



**Planning Commission Meeting
Tuesday, May 28th, 2024
Minutes**

I. Call to order Mayor Monson

A regular Planning Commission meeting was called to order by Mayor Monson at 6:00 PM in Council Chambers of City Hall at 5335 8th Street, Zephyrhills FL.

II. Roll Call-Carlos Maldonado

Commission Members Present:

Mayor Monson, David Armstrong, Tracy Sullivan, Beth Aker, Thomas Vanater, Dr. Christa Remington, Dr. Randy Stovall, Ellen Taylor, Rosie Paulsen, Matt Maggard (city attorney was not present).

III. Invocation-Rosie Paulsen

IV. Pledge of Allegiance

V. Consent items:

Minutes for the Planning Commission meeting on 11/21/23 were approved.

VI. Business Items:

2.1 PUD000014-22 Advent Health PUD Property Rezoning;

The item was presented by Todd Vandenberg; this is an ongoing project it is proposing a rezoning of the property for PUD (Planned Unit Development) and change in FLU (Future Land Use) from PSP (Public Semi Public) & MU (Mixed Use) to RU (Residential Urban). The proposed use of this property will be for a Apartment complex. This property is not affected by the Moratorium due to them submitting prior to when It went into effect. This project is in the Basin of special concern. The intent will be to sale the property after the approvals are complete. The original zoning for PUD was done many years ago, no files were found on record for PUD Master Plan. Joel Tew The projects development consultant was present with his collages Kayla Witkowski-Clear View Land Designs (Planner) and Ali Atithi-Links and Associates (Transportation Planner). The discussion began with going over a power point presentation showing important key facts

on the project such as; conceptual site plan showing 2 access points from Pretty Pond Rd and Wire Rd, 3-story building located on the eastern and 2 story maximum of the western side, elevation the site and the Maximum 252 units. Additional improvements mentioned nearby is a proposed roundabout off Pretty Pond and Wire Rd. Future traffic related matters will be addressed such as turn lanes. Drainage issues will be looked at more thoroughly considering it is in the basin of special concern. Change of number of units also can be different then proposed to accommodate the drainage matter. Parking requirements are also being looked at via the review. Proposed conditions are being reviewed for this project. Conditions #8 was discussed it mentioned the height limitations and says they have to comply with the limitation so the site might not be able to do the full 252 units , Condition #11 since they don't have a developer or buyer they can't say what the project is going to look like, they will provide the city with the proposed site plan and construction plans come in that the city's approval will remain subject to specific approval of the Architectural features and the buildings facades and renderings. Additional architectural review on plans and rendering will be required from the city once a builder is identified. Condition#12 Transportation requirement; the traffic study was done according to the methodology required by the city was completed. It requires an east bound right turn lane, they agree that on site plan review it still requires approval from the city and the county because it requires a county right of way permit. Also, they will include west bound turn lane on Pretty Pond and on Wire Road a south or north turn lane, which will be determined by the city and county. The future builder will need to comply with required turn lane. It is preferable to get the roundabout installed prior to any changes made with the turn lanes and additional traffic issues. Mr. Tew stated this property had been under contract for sale a few years ago however there was a conflict with the buyer, so the hospital decided to fund the completion of the existing application, that's when the current representatives were chosen. Additional thought for this project were reasonable housing for their staff nearby. Comments made by the planning commission members were a development nearby in Publix's plaza and the cost of the apartments mentioning cost accommodations for advent staff, but the prices for the apartments were not affordable. Also the sidewalks not existing nearby the apartments in question were a concern. Flooding issues nearby Alpha Village cause hesitation for approval of any new developments. The staff at the city is aware of all the concerns and retention issues will be reviewed by the city's consultant engineer on record. Preventative measures will be taken as a condition and will be reviewed more thoroughly once they get to the construction plans review, they will need to look at the silt fences to make a better barrier. Review of the retention pond before total site grading of the property. Further review of the project to improve sidewalks, traffic issues and prevent flooding will be reviewed in further detail once construction plans are submitted. A trail within the project to connect from Dairy Rd to CR 54 is a high priority to make walking options safer for pedestrians. Planning Members asked if Advent Health was still non-profit, a representative was present and clarified that yes, it's still a non-

profit organization, and clarified that they plan and put any profit made into the hospital's future improvements. Closing comments from the Planning Commission was on Dairy Road and the heavy traffic existing there and hopefully the roundabout and turn lanes help alleviate the heavy traffic. The proposed project approval will be for PUD zoning approval and future buyer to comply with the conditions approved from the conditional use that was recorded. Further discussion on Dairy Road sidewalk and traffic improvements will be reviewed. Staff and the Site Plan Review Committee did recommend approval of the future land use map amendment and rezoning change along with the preliminary master PUD plan, with conditions. Thomas Vanater Planning Commission member abstained from voting.

Recommendation: Motion was to accept the plan as written with the future land use map amendment and rezoning petition with the conditions. All members voted for approval with only one member opposed. Next Process will be city council approval.

3.Other Business:

Additional topics discussed after the last item was completed were relating to future new developments, possibly the city buying a current property that is under review with intentions of turning it into a park, affordable housing discussions, traffic improvements, sidewalk improvements and a mobility meeting coming up in June.

Adjourn