



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, April 18, 2023
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

The city will maintain a quorum in the Council Chambers but will host a GoTo meeting to allow the public to attend. Please use the following information to access the meeting:

Planning Commission Meeting
Apr 18, 2023, 6:00 – 9:00 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/594340517>

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Call to Order –Dave Armstrong

Roll Call –Carlos Maldonado

Invocation –

1. CONSENT ITEMS

1.1 Planning Commission Minutes from March 21,2023

1. Planning Commission Minutes 3-21-23

2. BUSINESS ITEMS

2.1 **USE-0013-23: Premium Stone Gallery Warehouse & RV Storage.** Request for

Conditional Use

1. USE-0013-23_Survey
2. USE-0013-23_Statement of Use (Boggs Engineering)
3. USE-0013-23_Justification Report (Boggs Engineering)
4. USE-0013-23_Concept Plan

3. OTHER BUSINESS

- 3.1 **Plan Zephyrhills 2035 Comprehensive Plan:** Public Facilities Element - Draft Goals, Objectives & Policies
 1. DiscussionDraft_PublicFacilities_GOPs_PlanZH2035_2023_0315_Draft_v2
- 3.2 **Plan Zephyrhills 2035 Comprehensive Plan Update.** Recreation and Open Space Element Level of Service Standards
 1. LOS_Analysis_ROS_2023_0405

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.**



City of Zephyrhills
Planning Commission

Council Chambers – City Hall | 5335 8th Street, Zephyrhills, FL 33542
Tuesday, 3/21/23 at 6:00PM

- MINUTES-

I. CALL TO ORDER-Mayor Whitfield

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-Carlos Maldonado

Commissioners Present: Mayor Gene Whitefield, David Armstrong, Tracy Sullivan, Beth Aker, Thomas Vanater, Christa Remington, Dr. Randy Stoval, Ellen Taylor (not Present came in later at 6:13pm) Rosie Paulsen (wasn't present due to conflicting schedules, she is on the Florida commission for women and was in a meeting at Tallahassee

Staff Present: Todd Vande Berg-Planning Director; Rodney Corriveau-Senior Planner; Carlos Maldonado-Planning Support Specialist; Audrey McGuire-Historical Preservation Specialist

III. INVOCATION - by Beth Aker

III. PLEDGE OF ALLEGIANCE

V. CONSENT ITEM(S)

1. 1.1 January 17th,2023 Planning Meeting Minutes

The Minutes from the past Planning Commission was motioned to be accepted by Beth Aker and seconded, Mayor Whitefield stated motion carried unanimously.

VI. BUSINESS ITEM(s)

2.1 VAC-0005-23: Vacation of ROW along portion of Henry Drive abutting Tyson Townhomes Subdivision

Discussion was led by Rodney Corriveau (Senior Planner). Commissioner Armstrong recused himself from the item. Rodney began by explaining the item when stating “when we develop land in the city ,in the older platted areas parts of town, there is always a propensity to run into some issues.” The city doesn't deal with a lot of vacation right of ways. They have a high threshold. Public right of way is for public use and the domain of the public. Majority of platted issues now are dated back from the 1950's.The Vacation of Right of Way is a 6-foot by 506-foot portion of Henry drive. Henry drive is located by Zephyrhills High School, South of Hercules Park. Located within the Tyson Homes Subdivision that was platted back in the 1970's. The original right of way was a private right

of way ,and was 25 ft .and was to small to do much with the size. Typical right of ways are usually 50,60 or 75 feet. In 1971 the 25ft became public right of way, and became a city right of way. Just to get more detailed on the threshold, The requested vacation is consistent with the traffic element of the city's Comprehensive Plan. The right of way doesn't provide sole access to any property. The remaining access shall not be by easement. The vacation will not jeopardize the current or future location of any utilities. The proposed vacation is not detrimental to public interest and will not have a negative impact on the city. The biggest threshold the city will never want to give up right of way that is contrary to the public's interest. A couple of the other right of way issues is a direct result from this plat from 1957. The original plat if recalled was 25ft of right of way. Henry Drive wasn't in the right of way at that time. Henry Drive historically was the Pasco Counties property and unknown what it was in the 1950's. And it is also unknown if the school in that area was around in the 1950's. Henry Drives right of way about 6 months before the dedication was under the school board property, so anyone driving on the street was considered to be driving on Pasco County school's property. After working with the school board they dedicated the right of way area necessary of Henry Drive. Henry Drive is 25ft and about 65 feet encompasses. The threshold was cleared for the right of way. The city worked in conjunction with the survey of record and the school board to get the dedication. The purpose of vacation right of way is to take it out of the cities domain and go into the private property domain which will go to the Tyson Townhomes subdivision. If the vacation doesn't happen it would affect the future residents who try to purchase the townhome plats. The purchase process will be affected when the loan officer who is working on the mortgage does the due diligence and notices, that the person is going to purchase 6 ft of public right of way and forbids it. On this particular case the team that worked on this project decided this is the best route forward. No changes on the road will happen, changes will be unnoticed and also the road wasn't paved until recently. The road was paved by the Tyson Subdivision developer. Also, a sidewalk will be installed in the area. It will be improvement to the public. The future park that's under works Hercules Park is going to be nearby and this project will complement Tyson Townhomes. Access to Hercules Park from Henry Drive is being proposed. A cross walk to Henry Drive is being proposed which will increase pedestrian connectivity, and a street flasher for the children's safety will be installed. (FOR THE RECORD COMMISSIONER ELLEN TAYLOR ARRIVED AT 6:13PM, AND NOTED OF COMMISSIONER ARMSTRONG'S RECUSES OF THE ITEM.) statement by Mr. Corriveau "To capstone we wouldn't be here tonight requesting this if this was detrimental to the public, but in the end with this development it's going to improve the right of way area and it already has". Now if you Drive or walk on the sidewalk on Henry Drive you are now on a public right of way, no longer on school board property. An example used was that the city is writing a wrong from many years ago. When developing in the older areas and neighborhoods there is going to be platting issues and past mistakes, so future corrections and maintenance will be common. This will make this all continuance at the end of the 600ft there is private property, It abuts the Sunstate aluminum property to the West. Henry Drive, road dead ends but it will continue in some form of passion as the park develops to the North.

Motion: Motion was recommended approval by Beth Aker and seconded by Randy Stoval. Motion carries approval.

VII. PLANNING REPORT

3. Other Business

3.1 Plan Zephyrhills 2035 Comprehensive Plan: The items was skipped due to the presenter not being present, the item will be brought back on the next planning commission meeting in April.

3.2 Water Cycle Video: There was a video shared by Todd Vandeberg regarding the current issue with the water supply within the city. The video was titled Water Cycle-How the Hydrologic Cycle Works. It was under Youtube: [Water Cycle | How the Hydrologic Cycle Works](#). Video ran for 6.46 minutes. The reason why it would be beneficial to bring this into the Planning Commission is because water has been an important discusses regarding the city's future. General discussion with staff internally of a moratorium for water usage to pause or until the city receives further direction from the water management district. And update on submittal to water use permit from swift mud is pending. Update will come regarding water usage next month.

