to submittal.

REQUIRED MATERIALS

One (1) hard copy and (1) electronic copy, provided on a CD/DVD or flashdrive, or via a Dropbox or similar link, of the following information is required:

☐ **Petition Form, Permission to reproduce and applicable Agent Authorizations**

☐ **Petition Fees**

PLEASE NOTE: For in-unison applications, multiple fees will be assessed.

☐ **Proof of Ownership**

☐ **Boundary Survey and Legal Description**

☐ **Surrounding Property Owners List and Envelopes**

For the purpose of public notice, petitioners are required to provide the following:

(1) A list of properties within a 200-foot radius of the subject property with the property address, parcel identification number, and owner's name and mailing address.

(2) Stamped envelopes address to the property owners.

☐ **Environmental Report**

To include an inventory of all Federal and State listed plant and animal species on the property.

☐ **Historic and Archaeological Resources Report**

To include a map and inventory of all properties that may be impacted by the proposed project.

☐ **Justification Report**

(1) Analysis for Compliance

- Consistency with the Comprehensive Plan
- Consistency with FL Statute Ch. 171
- Consistency with the Land Development Code and City Ordinances
- Surrounding Future Land Use and Zoning Analysis
- Local Development Pattern: must show that the proposed amendment(s) will allow for logical and orderly development
- Premature Development: must show that the proposed amendment(s) will not create premature development.

(2) Suitability Analysis – data and analysis to support the project's suitability/compatibility relative to the site, adjacent uses, and public facilities (including water, sewer, fire, police, schools, and EMS).

(3) Residential Impact Statement

(4) Traffic Study – Please see the city's Land Development Code, Article VII, Part 7.03.00, Section 7.03.01

(5) Utility Report – based on existing and proposed water/sewer capacity analysis.

(6) Map Series

- Recent aerial photograph of the site and surrounding area showing boundaries, source and date;
- Location map;
- Existing Future Land Use and Zoning maps;
- Proposed Future Land Use and Zoning maps;
- Natural Resource maps – soils, flood zones, aquifer recharge, wetlands, biological hotspots, etc.;
- Transportation maps.



City of Zephyrhills
Planning Department
5335 8th Street | Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0006

OFFICE USE ONLY

File No. _____

Submittal Date _____

Project Name _____

PETITION - SIMULTANEOUS REVIEW

Annexation | Future Land Use Map Amendment(s) | Rezoning

PROJECT INFORMATION

PETITION TYPE: ☐ Annexation ☐ Future Land Use Map Amendment ☒ Rezoning
Mark all that apply.

SUBJECT PROPERTY ADDRESS: 3356 Paul S. Buckman Hwy

PARCEL ID NUMBER(S): 23-26-21-0020-08000-0000

ACREAGE/SQ. FOOTAGE: 4.73 **EXISTING FUTURE LAND USE:** Mixed-Use

CURRENT LAND USE: Vacant **PROPOSED FUTURE LAND USE:** Mixed-Use

PROPOSED USE: Self-Storage **EXISTING ZONING DESIGNATION:** PUD

PROPOSED ZONING DESIGNATION: PUD (Modification)

CONTACT INFORMATION

PROPERTY OWNER: Gagne Robert H. Trust
FIRM: _____
ADDRESS: 4401 Gulf Shore Blvd. N# 1001, Naples, FL 34103
PHONE NUMBER(S): 727-517-9000 **EMAIL:** bobgagne1@aol.com

PETITIONER: Alejandro Zurita
FIRM: Land America, LLC.
ADDRESS: 101 Puglieses Way, Suite 200, Delray Beach, FL 33444
PHONE NUMBER(S): 561-454-1625 **EMAIL:** azurita@pulieseco.com

AUTHORIZED AGENT*: David Fleeman, PE
FIRM: Florida Design Consultants, Inc.
ADDRESS: 20525 Amberfield Drive, Suite 201, Land O' Lakes, FL 34638
PHONE NUMBER(S): 727-849-7588 **EMAIL:** dfleeman@fldesign.com

The Petitioner, as owner of the above described land does respectfully request the City of Zephyrhills to take all action necessary to process the COMPREHENSIVE PLAN/MAP AMENDMENT PETITION. The Petitioner, as owner and/or representative of the above described land agrees to pay all related costs associated with this petition, including but not limited to: advertisement fees and consultant review fees as well as future required development fees, permit fees, impact fees and other review process fees.

Submitted by (firm): Florida Design Consultants, Inc.

Signature: 

Print Name: David Fleeman, PE

Date: 6/29/2023

Owner Signature: _____

Print Name: _____

Date: _____



City of Zephyrhills
5335 8th Street | Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
(813) 780-0006

CONFIRMATION OF OWNERSHIP BY OWNER; AND Authorization for Agent or Petitioner, when a different entity

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of the record of property commonly known as Gagne Robert H. Trust
And legally described in Exhibit A attached hereto.

The property described herein is the subject of a land use application for development. We hereby designate David Fleeman of Florida Design Consultants, Inc. as the legal representative of the property in the course of seeking approval of this application. This representative will remain the only entity to authorize development activity until such time as a new or amended authorization is delivered to the city.

Robert H. Gagne
Owner Signature

Robert H - Gagne
Printed Name

Gagne Robert H. Trust

Name of owner entity if a Corporation, LLC, Partnership, or Trust

Trustee

Representative Capacity of person signing:
President or Vice President of a Corporation
Managing Member of LLC
General Partner
Trustee

4401 Gulfshore Blvd, N #1001, Naples, FL 34103

Address of Owner

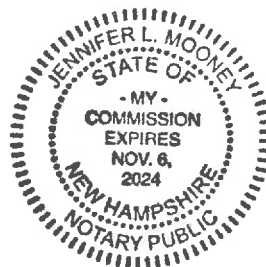
STATE OF FLORIDA) NH

COUNTY OF PASCO) Belknap

Sworn to (or affirmed) and subscribed before me this 30 day of June, 2023, by

Robert H. Gagne) who is personally known to me or

produced FL Drivers License as identification. (capacity, if applicable)



Jennifer L Mooney
Notary Public
Notary Public - State of Florida NH
My Commission Expires 11/6/24
Jennifer L Mooney
Name typed, stamped or printed



July 20, 2023

Todd Vandeberg
Planning Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Re: Gagne PUD Modification

Dear Mr. Vandeberg:

The Gagne PUD Ordinance No. 1417-21 was approved on May 24, 2021. The Gagne PUD is a mixed-use development located on the north and southeast corners of Chancey Road and Paul S. Buchman Highway and is approximately 139.3 acres. The Gagne PUD is currently approved for 25,000 square feet of commercial uses, 150,000 square feet of mixed-uses, 80 multi-family/townhomes units, and 138 single-family units.

The applicant is requesting a modification to the Gagne PUD to allow for a 143,000 square feet self-storage facility on the designated Commercial Parcel. A Land Use Equivalency has been submitted with the application to exchange 7,200 square feet of commercial entitlements for 143,000 square feet of self-storage. The Land Use Trip Equivalency letter and attachment documents a trip generation comparative analysis supporting the referenced land use exchange based on PM peak hour new external trip generation, as evaluated using the data and procedures as documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition).

The following Modifications are requested for the Gagne PUD Master Plan:

- Development within the Commercial Parcel may include an indoor self-storage facility with a maximum height of 54'-3" above finished floor.
- As an alternative, the Applicant has prepared an alternative building façade (see attached exhibit) that reduces the maximum building height to 48'-10" feet above finished floor. The Applicant is willing to implement whichever façade that is preferred by the City.
- Commercial Parcel may utilize well and septic if municipal service is not available at the time of site development; however, development must connect to municipal water & sewer once service is available adjacent to the site.
- Streetlights in the residential areas shall be operated and maintained by a streetlight district or HOA.
- The access point for the Commercial Parcel was moved further east per meetings with FDOT and Pasco County Transportation Planning Department.
- A cross-access point has been added to the southern boundary of the Commercial Parcel at the urging of FDOT and Pasco County Transportation Planning Department.

The following revisions to the Conditions of Approval are requested as shown underlined below:

4. The developer(s) shall create: (i) a mandatory homeowner/property owner/condominium owner association for the residential development, or (ii) for any commercial development consisting of more than 2 separately owned parcels, a mandatory merchants association; each in the form of a nonprofit corporation(s) registered with the State of Florida, Secretary of State, or, if approved, by the City of Zephyrhills City Council, a Community Development District (CDD). To the extent required above, the association(s) or CDD shall, taken collectively, encompass the entire boundaries of the PUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board) – if applicable. The developer(s) shall convey in fee simple to the association(s) or the District CDD, for ownership and maintenance, any open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the City. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowner/property owner/condominium owner/merchants association or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Planning Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the association or the CDD that funded such improvements as applicable.

15. The permitted primary uses include the uses set forth below.

B. Commercial Area – Permitted primary uses shall include, without limitation:

1. Hotel
2. Retail
3. Office; and
4. Indoor Self-Storage Unit
 - a) Maximum Height: 54'-3" (above finished floor)
 - b) Minimum Setbacks – Front: 25', side: 10', and rear: 10'
5. Other uses permitted by the C-2 zoning district, provided that auction houses, flea markets, RV/Boat storage and vehicle rentals are not permitted uses.

If you have any comments or questions, please contact me at dfleeman@fldesign.com or 727-849-7588.

Sincerely,



David Fleeman, PE
Vice President, Director of Engineering

c: File 2021-0031-10.01

Letter of Transmittal

Attn:	Todd Vandenberg Planning Director	Date:	July 20, 2023
Address:	City of Zephyrhills 5335 8th Street Zephyrhills, FL 33542	Job/Project No:	
Re:	Gagne PUD Modification Petition	From:	David Fleeman, PE

Sent Via:

☐ USPS

☒ FedEx

☐ Courier

# of Copies	# of Pages	Description
1	20	FDC Submittal for RFI 2023-06
	1	Submittal Fee Check (52863) for \$500.00

Reason as Checked Below:

☒ For Approval

☐ As Requested

☐ For Review and Comment

☐ For Signature

☐ Approved as noted

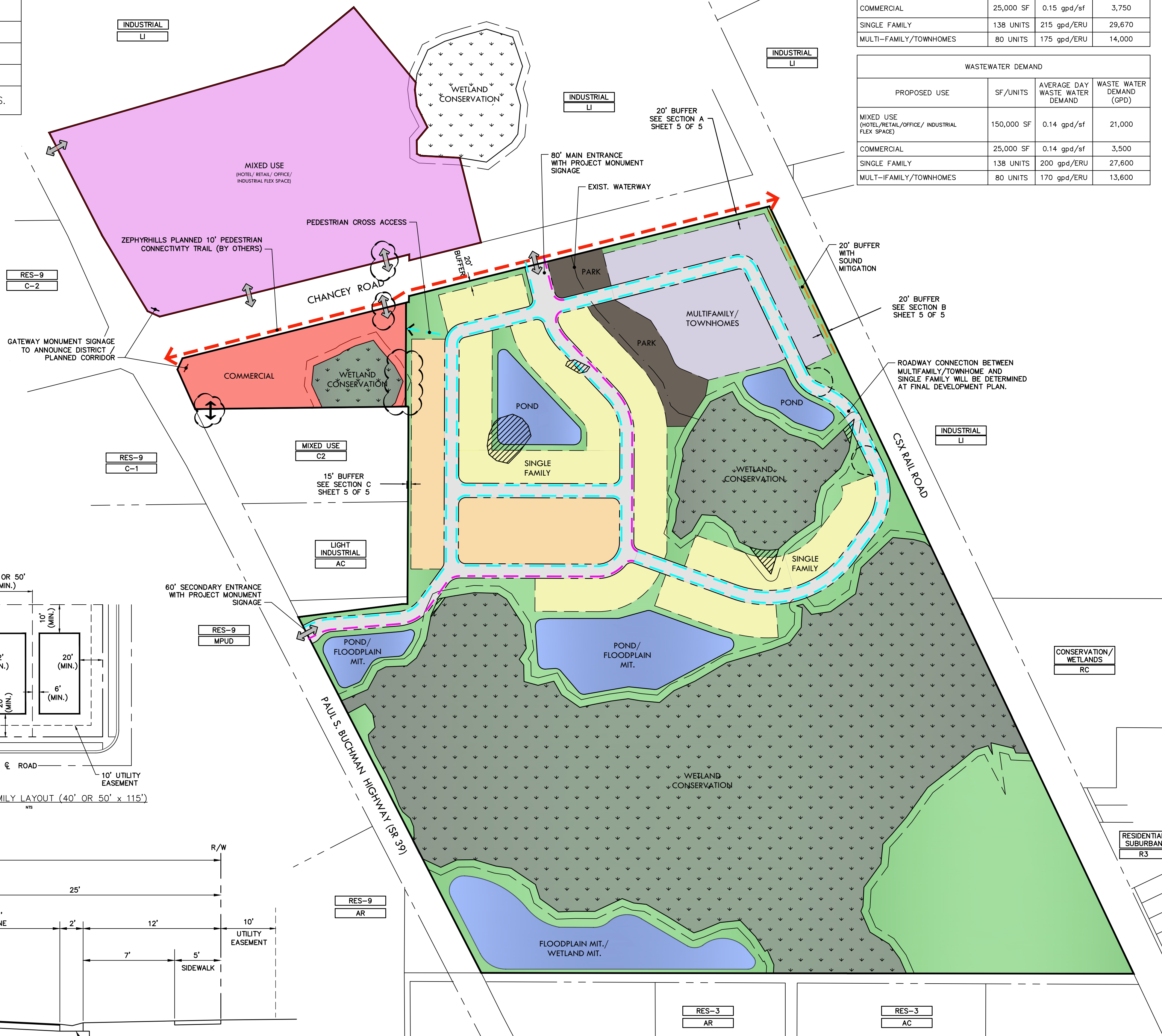
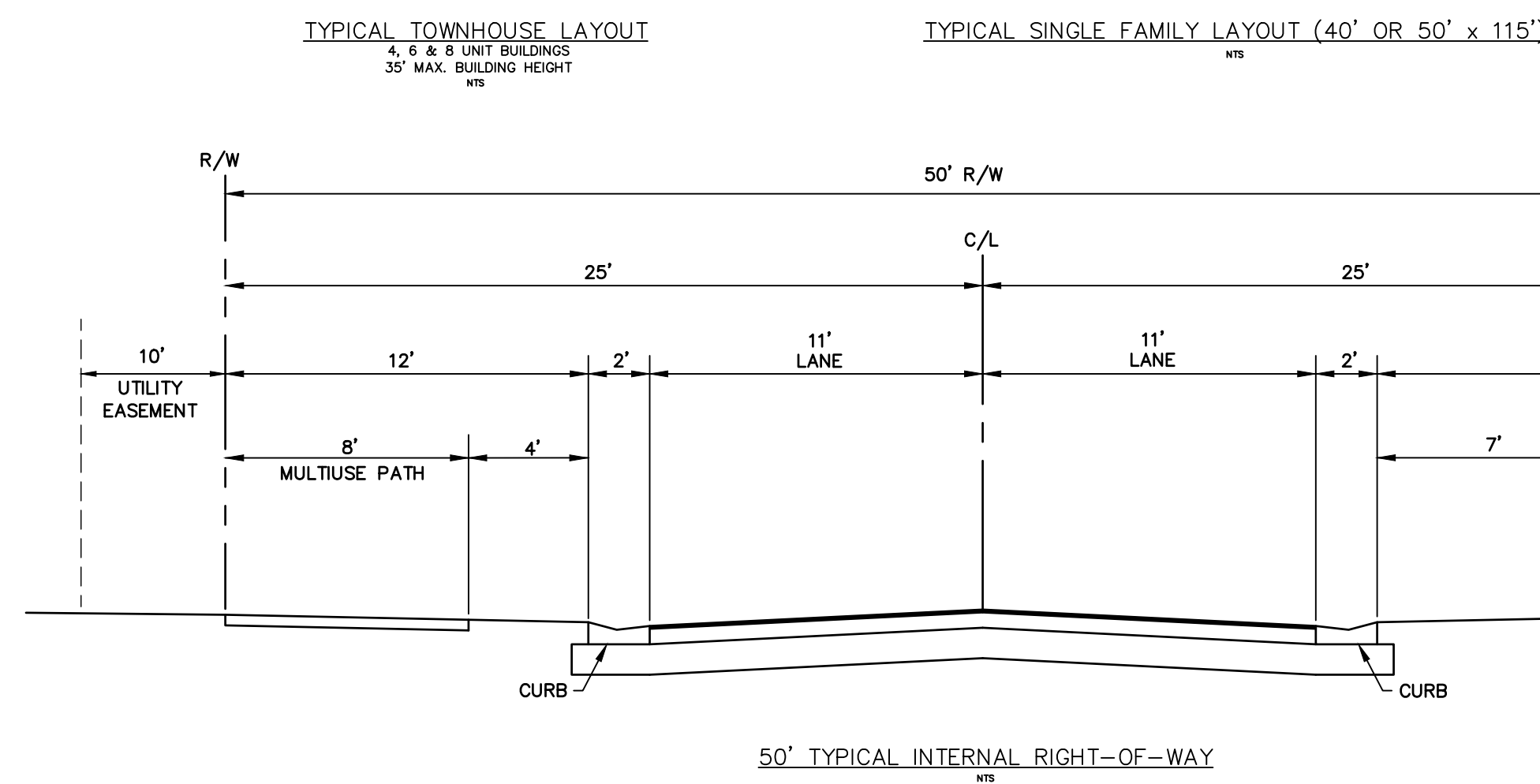
☐ For your use

☐ Other: _____

v:\gagne pud\self storage pud modification\submittal application gagne pud modification 10.17.22\lot_07320.2023.docx

If enclosures are not as noted, kindly inform us at once
20525 Amberfield Drive, Suite 201 • Land O Lakes, FL 34638
Phone: (727) 849-7588 • Fax: (727) 848-3648

1. TIMING OF DEVELOPMENT: THE TIMING OF DEVELOPMENT FOR EACH PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER.
2. ENVIRONMENTAL: WETLAND INFORMATION WAS PROVIDED BY BIRKITT ENVIRONMENTAL SERVICES, INC. THE SITE CONTAINS 52.7 AC OF WETLANDS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN MAP SERIES. THE MASTER PLAN PROPOSES TO IMPACT A TOTAL OF 0.61 AC OF WETLANDS.
3. WATER AND WASTEWATER UTILITIES: TO BE PROVIDED BY PASCO COUNTY AND CITY OF ZEPHYRHILLS.
4. PROVISION FOR MAINTENANCE OF COMMON AREAS: THE DEVELOPER SHALL ESTABLISH LEGAL ENTITIES FOR THE MAINTENANCE OF COMMON AREAS WITHIN THE PROJECT.
5. INTERIM USES: AGRICULTURAL USES ARE ALLOWED ON THE SITE PRIOR TO CONSTRUCTION AND UNTIL THE SITE IS DEVELOPED.
6. PEDESTRIAN/BICYCLE CONNECTIVITY: SIDEWALKS AND MULTI-USE TRAIL CONNECTIVITY SHALL BE PROVIDED AS DEPICTED ON THE PRELIMINARY DEVELOPMENT PLAN. SIDEWALKS AND MULTI-USE PATHS INTERNAL TO THE PROJECT SHALL BE IN COMPLIANCE WITH LDC REQUIREMENTS. THE ZEPHYRHILLS PLANNED PEDESTRIAN CONNECTIVITY TRAIL ALONG CHANCEY ROAD WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT AND WILL REQUIRE A PASCO COUNTY RIGHT-OF-WAY USE PERMIT.
7. NEIGHBORHOOD PARKS: THERE WILL BE 2.0 ACRES OF NEIGHBORHOOD PARK PROVIDED FOR THE DEVELOPMENT AS DEPICTED ON THE PRELIMINARY DEVELOPMENT PLAN. RECREATION SITE DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE AND THE PARK IMPACT FEE ORDINANCE AS AMENDED.
8. ACCESS POINTS: THE ACCESS POINTS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN ARE CONCEPTUAL ONLY. PERMANENT PLACEMENT OF EACH ACCESS POINT SHALL BE DETERMINED AT THE TIME OF REVIEW WITH THE CORRESPONDING FINAL DEVELOPMENT PLAN AND SHALL MEET ESTABLISHED ACCESS-MANAGEMENT CRITERIA.
9. LANDSCAPE BUFFERS: ALL LANDSCAPE BUFFERS SHALL BE PROVIDED AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN. AN ENHANCED BUFFER WITH SOUND MITIGATION WILL BE PROVIDED TO THE EAST OF THE MULTI-FAMILY 17000000S SITE TO PROVIDE BUFFERING BETWEEN THE TRAIL ROAD DETAILED LANDSCAPE BUFFERS AND FENCING SHALL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.
10. SIGNAGE: ENTRY FEATURES AND SIGNAGE SHALL BE SHOWN ON FINAL DEVELOPMENT PLAN.
11. LIGHTING: STREET LIGHTS, IN THE RESIDENTIAL AREAS, SHALL BE OPERATED AND MAINTAINED BY A STREET LIGHTING DISTRICT OR HOMEOWNERS ASSOCIATION.
12. ACREAGES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL DEVELOPMENT REVIEW.
13. DEVELOPMENT WITHIN COMMERCIAL PARKING MAY INCLUDE INDOOR SELF-STORAGE FACILITY WITH A MAXIMUM HEIGHT OF 54'-3" (ABOVE FINISHED FLOOR).
14. COMMERCIAL PARCEL MAY UTILIZE WELL & SEPTIC IF MUNICIPAL SERVICE IS NOT AVAILABLE AT THE TIME OF SITE DEVELOPMENT; HOWEVER, DEVELOPMENT MUST CONNECT TO MUNICIPAL WATER & SEWER ORCE SERVICE IS AVAILABLE ADJACENT.



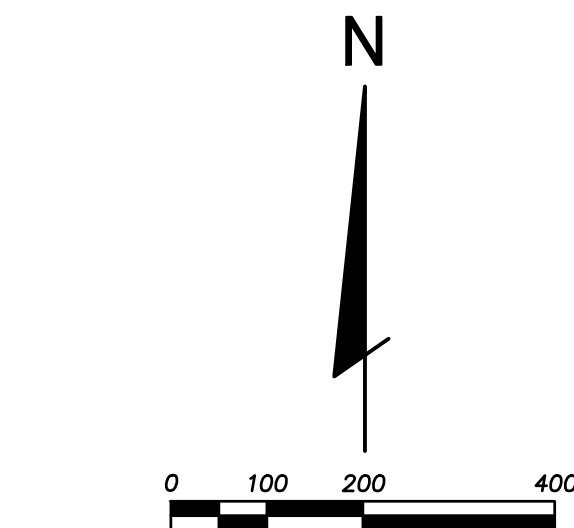
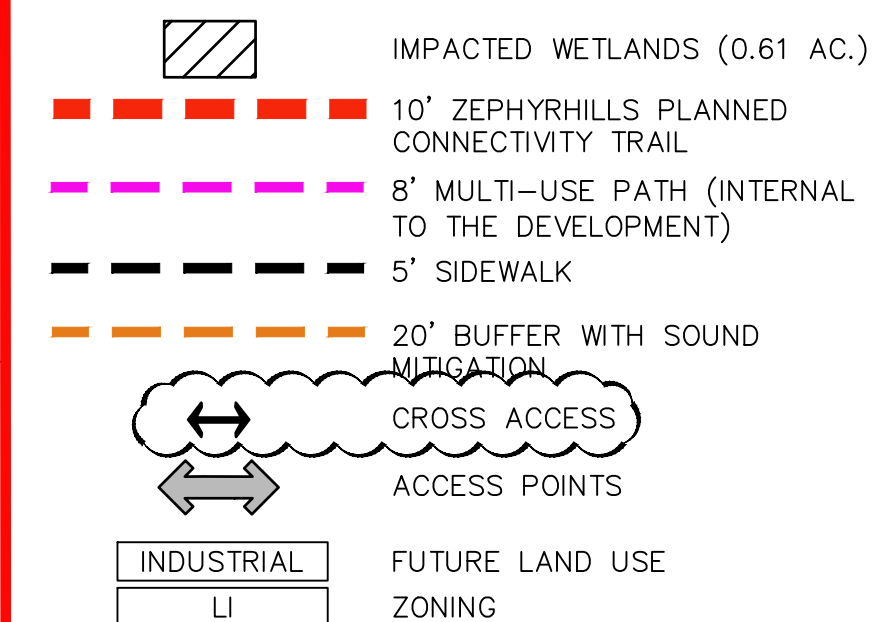
WASTEWATER DEMAND			
PROPOSED USE	SF/UNITS	AVERAGE DAY WASTE WATER DEMAND	WASTE WATER DEMAND (GPD)
MIXED USE (HOTEL/RETAIL/OFFICE/ INDUSTRIAL FLEX SPACE)	150,000 SF	0.14 gpd/sf	21,000
COMMERCIAL	25,000 SF	0.14 gpd/sf	3,500
SINGLE FAMILY	138 UNITS	200 gpd/ERU	27,600
MULT-FAMILY/TOWNHOMES	80 UNITS	170 gpd/ERU	13,600

SHEET NAME:

PLANNED UNIT DEVELOPMENT MODIFICATION

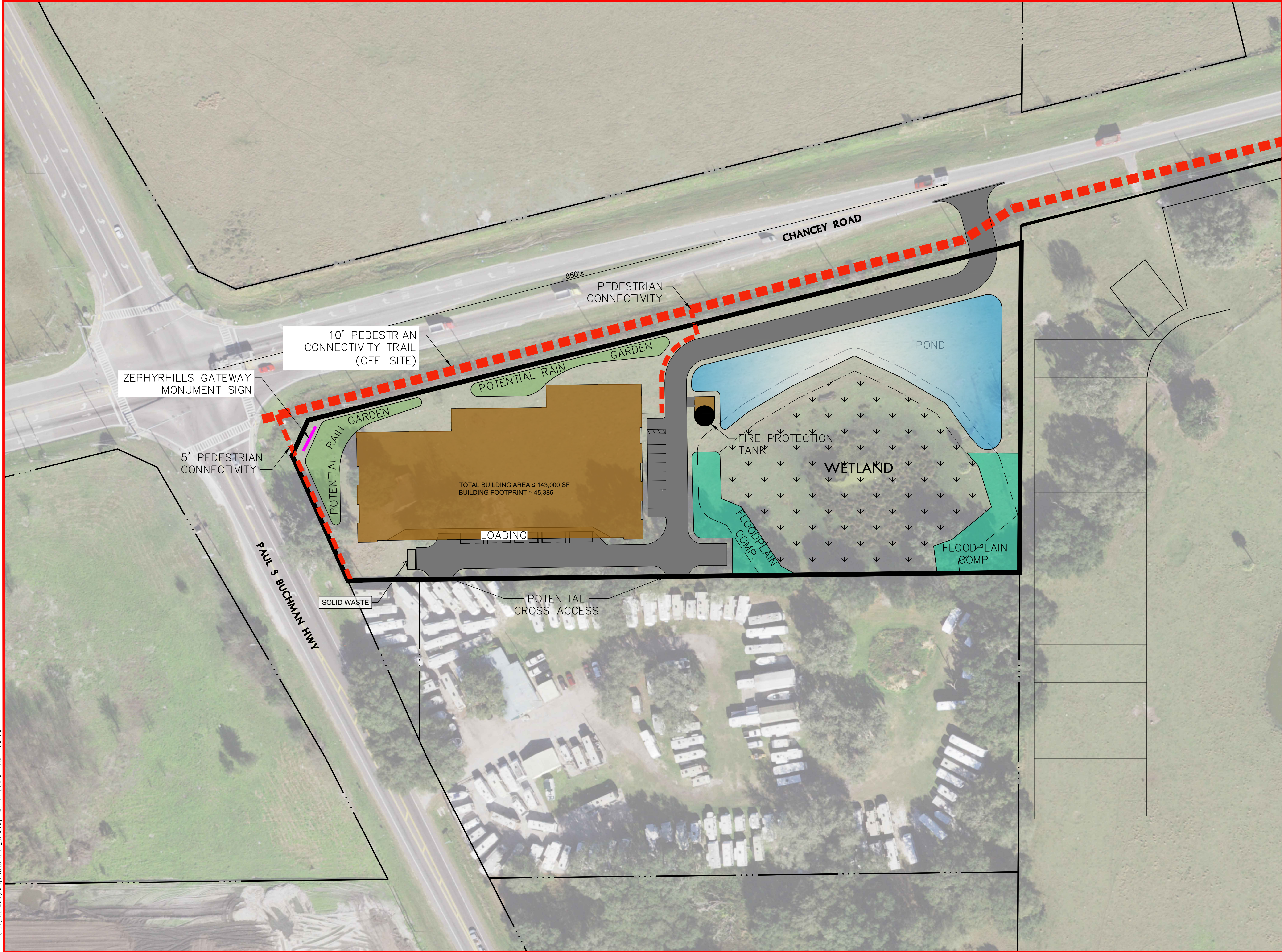
DRAWING INDEX	
1	PLANNED UNIT DEVELOPMENT REZONING AMENDMENT PLAN/PRELIMINARY DEVELOPMENT PLAN
2-3	REZONING AMENDMENT MAP SERIES
4	LEGAL DESCRIPTION
5	LANDSCAPE BUFFERS

	SINGLE FAMILY 40's	24.5 AC.
	50's	
	MULTI-FAMILY/TOWNHOMES	7.5 AC.
	COMMERCIAL	3.4 AC.
	MIXED USE	21.1 AC.
	PONDS/FLOODPLAIN/WETLAND MITIGATION	10.0 AC.
	WETLANDS	49.5 AC.
	PARKS	2.0 AC.
	OPEN SPACE	21.3 AC.
TOTAL AREA		139.3 AC.



20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
02/25/2021	07/03/2023	CMW	1 of 5



PROJECT NAME:
**ZEPHYRHILLS
GAGNE PARCEL**

SHEET NAME:
CONCEPT PLAN

PREPARED FOR:
LAND AMERICA

SITE DATA:

SITE = 4.8 ±AC

APPROX WETLAND AREA = 1.3± AC

PARKING = 10 SPACES + LOADING

BLDG COVERAGE 30±%
(NOT INCLUDING WETLAND)

FAR = 0.22

BLDG HEIGHT 3-STORY

ZONING: PUD

N

02550100

DISCLAIMER:
THIS CONCEPT PLAN IS PRELIMINARY AND SUBJECT TO CHANGE
WITH DETAILED DESIGN/PERMITTING AND WETLAND DELINEATION.
NO FIELD VERIFICATIONS WERE PERFORMED FOR THIS PLAN.



**FLORIDA DESIGN
CONSULTANTS, INC.**
THINK IT. ACHIEVE IT.

20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 849 - 3648 WWW.FLDESIGN.COM

CREATION DATE: 03/08/2022	REVISED DATE: 03/15/2024	DRAWN BY: BW	SHEET NUMBER: 1
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K:\1120\2022-0008\Concepts\2023-12-08_Enhanced.dwg -- Mar 15, 2024 @ 11:03am -- dflanagan

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ZEPHYR HILLS

S I T E P L A N



SCALE: 3/32" = 1'-0"



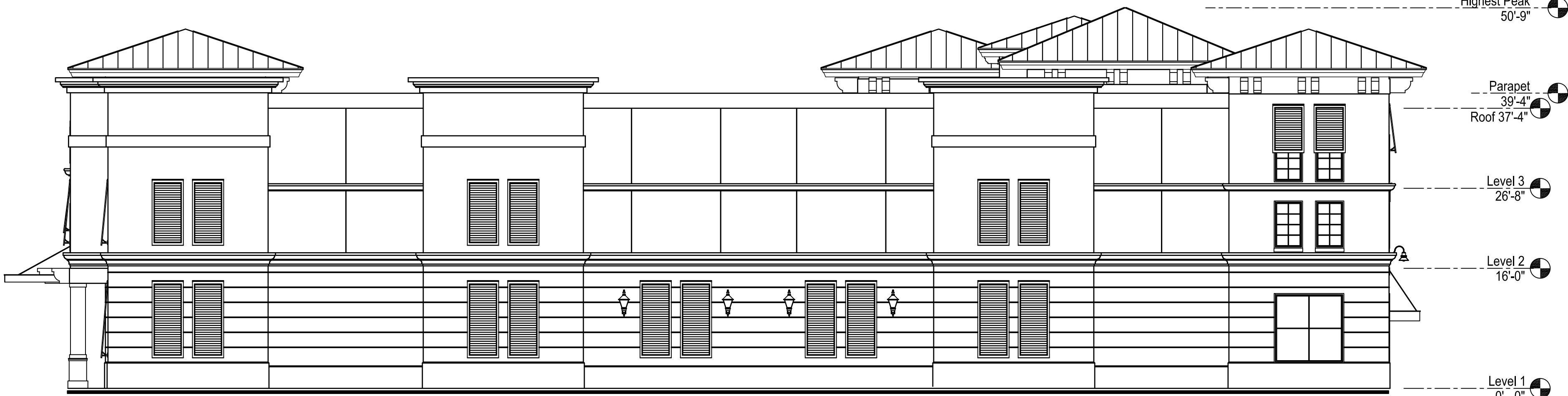
SCALE: 3/32" = 1'-0"

[illegible]



REAR ELEVATION

SCALE: 3/32" = 1'-0



LEFT ELEVATION

SCALE: 3/32" = 1'-0

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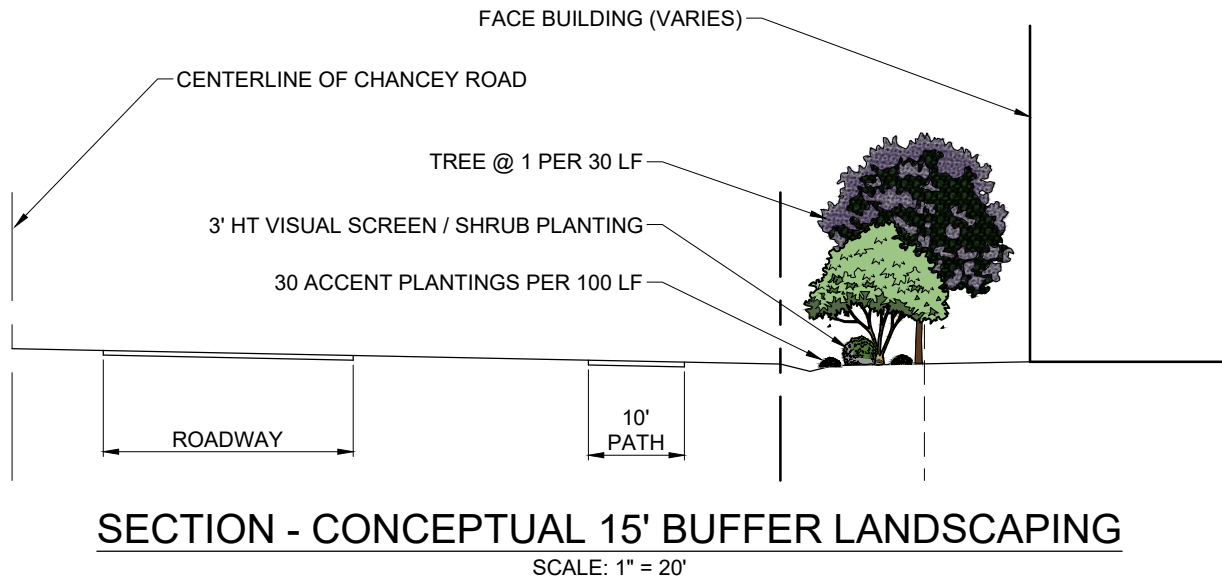
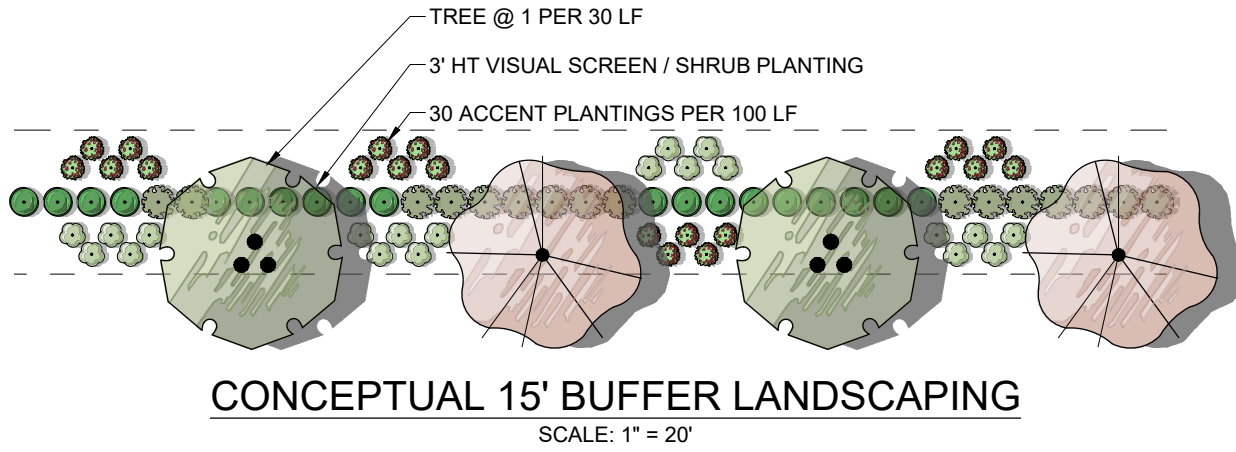


PROJECT NAME:
**ZEPHYRHILLS
GAGNE PARCEL**

SHEET NAME:
**CONCEPTUAL
LANDSCAPE RENDERING**

PREPARED FOR:
LAND AMERICA

- LEGEND**
- SHADE TREE
 - EVERGREEN TREE
 - UNDER STORY TREE
 - EVERGREEN SHRUB
 - FLOWERING SHRUB
 - LARGE FLOWERING SHRUB



DISCLAIMER:
THIS CONCEPT PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH
DETAILED DESIGN/PERMITTING AND WETLAND DELINEATION.
NO FIELD VERIFICATIONS WERE PERFORMED FOR THIS PLAN.



20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 849 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
05/07/2024	05/10/2024	JT/RR	1

Exhibit "C"

GAGNE- CHANCEY ROAD PLANNED UNIT DEVELOPMENT CONDITIONS OF APPROVAL

Master Development Plan

1. Development shall be in accordance with the plans and information submitted February 25, 2021; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.

Environmental

2. Applicant/developer shall provide all environmental permits as required by applicable law.
3. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, the City of Zephyrhills and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

Open Space/Buffering

4. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) in the form of a nonprofit corporation(s) registered with the State of Florida, Secretary of State, or, if approved, by the City of Zephyrhills City Council, a Community Development District (CDD). This association(s) or District shall, taken collectively, encompass the entire boundaries of the PUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board) – if applicable. The developer(s) shall convey in fee simple to the association(s) or the CDD, for ownership and maintenance, any open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the City. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Planning Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the association or the CDD that funded such improvements as applicable.

Exhibit "C"

Transportation/Circulation

5. Applicant / Developer shall be required to submit an updated traffic study with future construction plans / plats to identify access management / operational required improvements. Applicant / Developer shall not be entitled to transportation impact fee credits for site access improvements into the project or the multi-purpose trail.
6. The traffic study submitted by the applicant assumes a maximum of 175,000 square feet of retail, 138 single family detached residential units and 80 multi-family residential units. Subject to land use exchanges permitted by the Land Use Equivalency Matrix attached hereto as Exhibit "A" (the "LUEM") or other land use exchanges approved by the Planning Director as hereinafter described, any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated traffic study utilizing a methodology approved by the City.
7. Applicant/developer shall install as part of each phase of development a 10' wide multi-use trail along the south side of Chancey Road for the portion of such road that is adjacent to the subject development. If there is insufficient space for the construction of the trail within the right-of-way (after accounting for the proposed thru lanes, turn lanes and other improvements in the right-of-way), such trail may be located, in whole or in part, within the landscape buffer along Chancey Road for the project, provided that an easement is given to the City for the use of the multi-use path by the public prior to the issuance of a certificate of occupancy for the applicable phase of development.
8. Street connections to Chancey Road and Paul S Buchman Road from the project shall be provided as shown on the Master Plan. Any additional right-of-way required for such connections may be required of Applicant/developer and construction of said improvements and not be entitled to transportation impact fee credits.
9. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than the City. City of Zephyrhills will not be responsible for the maintenance of any private streets.

