



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, February 18, 2025
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting Minutes from November 19, 2024
 - 1. Planning Commission Minutes 11-19-24

2. BUSINESS ITEMS

- 2.1 Preliminary draft - Zephyr Knoll future land use Category discussion
 - 1. Zephyr Knoll Power Point Slides
 - 2. Proposed Future Land Use Category

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 November 19th, 2024, at 6:00 PM

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.

II. Roll call by Carlos Maldonado

III. Commission Member Present:

Mayor Monson, David Armstrong, Beth Aker, Thomas Vanater, Dr. Randy Stoval, Ellen Taylor (missed roll call, arrived at 6:44 PM), Dr. Christa Remington (Absent), Tracy Sullivan, Clyde Bracknell.

IV. Invocation by Beth Aker

V. Pledge of Allegiance

1. Consent Items

1.1 Planning Commission Meeting Minutes from September 24th, 2024

The minutes were motioned for approval by all board members.

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.

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.

Both items were addressed at the same time. The discussion was led by Planning Director Todd Vandenberg; the items in question are for the property parcel#26-25-21-0000-00700-0000 that are looking for an approval for a conditional use for a higher maximum allowed height to be



approved. Then the approval for the future land use change and rezoning. The applicant David Waronker couldn't make it in due to medical issues. Glen Johnson the projects attorney was present and represented the items. Also present was Cody Bogart with Newkirk Engineering. Mr. Johnson led the discussion, Neighborhood commercial as a conditional use as well as the height of the proposed structures, the. The threshold for development in the city as you know, is 2 stories or 30 feet, so anything above that you're required to apply for conditional use. Just sharing a little history back about a decade ago. He was involved with that property at the northwest corner of Pretty Pond and Wire Rd. 11 acres there. Now it's proposed for apartments, but he had talked to staff about at that time about a decade ago about some hotels being put there. And at that time we assessed it kind of felt like that location was probably a little too far. East of 301, where we felt comfortable with the commercial zoning, so. What we suggest to do is that you look at properties, probably a little more appropriate on 301 Gall Blvd. In the city. So we Fast forward to this evening about a decade later and we're back to looking at conditional use and some land use actions. That a request for some hotels are being proposed. A power point presentation was displayed. We just talked about future land use and zoning. Two of them. Originally submitted to four stories. You can see the project location on the right side of Gall Blvd. This is north of Kossick Road and this is the northern city boundary limits on this side of Gall Blvd. To the east is originally Zephyr Lakes, now Abbott Park that's continuing under construction. There are two phases left there and a lot of retention and floodplain mitigation that's under work. Also, apartments that are planned to go within the region. Hotel Rendering were displayed via the power point showing the hotel being proposed is 2 $\frac{3}{4}$ story hotels building over the city's 30' height restriction. Another topic that was discussed was the US 301 corridor vision plan, the corridor was broken down to many districts with uses and standards that are in place and could play a huge role with the proposed project. A new comprehensive plan is being updated, and the corridor matter will be addressed more thoroughly. In the past meeting site plan review in June 2024 recommended approval, the city manager and city attorney raised a question about the using the 301-corridor vision/LU strategy as a basis for a recommendation with the plan not being approved at this time. Other concerns were holding off on any land use actions due to previous flooding and water issues. Also Hotel water usage was mentioned by the mayor; the planning director commented by mentioning the water use ordinance won't apply to commercial only residential, however water usage strategies will always be implemented. New water sources for the city will be reviewed in future meetings. No accurate number for water use has

City of Zephyrhills



been conducted yet but we should have plenty of water for all pending non-residential projects. Additional comments made were drainage concerns and sewer matters considering the flooding issues recently. Numerous concerns from residents were raised. Comments received; people weren't opposed to hotel, the city has a strong need for them and economic benefits that come with having hotels in the city. The grad and elevation was another concern considering it's being proposed on a property that's on a hill. Also cutting into the hill was discussed and protecting the hill shed and hill tops. Other commercial properties in the city won't have this many issues and potential locations for a hotel exist within the city and there has been numerous interests. The applicant Len Johnson came up to speak; The water issue and site nearby townhome project they prepaid for 334 units so there should be sufficient excess capacity reserved with 50% water and sewer paid and in place for the hotel project. 10 months have gone by as the applicants worked with staff, also redesigns were made on a few occasions. Glen mentioned he used the standards that have applied. Harvard Jolly has done the designs on this project and the applicant is willing to comply with the city's request to meet the standards. According to the applicant they haven't heard any complaints from the surrounding owners about the usage. First person to speak on this subject was a neighbor of this property, Phyllis Purvis, she expressed her concerns and mentioned she expressed her concerns and mentioned her property she couldn't sale because she wasn't able to rezone it to commercial and had made numerous sales attempts and believes it unfair considering all the properties around her are commercial. Another speaker was Pascal he made comments stating that a hotel could be a good idea considering a lot of people who come to visit usually go to Wesley Chapel if they're visiting, so having a respectable hotel in town would be a good idea. Kyle Sacavado with Skydive City spoke and made comments stating that numerous people that come to visit are requiring a closer hotel for accommodation purposes, they recently had over 140 visitors for a training camp and had to stay in Wesley Chapel, he believes a hotel in the city would be best for any future visitors. Mike Lewis a resident spoke as well and agreed with the previous speakers on the city requiring more hotels nearby, he had visitors recently that had to go outside the city to find a hotel and having one in the city would have been more convenient, also a hotel with a restaurant in the hotel. Some board members mention that having a hotel in the city would be a good idea, however there could be other locations that are more compatible. Additional comments were on the proposed building heights and flooding matters, these issues will be further discussed once the project goes to



development if it's approved. Additional visioning workshops will be completed, and both the city and Dade city need to update their comprehensive plan before it gets adopted. Also viewing the section where the hotels are being offered will be reviewed further to decide if this area of the town would be best for commercial use area. No specific names for the hotel were mentioned, only stated it could be a higher end hotel. The land use code was discussed briefly by the mayor and voiced the concerns on properties being able to develop buildings with higher buildings and blocking views from neighboring properties. Cody Bogart with Newkirk Engineering spoke; commented on some concerns that were brought up and stated they submitted how they would approach designing the site and the access road being proposed. Cutting 8' into the hill was mentioned. Drainage and water preservation will be looked at more thoroughly as well. 3 turn lanes are being proposed with numerous access points. The building's height should be roughly 60'. Closing comments from the mayor she was not aboard with this project due concerns such as previous flooding issues, cutting into the hill, aesthetics of the building and height.

Recommendations: Both Conditional use, Future Land Use and Rezoning were voted for approval. 6 approved and 2 denied.

STAFF REPORT

To: Planning Commission
From: Planning Department Staff and Tammy Vrana will be in attendance to provide the recent Visioning Workshop results and provide a preliminary regulatory approach for the Vision study area.
RE: Preliminary draft - Zephyr Knoll future land use Category discussion
Date: February 18, 2025

I. BACKGROUND & INFORMATION

The City Council recommended that Staff, the Planning Commission and City Council hold a Visioning workshop to look at the area encompassing both sides of US HWY 301 (from Kossik Rd north to Terabella. The Visioning Workshop was held on January 13, 2025 and staff will be presenting a summary of the results and discussing a proposed regulatory action / next steps. The presentation will include:

- * Map showing the study area;
- * Important planning principles;
- * Proposed vision / development ideas and priorities;
- * Proposed preliminary Vision Concept for the planning area;
- * Proposed new future land use category with a future required PUD zoning;
- * Proposed FLU category uses and PUD zoning standards with Place type development;
- * Introduction discussion of Transfer of Development Rights.

II. DATA & ANALYSIS

III. RECOMMENDATION

No formal action required. Staff is asking the Planning Commission to review the PowerPoint Presentation and proposed Zephyr Knoll future land use category (see attachments) and come prepared to discuss.

