

City of Zephyrhills

Planning Commission & Public Workshop

Meeting Minutes

May 8, 2018

Opening

A regular meeting of the Planning Commission was called to order by Mayor Gene Whitfield at 6:00 pm at the Zephyrhills Public Library, 5347 8th Street, Zephyrhills on May 8, 2018

Attendance:

Committee Members Present: David Armstrong, Kevin Bahr, Craig Cornelison, Tracy Sullivan, Mayor Gene Whitfield

Alternate Members Present: Jeff Reutimann

Absent: Chris Bill, Cliff McDuffie & alternate Beth Ann Aker

Staff Present: Todd Vande Berg, Rodney Corriveau, Audrey McGuire, Kevie Defranc and Jensen Hackett.

Invocation & Pledge of Allegiance

Mayor Whitfield delivered the invocation, followed by the Pledge of Allegiance.

Approval of Minutes

Kevin Bahr moved to approve the April 2018 Regular Planning Commission & Public Workshop meeting minutes. Motion seconded by Jeff Reutimann. Motion carried unanimously.

Business Items:

1. **Petition to Amend the Zephyr Lakes Planned Unit Development (PUD) approved by Ordinance 1223-14, application 01-17-SPR.**

Zephyr Lakes is a Planned Unit Development (PUD) Master plan established in 2005/2006 and amended by Ordinance No. 1223-14 in 2014. The plan is currently approved for Single-Family Residential homes. Zephyr Lakes encompasses approximately 221 acres on the north side of Pretty Pond Road and to the West of Wire Road (Parcel ID Nos. 25-26-21-0010-03500-0000, 26-25-21-0020-00100-0010 and 35-25-21-0010-00500-0000). Current zoning is PUD and future land uses are Mixed Use and Residential Suburban. The applicant for the project is Metro Development Group. Applicants have requested the following amendments: (1) reduction of minimum lot widths to 40 feet; (2) reduction of minimum side-yard setbacks to 5 feet; (3) addition of apartments as an alternate use for phase currently approved for townhomes – townhomes to remain an option; (4) active-adult (age restricted, 55 and older) community for phases north of Kossick Road; (5) increased unit count; (6) increase in overall density; (7) relocation of recreational amenity center; (8) additional landscape and hardscape features; and (9) reduction or right-of-way width to fifty feet on local streets to accommodate increased front-yard setbacks.

Representatives for the project in attendance were as follows: Mike Lawson, Metro Development Group; Ryan McCaffrey, Hamilton Engineering and Metro Development; Gregg Poole, Civil Engineer of Record, Hamilton Engineering; and Clark Hobby of Hobby Law. Planning Director Todd Vande Berg gave a brief synopsis of the history of the project and Mr. McCaffrey followed up with a synopsis of the proposed amendments.

With Zephyr Lakes, Kossick Road will continue to Wire Road where Otis Allen Road currently intersects. No improvements will be made to Otis Allen Road. Forty-seven and a half feet of right-of-way will be dedicated for Dairy Road, running north/south the entirety of the project. Kossick Road will be constructed in phases with the first four lanes constructed with Phase I and II of the development. The City of Zephyrhills has provided impact fee credits for completing of the third and fourth lanes. Dairy road will be constructed by the developer to the access point in Phase IV. Design and engineering for Dairy Road will be completed by the developer to Kossick Road but will not be constructed. Thirty of the forty-seven and a half feet of right-of-way will be dedicated to Pasco County for continuation of Dairy Road. The remaining seventeen and a half feet will be dedicated to the City of Zephyrhills to construct a ten foot wide concrete multi-use trail for use by the public and Zephyr Lakes residents. Mr. Vande Berg noted for the city's policy regarding transportation impact fee credits has changed and fees associated with the multi-use trail will be required to be paid. The developer is aware of the change and has agreed. Kevin Bahr requested that consideration of Kossick Road extending to Otis Allen Road be made in the first phases of development.

