



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, July 16, 2024
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

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

1. CONSENT ITEMS

- 1.1 June 18th, 2024 Planning Commission Meeting Minutes Approval

2. BUSINESS ITEMS

- 2.1 **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.

1. CUP_Application_EXECUTED (2)
2. Bauducco Engineer review email
3. Construction Plans
4. Bauducco Foods Presentation from applicant

- 2.2 **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.

1. ANX 22-24 Staff Report 5L Properties (12.92 ACRES) July 16 2024
2. 5L Properties (12.92 ACRES) Annexation Attachments PC Meeting July 16 2024

3. OTHERS ITEMS

- 3.1 Comprehensive Plan Update Discussion.

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, June 18th, 2024
Minutes

I. Call to order by 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.

I. Roll Call by Carlos Maldonado

Commission Members Present:

Mayor Monson, David Armstrong, Beth Aker, Thomas Vanater, Dr. Randy Stovall, Ellen Taylor, & Rosie Paulsen, members absent Tracy Sullivan and Dr. Christa Remington.

II. Invocation by Rosie Paulsen

III. Pledge of Allegiance

IV. Consent Items:

Minutes for the Planning Commission meeting for May 28, 2024 were motioned for approval by the board.

1. Consent Items: Planning Commission Minutes from May 28, 2024.

The minutes were approved by all members of the board.

2. Business Items

2.1 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.

The discussion was led by Todd Vandeberg; he gave a brief introduction on the item and went over the history mentioning the applicant has applied for a PUD (Planned Unit Development) application, the city had previously approved an ordinance #1417-21 relating to this property that included mixed use development on the North East corner, PUD included single family and multi-family on the South side of Chancey, commercial was planned on the South East corner of Chancey Rd. The current

master plan was approved, and the applicant is proposing changes. A plan was presenting showing location of commercial. The commercial use will be closest to Chancey Rd, for the proposed storage facility. Utility services would be available and could connect to city sewer and septic, a note on the PUD master plan was made and provides a better detail on utility matters. Rendering on the proposed storage facility were presented and it showed how they will look from different angles from the street with the decorative windows. The possible height of the buildings could be potentially 3 stories. This meeting was only to modify the existing Gagne PUD master plan with items entered into the record. The applicant representative Alejandro Zurita was present and went over the building's front elevation. The parapets proposed height will be 48'-10", and the proposed decorative/slope roof if it's accepted, peak height will be 54'-3". Other comments were regarding that the height approval will require an FAA letter considering it's within an airport runway zone. Per Vandenberg regarding the height, this being in a PUD will not require a conditional use review, a staff review from planning commission and city council approval is still required. Additional comments made by the planning director were the benefits of this being a storage facility such as not using too much water, from a traffic standpoint with access so close the proximity to main state roads this isn't anticipate to generate a lot of trips. Mayor Monson comments stated with all the new homes in that area within the county the storage use is probably best for traffic matters. Also questioned if the proposed renderings submitted will be official, however the planning director clarified that they could alter it and tie it to a maximum height they proposed. Also the storage facility wasn't affected by the moratorium due to it being submitted prior to it being put into effect. Additional discussion on storage moratorium were discussed. Closing comments were staff is recommending approval with the conditions mentioned and the modifications to the PUD master plan that was discussed.

Recommendations: Motioned for approval, first motion was by Randy Stovall and second by Thomas Vanater. Next process will be City Council approval.

2.2 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.

The discussion was led by Todd Vandenberg; this is for an annexation into the city with future land use change and rezoning. This is for a small scale and illegible for annexation, being within the city county joint area and utility service boundary. This petition is not subject to the moratorium. This petition was tabled for some time during the process in which the city had been working with the county going over the condition of Geiger Rd. Geiger Rd is in bad shape and improvements are being planned in the future. An email from the county was provided in the plan case files regarding mentions of MPO working with FDOT to improve Geiger Rd and completing a full-depth reclamation. The budget for the road improvements should be included for the next calendar year, surveys and additional items will be required during the review. Pedestrians' elements such as multi-purpose trail

with sidewalk improvements. Other developments in the area are also planning trails and possibly tying into the proposed trail. Crosswalks with signals are also being considered and mentioned to the county. The subject property in question will be the main entry off Geiger Rd, but will have additional entries on Wilson Drive and 14th Ave. The property behind it to the south is 20 acres and was previously annexed and had change in FLU and rezoning and will tie into the 3 acres in question. Other good feature on this proposed development is compatible with surrounding properties and is within a school district for families. The current density and utility availability were also reviewed, everything fine they shouldn't expect any issues. Applicant was present Len Johnson along JSK Engineering representatives; Johnson mentioned what their looking at from a technique point the 3 acres piece tying into the 20 acres project agrees with the zoning category cap of 7 ½ unit per acre. An attractive feature from both applicant and city was the proposed improvements to Geiger Rd. The 3 entries should assist with dispersing the traffic. A retention pond will at the existing pond that's on the property and will be extended, the southeast portion will be untouched, no new construction in that portion is being proposed. Johnson believes it a good project that fills in well with the surrounding area. Future landscaping will be developed for privacy on neighboring areas, along with trees installed. Pasco County is required to complete their survey to determine the tying options for the trail. Board members Vanater asked if the whole development will be townhomes and was given confirmation by Len Johnson that it will be. A home that is on the proposed annexed property was questioned by a board member and was told it will come down. Mayor Melonie expressed concerns on saving any trees possible on the development and knew it was enviable in the future and wanted to ensure the water issues are addressed prior to construction. Vandenberg made a comment that they will make it a condition regarding having the water availability. Norman a guest in the audience signed up to speak on both projects featured on the agenda; ANX15-22 & ANX16-22, he wanted to voice his opinion considering his a resident around the proposed projects. Norman voiced his concerns on the potential traffic issues on Geiger Rd causing more trips once the projects and the road get developed. Concerns on safety issues as well if the road gets repaired/resurfaced causing vehicles to travel faster. He also referenced a fatality that occurred in the area that had to do with a vehicle vs pedestrian, the driver was unable to see the person due to road conditions on Geiger Rd. Norman also expressed concerns on environmental issues and wanted sink holes to be addressed as well, he mentioned he would've been ok with single-family homes being proposed however his not in agreement with the multi townhomes proposed for both projects. Albert Eurbin a resident in the area spoke and expressed his concerns. His main concerns were regarding potential semi-trailers and large trucks using Geiger Rd once it is resurfaced. He also expressed his safety concerns and mentioned he believes the road might be too narrow, he had similar concerns as Norman had. Mr. Vandenberg and the commission members discussed briefly tree mitigation for the site. Comments made from the board was its better to annex the proposed property into the city opposed to it staying in the county this way the city has more control over what gets developed. Closing comments from Mayor Monson discussed other options for the development such as moving townhomes to the East

and possibly other options to move the main entrance from Geiger Rd. The focus was brought back to only annexation topic. Board members mentioned that further discussion is required on this matter in future meetings. The townhomes mentioned will require to go to site plan review for approval once the projects get to the development stage, after annexation, flu and rezoning get approved. Comment on a cross walk to help slow down traffic was mentioned, along with possible enforcement to help keep trucks from using Geiger Rd. Mayor Manson mentioned reaching out to the county to put a no through traffic sign for trucks to prevent anymore semi using the road.

Recommendation: The 3 acres Annexation in question was motioned for approval by Vanater and it was seconded by Dr.Stoval. Only one board member opposed. The next process will be to go to City Council for approval.

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.

The discussion was led by Rodney Corriveau; this project is within the same area to the North of the previous item Providence Village. All the road improvements off Geiger Rd apply to this project as well. After review from staff and community it was determined that the city should focus higher density growth in the center of the city where there's existing high density property. The site is heavily wooded and they will do there best to save trees and do tree mitigation. The proposed units are 36 units per acre, unit sizes are 20'x60'. The utility and water usage has been reviewed, and further discussion will be taking place in future meetings. Approximately 8 months to site plan review approval. It's consistent with the city's growth pattern now; it will help with reverse enclaves. It is De-minimus with traffic related matters according to traffic consultant Kimley Horn it should have 18 PM peak hour trips per day, needs 20 trips minimum to trigger a left turn lane and needs 50 right turns to trigger a right turn lane. This was given Site Plan Review Committee approval on June 28, 2024. Conditions for approval will be that Geiger Rd roadway issues get addresses and the water issue as previously discussed. The applicant's representatives were also present. Comments made by board members were that they would rather have control over the future then leave it up to the county. Mayor Monson inquired about the current zoning on the property being Res-9 and a brief description on allowable units per acre was mentioned. The proposed entry for the project was discussed. Mentioned that Geiger Rd will always belong to the county and not the city was discussed, along with discussion on getting funds to help improve additional roads with similar issues. The same guest who spoke on previous item voiced same concerns for this project regarding matters with the roads.

Recommendation: The annexation/flu/rz was motioned for approval by the board and only one was opposed. The next step will be the City Council review. Conditions of approval were:

The City makes no guarantee that potable water will be available for any residential project on said lands upon final completion and request for a Certificate of Occupancy (CO).

The City needs to receive adequate assurances (as determined by the City), that Pasco County shall make significant roadway improvements to Gieger Road, including, but not limited to a Full Depth Reclamation and other safety upgrades as determined by the City and agreed-upon by Pasco County. Rod attached an email string from the Assistant County Engineer Panos Kontses

Applicant/Developer shall install a sidewalk as to be determined.

3.Other Items

Rosie Paulsen Planning Commission Board Member announced she will be moving to Tampa and this possibly being her last Planning Commission meeting. She thanked everyone for having her as a part of the Planning Commission Board. No other items were discussed.

Adjourn



City of Zephyrhills

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

CONDITIONAL USE PETITION

This process is intended to ensure that requests meet the requirements of the City of Zephyrhills Land Development Code, Article XI, Part 11.10.00 concerning conditional use requests. A conditional use is not permitted as of right and approval from the Zephyrhills City Council must be obtained with level three review prior to the commencement of any conditional use. Conditional uses may only be located as seen in Table 2.02.01 of the city's adopted Land Development Code.

PLEASE NOTE: Site development/amendment plans, commercial checks, and other processes, permits, authorizations and fees may be applicable after the approval of a conditional use but are not included in this petition application.

Time Limitation

Approved Conditional Uses expire 12 months after the date of approval, unless a building permit or commercial check has been issued or initiated within the 12-month period. *See the city's Land Development Code, Article XI, Part 11.10.02 (B).*

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. Petitions received after the filing deadline will be held until the next Site Plan Review cycle.

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) Wednesday 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 150 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 conditional use. 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 recommend that the City Attorney create a resolution pertaining to the petition to be read at the next City Council meeting at a public hearing. A sign will be placed on the subject property notifying the general public of the hearings. At the public hearing, the City Council may vote to approve the resolution as presented, approve the resolution with conditions, or deny the petition request.

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 Fee (\$800)**
- ☐ **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.

- ☐ **Residential Impact Statement**

- ☐ **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.

- ☐ **Residential Impact Statement**

Justification Report

- (1) Analysis for Compliance

- Consistency with the Comprehensive Plan
- Consistency with the Land Development Code and City Ordinances
- Surrounding Future Land Use and Zoning Analysis
- Statement of Compliance with Land Development Code, Section 11.10.01(B)
 - (a) The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;
 - (b) The proposed use is consistent with the character of and existing land use patterns in the surrounding area;
 - (c) The proposed use will not create or excessively increase traffic or parking congestion, or otherwise affect public safety;
 - (d) The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas;
 - (e) The site upon which the proposed use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;
 - (f) The proposed site meets the applicable requirements of the zoning district in which it is located;
 - (g) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic;
 - (h) The proposed use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

- (2) Map Series

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

- ☐ **Concept Plan**

If the proposed Conditional Use will be followed with site improvements or a new site development plan, a concept plan is required to be submitted with this application. Upon approval of the Conditional Use Petition, the applicant may then apply for Site Plan Review.

Statement of Use

Submit a detailed, summary statement of the proposed use to be conducted on the subject property.



