



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.

Roll Call by Carlos Maldonado

Commission Members Present:

Mayor Monson, David Armstrong, Thomas Vanater, Dr. Randy Stovall, Ellen Taylor, & Rosie Paulsen, members absent Beth Aker, 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 a 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 they're 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 be extended, 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 Monson 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 Eurburn 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 it's 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 Monson 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