



**PLANNING COMMISSION  
ZEPHYRHILLS, FLORIDA**

**Tuesday, November 19, 2024  
6:00 PM**

**Zephyrhills  
City Hall**

**Council  
Chambers**

Call to Order – Mayor Monson  
Roll Call – Carlos Maldonado  
Invocation – Beth Aker

**1. CONSENT ITEMS**

- 1.1 September 24, 2024, Planning Commission Meeting; minutes approval.
  - 1. Minutes from 9/24/24.

**2. BUSINESS ITEMS**

- 2.1 **CU0010-24 Wire Ranch Hotel Conditional Use:** Submittal is to allow a higher maximum building height. Located northeast intersection of Gall Blvd and Poncan Cir. Parcel #26-25-21-0000-00700-0000. Size of the property; 8.5 acres.

- 1. Aerial Map
- 2. Conceptual Plan
- 3. Wire Ranch Hotel - View from South (1)

- 2.2 **FLU0005-24 Wire Ranch Hotel FLU (future land use) & Rezoning;** The purpose is to change the current land use so a hotel could be permitted. Rezone from R-4 (Multi-Family Residential) to C-1 (Neighborhood Commercial) and change FLU from RU (Residential Urban) to MU (Mixed Use). Property. Located off Gall Blvd and Poncan Cir. Parcel# 26-25-21-0000-00700-0000.

- 1. Hotel view from the South.
- 2. Aerial Map

**3. OTHER ITEMS**

**ADJOURN**

**\* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**



**Planning Commission Meeting Minutes**  
**Tuesday September 24<sup>th</sup>,2024 at 6:00PM**

**I. Call to order-Mayor Monson**

A regular planning commission meeting was called to order by Mayor Monson at 6:00PM in Council Chambers of City Hall at 5335 8<sup>th</sup> Street, Zephyrhills Fl.

**II. Roll Call by Carlos Maldonado**

**III. Commission Members Present:**

Mayor Monson, David Armstrong, Beth Aker, Thomas Vanater (Missed roll call, arrived at 6:36PM), Dr. Randy Stovall, Ellen Taylor (Absent), Dr. Christa Remington, Tracy Sullivan, Clyde Bracknell.

**IV. Invocation by Beth Aker**

**V. Pledge of Allegiance**

**1. Consent Items**

**1.1 Planning Commission Meeting Minutes from August 27<sup>th</sup>,2024.**

The minutes were motioned for approval by all board members.

**2. Business Items**

**2.1 Proposed Transportation and Mobility Element Goal, Objective, and Policies.**

The item was introduced by Todd Vandenberg; he gave a summary on the transportation element and mentioned the importance for the city to improve and make updates to the Transportation Element and comprehensive plan. Additional projects relating to the improvements for the transportation aspect of the city were discussed. The discussion was taken over by the city's transportation engineer on record Tammy Vrana. She began by discussing the proposed goals, objectives and policies. An overview was reviewed and the reason for the meeting was to present the goals, objectives and policies. This will replace what was adopted in the past and receive public input and the planning commission board can make a recommendation for city council. Planning process, strategy to meet needs, proposed goal, objectives and policies, discussion and public input and commission action will all be reviewed via this meeting. During the review for the planning process, topics that are investigated are safety, hot spot areas, freight movement, congested areas and



data crashes. A strategy to meet needs and address issues were traffic safety counter measures, walk/bike infrastructure. The first counter measure is to complete streets and align the city design standards with states and national guidelines. Due to high development the DOT (Department Of Transportation) adopted standards so the city must comply with all regulations on all current and future development. Also obtaining funding to complete a safety action plan and additional grant for implementation is available. Sidewalks gaps are being reviewed for safety needs and missing sidewalks could be implemented. Greenway and Multi-use trails; plan and implement a network of greenways and multi-use trails that support active transportation, recreation, and connectivity to parks, preserves, and centers within the city and region. Public transit was discussed such as bus stop improvements also mentions to collaborate with GO Pasco to upgrade bus stops in Zephyrhills, enhancing safety, accessibility, and comfort for bus riders throughout the city. Thoroughfare capacity projects were mentioned such as proposed Bypass Loop Road; upgrade existing arterial roads that generally encircle the City. Chancey Rd/ Old Lakeland Hwy; widen and modernize these roads that are located with the city's industrial corridor to enhance safety measures. Continuing street projects discussed were county road 54 widening and modernize from US 98; reason is helps improve safety and travel delays. Next project mentioned was Eiland Blvd/ Morris Bridge Rd; goal is to widen and modernize, to achieve same goal as the previous project. Integrated Transportation and Land Use discussion went over plans on Joint Planning Area to collaborate with Pasco County to effectively manage growth and development within the joint regions. Community Redevelopment Area was discussed, and goal was to restore the city's historic street grid to a system of two-lane, bi-directional streets in hopes to enhance safety and mobility for all residents. Continued integrated transportation and land use topics mentioned were a smart corridor design; to have a clear purpose to create safe streets and efficient roads. The proposed overarching goal was; our community is committed to develop and maintain a smart, sustainable, multimodal transportation system that prioritizes safety, accessibility, and equity. Next Goal; The transportation system will be responsible for the diverse needs of all residents, regardless of age, ability, income, location and will support mobility, independence, and participation in economic, social, and cultural opportunities. 8 Supportive objects that are important moving forward are; 1.1 Needs assessment, 1.2 Level of Service Standards, 1.3 Project Prioritization and Funding, 1.4 Alignment with City Goals and Initiatives, 1.5 Safety and Accessibility, 1.6 Interconnected Transportation Network, 1.7 Development Design and 1.8 Innovation and Technology. During the presentation a word cloud slide was presented, it had terms that came up via the policies, one that



got the planning commission member's attention was Lighting. Concern on dark areas was discussed and certain intersections and streets with lighting issues are identified as hot spots, these locations will be addressed and a plan to improve will be implemented. Per the planning director hot spots are identified as lighting issues on intersections, drainage, sidewalk improvements and others will be identified, and a list of hot spot topics can be made. A possible program available used by the county as well is the Comprehensive safety action plan. It can investigate the hot spot issues, especially where there have been accidents or near misses, and the program does require a fund. Per Todd he had a meeting with FDOT, and the light topic was reviewed. Numerous concerned areas are currently being reviewed such as left turn signals on Pretty Pond and SR 301, the current flashing yellow is confusing drivers. The turn signal in that intersection should be installed soon. Mayor Monson stated moving forward any new sidewalks being installed should come with lights. Future lighting for the new Hercules Park was discussed. The closing discussion was on city projects and road improvements. Per Vanater the County Safety committee has begun the discussion on the flashing lights throughout Pasco County, no follow up yet. No further discussion was made on the item in discussion. Next Step for the Transportation and Mobility Element GOP's review will be to bring it to City Council for approval.

**Recommendation:** Motioned first for approval by Beth Aker and Seconded by Clyde Bracknell. All board members motioned approval. Next step will be to go to City Council. No date has been determined.

### **3. Other Items**

A small discussion on the new Esri software program that the city council approved for the GIS aspect of the city was discussed. The software should benefit mapping and proposed future projects modules coming into the city. The approved budget from this week's city council meeting was mentioned. The Zephyr Park remodel was mentioned and will be next park project for the city. It is being proposed as a multi-year program. Mentions on the city approving the new utility building, the proposed complete date will be 2 years. No other topics were discussed.

### **Adjourn**

# Staff Report Memorandum

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**To:** City Council and Honorable Mayor  
**From:** Todd Vandeberg,– Planning Director  
**RE:** USE 0010-24 Wareco/Pasco LLC Conditional Use Petition  
**Date:** September 25, 2024

## I. BACKGROUND & INFORMATION

### A. History | Application Summary

A joint application was submitted for a proposed future land use change / rezoning and conditional use petition to exceed the height limitations of the existing R-4 (Multi-Family Residential) zoning district. The proposal is for the construction of two 3 or 4-story hotels on 8 acres (mol) of real property, see Attachment 1- Elevations for illustrations. The project is located on the east side of US 301 approximately 3,250 feet north of Kossik Rd., see Figure 1 - Location Map. At its regularly scheduled meeting on June 18 2024, the SPRC recommended approval of the conditional use to exceed the height limitations of the R-4 zoning designation. Please note Staff is presenting a Staff report on the Conditional Use request for the hotels with a recommendation to the applicant and recommended meetings with the Mayor and City Council. The process / procedure that staff has implemented for conditional use petitions regarding height now include preliminary meetings Staff, City Manager & the Council / Mayor. The purpose is to review and provide the applicant with a preliminary recommendation and be transparent with a recommendation / comments received. Therefore the applicant can know at the beginning (prior to any expense / public meetings) what the preliminary recommendation / comments are.