VIII. NOTED ITEM(S)

Additional comments: After the last item was discussed Mr. Vandeberg finished the meeting by discussing future projects happening in the city, transportation projects, and new projects happening within the industrial corridor. Also mentioned Mayor Whitfield's stepping down from his role and attending his last Planning Commission Meeting.

IX. ADJOURN

Mayor Whitfield adjourned the Meeting.



CITY OF ZEPHYRHILLS

“City of Pure Water”

5335 8th Street • Zephyrhills, Florida 33542-4312
(813) 780-0000 • Fax (813) 780-0005

April 18, 2023

BUSINESS ITEM 2.1

Memorandum

To: Planning Commission
From: Audrey McGuire, AICP – *Historic Preservation Specialist/Community Planner*
Re: USE-0013-23, Premium Stone Gallery Warehouse & RV Storage
Request for Conditional Use

The City received an application for Conditional Use to establish a recreational vehicle storage facility at 4069 20th Street, zoned C3 (General Commercial). The proposed use will be ancillary to a stone whole warehouse and gallery to be developed on the subject property.

Please be advised, the applicants did hold a pre-application meeting with the city and submit this application on February 24, 2023, prior to the adoption of Ordinance 1455-23 which established a 12-month moratorium on indoor/outdoor storage uses, and is therefore exempt from said moratorium.

Attachments:

1. Staff Report – *City of Zephyrhills*
2. Exhibit A: Statement of Use – *Boggs Engineering, LLC*
3. Exhibit B: Justification Report – *Boggs Engineering, LLC*
4. Exhibit C: Map Series



CITY OF ZEPHYRHILLS

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STAFF REPORT

BUSINESS ITEM 2.1

To: Planning Commission
From: Audrey McGuire, AICP – *Historic Preservation Specialist/Community Planner*
Re: USE-0013-23, Premium Stone Gallery Warehouse & RV Storage
Request for Conditional Use

...

I. BACKGROUND INFORMATION

Request for Conditional Use submitted by 4014 20th Street, LLC for an accessory recreational vehicle storage facility on approximately 2.91 acres of real property generally located at 4069 20th Street, currently zoned C3 (General Commercial). Recreational vehicle storage on the property will be accessory to the principal grant wholesale warehouse business – Premium Stone Gallery Warehouse.

Subject Property

Address: 4069 20th Street
Parcel #: 13-26-21-0070-12100-0010
Location: NW corner of 20th St & Tucker Rd
Property Size: 2.91 Acres MOL
Zoning: C3 (General Commercial)

Property Owner/Applicant

4014 20th Street, LLC (Jose Lucas)
4069 20th Street, Zephyrhills, FL 33542



Ordinance No. 1455-23, Indoor/Outdoor Storage Moratorium

On February 27, 2023, City Council approved a 12-month moratorium on the approval of plans and permitting of indoor and outdoor storage uses, including recreational vehicle storage. This moratorium provides an exemption when pre-application meetings are held and/or applications received prior to the effective date of the Ordinance. The applicants held a pre-application meeting with staff on February 8, 2023 and submitted this application on February 24, 2023, prior to the effective date of Ordinance 1455-23 and are therefore exempt from the moratorium.