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 _____

CONDITIONAL USE PETITION FORM

PROJECT INFORMATION

PROJECT NAME: BAUDUCCO FOODS

SUBJECT PROPERTY ADDRESS: WEST OF CHANCEY ROAD, SOUTH OF 6TH AVENUE

PARCEL ID NUMBER(S): 07-26-22-0000-00100-0012 AND 18-26-22-0010-00500-0000

ACREAGE/SQ. FOOTAGE: 75.8± ACRES ZONING CLASSIFICATION LIGHT INDUSTRIAL

CURRENT LAND USE: VACANT FUTURE LAND USE CLASSIFICATION INDUSTRIAL

PROPOSED USE: MANUFACTURING WAREHOUSE

CONTACT INFORMATION

PROPERTY OWNER: RICARDO YUKI

FIRM: ELLECE USA 19, INC (BAUDUCCO FOODS)

ADDRESS: 1750 NW 133RD AVE., MIAMI, FL 33182

PHONE NUMBER(S): 305-477-9270 EMAIL: StefanoM@bauduccofoods.com

PETITIONER: RICARDO YUKI

FIRM: ELLECE USA 19, INC (BAUDUCCO FOODS)

ADDRESS: 1750 NW 133RD AVE., MIAMI, FL 33182

PHONE NUMBER(S): 305-477-9270 EMAIL: StefanoM@bauduccofoods.com

AUTHORIZED AGENT: GREGORY R. CRAWFORD

FIRM: FLORIDA ENGINEERING GROUP, INC

ADDRESS: 5127 S. ORANGE AVENUE, SUITE 200, ORLANDO, FL 32809

PHONE NUMBER(S): 407-895-0324 EMAIL: gcrawford@feg-inc.us

The Petitioner, as owner of the above described land does respectfully request the City of Zephyrhills to take all action necessary to process the CONDITIONAL USE. 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): ELLECE USA 19, INC (BAUDUCCO FOODS)

Signature: _____

Print Name: RICARDO YUKI

Date: 02/09/2024

Owner Signature: _____

Print Name: RICARDO YUKI

Date: 02/09/2024

FW: (23-101) Bauducco Foods - Progress Set

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

Mon 4/22/2024 12:50 PM

To: Carlos Maldonado <CMaldonado@ci.zephyrhills.fl.us>

Carlos,

Can you please include this email in the Bauducco site plan case file? 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

Disclaimer: Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

From: Craig Cornelison <craig@cornelison-eng.com>**Sent:** Friday, April 19, 2024 2:12 PM**To:** Todd Vandeberg <TVandeberg@ci.zephyrhills.fl.us>**Subject:** RE: (23-101) Bauducco Foods - Progress Set**EXTERNAL EMAIL**

I looked at the plans and didn't see anything that was out of line. The right turn lane on 6th seemed a little short, but that would be subject to final plans. It was a little unclear what they were proposing. I am guessing that the shaded areas are future phases. Hopefully the final plans will clarify that. The notes seem to need to be updated, which would help clarify what is being proposed. Since it is just a progress set, I didn't really go through them in detail.

If you need me to look a little further, just let me know.

Craig L. Cornelison, P.E. (FL, AL, NC, SC, TN)**CORNELISON ENGINEERING & DESIGN, INC.**

7810 Gall Boulevard #409

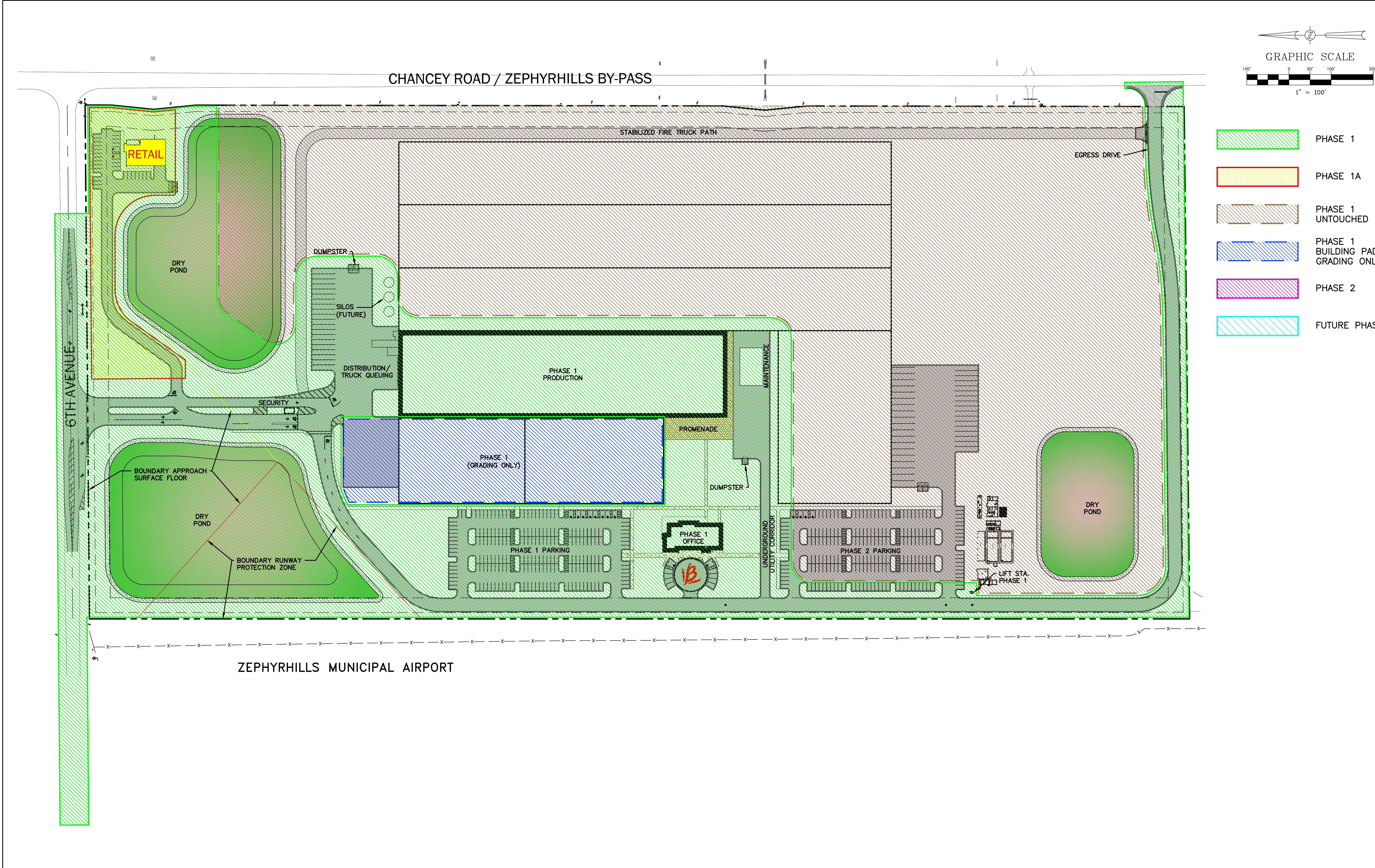
Zephyrhills, FL 33541

Tel: 813-788-7835, Ext. 102

Cell: 863-581-1590

craig@cornelison-eng.com**LinkedIn** profile

From: Todd Vandeberg <TVandeberg@ci.zephyrhills.fl.us>**Sent:** Friday, April 12, 2024 4:45 PM



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PRESENTATION TO THE CITY OF ZEPHYRHILLS



Walker
Design

BAUDUCCO FOODS
PRESENTATION TO THE CITY OF ZEPHYRHILLS
07.16.2024



PROJECT VISUALIZATION

An exhibition of the main exterior features from the
buildings within the Bauducco Industrial Campus