Following the initial presentation at the SPRC meeting the applicant was asked to amend the site plan / building renderings in order to provide an enhanced and detailed view / understanding of what was being proposed and how it would “fit” in the existing site and to reflect existing / proposed grades. Staff then continued working with the applicant in obtaining upgraded renderings showing the proposed hotels on the subject property. An analysis of the conditional use criteria from the City’s Land Development Code is provided later in the Staff report. The original basis of the recommendation of approval at the Staff level was based on the City’s north 301 Vision & Land Use Strategy which allows for lodging and for buildings to be a maximum of 45’ in height. Later meetings with the City Manager / City Attorney revealed a concern with Staff using the 301 Vision / LU strategy as a basis for a recommendation given that this Vision / strategy is yet to be adopted. City Council also has voiced that as part of the Comprehensive Plan update that visioning will be occurring where remaining undeveloped lands in parts of the City will be able to be discussed what the Vision / use / height etc will be in these areas. Staff has advised the applicant that both the City and Pasco County will be including the framework / language of the Vision / LU strategy into the Comprehensive Plan with our updates. Therefore, moving forward Staff will not be using the corridor vision / LU strategy as a basis in consideration of the recommendation by Staff.

Please see the conditional use requirements discussion on pages 9 – 11 of the Staff Report.



Figure 1 - Location Map

## B. Site Information

<u>Applicant   Owner:</u>	Wareco-Pasco, LLC
<u>Location:</u>	East side of 301 / north of Kossik Rd
<u>Parcel ID Number(s):</u>	26-25-21-0000-00700-0000
<u>Acreage:</u>	8.52 Acres
<u>Existing Use of Land:</u>	Vacant
<u>Existing Land Use:</u>	RU (Residential Urban)

<u>Existing Zoning:</u>	R-4 High Density Residential
<u>Proposed Zoning:</u>	C1 – Neighborhood Commercial
<u>Overlaying Plan (pending):</u>	US 301 Corridor Vision Plan (NOT APPROVED)
<u>Existing Capacity in WUP?<sup>1</sup></u>	YES
<u>Physiography and Geology<sup>2</sup></u>	130-165 feet change in elevation
<u>Flood Zone</u>	X

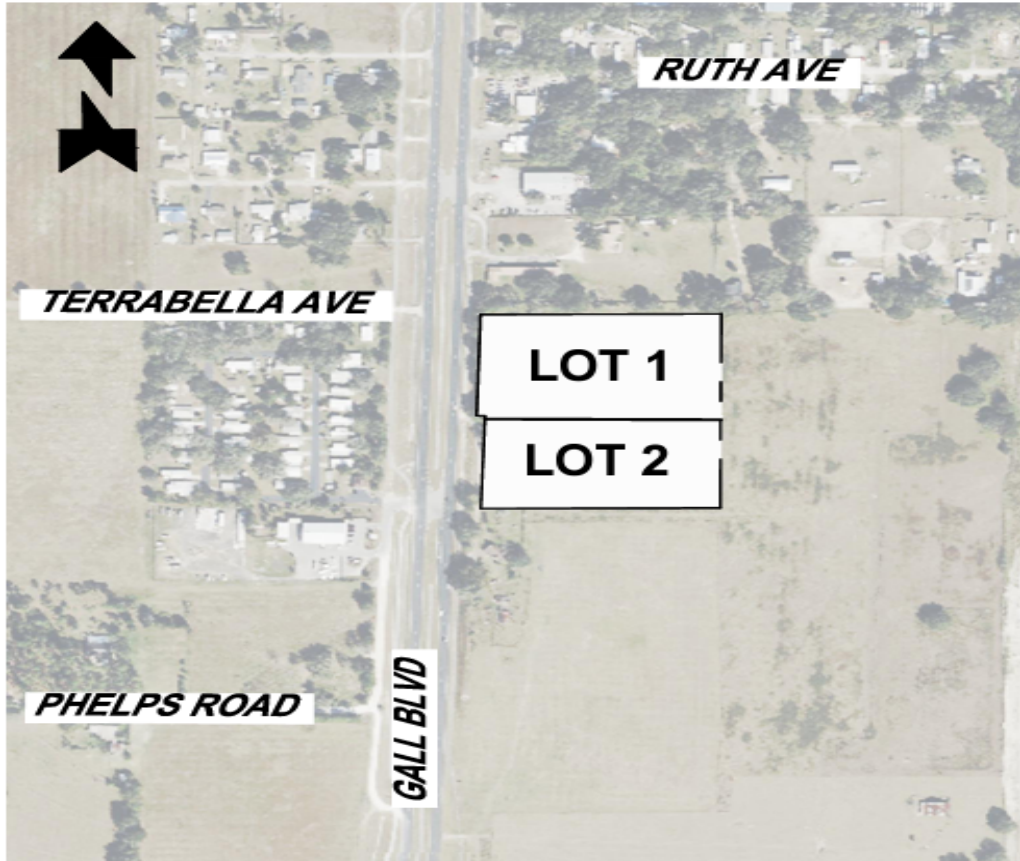


Figure 2 - Project aerial

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## II. DATA & ANALYSIS REVIEW

### Height Review (LDC Part 7.01.01.04) -

The applicants are requesting to exceed the 2-story (30-foot) height limitation of the R-4 zoning district (LDC Subsection 7.01.01.04, Height Regulations) to construct two 3 or 4-story hotels. Hotels are classified as a conditional use under the requested C-1 (Neighborhood Commercial

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zoning. Three and 4-story buildings are classified as “mid-rise structures,” under Subsection 7.01.01.04 in the LDC. Mid-rise structures may be permitted to exceed the height limitations of a zoning district as a conditional use, subject to the following:

- a. Mid-rise structures, when permitted, may be erected to a height not exceeding 75 feet if the building is set back from each setback line at least one additional foot for each 2 feet of building height above 30 feet.

The conceptual site plan provided by the applicants indicate a maximum building height of 45 feet from the existing grade. The location is within the Zephyr Moore character district of the pending and yet to be adopted US 301 Corridor Vision Plan (the Plan – Figure 3 below).

