



City of Zephyrhills
Planning Commission

Council Chambers – City Hall | 5335 8th Street, Zephyrhills, FL 33542
Tuesday, July 19, 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

Commissioners Present: Mayor Gene Whitfield; Beth Aker; Kevin Bahr; David Armstrong; Thomas Vanater; Christa Remington – Alt. 1; Dr. Randy Stovall – Alt. 2

Absent were Christian Ryman and Tracy Sullivan

Staff Present: Todd Vande Berg; Rodney Corriveau; Kevin Kelly; Audrey McGuire

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSENT ITEM(S)

1. May 17, 2022 Regular Meeting

Commissioner Bahr moved to approve the minutes for the May 17th, 2022 regular meeting minutes as presented. Motion seconded by Commissioner Armstrong. Motion carried unanimously.

VI. BUSINESS ITEM(S)

1. FLU/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 Avenue (Parcel/Tax ID Nos. 14-26-21-0010-03000-0010; 14-26-21-0010-03000-0101) as follows: a) small-scale future land use map amendment (FLUMA), changing the FLU classification for a portion of the property from MU (Mixed Use) to RU (Residential Urban); and b) rezoning from C3 (General Commercial) to R3 (Medium Density Residential).

Audrey McGuire, Historic Preservation Specialist & Community Planner (Staff) presented the item to the Commission, noting that the Subject Property has a Split FLU classification of MU (Mixed Use) as well as RU (Residential Urban), and a split zoning designation of C3 (General Commercial) and R3 (Medium Density Residential). Staff stated that the applicants were requesting to amend the MU FLU classification portion to RU, consistent with the remainder of the Subject Property, as well as the zoning designation from C3 to R3, consistent with the remainder of the Subject Property. Staff provided the Planning Commission with the maximum potential buildout scenario of the site (up to 7.5 single-family or 10.5 duplex dwelling units per gross acre) and potential impacts to services. Staff noted that the

applicants are only proposing one additional unit at this time and the estimated impacts to city services would be far less.

Commissioner Bahr asked for clarification on the maximum potential buildout of the site and what the applicants were intending to build.

Staff recommended approval.

Mayor Whitfield called for a motion. Commissioner Bahr moved to recommend approval of business item 1. Motion seconded by Commissioner Armstrong. Motion carried unanimously.

VII. PLANNING REPORT

1. 2035 Comprehensive Plan Update: *Listening Session*

Todd Vande Berg, Planning Director, introduced Tammy Vrana of Vrana Consulting Inc. who is assisting with the City's 2035 Comprehensive Plan Update. Vande Berg provided an update on past meetings and the city's online public engagement website.

Ms. Vrana presented on what a Comprehensive Plan is, the current update process and asked the Planning Commission their thoughts on city assets and needs. The Planning Commission provided a variety of input concerning transportation needs, future annexations, potable water and wastewater needs, preservation and conservation, parks, and more.

VIII. NOTED ITEM(S)

IX. ADJOURN

Mayor Whitfield adjourned the July 19, 2022 meeting at 7:15 PM.