



**Site Plan Review Committee Minutes
November 19th, 2024, at 10:00 AM**

Attendance:

Building Department Representative-Wendy Heimes, Airport Manager-Nathan Coleman, Planning Director-Todd Vandeberg, Public Works Director-Shane Leblanc.

Staff Present:

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

1.1 SPR-0088-24 Tibbett's Project-Site Plan Review for Tibbett's property. This is a proposed Truss, door and window assembly plant. Located at 39336 Chancey Rd, Zephyrhills Fl. Parcel#24-26-21-0010-10100-0010 & 24-26-21-0000-00100-0060.

The discussion was led by Todd Vandeberg; This site plan is for the Tibbetts property. They're planning a proposed trust door and window assembly plant. It's located on the South side of Chancey Rd, this property is located on the South side of Chancey Rd. It abuts the CSX railroad on the West side and Hidden River Blvd. Is located on the east side that provides access from Chancey to the Hidden River subdivision to the east of the property. The most updated site plan from the applicant was reviewed, also the city's engineer on record Cornelison Engineering has reviewed this plan and has given both the city and applicants his comments. The applicant so far has resolved all the engineers' concerns via his review. The civil Engineer for the project Tom Radcliffe was present and took over the discussion. Mr. Radcliffe provided a brief history of the project. The property was the old flea market site. Its use in recent times has been a tree vacant land with trees. It generally falls from north to South. It drains into the Up New River, Upper Hillsborough River drainage basin, which is a particularly sensitive drainage base overall. Being proposed also is mixed use in the frontage and overall industrial usage with truss, window shop and section for material storage and driveways for the forklifts to be able to drive and plenty of pavement area for the larger materials to be transported. 80' foot wide drainage swell is being proposed on the site as well. The purpose is to have proper drainage discharge and prevent flooding and meet SWFWMD requirements. A basin study has been completed and will provide a net benefit to flood plain for the downhill properties. Connector



pointe to Hidden River Blvd was mentioned, an agreement was done years ago and Hidden River use to be part of this property but was deeded to the adjacent land owner and the agreement that it can be used for emergency access and was a good idea to have for emergency vehicles to get in and out. Also, the discussed section will be gated with a Knox box. The Pasco County red book for turn radius and guidelines have been met and reviewed. Per Nathan Coleman City Airport Manager, he commented his concerns where the height and airport zoning requirements if there in an impact area they will go on the FAA website and check the latitude and longitude and make sure it won't impede. All buildings should be single story per applicant. The applicant believes they meet all the requirements. Comments per Planning Director the city's engineer on record Craig Cornelison completed his review and no major issues were found, all comments made will be fulfilled. One big comment was before hidden river was built the R.V park drained to the west and south overland, when Hidden River Blvd was built it rerouted to the south, via the plans they showed the drainage to flow overland to the west. No drainage blockade will be done on the property per the applicant. The only thing not up to date on the Plans was the outline of the pond on the South and it will be corrected soon. A 15' plat of right of was questioned via the planning director and mentioned no need to vacate and will be left as is. Everything else on the project looks like its going as planned per the planning director. Minor comments on the landscaping were addressed and further review will be completed on the tree mitigation. Per the Public works director Shane Leblanc Solid waste and dumpster enclosure will need to meet the city specifications. The proper specifications will be emailed to the applicant for the record. A county Right of Way permit will be required. The utility director wasn't present for the meeting, So utility review comments will be done internally with the utility director and applicant. No additional comments were made. Once plans have been updated the development order can be issued.

Recommendation: Approved by all departments with noted conditions. Must have FAA clearance, County Right of Way use permit and must have Dumpster enclosures to the city's specifications, along with field located and a truck radius turning plan.



1.2 SPR-0086-24 Florida National Guard Armory-Site Plan Review for a proposed armory. Parcel#12-26-21-0000-00900-0013 & 12-26-21-0000-00900-0012.

The discussion was led by Hunter Gearhart; this project is located just north of Zephyrhills Airport. It's just north of the intersection of 6th Ave. and South Ave. The roadway and entrance have yet to be constructed, but it's on the east side of the property. It covers 2 parcels. There's a large one to the north 19.01 acres and then the smaller one to the South 4.64 acres. There is a traffic impact study that shows that they've submitted that shows that the traffic in the area will not be adversely impacted as well as the stormwater pond on the West side of the property, which meets all the permitting requirements. Per the stormwater management report. There's a north side parking lot which has 246 vehicles. Allowed in there as well, and then seven handicap spots, that's a gravel lot. And then on the South side of the property underneath the building there, there is another gravel parking lot for military equipment. Also along the South side is a 7-foot-tall security fence that's being proposed. The landscape plan shows the tree that are being saved and additional tree removal information. The applicant was present online Nick Charnas with Mead and Hunt Engineering. This project is over 30'. The airport manager recommended since it's in the airport effected area it should always be looked up via the FAA website to confirm if it required the FAA clearance. The tree line was reviewed, and most removals will be in the parking lot and the trees being saved will be via the south of the property. Also, they plan to plant more trees. The ERP permit is pending, the stormwater plan meets all requirements, and a report was submitted stating everything is good to go. SWFWMD permit has been applied for according to the applicant. Per the public works director, the dumpster enclosure must be field located and will need to meet the city's specifications. No further comments were made.

Recommendations: Approved with conditions by all departments. Must have ERP permit, dumpster must meet the city's specifications, and FAA area clearance satisfied.

Adjourn