



Site Plan Review Committee Minutes April 15th, 2025, at 10:00 AM

Attendance:

Building Department Director-Kalvin Switzer, Airport Manager-Nathan Coleman, Planning Director-Todd Vandeberg, Utility Director-John Bostic, Public Works Director-Shane Leblanc.

Staff Present:

Rodney Corriveau-Principal Planner, GIS/Community Planner-Tommy-Lee Hunt, Carlos Maldonado-Planning Support Specialist.

1.Planning Items

1.1 SUB-0016-21 Alston Ranch: Site Development Plans & Preliminary Plat submitted by Skybird Properties Inc. for single-family units on 39 acres of real property generally located on the south side of Alston Avenue, east of Meadowood (Parcel/Tax ID 13-26-21- 0040-00C00-0010, 13-26-21-0000-00200-0010; 13-26-21-0000-00200-0000).

The item discussion was led by Rodney Corriveau. This project goes back several years. this project has also been reviewed by the city's engineer of record Craig Cornelison, city staff, and the airports engineer of record, MDG; this project is in conformance with the airport standards considering it's adjacent to the airport property. This project conforms with Ordinance#1410-21 which requires the applicant to put the articles within the notifications for potential purchasers that the airport is adjacent to this property. Ord#1410-21 Also requires to make improvement along a trail by the western portion of the property where the county right of way is located. The trail could also benefit the community to get access to Sam Pasco Park which is nearby. Tree preservation was the main topic in this discussion. A few years ago, when this project came along there weren't a lot of tree preservation being proposed, however after reviewing and staff conducting a site visit a new tree preservation was proposed to help preserve some of the trees on this property. Based on The Landscape Architect he identified the main trees that they're going to save and should make it through construction and will continue living and not decline. As a result of previous SPRC back in 2021, one of the requirements was to review at the entrance way and staff went back and Shane LeBlanc comments the entrance was fine. John Bostic mentions that the entrance being proposed by the bottled water plant is airport property, the road there is only 15 feet wide so it's recommended they don't do the access



there. The entrance by Tucker Road will be a better option. Alston Avenue extension was also mentioned. The projects engineer of record, William Roberts with EGI Engineering, spoke and mentioned modification of the plan to show Alston Ave improvements could be done for the new plans along with landscaping improvements. The platted part of Alston Ave is owned by the city and the Public Works director mentioned he is ok with the proposed improvements of approximately 200 ft of the road. Nathan Coleman Airport Manager made a comment for the record stating this project is under the airport impact area per Florida Statue 333 Airport Zoning, there must be something in writing for any future buyers making them aware of potential airport noises considering their adjacent to the Airport approximately 400ft from their runway. Future potential noise impact could be an issue with new improvements to the Airport. A vigorous discussion ensued regarding new jet service to the airport. It is anticipated that the additional service will impact the adjacent existing and future residential area, including the subject property. Per Rodney the conditions being proposed must make payment for the balance of \$1297, Tree mitigation fee of \$70,900 must be paid, The city attorney will need to offer his final approval for the perpetual drainage easement for the utilization of the airport property, Any updates that are requested to the plans at this meeting, in addition to the request sent over in an April 8th e-mail regarding the water and wastewater questions and requested updates by John Bostic and his team. And then finally, a city right away use permit for the utilization and improvements of Alston Ave will be required. For the record per Shane Leblanc "he would like to confirm that their private streets and drainage for the project" a representative answered with Yes. Also, the internal Alston Ave name on the plan noted in the subdivision appears to be a duplicate of the city Platt Alston Ave and will require to be corrected. Other comments were the trail improvements being proposed will be maintained by the HOA. For the Record per Rodney "any of these streets that are in here, they're just proposed, and the county has the final say of the names of the streets because if any name is of similarity to another name, even if it's across the county, they're not going to approve it". Additional comments on the trail were mentioned confirming its 8 ft in length. Drainage with the perpetual easement still needs additional review. Comment by Rodney "There's are tracks that are owned by the HOA in here, and you see a lot of trees on those tracks, those will be the responsibility of the HOA. The lot tress are going to be the responsibility of the homeowner, and those will get folded into the HOA document". So, if somebody's got a dead tree on their lot, they'll be responsible and that gets reviewed by the HOA". Other comments were further review required regarding a small sidewalk connector by Alston Ave and Tucker that will get people to the proposed trails, this will get folded into the city right