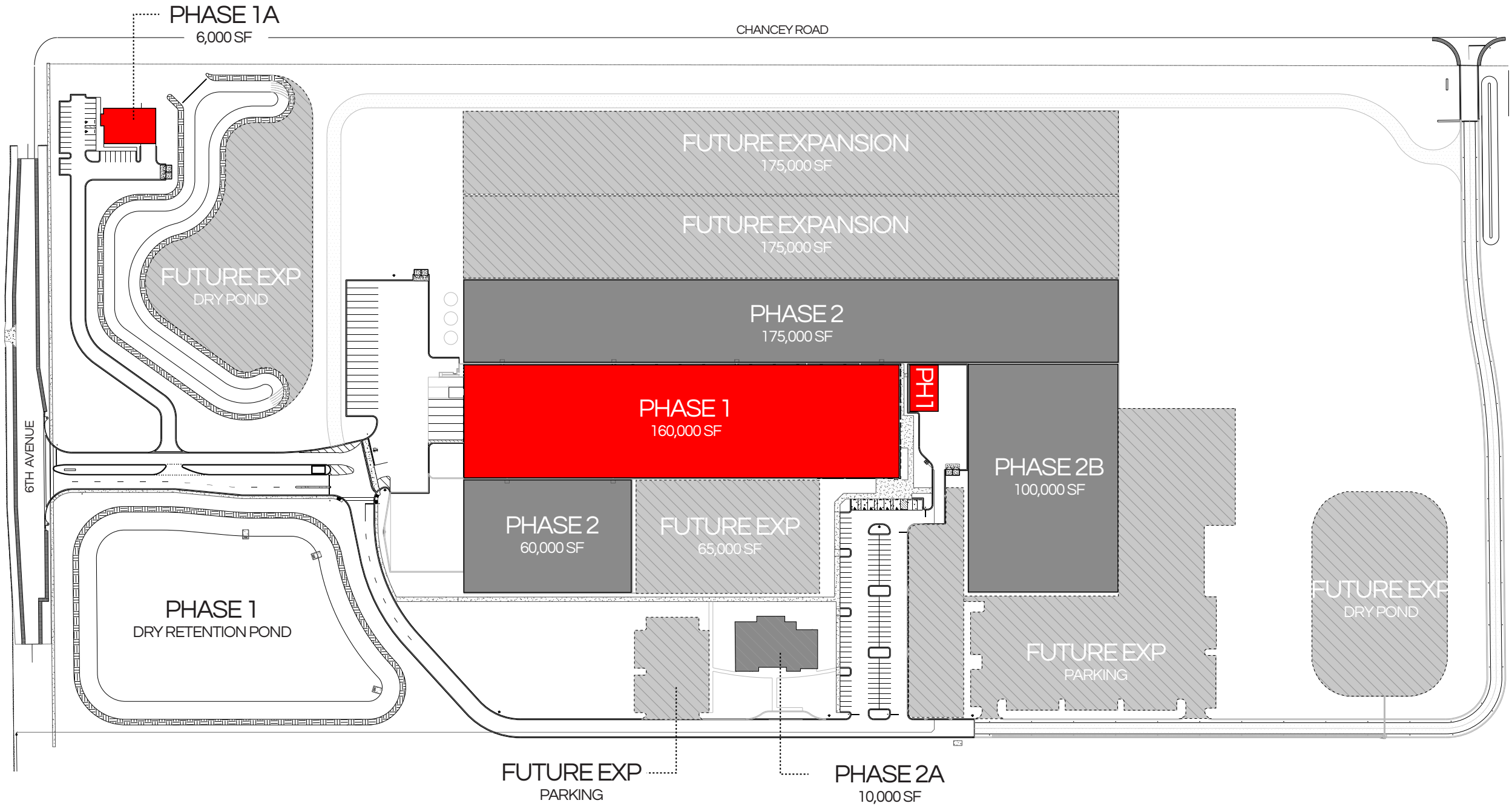


SITE LOCATION



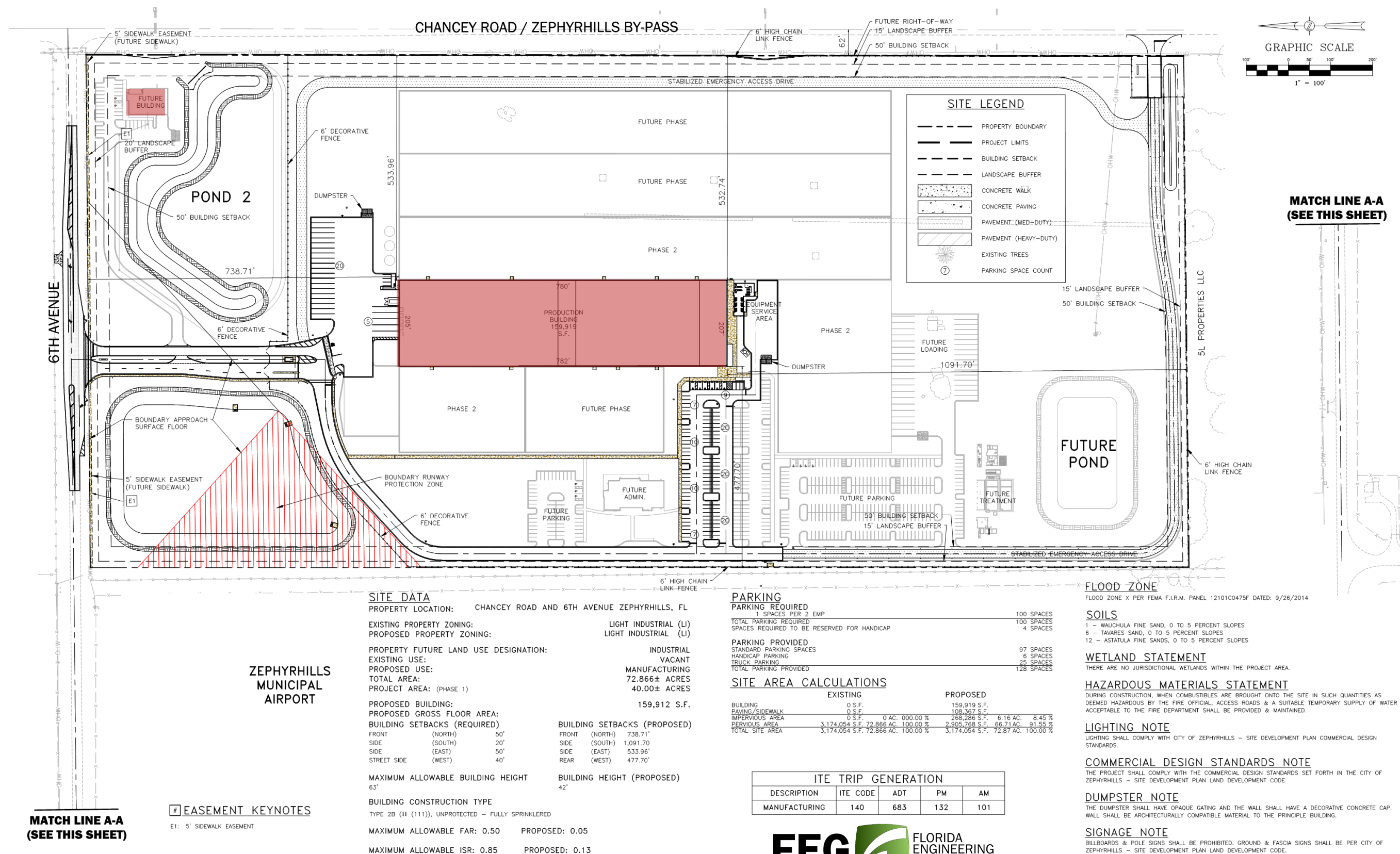


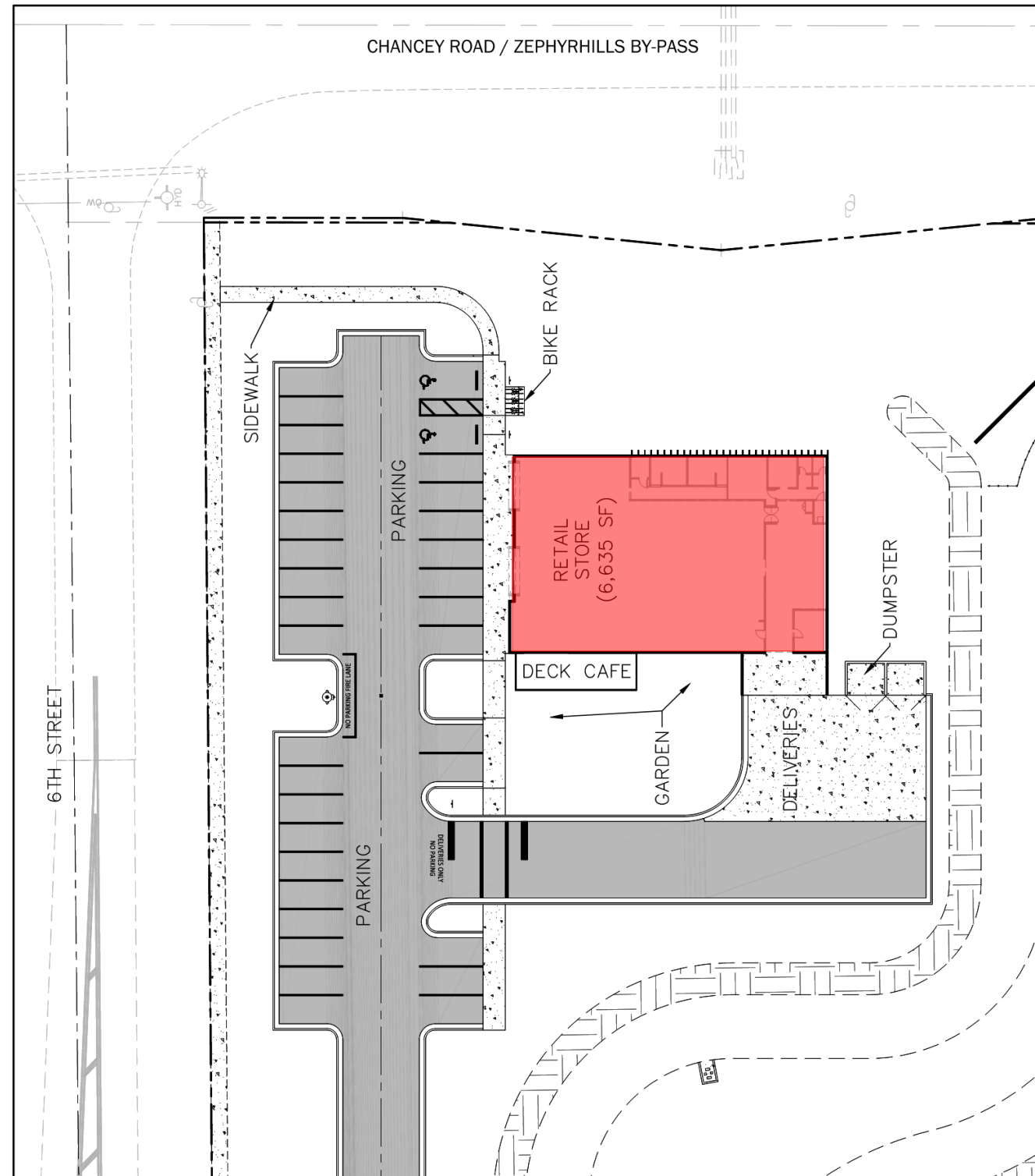
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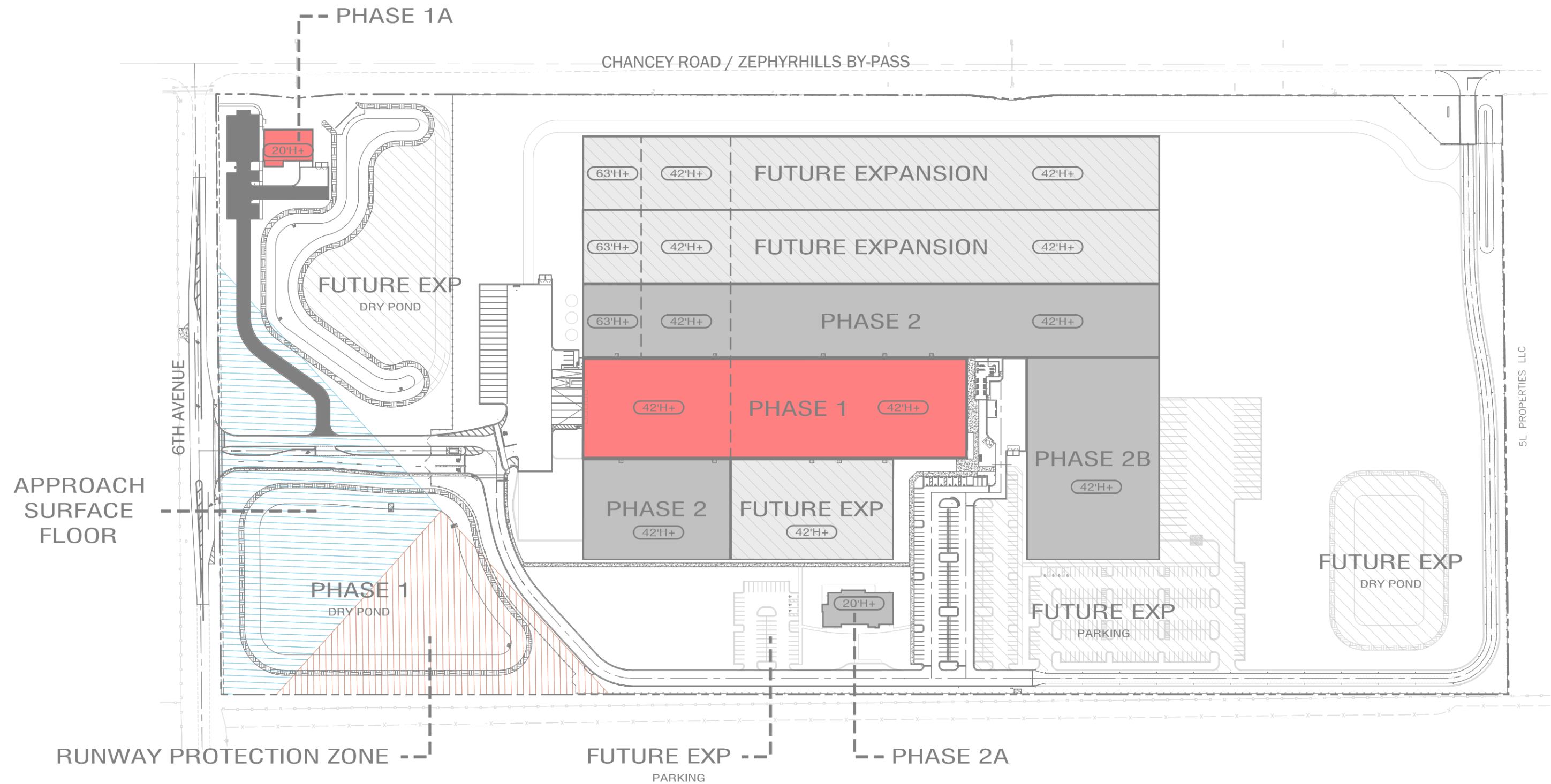