Design/Construction Specifications

10. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and the City of Zephyrhills shall be notified within two working days of the resources found on the site.
11. As provided in Chapter 190, Florida Statutes, and subject to the City's separate approval, a CDD is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the City or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents

Exhibit "C"

pertaining to the undertaking of funding and construction by the CDD shall reflect the following:

- a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
- b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

Utilities/Water Service/Wastewater Disposal

12. Utility plans for the entire development shall be submitted to the Utilities Department for review and approval prior to or concurrent with submittal of the construction plans. This utility plan shall show, at a minimum, the following:
 - a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and non-potable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.
 - d. The Utility plans shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems within the proposed development.
13. The developer(s) shall construct all water and wastewater facilities within the development to current City standards. A complete set of standards may be obtained from the Utilities Department.

Land Use

14. The following entitlements are approved for the PUD: 175,000 square feet of retail, 138 single family detached residential units and 80 multi-family residential units. The foregoing entitlements may be exchanged in accordance with the LUEM. In the event a permitted land use as approved by the PUD is not specifically listed in the LUEM, a trip use equivalency may be provided to document the trip generation of the permitted land use is the same (equal to or less than) as an approved land use. The trip generation shall be based on the pm peak hour rates contained in the ITE Trip Generation Manual, 10th ed. Land use exchange requests shall be submitted to the Planning Director or designee for verification as to implementation and administrative approval in accordance with the LUEM and shall not constitute an amendment to the PUD.
15. The permitted primary uses include uses set forth below.
 - A. Mixed Use Area- Permitted primary uses shall include, without limitation:
 1. Hotel;
 2. Retail;
 3. Office;
 4. Industrial flex space, which may include flex space, light manufacturing, assembly wholesale, distribution, breweries and distilleries, cargo services, carpet and flooring, construction/service/trade offices, drug/medication processing, fabrication/welding, food processing/distribution, freight

Exhibit "C"

transportation, greenhouse/indoor farms, laboratory testing, machinery supplies, material handling/storage, medical suppliers, paint booths, publishing and printing services, technological services, and trucking companies (vehicle manufacturing, towing services and ready-mix concrete plants are not permitted uses); and

5. Other uses permitted by the C-2 zoning district, provided that auction houses, flea markets, RV/boat storage and vehicle rentals are not permitted uses.
6. In order to encourage urban design, there will be no internal setbacks required in the Mixed Use Area shown on the PUD master plan.

B. Commercial Area- Permitted primary uses shall include, without limitation:

1. Hotel;
2. Retail;
3. Office; and

4. Indoor Self-storage Unit

a) Maximum height – 50'-9" (above finished floor)

b) Minimum Setbacks – Front: 25', side: 10' and rear: 10'

- 4.5. Other uses permitted by the C-2 zoning district, provided that auction houses, flea markets, RV/boat storage and vehicle rentals are not permitted uses.

C. Single Family Area- Permitted primary use shall be single-family detached units, including, for-sale or for-rent product, meeting the following dimensional standards:

(1) Lot Size & Setbacks:

a) Single Family 40' lots

Minimum width – 40'

Minimum depth – 110'

Minimum Setbacks – Front – 20', side – 6' and rear – 10' (SF detached)

b) Single Family 50' lots

Minimum width – 50'

Minimum depth – 110'

Minimum Setbacks – Front – 20', side – 6' and rear – 10' (SF detached).

D. Multi-Family/Townhomes Area - Permitted primary uses shall include multi-family, townhomes, single-family attached and detached, including for sale- and for-rent product.

(1) Lot Size & Setbacks:

a) Multi-Family

b) Exhibit "C"

Minimum lot size -15,000 square feet

Minimum Setbacks – Front – 20', side 10'; and rear 10'

Exhibit "C"

- d) Townhomes:
 - Minimum width – 18'
 - Minimum depth – 85'
 - Minimum Setbacks: Front – 20', Side – 10', Rear – 10'

16. Concerning townhouses within the PUD:

In lieu of Section 2.01.03.06.01(M)(1), the front of each individual townhouse building shall have medium sized shade trees planted and spaced every 40 feet;
17. In lieu of Section 2.01.03.06.01.P(2) 3, the builder may use two different materials, stucco on the first floor and shake siding on the second floor, using different colors for each grouping of townhomes, and the sides and rear may be the same color as the front elevation, and also have stucco on the bottom floor and shake siding on the second floor; and
18. In lieu of Section 2.01.03.06.01.P(2) 5, the sides of all the buildings (regardless of their adjacency to rights-of-way) shall be the same for all buildings.
19. The dimensional standards for the Mixed Use Area and the Commercial Area shall in accordance with the C-2 zoning district, subject to variances and other relief which may be subsequently approved by the City in accordance with the City's Land Development Code.
20. The maximum density or square footage set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable City ordinances and resolutions.
21. Applicant / Developer shall provide non-exclusive easement(s) at mutually-acceptable locations near the NE and SE corners of property at the intersection of Chancey Rd. and U.S. 39 (Paul S. Buchman) for the City's future Industrial Gateway entryway signage.
22. The following monotony controls shall be provided unless otherwise approved by City staff as part of site plan or other approvals:
 - a. Mailbox kiosk(s) shall be approved by the U.S. Postal Service and will be provided as needed in the community.
 - b. A street tree plan shall be included at the time of construction plan submittal to be approved as part of the construction plan review. At least 2 trees must be provided between the residential unit and the street. The specific location of the required trees shall be determined at the final design of street-cross sections during the construction plan review. Existing trees that are preserved may be counted toward satisfaction of this requirement.
 - c. All 40 foot lot residential units shall include open porch area or covered entry on the front of the residential unit.
 - d. Entry features and proposed signage location shall be depicted on the construction plans, but signage will be reviewed separately by City staff pursuant to the City's sign ordinance(s).

Exhibit "C"

- e. In order to avoid repetitive front elevations, residential units with the same front elevation shall not be located next to each other or directly across the street from each other.
- f. No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.
- g. If the exterior of the residential unit is stucco, a portion of the exterior must contain a brick, stone, scored stucco banding or another type of siding accent. This requirement may be satisfied by (among other things) scored stucco and foam accents around windows and doors.
- h. Front elevation exterior windows on every residential unit must contain a finish trim, shutters, muntins or mulleins to create accents. This requirement may be satisfied by (among other things) scored stucco and foam accents around window).
- i. Home builders shall provide staggered front yard setbacks, not less than two feet on adjacent lots and shall be allowed to reduce the rear yard setback a distance equal to the additional front setback.
- j. Roof shingles shall be dimensional type shingles. Commonly referred to as architectural shingles.
- k. Decorative streetlights shall be used subject to approval of the applicable utility provider and manufacturer's design specification. Underground wiring may be used where such streetlights are not solar powered.
- l. Individual retention ponds to provide perimeter landscaping in such locations and with such landscaping as reasonably approved by applicant/developer.
- m. Unless otherwise approved by City staff as part of site plan or other approvals, lot fencing shall consist of Lakeland Style 6' PVC fence, either white or almond.
- n. Applicant/developer shall provide a minimum landscape allowance per lot of 1.5% of the total construction cost and shall be verified by a certification from applicant/developer's engineer of record. The irrigation system to serve such landscaping and ground cover shall be included within such landscape costs.
- o. Street/lot trees shall have a minimum 2" caliper, 6' height and consist of a Grade #1 tree.
- p. Residential Landscape Buffers -
 - (1) Landscape Buffer Along Chancey Road - 20' foot wide buffer with a 2'- 3' high berm and a 6' high fence or masonry wall. There will be shade trees on center every 60' and alternating understory trees every 60', and a continuous evergreen hedge.

Exhibit "C"

- (2) Landscape Buffer Along Railroad - 20' foot wide buffer with a 6' high solid fence/wall. There will be shade trees on center every 60' and alternating understory trees every 60', and a continuous evergreen hedge.
- (3) Landscape Buffer Along Western Property Line - 15' foot wide buffer with a 6' high fence/wall. There will be shade trees on center every 60' and alternating understory trees every 60', and a continuous evergreen hedge.

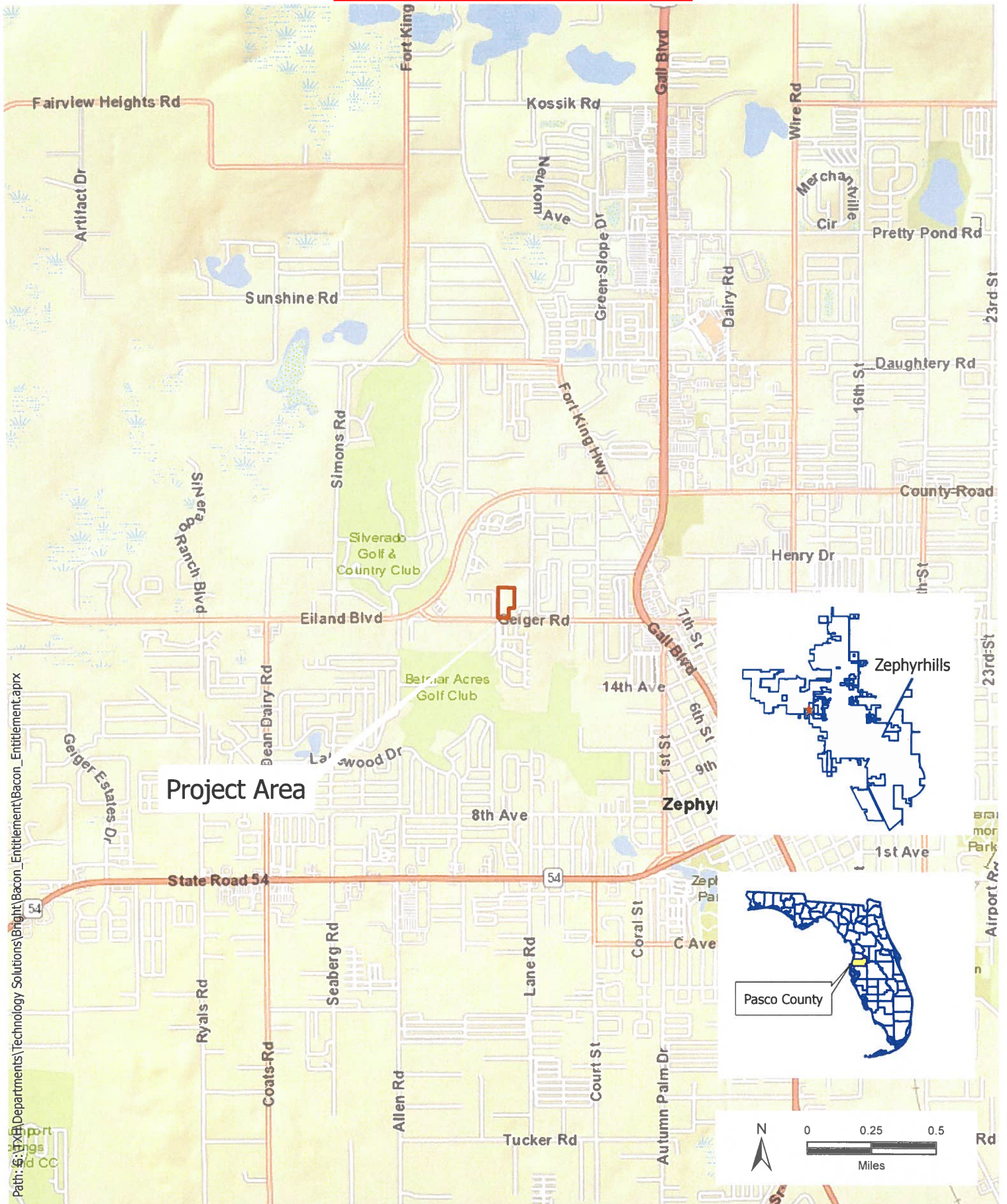
q. Non-Residential Landscape Buffers Along Chancey Road - 20' foot wide buffer with trees on center every 30' and a continuous evergreen hedge.

Procedures

23. All conditions of this PUD approval are material to the City Council approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and PUD approval shall be suspended until such time that the City Council modifies the PUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of
- 1) PUD entitlements that have received plat, Building Permit, or CO approval; or 2) any PUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for City Council-approved modifications to the PUD or the PUD conditions of approval shall not be considered challenges and decisions by the City Council regarding any modification or the like shall not have the effect of suspending the conditions and the PUD approval under any circumstances.

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FIGURE ONE - LOCATION MAP



Bacon Entitlement - Location Map

BGE, Inc.

