



Site Plan Review Committee
Tuesday, June 18th, 2024
Minutes

Attendance:

Building Department-Bill Burges, Public Works Director-Shane Leblanc, Planning Director-Todd Vandeberg, Chief of Police-Derek Brewer, Utility Director-John Bostic

Staff Present:

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

1. Planning Items

1.1 USE0014-24 Bauducco Foods Conditional Use: Submittal is for approval for change in maximum allowable building height. The property is located on 6th Street and Chancey Rd. Parcel #07-26-22-0000-00100-0012. Size; 72.52 Acres.

The discussion was led by Todd Vandeberg; a brief history of the property was mentioned regarding the applicant being a food manufacturing business and is applying for a change in the conditional use for the height. The FAA was notified and should have an approval letter submitted soon by the applicant.

Greg Crawford with Florida Engineering Group (Representative); Mr. Crawford gave a brief background and went over the proposed food manufacturing use on the industrial zoned property. He had a height rendering presented, he went over the proposed phases with the proposed heights, he went over the manufacturing area that will require more than the permitted 30' to be able to get clearance for the manufacturing equipment. He stated that The FAA was notified and should have approval letters for the heights that are being proposed. The tallest building on the property should be 63' feet. Dennis (Architect on the Project) gave a presentation, he used a power point showing the proposed buildings such as retail store, manufacturing/production area, meeting/offices, employee entrances and loading docks. He stated the building will be built in different phases. He showed demonstrations and visuals on how the proposed buildings will look from different angles and from the main streets off

Chancey Rd and 6th Ave. Comment made by Vanderberg was that what is being proposed is permitted by right in the LI (Light Industrial) Zoning. Dennis completed his presentation and closing comments made where he reviewed the requirements for the materials and setbacks via city's standards. No additional comments from applicants or the public were made.

Recommendation: Recommended for approval of the height proposed for the conditional use and will require to submit the FAA letters of approval. The plan case should be featured in July Planning Commission Meeting.

1.2 CU0010-24 Wire Ranch Hotel Conditional Use: Submittal is to allow a higher maximum building height. Located northeast intersection of Gall Blvd and Poncan Cir. Parcel #26-25-21-0000-00700-0000. Size of the property; 8.5 acres.

The discussion began by Todd Vandeberg; he stated this review for the proposed project is for a change in zoning/flue and change in the conditional use for the heights for the proposed hotels. Cody Bogart with Newkirk Engineering led the discussion he gave a brief history and location of the property and mentioned it stretches across SR 301 almost up to Phelps Drive, it is being proposed commercial mixed use. Cody mentioned the need for quality hotels in the area. Land use maps showing the proposed zoning from R-4 (mixed family-residential) to commercial mixed use that's being proposed. Mr. Vanderberg mentioned that this will require a level 2 review and will need to be approved by the Planning Commission. Cody also had renderings presented of how the hotels will look like from streets angles, they are proposing 2 hotels that mirror each other. They are expecting approximately 145 rooms maximum each and require them to be a 4-story building to accomplish that. Shared access to the north which sisters with a townhome development to the east that's featured in this agenda. The area is going to be graded and designed to be vertically softened from the view of us 301 and surrounding properties considering it being on a high ridge. Stormwater pond and sidewalks will be installed as well once this is being built, the buildings will meet the city's code. The rendering presented showed the elevation and how this interacts with surrounding properties. The steep incline on 301 will be reviewed along with land grading and buffer zones before any development. Mr. Vanderberg took over the discussion and went his power point titled North 301 Corridor Vision and Land Use Strategy. His discussion points were economic development/fiscal impacts, city's need for hotels with conference rooms for visitors, short- and long-term buildout of N.301 corridor/compatibility. The vision of the city's comprehensive plan update for services, utilities and transportation impact. A corridor vision plan was presented, and he stated that it's not adopted at the moment. Traffic generation, water and utility issues were discussed via the new proposed comprehensive plan. Zephyr Vale District was discussed it went over intent, building placements, parking and building heights. Further discussion on the 301 Corridor vision plan will be discussed with city council. Closing comments on the hotel are compatible with the proposing 301-vision strategy and recommendations of approval by staff on both Conditional use, Rezoning and Future land use change. Online attendance was Owner David Waronker and went over the requirements of what's

required to move the project forward, he was updated on the requirements. In person guest Phyllis Purvis spoke and gave a history of her background and being a local, she was in agreement with the proposed hotel and had some concerns on the traffic that was happening in front of her home, she was hoping to have her property that's left in the area be able to rezone for commercial purposes, her other concerns were access roadways and was briefed on the proposed development and how it shouldn't affect her entry.

Recommendation: Recommended approval for Conditional Use, Rezoning, Future Land Use with agreement that they continue to work with the applicant on the height, grading, maximizing the topography in the grades on the property, along with buffering discussions. Also this will be postponed a month before it goes to the Planning Commission to give both parties time to discuss.

