



## Site Plan Review Committee Meeting Minutes July 16<sup>th</sup>, 2024 at 9:30 Am

### **Attendance:**

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

### **Staff Present:**

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

**1.1 ANX000023-24 Mitek Annexation, FLUMA, & Rezoning;** The applicant is 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 #: 23-26-21-0020-00200- 0010 & 23-26-21-0020-00200-0000, 9.98 acres. Located on Tucker Rd, West of Pine St.

The discussion was led by Todd Vandeberg: the location and proposing annexation, with future land use and rezoning was discussed and mentioned that the proposal is compatible with consistency of the surrounding area and meets guideline for Florida statute 171 chapter for annexations. The future zoning will be LI (Light Industrial) it will be compatible for an industrial manufacturing company that is going to be built on the property to the South. Applicants' representative Andrew Calsey with Langan Engineering was present he took over the discussion. He pointed out the location that's being annexed and stated no building will be on the property in question only will be used for Utility easements and emergency exit egress and ingress. Per Leblanc Tucker Road is a county owned Road and in the future the applicant will need a County Right of way use permit prior to development. The applicant mentioned they had a pre-application meeting with the county regarding Tucker Rd. Planning recommended approval for annexation, rezoning to city Light Industrial and change in future land use to City IN (Industrial).

**Recommendation:** All departments recommended approval. Will proceed to Planning Commission (Meeting date pending).

**1.2 CU0011-24 Mitek Conditional Use;** Submittal is for approval for change in the maximum allowable building height. The property is located on Paul Buchman Hwy and Chancy Rd. Parcel # 24-26-21-0010-03900-0010, 23-26-21-



0020-01300-0020, 23-26-21- 0020-00200-0000, & 23-26-21-0020-00200-0010, 110.41 acres.

The discussion was led by Todd Vandenberg, this item is tied in with the previous one. This topic discussed the conditional use allowing for a higher height requirement to be approved for the proposed manufacturing company. A concept plan showing the height of the building was displayed, the proposed size 530,000 SF of manufacturing with loading, parking and outdoor storage area. Higher maximum allowable height of 46ft is being proposed. The reason for excess of the allowable height of 30 ft will be to have a higher clearance for any manufacturing work related, possible cranes in the building will need the clearance. Additional architectural design standards per the city's land development code will need to be reviewed by the applicant for the proposed buildings. The applicant mentioned they reviewed the city's land development code and doesn't think the structure's height will affect neighboring properties and should comply with all standards. Further review once they get to the site plan review aspect of the project. The existing CSX rail is on the east side of the project and the applicant mentioned they will be bringing in 2 rail spurs that split into two. The property on South is owned by the property however nothing in the works, they will look at expansion into that parcel in the future. The only thing being approved is for the conditional use of the maximum height allowable requirements via this meeting. The applicant mentioned they are currently working on a site plan for the project in question.

**Recommendation:** All departments approved the conditions of the height being proposed for the building.

**1.3 SPR-0080-24 Advent Health Parking Lot Expansion**-Project is located on 7215 Dairy Road, Zephyrhills FL, Parcel #35-25-21-0010-10300-0010. The petition is for approval of converting a gravel lot into a parking lot area for the Hospital employees.

The discussion was led by Hunter Gearhart, a brief introduction was done going over location, size etc. A map of the proposed parking lot was displayed, the parking lot will be on the North side of the property. Later down the line it will be paved with potential expansion for another car parking across on Dairy Rd. James Seeman with Mega Steel Inc was present and went over the site plan that shows the temporary parking lot in question. Previously a pre-application meeting took place where the applicant meets with both planning & public works director, they agreed to have this as a temporary parking and a site plan will be required to be submitted when the hospitals future projects



are verified. Per Bill Burgess Currently this temporary car park might not meet the code for the city due to no future plans being submitted for the hospital improvements. The applicant mentioned the potential for the hospital improvements to take place within 3-5 years. More information with Advent Health will be required prior to moving forward. Property improvements must be confirmed prior to the temporary parking moving forward.

**Recommendation:** This item was recommended to be tabled. The Applicant will need to communicate with Advent Health to get more information on the hospital's future improvements. Potentially could be brought back to SPRC next month if the information necessary is obtained.

**1.4 SPR-0083-24 Morrow Steel Expansion;** 3621 Copeland Drive, Zephyrhills FL, Parcel#24-26-21-0000-00100-0070. The petition is for approval of expansion to an existing building/rail shop.

This discussion was led by Hunter Gearhart: No applicants were present online or in person. This will be for a proposed building expansion. The site is 9.6 acres, the area in question was presented via a plan provided by the applicant. The highlighted area shows 0.9 acres for the construction and will be located in the back of the business. The company states they are out of room due to the company growing. Size for the proposed building 3,420 to SF. This will be a basic metal building and should not have any impact to utilities. A retention pond was noted to be in the back by the CSX railroad line. Shane Leblanc stated he recommends a letter from the engineer on whether its exempt or they need to modify their existing permit due to it being quite a bit of existing impervious. Comment by Bill Burges said due to it being an edition they still might require an FAA letter or approved via the airport manager, further review will be required. The applicant was informed on improvements along the parking lot and laydown area across the street on Copeland Drive. This area of Chancey and Copeland was a hot spot in question and the city's traffic engineer will need to due more due diligence for improvements for the semi-trucks traveling in the area. Additional discussion will need to take place with the applicant to go over the concerns in questions.

**Recommendation:** All departments recommended approval of the site plans for the expansion in discussion but will condition that they need to address the



employee parking, gravel parking's and laydown area across the street prior to issuing any CO (Certificate of Occupancy). 6 Month period is being given. Will require SWMFMD permit as well.



## City of Zephyrhills

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