



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, July 19, 2022
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Please join the meeting from your computer, tablet or smartphone:

<https://meet.goto.com/505416293>

You can also dial in using your phone:

United States: +1 (224) 501-3412

Access Code: 505-416-293

Call to Order – Mayor Whitfield

Roll Call – Audrey McGuire

Invocation – Mayor Whitfield

1. CONSENT ITEM(S)

1.1 Planning Commission Meeting Minutes_05.17.2022

2. BUSINESS ITEM(S)

2.1 RZ-0013-22_Hood Property Rezoning

Applications submitted by Gordon L. Hood to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map for a portion of property generally located at 38624 B Ave (Parcels 14-26-21-0010-03000-0010; 14-26-21-0010-03000-0101)

- Application for Small Scale Future Land Use Map amendment, changing the FLU Classification from MU to RU
- Application for Rezoning, changing the zoning designation from C3 to R3

1. STAFF REPORT-HOOD

2. Location Map_Hood

3. Hood_EFLUMap
4. Existing Zoning

3. PLANNING REPORT

3.1 2035 Comprehensive Plan Update: *Listening Session*

Presentation and discussion on the 2035 Comprehensive Plan Update in progress.

4. NOTE ITEM(S)

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.**

STAFF REPORT

To: Planning Commission
From: Audrey McGuire
RE: RZ-0013-22_Hood Property Rezoning
Applications submitted by Gordon L. Hood to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map for a portion of property generally located at 38624 B Ave (Parcels 14-26-21-0010-03000-0010; 14-26-21-0010-03000-0101)
- Application for Small Scale Future Land Use Map amendment, changing the FLU Classification from MU to RU
- Application for Rezoning, changing the zoning designation from C3 to R3
Date: July 19, 2022

I. BACKGROUND & INFORMATION

Applications submitted by Gordon L. Hood to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map for a portion of property generally located at 38624 B Ave (Parcels 14-26-21-0010-03000-0010; 14-26-21-0010-03000-0101). The Subject Property currently has a split FLU classification of MU & RU, and a split zone of C3 and R3. The existing location of the C3 zoning district is in conflict with a portion of the RU FLU classification assigned. The applicants are requesting to amend the Future Land Use Map, changing the MU portion of the Subject Property to RU, consistent with the remainder of the property. The applicants are also requesting to amend the Zoning, changing the designation of the C3 portion of the property to R3, consistent with the remainder of the property.

II. DATA & ANALYSIS

See attached Staff Report.

III. RECOMMENDATION

Staff Recommends Approval.



STAFF REPORT

To: Honorable Mayor Whitfield & Planning Commission
From: Audrey McGuire, *Historic Preservation Specialist/Community Planner*
Re: FLU/RZ-0013-22_Hood Property
Date: 19 July 2022

I. BACKGROUND & INFORMATION

A. HISTORY | APPLICATION SUMMARY

Application submitted by Gordon Leo Hood, to for a future land use map amendment and rezoning of property generally located at 38624 B Avenue. The Subject Property currently has a split future land use of RU and MU, and a split zoning of R3 and C3.

B. SITE INFORMATION

OWNER/APPLICANT:	Hood Family Trust Gordon Leo Hood & Sheila Ann Edwards, Trustees
AUTHORIZED AGENT:	Jacob Hood
SUBJECT PROPERTY:	38624 B Avenue Tax ID No. 14-26-21-0010-03000-0010; 14-26-21-0010-03000-0101 1.52 acres MOL
EXISTING LAND USE:	Single-Family Residence; Vacant/Undeveloped
EXISTING FLU CLASS:	MU (Mixed Use) & RU (Residential Urban)
EXISTING ZONING:	C3 (General Commercial) & R3 (Medium-Density Residential)

II. DATA & ANALYSIS

A. Character Analysis

The Subject Property is generally located at 38624 B Avenue, on the south side of the intersection of B Avenue and 8th Street, extending south to C Avenue. Surrounding property uses are as follows:

1. **North** – Properties immediately to the north of the Subject Property are contain a FLU classification of RU, zoning designation of R3, and properties are utilized for a mix of single- and two-family residential. Property to the northeast of the Subject Property has a FLU classification of RU & MU,

and is a part of the Gateway Planned Unit Development (PUD) which provides for a mix of townhomes, single-family residential, and mixed-use residential/commercial/office uses.