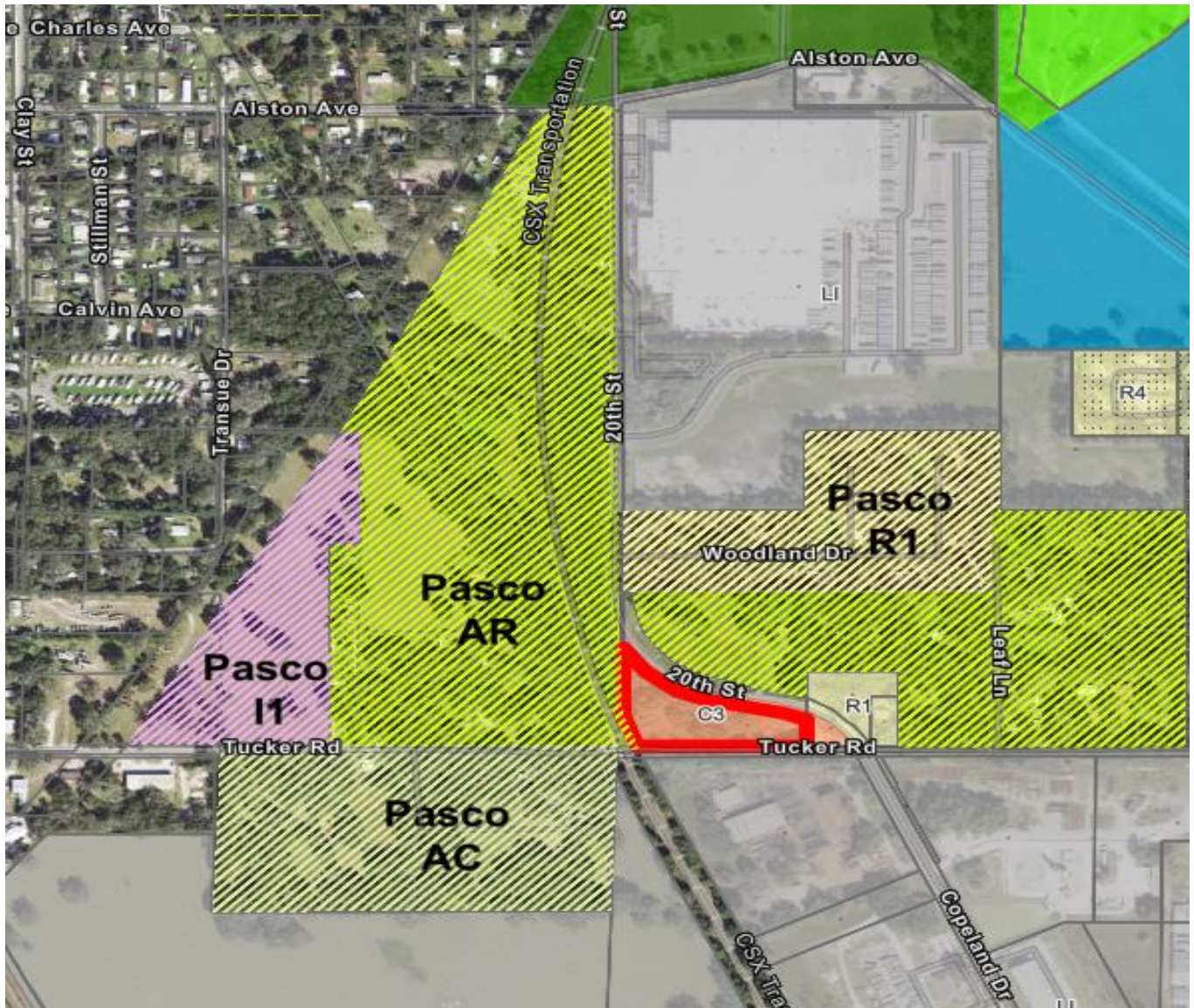
II. DATA & ANALYSIS

Character of the Surrounding Area

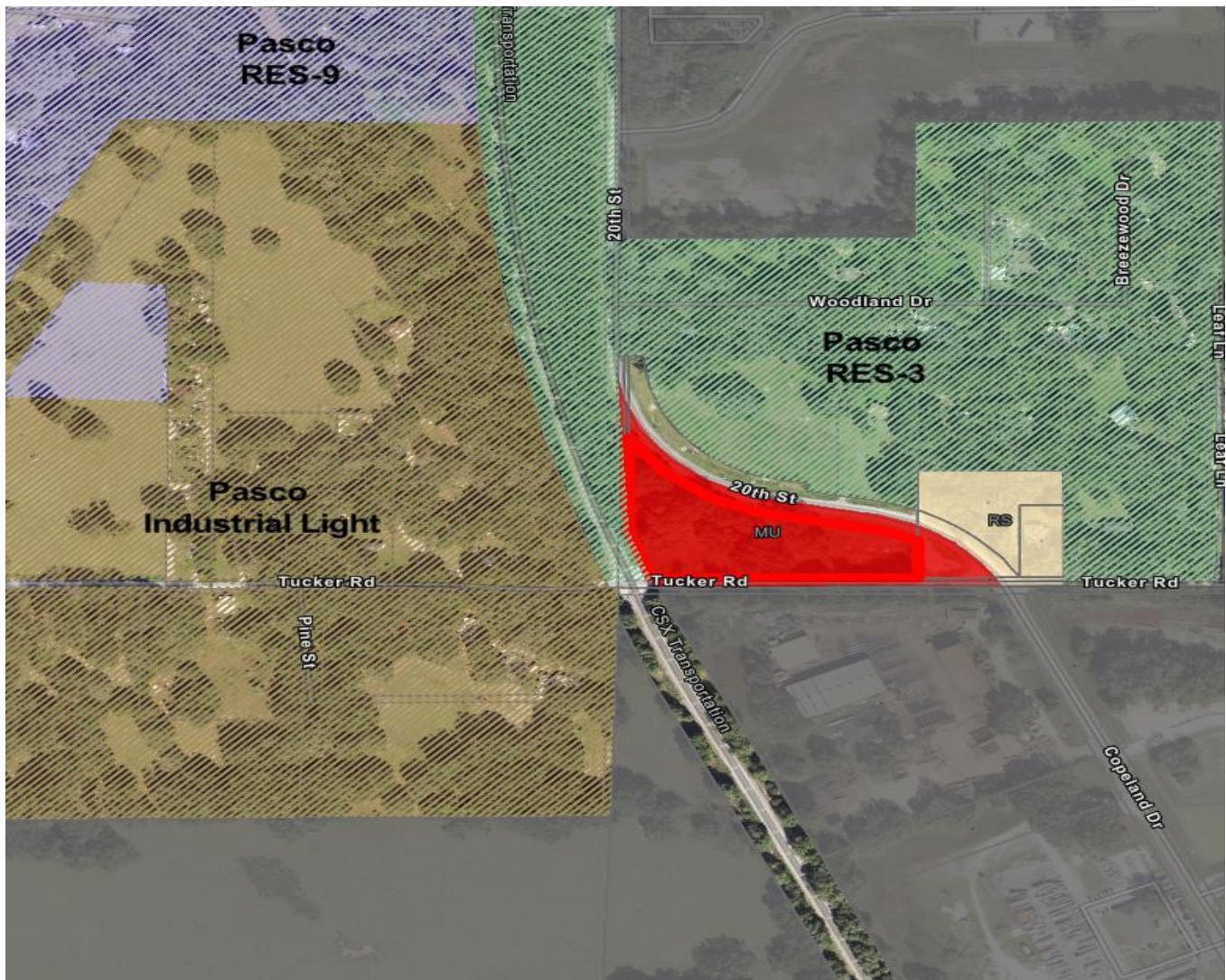
The subject property consists of approximately 2.91 acres zoned C3 (General Commercial), located at the northwest corner of 20th Street and Tucker Road. The surrounding area is characterized as primarily industrial and with pockets of single-family residential. Below is a breakdown of surrounding area land uses:

1. NORTH – CSX Railroad right-of-way directly abutting the subject property; enclave area (located in unincorporated Pasco County) of single-family residences with a future lands use classification of County RES-3, bordered to the north and south by industrial uses; and the Nestle Water plant, zoned LI, further to the north.
2. SOUTH – Properties south of the subject property along Copeland Drive have an industrial (IN) future land use classification and light industrial (LI) zoning. Uses in this area are primarily heavy industrial and manufacturing.
3. EAST – Properties to the east of the subject property include an enclave of single-family residences with a Pasco County future land use classification of RES-3.
4. WEST – CSX Railroad right-of-way directly abutting the subject property; properties to the west of the railroad are residential in nature but are slated for future industrial and have an assigned Pasco County future land use classification of Industrial-Light.

Surrounding Area Zoning



Surrounding Area Future Land Use



Land Use Compatibility

Recreational vehicle storage may be considered as a conditional use in the C3 zoning district, as well as in the LI zoning district which surrounds the subject property. The subject property is separated from nearby residential uses by the CSX railroad right-of-way to the west and 20th Street to the east. The subject property will serve as a transition from heavier industrial users to the south to less intensive industrial to the north, and residential to the east and west. Recreational vehicle storage is compatible with the adjacent industrial uses in the area and is less impactful to existing residential than its industrial counterparts.

LDC Section 11.10.01(B), Standards of a Conditional Use

Part 11.10.00 of the Land Development Code establishes review standards for conditional uses. These standards are outlined below with staff's findings. The applicant's statement of compliance can be found on page 4 of the attached justification report (Exhibit B).

1. §11.10.01(B)(1): The proposed conditional use will not adversely affect or contribute to the deterioration or quality of life or property values in the immediate neighborhood.

STAFF FINDINGS – The subject property is located adjacent to existing uses on Copeland Drive which are primarily heavy industrial in nature and produce significant external impacts to surrounding properties. Recreational vehicle storage uses are generally low traffic generators and produce low amounts of noise, light and odor. Therefore, the proposed recreational vehicle storage use on the subject property will have less of an impact on surrounding areas

than its neighbors to the south. The proposed use will act as a transition from the heavier industrial uses and is not anticipated to further contribute to deterioration of quality of life or property values in the area.

2. §11.10.01(B)(2): The proposed conditional use is consistent with the character and existing land use patterns in the surrounding area.

STAFF FINDINGS – The subject property is located in an area developed and planned for primarily industrial uses. East and northeast of the subject property is a pocket of single-family residences located within an enclave area in unincorporated Pasco County. The development of the proposed subject property will act as a transition from more intense industrial uses to the neighborhood to the east/northeast. Storage uses are supported by both light industrial (LI) and general commercial (C3) zoning districts. The subject property has a C3 zoning and the proposed use of recreational vehicle storage is compatible with the existing industrial uses and future industrial property in the surrounding area. *See Character Analysis above for more information.*

3. §11.10.01(B)(3): The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.