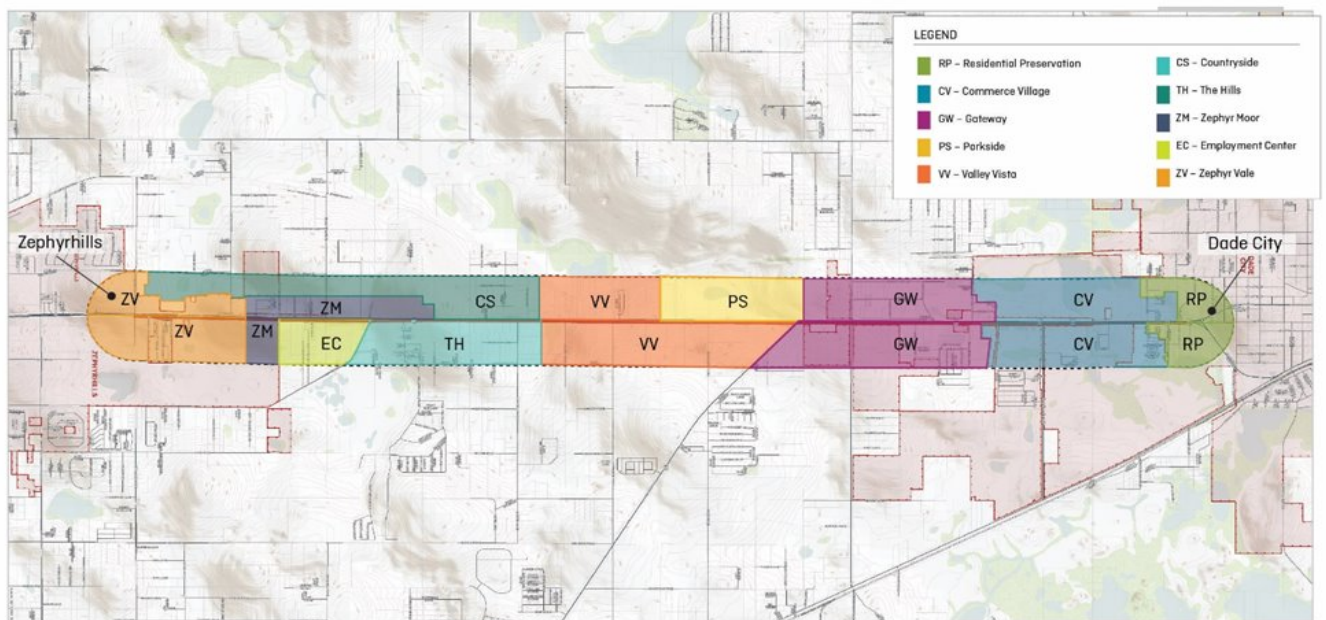


Figure 3 - US 301 Corridor Vision Plan

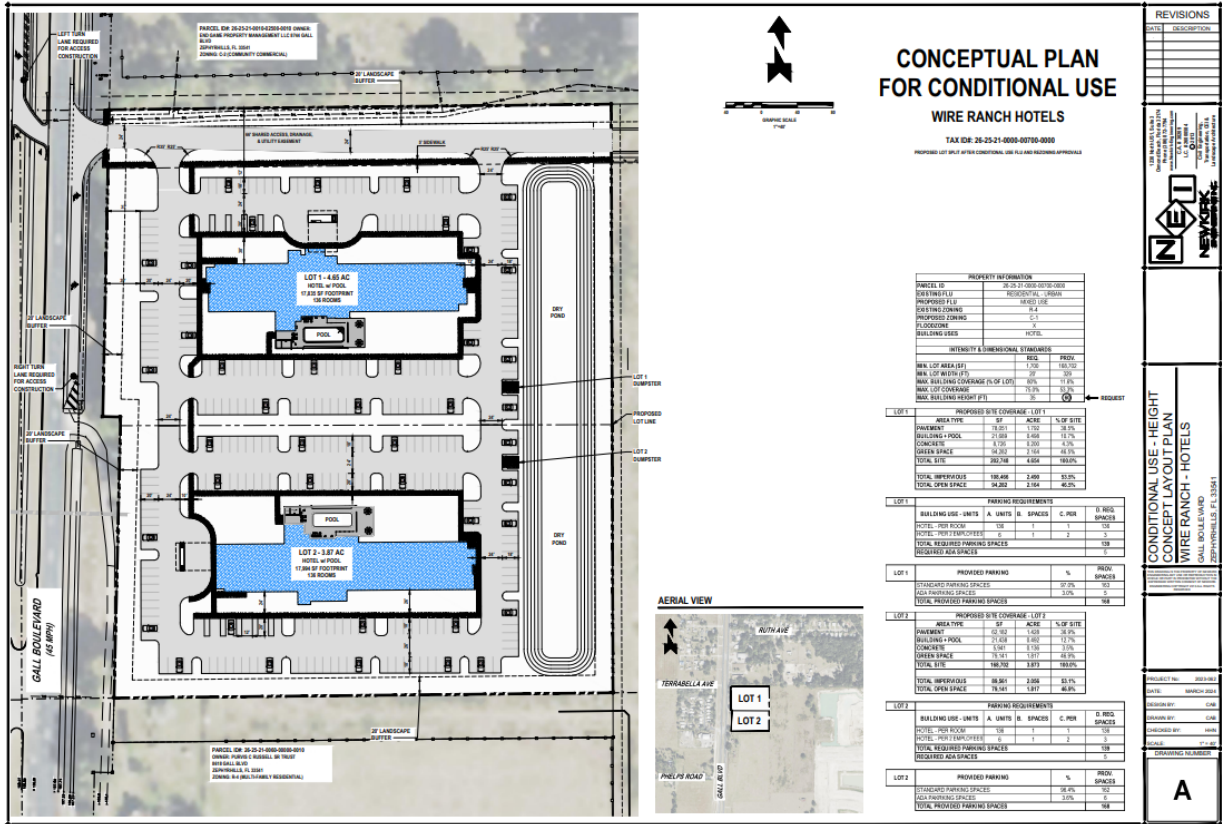


Figure 4- Concept Plan





Figure 5 – Hotel rendering

- b. In no case shall a structure exceed the height limitations determined to protect the approach and clear air zones established for the Zephyrhills Municipal Airport, as currently adopted or subsequently amended

All applicants for site development/construction plan approvals and permits are required by City Ordinance to complete the FAA’s online notice criteria tool. Verification from the FAA that a project is not of concern or a possible obstruction is required to be provided to the city prior to the issuance of any permits. Should a project be determined to be of concern, the FAA will require an extended review process on their end. The subject 3- and 4-story buildings proposed in this application for conditional use are not expected to be of concern due to proximity from airport.



Photo 1 – Subject Site Viewed From Gall Blvd Looking *Google Imagery* -

- c. Compliance with Resolution # 147 is required.

City Resolution No. 147 primarily pertains to the allowance of mid-rise structures and additional conditions related to the Fire Department. All plans shall meet the adopted building code and fire code standards, as well as any additional standards which may be required by Pasco County Fire Rescue.

**Conditional Use Requirements (LDC Part 11.10.00) -**

- A. The proposed conditional use will not adversely affect or contribute to the deterioration of life or property values in the immediate neighborhood

The purpose of a Conditional Use permit is to, in part, mitigate any potential impacts to adjacent properties and the community in general. The applicant's response to this question is that the project will be designed to prevent adverse impacts and avoid deterioration of quality of life or property values in the immediate neighborhood. The applicant would be required to meet minimum site design standards **and** enhanced standards can be required for landscaping, buffering and screening to reduce any potential impact.

- B. The proposed conditional use is consistent with the character of and existing land use patterns in the surrounding area.

Staff meetings with the Mayor / City Council discussed this topic of the compatibility and consistency of the proposed 3 / 4 story hotels with the existing

land use patterns in the surrounding area. This particular CU standard was the topic of most of the discussion / concerns with the proposed request. The concerns mentioned were that it is pre-mature to bring a building of this height this far north area of the City where the predominate land use patterns in this area consist of buildings one and two story. The height was also a concern of the subject property with an enhanced overall height with the grad of the property being significantly higher than the grade of this section of 301 fronting this property. The comments also included a desire to not cut into the hill to drop the elevation / height of the hotels.

The applicants have provided conceptual illustrations of the proposed 4-story buildings in relation to existing development and topography in the area, see Attachment 1 - Elevations.

- C. The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.

The proposed hotels would not appear to directly create or excessively increase traffic or parking congestion or otherwise affect public safety.

- D. The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas.

The subject property has a significant grade change and suitable drainage study / analysis would be required if / when this property is developed to ensure no off site drainage impacts occur. The subject property is located within the Basin of Special Concern which will require a higher level drainage / retention structures to ensure compliance.

- E. The site upon which the proposed conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas.

Perimeter buffer and screening standards of the LDC are required on all perimeters and around mechanical systems and dumpster enclosures. Interior and parking lot landscaping, as well as landscaping along retention areas, would also be required to prevent interference with the enjoyment of surrounding areas.

- F. The proposed site meets applicable requirements of the zoning district in which it is located.

The proposed zoning of Neighborhood Commercial would require a conditional use for hotels for both the height and use pursuant to the City's Land Development Code (Use

Table). All other zoning district regulations of the LDC would be applicable and assessed at the time of site development plan review.