Tel: 813-848-0901
www.bgeinc.com

Project No: 9197-00

September 2022

Scale: 1:30,000

FIGURE TWO - AERIAL MAP



FIGURE THREE - SURVEY

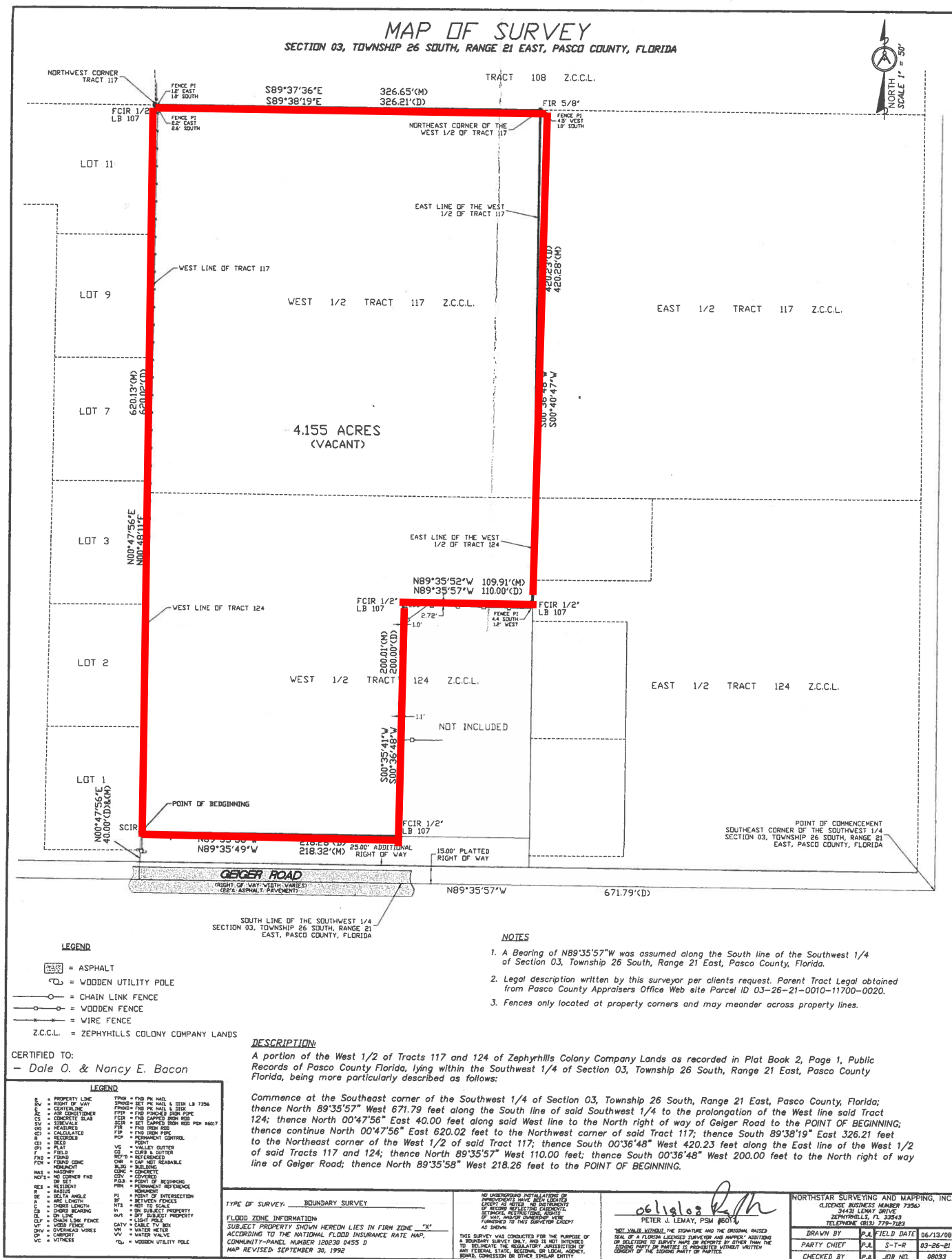


FIGURE FOUR - TRANSPORTATION MAP

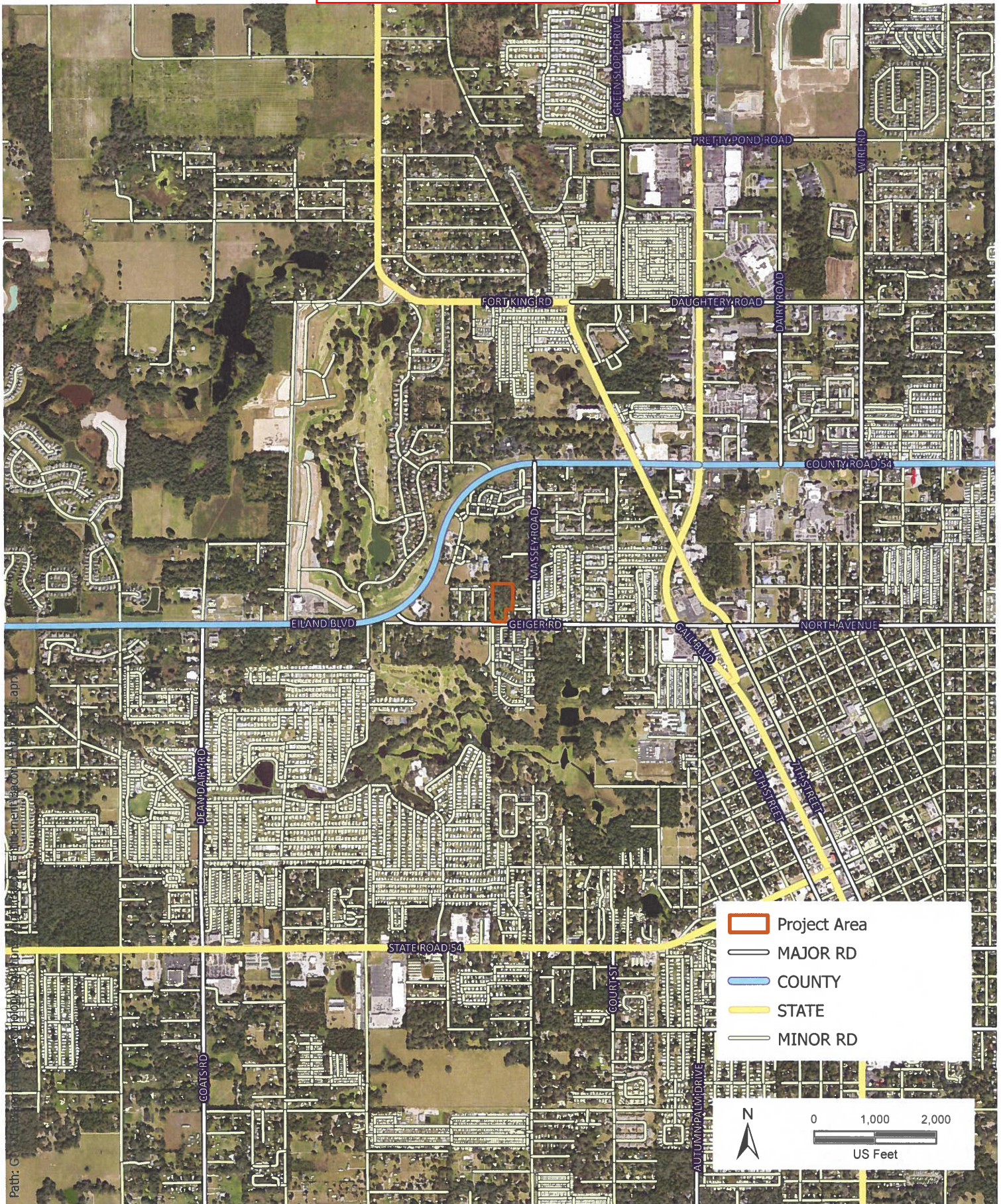


FIGURE FIVE - PROPOSED FLU MAP

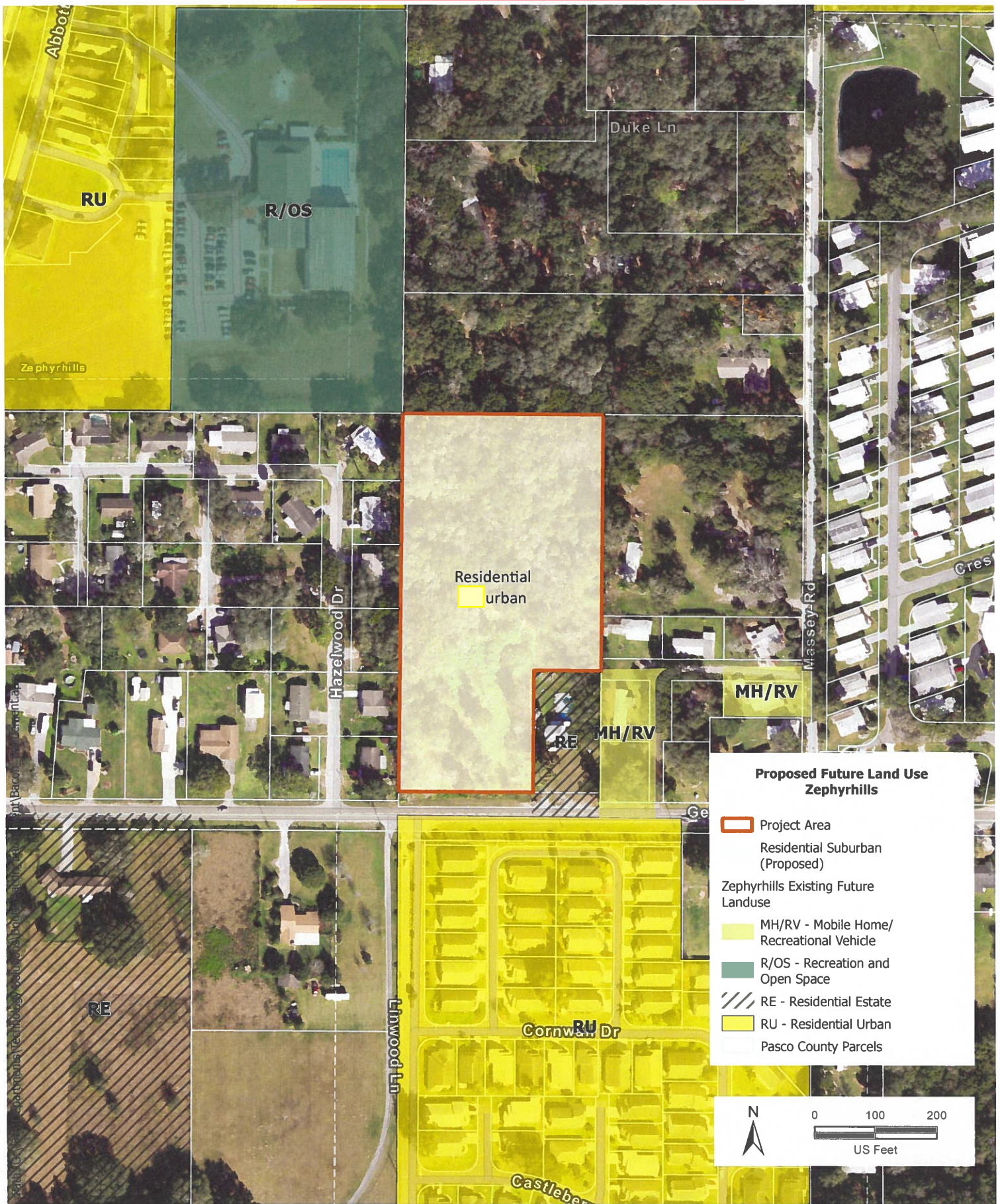


FIGURE SIX - PROPOSED ZONING MAP

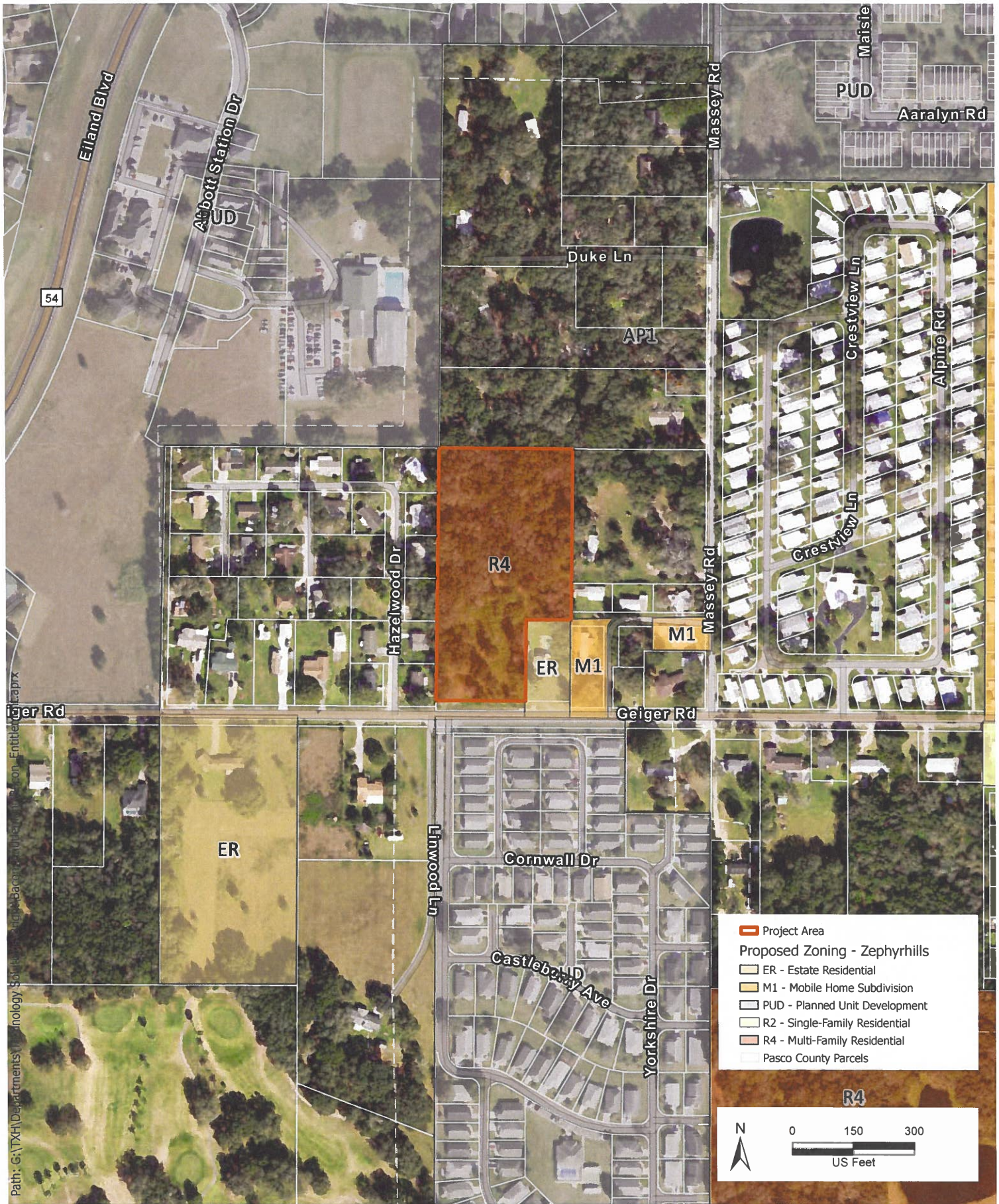


FIGURE SEVEN - PROPOSED SITE PLAN





Pasco County Schools

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

School Impact Analysis

Project Name	Black Marlin Capital							12-Dec-22
Project Location	North side of Geiger Road, 0.55 miles west of U. S. Highway 301							
Parcel ID Numbers	03-26-21-0010-11700-0020 (4.13 acres)							
Property Owner/Developer	Black Marlin Capital							
Applicant	Leonard H. Johnson							
This development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development.								
Proposed Entitlements								
Student Impacts		Student Generation Rates			Students Generated			
		Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Housing Unit Type	# Units							
Single Family Detached	0	0.18	0.095	0.123	0	0	0	0
Single Family Attached	36	0.077	0.037	0.047	3	2	2	7
Multi-Family	0	0.115	0.052	0.068	0	0	0	0
Mobile Home	0	0.12	0.055	0.071	0	0	0	0
Totals	36				3	2	2	7