STAFF FINDINGS – Recreational vehicle storage uses do not produce daily truck/freight traffic nor a large number of passenger vehicle trips per day. No additional passenger vehicle parking spaces, per the city's standards, will be required for the use. The applicants will be required to install a sidewalk along 20th Street (or contribute to the Sidewalk Mitigation Fund) at time of site development. Therefore, the recreational vehicle use is not anticipated to excessively increase traffic or parking congestion in the area, nor negatively affect public safety.

4. §11.10.01(B)(4): The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas.

STAFF FINDINGS – The subject property is suitable for development.

- a. The subject property is not located with a basin of special concern nor are there any identified wetlands onsite;
 - b. The subject property is located within FEMA Flood Zone X [area of minimal flood hazard];
 - c. The subject property contains the following soil type, per Pasco County GIS Data: Tavares Sand [Moderately well-drained];
 - d. Access is available to the site via 20th Street and Tucker Road. Both roadways are owned/maintained by Pasco County and a County Right-of-Way Use Permit and substandard roadway analysis will be required prior to development;
 - e. Adequate parking/storage areas for recreational vehicle are shown on the concept plan. The City does not have specified standards for off-street parking of passenger vehicles for recreational vehicle storage uses; however, any off-street parking necessary can be accommodated at the primary wholesale warehouse building on site.
5. §11.10.01(B)(5): The site upon which the conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas.

STAFF FINDINGS – The subject property will be fenced and is required to meet the minimum landscape/screening requirements established in Part 7.06.00 of the Land Development Code. The applicants have agreed to increase the required type D buffer along 20th Street to a 20-foot type C buffer to better screen the property from residences to the east/northeast. A type C buffer includes a 2 rows of staggered trees, shrubs and an opaque screen or wall. *See Exhibit*

6. §11.10.01(B)(6): The proposed site meets the applicable requirements of the zoning district in which it is located.

STAFF FINDINGS – The subject property meets the minimum size criteria of the C3 zoning district. The subject property is not considered a non-conforming lot and may be developed in accordance with LDC and Building Code standards. The proposed use of recreational vehicle storage, if allowed by conditional use, will be developed in conjunction with a +/-5,000 square foot granite wholesale warehouse and in accordance with zoning district standards.

7. §11.10.01(B)(7): Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.

STAFF FINDINGS – All lighting will be reviewed at time of site development and shall not interfere with the approach zones of the nearby Zephyrhills Municipal Airport nor shall it spill onto adjacent properties.

8. §11.10.01(B)(8): The proposed conditional use will not adversely affect the health, safety or welfare of the surrounding community area.

STAFF FINDINGS – Recreational vehicle storage is a land-intensive use. Impacts to public infrastructure, including utilities and sanitation, are anticipated to be minimal and should not interfere with or adversely affect public health, safety or welfare.

Consistency with the Land Development Code

1. §2.01.03.17, C3 Zoning District: ..."established to identify areas of the city appropriate for location of commercial activities with potential land use conflicts resulting from truck traffic, materials storage, emission of noise, odor or air pollutants, or other environmental and public safety considerations.
 - a. Recreational vehicle storage is a land-intensive, storage use. It creates minimal truck traffic, noise, odor and air pollutants, and is otherwise consistent with the C3 zoning district.
2. Table 2.02.01, Allowable Uses in Zoning Districts: Table 2.02.01 permits recreational vehicle storage to be considered as a conditional use in the C3 zoning district.
 - a. The proposed recreational vehicle storage use at the subject property meets the standards for issuance of a conditional use, as required by Table 2.02.01.

III. PRIOR ACTION & RECOMMENDATION

Site Plan Review Committee

On March 21, 2023, the Site Plan Review Committee recommended approval with the condition that the recreational vehicle storage use be established either in conjunction with or after development of the primary wholesale warehouse.

Statement of Use 20th Street Recreational Vehicle Storage

4014 20th Street, LLC (Owner) is requesting conditional use approval from the City of Zephyrhills to operate a recreational vehicle storage facility at 4069 20th Street, Zephyrhills (Subject Property). The Subject Property is currently zoned C3 – General Commercial and has a Future Land Use of Mixed Use.

The Owner is planning to construct a granite wholesale facility on half of the Subject property. This use is permittable under the site's current zoning and future land use and does not require conditional use approval. The Owner is also planning to construct a recreational vehicle storage yard on the remaining half of the Subject Property if this Conditional Use application is approved by Zephyrhills. The Zephyrhills allows C3-zoned properties to operate recreational vehicle storage facilities if conditionally approved by Zephyrhills. If approved, the Owner will construct a recreational storage yard in conformance with Zephyrhills site, stormwater, and utility infrastructure requirements. Once constructed, the Owner will lease storage area for boats, jet skis, campers, etc. The Owner will operate and maintain the facility in conformance with Zephyrhills' open storage requirements.

The Subject Property is surrounded by industrial and residential properties within the vicinity of the Subject Property. The Subject Property is separated from the residential properties either by railroad right-of-way or 20th Street right-of-way. The proposed use would not detract from the characteristics of the developed areas surrounding the Subject Property. Furthermore, the Owner will screen and buffer the use from any adjacent properties as required by Zephyrhills' land development code. The Conditional Use Justification Report further details the compatibility of this request with the surrounding community.

Prepared For:
4014 20th Street, LLC



BBE Project No. 22145
February 24, 2023

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- 2.0 COMPREHENSIVE PLAN COMPATIBILITY
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- 5.0 STATEMENT OF COMPLIANCE

Appendix A: Subject Property Aerial

Appendix B: Zephyrhills Future Land Use Map

Appendix C: Pasco County Future Land Use Map

Appendix D: Zephyrhills Zoning Map

Appendix E: Pasco County Zoning Map

1.0 PROJECT OVERVIEW

4014 20th Street, LLC (Owner) is requesting a conditional use approval to allow recreational vehicle storage on its property located at 4069 20th Street, Zephyrhills, FL 33542 (Subject Property). Refer to Appendix A for an aerial of the Subject Property. The Subject Property is zoned C-3, General Commercial and has a Future Land Use (FLU) of Mixed Use (MU). All applicable Future Land Use and Zoning Maps are included as appendices to this report.

2.0 COMPREHENSIVE PLAN COMPATIBILITY

The Subject Property's Mixed Use FLU category delineates urban areas appropriate for intensive residential, office, and retail commercial uses. The proposed open storage would be compatible with the commercial/industrial uses that are prevalent on and within the vicinity of the Subject Property.