PLANNING COMMISSION | FEBRUARY 18, 2025

Workshop Results & Preliminary Regulatory Approach

JAN 13 Joint Workshop
City Council & Planning Commission

HOW SHALL WE GROW?
North US 301 Corridor Visioning

Overview

1. Joint Visioning Workshop
Recap & Results
2. Advancing the Vision
(Regulatory Approaches)
3. Consensus & Next Steps



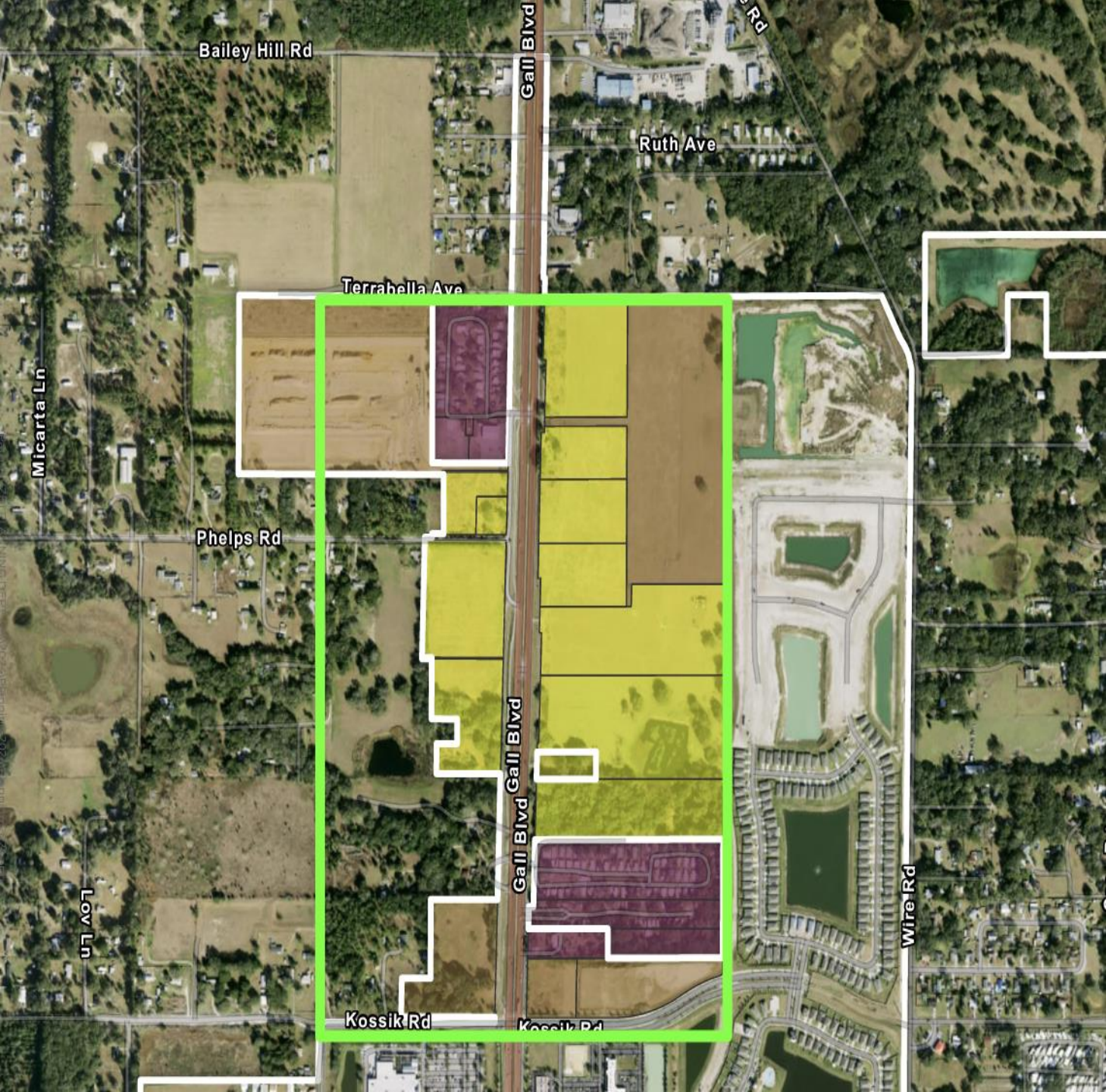
JAN 13 Joint Visioning Workshop

Background

- Recent Conditional Use Request for 4-story hotels (2)
- Request not supported by Staff
- A more holistic look could render win-win strategies

Purpose

1. Assess current conditions (Planning Area)
2. Consider relevant principles & review development examples
3. Envision desirable development in the Planning Area
4. Align on priorities (consensus)



Planning Area

-  Planning Area
-  Focus Area
-  Existing Development
-  Future Development -Entitled
-  City Limits

1. Logical **extension of urban development** & more **sustainable form**
2. Integrated **mix of uses**
3. Reduce **vehicle miles**
4. Efficient **public investments** (utilities, etc.)
5. Preserve/protect
 - Existing **rural enclaves** & development patterns
 - Scenic viewsheds
6. Preserve/protect **“ecosystem services”**
 - Floodplain
 - Wetlands
 - Groundwater recharge
7. Efficient use of **natural resources**
 - Water
 - Energy
 - Land





How can future development best support the needs of our growing community?



Group 1



Group 2



Group 3



What are our ideas for shaping the future of the Planning Area?

Consensus Vision → “Focus Area”

Land Use

- Commercial mixed-use
 - Retail
 - Office
 - Hotel
- Low-traffic generators
- Neighborhood-oriented uses

Development Pattern

- Village Concept
 - Higher intensity
 - Transitional at edges
- Activity hub (concerts, shopping, recreation)
- Neighborhood-like
- Walkable/multimodal
- Start with the hotels



Consensus Vision → “Focus Area”

Connectivity

- Backage streets to US 301
- Street extensions (Terrabella Ave, Phelps Rd, Dairy Rd)
- New streets (street grid)
- Walk/bike “greenway”
- Intersection upgrades
- Limited cuts on US 301

Regional Park

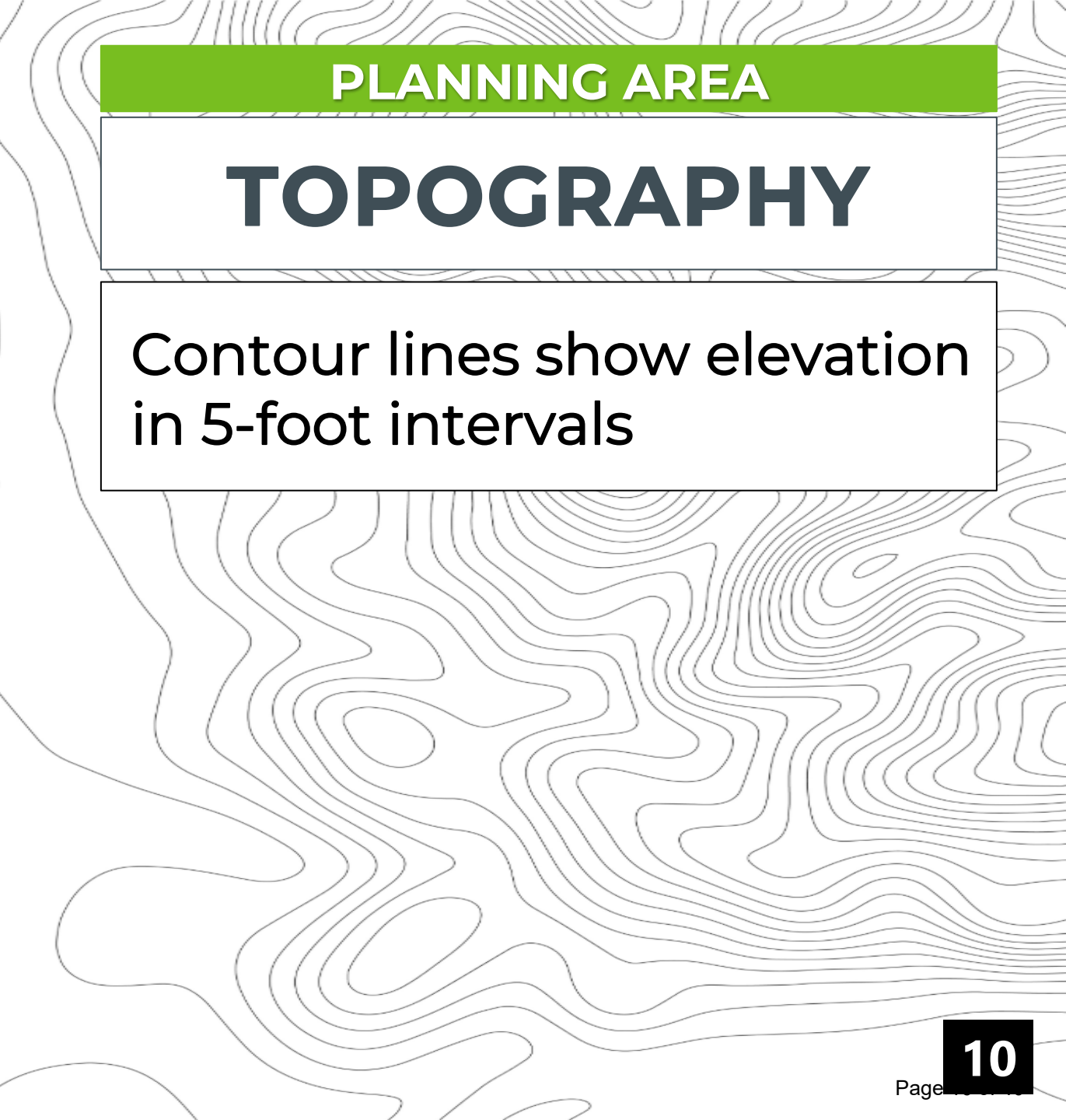
- North city park
- Leverage:
 - Topography, floodplain & vegetation
 - Ecosystem services (stormwater management)
 - Proximity to surrounding population clusters



