



Site Plan Review Committee Minutes January 21st, 2025 at 10:00 AM

Attendances:

Building Department Director-Kalvin Switzer, Public Works Director-Shane Leblanc, Utility Director-John Bostic, Planning Director-Todd Vandenberg

Staff Present:

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

Call to Order-Todd Vandenberg

1. Planning Items

1.1. ANX/RZ/FLU-000021-23 40315 Chancey Road, Parcel #18-26-22-0010-09300-0000, property size 13.72 acres (MOL). Property annexing into the city, rezoning from county AC to City LI (Light Industrial), and change in Future Land Use change from county IL to City IN (Industrial).

The discussion was led by Hunter Gearhart; a brief background was given on the property its 13.72 acres south of skydive and on the westside of Chancey Rd. This proposes will be for annexation, a rezoning from county AC to City LI (Light Industrial) and Future Land Use change from county IL to City IN (Industrial). This is an ongoing project that has been in the works, also the city has worked with the property abutting it to the north on a shared access Rd. that would have turn lane on Chancy Road, turning left into the two properties. Also Kimley Horns traffic consultant Libby Rodriguez was present (Online) she has worked on the traffic study within this region for ongoing projects. Per Hunter We worked with traffic consultant Libby. We worked with Pasco County, Kimley Horn and both applicants, having a collaboration of efforts to get this done. And it led to the 455 foot turn lane on Chancy as well as the shared access to the north. We worked with the applicants to get everything related to the application checklist such as utility reports, environmental Resource Reports, Historic reports, everything like that. All up to date. And then this isn't related to this project, but in the future There may be opportunities for a second access to the north for emergencies on the prop wash and then. A small bubble plan was presented showing a proposed



use for a warehouse with plenty of parking. And with this property being annexed in the city, this would complete the industrial vision for Chancy Rd. Having all these parcels in the city, it would fit the city's goal for the industrial corridor. Per the bubble plan there was 2 entry points being proposed. Staff recommended approval. Online applicants were Libby Rodriguez with Kimley Horn-Traffic Consultant and Ryan Manasse-Engineer on the project. Comments made by the online applicants were mainly on the access points being proposed and the turn lanes that will be reviewed after the property gets annexed. Also the traffic study was completed by Libby Rodriguez per Libby "Worst case scenario, the way I did the traffic study was without that southern access. Just to show that like, hey, as worst-case scenario, we've got this shared driveway with the marble warehouse to the North". Also stated; they added a few square footage so they wouldn't have to come back and do the traffic study. The proposed warehouse/office space is approximately 156,500 sqft and that's what was used to determine the turn lane length. The use of a warehouse shouldn't generate a lot of traffic according to Libby. Per Todd since Chancey Rd is our industrial corridor there is a lot of fast-moving traffic on this road and the city is trying to share this with Pasco County and being cognizant of the ingress and egress and access management of this corridor, also hopes of opportunities to connect back into the industrial park. Pasco County and Kimley Horn have met with the city to discuss this project already and all the proposed shared access points. No additional comments were made from the applicants.

Recommendation: All departments have recommended approval for the annexation, Future Land Use Change and Rezoning. It will be scheduled for Planning Commission soon.



1.2 SPR-0077-23 Mass Grading for Commercial Subdivision located at Kossik & Gall Blvd-Mass Grading for a 7.51 acre commercial subdivision located at the Northwest corner of the intersection of Kossik Rd and Gall Blvd.

The discussion was led by Tommy-Lee Hunt; the discussion began with a brief history also mentioned was that at this time staff isn't recommended approval or denial on this project, but there are a few issues that need to be worked out. So, prior to the hurricane season last year, the arborist report stated that there were 260 trees on site. Per the tree table in section 7.06.04 of the Land Development code for this site, 30% of the trees are allowed to be removed. But based on the landscape plan that was provided roughly. 63% of the trees were being proposed for removal. The applicant did pay a tree mitigation fee of \$38,305 on July 30th of last year, but the planning department is asking that a justification report be submitted showing that the Proposed development justifies the amount of trees being requested and what the potential development could be with the 30% of trees that are allowed to be removed. The property is in the basins of special concern, so prior to this submittal the retention pond was located to the north side of the subject site, but this site plan shows a reconfiguration with three retention ponds located along the west side of the site. The applicant did provide a drainage report on November 12th and that was reviewed by our engineer of record, but considering the flooding and drainage issues we faced last year and the location in the basins of special concern, our engineer as well as the The Water Management District will be having a more scrutinized review of the drainage and of the site. So, we're just asking that any further reconfigurations of the site be accompanied by drainage calculations and a drainage report. The last issue would be that this iteration of the site plan shows a southward shift in the access on Gall Blvd, before it was towards the North, per the site plan displayed the location was pointed out. Based on FDOT standards for this roadway and the speed, the southward access doesn't meet those standards, so the applicant is requested to provide FDOT certifications mainly for safety purposes. Also, the county will do a review on the access points concerned. The engineer on record Kimley Horn's traffic engineer conducted a review. Per the Counties review they mentioned that the access should be more to the North. The project's owner was present and commented there was too much clay on the front and had to go back to the original plan from a year ago, his current site developer stated he will make it work. Libby Rodriguez took over the conversation and mentioned Circle K wanted the driveway on 301 for the maneuverability of the trucks, per Libby she will be having a pre-application meeting with FDOT and Pasco County



and will provide the results of the meeting with the city. Also, per the Planning director further review will be required for future access connections. No recommendations will be made. This meeting was simply to discuss the requirements that were mentioned.

ADJOURN



City of Zephyrhills

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