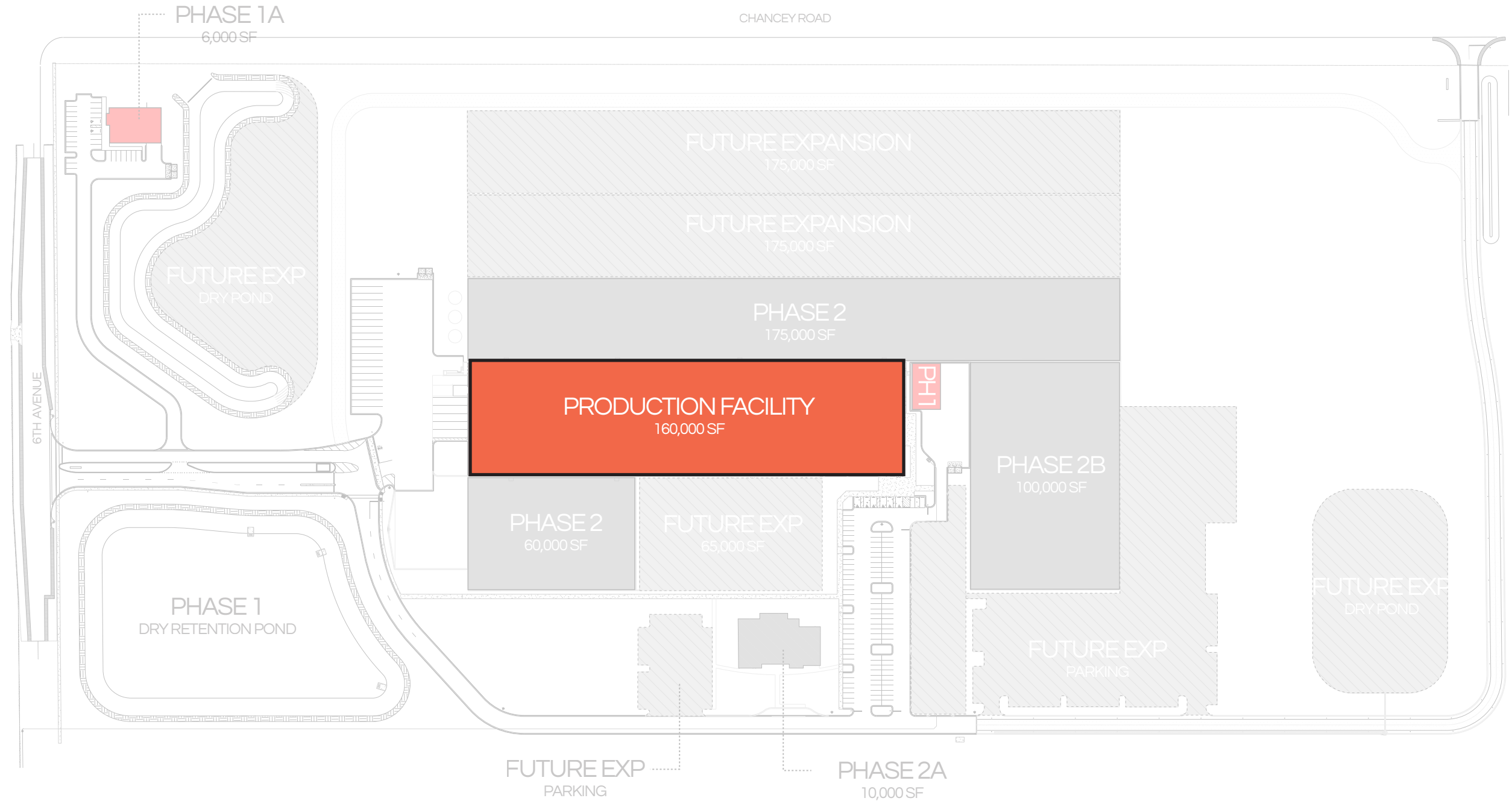
BAUDUCCO FOODS
PRESENTATION TO THE CITY OF ZEPHYRHILLS
07.16.2024



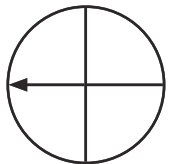




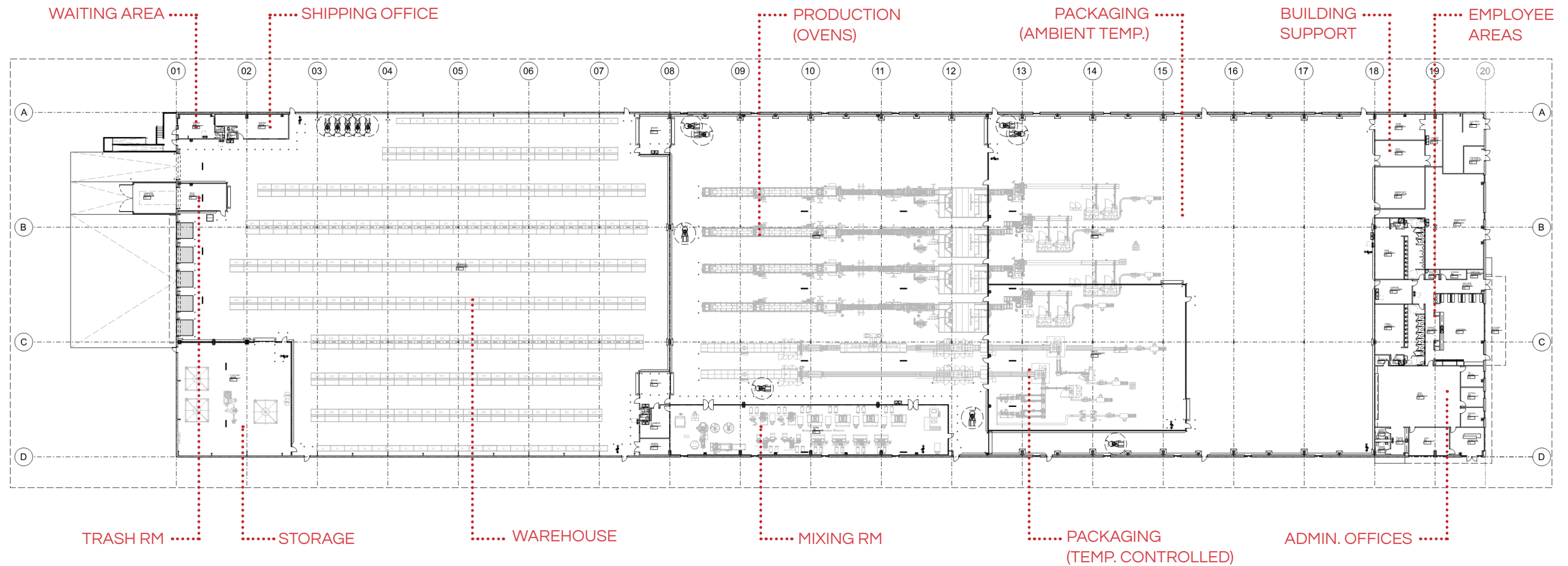
PHASE 1: PRODUCTION FACILITY



NORTH



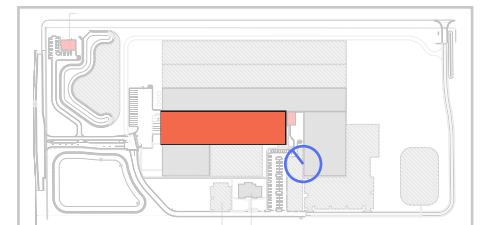
PHASE 1: PRODUCTION FACILITY





PRODUCTION FACILITY

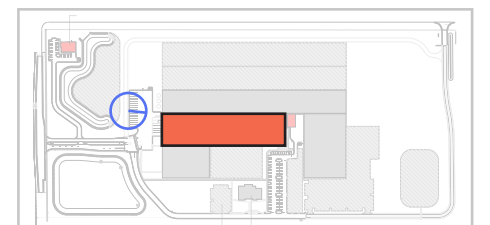
SOUTH WEST FACADE



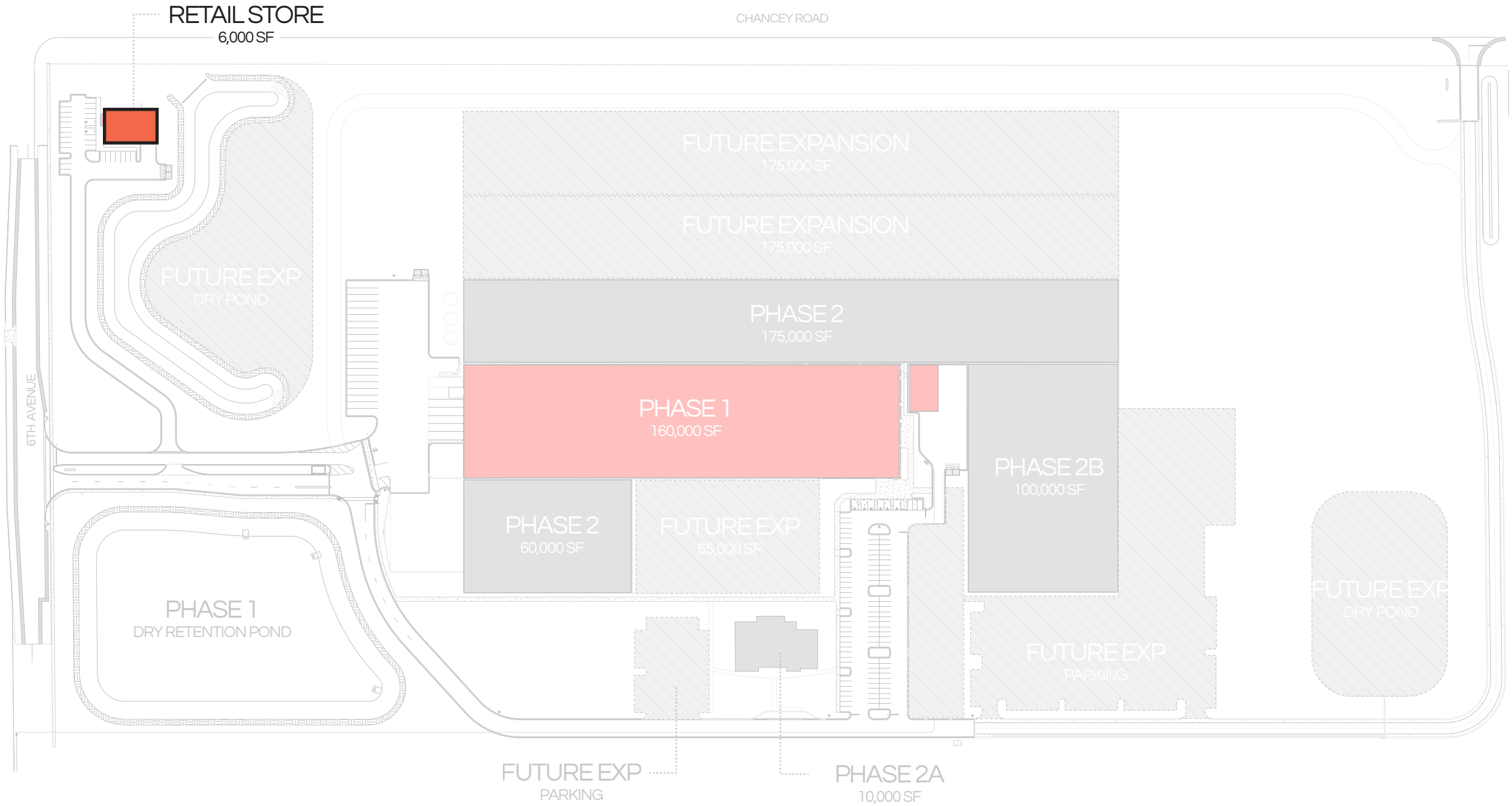


PRODUCTION FACILITY

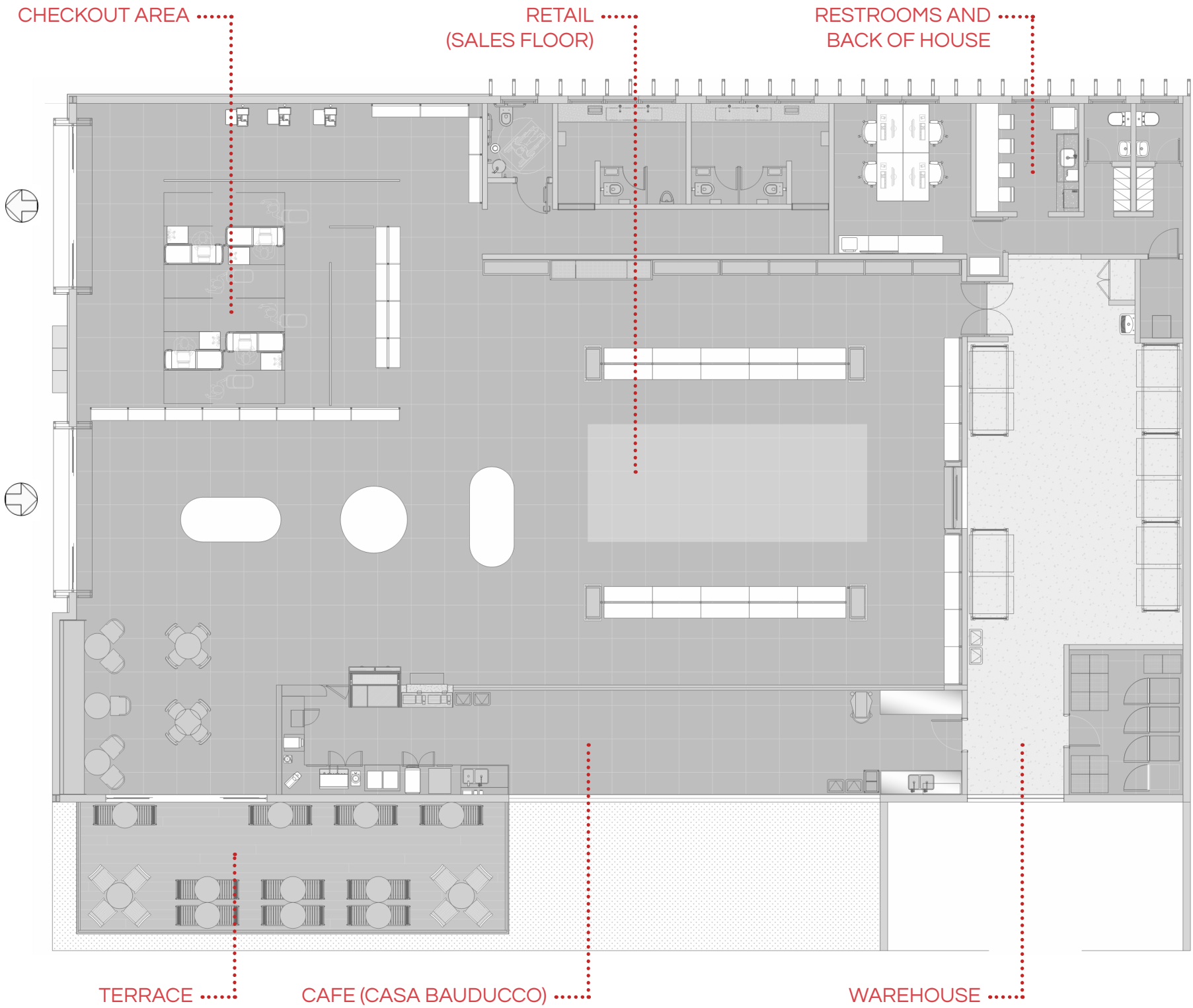
NORTH FACADE



PHASE 1A: RETAIL STORE



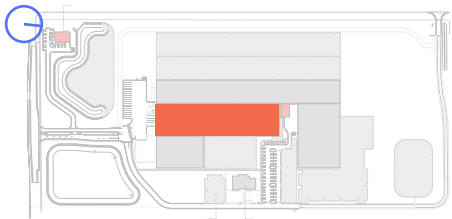
PHASE 1A: RETAIL STORE



This presentation is to demonstrate design intent for exterior treatments and materials.
Final product and product specifications to be contained within Construction Documents.