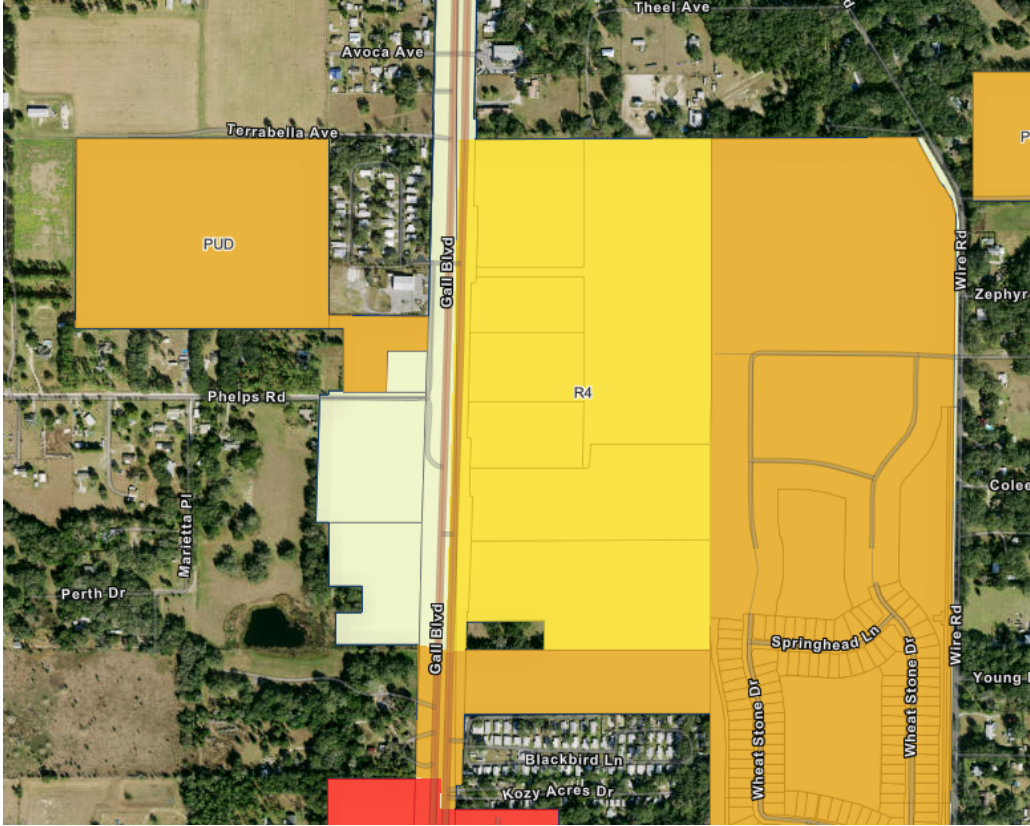


Figure 7 - Zoning Map – City of Zephyrhills

The subject site is approximately 8.5 acres, with R-4 zoning that is consistent with the properties to the east and south.

- G. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.

Proposed signage shall be consistent with the city’s standards as outlined in the LDC Article VIII at the time of permitting. Parking lot and pedestrian lighting shall be designed as to not spill onto adjacent roadways or properties, and will be reviewed at the time of site development plan review, and shall be consistent with LDC minimum requirements.

- H. The proposed conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

There is no indication that the proposed conditional use to exceed the height limitations of the zoning district will negatively impact the health, safety or welfare

of the surrounding community. Any and all FAA regulations pertaining to building height shall be reviewed by the proper permitting agencies at the time an engineering site plan is presented to the City.

The applicant has identified a demonstrated need for a quality hotel(s) in Zephyrhills. Staff and the Mayor / City Council agree and acknowledge that there is a need for a quality hotel in Zephyrhills. However the comments / concerns raised:

- The proposed use in this location of the City may be premature for the allowance of the proposed height from a compatibility standpoint with no other buildings in the general area with a similar height;
- Part of the Comprehensive Plan update going on now will include a visioning exercise that will look at areas on the north end of town to assist and provide Staff with a vision oh how that area will develop;
- Concern of the proposed structures being built into the hill / affecting the natural topography of this area.

#### **Utilities Discussion -**

According to Mr. Bostic, Utilities Services Director, adequate capacity is available to serve the Project.

#### **Environmental Setting –**

##### **Topography:**

The site exhibits a general elevation of 130 – 165 feet above mean sea level with grades dropping the east (figure 8).

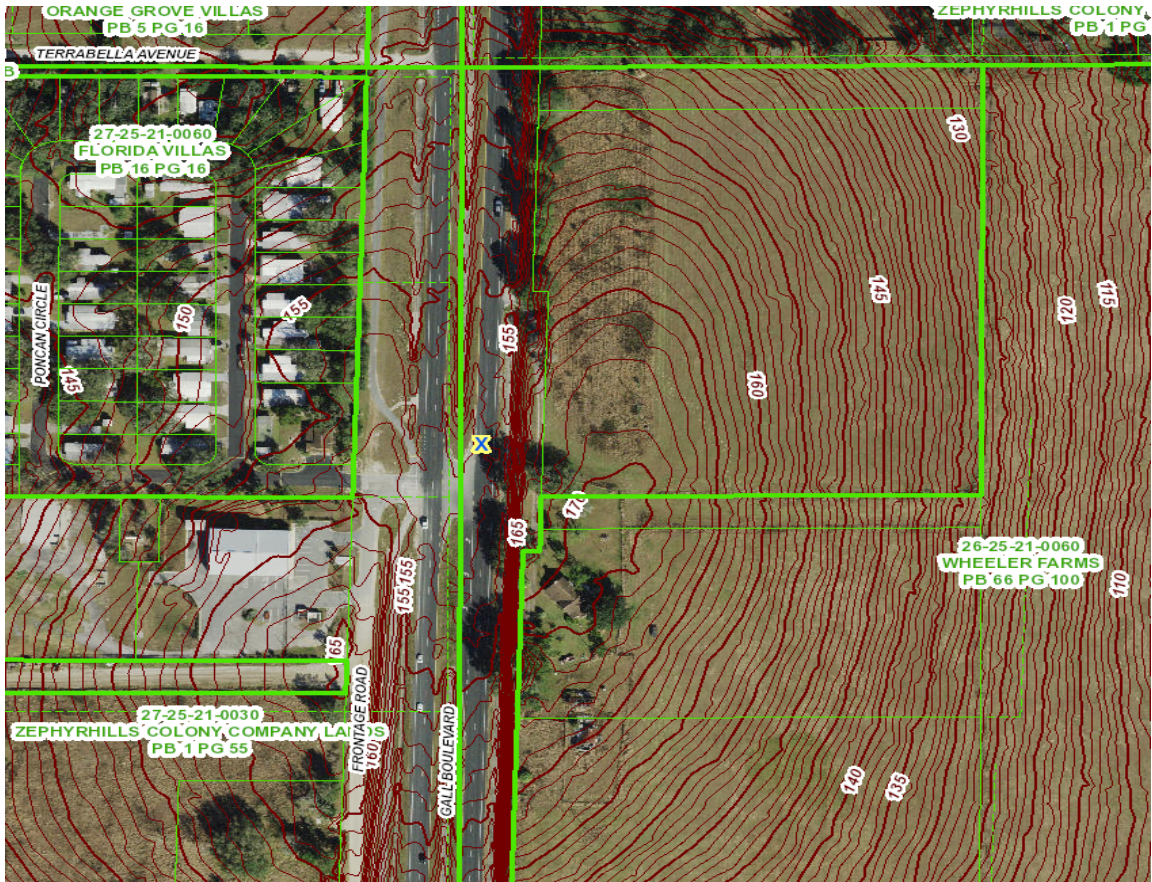


Figure 8 – FEMA Firmette Map Courtesy of FEMA

**Floodplain Management:**

According to the National Flood Hazard Layer FIRMette, the subject property is location in Zone X (not a flood zone). Please refer to Figure 8 - FEMA FIRMette and Topography Map.

**III. Recommendation**

**Site Plan Review Committee** – The SPRC recommended approval of the conditional use to exceed the height limitations at its regularly scheduled monthly meeting on June 18, 2024. Staff directed the applicant to revise the site / building renderings to better reflect the grade of 301 and subject property. Staff then also met with the Mayor / City Council upon receipt of the updated renderings to obtain input / comments of the conditional use petition and then to share the results with the applicant. Staff also met with the City Manager / Attorney where a question was raised about using the 301 Corridor vision / LU strategy as a basis for a recommendation with the Plan not being approved at this time. The final meetings with the Mayor / City Council were held and the request for a conditional use petition appear not to be supported as a result of the analysis provided in this report.

This recommendation does not constitute a formal / final recommendation but a transparent briefing of the comments received was provided to the applicant with an updated Staff recommendation of Denial based on the petition not meeting all of the conditional petition criteria.

