



## **Planning Commission Meeting Minutes Tuesday February 18<sup>th</sup>, 2025, 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-Carlos Maldonado**

### **III. Commission Members Present:**

Mayor Monson, Dr. Randy Stovall, David Armstrong (arrived at 6:08 pm), Thomas Vanater, Tracy Sullivan, Beth Aker (Absent), Dr. Christa Remington, Ellen Taylor (arrived at 6:36 pm), Clyde Bracknell.

### **IV. Invocation by-Christa Remington**

### **V. Pledge of Allegiance**

#### **1.Consent items**

##### **1.1 Planning Commission Meeting Minutes from November 19, 2024.**

The minutes were motioned for approval with the condition of minor changes on name correction.

#### **2. Business Items**

##### **2.1 Preliminary draft-Zephyr Knoll future land use category discussion.**

The discussion began with an introduction by the planning director Todd Vandeberg. A new potential future land use was discussed. The last Planning Commission items in November were Wire Ranch Hotel and they were discussed briefly considering they fall within the region the new zoning is being proposed. The new zoning category being discussed Zephyr-Knoll could support a mix of uses for future development. A vision workshop was completed prior to this meeting. This new zoning category will be a part of the comprehensive plan update. City wide visioning that will work with the housing elements and show the growth of the city, density, building heights and traffic related matters. Tammy Vrana with Veronica Consulting displayed a power point presentation. A recap of the vision workshop was mentioned, and possible suggestions from the board on their suggestions and discussed the next steps for the approval of the new zoning category. The discussion



began with a recap of the Joint visioning workshops results. The previous workshop purpose was to assess current conditions, consider relevant principles and review developments examples, envision desirable developments in the planning area and to align on priorities (consensus). The primary area in focus is located from Kossik Rd through Gall Blvd up to Terrabella Ave, a slide was presented showing the focus properties, existing development, future development entitled that is going to be built. The planning principles reviewed main point of interest are traffic, utilities, preserve/protect existing rural enclaves and development patterns. A goal is to preserve the ecosystem services such as floodplains, wetlands, groundwater recharge and efficient use of natural resources. The workshop's main purpose was to see the future development best supports the needs of our growing community and what our ideas are for shaping the future of the planning area. The ideal use for the new zoning classification would be good land use for commercial mixed-use such as retail, office, hotel, benefits are low-traffic generators, neighborhood-oriented uses. The development patterns are possible village concept, activity hub (concerts, shopping, recreation), Neighborhood-like, walkable/multimodal the process could start with the hotel that went through Last Planning Commission meeting. Connectivity was mentioned such as new connecting, backage streets, new streets and grids with walk/bike greenways, limited curb cuts on us 301 and street extensions including Terrabella Ave. Regional parks are also a possibility with the new zoning. Flood plan, topography and soils areas were displayed to support a possible park in the area. A vision concept was displayed showing mixed use possibilities that will make opportunities for numerous projects such as an assisted living facility. A greenway trail is also a possibility to connect within the proposed region that was left there intentionally from projects within the area starting off Green Slope Drive. Articulating the vision will need to create new future land use categories and place type, initiate a plan amendment to apply the category to focus area and will require a future rezonings to be Planned Unit Development. Small discussion mentioning the new development within the Trotters Crossing project that will have approximately 90 new homes was mentioned briefly considering it will fall within the area in question. The new future land use category Zephyr Knoll purpose will be for higher density single family and multi-family residential and be will be compatible with retail/office. The density will be 7.5-14 dwelling units per gross acre. Mixed use category for the proposed use purpose will be more intensive residential, office and retail, a balanced land use mix with multimodal mobility. The density will be 0.0-14 dwelling units per gross acre, nonresidential up to 1.0 floor area ration with impervious surface ration up to 80% impervious. Considerations tools to achieve specific goals and manage growth will be development bonus which

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will allow floor area and/or density beyond what is normally permitted by the FLUM in exchange for providing public benefits. Also, transferrable development rights which will allow landowners to transfer the development potential of one parcel to another parcel. Another topic covered was transferable development rights such as landowners in sending areas can sell their development rights, developers purchasing TDRs (transferable development rights) can build more in Receiving areas, rights are often converted into marketable TDR credits to facilitate credit transactions. Plan Amendment (FLUM) Zephyr Knoll future land use category main focus will be mixed use (MU) and residential use (RU). Next process will be to initiate a plan amendment to designate Zephyr Knoll on the future land use map. The total vision focus area will be 71.48 acres west of 301 20.3 ac and East of 301 51.18 ac. An example of Walmart parking was shown showing that the parking lot took up most of the property. The new zoning category could assist with making more use of the impervious areas with sufficient parking areas. A Mixed-use corridor/center was discussed for the location in question. The mixed-use corridor center will be a good function as a vibrant activity hub that blends retail, office, dining, entertainment, hotel, and recreational uses to foster a unique district identity. A few slide show examples on the mixed-use corridor center were displayed showing numerous possibilities of potential uses that could be conventional. After the presentation, a discussion took place among the board and staff. An example of a project in Wesley Chapel; Avalon Park was shown as an example of what could be built under the new proposed zoning. All board members agreed with the proposal; no negative comments were mentioned. This item wasn't required to be voted on for approval, It will be brought back to a future public meeting to be implemented into the comprehensive plan.

## **Adjourn**