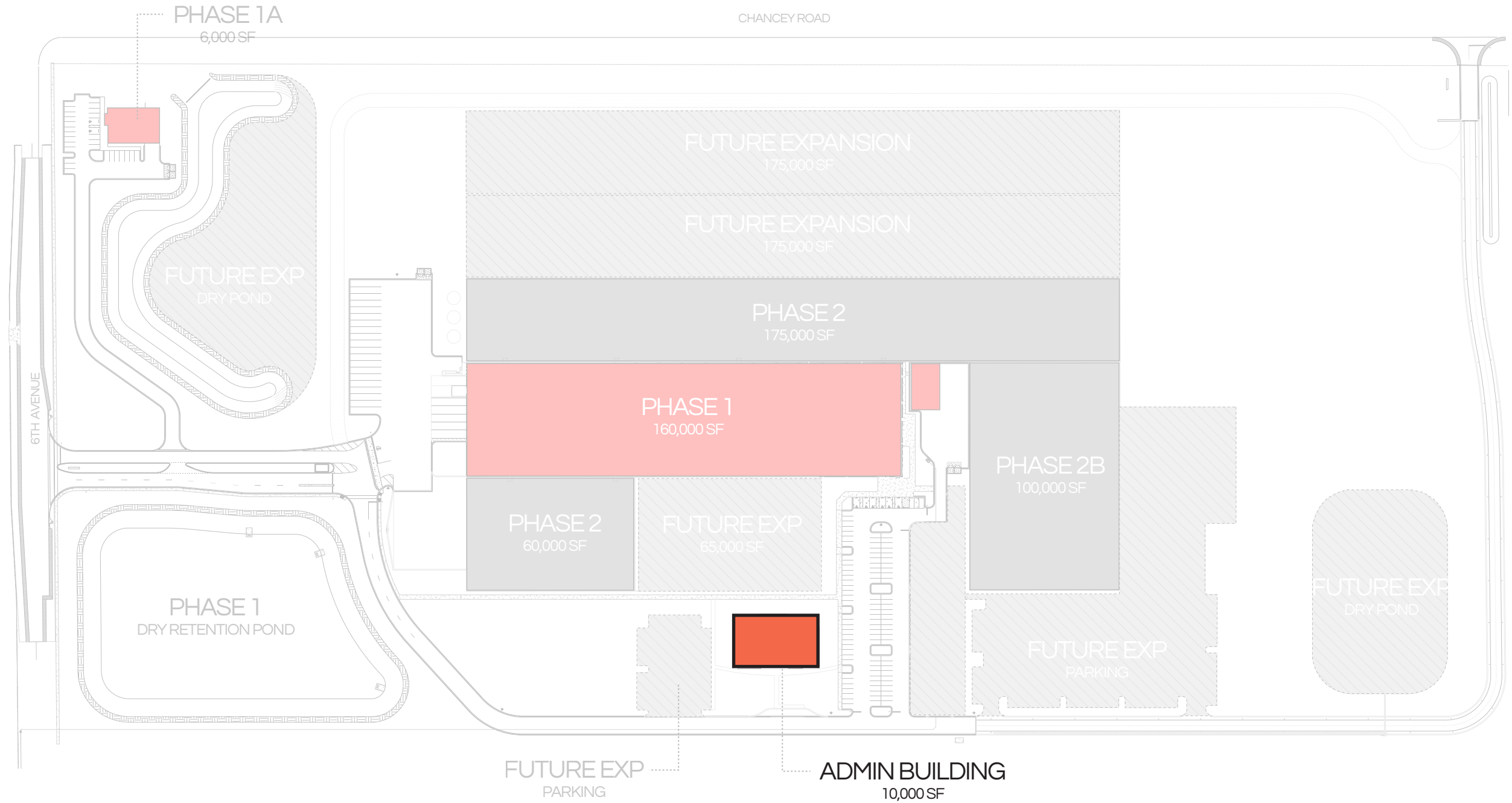
RETAIL STORE
NORTH FACADE



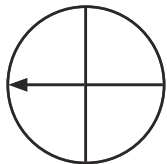


RETAIL STORE INTERIOR RENDERINGS

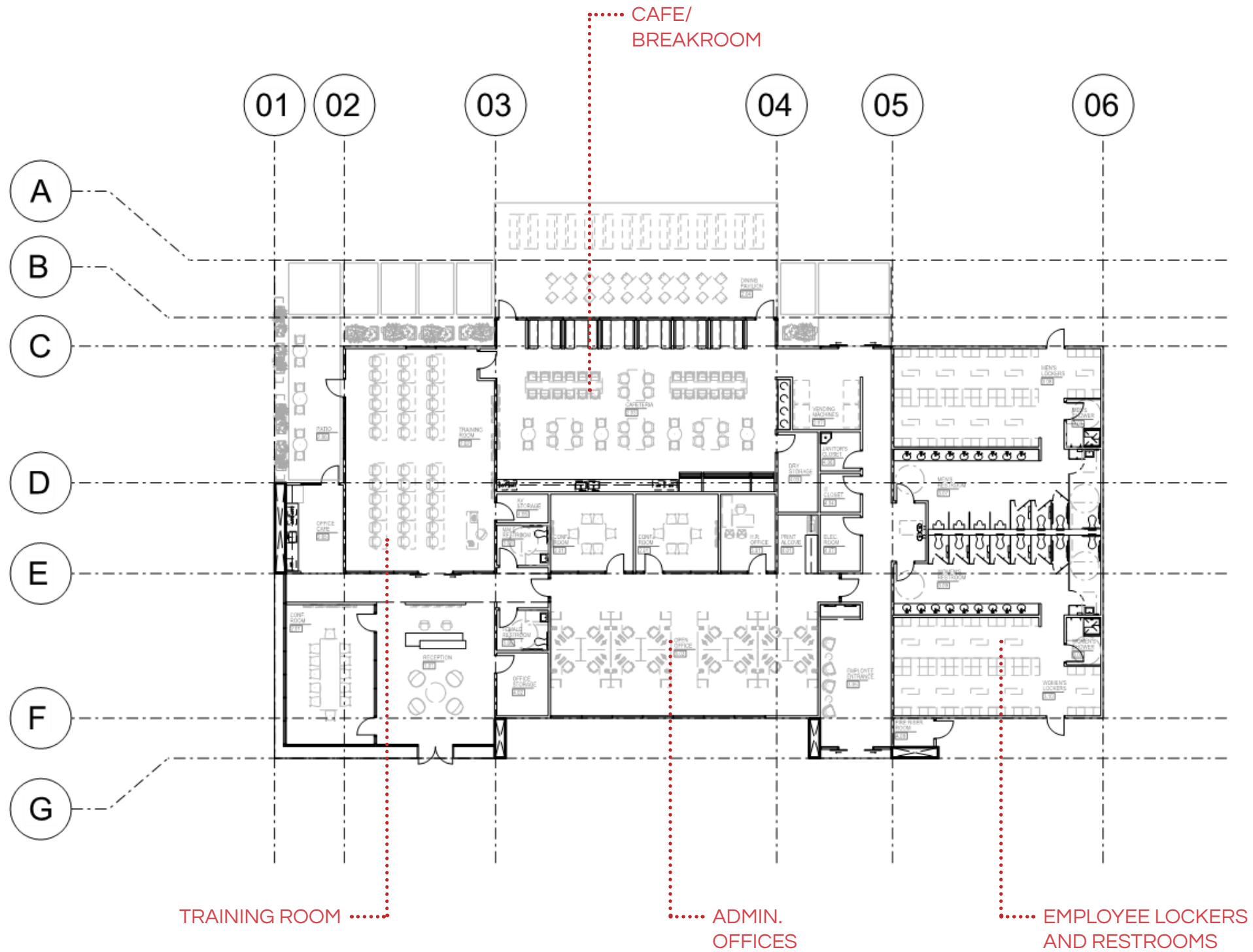
PHASE 2A: ADMIN. BUILDING



NORTH

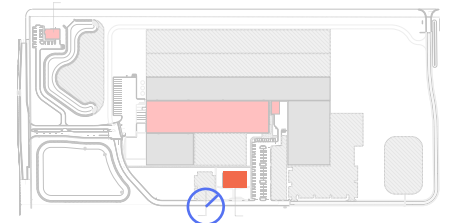


PHASE 2A: ADMIN. BUILDING



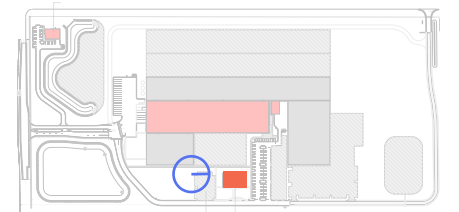


ADMIN. BUILDING
NORTH WEST FACADE



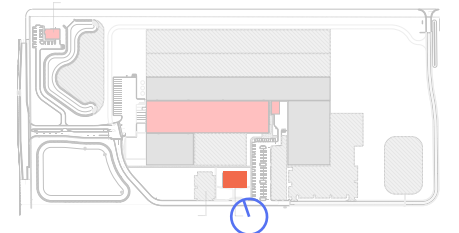


ADMIN. BUILDING
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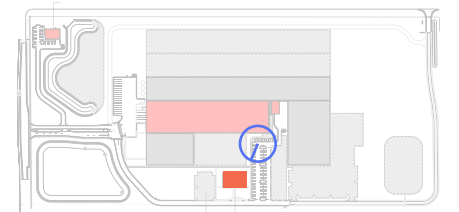


ADMIN. BUILDING
WEST FACADE





ADMIN. BUILDING
EAST FACADE





STAFF REPORT MEMORANDUM

To: Planning Commission and Honorable Mayor
From: Rod Corriveau, AICP – Principal Planner
RE: ANX 22-24 – 5L Properties Annexation, Land Use Map Amendment, and Rezoning
Date: July 16, 2024

I. BACKGROUND & INFORMATION

A. History | Application Summary

The property is located on Chancey Road, south of 6th Avenue and consists of approximately 12.92 acres. Consent, through applications, were provided by 5L Properties to annex, amend the future land use map and rezone the properties for light industrial uses.



Image 1 – Subject Property View from Chancey Road

Courtesy of Google Imagery, Dec. 2023

B. Site Information

Owner: 5L Properties, Inc.

Location: West of Chancey Road & south of 6th Ave. See Map 1 – Location Map.

STAFF REPORT MEMORANDUM

Existing Land Use: Cattle grazing.

Subject to Moratorium(s)? No.

Available Water Capacity? Yes, according to John Bostic III, Utilities Director¹

Parcel Future Land Use and Zoning District					
Parcel ID/Acreage	Current Political Jurisdiction	Current FLU	Proposed FLU	Current Zoning	Proposed Zoning
18 26 22 0010 00500 0000 – 12.92 A (mol)	Pasco County	IL	IN	AC	LI

II. DATA & ANALYSIS REVIEW

A. Character Analysis

The subject property is located west of Chancey Road and south of 6th Ave and is adjacent to the Zephyrhills Municipal Airport. It is contiguous with the current municipal boundaries of the City as shown in Map 1.² The overall subject property consists of 12.92 acres, mol. (more or less) of undeveloped land, and contains no jurisdictional wetlands.

West – City of Zephyrhills Municipal Airport, located in the City of Zephyrhills municipal boundary.

East – Chancey Road and vacant land owned by 5L Properties in unincorporated Pasco County.

North – 6th Avenue and vacant land owned by Ellece USA 19 Inc, located in incorporated Zephyrhills.

South – Improved property owned by Heyl Investments, LLC, located in incorporated Zephyrhills.

B. Compatibility Analysis

1. Annexation

(a) The subject property proposed for annexation is currently located within unincorporated Pasco County. The property's boundary is contiguous to the City's boundary, not part of another incorporated municipality, and will be used for urban purposes (light industrial).