1.3 FLU0005-24 Wire Ranch Hotel FLU (future land use) & Rezoning; The purpose is to change the current land use so a hotel can be permitted. Rezone from R-4 (Multi-Family Residential) to C-1 (Neighborhood Commercial) and change FLU from RU (Residential Urban) to Commercial. Property. Located off Gall Blvd and Poncan Cir. Parcel# 26-25-21-0000-00700-0000.

This Discussion was tied together via the last item considering it being the same parcel and same project.

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

The discussion was led by Tommy-Lee; the discussion began with a brief description and location, the property is over 24 acres, its located east of the prior project. The engineer on record reviewed this project recently, along with traffic engineer review by Kimley Horn. Proposing 176 townhouse units. A few conditionals wear discussed; first one was from the Engineer on record to correct a typo in the drainage report and the applicant was informed, the traffic engineer concern and request is that a traffic study be done just to determine if the turn lane length of the southbound left turn lane is sufficient to satisfy the traffic requirements, staff comments was for the north side of the project is accessed of sr 301, and if the road remains private once the future Dairy Rd extension is constructed the city will require there is an easement is the public could access SR 301 to Dairy Rd, the staff is also asking for extension of the stub out for Phelps Road to the South, Landscaping is being asked to be increased in the back of the townhouse units and additional landscaping and front yard for the proposed townhouse units currently they show a drive way that can support 2 cars(side by side) the code won't allow for that, so it will need to be reduced to allow for a full foot front yard with landscaping, requesting that the walking pad and sidewalks are ADU accessible, request for planting along the retention pond to be in cluster instead of single trees. Density of the project was asked by

the Planning Director and was informed by Cody Bogart total lots 176 ,7.3 units per acre now. The density proposed is compatible with traffic, number of units for the water demands. Note from Tommy-lee was that this project would not be affected by the moratorium since they submitted it prior to it taking place. Dairy Rd and Frontage Rd are being reviewed for improvements per Mr. Vandenberg, both roads are within the project. David Waronker (Owner-Present online) asked about Phelps Rd being taken over by the city and Per Public Works Director stated ownership of Phelps Rd won't be taken over by the city, however in the future if it's built by FDOT specifications it could be a possibility it gets dedicated to the public. Cody Bogart addressed some of the comments made and mentioned without knowing how Phelps Rd will develop going North to South in the future he doesn't want to put the city in a predicament where they will need to reconstruct roadway. Additional Items needs to be reviewed on the roadway aspect prior to any roadway improvements or changes. Utility easements will be required and further discussed with the roadway improvements. Landscaping comments were mentioned and their waiting for final footprint layouts prior to addressing. Additional tree and landscaping matters will be discussed in future meetings. Shane Leblanc went over the garbage compactor requirements, the applicant had it listed on the site plan. Outstanding issues that will be addressed were; utility outstanding issues, parking will be reviewed, confirmation of the sidewalks in front of the units and ADU accessibility being implemented, the traffic study requirements to show if the turn lane is sufficient, correction on the typo in the drainage report and additional landscaping on the units by Phelps Rd, and extension of the Phelps road stum out and future easement on Dairy Rd. According to John Bostic Utility Director his ok with utilities, he would only like to get more in depth with the applicant. Staff wants to administratively approve with the above-mentioned conditions. Also mentioned that the property won't be rentals they will be subdivided and a plat will be required with city council approval. Utility service agreement has been completed with this project. Phyllis Purvis (neighbor) spoke and mentioned she was receptive to the project and this possibly benefitting her considering her being within the location, also inquired on future roadway improvements and inquired about the potential to a privacy fence on the project? the applicant wasn't sure as of yet if it will be a buffer or a fence installed in the area . Additional improvements will be made when the project gets closer to development.

Recommendations: Conditionally approved by all departments based on the conditions mentioned and they getting fulfilled. The applicant will still be required to review conditions with the planning department to resolve issues and corrections on the plans.

1.5 ANX000022-24 5L Property Annexation, FLU (future land use) & Rezoning; The applicant is proposing to have the property annexed into the city with change in FLU from County IL to City IN, and Rezone from County AC to City LI(Light industrial). Parcel#18-26-22-0010-00500-0000, acres 12.92. Located on Chancey Rd, South of 6th Ave.

Discussion was led by Rodney Corriveau; this is a basic annexation with flu & rezoning it is for Bauducco project, they are buying this land on the South of the main parcel. No plan is in place with this property they only wanted to secure it. This property is 13 acres and fits into state statute 171.044 F.S requirements for annexation into the city. The proposed zoning is for LI (Light Industrial), it will be consistent with the comprehensive plan, according to John Bostic Utility Director there's enough water in the WUP and available for any future use. No comments were made by staff or applicants.

Recommendation: Recommended approval by all department heads.

Adjourn