**Planning Commission – No Action**

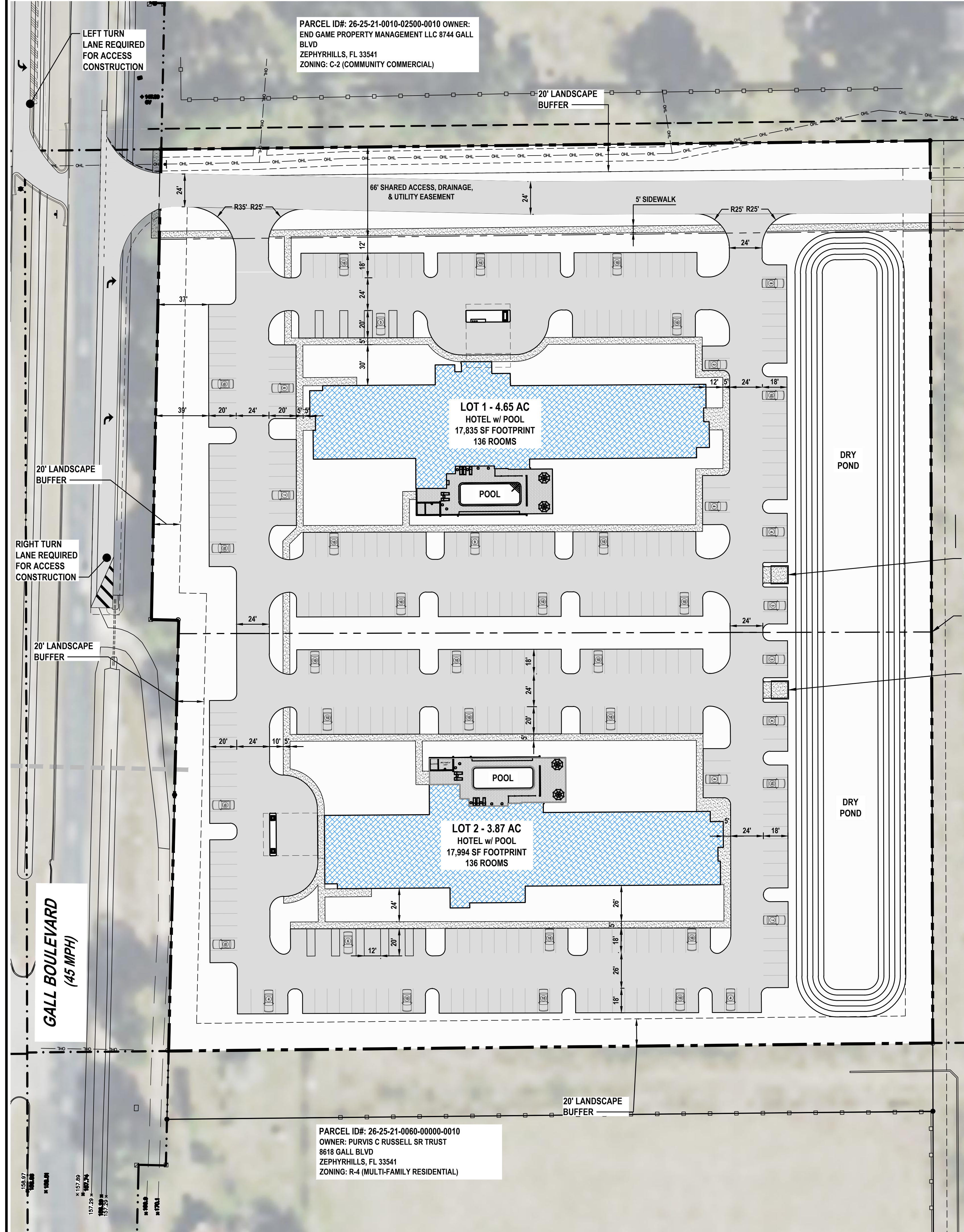
**City Council – No Action**

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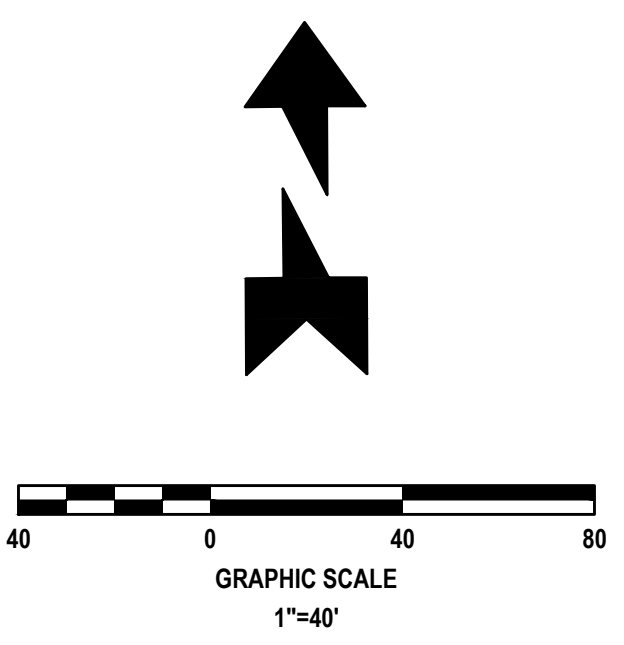
# AERIAL MAP

SCALE: 1" = 200'



PARCEL ID#: 26-25-21-0010-02500-0010 OWNER:  
 END GAME PROPERTY MANAGEMENT LLC 8744 GALL  
 BLVD  
 ZEPHYRHILLS, FL 33541  
 ZONING: C-2 (COMMUNITY COMMERCIAL)

PARCEL ID#: 26-25-21-0060-00000-0010  
 OWNER: PURVIS C RUSSELL SR TRUST  
 8618 GALL BLVD  
 ZEPHYRHILLS, FL 33541  
 ZONING: R-4 (MULTI-FAMILY RESIDENTIAL)



# CONCEPTUAL PLAN FOR CONDITIONAL USE

## WIRE RANCH HOTELS

TAX ID#: 26-25-21-0000-00700-0000  
 PROPOSED LOT SPLIT AFTER CONDITIONAL USE FLU AND REZONING APPROVALS

PROPERTY INFORMATION	
PARCEL ID	26-25-21-0000-00700-0000
EXISTING FLU	RESIDENTIAL - URBAN
PROPOSED FLU	MIXED USE
EXISTING ZONING	R-4
PROPOSED ZONING	C-1
FLOODZONE	X
BUILDING USES	HOTEL

INTENSITY & DIMENSIONAL STANDARDS		
	REQ.	PROV.
MIN. LOT AREA (SF)	1,700	168,702
MIN. LOT WIDTH (FT)	20'	329'
MAX. BUILDING COVERAGE (% OF LOT)	80%	11.6%
MAX. LOT COVERAGE	75.0%	53.3%
MAX. BUILDING HEIGHT (FT)	35	(60) ← REQUEST

LOT 1 PROPOSED SITE COVERAGE - LOT 1			
AREA TYPE	SF	ACRE	% OF SITE
PAVEMENT	78,051	1.792	38.5%
BUILDING + POOL	21,689	0.498	10.7%
CONCRETE	8,726	0.200	4.3%
GREEN SPACE	94,282	2.164	46.5%
<b>TOTAL SITE</b>	<b>202,748</b>	<b>4.654</b>	<b>100.0%</b>
TOTAL IMPERVIOUS	108,466	2.490	53.5%
TOTAL OPEN SPACE	94,282	2.164	46.5%