3.0 CODE COMPATIBILITY

The Zephyrhills Land Development Code (LDC) allows C-3 properties to have recreational vehicle storage as a conditional use if approved by Zephyrhills. The Owner is requesting approval to operate a recreational vehicle storage facility on a portion of the Subject Property. The Owner would like to rent space for customers to temporarily park boats, jet skis, campers, motorhomes, etc. The Owner will not store dilapidated/deteriorated vehicles if the conditional use application is approved by Zephyrhills. The Owner also plans to operate his granite wholesale business on the remainder of the Subject Property. Refer to the Conditional Use Conceptual included with the application. Therefore, the Owner would maintain the open storage area and ensure the storage area is presentable and will not undermine the aesthetic appeal of his granite wholesale operation. The open storage area would be operated in accordance with the conditions/restrictions outlined in the Zephyrhills' LDC and City Ordinances.

4.0 SURROUNDING FUTURE LAND USE AND ZONING ANALYSIS

The neighboring properties surrounding the Subject Property have varied future land use, zoning, and jurisdiction.

The properties immediately south of the Subject Property are within Zephyrhills' jurisdiction. The southern properties form a large enclave having an Industrial Future Land Use. The Industrial FLU is located on both sides of Copeland Drive/20th Street (the main road approaching the Subject Property from the South). These properties are all zoned as Light Industrial (LI). LI-zoned properties are allowed to have recreational vehicle storage as a conditional use.

The Subject Property is separated from the majority of the adjacent properties to the west by railroad right-of-way. The neighboring properties immediately adjacent to the Subject property are vacant maintenance parcels that are connected to the 20th Street right-of-way. The

neighboring properties on the opposite side of the railroad track are within Pasco County's jurisdiction. These properties have a Light Industrial FLU with Pasco County. However, the current zoning of the properties to the west of the Subject Property are zoned Agricultural Residential. The zoning of the area does not change to Industrial 1 until approximately 1,000 feet past the Subject Property as Tucker Road approaches State Road 39. Though the western properties are currently zoned as Agricultural Residential, these properties are separated from the Subject Property by the railroad. The Owner would screen the requested recreational vehicle storage area in accordance with the Land Development Code.

The Subject Property is separated from the adjacent properties to the north by 20th Street. The northern-adjacent properties are within Pasco County's jurisdiction. These properties have a Residential 3 FLU. These properties are zoned Agricultural Residential. The residential area is bordered by industrial properties to the north and south.

The adjacent parcel to the east of the Subject Property is a small parcel owned by Pasco County's facility management property. It has the same FLU and zoning as the Subject Property. This parcel includes a portion of 20th Street. Given its small size and irregular shape, Pasco County is unlikely to develop the parcel or sell the parcel to another developer.

5.0 STATEMENT OF COMPLIANCE

The Owner seeks a conditional use approval from the City of Zephyrhills which would allow recreational vehicle storage on the Subject Property. The Staff at Boggs Engineering believes this request meets the City's criteria for conditional use approval as details in Section 11.10.01 of the Land Development Code.

The recreational vehicle storage is a consistent use with the surrounding area given the industrial areas either immediately adjacent to or within the vicinity of the Subject Property. The proposed use will also respect the neighboring residential areas by providing any screening/buffering required by Zephyrhills. Additionally, the Owner will operate the facility in a manner that avoids the storage of deteriorated and abandoned vehicles. The Owner desires to provide a service to the surrounding neighborhoods in the event that any residents want to temporarily store any of their recreational vehicles. The proposed use will not generate excessive traffic. The storage area will be constructed with suitable access, stormwater, utility, and screening infrastructure. The Owner will ensure that any signage or lighting (if constructed) will not adversely affect the surrounding areas. This proposed use is allowed as a conditional use- if approved by Zephyrhills- and conforms to the conditional use requirements detailed in Section 11.10.01(B) as listed below:

- (a) The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;
- (b) The proposed use is consistent with the character of and existing land use patterns in the surrounding area;
- (c) The proposed use will not create or excessively increase traffic or parking congestion, or otherwise affect public safety;

- (d) The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas;
- (e) The site upon which the proposed use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;
- (f) The proposed site meets the applicable requirements of the zoning district in which it is located;
- (g) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic;
- (h) The proposed use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

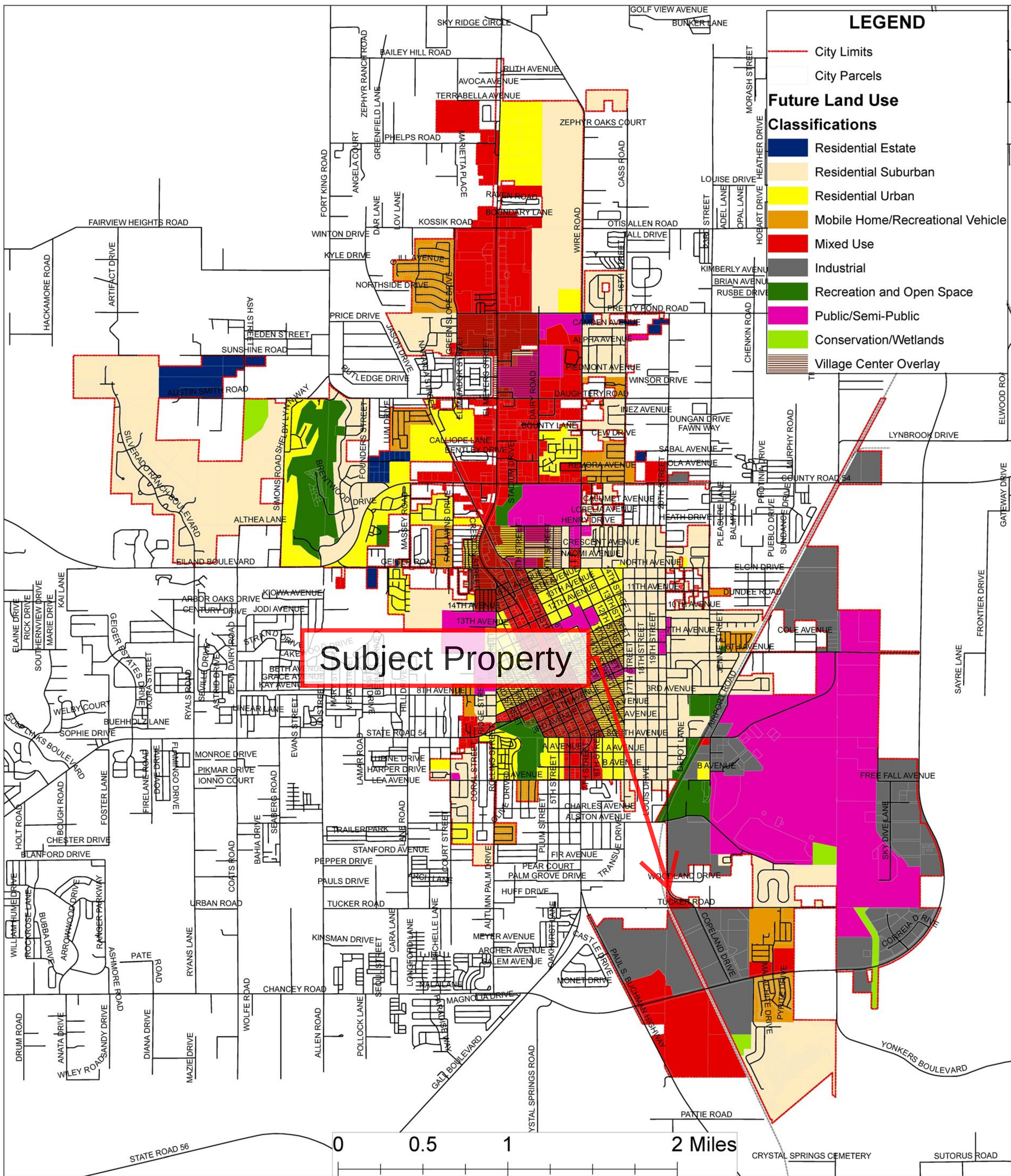
Appendix A: Aerial of the Subject Property