2. **South** – Properties immediately to the south of the Subject Property are located within unincorporated Pasco County. They contain a Pasco County FLU classification of ROR (Retail/Office/Residential), and zoning classification of RMH (Residential Mobile Home). The properties are currently developed for residential/mobile home purposes.
3. **East** – Property immediately to the east of the Subject Property contains a City FLU classification of RU and a zoning designation of R3. Properties are developed for a mix of single- and two-family residential.
4. **West** – Properties west of the Subject Property have a FLU classification of MU & RU, and are zoned PUD (Gateway), C3 (General Commercial) and Form-Based Code T3 (Suburban).

B. Compatibility Analysis

FUTURE LAND USE MAP AMENDMENT (FLUMA) – *Exhibit B.*

The Subject Property contains a split FLU classification of MU & RU. The applicants are looking to continue development of the property for residential purposes, consistent with the surrounding neighborhoods which contains a mix of single-family and two-family residential dwellings. The applicants are requesting a FLUMA, changing the portion of the property designated as MU to RU, consistent with the remainder of the subject property and surrounding land uses to the north and east of the Subject Property.

The proposed FLUMA qualifies as a Small-Scale Comprehensive Plan Amendment (under 50 acres as of July 1, 2021) and does not require a transmittal to the State Department of Economic Opportunity (DEO). The proposed FLUMA is consistent with Chapter 163, Part II, FS; the City of Zephyrhills Comprehensive Plan, the Land Development Code, and land use trends in the surrounding area.

REZONING – *Exhibit C*

The Subject Property currently has a **Split Zone**, with both R3 and C3 zoning districts applied to the same parcel(s).

LDC Sec. 1.03.04(G) provides language pertaining to the development of a parcel with two or more assigned zoning districts designations (split zone) – allowing development with conditions related to differing floor area ratios and density regulations; however, Sec. 1.03.04(G)(1) states “nothing in this section shall authorize the location of a use in a zoning district where that use is not either a permitted principal or accessory use, or permissible special use...” Residential uses are not permissible in the C3 zoning district and would make areas the property assigned a C3 zoning designation undevelopable for residential purposes.

The existing C3 (General Commercial) zoning designation on a portion of the Subject Property is in conflict with surrounding residential land uses in the area and a portion of the underlying FLU classification of RU. The C3 land use designation is described by **LDC Sec. 2.01.03.17** as being “established to identify areas of the city appropriate for location of commercial activities with potential land use conflicts resulting from truck traffic, materials storage, emission of noise, odor or air pollutants or other environmental and public safety considerations...”

The applicants are request to rezone the portion of the Subject Property containing the C3 zoning district designation to R3 – consistent with the remainder of the Subject Property and surrounding zoning designations to the north and east of the subject property. The proposed rezoning to R3 is consistent with assigned FLU classifications of MU & RU, is consistent with the development and land

use patterns of the surrounding area, will not create a spot zone, and will not exhibit premature development based on existing development and infrastructure availability.

C. Potential Impacts on Urban Services/Public Facilities

POTABLE WATER

Service is available to the site. Maximum potential impact for the site based on the proposed zoning would be 10.5 u/a x 1.52 acres = 15.96 Duplex Units OR 7 u/a x 1.52 acres = 10.64 SF Units

15.96 units x 300 gal. = 4,788 GPD OR 10.64 x 300 gal = 3,192 GPD

WASTEWATER (SANITARY SEWER)

Service is available to the site. Maximum potential impact for the site based on the proposed zoning would be:

15.96 Duplex units x 200 gal. = 3,192 GPD OR 10.64 SF Units x 200 gal. = 2,128 GPD

SANITATION (SOLID WASTE)

Domestic solid waste is collected by the City of Zephyrhills sanitation department and disposed of at the Pasco County transfer station located on Handcart Road. Per the Comprehensive Plan, the minimum level of service (LOS) is 1.5 tons per year per dwelling unit for residential uses.

Service is available to the site, and nearby properties currently serviced. Maximum LOS demand for the site based on the proposed zoning would:

1.5 Tons x 1 year x 15.96 Duplex Units = 23.9 Tons/Year OR 1.5 x 1 year x 7.0 SF Units = 15.96

STORMWATER

The Subject Property is not located within a basin of special concern or an identified flood hazard area. Maximum buildout of the site at 10.5 units per acre would necessitate on-site retention for a 100 year, 24 hour storm event.

POLICE

The Subject Property is currently within the service area of the Zephyrhills Police Department. No impact is anticipated.

FIRE/EMERGENCY SERVICES

The Subject Property is currently served by Pasco County Fire Rescue. No impact is anticipated.