PLANNING AREA

TOPOGRAPHY

Contour lines show elevation in 5-foot intervals

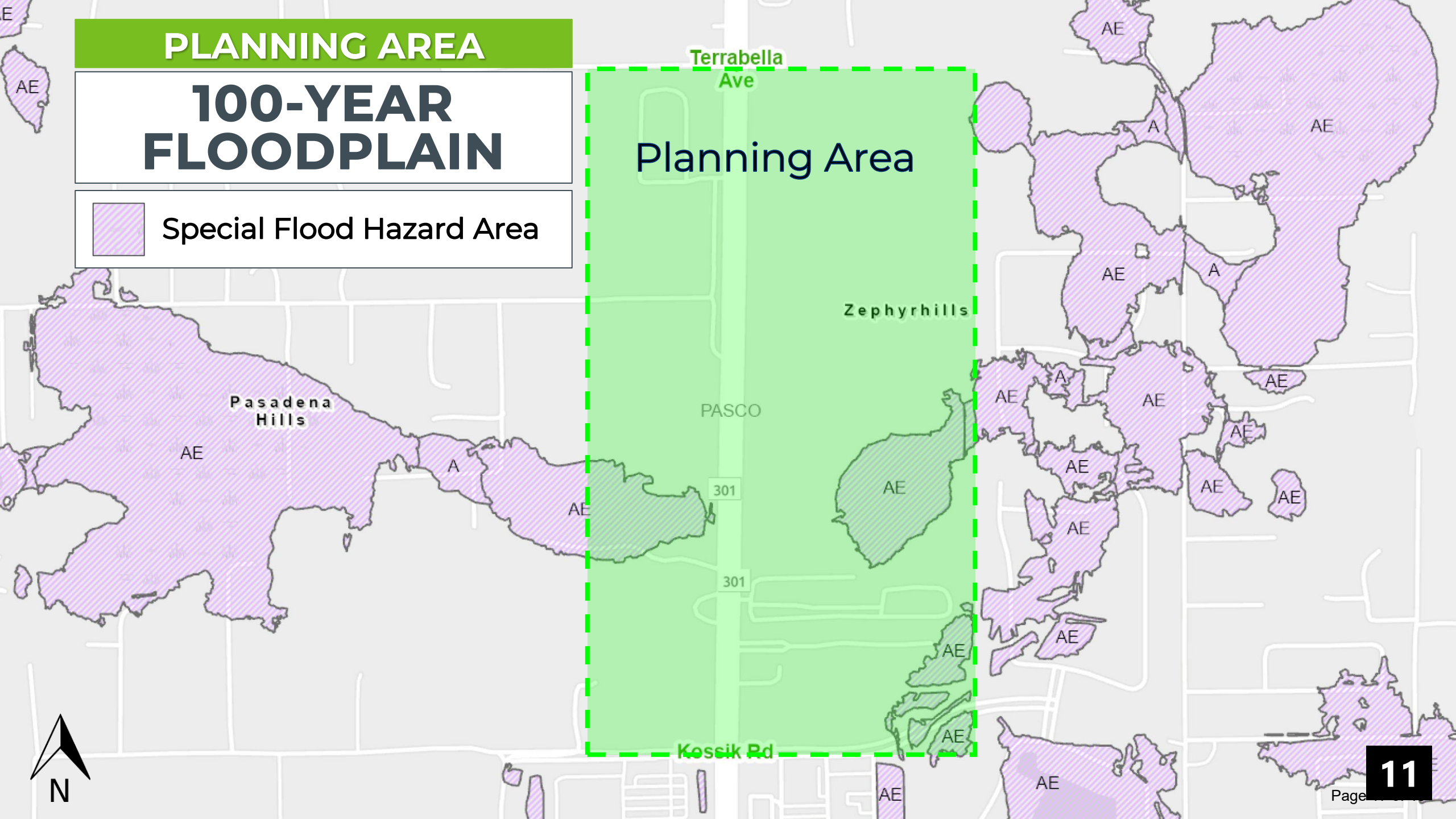


PLANNING AREA

100-YEAR FLOODPLAIN



Special Flood Hazard Area

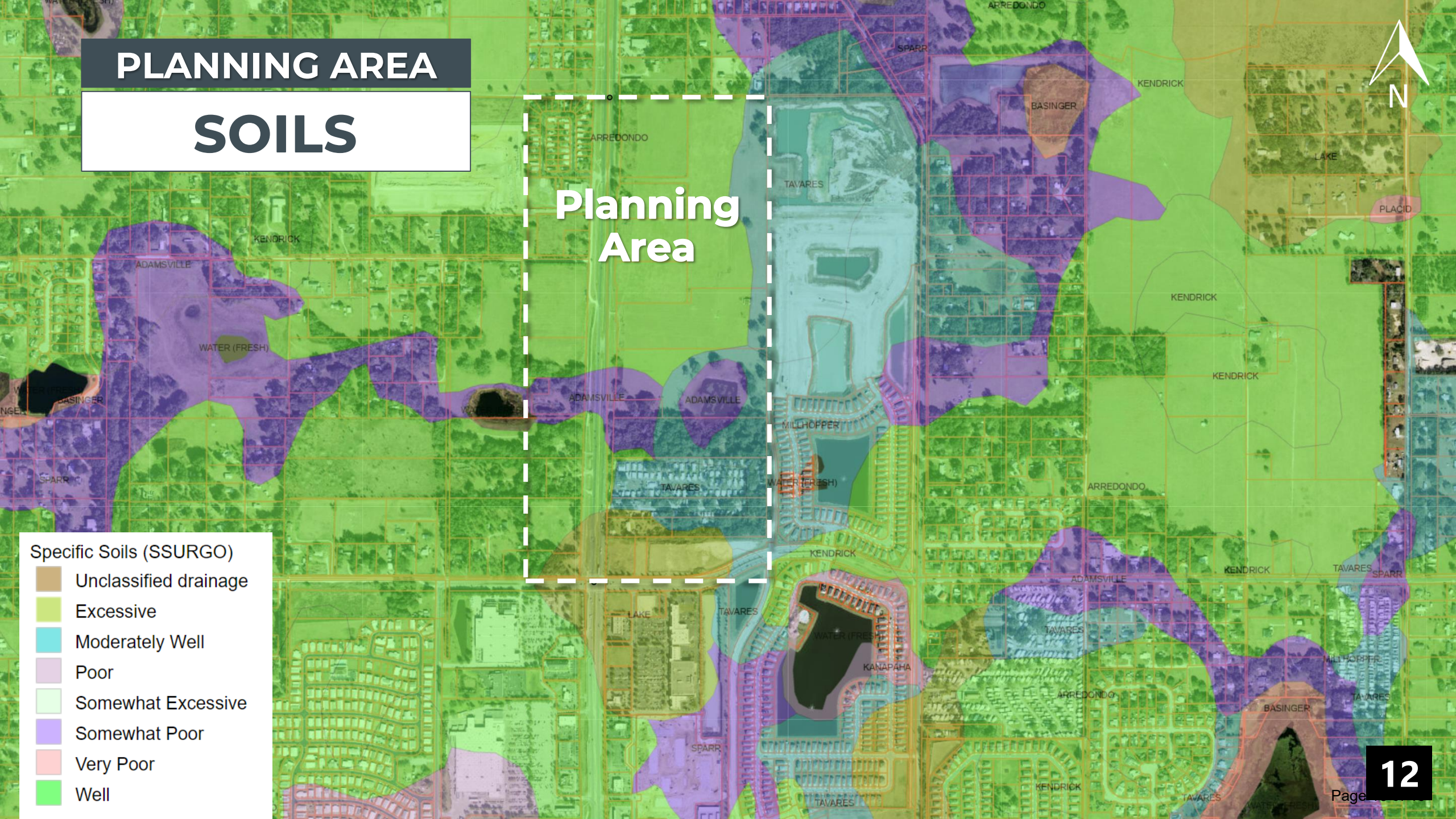


PLANNING AREA SOILS

Planning
Area



- Specific Soils (SSURGO)
- Unclassified drainage
 - Excessive
 - Moderately Well
 - Poor
 - Somewhat Excessive
 - Somewhat Poor
 - Very Poor
 - Well





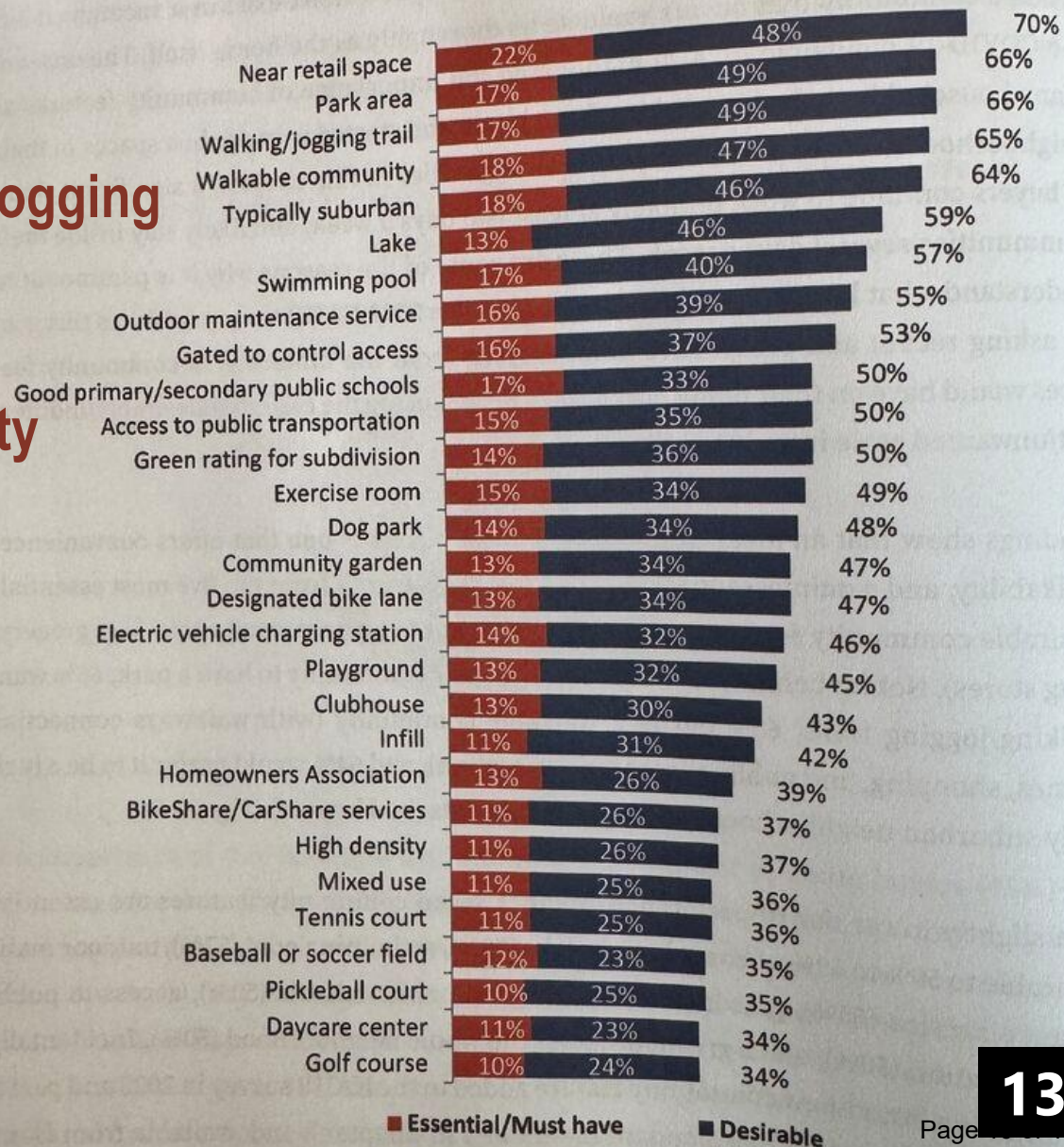
WHAT HOME BUYERS REALLY WANT

2024 EDITION



1. Near Retail Space
2. Park Area
3. Walking/Jogging Trail
4. Walkable Community
5. Typically Suburban
6. Lake

Figure 10-5. Community Features Rated Essential or Desirable (Percent of Respondents)



