



Site Plan Review Committee Meeting Minutes August 20th, 2024 at 9:30 AM

Attendance:

Building Department Director-Wendy Heimes filled in for Bill Burgess, Public Works Director-Shane Leblanc, Planning Director-Todd Vandeberg, Airport Director-Nathan Coleman, Utility Director-John Bostic was absent.

Staff Present:

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

1.1 SPR-0084-24 Bauducco Foods Site Plan Review (Phase 1): The applicant is proposing a 159,912 SF manufacturing facility along with parking lots, utility and stormwater facilities. The Projects located off Chancey Rd and 6th Ave within the Industrial Corridor. Parcel#07-26-22-0000-00100-0012.

The discussion was introduced by the Planning Director. The review was for phase 1 of Bauducco engineer site plan approval. Building, parking lot and stormwater ponds are being proposed on the site plans. Greg Crawford with Florida Engineer Group the engineer on record was in attendance. Additional Bauducco representatives were online. Mr. Crawford began by reviewing the construction plan that were submitted for phase 1, he went over the size of the building, the stormwater pond locations and the proposed parking lot area. The stormwater and utilities will tie into future phases of the project. Improvements on 6th ave were mentioned, a right and left turn lane were mentioned. The current conditional use for this project was mentioned, it discussed briefly for allowing the maximum height for the building to be changed. Nathan Coleman Airport Director was present and inquired if the FAA approval letters for the height were submitted, the applicant answered with yes. The FAA letters will be put on file for this site plan case for record keeping purposes. Pavement improvements were discussed by the applicant, proposed area will be by the parking lot area west of the property. Building department representatives Wendy Heimes gave the applicant a pamphlet for building code standards and fire safety related topics. Additional review by the building director will be required during the permitting process. Shane Leblanc mentioned he will give the applicant the dumpster enclosure specifications and touched base on the 3-point turn for truck radius. Turn radius were discussed covering both dump trucks and emergency trucks. It



should be in compliance with the required standards according to the representative. The work on 6th Ave for the turn lanes will require a city right of way use permit that will be required with permitting and should be associated with the plans in question. John Bostic utility director wasn't present but left comments regarding the manhole cover and city name needs to be pulled off since it will be privately maintained. The second concern was regarding the waterlines; 3 water lines are on site and require more clarification, the applicant stated they got the Fireline's separated from the waterline. The short waterline is for bringing in the irrigation. The connection by the airport property will be for connecting to the mainline and when it gets brought in it will be split with the Fireline's and such so they have the backflow preventers sitting in that area mainly for prevention purposes. Additional communication with the applicant and the utility director will be required. Planning director had a few comments on the overall site plan; zoning was requested to be corrected on plan to LI (Light Industrial), project floor area ratio will be adjusted to reflect the property requirements, Parking calculations will be broken down and adjustments for clarification will be made, and Chancey Rd concerns with the County are under review. The planning director heard back from the county regarding Chancey Rd and was told size requirements were 120' or 62' from the centerline from the road and both will need to be further reviewed and measured. The update will be corrected on the updated site plan. Setbacks, property lines and landscape buffer will need to be addressed further when the county comes back with the measurement requirements. The water star ordinance 1457-23 was mentioned to the applicant, Ordinance is for water preservation purposes for any new projects coming into the city both commercial and residential. All contractors on the project are encouraged to have a copy of the water star ordinance. Fencing was discussed and a proposed fence on the north side of the property south of the pond from Chancey to the airport property will have a decorative fence, the remaining portion for Chancey area will be 6' black vinyl coated fencing. Road and entry proposals will be detailed further in another plan submittal. Emergency service vehicles will have access off Chancey Roads proposed entrance. Sidewalks will be a requirement via the land development code per the planning director. Environmental report was requested for the file. An additional review internally with the company representatives and city staff will take place to discuss items in question. No comments were made by online representatives.

Recommendation: Per the Planning Director the item mentioned will need to be addressed when the revised engineered site plans get re-submitted. This project will be brought back to next month's site plan review committee for



final approval. The irrigation plan can be conditioned if they need to in the next meeting according to the planning director.

Adjourn



City of Zephyrhills

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