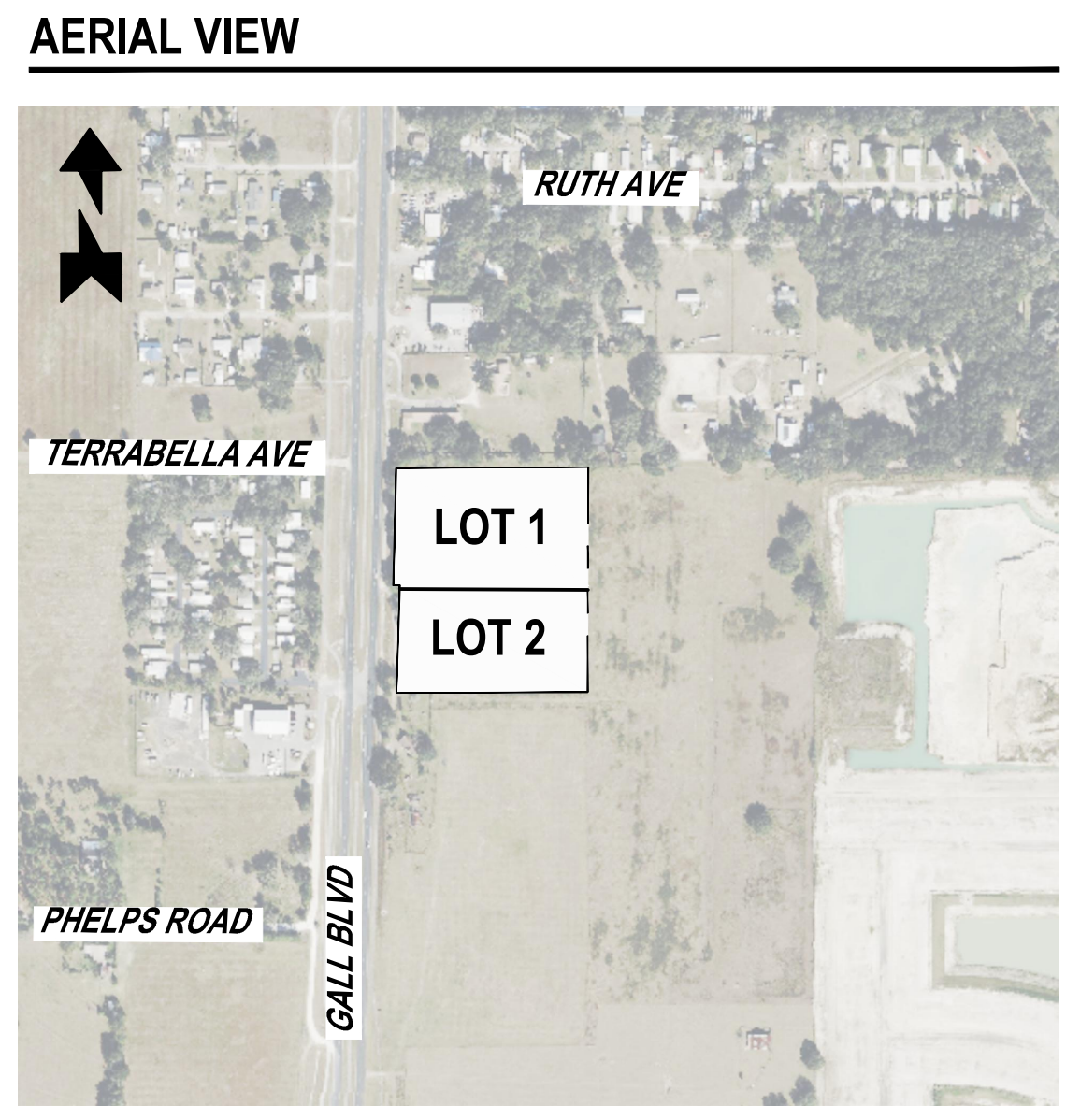
LOT 1 PARKING REQUIREMENTS				
BUILDING USE - UNITS	A. UNITS	B. SPACES	C. PER	D. REQ. SPACES
HOTEL - PER ROOM	136	1	1	136
HOTEL - PER 2 EMPLOYEES	6	1	2	3
<b>TOTAL REQUIRED PARKING SPACES</b>				<b>139</b>
<b>REQUIRED ADA SPACES</b>				<b>5</b>

LOT 1 PROVIDED PARKING			
	%	PROV. SPACES	
STANDARD PARKING SPACES	97.0%	163	
ADA PARKING SPACES	3.0%	5	
<b>TOTAL PROVIDED PARKING SPACES</b>		<b>168</b>	

LOT 2 PROPOSED SITE COVERAGE - LOT 2			
AREA TYPE	SF	ACRE	% OF SITE
PAVEMENT	62,182	1.428	36.9%
BUILDING + POOL	21,438	0.492	12.7%
CONCRETE	5,941	0.136	3.5%
GREEN SPACE	79,141	1.817	46.9%
<b>TOTAL SITE</b>	<b>168,702</b>	<b>3.873</b>	<b>100.0%</b>
TOTAL IMPERVIOUS	89,561	2.056	53.1%
TOTAL OPEN SPACE	79,141	1.817	46.9%

LOT 2 PARKING REQUIREMENTS				
BUILDING USE - UNITS	A. UNITS	B. SPACES	C. PER	D. REQ. SPACES
HOTEL - PER ROOM	136	1	1	136
HOTEL - PER 2 EMPLOYEES	6	1	2	3
<b>TOTAL REQUIRED PARKING SPACES</b>				<b>139</b>
<b>REQUIRED ADA SPACES</b>				<b>5</b>

LOT 2 PROVIDED PARKING			
	%	PROV. SPACES	
STANDARD PARKING SPACES	96.4%	162	
ADA PARKING SPACES	3.6%	6	
<b>TOTAL PROVIDED PARKING SPACES</b>		<b>168</b>	



REVISIONS	
DATE	DESCRIPTION

1230 North US1, Suite 3  
 Ormond Beach, Florida 32174  
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 www.Newkirk-Engineering.com  
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 L.C. # 26000584  
 © 2013  
 Civil Engineering,  
 Transportation, CEI &  
 Landscape Architecture

**NEWKIRK ENGINEERING INC.**

**CONDITIONAL USE - HEIGHT  
 CONCEPT LAYOUT PLAN  
 WIRE RANCH - HOTELS**  
 GALL BOULEVARD  
 ZEPHYRHILLS, FL 33541

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PROJECT No: 2023-062  
 DATE: MARCH 2024  
 DESIGN BY: CAB  
 DRAWN BY: CAB  
 CHECKED BY: HHN  
 SCALE: 1" = 40'  
 DRAWING NUMBER

A

VIEW FROM US301 LOOKING NORTH



HARVARD • JOLLY | PRK

# Staff Report Memorandum

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**To:** City Council and Honorable Mayor  
**From:** Todd Vandeberg,– Planning Director  
**RE:** USE 0010-24 Wareco/Pasco LLC Conditional Use Petition  
**Date:** September 25, 2024

## I. BACKGROUND & INFORMATION

### A. History | Application Summary

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Please see the conditional use requirements discussion on pages 9 – 11 of the Staff Report.



Figure 1 - Location Map

## B. Site Information

<u>Applicant   Owner:</u>	Wareco-Pasco, LLC
<u>Location:</u>	East side of 301 / north of Kossik Rd
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<u>Overlaying Plan (pending):</u>	US 301 Corridor Vision Plan (NOT APPROVED)
<u>Existing Capacity in WUP?<sup>1</sup></u>	YES
<u>Physiography and Geology<sup>2</sup></u>	130-165 feet change in elevation
<u>Flood Zone</u>	X

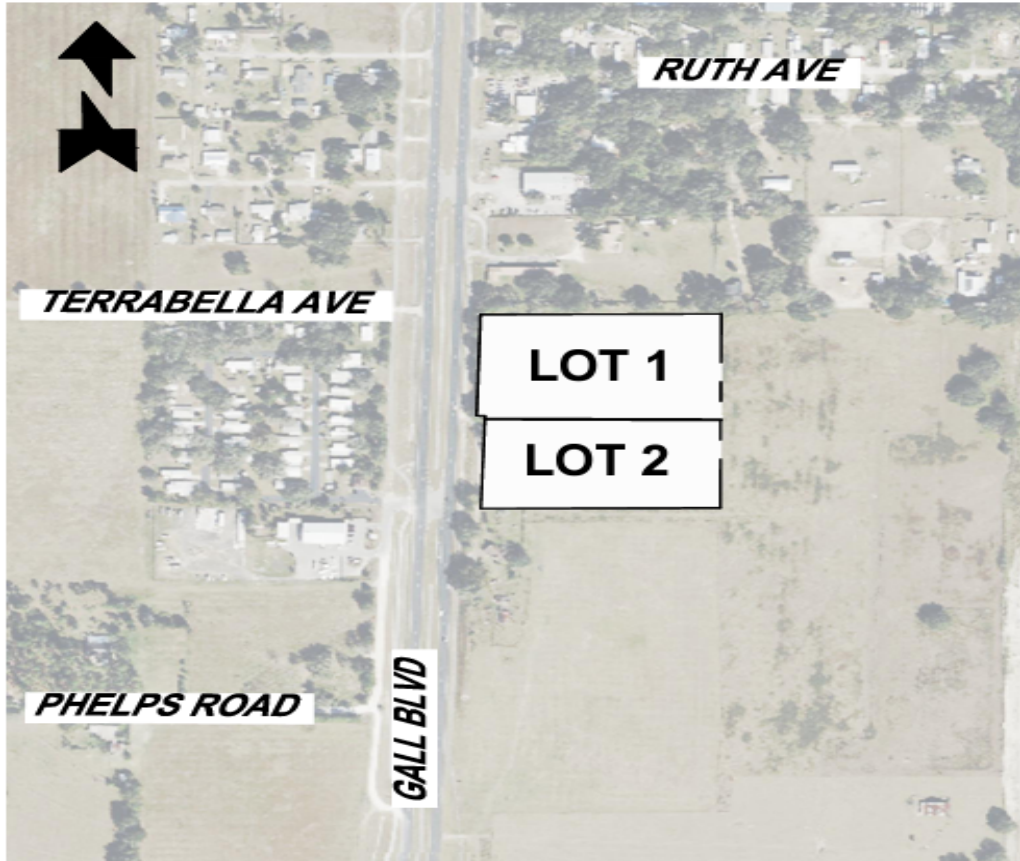


Figure 2 - Project aerial

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## II. DATA & ANALYSIS REVIEW

