



**Planning Commission Meeting Minutes**  
**Tuesday November 19<sup>th</sup>, 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 8<sup>th</sup> Street, Zephyrhills.

**II. Roll call by Carlos Maldonado**

**III. Commission Member Present:**

Mayor Monson, David Armstrong, Beth Aker, Thomas Vanater, Dr. Randy Stovall, 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 24<sup>th</sup>, 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

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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

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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. 4 approved and 2 denied.