(b) The subject property is located within the City's Joint Planning Area (JPA) and Utility Service Area.

(c) No objections have been received to date from outside agencies or

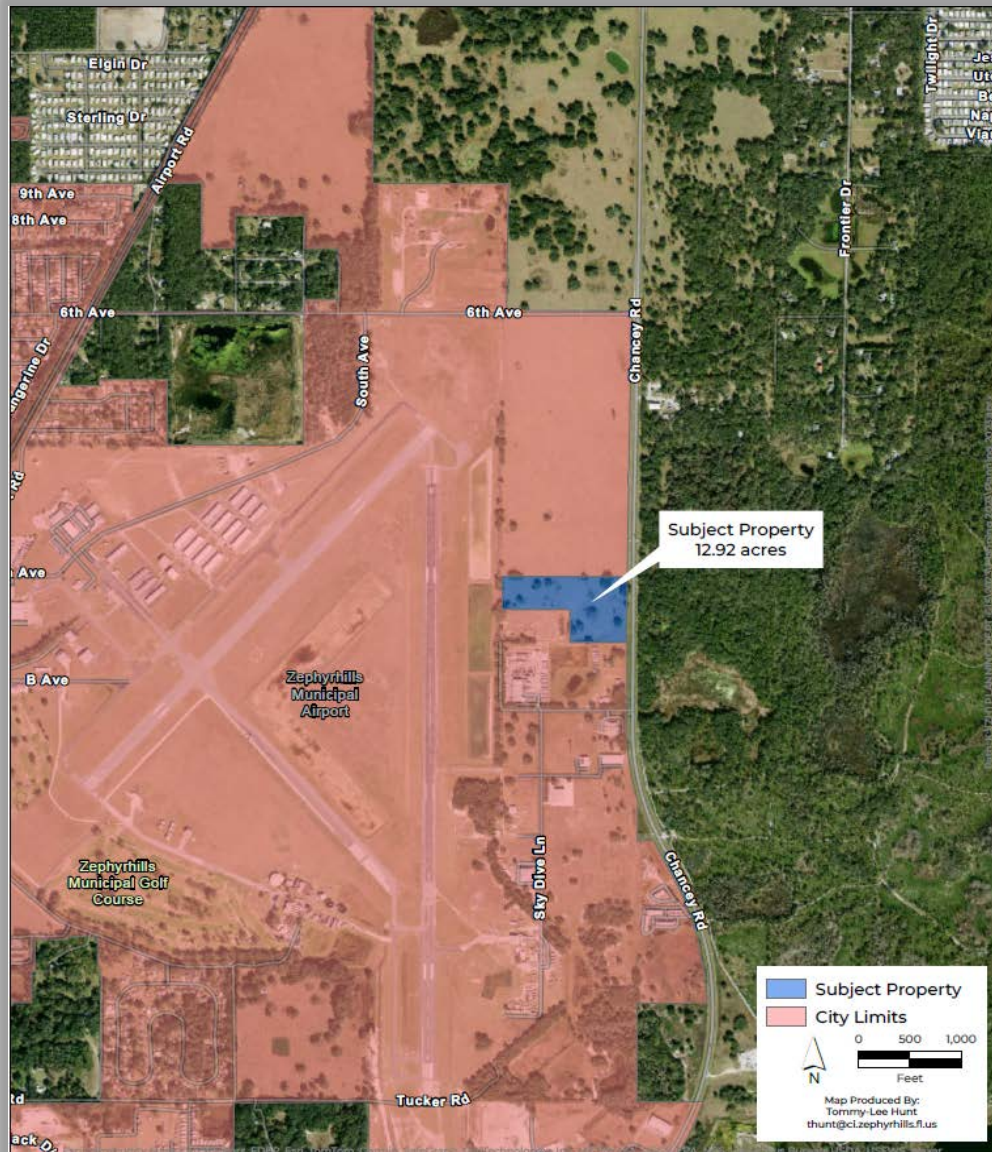
¹ See attached email from John Bostic III indicating available capacity.

² All maps discussed herein are attached to this Staff report.

STAFF REPORT MEMORANDUM

residents.

- (d) Pursuant to §171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality. The petition bears the signatures of the property owners' agent of record. All noticing requirements under §171.044 F. S. have been met for this petition.



Map 1 – Location of Property

Courtesy of Zephyrhills GIS Dept.

STAFF REPORT MEMORANDUM

2. Future Land Use Map (FLUMA) Amendment

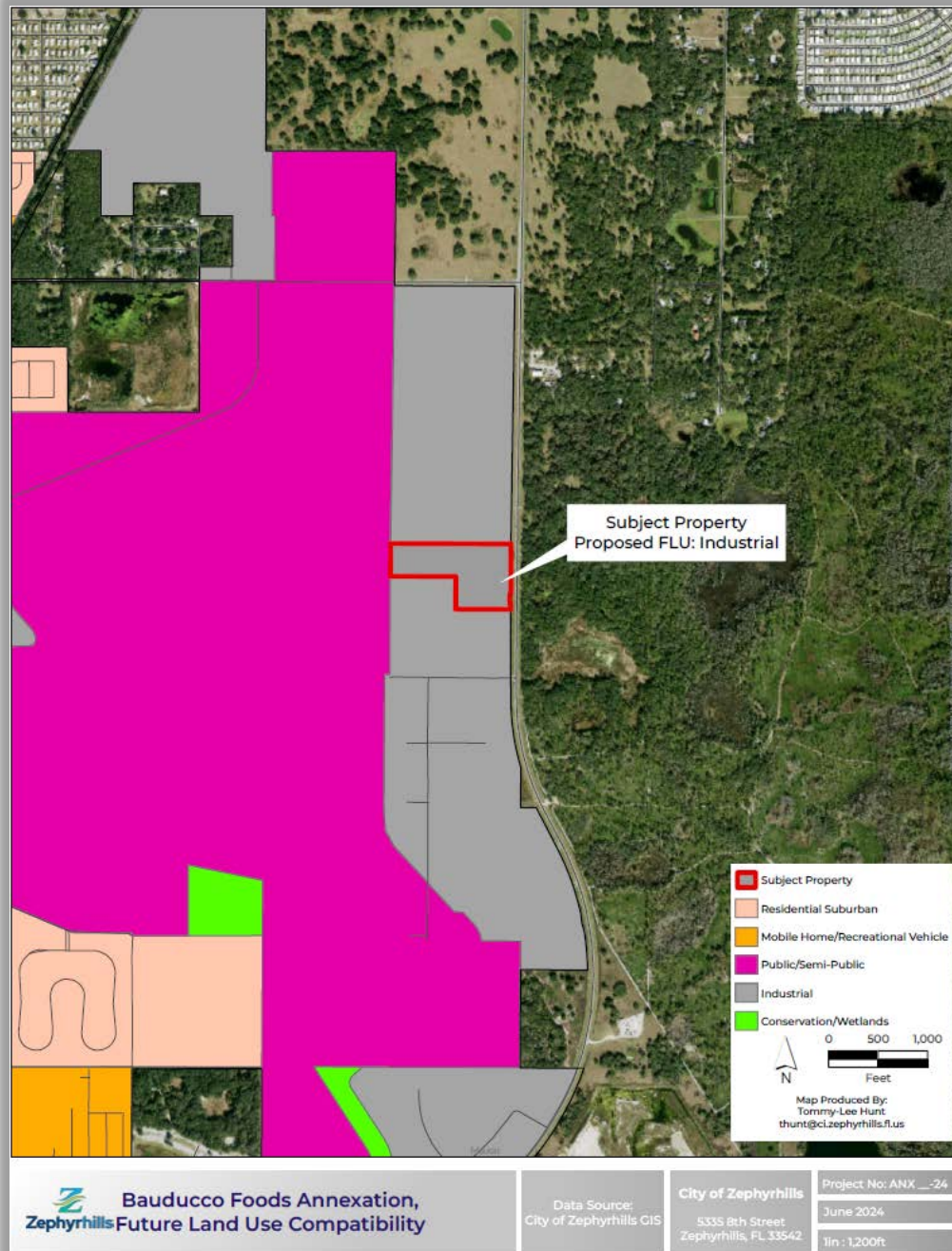
- (a) The subject property is 12.92 ± acres, therefore is subject to the provisions of a small-scale comprehensive plan amendment;
- (b) The request is to change the subject property's future land use designation from County IL (Industrial-Light) to City IN (Industrial), please see Map 2 – Proposed Future Land Use Map on page 5;
- (c) The proposed change is consistent with the City of Zephyrhills Comprehensive Plan Goals, Objectives, and Policies;
- (d) Utility capacity is available for the proposed petition;
- (e) Transportation:
 - (1) Subject parcel is south of 6th Ave, west of unimproved Kittyhawk Drive, and Chancey Road is on the east side of the property. Chancey Road is an improved County owned and maintained collector road.
 - (2) If the property is developed, access to the property may be proposed through improvements to Kittyhawk Drive or Chancey Road.
 - (3) Minimal developer related improvements are anticipated along the nearby roadway network that may include acceleration/deceleration lanes on Chancey, or improving Kittyhawk Drive.

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. Due to the proximity of the airport, Staff will work with the FAA to determine any possible aeronautical issues if the property is developed. Any future development shall be consistent with all City, County, State, and Federal regulations.

3. Zoning Amendment

- (a) The request is to change the subject property's zoning classification from County AC (Agricultural District) to City LI (Light Industrial). The subject property has original zoning from 1975. Please see Map 3 – Proposed Zoning Map on page 7.
- (b) The requested zoning designation is consistent with the development patterns and zoning designations of the much of the developed area and surrounding properties and will not create "spot zoning". Properties abutting the subject parcel have future land use classifications of LI and/or zoning for light industrial. The City's municipal airport abuts the property on the western border.
- (c) The subject petition is not anticipated to create a situation of premature development based on the development patterns in the general vicinity and utility infrastructure availability. Water and sewer lines are present on 6th Avenue and on Chancey Road.

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Map 2 – Proposed Future Land Use Map

Courtesy of Zephyrhills GIS Dept.

The subject property is a vacant, unimproved site in the Airport Industrial area. Its incorporation into the City will potentially spur additional development and/or redevelopment within the vicinity. The proposed zoning is consistent with the City of Zephyrhills Comprehensive Plan, LDC, and City codes and ordinances. It is also compatible/consistent with the growth and development trends of the general area.

STAFF REPORT

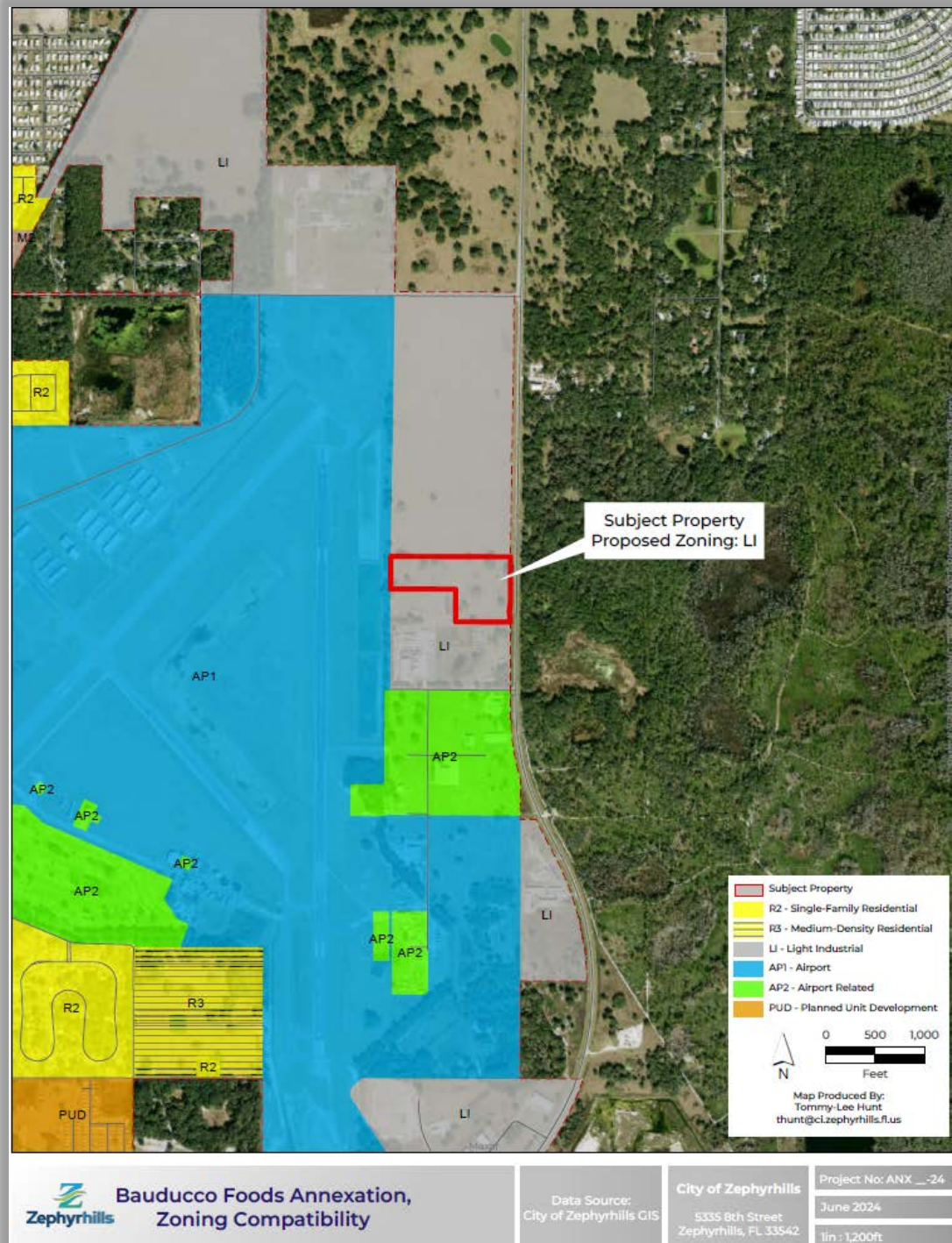
MEMORANDUM

C. **Natural & Historic Resources Analysis**

The following site characteristics are provided:

1. **Soil Types** – The majority of the site is Tavares sand with 0-5% slope. Wauchula fine sand with 0-5% slope can be found nearest to Chancey Road. Both soil types are considered arable, or generally acceptable for development as Class III soil types identified by USDA Land Capability System Class.
2. **Flood Plain** – The entirety of the subject property is located in Flood Zone “X” and is outside the 100-year flood zone.
3. **Stormwater** – The stormwater system will be designed to provide storage and treatment of runoff as required by state and local jurisdictional requirements including but not limited to SWFWMD.
4. **Wetlands/Water Bodies** – There are no water bodies on the subject property.
5. **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 shall be made to the Florida Department of Historical Resources and any other required agencies.
6. **Natural Resources** – Pasco County data shows this habitat is not significant for endangered or protected species. If resources, such as gopher tortoise, burrowing owls, etc. are found on site during development of the property, a full report and mitigation and/or relocation plan shall be submitted to the City and other agencies as required by law.

STAFF REPORT MEMORANDUM



Map 3 – Proposed Zoning Map

Courtesy of Zephyrhills GIS Dept.

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D. Public Services Analysis | Impact

POLICE	Projected general police service demand is within satisfactory limits for future development of the site proposed for light industrial uses. Areas immediately to the south are within the County. Both City and County properties receive regular patrols.
FIRE	Projected general fire service demand is within satisfactory limits for future development of the site proposed for light industrial use. Staff, through the JPA has begun the coordination process for County review at various department levels. Adequate fire/ems service exists within the County. Staff will coordinate with the Fire Marshall when site plans are submitted for review.
WATER	Water service is available to the subject property and services by the City for future development. Projected general water service demand is <20,000 gallons per day. The Utilities Department has determined that the City has sufficient capacity to service typical industrial development on the site. ³
SEWER	The project will be required to connect to the City's sanitary sewer system for future development. Projected general service demand is <20,000 gallons per day (gpd).
SANITATION	Future development will be required to utilize City Sanitation services. The City collaborates with Pasco County for use of their landfill site. The County's facility has adequate capacity and the increased pickups can be absorbed into the current level of service, therefore the anticipated impact is within acceptable levels.
TRANSPORTATION	Access for the project is proposed via Chancey Road, but access may be utilized through the improvement of Kittyhawk Drive. Pasco County public transit does not currently service the area.
SCHOOLS	No impacts are expected for the school system.

E. Comp Plan Analysis and Verified Applicant Response

The purpose of the Industrial (IN) land use classification is to depict those areas of the City that are now developed, or appropriate to be developed, in an industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

³ Please see attached email dated June 10, 2024 from John Bostic III confirming adequate water supply.

STAFF REPORT

MEMORANDUM

Primary uses include facilities such as research & development, light manufacturing/assembly, wholesale/distribution; storage/warehouse and secondary uses include office, commercial, transient accommodations, and public/semi-public uses with a maximum floor area ratio of 0.50.

Appropriate locational characteristics generally include acreage with sufficient size to encourage an industrial park type arrangement with provisions for internal service access with minimal impact on adjoining uses, and with good access to transportation and utility facilities such as a collector or arterial roadway network, rail facilities, airports and mass transit. Compatible zoning districts include light industrial or a planned unit development.

According to the adopted Comprehensive Plan, the industrial acreage projection for 2025 was a need for 227 acres for industrial uses.

Comprehensive Plan Consistency:

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.

Response: The addition of industrial land to the City's tax rolls, industrial development on this will diversify the tax base. In terms of cost of services to the community, industrial lands produce more tax revenues than they consume, including the provision of emergency and police personnel calls. It further provides economic benefits to the City with an increased tax base and will provide employment opportunities that traditionally pay more than service industries.

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:

1. Regulate the subdivision of land;
2. Regulate signage;
3. Provide for drainage and stormwater management;
4. Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;
5. Coordinate future land uses with soil conditions, topography, and availability of facilities and services;
6. 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;
7. Protect the limited amount of wetlands and other environmentally

STAFF REPORT MEMORANDUM

- sensitive natural resources;
8. Protect the potable well fields by designating appropriate activities and land uses
 9. Within well-head protection areas and environmentally sensitive land;
 10. Provision of mixed land use designations, such as recreation...in residential areas;
 11. Discourage the proliferation of urban sprawl.

Response: Any future proposed or submitted development applications will be in compliance with each of the above criteria as applicable. The developer shall have the responsibility to submit all plans to the appropriate governmental agency for review and comment. Any revision or amendments necessary will be positively acted upon to assure compliance in each instance. The property owner intends to market to industrial developers or end users. The tax base generated by any development on this parcel will be a positive contribution the City's tax base.

ARCHAEOLOGICAL AND HISTORIC RESOURCES

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

Response: There are no known archaeological or historic resources on this site. To further protect any resources that may be found, the City will require in the development order issued, that if archeological or historical resources are found on-site, all construction activities will cease immediately, and proper authorities are to be notified of the discovery. Any remediation necessary will occur prior to any construction activities commencing.

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

Response: The site proposed for the Future Land Use Map amendment is not located within a wellhead protection zone, not in a flood plain nor contains any wetlands. Pasco County/FEMA maps were reviewed to assess the flood potential of the subject parcel. No portion of the subject parcel is located within the 100-year flood plain area.

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

Response: Prior to any site development permits, the developer shall be responsible to apply for and acquire any permits from the appropriate governmental agencies.

OBJECTIVE LU-1-7-2: Species of flora and fauna identified as endangered,

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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.

Response: There are no known endangered, threatened, or species of special concern as defined by Federal law or Florida Statutes on this site. To further protect any resources that may be found, the City will require in any development order issued, that if any species of flora and fauna identified as endangered, threatened, or species of special concern are found on-site, all construction activities will cease immediately, and proper authorities are to be notified of the discovery. Any remediation necessary will occur prior to any construction activities commencing.

OBJECTIVE 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.

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

OBJECTIVE 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.

Response: The owner/developer shall comply with each of these provisions during the planning, design, engineering, staff review, permitting, construction, and inspection process of the subject property.

NEIGHBORHOOD INTEGRITY AND AESTHETIC

OBJECTIVE LU-9: Improve and enhance the visual appearance of neighborhoods and commercial areas in the City.

POLICY LU-1-9-1: The land development regulations shall provide for reduction of confusion and visual clutter through control of size, placement, and related aspects of signage.

Response: The site plan, when presented to the City, shall promote the intent of the industrial district, the intent of the zoning and land use categories, and be designed in sympathy with the adjacent uses of land. The subject property's entry signage shall be reviewed and permitted by Staff to assure it meets all signage requirements of the City.

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URBAN SERVICE AREA AND ANNEXATION

OBJECTIVE LU1-10-1: The City manages its growth through the establishment of a future service area, guidelines for annexation and the execution and maintenance of interlocal agreements with Pasco County.

POLICY LU-1-10-2 The City shall maintain an Interlocal Agreement with Pasco County that designates existing and future service areas for the City of Zephyrhills. Amendments to the boundary of the "Future Service Area" shall require an amendment of this Comprehensive Plan.

Response: Subject property is located within the interlocal agreements' service area. The future land use amendment is required if the property is developed.

POLICY LU-1-10-3: The City will not consider the annexation of lands outside of the "Future Service Area" established by this Element.

Response: The subject policy is within the identified area.

Policy LU-1-10-4: The City will consider the annexation of lands within the "Future Service Area" in accordance with the following criteria:

1. The land to be annexed can be served by public water and sewer within three years;
2. It can be demonstrated that adequate water supply is available to serve the area to be annexed at the time of annexation or can be provided concurrent with anticipated development;
3. It can be demonstrated that roadway levels of service can be satisfied within the area to be annexed at the time of annexation or can be provided concurrent with anticipated development;
4. It can be demonstrated that general public services such as fire and police protection can be provided concurrent with anticipated development.
5. It can be demonstrated that adopted levels of service for parks and recreation, stormwater management, solid waste management and schools can be met by anticipated development within the area to be annexed;
6. It can be demonstrated that the principles and standards for energy efficiency, energy conservation and reduction of greenhouse gas emissions establishes by the City can be equaled or exceeded within the area to be annexed.

Response: Water and sewer services are adjacent to the subject property. The owner/developer of any future site application shall be required to submit an application to the City and/or County for access and construct any required improvements to the transportation network as required by the City and/or County

STAFF REPORT

MEMORANDUM

codes. All level of service standards shall be met concurrent with any development.

ECONOMIC DEVELOPMENT

GOAL ECO-1: To provide a diverse economic base which affords the City of Zephyrhills and its residents a maximum amount of economic opportunity.

Response: The addition of industrial lands will reduce the reliance on residential ad valorem tax base and will diversify the economic base. Once developed with an industrial user, this property will provide additional employment opportunities which traditionally compensate higher than service industry jobs.

POLICY ECO-I-2-3: It shall be the policy of the City of Zephyrhills to develop and maintain programs which assist suitable new companies in expansion and relocation efforts in order to create annually, a number of jobs, when combined with jobs in new industries, that exceeds the average annual growth in employment over the past five years.

Response: Proactively annexing and providing the correct FLU and Zoning designations to Industrial properties will provide additional opportunities for new or expanding companies to locate in a more efficient manner.

OBJECTIVE ECO-1-4: The City shall ensure that land is allocated for future commercial, industrial and conservation/open space land uses to allow for a viable economy.

POLICY ECO-1-4-1: It shall be the policy of the City of Zephyrhills to provide for the location and clustering of major commercial and industrial activities according to the following guidelines:

- a. In close proximity to principal arterials.
- b. With access to appropriate utilities (water, sewer, electricity, gas, telephone) or to allow for provision of these utilities.
- c. With access to mass transit routes where feasible.
- d. With on-site rail facilities and airport access, if appropriate, and available.
- e. So as to have acceptable impacts to the natural environment and adjacent land uses.

POLICY ECO-1-6-2: It shall be the policy of the City of Zephyrhills to continue support for the Zephyrhills Industrial Park.