School Impacts*	School Capacity	2022-23 Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
West Zephyrhills Elementary	740	567	77%	570	77%
Raymond B. Stewart Middle	1,107	995	90%	997	90%
Zephyrhills High School	1,930	1,660	86%	1,662	86%
*School attendance boundaries are subject to change and could affect schools listed above.					

From: [Panos Kontses](#)
To: [Todd Vandeberg](#)
Cc: [Tania Gorman](#); [Tina Russo](#); [Rodney Corriveau, AICP](#); [William Poe](#); [Nick Uhren](#); [Tracy A. Overturf](#); [Venkat Vattikuti](#); [Christopher Hanning](#)
Subject: RE: CIP Project Map/Geiger Road
Date: Friday, June 7, 2024 10:40:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

EXTERNAL EMAIL

Hi Todd,

I just heard today from Tina (MPO). MPO is working with FDOT, our Public Works, and Traffic Ops to move forward the following projects for Geiger Rd:

- MPO is working with our Public works and FDOT for installing a safety edge and the resurfacing/reclamation of the road.
- MPO and FDOT are working with our Traffic Ops and Public Works on installing lane markings, RPMS, and feedback signs.

These projects are independent to the sidewalk project.

Have a great day,

Panos

Panos Kontses, P.E.

Assistant County Engineer

Public Infrastructure | Transportation Engineering Department

Tel: (727) 834-3604, x1623

pkontses@mypasco.net

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

Sent: Friday, June 7, 2024 8:57 AM

To: Panos Kontses <pkontses@pascocountyfl.net>

Cc: Tania Gorman <tgorman@pascocountyfl.net>; Tina Russo <trusso@pascocountyfl.net>; Rodney Corriveau, AICP <RCorriveau@ci.zephyrhills.fl.us>; William Poe <WPoe@ci.zephyrhills.fl.us>

Subject: RE: CIP Project Map/Geiger Road

Pantos,

Thank you for your email. Form earlier emails we were hoping that we were working towards trying to get this project funded this coming year. We also had two development projects that we had discussed moving forward based on this information. The condition of this road is in very poor

condition so just wanted to confirm if there is any possibility of this project being able to move forward at a quicker timeline? Thanks,



Todd Vandeberg
Planning Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL, 33542
PH: 813-780-0006 x3505
FAX: 813-780-0005
ci.zephyrhills.fl.us



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From: Panos Kontses <pkontses@pascocountyfl.net>
Sent: Thursday, June 6, 2024 2:48 PM
To: Todd Vandeberg <TVandeberg@ci.zephyrhills.fl.us>
Cc: Tania Gorman <tgorman@pascocountyfl.net>; Tina Russo <trusso@pascocountyfl.net>
Subject: RE: CIP Project Map/Geiger Road

EXTERNAL EMAIL

Hi Todd,
Our 2025-2029 CIP shows the Geiger Road sidewalk funded for Design in FY 2027 and Construction in FY 2028.
Let me know if you have any other questions.
Have a great rest of the day,
Panos

Panos Kontses, P.E.
Assistant County Engineer
Public Infrastructure | Transportation Engineering Department
Tel: (727) 834-3604, x1623
pkontses@mypasco.net

From: Todd Vandeberg <TVandeberg@ci.zephyrhills.fl.us>
Sent: Thursday, June 6, 2024 1:49 PM
To: Tina Russo <trusso@pascocountyfl.net>
Cc: Tania Gorman <tgorman@pascocountyfl.net>; Panos Kontses <pkontses@pascocountyfl.net>
Subject: RE: CIP Project Map/Geiger Road

Tina.

In reviewing the CIP map is it correct that Geiger Rd will not be done this coming year and pushed to 2028?



Todd Vandeberg
Planning Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL, 33542
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From: Tina Russo <trusso@pascocountyfl.net>

Sent: Thursday, June 6, 2024 10:31 AM

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

Cc: Tania Gorman <tgorman@pascocountyfl.net>; Panos Kontses <pkontses@pascocountyfl.net>

Subject: CIP Project Map/Geiger Road

EXTERNAL EMAIL

Todd,

Based on some of our conversation this morning.

Please see what TED has for Geiger Road in the CIP.

Any coordination for sidewalk/MU path along Geiger will have to done with the Pasco County Transportation Engineering Department (TED).



Tina A. Russo, LCI #395
Active Transportation Planner,
Metropolitan Planning Organization
Planning and Development Department
Pasco County
P 727-847-8140 Ext. 8341
8731 Citizens Drive, Suite 320
New Port Richey, FL 34654
trusso@pascocountyfl.net
www.pascocountyfl.net

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Pasco County Social Media:

From: [Panos Kontses](#)
To: [Todd Vandeberg](#)
Cc: [Tania Gorman](#); [Tina Russo](#); [Rodney Corriveau, AICP](#); [William Poe](#); [Nick Uhren](#); [Tracy A. Overturf](#); [Venkat Vattikuti](#); [Christopher Hanning](#)
Subject: RE: CIP Project Map/Geiger Road
Date: Friday, June 7, 2024 10:40:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image009.png](#)
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[image011.png](#)
[image012.png](#)

EXTERNAL EMAIL

Hi Todd,

I just heard today from Tina (MPO). MPO is working with FDOT, our Public Works, and Traffic Ops to move forward the following projects for Geiger Rd:

- MPO is working with our Public works and FDOT for installing a safety edge and the resurfacing/reclamation of the road.
- MPO and FDOT are working with our Traffic Ops and Public Works on installing lane markings, RPMS, and feedback signs.

These projects are independent to the sidewalk project.

Have a great day,

Panos

Panos Kontses, P.E.

Assistant County Engineer

Public Infrastructure | Transportation Engineering Department

Tel: (727) 834-3604, x1623

pkontses@mypasco.net

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

Sent: Friday, June 7, 2024 8:57 AM

To: Panos Kontses <pkontses@pascocountyfl.net>

Cc: Tania Gorman <tgorman@pascocountyfl.net>; Tina Russo <trusso@pascocountyfl.net>; Rodney Corriveau, AICP <RCorriveau@ci.zephyrhills.fl.us>; William Poe <WPoe@ci.zephyrhills.fl.us>

Subject: RE: CIP Project Map/Geiger Road

Pantos,

Thank you for your email. Form earlier emails we were hoping that we were working towards trying to get this project funded this coming year. We also had two development projects that we had discussed moving forward based on this information. The condition of this road is in very poor



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

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CUSA18A7



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[Sign up for Pasco County updates](#)



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CUSA18A7

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
5335 8th Street
Zephyrhills, FL, 33542
PH: 813-780-0006 x3505
FAX: 813-780-0005
ci.zephyrhills.fl.us



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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
City of Zephyrhills
5335 8th Street
Zephyrhills, FL, 33542
PH: 813-780-0006 x3505
FAX: 813-780-0005
ci.zephyrhills.fl.us



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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 Vandeberg <TVandeberg@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 Vandeberg <TVandeberg@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
Planning Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL, 33542
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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
P 727-847-8140 Ext. 8341
8731 Citizens Drive, Suite 320
New Port Richey, FL 34654
trusso@pascocountyfl.net
www.pascocountyfl.net

“Serving our community to create a better future.”

Pasco County Social Media:



<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.



Todd Vandenberg
Planning Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL, 33542
PH: 813-780-0006 x3505
FAX: 813-780-0005
ci.zephyrhills.fl.us



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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
5335 8th Street

Zephyrhills, FL, 33542
PH: 813-780-0006 x3505
FAX: 813-780-0005

ci.zephyrhills.fl.us<<http://ci.zephyrhills.fl.us/>>

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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!

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

Todd Vandenberg

Planning Director

City of Zephyrhills

5335 8th Street

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[Go to our Website]<<http://www.pascocountyfl.net>>

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CUSA18A7

Staff Report Memorandum

To: Planning Commission and Honorable Mayor
From: Rod Corriveau, AICP – Principal Planner
RE: ANX 16-22 – Black Marlin Capital LLC Annexation, Land Use Map Amendment, and Rezoning
Date: June 18, 2024

I. BACKGROUND & INFORMATION

A. History | Application Summary

This Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition was presented to the City by Leonard H. Johnson of Johnson, Pope, Bokor, Ruppel & Burns, LLP

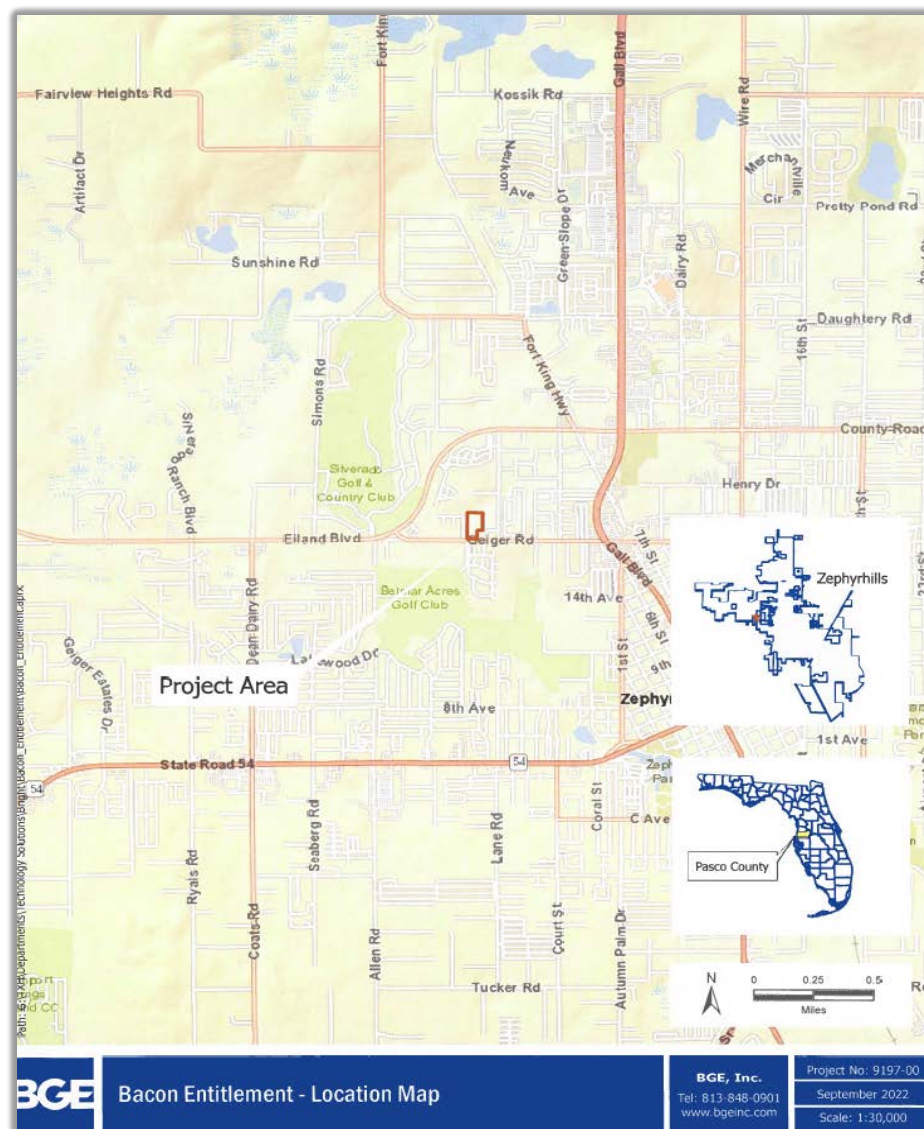


Figure 1 – Location Map

Courtesy of BGE, Inc.

on behalf of the property owner, Black Marlin Capital LLC. The subject site is 4.155 acres more or less (mol) and located on Geiger Road immediately north of the Wedgewood Manor subdivision or approximately 1,500 feet from the Eiland Blvd./Geiger Road intersection. See Figure 1 – Location Map and Figure 2 – Aerial Map.¹



Figure 2 – Aerial Map

Courtesy of BGE, Inc.