- Legend**
- Street (Labels)
 - Parcel (Lines)
 - Owner Name (Label)
 - Subdivision (Boundaries and Labels)
 - Parcels (Clickable Info)
 - Parcels (Hyphenated ID)
 - Blocks (Boundaries and Labels)
 - Lot (Labels)



Appendix B: City of Zephyrhills Future Land Use (FLU) Map



Subject Property



City of Zephyrhills Future Land Use August 2019

NOTE: For Planning Purposes Only And Updated FLU Changes In Process For Annexed Properties



Source: Pasco County GIS, Property Appr.
Updated 8/28/19 by R.Corniveau & K. Defranc

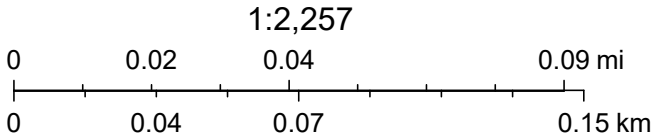
Appendix C: Pasco County Future Land Use (FLU) Map

Pasco County Future Land Use



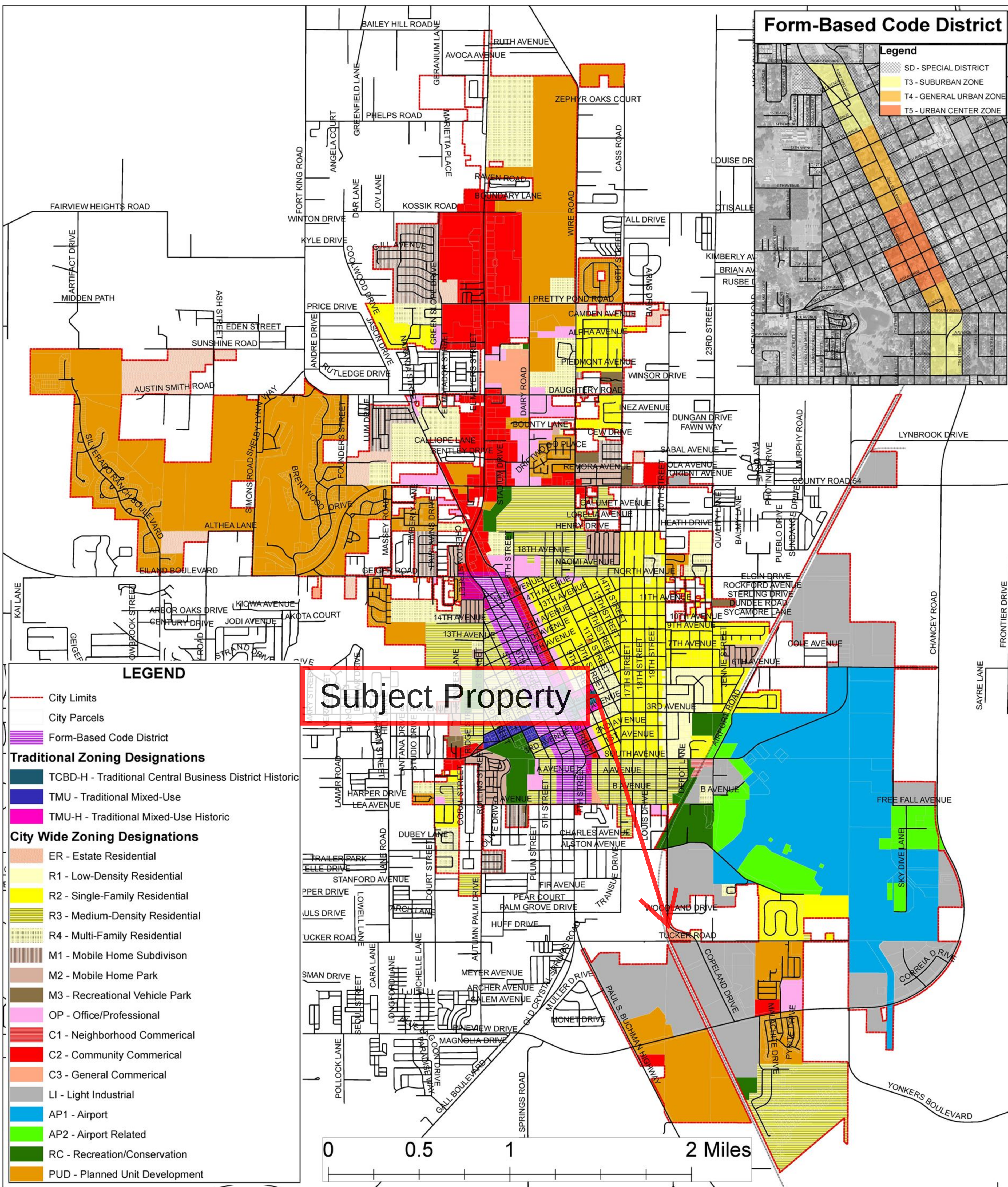
2/17/2023, 10:38:06 AM

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|------------------------|------------------------------|-----------------------------|----------------------|---------------------------|
| Parcels | AGRICULTURAL/RURAL-.2 du/ga* | INDUSTRIAL-HEAVY | NEW PORT CORNERS | RESIDENTIAL-12 du/ga* |
| Railroad | COASTAL LAND .025 du/ga** | INDUSTRIAL-LIGHT | NEWTOWN | RESIDENTIAL-24 du/ga* |
| Roads | COMMERCIAL | LIGHT INDUSTRIAL | OFFICE | RESIDENTIAL-3 du/ga* |
| Footprints | COMMERCIAL | MAJOR ATTRACTORS | OFFICE | RESIDENTIAL-6 du/ga* |
| STRUCTURE | CONSERVATION LANDS | MAJOR PUBLIC/SEMI-PUBLIC | OFFICE | RESIDENTIAL-9 du/ga* |
| Future Landuse | EMPLOYMENT CENTER | MAJOR RECREATION/OPEN SPACE | OFFICE | RETAIL/OFFICE/RESIDENTIAL |
| AGRICULTURAL-.1 du/ga* | GATEWAY HUB | MIXED USES | PLANNED DEVELOPMENT | TOWN CENTER |
| | | | RESIDENTIAL-1 du/ga* | |