Response: Through the annexation, comprehensive plan amendment, and zoning amendment, the City will be increasing its industrial land availability in close proximity to principal arterials (US 98, US 301, I-75, I-4), access to utilities, air and rail access, and will have minimal impacts to the natural environment and adjacent land uses. The

STAFF REPORT MEMORANDUM

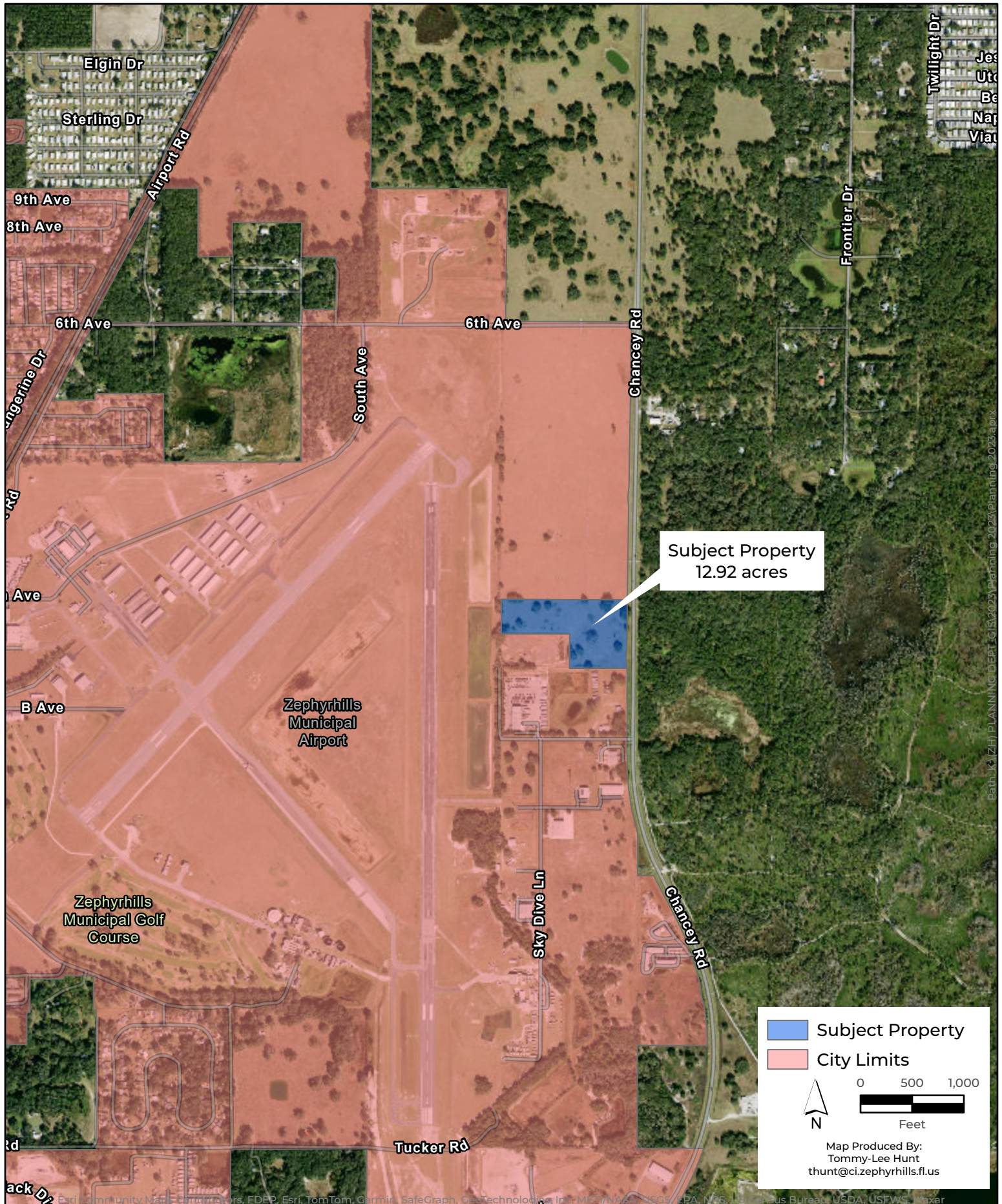
subject property is located adjacent to the “Airport Industrial Park” and is part of the future vision for the City’s Industrial Corridor.

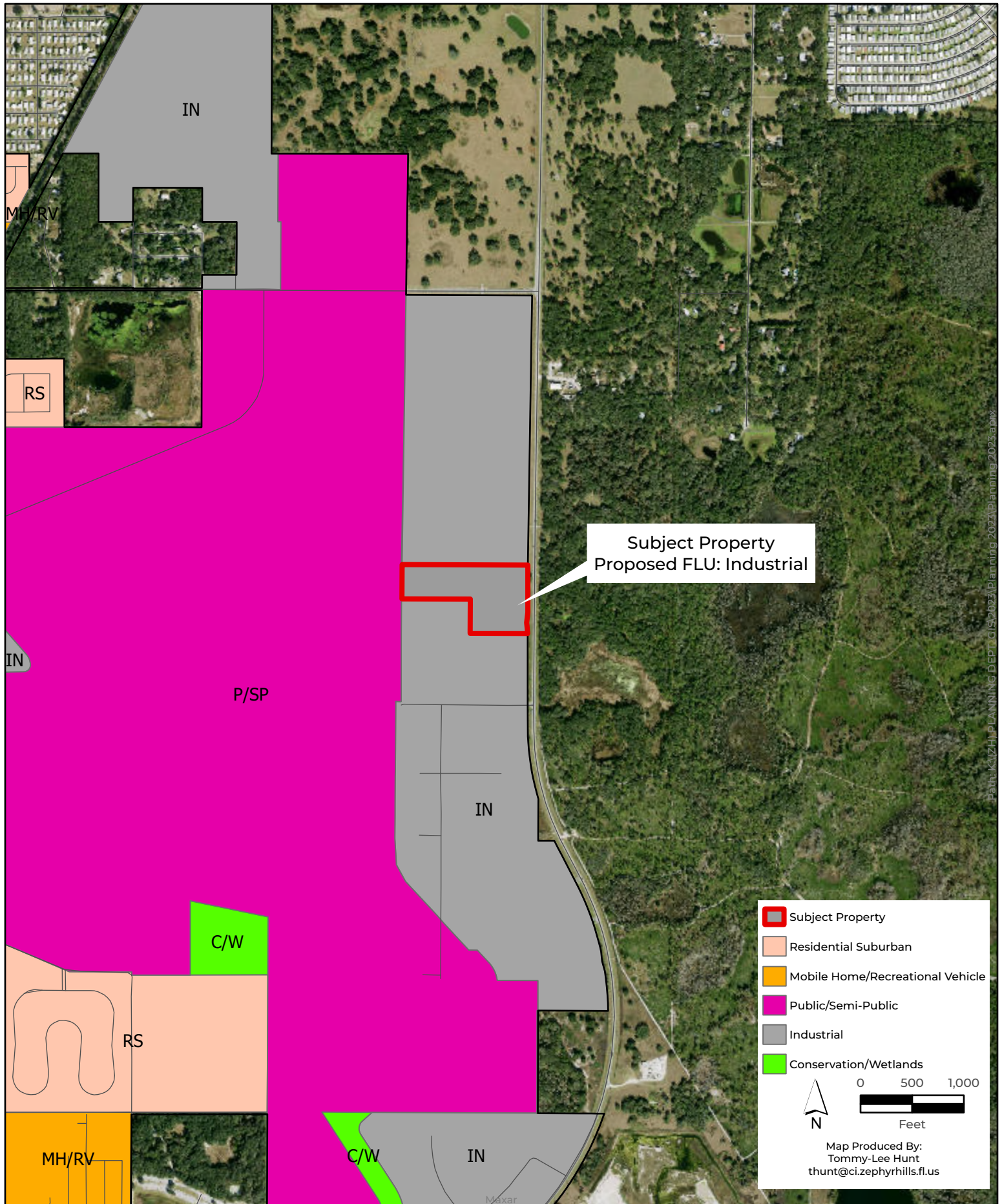
III. RECOMMENDATION

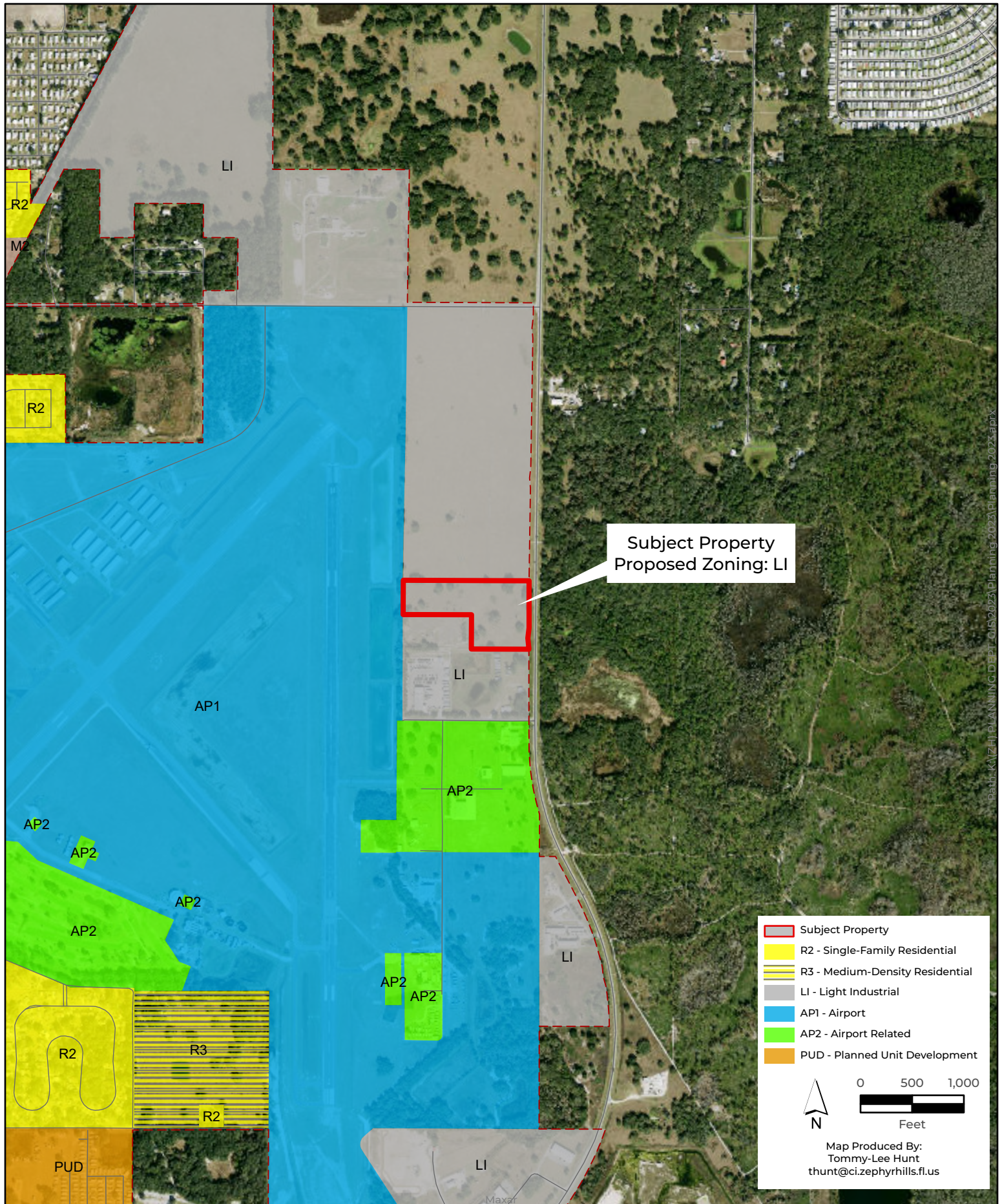
Site Plan Review Committee – Recommended approval on June 18, 2024

Planning Commission - TBD

Staff - Based upon Staff’s analysis herein, along with supporting documentation - Staff recommends approval of this petition for annexation, rezoning to LI and FLUMA to I.







From: [John Bostic III](#)
To: [Rodney Corriveau, AICP](#); [C.J. Funnell](#)
Cc: [Todd Vandenberg](#)
Subject: Re: Request for Water Capacity for New Development
Date: Monday, June 10, 2024 6:35:34 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

There should be plenty for this parcel as I am aware of what may go there. ASs long as there is nothing extravagant being proposed.

Thank you,
John

John Bostic III
Utilities Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL, 33542
PH: 813-780-0000 Ext. 3508
FAX: 813-780-0005
ci.zephyrhills.fl.us

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From: Rodney Corriveau, AICP <RCorriveau@ci.zephyrhills.fl.us>
Sent: Monday, June 10, 2024 3:33 PM
To: John Bostic III <JBostic@ci.zephyrhills.fl.us>; C.J. Funnell <cjfunnell@ci.zephyrhills.fl.us>
Cc: Todd Vandenberg <TVandenberg@ci.zephyrhills.fl.us>
Subject: Request for Water Capacity for New Development

John/CJ

We are processing an annexation for approx.. 12.92 acres to be zoned industrial. Can you please indicate if we have water capacity for a yet to be determined **industrial** use in the City?

I have attached the application. Again, we have no proposal at this point, just an annexation and zoning to Light Industrial and FLUMA to Industrial. Perhaps we could base on a worst-case scenario to cover ourselves.

TY, Rod

Rodney Corriveau, AICP
Principal Planner
City of Zephyrhills
5335 8th Street
Zephyrhills, FL, 33542



PH: 813-780-0201

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