D. CONSISTENCY WITH CITY CODES/ORDINANCES

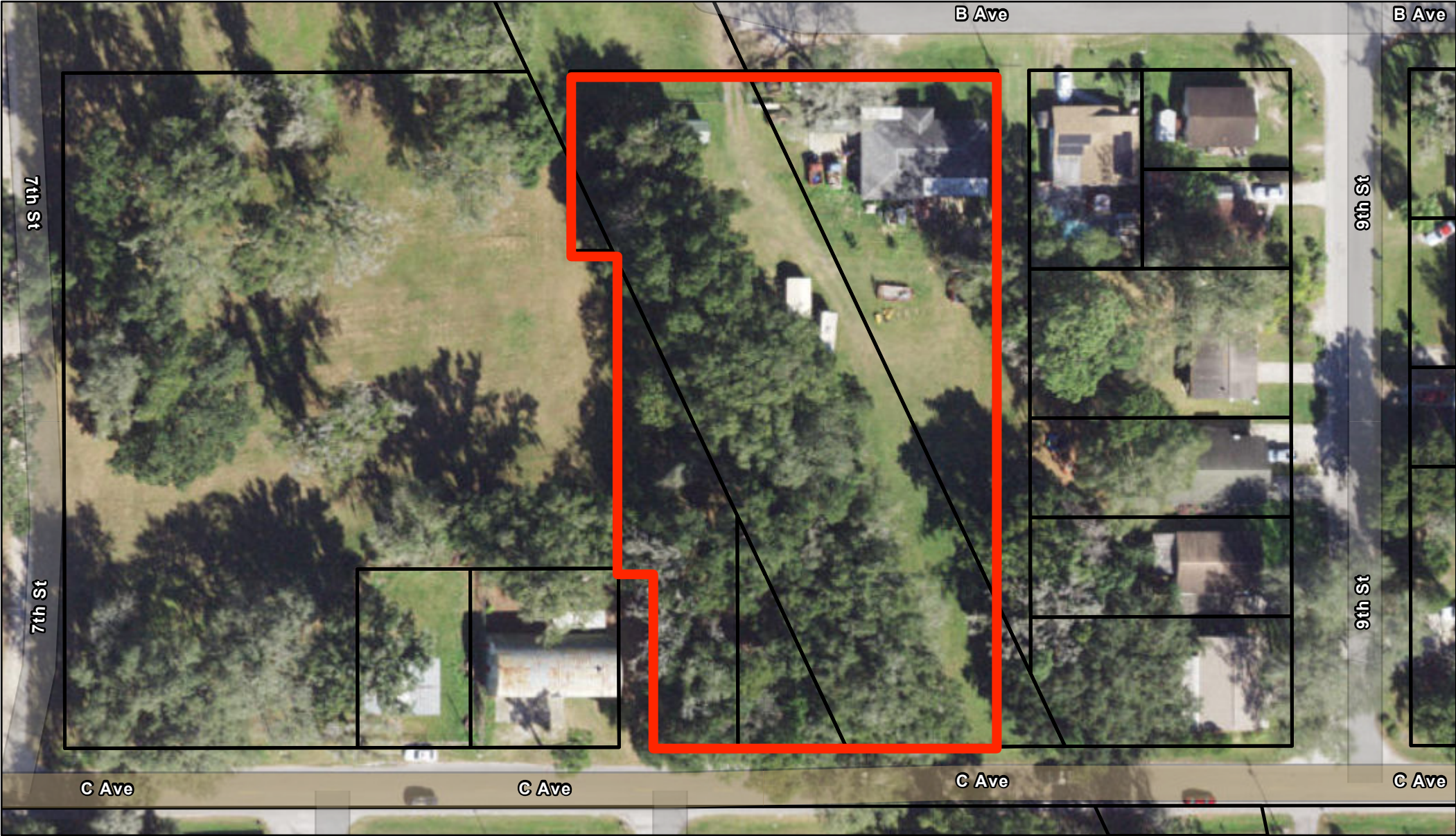
R3 is an allowable zoning category under the Future Land Use Classification of RU (Residential Urban) and, as a portion of the Subject Property and other properties immediately adjacent to the Subject Property have an existing zoning designation of R3, a spot zone will not be created. Therefore, the proposed rezoning from C3 to R3 is consistent with the Comprehensive Plan.

The proposed FLU and rezoning is consistent with the City of Zephyrhills Comprehensive Plan, Land Development Code, and City codes and ordinances.