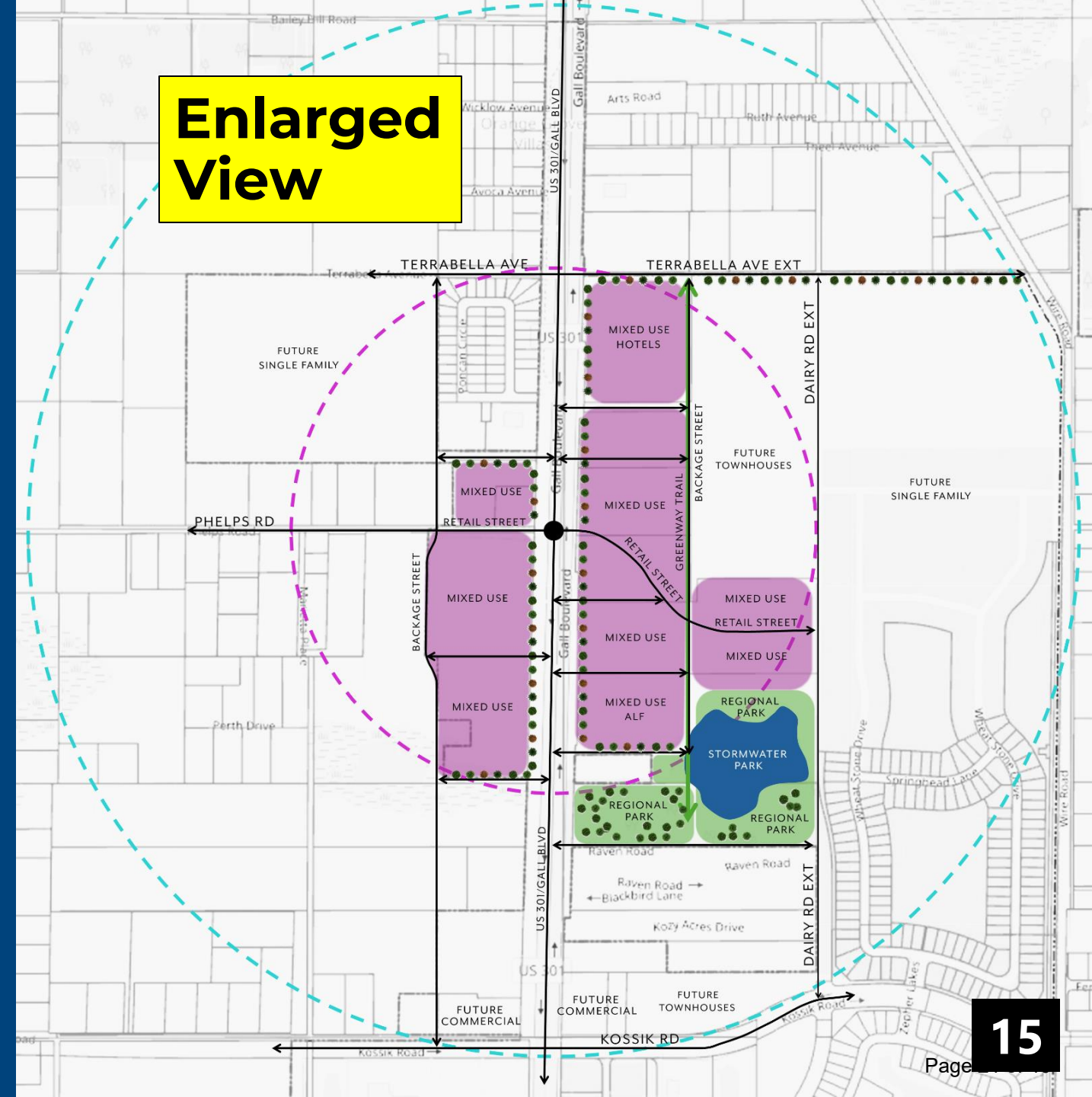
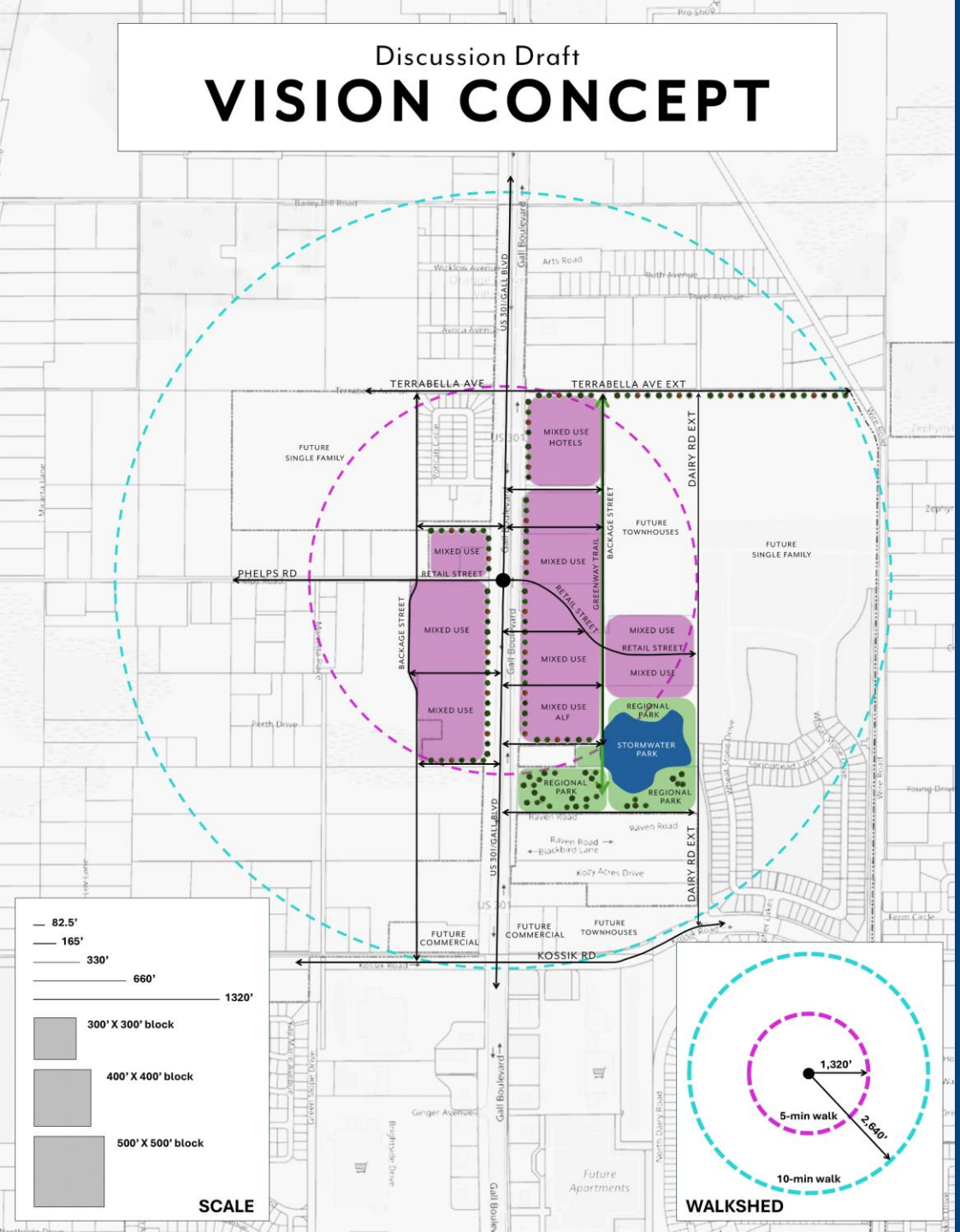
The Vision

VISION CONCEPT

Planning Area “Focus Area”