The applicants have requested that the PUD be amended to reduce minimum lot widths to forty feet from the approved fifty-foot minimum in phase IV of the development. It was also requested that minimum side-yard setbacks be reduced from seven-and-a-half to five feet for all phases. The currently approved PUD Master Plan for Zephyr Lakes has a mixture of 55, 60 and 65 foot lots with 7.5 foot side yards setbacks. It was noted that historically, the city has not approved any lot widths less than 50 feet. Mayor Whitfield asked 40 foot lots would about Dairy Road next to the shopping center. Representatives for the developer stated that any mixture of 40, 50 or 60 foot lots could be along Dairy Road in phase IV. 40 foot lots will not be permitted to front Pretty Pond Road. Mr. Lawson stated that the request to reduce the lot sizes is being driven by potential builders who believes that is what they can sell in Zephyrhills. Garages will have a minimum twenty-five foot setback from the street to accommodate driveways. A CDD and HOA will be created for the development.

The developer is proposing the reduction of internal, local street right-of-ways to 50 feet. Mr. Reutimann inquired about street parking in the development. Mr. Lawson stated that the CDD may enforce street parking by working with local jurisdictions.

Mayor Whitfield opened the floor for public comment. Dyrenda Cooper, Zephyr Oaks Court, Zephyrhills asked how close the pedestrian trail will be to her property line. There is 30 feet of right of way, including a 15 foot utility easement for the trail along Ms. Cooper's property. Mr. McCaffrey

stated that he will look at the survey and get back with Ms. Cooper on the what is being proposed. Glynn Wheeler of Zephyrhills was concerned about drainage from US 301 and Lake Pasadena. Gary Poole, engineer of record, stated that modeling for the drainage plan was required to cover the entire area in the Basin of Special Concern. Any water coming through pre-development will also have to go through post-development. Mr. Poole stated that they cannot leave drainage for the project worse than it was prior to development. It was noted that additional acreage was acquired for storm water storage at the north east parcel across Wire Road. David Krystotink, Wire Road, Zephyrhills stated that Wire Road is currently in bad condition and asked what would trigger Pasco County to widen the road. Mr. Vande Berg stated that an additional traffic study will be required for each phase of development. The traffic study would have to warrant the widening of Wire Road. The current study only showed a turn lane and four lanes for Kossick Road were required. The City and County Metropolitan Planning Organization (MPO) work together to determine which road projects are priority to utilize collected transportation impact fee credits. Mr. Krystotink stated that he would like to suggest Wire Road become a priority and that Kossick Road be built with four lanes with earlier phases. Heather Stephenson, Theel Avenue and Wire Road, Zephyrhills inquired whether the pedestrian trail would be located inside or outside of a fence, and where the fence at the north end of Wire Road would stop. Mr. McCaffrey stated that the trail will be located on the outside of the development and that there is not a denotation on the plans as to where the landscape buffer will stop. Buffering will be white PVC fence. Ms. Stephenson stated that she would rather have a view of the ponds and asked that they not be fenced in.

David Armstrong moved to recommend approval with the condition that the developer look into the completion of Kossick Road to Wire Road at the first phase of development. Motion seconded by Kevin Bahr. Motion passed 5 to 1.

BREAK

Public Workshop Item

1. Amendment to the Land Development Code, Table 2.02.01, *Permitted Uses in Zoning Districts*

Staff are recommending changes to Table 2.02.01, *Permitted Uses in Zoning Districts* to reformat and update the code. Changes to the table include a combination with Table 2.02.02, *Permitted Uses in the Traditional City Center* creating one unified table. Staff proposed new uses, combined uses that could be described and regulated under the same definition, and changed the location of permitted uses to better fit the zoning district. The workshop focused on the Traditional City Center zoning categories. Traditional City Center zoning provides for a mix of uses (both residential and commercial) in the same neighborhood and sometimes within the same building. Staff stated that a full version of the table, showing Traditional City Center and Euclidian zoning (presented at the April Public Workshop) will be provided at the next Regular Planning Commission meeting for recommendation to city council. No changes were recommended by the Planning Commission at this meeting.

Adjournment

Mayor Whitfield adjourned the May Planning Commission Meeting at 8:30 pm.