J Edwards, SWFWMD

Appendix D: City of Zephyrhills Zoning Map



City of Zephyrhills Zoning August 2019

NOTE: For Planning Purposes Only And Updated Zoning Changes In Process For Annexed Properties



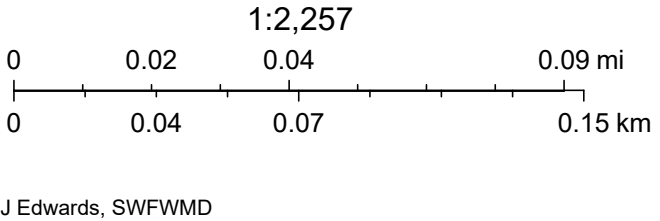
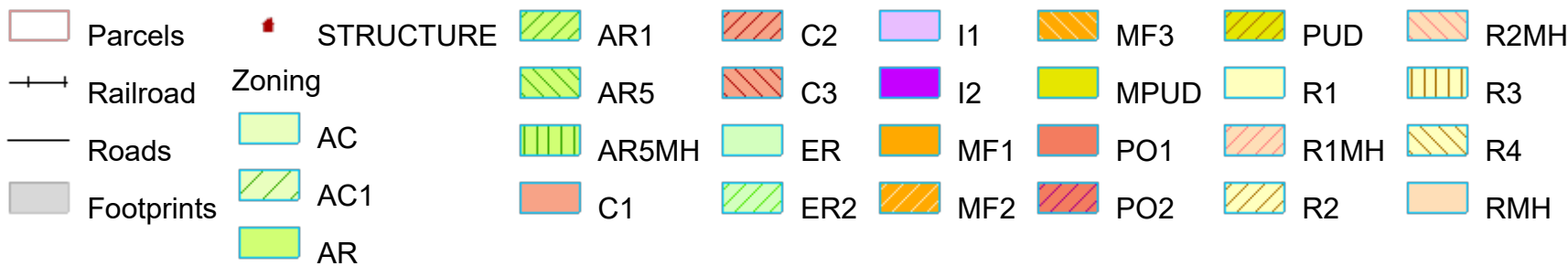
Source: Pasco County GIS, Property Appr.
Updated 8/28/19 by R. Corriveau, K. Defranc, J. Hackett

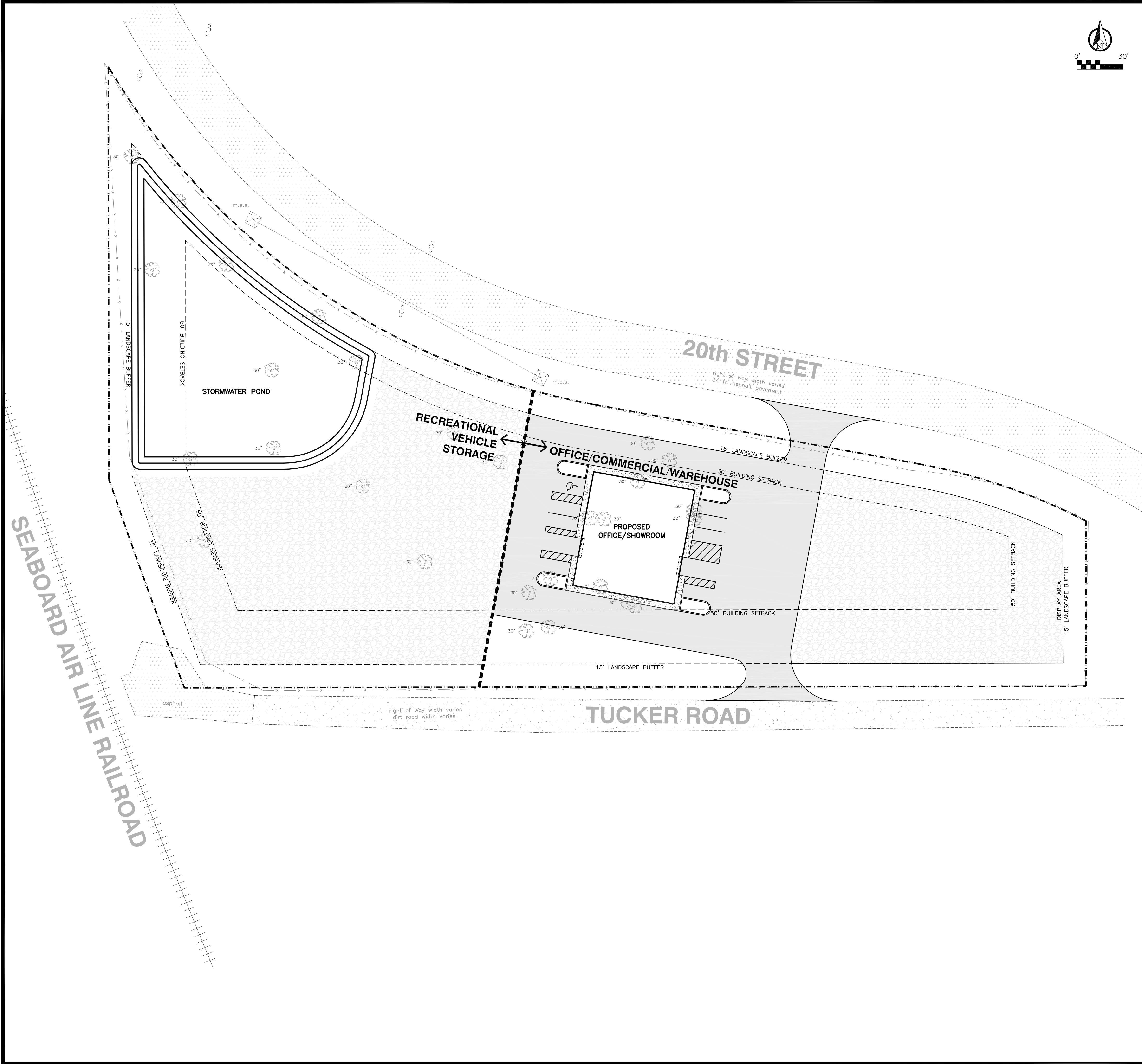
Appendix E: Pasco County Zoning Map

Pasco County Zoning



2/17/2023, 10:36:43 AM





SITE DATA			
1.	SITE ADDRESS	4069 20TH STREET ZEPHYRHILLS, FLORIDA 33542	
2.	GROSS SITE AREA	126,967 SF	2.91 AC
3.	PARCEL ID	13-26-21-0070-12100-0010	
4.	EXISTING ZONING	C3 - GENERAL COMMERCIAL	
5.	PROPOSED ZONING	C3 - GENERAL COMMERCIAL	
6.	PRESENT USE	MIXED USE	
7.	DEVELOPED USE	MIXED USE	
8.	BUILDING SETBACKS	FRONT (NORTH) = 30 FT SIDE (EAST) = 50 FT SIDE (WEST) = 50 FT REAR (SOUTH) = 50 FT	
9.	LANDSCAPE BUFFERS	FRONT (NORTH) = 15 FT SIDE (EAST) = 15 FT SIDE (WEST) = 15 FT REAR (SOUTH) = 15 FT	
11.	FLOOD ZONE:	THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' AS DEPICTED ON FEMA FLOOD MAP 12101C-0458F, DATED 9/26/14.	
12.	OWNER	4014 20TH STREET, LLC	
13.	UTILITIES	CITY OF ZEPHYRHILLS	
	WATER SERVICE:	CITY OF ZEPHYRHILLS	
	SEWER SERVICE:	CITY OF ZEPHYRHILLS	
	ELECTRIC SERVICE:	DUKE ENERGY	
14.	THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.		

