



City of Zephyrhills

Planning Commission

Council Chambers – City Hall | 5335 8th Street, Zephyrhills, FL 33542

Tuesday, May 17, 2022

- MINUTES-

I. CALL TO ORDER

A Regular meeting of the Planning Commission was called to order by Mayor Gene Whitfield at 6:00 PM in Council Chambers of City Hall, 5335 8th Street, Zephyrhills.

II. ROLL CALL

Commission: Mayor Gene Whitfield, David Armstrong, Beth Aker, Christian Ryman, Kevin Bahr, Tracy Sullivan.

III. INVOCATION – Commissioner Christian Ryman

IV. PLEDGE OF ALLEGIANCE

V. CONSTENT ITEMS

1. March 2022 Planning Commission Minutes

Commissioner Aker moved to approve the minutes. Commissioner Armstrong seconded. Motion carried unanimously.

VI. BUSINESS ITEMS

1. RZ-0012-22_Application to Rezone

Application submitted by North American Development Group (NADG) to rezone approximately 0.73 acres of real property generally located +/-238 feet east of the intersection of Kossick Road and US Hwy 301 on the north side of Kossick Road from City PUD to City C2.

Rodney Corriveau, Senior Planner (staff) addressed the Commission and gave a brief overview of the project. The subject property was originally part of the Zephyr Lakes PUD project who later divested of the parcel to the Zephyr Commons shopping center project and was never rezoned.

Commissioner Aker inquired if the property to the north was vacant as well. Staff stated they believed it was developed with mobile homes and that at time of site development, screening and buffering would be required.

Commissioner Aker moved to approve the rezoning. Commissioner Bahr seconded. Motion carried unanimously.

2. ANX-0008-22_Heyl Trucking Annexation

Application submitted by Heyl Truck Lines, Inc for simultaneous review of a request for annexation, future land use map amendment, and rezoning of approximately 12.92 acres of real property generally located at 4904 Kitty Hawk Drive.

Rodney Corriveau, Senior Planner (staff) gave a brief overview of the applications. The applicants are requesting to annex the property, assign a light industrial zoning, and establish an industrial future land use, which is similar to what it is in the county. Staff stated Heyl Trucking were looking to expand the existing business to the north. He stated the project was considered de minimus with regards to traffic impacts and added that the city was working with its consultants to review the city's de minimus standards.

Christopher Chin with Duell and Associates, engineer of record for the project, and Matt Steele of Heyl Truck Lines addressed the Commission. Mr. Chin stated there would be a building expansion on the existing site to the south for maintenance and washing of the trucks. Mr. Chin gave an overview of existing land uses in the area and the proposed use of the project. He stated they meet requirements for the zoning and future land use.

Commissioner Bahr inquired about reclaimed water and recycling for washing of the vehicles. Mr. Chin stated that if reclaimed is available, they will use it and that they would tie into the existing potable water meters on site.

Mr. Steele gave an overview of the history of Heyl Truck Lines, stating they were a refrigerated truck company transporting food products. He stated that the Zephyrhills Terminal opened in 2005 with no southeast regional fleet, but had grown to 70 southeast regional trucks, 35-40 local trucks dedicated to central Florida. The Zephyrhills Terminal has over 35 onsite employees (not drivers) on location.

Commissioner Aker inquired asked for clarification on the growth and planned expansion. Mr. Steele stated their main focus was to add additional truck (tractor) parking to the north and the maintenance bay.

Commissioner Bahr stated the city was trying to get Chancey Road 4-laned between SR 54 and SR 39 and asked for Heyl's support in that future endeavor.

Staff recapped the proposed project, stating it was in conformance with our land development code, comprehensive plan and state statutes.

Commissioner Bahr moved to recommend approval of ANX-0008-22. Commissioner Aker seconded. Motion carried unanimously.

3. LDC Amendment_Section 7.09.16, Mini-Warehousing & Self-Storage Units

Amendment to the land development code, Section 7.09.16 pertaining to supplemental standards for Mini-Warehousing and Self-Storage Uses.

Rodney Corriveau, Senior Planner (staff) presented proposed changes the supplemental standards of the LDC concerning Mini-Warehousing/Self-Storage. Staff were proposing to keep self-storage units limited to 1-story in height in the CRA and Form-Based Code zoning districts, but allow higher products in other areas of the city through a Conditional Use. Buffering standard changes were also proposed.

Commissioner Bahr inquired about the CRA boundaries and what people were going to see coming into the City with the Form-Based Code. Staff discussed some concepts proposed in the city.

Commissioner Bahr clarified that anything outside the CRA would require a conditional use to go over one-story in height.

Discussion was held on the location of the uses, impacts, and potential for expansion. Staff discussed the upcoming comprehensive plan update and ongoing LDC updates.

Commissioner Bahr expressed concerns with the Form-Based Code. Staff discussed the difference between the Form-Based Code which focuses on walkability, and traditional (Euclidean) zoning which focused on the automobile.

Mayor Whitfield called for a Motion. Commissioner Aker moved to approve the amendment to 7.09.16. Commissioner Bahr seconded the motion. Motion carried.

VII. **OTHER DISCUSSION**

Commissioner Bahr discussed the March Joint-Workshop between the City Council and Planning Commission concerning density and water. He stated his concern with 4-story buildings and the ability of developers to maximize density. He stated if he had to do it again, he would vote against some of the projects that have moved forward. Commissioner Aker stated her concerns as well. More discussion on projects in the work, water and density ensued, with Councilman Ken Burgess in attendance.