¹ 'Figures' contained herein are attached in original format as presented to the City, please see "attachments".

The Planning Department has coordinated with several residents regarding general questions on the proposed use - including affordable housing, water issues, and the condition of Geiger Road. This project is not proposed as an “affordable housing project”, and according to the Utilities Department, the City has sufficient water under the existing WUP (Water Use Permit) to service the development. This application was presented to the City prior to the ongoing moratorium on development in place since June of 2023, and was factored into the requested consumptive use increase WUP with the SWFWMD (Southwest Florida Water Management District) as such. Per the JPA (Joint Planning Area) agreement, the City has coordinated with the County, and it has no objections or comments²; but Staff is further coordinating with the County for improvements to Geiger Road. Staff has received assurances from the County that improvements are planned and in-process for the next fiscal year 2025. Please see analysis and policy review for further discussion.

Site Information

<u>Applicant Owner:</u>	Black Marlin Capital LLC
<u>Location:</u>	North side of Geiger Road 1,500 feet east of Eiland Blvd.
<u>Parcel ID Number(s):</u>	03-26-21-0010-11700-0020
<u>Acreage:</u>	4.155 Acres
<u>Existing Land Use:</u>	Vacant
<u>Existing Future Land Use:</u>	County RES-9
<u>Proposed Future Land Use:</u>	RU (Residential Urban)
<u>Existing Zoning:</u>	County R-1MH and RMH
<u>Proposed Zoning:</u>	R-4 (High Density Residential – up to 14 DU per acre)
<u>DU/ACRE</u>	8.66

II. Detailed Project Description:

This application identifies Parcel ID Number 03-26-21-0010-11700-0020 and does not have an assigned address with the Pasco County property appraiser. There is only one (1) Parcel ID Number subject to review with this application.

As previously discussed, the subject property is generally located on the north side of Geiger Road approximately 1,500 feet from the Eiland Blvd. and Geiger Road intersection. The subject parcel in this three-part application under review includes approximately 4.155 acres and is rectangular in shape, with the exception of a parcel (separate from this petition) consisting of a single-family home on the subject parcel’s southeastern border. Please see Figure 3 – Proposed Property Annexation Area Map for a survey of the subject property.

All applicable sections of the LDC pertaining to landscape and tree preservation and tree removal guidelines shall be followed. The subject property is heavily wooded and at the time of development a tree survey shall be submitted with a corresponding tree preservation plan. Any remaining caliper inches, after replanting the required minimum 3 inch caliper trees shall be

² According to Jeffrey R. Jenkins, MPA, AICP in a letter dated February 8th, 2023 to Todd Vandeberg.

calculated and a tree mitigation fund payment shall be paid in full prior to issuance of site permits. Please note that when warranted, Staff encourages the developer to plant additional trees over and above the minimum required rather than payment into the tree mitigation fund.

The Zephyrhills future land use map indicates the area to the north and northwest of the subject as PUD (the Silver Oaks planned unit development and Recreation and Open Space (the East Pasco YMCA); the area to the south of the subject parcel is RU, or residential urban and is developed as the Wedgewood Manor. Remaining County properties include medium density residential and high density residential developed as several mobile home parks and subdivisions. Additionally, there are several larger vacant parcels yet to be developed along with larger-lot single family residential uses in the vicinity. Because of the convenient and central location, Staff anticipates this area of Zephyrhills to experience additional small to medium-scale residential infill development over the coming years.

III. Proposed Development:

The applicant plans to develop the parcel for a 36-unit single-family townhome subdivision with 20-foot wide lots. No other information is available at this time.

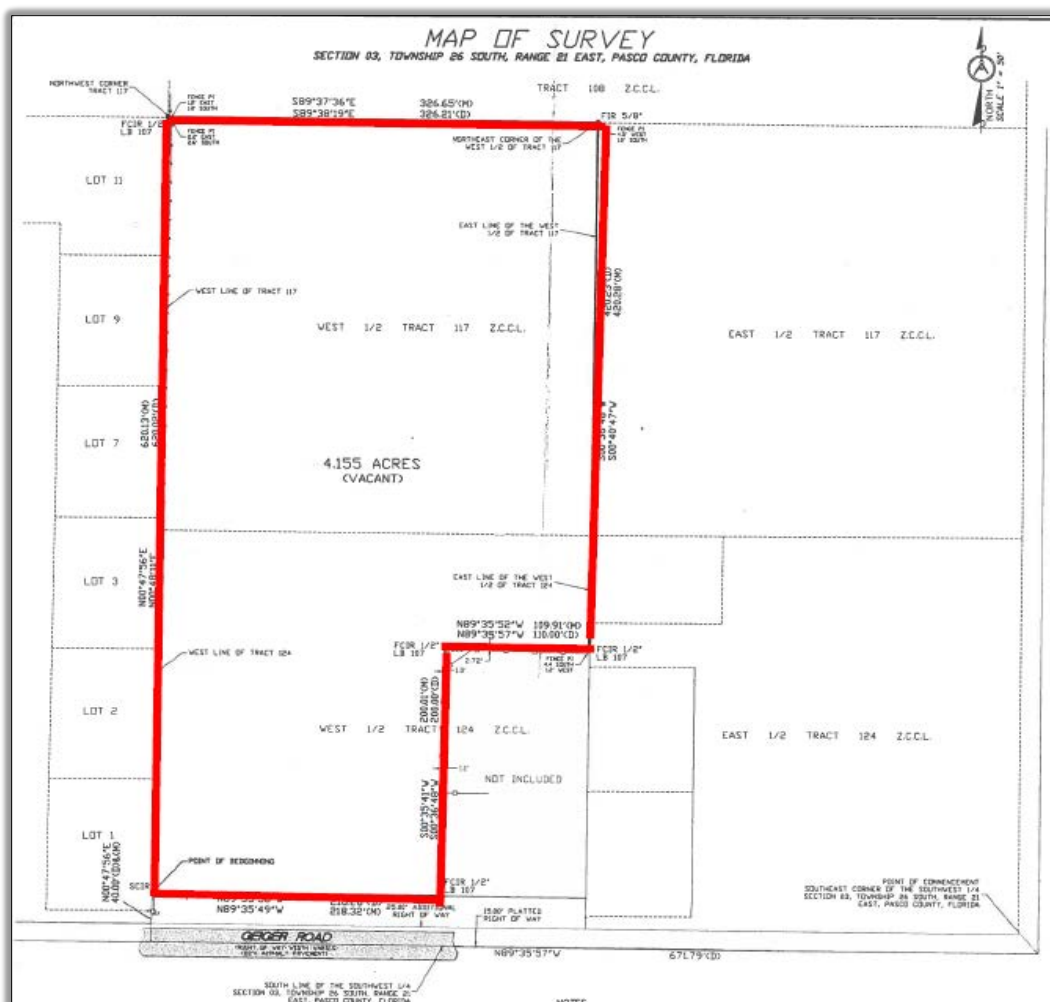


Figure 3 – Proposed Property Annexation Area Map

Courtesy of Northstar Surveying and Mapping, INC.

IV. DATA & ANALYSIS REVIEW

A. Character Analysis

North & Northwest –Larger-lot single-family parcels, mixed commercial and residential uses such as the Silver Oaks planned unit development, the East Pasco YMCA and various office and commercial uses along Abbott Station Drive.

West – Single-family residential community

East – Single family residential such as the Zephyr Ridge subdivision, and various high density mobile home parks such as Green Hills Estates.

South – Residential uses such as Wedgewood Manor and larger-lot single family residential.

B. Compatibility Analysis/Annexation:

Annexation: The proposed annexation portion of the three-pronged petition meets the following criteria set forth under State Statutes, and complies with the Joint Planning Area agreement between the County of Pasco and City of Zephyrhills (Please see Figure 3 – Proposed Properties Annexation Area Map):

State Statutes Chapter - 171.043 Character of the area to be annexed. A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

1. The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.
2. Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:
 - (a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;
 - (b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or
 - (c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.
3. In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

- (a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or
- (b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

The subject property is contiguous with properties that are already located within the city limits. Furthermore, the subject property is generally located within or close to the actual City, and/or developed in an urban/suburban land use pattern. An annexation at this location is reasonable and meets the legal requirements for inclusion into the City boundary as well as the guidelines as prescribed above. Geiger Road should be reviewed for improvements as previously discussed, and as discussed in the transportation section of this report. Furthermore, the annexation of the property into the City should be conditioned upon such improvements (based upon the anticipated use as discussed below).

Compatibility:

The parcel is surrounded by a variety of residential uses. The proposed residential use with 36 townhomes is generally consistent with development patterns or anticipated development patterns in the area, please refer to Figure 7 – Proposed Site Plan (for illustrative purposes only) on page 15 for a preliminary bubble plan. The development will utilize existing infrastructure, provide additional housing opportunities into the City of Zephyrhills, and blend with existing development in the vicinity. This development is considered appropriate for a continuation of single-family residential development already established in this area.

The subject property will be served by the City of Zephyrhills Police Department. The Police Station is located at 6118 8th Street which is a distance of approximately one mile from the subject property.

Residents in the proposed development will be served primarily by the Advent Health Zephyrhills Hospital, located at 7050 Gall Boulevard. The location of Advent Health Zephyrhills Hospital is approximately one mile from the proposed townhome community.

Future Land Use Map (FLUMA) Amendment

A comprehensive plan amendment is also included in this three-part application process. Upon approval, this request will assign the tract into the Residential Urban (RU) future land use category for the City of Zephyrhills. The RU classification purpose is to recognize properties that are appropriate to be developed in a suburban, high-density manner. It also recognizes that such areas are well-suited for residential uses typical of suburban, non-intensive qualities. The density range in RU is 7.5 to 20.0 dwelling units per gross acre.

- (a) The subject property (4.155 acres) qualifies as a small-scale plan amendment;
- (b) The request is to change the subject property's future land use designation from RES-9 to RU (Residential Urban) and is consistent with the abutting properties, which are:
 - i. North/Northwest - Residential Urban and Public/Semi-Public;
 - ii. East - Mobile Home, Estate Residential, and various residential land use assigned properties in the County;

- iii. South – Residential Urban, Estate Residential, and various residential land use assigned properties in the County.
 - iv. West – Residential Urban, and various residential land use assigned properties in the County.
- (c) The proposed change is consistent with the City of Zephyrhills Comprehensive Plan Goals, Objectives, and Policies;
 - (d) According to the Utilities Department, water and waste water capacity is available for the proposed petition.
 - (e) Transportation:



Figure 4 – Transportation Map

Courtesy of BGE, Inc.

The subject parcel abuts Geiger Road and a County ROW use permit will be required at the time of site plan review and approval. Geiger Road is currently in a state of extreme deterioration. Staff, elected officials, and City administration have worked with the County, MPO (Metropolitan Planning Organization) and the FDOT (Florida Department of Transportation) and their

infrastructure consultants over the past year in an effort to determine the best course of action to substantially improve the roadway.

At the time of writing, indications have been given to Staff by the County that Geiger Road will be substantially improved through a FDR (Full-Depth Reclamation) and potentially a signalized mid-block cross-walk. Furthermore, Staff has received assurances from the developer that they are committed to the installation of a sidewalk along the north side of the roadway. Staff has been hesitant to move this petition forward until assurances from the County that the improvements are planned and funded. To repeat, at the time of writing, Staff has been assured of the above-mentioned roadway improvements. Please see Image 1 – Geiger Road at Linwood Lane for a recent photograph of the roadway and existing conditions. Please note this is the general vicinity of the proposed annexation (at the left of the road in the foreground).

In an email dated May 22, 2024 from Senior Engineer at the Department of Public Works, Pasco County, Chris Hanning, P.E. stated “...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”. Please see the full email



Image 1 – Geiger Road at Linwood Lane

Courtesy of Google Images, 2024

attached to this Staff report. The proposed townhome subdivision is projected to have a de minimus traffic impact. In an email received by Staff on May 23, 2024, Basit Ali of Kimley Horn and Associates wrote “...the 36 townhomes will generate 18 PM peak hour trips (10 in, 8 out) on Geiger Road, which is a 2-lane roadway. Even if we assume all 10 incoming trips to make a left turn into the project, a left-turn lane will not be warranted as we need a minimum of 20 left turns to warrant a left-turn lane. Similarly, we need 50 right turns to warrant a right-turn lane and based on the 10 incoming trips, a right-turn lane is not warranted.” As a reminder the City recently updated its de minimus threshold, as well as other traffic impact regulation in coordination with the assistance of its traffic consultant Kimley Horn and Associates and the County. See Figure 4- Transportation Map.



Figure 5 – Proposed FLU Map

Courtesy of BGE, Inc.

The proposed future land use map amendment (FLUMA) is consistent with Chapter 163, Part II, FS, the City of Zephyrhills Comprehensive Plan, and the City’s Land Development Code. It is also consistent and compatible with the land use/development trends of the area as it provides an essential industrial element. See Figure 5 – Proposed FLU Map.



Figure 6 – Proposed Zoning Map

Courtesy of BGE, Inc.

