



Planning Commission Meeting Minutes Tuesday August 27, 2024 at 6:00 PM

I. Call to Order 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 (Absent), Thomas Vanater, Dr. Randy Stovall, Ellen Taylor, Dr. Christa Remington, Tracy Sullivan (Absent), Clyde Bracknell.

IV. Invocation By the Mayor

V. Pledge of Allegiance

1. Consent Items:

1.1 Planning Commission Meeting Minutes 7/16/24 Approval; The minutes were motioned for approval first by Dr. Christa Remington and seconded by Thomas Vanater. All members approved.

2. Business Items

2.1 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 the applicant representative Joseph Yannucci with Langan Engineering (civil engineer on record); He gave a summary of the company being an American manufacturing company that creates the steel bracelets, connector plates, and metal trusses for constructions purposes for both residential and commercial. A slide show was presented by the applicant. Topics covered were the location of where the proposed properties being annexed will be and they are located off Tucker Rd area. Once it's annexed it will serve as an entry for emergency vehicles. A site plan was presented showing the location of the warehouse and has the size listed as 528,220 SF, employee parking with be available, stormwater ponds have been proposed, also a proposed rail spur was listed via the site plan showing the connection to the CSX railroad. A floor plan was presented showing where the manufacturing equipment will be. Architectural renderings of what the inside will look like, showing the material being stored, manufacturing equipment and the interior rail spur was listed. Also, comments made regarding the height for conditional use being requested were to accommodate the cranes and other equipment that needs to operate inside the facility. No burning or furnishing will be happening via the facility according to an

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online representative. No unnecessary noises will be anticipated coming from the facility during operational hours once it is developed. FAA permits are on file for the height that's being proposed. The comment made from the client was the companies' facilities in Largo and Tampa are closing and moving to this facility. Also comments made were on the job creation this project will bring into the city once it's completed. Tommy-Lee GIS/community planner took over the discussion; a PowerPoint presentation on the item was presented. Topics covered were the projects' location, a map was presented showing its location by Tucker Road and Paul S Buchmann, site information was discussed showing as it being 9.98 acres. The property is currently vacant, the change in future land use from County industrial light to city Industrial, the rezoning from county AC Agriculture to city LI light industrial. The change in zoning will be contiguous with the surrounding zoning within the project's location. The project complies with State Statute Chapter 171.043 for annexations, and the city's comprehensive plans, complies with all future developments within the industrial corridor. Public Services Analysis was reviewed, topics covered were police, fire, water and sewer and according to the applicant and the utilities department the anticipated impact on the city's water supply is 3 million gallons per year, Sanitation, Transportation (no formal traffic study will be required until formal submittal) and school Impact won't have any affect. The project was approved in July by Site Plan Review. The utilities comment was that the demand for water usage for this property is lowering than residential. The applicants are aware of the water star ordinance and the city's attempt to preserve water. Daniel Germond a resident within the area of the project spoke and voiced his concerns and opinion on the manufacturing project. He was concerned on the height of the warehouse, and it could affect his view from his property, also commented on his concerns on the drainage and sewer, he informed that the project has 3 retention ponds and that should help with drainage concern. Other concerns were on the traffic that the manufacturing company will create and is concerned on trucks going through on Tucker Rd. Mayor Monson let Daniel know SWFWMD will require to review this project more thoroughly before they sign off on any permits and that should help prevent any flooding for the surrounding area. The concerns on the property being open were mentioned and the applicant let them know that this property will be completely enclosed. Joseph Sibert, an online representative with Mitek commented further on the property being enclosed (material is still pending) and he also stated that no noise complaints are reported on their other properties. Further review on building aspects will be done once the official site plan gets submitted. Tucker Road will need to be reviewed as well for possible improvements.

Recommendation: Motioned for approval was made by Vanater and seconded by Bracknell. Item was approved by all members to move forward.

2.2 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 Tommy-Lee; this was to review the petition that was made to allow a greater height than what the city's code section 7.01.01.04 permits. This manufacturing facility is permitted by right within the Industrial zoning. The proposed building height will be 46'. This meets the criteria of land development code part 11.10.00, not adversely affects the neighborhood, it's consistent with the surrounding area, will have adequate screening and buffering, meets the requirements of LI zoning district, traffic and parking concerns will be reviewed thoroughly, drainage (has 3 retention ponds) to prevent any flooding issues. The proposed height was approved via FAA and the letters should be on file. Utilities reviewed this and no concerns about high water usage was mentioned.

Recommendation: Motioned first for approval by Armstrong and seconded by Dr. Randy Stovall. All the board members approved.

3. OTHER ITEMS

3.1 Transportation Element Workshop; Workshop to review and discuss the draft Transportation and Mobility Element of the City of Zephyrhills Comprehensive Plan. The introduction for this discussion was made by the planning director. He briefed everyone on the item and mentioned the city has been working on updating the city's comprehensive plan and this workshop is an opportunity to present the board with a draft on the possible improvements to all aspects including concerning areas such as hotspots. The transportation element was mentioned along with mentions of a grant the city obtained to work on the mobility plan improvements. This was a discussion/workshop led by Tammy Vrana with Vrana consulting, the goal was to discuss the city's comprehensive plan and mobility. A slide show was presented titled preliminary draft; goal, objectives, & policies transportation and mobility element. The topics covered for the meeting were workshop purposes, about the element, planning context, plan to meet needs, draft goal, objectives and policies. The objectives for the workshop were to present the preliminary draft transportation and mobility element, receive planning commission feedback. About the elements and goals discussed, multiple modes of transportation was taken into consideration. Sections covered where part of the comprehensive plan, looking into transportation issues (needs) and opportunities, identifying a plan to meet needs including priority strategies, articulating the goals, objectives and policies (to be considered for adoption). Also discussed were what the comprehensive plan addressing areas such as housing community development, sustainable development, environmental protection, public health & safety, land use management, adequate infrastructure and economic development. A further study on the city's community growth will be completed to assist with the comprehensive plan update. The city's hotspots and concerning areas were discussed via a map showing affected areas and mentioned areas of improvement. Also traffic circulation and future traffic circulation maps were reviewed. The state will be notified on the projections. A draft of the goal, objectives and policies was presented and will need to be further reviewed in other public



hearings, topics that will be reviewed are needs of assessment, level of service standards, prioritization and funding, alignment with city goals and initiatives, safety and accessibility, interconnected transportation network, Development design and innovation and technology. The board had positive feedback on the workshop and no concerning matters were brought up. The next steps for the element adoption will be public hearing 2024, City Council either September or October, State Agency Review, and Final Public Hearing city council towards the end of 2024.

ADJOURN



City of Zephyrhills

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