



**PLANNING COMMISSION  
ZEPHYRHILLS, FLORIDA**

**Tuesday, May 20, 2025  
6:00 PM**

**Meeting Location Zephyrhills-1st floor conference room in City Hall**

Call to Order-Mayor Monson

Roll Call-Carlos Maldonado

Invocation-Beth Aker

1. CONSENT ITEMS

1.1 Planning Commission Meeting 4/15/25 Minutes Approval.

1. Planning Commission Meeting Minutes 4-15-25

2. BUSINESS ITEMS

2.1 **ANX/RZ/FLU 21-23** Parcel #18-26-22-0010-09300-0000—40315 Chancey Road—roughly 13.72 acres (MOL). Property annexing into the city, rezoning from county AC to City LI (Light Industrial), and change in Future Land Use from county I1 to City IN (Industrial).

1. Planning Commission Attachments

2.2 **Conservation Element**

1. Conservation Element Draft

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.**