III. RECOMMENDATION(S)

Staff Recommendation – Based upon the analysis contained herein, along with supporting documentation, staff recommends approval of the application to rezone – changing a portion of the FLU classification on the Subject property to RU (Residential Urban) and

EXHIBIT A: Location Map



7/14/2022

 Zhills_Parcels_EnGov

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

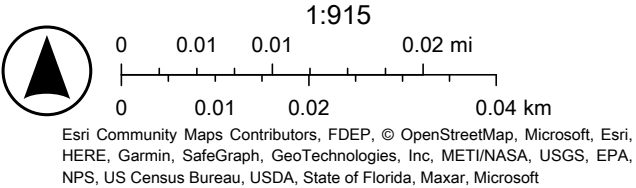
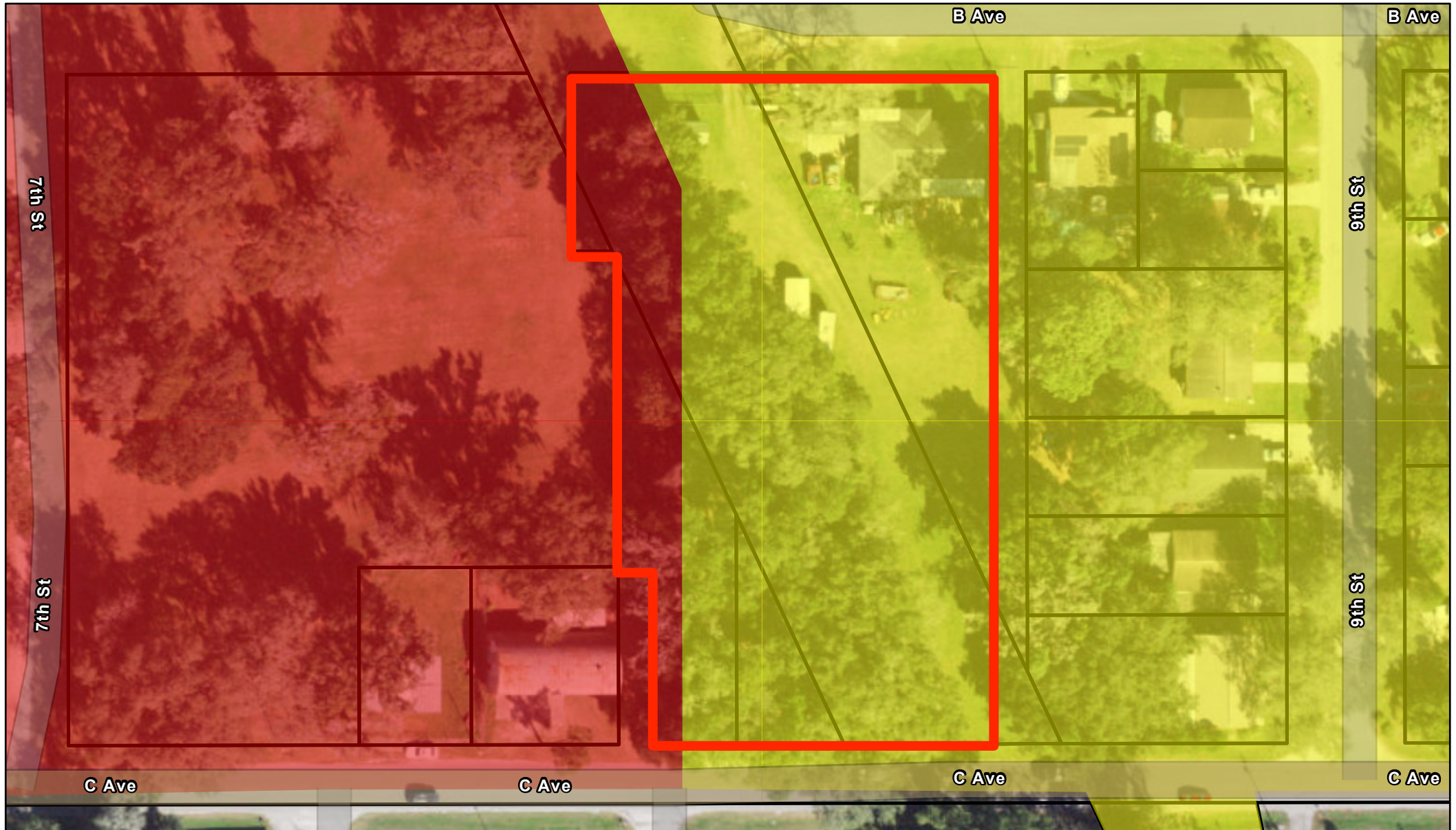