### Height Review (LDC Part 7.01.01.04) -

The applicants are requesting to exceed the 2-story (30-foot) height limitation of the R-4 zoning district (LDC Subsection 7.01.01.04, Height Regulations) to construct two 3 or 4-story hotels. Hotels are classified as a conditional use under the requested C-1 (Neighborhood Commercial

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zoning. Three and 4-story buildings are classified as “mid-rise structures,” under Subsection 7.01.01.04 in the LDC. Mid-rise structures may be permitted to exceed the height limitations of a zoning district as a conditional use, subject to the following:

- a. Mid-rise structures, when permitted, may be erected to a height not exceeding 75 feet if the building is set back from each setback line at least one additional foot for each 2 feet of building height above 30 feet.

The conceptual site plan provided by the applicants indicate a maximum building height of 45 feet from the existing grade. The location is within the Zephyr Moore character district of the pending and yet to be adopted US 301 Corridor Vision Plan (the Plan – Figure 3 below).

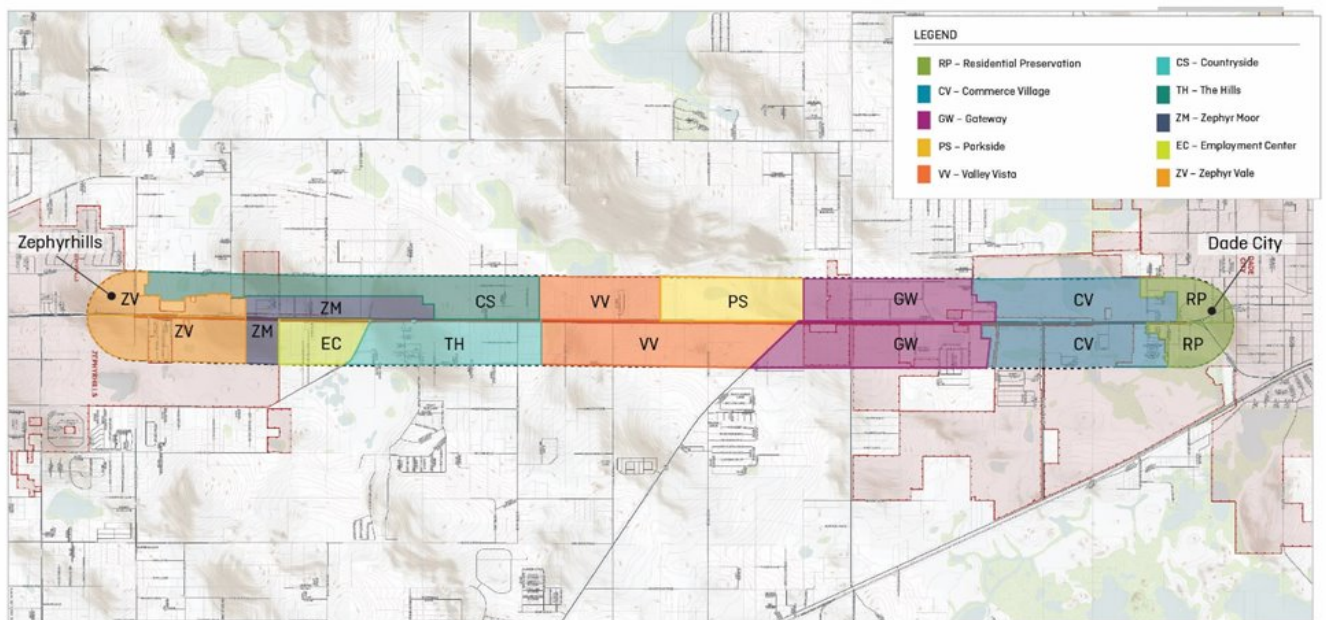


Figure 3 - US 301 Corridor Vision Plan





Figure 5 – Hotel rendering

- b. In no case shall a structure exceed the height limitations determined to protect the approach and clear air zones established for the Zephyrhills Municipal Airport, as currently adopted or subsequently amended

All applicants for site development/construction plan approvals and permits are required by City Ordinance to complete the FAA’s online notice criteria tool. Verification from the FAA that a project is not of concern or a possible obstruction is required to be provided to the city prior to the issuance of any permits. Should a project be determined to be of concern, the FAA will require an extended review process on their end. The subject 3- and 4-story buildings proposed in this application for conditional use are not expected to be of concern due to proximity from airport.



Photo 1 – Subject Site Viewed From Gall Blvd Looking *Google Imagery* -

- c. Compliance with Resolution # 147 is required.

City Resolution No. 147 primarily pertains to the allowance of mid-rise structures and additional conditions related to the Fire Department. All plans shall meet the adopted building code and fire code standards, as well as any additional standards which may be required by Pasco County Fire Rescue.

**Conditional Use Requirements (LDC Part 11.10.00) -**

- A. The proposed conditional use will not adversely affect or contribute to the deterioration of life or property values in the immediate neighborhood

The purpose of a Conditional Use permit is to, in part, mitigate any potential impacts to adjacent properties and the community in general. The applicant's response to this question is that the project will be designed to prevent adverse impacts and avoid deterioration of quality of life or property values in the immediate neighborhood. The applicant would be required to meet minimum site design standards **and** enhanced standards can be required for landscaping, buffering and screening to reduce any potential impact.

- B. The proposed conditional use is consistent with the character of and existing land use patterns in the surrounding area.

Staff meetings with the Mayor / City Council discussed this topic of the compatibility and consistency of the proposed 3 / 4 story hotels with the existing

land use patterns in the surrounding area. This particular CU standard was the topic of most of the discussion / concerns with the proposed request. The concerns mentioned were that it is pre-mature to bring a building of this height this far north area of the City where the predominate land use patterns in this area consist of buildings one and two story. The height was also a concern of the subject property with an enhanced overall height with the grad of the property being significantly higher than the grade of this section of 301 fronting this property. The comments also included a desire to not cut into the hill to drop the elevation / height of the hotels.

The applicants have provided conceptual illustrations of the proposed 4-story buildings in relation to existing development and topography in the area, see Attachment 1 - Elevations.

- C. The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.

The proposed hotels would not appear to directly create or excessively increase traffic or parking congestion or otherwise affect public safety.

- D. The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas.

The subject property has a significant grade change and suitable drainage study / analysis would be required if / when this property is developed to ensure no off site drainage impacts occur. The subject property is located within the Basin of Special Concern which will require a higher level drainage / retention structures to ensure compliance.

- E. The site upon which the proposed conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas.

Perimeter buffer and screening standards of the LDC are required on all perimeters and around mechanical systems and dumpster enclosures. Interior and parking lot landscaping, as well as landscaping along retention areas, would also be required to prevent interference with the enjoyment of surrounding areas.

- F. The proposed site meets applicable requirements of the zoning district in which it is located.

The proposed zoning of Neighborhood Commercial would require a conditional use for hotels for both the height and use pursuant to the City's Land Development Code (Use

Table). All other zoning district regulations of the LDC would be applicable and assessed at the time of site development plan review.

