



**Planning Commission Meeting Minutes
May 20th, 2025, at 6:00 PM**

I. Call to Order-Dr. Randy Stovall

A regular Planning Commission Meeting was called to order at 6:00pm in the City Hall 2nd Floor Conference Room, located at 5335 8th Street, Zephyrhills FL 33542.

II. Roll Call-Carlos Maldonado

Commission members present: Dr. Randy Stovall, Thomas Vanater, Clyde Bracknell, Ellen Taylor, David Armstrong. Absent members: Mayor Monson, Beth Aker, Dr. Christa Remington, Tracy Sullivan.

III. Invocation-Ellen Taylor

IV. Pledge of Allegiance-Dr. Randy Stovall

1. Consent Items

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

The Minutes were motioned for approval by all members.

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).

The Item was introduced by Tommy-Lee Hunt. The projects applicants with CCC Property Holding LLC Johnson Pope and Ryan Manasse were both present. The applicant went over a power point presentation and covered topics on this item such as; location, size, currently it's a vacant land with a proposed industrial use, also mentioned it's being annexed from Pasco County into the city limits, Future Land Use changed from county IL to City IN (Industrial). The proposed rezoning will be from county AC (Agricultural) to City LI (Light Industrial). The proposed development plan will be a building of 54,280 sq ft with L shaped warehouse/office building, the employee parking will be on the east of Chancey Rd, proposed stormwater ponds on the south and Northwest, an access of a shared northern entrance/exit and Southern exit-only, Buffers and wetland (west) and Landscape (east). This location is surrounded by numerous businesses such as a Proposed marble manufacturing on the North, the city's airport on the West, Industrial uses on the South and the East has construction facilities. This property meets all annexation criteria, and the proposed warehouse office building complies with the surrounding uses. This project was approved by the site plan review committee on January 21, 2025. The client stated they are committed to fully regulatory compliance. Closing comments from Tommy-Lee, she has a power point that covered the same topics and mentioned the water star ordinance mentioning the utility director has reviewed this and believes that this project and the proposed business should not use a lot of water. Traffic was discussed with county and the project is expected fewer than 100 pm peak hour trips and was not required to conduct a major traffic study. Access to the site will be via a shared driveway with the northern adjacent property. A 405ft long right turn lane and a 455ft long left turn lane



are required to be constructed for the shared access on Chancey Rd. No further comments were made.

Recommendation: The Planning Commission agreed to approval and this project will move forward to the City Council for approval.

Other Items:

Conservation Element Discussion

This was a discussion for a preliminary draft on the comprehensive plan goals, objectives & policies. The discussion was led by Tammy Vrana-The City's Comprehensive Plan Consultant. The discussion was to go over introduction to conservation elements, natural resources inventory, key issues and strategies, goals, objectives and policies and the next steps to take in the process. The introduction was to cover legal & planning frameworks for federal & state, regional and local, also SWFWMD has regulations that must be complied with as well during this review. The state also required the city to have a comprehensive plan. The resource inventory also covers natural systems topography and soils, watersheds and surface water, floodplains, wetlands and aquifers recharge areas. Biological categories mention native vegetation and habitats, wildlife species, and conservation lands. Air and Energy topics mention air quality and energy resources. A proposed map showing the cooperative land cover relating to SWFWMD. The map showed the natural resource land within the city that hasn't been developed. The conservation element goal was mentioned; protect, conserve, and enhance natural resources in Zephyrhills including high quality groundwater recharge areas, native upland ecosystems, and habitats within the Hillsborough River watershed-to support long-term environmental quality, public health, and community resilience. Proposed objectives conservation elements discussed were air quality, wetlands and surface waters, groundwater resources and potable water sustainability, soils and vegetation, wildlife and habitat, hazardous materials management and mineral resources management. Key issues and strategies that are applicable to Zephyrhills were watershed protection and flood resilience, water supply sustainability, and addressing the current water issues and ecosystem linkages for habitat preservation, this category will affect currently affect wildlife within the city parks. A strategy that the city could adopt if the city's property owners could partake in watershed protection and flood resilience; categorizes that could be focused on are; sensitive lands overlays, low-impact site design, floodplain and riparian area restoration and floodplain management partnerships. Todd Vandenberg took over the discussion and spoke about stream restoration. A map showing the grid of the city was displayed with locations that will be affected if the restoration of Zephyr creek as a natural asset happens. Also the city could increase stormwater capacity that would benefit Zephyr Park. Further study will be required on the topic and possible state fundings could be available within the next couple years. The next steps in the process would be to incorporate initial feedback into the draft element, Host a public meeting 'How shall we grow' Public Workshops, prepare documentation for other plan elements and schedule adoption open houses and Public Hearings. This purpose of this review was only for discussion, no vote for approval was required.

Adjourn.