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of way use permit for the roadway. Both connections could be noted on the same plane sheet per Public Works Director. The project has already obtained their county right of way use permit and has received their required updates. Also, on record the water star use permit has been completed and on file. Additional utility lines and connections will need to be looked at more closely by John Bostic and he will put his conditions in writing via email. Per Shane the storm water pipe that runs from the retention pond the entire length from Tucker Road to the ditch on the North side Alston Ave from a pumping station, they will need to be mindful when they begin construction and will need to be field located.

Recommendations: Staff recommended approval based on the above-mentioned conditions. Plan approval with the conditions with the modifications to the site plans mentioned in this meeting.

1.2 SPR-0091-25 Wendy's Drive-Thru: Proposed new 2,200 SF Drive-thru fast-food restaurant on an outparcel of Zephyr Commons with previous improvements. The project is located at 7988 Gall Blvd, Parcel # 35-25-21-0130-00000-0021.

The discussion was led by Tommy-Lee Hunt. The site plan was reviewed a brief description and location was given. This is within the Zephyr Commons Subdivision; it's approximately 0.9 acres at the moment. Storm water and traffic was studied and accounted for with the original Zephyr Commons site plan submittal. The size of the building that's being proposed is 2,200 sqft. Architectural and renderings was submitted and approved with the Zephyr Commons design group. The city engineer on record Craig Cornelison has reviewed. All comments from the City's EOR were given to the client and have and will be in the conditions. Comments from the city's side are corrections are to correct the zoning to C-2 and the plans have it listed as PUD. The applicants will be given a city zoning map. The bulk regulations, setbacks, FAR (floor area ratio) and max surface area will need to be corrected and the site plan may need to be adjusted to conform to those regulations. A signed and sealed engineer certification must be submitted after construction and before the CO (certificate of occupancy) can be issued. Additional corrections with the landscape must be corrected and conform with the city's standards. Landscape buffers must be corrected to reflect the zoning district and neighboring zoning districts. Dustin Culver the projects engineer was online and commented on agreeing with the correction being mentioned. Shane Leblanc added that the dumpster enclosure must meet the standards of the



city. John Bostic commented on the Utility and mentioned the easements around the meter and the client was given the information via the pre-app. An easement will be required and the meter will be purchased by the city after they pay their impact fees. Last comments were confirming that Wendy's will be both dine in and drive in. The planning director mentioned future improvements on landscaping such as grass and turf that won't use too much water and this topic on landscape is being looked at further in tonight's planning commission meeting. The monument sign being close to the retention wall was mentioned via the Building Director and the city's code will give other options on location of the permitted sign along with the size, the monument sign will need to be reviewed more thoroughly and will be conditioned that it meets the required standards.

Recommendations: recommended approval by all departments head with the above-mentioned conditions.

1.3 Funk Street Renaming

The discussion was led by Todd Vandenberg. A suggestion from a new container home developer requested that Funk Street be renamed, 3 possible names were submitted, however the list wasn't available for the meeting. The plans for the container homes haven't been submitted as of yet the project is still under the review process. The city's code has a process for renaming the street and the applicant will need to submit to the city, and also get approved by the county to prevent duplicate names. The process will begin and will need to go through numerous approval processes along with the BOCC (Board of County Commissioners) approval. The item will be brought back to another future meeting for the approval process. This item was only to notify the departments of the proposed name change coming.

Adjourn