



Planning Commission Meeting Minutes
Tuesday July 16th , 2024 at 6:00PM

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.

II. Roll Call by Carlos Maldonado

III. Commission Members Present:

Mayor Monson, David Armstrong, Beth Aker, Thomas Vanater (absent from the meeting), Dr. Randy Stovall, Ellen Taylor (Arrived at 6:04 PM), Dr. Christa Remington, Tracy Sullivan & Rosie Paulsen.

IV. Invocation by Beth Aker

V. Pledge of Allegiance

- 1. Consent Items:** Minutes from June 18th, 2024 Planning Commission Meeting: Motioned for approval with corrections of typos that were mentioned by the board.

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.

The discussion was led by Todd Vandeberg: A summary of the proposed manufacturing facility coming into the city was briefed, along with an overview of the location. This meeting's purpose was to get approval from the board for the approval for the facility to have a higher building than what would be allowed to facilitate their manufacturing equipment. Greg Crawford with Florida Engineering Group was present and began with his presentation mentioning their goals to get the conditional use permit to allow a higher building to be permitted. He mentioned the project will be completed in phases. Certain buildings will have different heights than others, according to the site plan displayed. Phase 1 building will be 160,000 SF. The building with higher heights will be mainly to accommodate the equipment for the facility. One of the Architects for the project was present Dennis Uchida from Walker Design. Mr. Uchida went over a slide presentation they provided. Numerous slides presented showed renderings such as proposed building locations and designs, proposed cafe area and retail shop that will be open to the public. The retail shop will be approximately 6,635 SF. North side will have a warehouse, production facility along with office areas. Phase one building will be 42' in height. Rendering of the shop's interior and Admin buildings and offices were presented. Admin buildings will be on the west facade. Mr. Vanderberg made closing comments on the approval of the



conditional use. He mentioned that additional items were reviewed during this process such as LDC (Land Development Code) compatibility and believes all standards are being met. Also believes the proposed height in buildings will be compatible with the surrounding areas and future development that is to come to the industrial corridor. FAA approval was completed by the applicant. Files are on record. The applicant mentioned they asked FAA for 65' approval but were dropped down to 63'. The conditional height approval was recommended by staff. The applicant will need to return for approval of the site plan once they officially submit the site plan application.

Recommendation: Motioned for approval by Dr. Stoval and seconded by Dr. Remington, all board members approved.

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 a 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.

The discussion was led by Rodney Corriveau; he gave a summary on the property. This parcel is to the South of the previous item on the agenda. The applicant has no plans for development on this property, the goal is to only secure it into the city by annexation, change in future land use and rezone. The parcel will be for future expansion of the Bauducco manufacturing location in the coming years. The annexation will complement recently annexed land from the Applicant. Property meets JPA and the utility service area. Will meet Florida Statue chapter 171 requirements. It's contiguous with existing boundaries, reasonably compact, not part of another municipality. To be developed for urban purposes and will not result in the creation of an enclave. A map was presented showing the future land use of IN (Industrial) and rezoning to city LI (Light Industrial) will be compatible with the surrounding area. This was approved by the site plan review committee last month in June and was recommended to move forward to Planning Commission. Closing comments were on the industrial zoning being compatible with most industrial use ongoing on Chancey Road. Staff recommends approval for annexation, future land use change and rezoning.

Recommendation: Motioned first for approval by Beth Aker and seconded by Rosie Paulsen. All board members approved.

3. Other Items

3.1 Comprehensive Plan Update Discussion.



Mr. Vandenberg mentioned this item will be rescheduled for another Planning Commission Meeting. The engineer on record along with the planning staff was unable to get all items ready for the presentation tonight. Additional comments and discussion were mentioned such as Rosie Paulsen board members last meeting tonight and a new member was selected to join the board. Minor discussion on a mobility plan comprehensive plan update was mentioned and that the county will be using the same engineer on record that worked with the city for their mobility comprehensive plan review. An update on Geiger Road improvements was mentioned and that possible to have the improvements going into effect next calendar year. New developments pending were mentioned briefly. The water use issue is still being monitored prior to new developments. Closing comments from Mayor Monson she mentioned she met with a county commissioner to be assured that the improvements to Geiger Road were happening along with a discussion on traffic issues happening within the city. Further review will need to be conducted of the items mentioned.

Adjourn