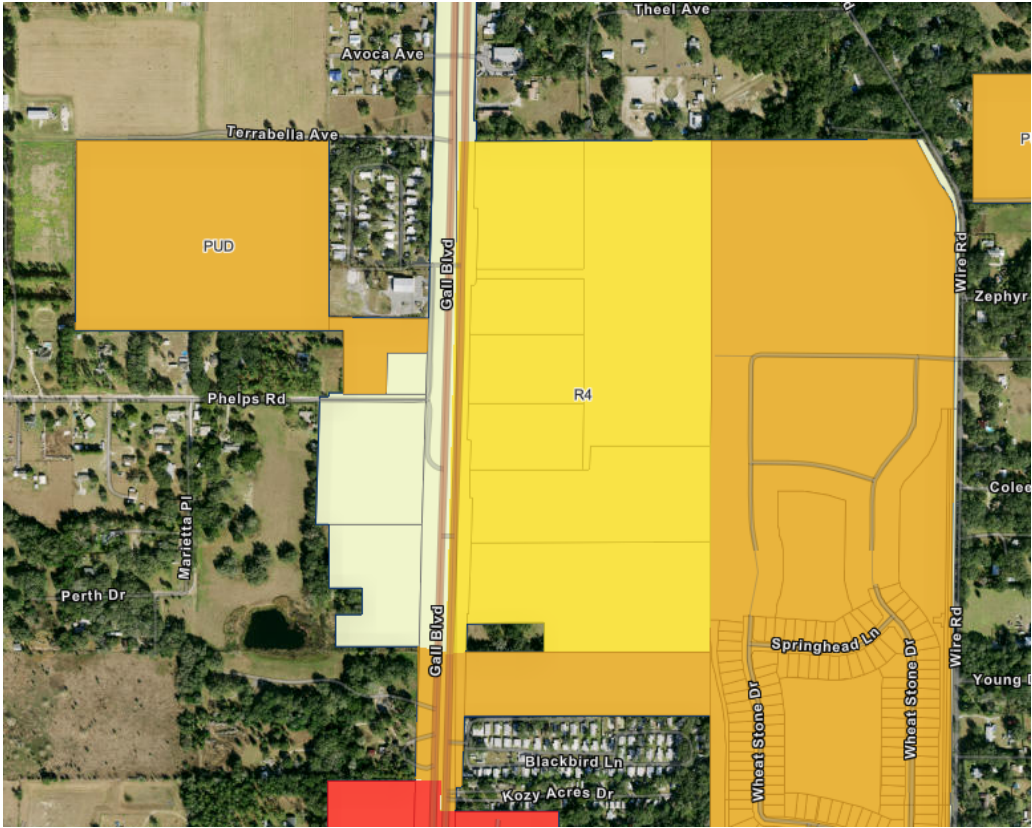


Figure 7 - Zoning Map – City of Zephyrhills

The subject site is approximately 8.5 acres, with R-4 zoning that is consistent with the properties to the east and south.

- G. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.

Proposed signage shall be consistent with the city’s standards as outlined in the LDC Article VIII at the time of permitting. Parking lot and pedestrian lighting shall be designed as to not spill onto adjacent roadways or properties, and will be reviewed at the time of site development plan review, and shall be consistent with LDC minimum requirements.

- H. The proposed conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

There is no indication that the proposed conditional use to exceed the height limitations of the zoning district will negatively impact the health, safety or welfare

of the surrounding community. Any and all FAA regulations pertaining to building height shall be reviewed by the proper permitting agencies at the time an engineering site plan is presented to the City.

The applicant has identified a demonstrated need for a quality hotel(s) in Zephyrhills. Staff and the Mayor / City Council agree and acknowledge that there is a need for a quality hotel in Zephyrhills. However the comments / concerns raised:

- The proposed use in this location of the City may be premature for the allowance of the proposed height from a compatibility standpoint with no other buildings in the general area with a similar height;
- Part of the Comprehensive Plan update going on now will include a visioning exercise that will look at areas on the north end of town to assist and provide Staff with a vision oh how that area will develop;
- Concern of the proposed structures being built into the hill / affecting the natural topography of this area.

#### **Utilities Discussion -**

According to Mr. Bostic, Utilities Services Director, adequate capacity is available to serve the Project.

#### **Environmental Setting –**

##### **Topography:**

The site exhibits a general elevation of 130 – 165 feet above mean sea level with grades dropping the east (figure 8).

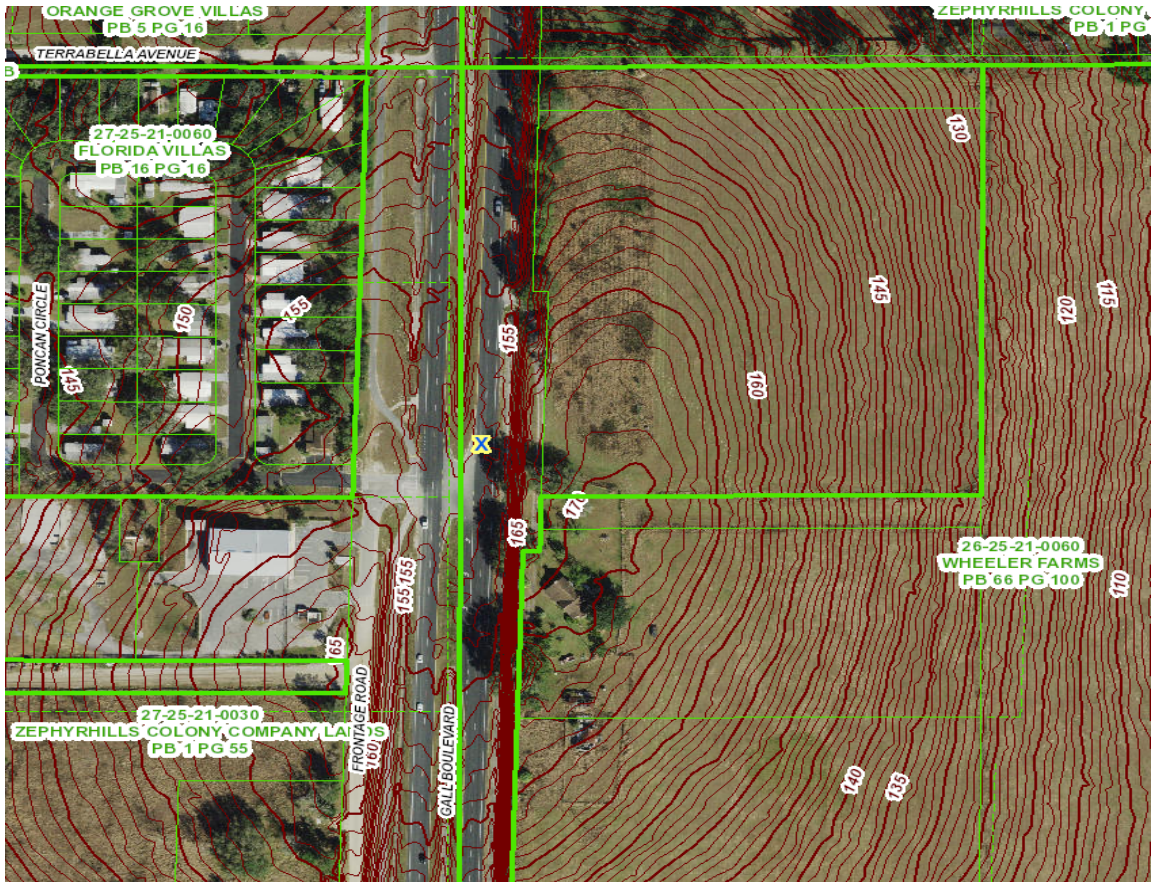


Figure 8 – FEMA Firmette Map Courtesy of FEMA

**Floodplain Management:**

According to the National Flood Hazard Layer FIRMette, the subject property is location in Zone X (not a flood zone). Please refer to Figure 8 - FEMA FIRMette and Topography Map.

**III. Recommendation**

**Site Plan Review Committee** – The SPRC recommended approval of the conditional use to exceed the height limitations at its regularly scheduled monthly meeting on June 18, 2024. Staff directed the applicant to revise the site / building renderings to better reflect the grade of 301 and subject property. Staff then also met with the Mayor / City Council upon receipt of the updated renderings to obtain input / comments of the conditional use petition and then to share the results with the applicant. Staff also met with the City Manager / Attorney where a question was raised about using the 301 Corridor vision / LU strategy as a basis for a recommendation with the Plan not being approved at this time. The final meetings with the Mayor / City Council were held and the request for a conditional use petition appear not to be supported as a result of the analysis provided in this report.

This recommendation does not constitute a formal / final recommendation but a transparent briefing of the comments received was provided to the applicant with an updated Staff recommendation of Denial based on the petition not meeting all of the conditional petition criteria.

**Planning Commission – No Action**

**City Council – No Action**

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VIEW FROM US301 LOOKING NORTH



HARVARD • JOLLY | PRK



# AERIAL MAP

SCALE: 1" = 200'