1. Rezoning

- (a) The request is to change the subject property's zoning classification from County R-1MH and RMH to R-4 (up to 14 dwelling units per acre);
- (b) The requested zoning designation is consistent with the development patterns and zoning designations of the area and surrounding properties. The surrounding properties are:
 - i. North/Northwest – Planned Unit Development;
 - ii. East - Mobile Home Subdivision, Estate Residential and various residentially zoned properties in the County;
 - iii. South – Planned Unit Development, Estate Residential, and various residentially zoned properties in the County; and,
 - iv. West – Planned Unit Development, and various residentially zoned properties in the County.
- (c) The subject petition and subsequent development will not exhibit premature development based on the development patterns in the general vicinity and utility infrastructure availability.

The proposed zoning is consistent with the City of Zephyrhills Comprehensive Plan, Land Development Code, and City codes and ordinances. It is also compatible/consistent with the growth and development trends of the area. The project, consisting of 36 townhomes, will not create premature development. The proposed development is located around a variety of developed uses that provide functional, convenient, and necessary infrastructure. There are numerous residential uses within close proximity, as well as health care, commercial retail, educational facilities, worship opportunities, and, within a short commute, governmental offices and an airport. It is Staff's understanding that the developer will blend the project with the established residential development pattern within the immediate area and will complement the existing neighborhoods. Staff will enforce all applicable land development regulations and Comp Plan provisions to ensure compliance while providing for a development that is sympathetic and respectful to the adjacent residential uses. See Figure 6 – Proposed Zoning Map.

C. Natural & Historic Resources Analysis³

The following site characteristics are provided by BGE and are attached to this report:

- 1. Soil Types – Various well-drained soils (Pomona, Tavares and Sparr, Zero to 5 percent) that are generally well-suited for development, see attached soils map.
- 2. Flood Plain – The subject property is located in Flood Zone "X" and is outside the 100-year flood zone. There is no identified apparent flood related threat.
- 3. Wetlands | Water Bodies –No wetlands.
- 4. Historic | Archaeological Resources – The subject property is located outside of the Zephyrhills Historic District and is not projected to impact any identified historic resources. If archaeological resources are found onsite during development, notification should be made to the Florida Department of Historical Resources.
- 5. Natural Resources – There appears to be no biological hotspots on the subject property. If species are found, such as gopher tortoises, proper permits shall be obtained prior to

³ Please see attached corresponding map series provided by the applicant and produced by BGE, Inc. At the time of development, more-refined analyses shall be required according to the LDC and any other permitting requirements.

construction activities, as well as a full report and mitigation and/or relocation plan shall be submitted to the City if such activities are found on site.

D. Public Services Analysis | Impact

POLICE	Projected general police service demand is within the City's existing service capabilities.
FIRE	It is anticipated that the projected general fire service demand is within the County's existing service capabilities. The City is currently coordinating with the County.
WATER	Adequate supply, per Utilities Department. There is an 8' water main on the south side of Geiger Road that would necessitate a wet-tap and directional drill under the roadway. ⁴
SEWER	Anticipated minimal impact according to the Utilities Department. This development would necessitate the installation of a lift station, and the closest manhole is in the Wedgewood subdivision. This also requires a directional bore under the roadway. ⁵
SANITATION	Future development will be required to utilize City Sanitation services. The City partners with Pasco County for use of their landfill site. Anticipated impact is minimal.
TRANSPORTATION	The proposal does not require a formal traffic impact study because it meets the City's de-minimus threshold. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips, the applicant has presented supporting information. A substandard roadway analysis may be required as condition of annexation based upon the anticipated uses. Geiger Road (from Eiland Blvd. to US 301) has been identified as a priority for multi-modal improvements AND roadway resurfacing by the Pasco County Metropolitan Planning Organization (MPO). Staff is coordinating with County Staff and Leadership to ensure the proper improvements are made to the roadway to ensure the health, safety, and well-being for drivers, pedestrians, and bikers along the roadway.
SCHOOL	Three elementary school students, two middle school students, and two high school students for a total of seven students. ⁶

E. Comp Plan and LDC Analysis and Verified Applicant Response

The requested annexation, re-zoning, and future land use amendment appears to be consistent with the Goals, Objectives, and Policies of the City of Zephyrhills Comprehensive Plan. A review of the Comprehensive Plan and the Land Development Code has been conducted by the applicant and verified by City Staff. Relevant goals, objectives, and policies are identified below and a brief statement regarding consistency of the proposed amendment has been provided.

⁴ Email received June 19, 2023 from Utilities Director John Bostic.

⁵ Email received June 19, 2023 from Utilities Director John Bostic.

⁶ See attached Pasco County Schools "School Impact Analysis".

Implementation

POLICY

Objective LU-1-1: *The City shall continue to enforce land development regulations to ensure orderly development, that at a minimum, contain provisions which:*

- a. regulate the subdivision of land;*
- b. regulate signage;*
- c. provide for drainage and storm water management;*
- d. provide requirements for the provision of open space, and safe and convenient on site traffic flow and parking requirements;*
- e. coordinate future land uses with soil conditions, topography, and availability of facilities and services;*
- f. ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;*
- g. protect the limited amount of wetlands and other environmentally sensitive natural resources;*
- h. protect the potable well fields by designating appropriate activities and land uses*
- i. within well-head protection areas and environmentally sensitive land;*
- j. provision of mixed land use designations....*
- k. discourage the proliferation of urban sprawl.*

The proposed Black Marlin residential project shall comply with each of the above criteria. The owners/contractors shall submit all plans to the appropriate governmental agency for review and comment. The proposed project shall comply with all applicable regulations and requirements as required by the reviewing agencies, departments, and adopted codes, ordinances, and regulations as required by city, county, and state regulations. Any revision or amendments necessary shall be positively acted upon to assure compliance in each instance. Please note the above-mentioned Impact and Analysis regarding the condition of Geiger Road. Staff is processing applications for approximately 300 housing units (inclusive of application contained herein) across three separate applications. The impacts of the anticipated development shall be reviewed with a global emphasis and communicated as such with Pasco County, the ultimate authority for the Roadway. Staff is currently coordinating with the County for proper (if need) ROW dedications, studies, and appropriate impact fees.

1. COMPLIANCE ANALYSIS

PROJECT DESCRIPTION

The proposed project is a 36 unit townhome development located in the western portion of the City of Zephyrhills. Once Parcel is included within this three-fold application process. Parcel 03-26-21-0010-11700-0020 is located within unincorporated Pasco County, and is proposed for annexation into the City of Zephyrhills ("City").

This tree-part concurrent application will provide for annexation into the City, a comprehensive plan amendment, and a rezoning. The subject property is undeveloped.

PROPOSED DEVELOPMENT

The proposed development requests approval for a 36-unit, single-family townhome subdivision. The lots will be generally 20 feet wide. The development, at the time of an SPRC submission, shall be in conformance with provisions found in Section 2.01.03.06.01 – Townhouses and all other applicable sections of the LDC.

As proposed, a three-part concurrent development application requires three actions by the City of Zephyrhills. The first is an annexation for Parcel 03-26-21-0010-111700-0020 along with a Comprehensive Plan amendment and a Rezoning application. A pre-application meeting with the City of Zephyrhills was held on July 27, 2022. Planning Staff included Todd Vandeberg Et al. Project was transferred to Principal Planner Rod Corriveau in May of 2023.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Implementation

Goal LU-1: To achieve an economically and diversified tax base that ensures:

A. The residential I family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;

The project will complement the residential character of the City of Zephyrhills while providing an additional option for those looking for a home with less maintenance. The proposed development provides further benefit to the City of Zephyrhills by increasing the tax base.

Land Development Regulation

Objective LU-1-1: To encourage efficient development in areas which will have the capacity to contribute more to the City in revenue than it will consume in services that meet the above-mentioned goals and consistent with this adopted plan.

Policy LU-1-1-1: The City shall continue to enforce land development regulations to ensure orderly development, that at minimum, contain provisions which:

- A. Regulate the subdivision of land;
- B. Regulate signage;
- C. Provide for drainage and stormwater management;
- D. Provide requirements for the provision of open space, and space, and safe convenient on-site traffic flow and parking requirements;
- E. Coordinate future land uses with soils conditions, topography, and availability of facilities and services;
- F. Ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;
- G. Protect the limited amount of wetlands and other environmentally sensitive natural resources;

H. Protect the potable wellfields by designating appropriate activities and land uses within well head protection areas and environmentally sensitive land;

I. Provision of mixed land use designations, such as recreation in residential area; and

J. Discourage the proliferation of urban sprawl.

The project will ensure each of the above items are addressed as part of the construction plans that will be submitted to all applicable government agencies. Urban sprawl will not be created by the proposed development. The proposed development is located on two parcels that are uniquely situated between two subdivisions with relatively high densities. The goal of the developer is to provide a townhome community that will meet the demands of a varied age group, ranging from young adults to senior citizens who are looking for a more maintenance free lifestyle. Open space shall be provided to residents for recreational purposes and gatherings per Section 2.01.03.06.01 – Townhouses.

Residential Development

Objective LU-1-2: The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.

The project will complement the quality of life within the surrounding communities. The proposed development will not interfere with the integrity of the established neighborhoods

Policy LU-1-2-1: Residential development shall be consistent with the following residential density categories:



Figure 7 – Proposed Site Plan (illustrative purposes only)

Courtesy of BGE, Inc.

b. Residential Urban- 7.5 to 20.0 units/gross acre; The project will contain a density of 8.72 dwelling units per acre and falls within the medium range criteria of the RU Future Land Use category requested in this application. Please see Figure 7 – Proposed Site Plan; this is a basic site plan intended for illustrative purposes only.

Policy LU-1-2-2: Existing residential areas shall be protected from incompatible activities. Other land users shall also be protected from the encroachment of incompatible residential activities.

The project is a proposed development that will provide compatibility with the existing residential areas and will serve as a transition between varying residential densities.

Policy LU-1-2-3: The location and extent of residential land uses shall be in accordance with the Future Land use Map and the descriptions of types, sizes, and densities of land uses contained in this element.

The project complies with the requirements of the Future Land Use Map, its categories, and the established development pattern of this area. The area being annexed is currently classified as RES-9 by Pasco County. The City's request via the accompanying RU category is compatible.

Policy LU-1-2-4: Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.

The project shall be compatible with the existing future land use categories, surrounding zoning districts and the established development pattern of the area.

CONSISTENCY WITH 171.043, F.S.

171.043 Character of the area to be annexed. A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

Subsection 1: The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.

Parcel 03-26-21-0010-11700-0020 is contiguous to the City of Zephyrhills. The abutting parcel to the east is located within the City of Zephyrhills. No portion of the parcel will be included within the boundary of another incorporated municipality upon annexation approval.

Subsection 2: Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:

(a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;

(b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or

(c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

The project will be developed for urban purposes by providing for a total resident population equal to at least two persons for each acre of land included within its boundaries.

Subsection 3: In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

(a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or

(b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

The project can be serviced without the extension of water and/or sewer lines through a sparsely developed area.

POLICY

LU-1-2-3-4: *Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.*

The proposed development on the subject property shall be in compliance with the city's Land Development Code. It shall be developed with supporting uses for expanded parking and retention pond associated with the plant modifications. All construction shall comply with current standards in order to take into consideration the company needs and those of the residential properties to the south that will be remaining in unincorporated Pasco County.

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

OBJECTIVE

LU-1-4: *The City will develop mechanisms to ensure the protection of archaeological and historical resources.*

The subject property lies outside the historical district and that there are no historical structures or archaeological areas identified within the boundaries of the subject property. The applicant has provided documentation that the Florida Master Site File search for Recorded Cultural and Historic Resources was performed

NATURAL RESOURCES

OBJECTIVE

LU-1-7: *All development activities shall ensure the protection of natural resources and potable well fields.*

LU-1-7-1: *The clearing of trees and wetland vegetation shall be prohibited unless permits are obtained from the property government entities.*

LU-1-7-2: *Species of flora and fauna identified as endangered, threatened, or species of special concern, as defined by Federal Law or Florida Statutes, and found to exist in Zephyrhills by the Florida Game Fresh Water Fish commission, shall be protected through compliance with appropriate Federal and State regulations.*

LU-1-7-3: *Consider in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land water and other natural resources to meet demands; and the potential for flooding.*

LU-1-7-4: *The clearing of trees and wetland vegetation shall be prohibited unless permits are received from appropriate governmental entities.*

LU-1-7-5: *The developer/owner of any new development or redevelopment shall be responsible for on-site management of stormwater run-off in a manner so that post-development run-off rates, volumes and pollutant loads do not exceed existing conditions.*

The owner and its contractor shall comply with each of these provisions during the planning, design, engineering, staff review, permitting, construction, and inspection process of the Black Marlin development project. Further research/review and possible mitigation/relocation of any protected fauna species shall be required at the time of site plan review and approval, and prior to commencement of construction. Furthermore, as previously discussed, the subject property is heavily wooded and at the time of development a tree survey shall be submitted with corresponding tree preservation plan. Any remaining caliper inches (trees) shall be calculated and a tree mitigation fund payment shall be paid in full prior to issuance of site permits. Staff encourages the developer to plant additional trees over and above the minimum required rather than payment into the tree mitigation fund. All applicable sections of the LDC pertaining to landscape and tree preservation and tree removal guidelines shall be followed.

V. RECOMMENDATION

Site Plan Review Committee – The SPRC recommended approval of the annexation, rezoning and Future Land Use Map Amendment at its regularly scheduled meeting on June 4, 2024. The SPRC moved the request forward to the Planning Commission.

Planning Commission -

Staff - Based upon the analysis contained herein, along with supporting documentation and neighborhood involvement addressing such concerns with the property owner, Staff recommends approval of this petition for annexation, rezoning to R-4 and FLUMA to RU. Annexation should be conditioned upon the previously mentioned roadway improvements to Geiger Road by the County as discussed in the attached email(s) from Panos Kontses, Assistant County Engineer.