



**City of Zephyrhills**  
**Planning Commission**

Council Chambers – City Hall | 5335 8<sup>th</sup> Street, Zephyrhills, FL 33542

Tuesday, November 15, 2022 | 6:00 PM

- MINUTES-

**Call to order-Mayor Whitfield**

**Roll Call-Carlos Maldonado**

**Commissioners present: Matt Maggard, David Armstrong, Tracy Sullivan, Kevin Bahr, Beth Aker, Christian Ryman, Thomas Vanater, Christa Remington & Dr. Randy Stovall**

**Staff present: Todd Vandeberg, Rodney Corriveau, Kevin Kelly, Audrey McGuire, Carlos Maldonado**

**Invocation: Christian Ryman**

**Pledge Of Allegiance**

**1. Consent Items**

**2. Business Items**

**USE-0009-22\_Trump Place Boat & RV Storage Conditional Use Petition**

Request for Conditional Use submitted by Trump Place Boat & RV Storage, LLC (RCE Investment Group, LLC) to establish a recreational vehicle storage facility in the LI (Light-Industrial) zoning district.

**Kevin Bahr recused himself from this item and resigned from Planning Commission**

**Discussion was introduced by Audrey McGuire**

**Item was led by Todd Vandeberg:** The item was regarding a boat and RV storage facility and a slide show was presented showing the standards that were required for a conditional use. The standards were met for the conditional use and the staff recommended approval. Also was discussed that directly across the street there will be another storage facility with similar standards and for storing of recreational vehicles.

**Kevin Bahr:** After he resigned as planning commissioner he signed up as a guest speak, he mentioned about a disagreement with the project considering he had involvement in one regarding rv storage across the street and mentioned the city told him he was required to install buildings and covering for the facilities, however the building code didn't require that. The other property was told differently on the building aspect and also has similar name, Mr. Bahr wants fair rules on both sides. Additional research will be done by staff regarding design standards for recreational storage facilities.

**Staff noted:** A recommendation was made in the past to have the site have building coverings however it is not a building code requirement.

**Discussion led by project representative Jesse Blackstock from (Blackstock Engineering):** Comments made by the representative to the planning commission were discussing the projects improvements being made and the required permits that will be necessary to complete the project. Also other improvements that must happen regarding the fencing installation, landscaping, buffering and security lighting for the exterior of the project.

**Comments:** The planning commission's recommendation for the staff was to begin looking into changes to the design standard that's relating to recreational vehicle storage facilities. Planning Commission discussed the standards in which they are going to review the application if the neighboring property owners had not brought up the issue of being required to build structures and covering areas for the storage facility.

**Motion made:** The item was recommended for approval of the conditional use and to have the staff begin researching recreation storage facilities design standards. Motion seconded; Motion Passed. **Discussion was introduced by Audrey McGuire**

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**Adjourn**