



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, October 18, 2022
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

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

1. CONSENT ITEMS

2. BUSINESS ITEMS

2.1 RZ 14-22 Agape Baptist Rezoing

1. RZ-14-22 Staff Report for PC Agape Baptist Rezone Oct 18 2022_1

2.2 ANX 14-22 ANX/FLU/RZ Blue Triton

1. ANX14-22 Staff Report Planning Commission Blue Triton ANX FLUMA REZONE

2.3 ANX/FLU/RZ-0012-22

Simultaneous review of the following petition submitted by Acme Development Corp +/- 120 acres of property located north of Chancey Rd and east of SR 39.

- 1. Annexation of 9.98 acres into the municipal boundaries of the City of Zephyrhills - Parcels 23-26-21-0020-00200-0000 and 23-26-21-0020-00200-0010**
- 2. Large-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification 110.32 acres from City IN (Industrial) to City MU (Mixed Use)**
- 3. Rezoning from City LI (Light Industrial) to City PUD (Planned Unit Development)**

1. 1. ANX, FLU, RZ Application Zhills Hwy 39 5.27.22
2. Zhills Hwy 39 PUD Master Plan REV .2022.08.08

3. Acme Dev Anex- FLU & Zoning staff report
4. Chancey Road PUD Narrative and Justification 8.9.22
5. Response Letters
6. Industrial Plan Exec Summary

3. 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.**