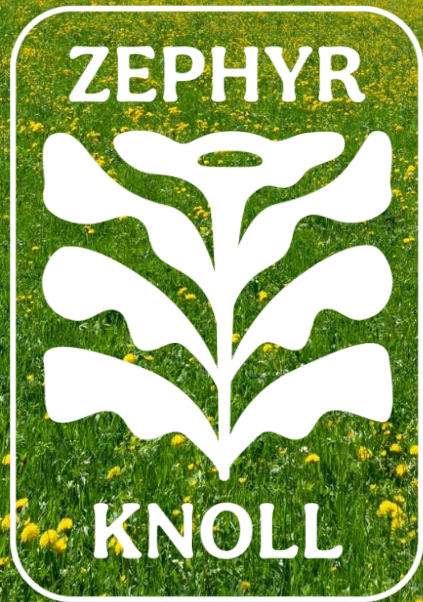
Discussion Draft
VISION CONCEPT

Enlarged View



Articulating The Vision

1. Create **new future land use category & PlaceType**
2. Initiate a **plan amendment to apply the category** to Focus Area
3. Require **future rezonings to be PD** (Planned Unit Development district)



**New
Future
Land Use
Category**

Articulating The Vision

ZEPHYR KNOLL

New Future Land Use Category

A REGULATING APPROACH

ZEPHYR KNOLL Future Land Use Category

Primary uses:

COMMERCIAL MIXED USE

- Retail
- Office
- Hotel
- Civic (recreation)

Secondary uses:

RESIDENTIAL *(Vertically Integrated)*

- Assisted living
- Multifamily
- Live-work

Require PD Zoning

**Tailor Considerations for PD
Zoning Conditions of Approval**

- **Transportation impact** mitigation;
- Vertical and/or horizontal **integration of uses**;
- **Semi-public realm** features and distribution;
- **Compatibility** with surrounding existing and planned uses;
- City **economic development** objectives;
- **Interconnected street system** and design standards for **compact development**;
- **Pedestrian and transit-oriented** design principles;
- Adequacy of existing and programmed **public facilities and services**;
- Building placement, orientation, and site features strengthening **relationships between uses and pedestrian realm**;
- Building intensities, orientation, and massing to **promote commercial activity** and create a **sense of place**;
- Placement and extent of **parking**;
- **Landscaping** and **shade** treatments;
- Protection of environmentally sensitive areas, including **floodplain** and **buffer zones**;
- **Tree protection**; and
- Significant **viewsheds** and **topographic features** preservation.

DEVELOPMENT INTENSITY

ZEPHYR KNOLL Future Land Use Category

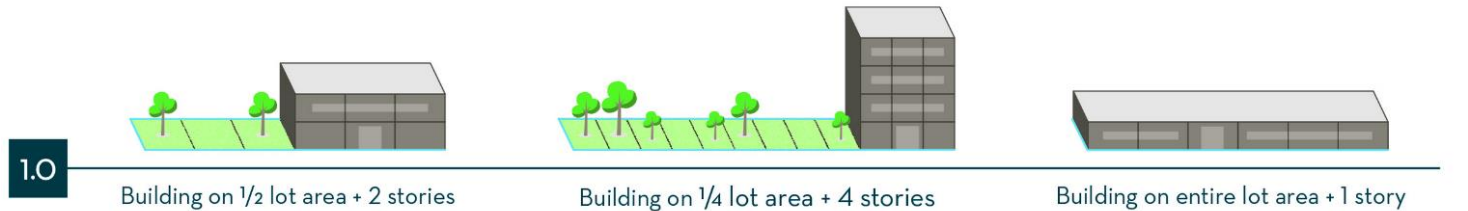
Floor Area Ratio (FAR)

Gross floor area divided by lot area



Floor Area Ratio (FAR)

