



**PLANNING COMMISSION MEETING
ZEPHYRHILLS, FLORIDA**

**Tuesday, September 20, 2022
6:00 PM**

The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.

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

<https://meet.goto.com/914547053>

or dial in using your phone:

+1 (872) 240-3311 - Access Code: 914-547-053

(Please mute your phone unless you wish to speak on a specific item).

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Mayor Whitfield
Roll Call – Audrey McGuire
Invocation –

1. CONSENT ITEM(S)

- 1.1 Approval/Correction of Minutes - August 16, 2022 Regular Planning Commission Meeting**

2. OLD BUSINESS

- 2.1 ANX/FLU/RZ-0013-22 Calumet Annexation, Rezoning and Future Land Use Amendment Petition**

Simultaneous review of the following petitions submitted by Quill115, LLC concerning +/-4.7 acres of real property generally located at 38736 County Road 54:

1. Annexation of 4.7 acres into the municipal boundaries of the City of Zephyrhills - *Parcel/Tax ID No. 02-26-21-0000-00200-0000 (Subject Property)*;
2. Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU Classification of the Subject Property from County RES-9 to City RU (Residential Urban); and
3. Application to rezone, changing the zoning designation of the Subject Property from County AR to City R4 (Multi-Family Residential)

1. Staff Report for PC CR 54 Annx rezone fluma 3 update Sept 20 2022

3. BUSINESS ITEM(S)

3.1 **USE-0007-22_Zephyr Storage LLC**

Conditional Use Petition submitted by Zephyrhills Storage, LLC requesting to exceed the height limitations of the C2 Zoning District at 6923 Gall Boulevard (Parcel/Tax ID # 03-26-21-0010-00100-0020)

1. Conditional use staff report - Zephyrhills Storage
2. Conditional Use Petition (bw signed)
3. Zephyrhills Storage
4. Statement of Compliance
5. Zephyrhills Storage - Plan-18 (REV-3)-A6.1
6. Zephyrhills Fence Layout perspective views
7. ZEPHYRHILLS Storage_Office Bldg_A1
8. A-6
9. Zephyrhills Storage - Plan-18 (REV-3)-A6
10. Fleming Storage Landcape Plan Revisions Questions copy

3.2 **USE-0008-22_Park Place Boat & RV Conditional Use**

Request for Conditional Use submitted by Park Place Boat & RV Storage, LLC for +/- 80,700 square feet of recreational vehicle storage on approximately 7.42 acres of real property generally located at 3971 and 4001 Trump Place, within the Park Place Industrial Park.

3.3 **ANX/FLU/RZ-0011-22_Eiland Mixed Use**

Simultaneous review of the following applications submitted by Gulf Coast Construction concerning +/-30 acres of real property, generally located on the north side of Eiland Boulevard, east of Fort King Road:

1. Annexation of +/-11.75 Acres into the municipal boundaries of the City of Zephyrhills - *Parcels 03-26-21-0010-05100-0000 & 03-26-21-0010-06100-0000*;
2. Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification of 21.92 Acres from County RES-6, RES-9 and City RU to City MU; and
3. Application to rezone, changing the zoning designations of the Subject Property from County AR, County AC, City R4 and City C2 to City PUD.

1. Staff Report_Eiland_PC09.20.22

2. Map Series_Eiland MU
3. EXHIBIT A F.S. 163 Analysis (1) (1)
4. EXHIBIT B Premature Development; Urban Sprawl Analysis (1) (1)
5. EILAND Frontage Renderings

4. PLANNING REPORT

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.**