EXHIBIT B: Existing FLU



7/14/2022

CITY_WIDE_FUTURE_LAND_USE

Residential Urban

Mixed Use

Zhills_Parcels_EnGov

World Imagery

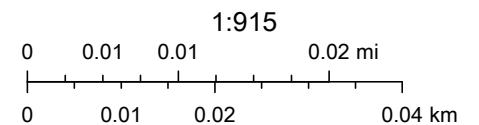
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

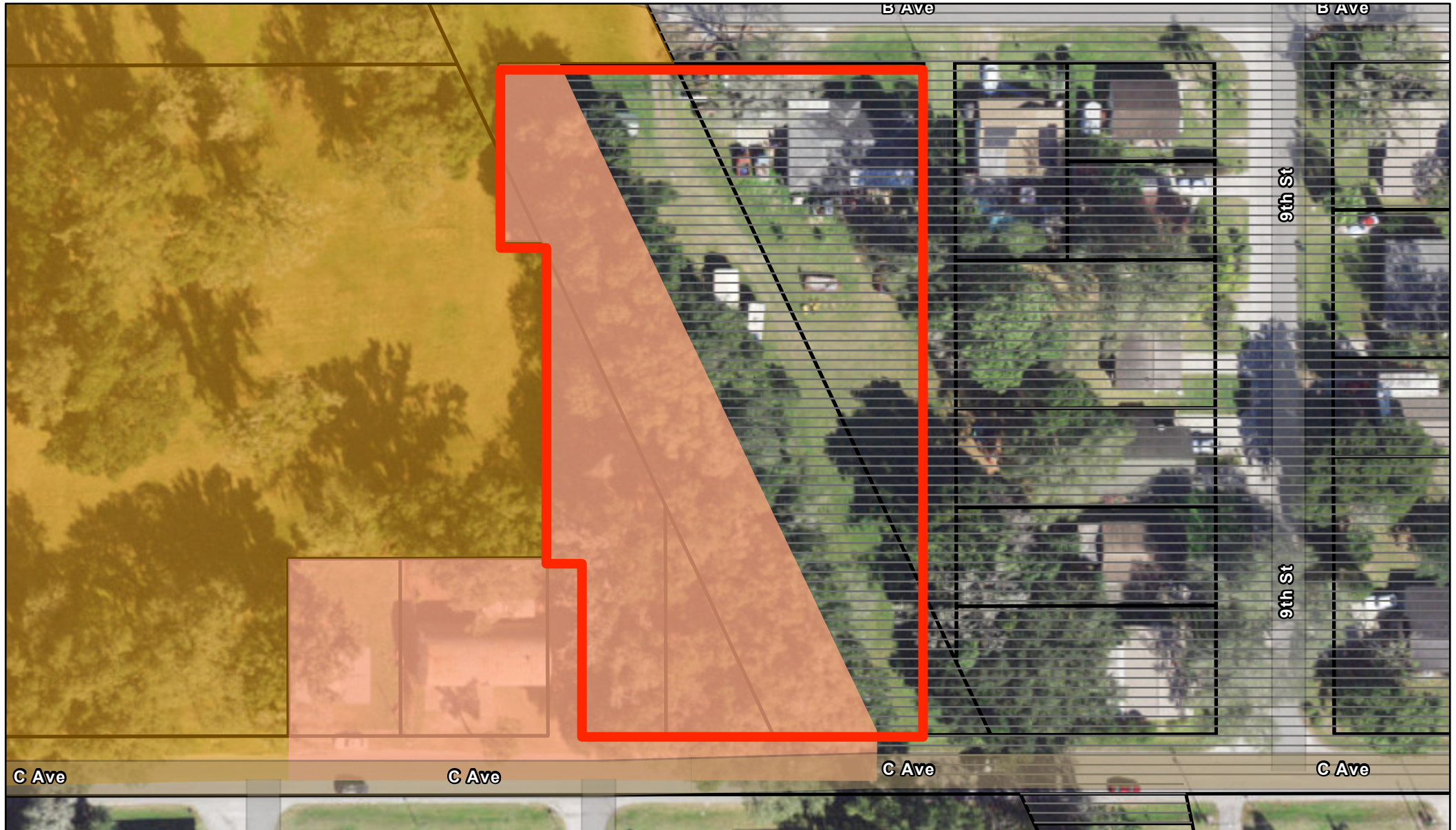
Citations

30cm Resolution Metadata



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EXHIBIT C: Existing Zoning



7/14/2022

CITY_WIDE_EUCLIDEAN_ZONING ☐ Zhills_Parcels_EnGov

☐ R3

☐ C3

☐ PUD

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



1:915
0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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