Max: 1.0 FAR →



Dwelling Units per Acre

Max: 14 DU/A

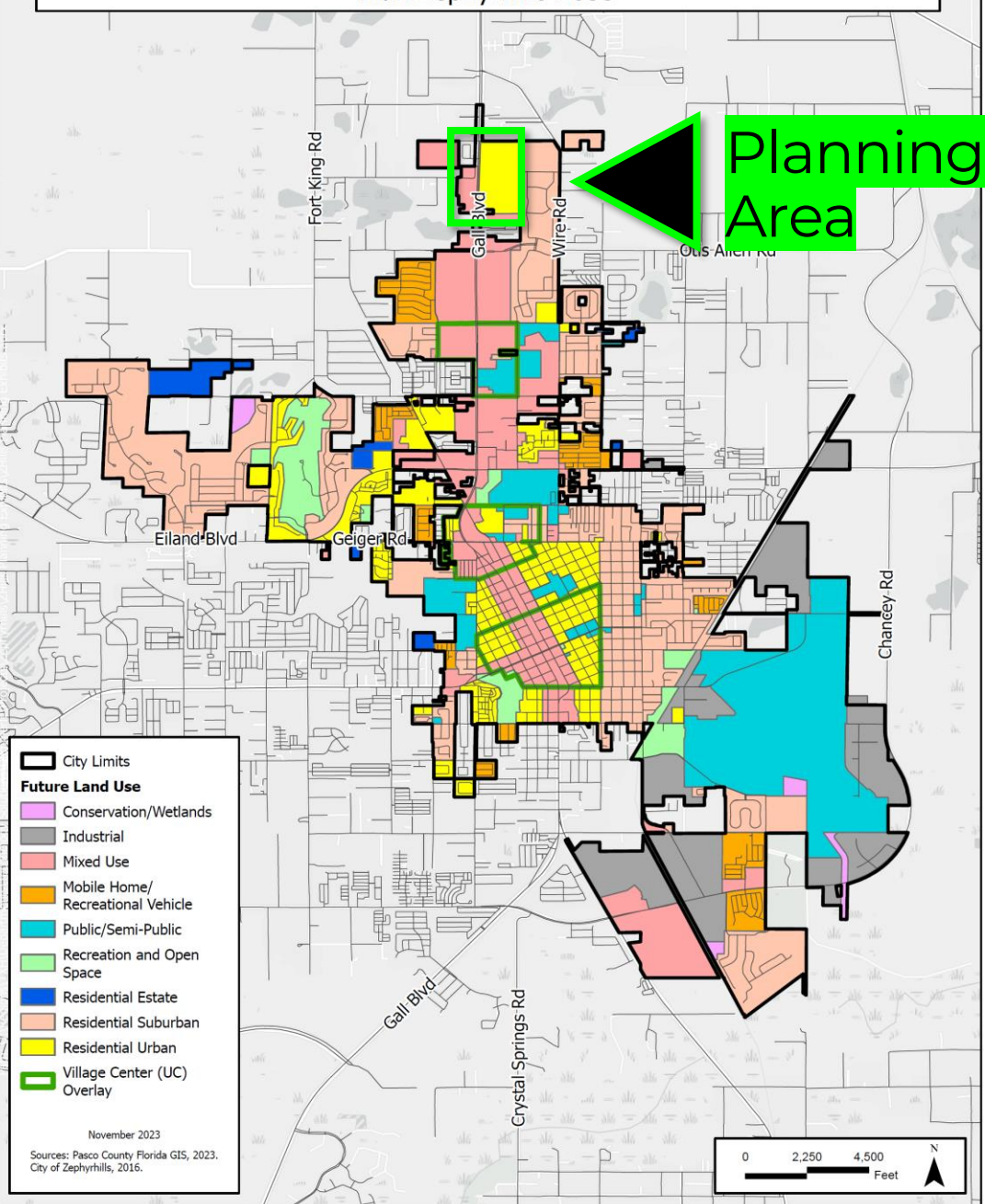


Impervious Surface Area

Max: 80%

Map FLU-7 Future Land Use

Plan Zephyrhills 2035



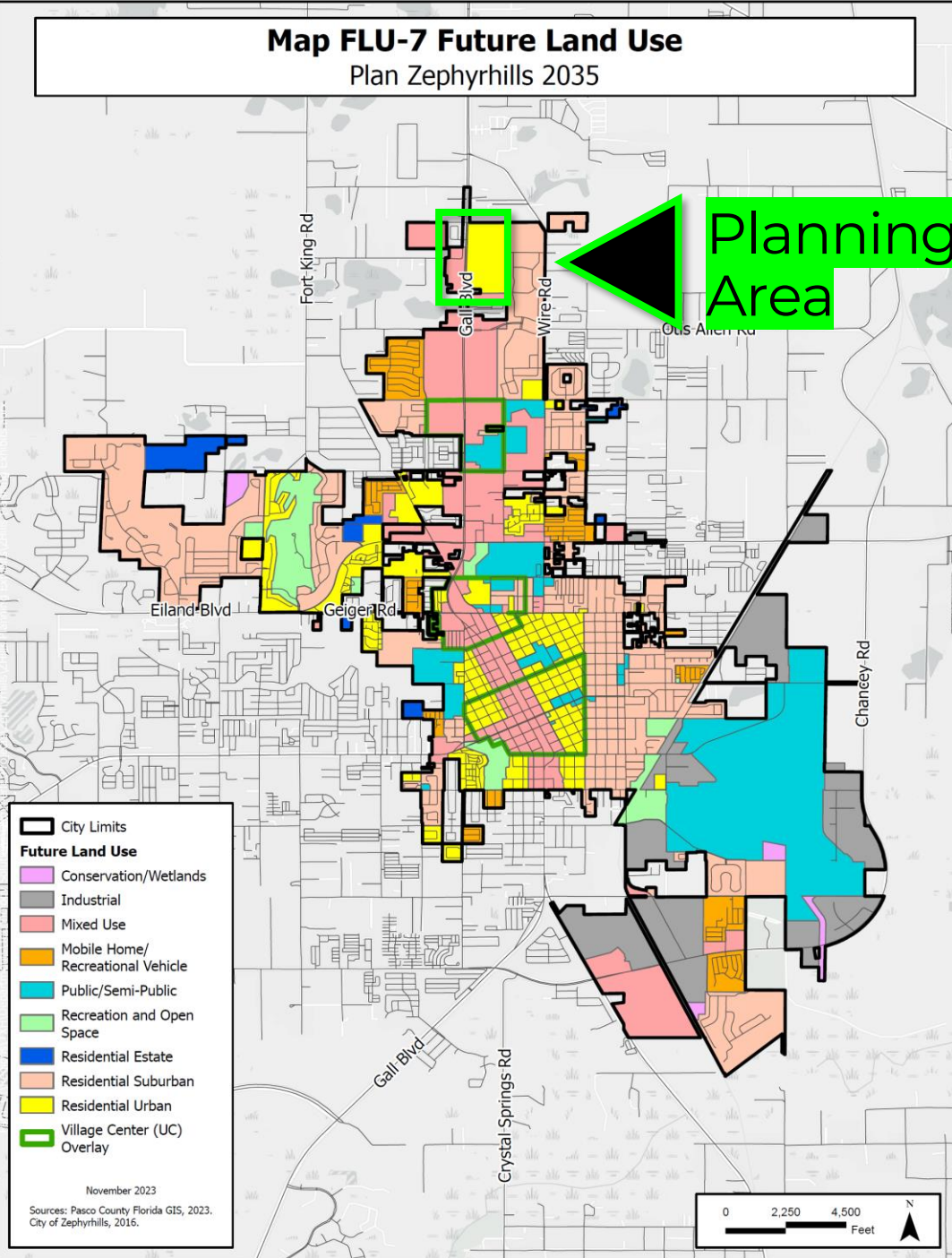
RU - Residential Urban Category

ADOPTED

- Purpose:
 - Higher density single family & multi-family residential
 - Compatible retail/office
- Density: **7.5-14 dwelling units per gross acre**
- Nonresidential: **Up to 0.5 floor area ratio**
- Impervious Surface Ratio: **Up to 80% impervious**

Map FLU-7 Future Land Use
Plan Zephyrhills 2035

Planning Area



MU – Mixed Use Category

ADOPTED

- Purpose:
 - More intensive residential, office & retail
 - Balanced land use mix
 - Multimodal mobility
- Density: **0.0-14 dwelling units per gross acre**
- Nonresidential: **Up to 0.5 floor area ratio**
- Impervious Surface Ratio: **Up to 80% impervious**

CONSIDERATIONS

Tools to Achieve Specific Goals & Manage Growth



Development Bonus

Allows floor area and/or density beyond what is normally permitted by the FLUM in exchange for providing public benefits.

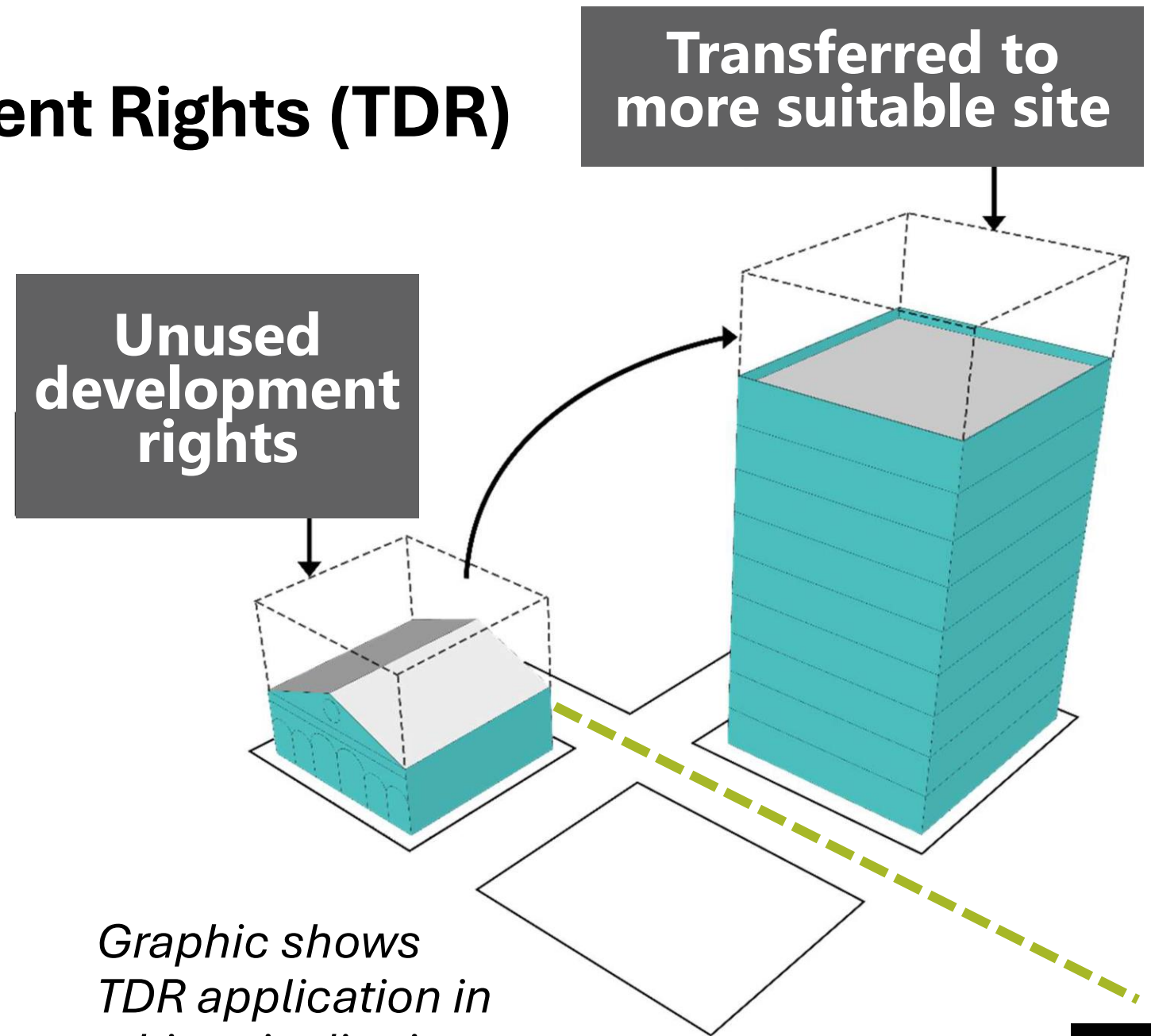
Transferrable Development Rights

Allows landowners to transfer the development potential of one parcel to another parcel.

Separates the right to develop from the land itself, enabling growth in areas better suited for higher-intensity development while preserving land with environmental historical, or agricultural value.

Transferable Development Rights (TDR)

- Landowners in **Sending Areas** can sell their development rights.
- Developers purchasing TDRs can build more in **Receiving Areas**.
- Rights are often converted into marketable **TDR credits** to facilitate credit transactions.
- **Local example:** City of New Port Richey



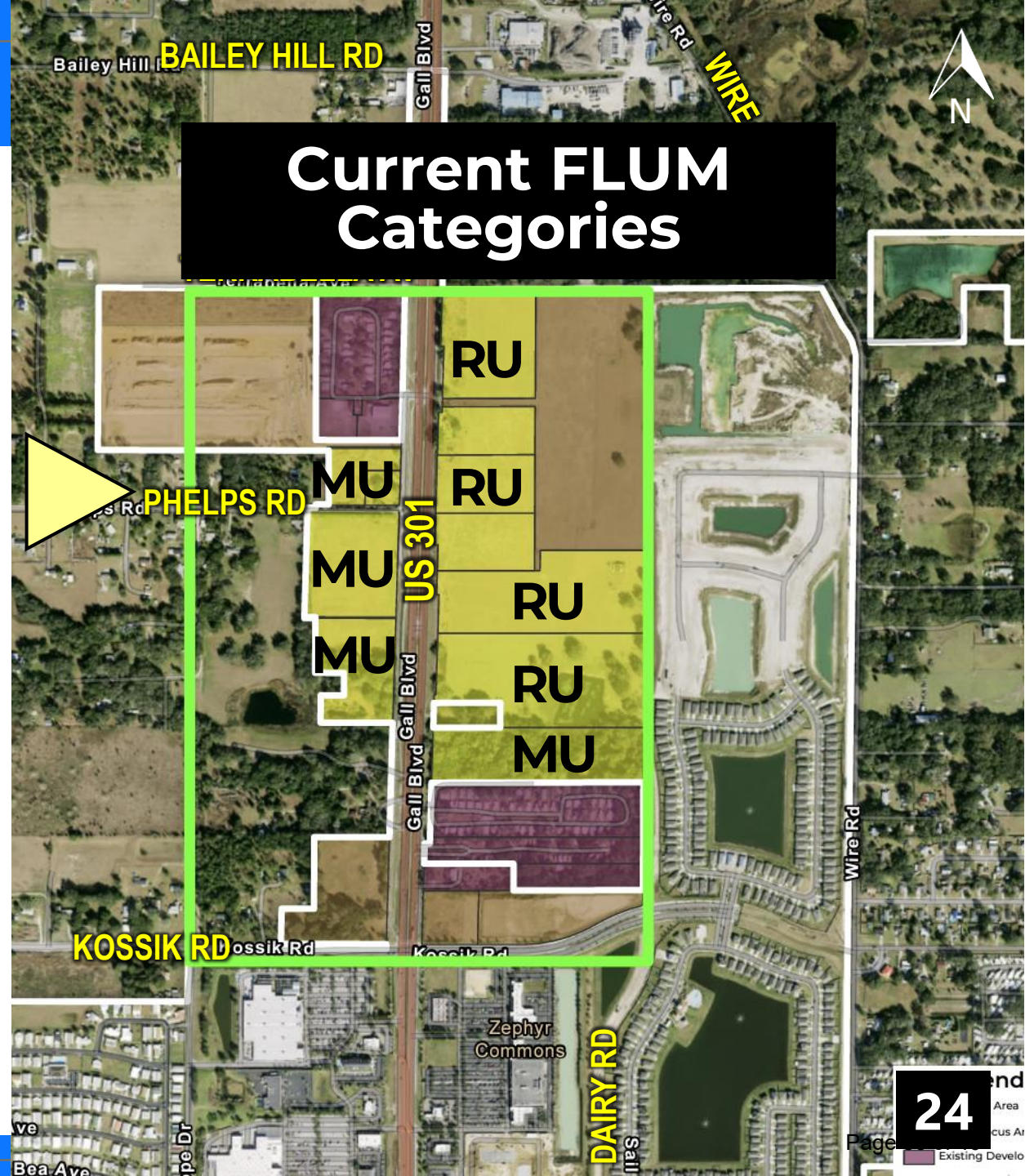
Graphic shows TDR application in a historic district.

