



City of Zephyrhills

Planning Commission

Council Chambers – City Hall
5335 8th Street, Zephyrhills, FL 33542
Tuesday, 9/19/23 at 6:00PM

- MINUTES-

I. Call to Order Mayor Monson

A regular meeting of the Planning Commission was called to order by Mayor Monson at 6:00 Pm

In Council Chambers of City Hall 5335 8th Street, Zephyrhills FL

II.Roll Call-Carlos Maldonado

Commission Present:

Mayor Monson, David Armstrong, Tracy Sullivan (Not Present), Beth Aker, Thomas Vanater, Christa Remington, Dr. Randy Stovall, Ellen Taylor (Not Present), Rosie Paulsen, Matt Maggard (City Attorney Not Present).

III. Invocation-Mayor Monson

IV. Pledge of Allegiance

V. Consent Items

1.1 Planning Commission Minutes from August 15, 2023

Minutes for 8/15/23 were first motioned by David Armstrong, then seconded by Beth Aker. Motion was for approval by all commission members.

VI. Business Items

2.1 ANX000020-23 Mister Car Wash-6353 Gall Blvd Annexation of property for proposed car wash. Property size is 1.09 acres Currently Zoned County C2 (General Commercial)

The discussion was led by Todd Vandeberg. Online personnel present were authorized agents with Z Development Services Julie Farr & Sarah Culotta. Also present online was the applicant Rachel Myers with Boos Development. The applicant in person was Mr. Limbal. The location is a county enclave in unincorporated Pasco County. The location is on the west side of SR 301 with a frontage road abutting, south of Eiland Blvd. The future land use is proposed MU (mixed use) and proposed zoning of C2 (community commercial). The proposed use is a carwash but will be reviewed separately in the future.

The annexation, land use & zoning will be the focus. Concerns were mentioned regarding multiple car wash projects that are happening within the city limits and within Pasco County, also concerns about the water issues were stated. A conceptual Layout was presented to show the ingress and egress for the project. The staff report mentioned that when looking at annexations the property must be consistent with Florida Statute 17.1.044, the project meets all the criteria. Also, it's within the city's JPA (Joint Planning Area). Utilities are available for the property. Further review will be done once the projects reach site plan review. Per Vandenberg, From a planning perspective whenever we can infill property in an existing county enclave even if it's for car washes, it is bringing that property from the county into the city and we will realize the ad valorem taxes that are generated when this use is built and create a few jobs. Generally speaking, staff are proactive and supportive of these annexations. Additional items that are reviewed in addition to the annexation are future land use and zoning, Also existing development trends are looked at. The 301 corridor is a major commercial node within the City so the location of a car wash is positive. From a compatibility and sustainability standpoint the proposed use passes the test for what is reviewed. Other item reviewed is compliance with the comprehensive plan per Vandenberg this is a small scale future land use element under 50 acres, making it a small-scale future land use map amendment. The comment made prior to the recommendation was a question to Vandenberg on the status on the water situation, He stated the city has submitted for the water use modification and a few questions are still being answered from the submittal. No confirmation with the solution to the water situation, the item is still pending. No date for when it will be resolved. Another comment was regarding if they are sure this location will be a car wash and the online applicants representative Julie Farr responded by assuring it will be a car wash. And answered a few questions on the roads around the project. And Calm Lane is a private road and will be abandoned and the section of Hoover will be abandoned the access will be from the frontage road by adjusting to Gall Blvd. Also within the back of Hoover Street will have secondary egress. Per FDOT they ask to close one of the 3 driveways. Further discussion regarding emergency egress will be discussed in later meetings. Additional comments were made regarding if there is a limit on Car Washes that can be developed Vandenberg stated no. Some concerns were made by commission members on numerous car washes that have been proposed as of late. Mr. Vandenberg recommended for the annexation and future land use Map amendment MU and zoning to C2. Staff and the planning commission recommended approval.

Recommendation: First Motion for approval was by Randy Stovall and seconded by Thomas Vanater, vote was made, and all were in favor. Approved by unanimous decision.

Adjourn: at 6:44 PM