PLAN AMENDMENT (FLUM)

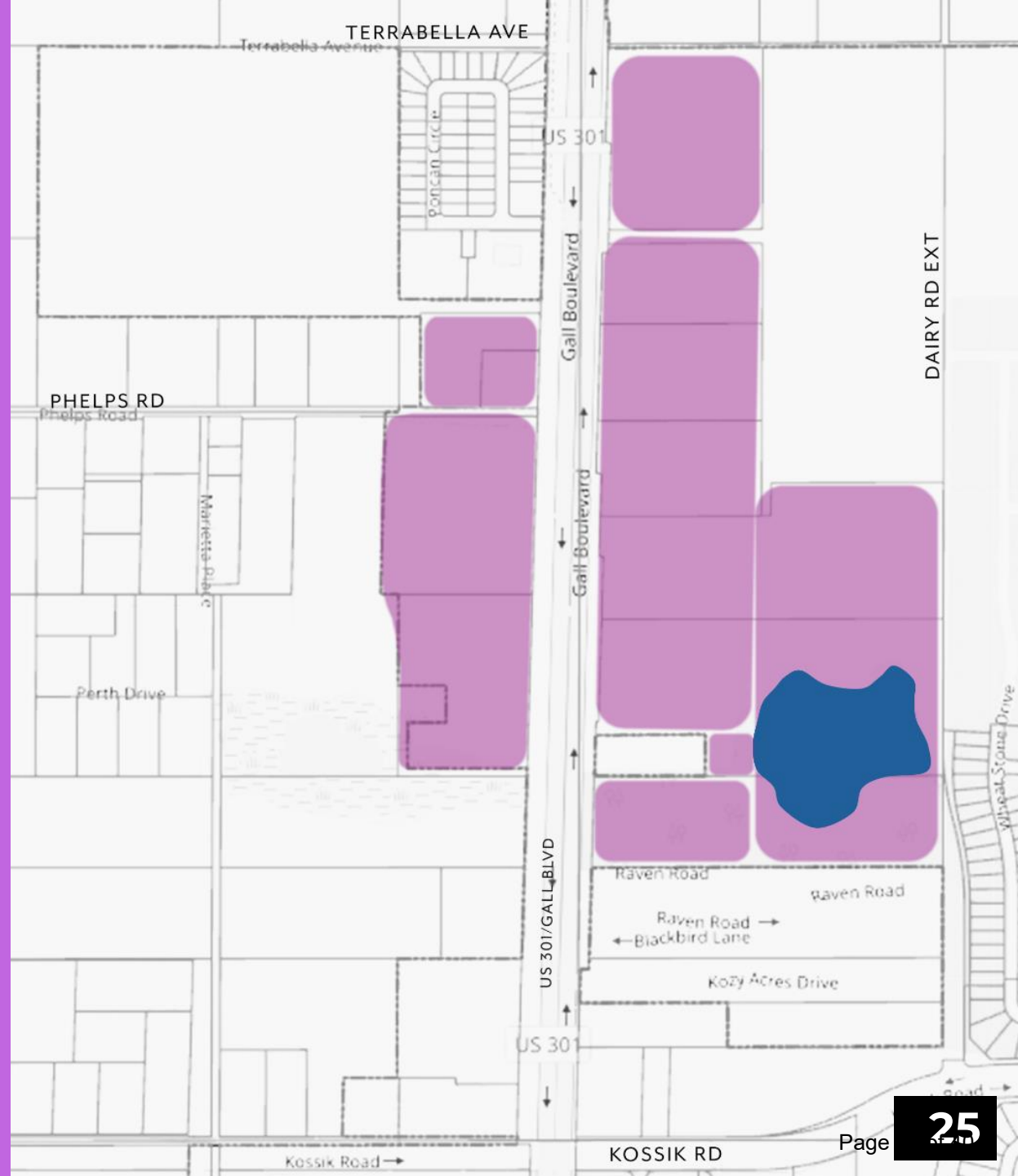
ZEPHYR KNOLL Future Land Use Category



2. Initiate a plan amendment to designate **Zephyr Knoll** on the **Future Land Use Map (FLUM)**.



Preliminary
**Plan
Amendment
Area**



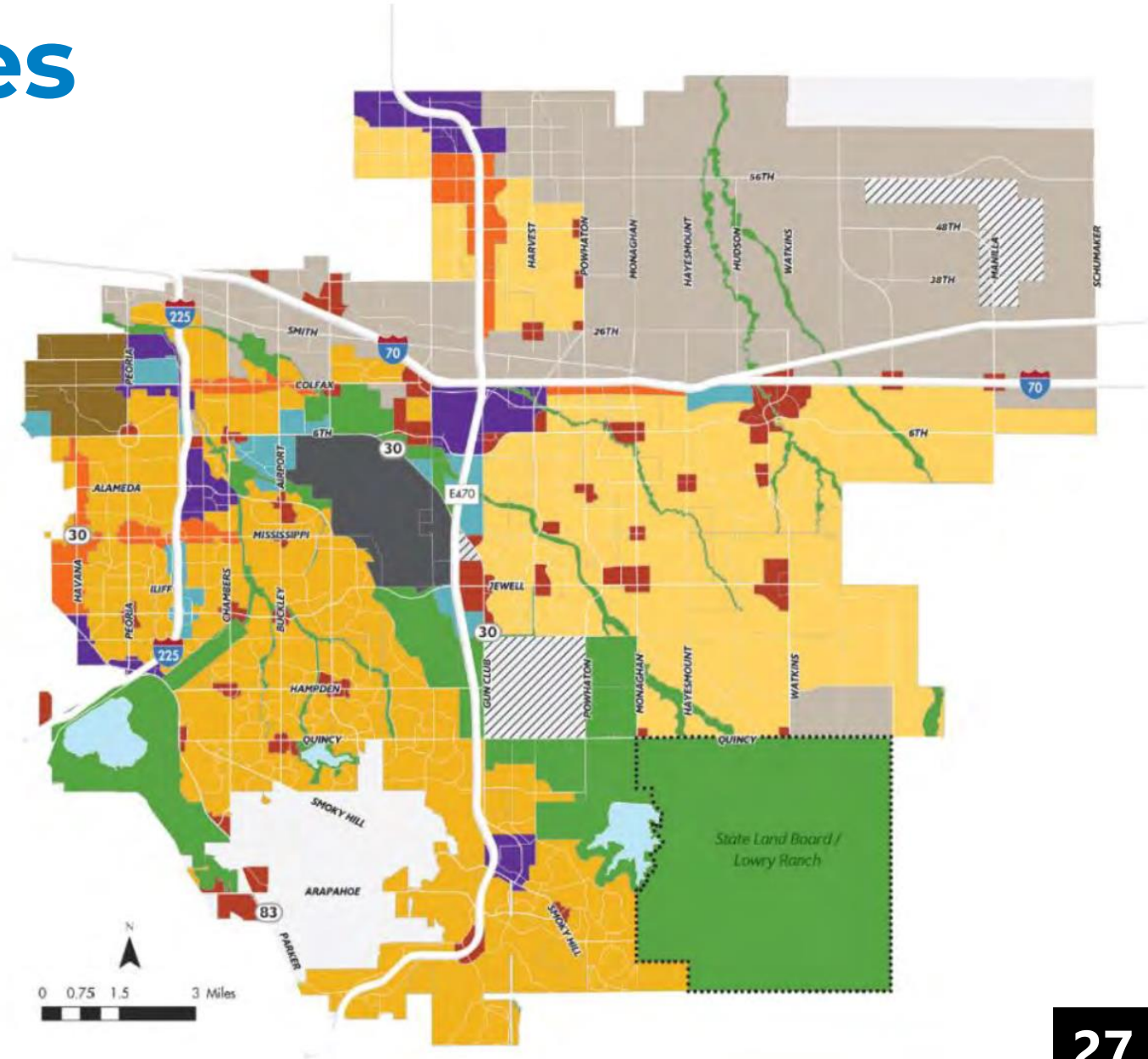
Articulating The Vision

PLACETYPES

Example: City of Aurora, CO

Aurora Placetypes

- Urban District
- Innovation District
- Industry Hub
- Urban Green Space
- Buckley Air Force Base
- City Corridor
- Commercial Hub
- Original Aurora
- Established Neighborhood
- Emerging Neighborhood



Aurora District Placetype



Aurora Placetypes Innovation District

Innovation Districts foster new ideas and enterprises by bringing together people, companies and institutions.

The Innovation District is where leading-edge anchor institutions and businesses connect with start-ups and business incubators and accelerators. This placetype fosters new ideas and enterprises by bringing together different people, companies and institutions and are key to increasing employment within the city. Light industrial and business park uses are joined with educational and medical institutions to foster sought-after creativity. These primary uses interact horizontally to promote integration across the various industries that fill this placetype.

A high-quality, tech-centric space is critical to this placetype's success, including unique meeting spaces that encourage people and organizations to come together, learn from one another and exchange ideas. High-quality office space and jobs colocated with housing are necessary to keep Aurora's innovative and creative thinkers close to home, such as students and professors that live on campus. Urban agriculture and community gardens serve as secondary uses, particularly to various biological sectors that utilize them for research. Transit, pedestrian, and bicycle accessibility to and through the Innovation District is also critical.

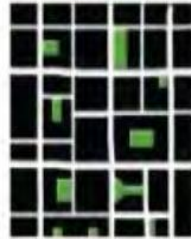
Primary Land Use

- Office
- Light Industrial
- Institutional

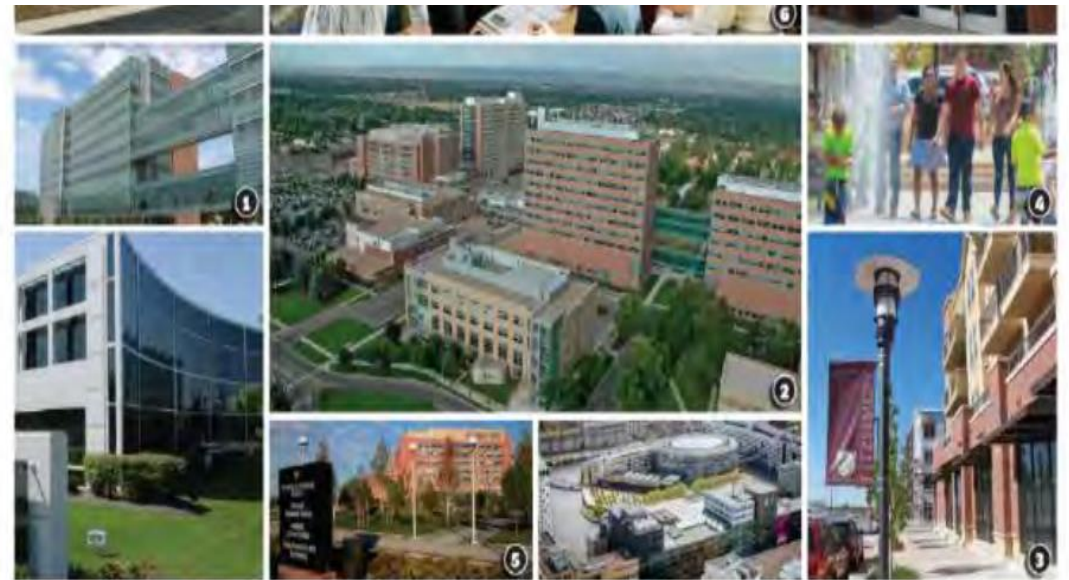
Supporting Land Use

- Single-Family Attached Residential
- Multifamily Residential
- Restaurant
- Commercial Retail
- Commercial Service
- Parks and Open Space
- Urban Agriculture

Street and Open Space Network



Connect the district through a highly-connected and walkable network of streets. Cluster buildings around gathering places or within a campus layout.



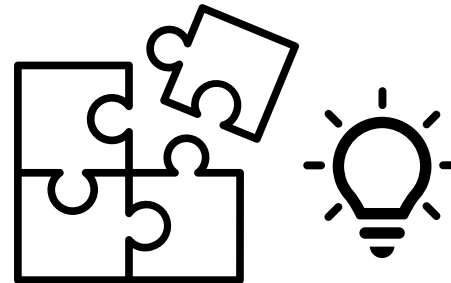
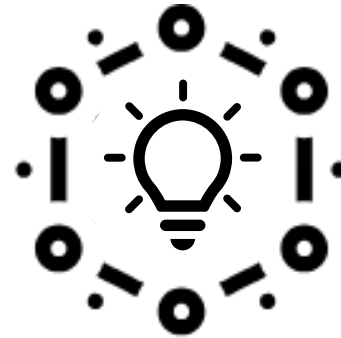
Defining Features

- 1 Demonstrate highly innovative approaches to design and development through architecture, lighting, infrastructure, and innovative spaces.
- 2 Integrate affordable single-family attached and multifamily residential to support students, faculty and other employees.
- 3 Construct gateway treatments and wayfinding signs at key entrances to better direct residents, workers, and visitors to the numerous cultural and educational facilities.
- 4 Cluster or connect buildings around gathering places or within a campus layout to promote idea sharing and business collaboration.
- 5 Develop a fully connected network of sidewalks and bike paths to provide safe and efficient pedestrian access from nearby neighborhoods and adjacent placetypes.
- 6 Include uses such as coffee shops, restaurants, bars, plazas, libraries, conference centers and shared working spaces to facilitate bringing people together to exchange ideas.
- 7 Integrate "water-wise" practices including water-efficient fixtures, native landscaping, water efficient streetscapes and medians and low-impact development bests.
- 8 Identify opportunities for joint nonpotable cooling water reuse.

Discussion



Next Steps



Workshop Results & Preliminary Regulatory Approach

JANUARY 27, 2025

HOW SHALL WE GROW? North US 301 Corridor Visioning

Joint Workshop - January 13, 2025
City Council & Planning Commission



Thank
you!

POLICY LU 0.0.0. ZEPHYR KNOLL FUTURE LAND USE CATEGORY

Purpose

The intent of the Zephyr Knoll future land use category is to create a vibrant, mixed-use place that respects the area's distinct topography, scenic landscapes, and surrounding rural settlements. The category also promotes sustainable growth and development while maintaining compatibility with established neighborhoods.

The Zephyr Knoll category leverages the area's strategic location to create an inviting community hub for residents, visitors, and businesses. It will feature a diverse mix of neighborhood-oriented commercial uses, limited residential uses, hotels, and recreational amenities arranged to support and encourage walking, biking, transit use, and community interaction

Use Characteristics

Uses appropriate to and consistent with the Zephyr Knoll land use category include:

- *Primary uses:* Retail, personal service, office, hotel, small-scale maker spaces, civic, and recreational uses.
- *Secondary uses:* Live-work units, adult living facilities, and multifamily residential units integrated with a primary use.

Certain uses are deemed incompatible with the goals of the Zephyr Knoll land use category. These include heavy commercial uses, large-footprint commercial developments, drive-thru commercial uses, and standalone residential developments.

Locational Characteristics

The Zephyr Knoll land use category is applicable to the area delineated on the Future Land Use Map.

Zoning Compatibility

All properties designated with the Zephyr Knoll land use category shall be zoned with a Planned Unit Development district to ensure alignment with the Comprehensive Plan and adherence to site-specific land use and development standards.

Permitted Land Uses and Maximum Levels of Development

The Zephyr Knoll land use category establishes the maximum development intensity and residential density to enable mixed-use development for which there is adequate public facilities, services, and infrastructure to support the maximum development potential of the land use category; and additional constraints or conditions to ensure compatibility with surrounding land uses and consistency with the Comprehensive Plan.

The following are the permitted uses and maximum levels of development within the Zephyr Knoll land use category.

All Uses:

All uses shall be subject to the following floor area ratio (FAR) standards

- a. Ground floor retail uses are encouraged.
- b. Maximum floor area ratio: 0.6 FAR
- c. Maximum floor area ratio with Bonus A (TBD): 1.0 FAR
- d. Maximum floor area ratio with Bonus B (TBD): 1.25 FAR
- e. Any increase in FAR exceeding that permitted by a sites existing zoning must be based, in part, upon a finding that the change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.

Transient Accommodation Uses:

Maximum transient accommodation units per acre: 30 units

Residential Uses:

- a. Maximum dwelling units per acre: 14 units
- b. Residential uses shall be secondary to a primary commercial use on the same site.

Residential Equivalent Uses:

Maximum residential equivalent uses: 3.0 beds per residential density per acre

Impervious Surface Area:

Maximum impervious surface ratio: 80%

Guiding Principles

At the time of rezoning to Planned Unit Development District, consideration shall be given to, but not limited to, the following:

- 1) Transportation impact mitigation;
- 2) Vertical and/or horizontal integration of uses;
- 3) Semi-public realm features and distribution;
- 4) Compatibility with surrounding existing and planned uses;
- 5) City economic development objectives;
- 6) Interconnected street system and design standards for compact development;
- 7) Pedestrian and transit-oriented design principles;
- 8) Adequacy of existing and programmed public facilities and services;

FOR REFERENCE:

PD PLANNED UNIT DEVELOPMENT

ZONING DISTRICT
LDC PART 6.04.00.

In making its determination of the uses and development densities to be permitted within the PD district, the Council may consider the compatibility and relationship of uses within the project, the compatibility and relationship of permitted uses adjoining or in proximity to the PD district, the appropriateness of permitted uses for the area in general and their overall impact on the community and the consistency of the permitted uses with the city's Comprehensive Plan and other adopted plans and policies.

The minimum site acre for a PD is one acre.

Discussion Draft

- 9) Building placement, orientation, and site features strengthening relationships between uses and with the pedestrian realm;
- 10) Building intensities, orientation, and massing to promote commercial activity and create a sense of place;
- 11) Placement and extent of parking;
- 12) Landscaping and shade treatments;
- 13) Protection of environmentally sensitive areas, including floodplain and buffer zones; and
- 14) Tree protection.
- 15) Significant viewsheds and topographic features preservation.

DISCUSSION