LEGEND	
	HANDICAP PARKING
	PROPOSED CURB
	PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT

REVISION DESCRIPTION	
NO.	DATE

B-BOGGS
ENGINEERING, LLC
607 S. Alexander Street, Suite 101
Zephyrhills, FL 33542
Phone: 813-747-2900
www.boggseng.com | info@boggseng.com
COA-25867

PREMIUM STONE GALLERY
4069 20TH STREET
ZEPHYRHILLS, FLORIDA 33542

DATE: 2/16/23
STEVEN C. BOGGS, P.E.
FL REG. NO. 55410

PROJECT NO:
22145

DATE: 1/27/23
DESIGNED BY: MCN
DRAWN BY: MCN
CHECKED BY: MCN

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April 18, 2023

OTHER BUSINESS 3.1

Memo

To: Planning Commission
From: Todd Vande Berg – *Planning Director*
Re: Plan Zephyrhills 2035 Comprehensive Plan Update
Public Facilities Element – DRAFT

All local governments in Florida are required to prepare and maintain a comprehensive plan in accordance with the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS). Per the Act, the local planning agency shall prepare the comprehensive plan and make recommendations to the City Council regarding the adoption or amendment of the plan.

On behalf of the Planning Commission, City staff is preparing a major update to the Zephyrhills 2025 Comprehensive Plan, which was adopted in 2010. The updated comprehensive plan, known as *Plan Zephyrhills 2035*, will address the community’s growth and development needs and aspirations through the year 2035.

The Public Facilities Element is one of nine required comprehensive plan elements for non-coastal counties and municipalities. The remaining required elements address future land use, transportation, housing, conservation, recreation and open space, intergovernmental coordination, capital improvements and property rights.

The goals, objectives and policies (GOPs) for the updated Public Facilities Element aim to ensure the provision of safe, sustainable, resilient, and cost-effective public facilities that are coordinated with planned future land uses and population projections, and promote the following:

- Conservation and protection of surface and groundwater recharge;
- Preservation and enhancement of natural ecosystems and drainage features; and
- Public health, safety and welfare.

There are two goals proposed for the updated Public Facilities Element. **Goal 1 is oriented to water resources**, including groundwater, surface water, stormwater, potable (drinking) water, and wastewater (sewer) and related public facilities. **Goal 2 is oriented to public solid waste facilities.**

The goal supporting objectives and policies establish guidance and standards to evaluate and ensure that public facilities are adequate, or will be adequate, to serve the needs generated by growth and development and support the safe and environmentally sound delivery of services.

A discussion draft of the Public Facilities Element GOPs is provided. No official action by the planning commission is required for this discussion item, but input and feedback are requested.

Attachments:

1. Discussion Draft_Public Facilities GOPs



DRAFT GOALS, OBJECTIVES, AND POLICIES

PUBLIC FACILITIES ELEMENT | Plan Zephyrhills 2035 Comprehensive Plan

GOAL PUB 1.

ALL WATER IS MANAGED IN AN INTEGRATED, INCLUSIVE, AND SUSTAINABLE MANNER THAT ENHANCES AND PROTECTS WATER QUALITY, SUPPLY, AND RELIABILITY AND MINIMIZES ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT.

OBJECTIVE PUB 1.1.

Integrate water resources management and collaboratively plan, develop, and manage water resources to balance social, economic, and environmental objectives.

POLICIES:

The City shall:

PUB 1.1.1. (Balancing Needs)

Ensure that water resources are managed to balance the City's social, economic, and environmental objectives by:

- a. Promoting the efficient use of water resources;
- b. Balancing competing demands for water resources between different users while considering the needs of the natural environment.
- c. Improving the quality of water resources through sustainable practices and technologies that reduce pollution and protect the water ecosystem;
- d. Enhancing the resilience of water systems to sudden shocks and long-term stresses through adaptive strategies to help cope with the impacts; and
- e. Supporting sustainable economic development by ensuring that water resources are used to promote long-term economic growth while protecting the natural environment and the well-being of local communities.

PUB 1.1.2. (Collaborative Approach)

Bring together resource agencies, local governments, and community stakeholders to plan, develop, and implement the most cost-effective, equitable, and environmentally sound methods of delivering and managing water resources.

PUB 1.1.3. (Water Partnerships)

Foster local and regional partnerships to ensure an adequate and sustainable potable water supply.

PUB 1.1.4. (Regulatory Framework)

Ensure that all water facilities proposed through development orders or permits for new development or redevelopment are planned, designed, installed, and maintained consistent with all applicable standards and regulations of Federal and State agencies and the City of Zephyrhills.

PUB 1.1.5. (Concurrency Management)

Link land use and water management decision making to ensure that adequate water supplies and facility capacity are available to meet the needs of existing and future development consistent with the

City's level of service standards and concurrency management program, and §163.3177(6)(c) and §163.3180(1)(b), Florida Statutes.

PUB 1.1.6. (Level of Service Standards)

Utilize the level of service standards listed below to determine the acceptable levels of performance for the City's water supply and facilities and the availability of adequate capacity to support new development concurrent with the impacts of such development:

- a. Potable water supply: 114 gallons per capita per day or lower.
- b. Potable water facilities: 300 gallons per day per dwelling unit or equivalent residential unit.
- c. Wastewater facilities:
 - 1) Average daily flow – 168 gallons per day per dwelling unit or equivalent residential unit; and
 - 2) Peak daily flow – 200 gallons per day per dwelling unit or equivalent residential unit;
- d. Stormwater facilities: Accommodates a 25-year storm of 3.6 inches of rainfall in 1 hour. All new development or redevelopment is required to provide on-site retention to assure that post-development runoff is no greater than pre-development runoff.

PUB 1.1.7 (Development Criteria)

Maintain performance criteria in the Land Development Code that regulates the location, timing, and scale of development to ensure that new development is adequately and effectively served by required public and on-site facilities.

PUB 1.1.8 (Water Supply Facilities Work Plan)

Work with the Southwest Florida Water Management District and others, as appropriate, to prepare and adopt a 10-Year Water Supply Facilities Work Plan that identifies existing and proposed alternative water supply projects, traditional water supply projects, conservation methods and reuse necessary to meet the water supply needs of the City, consistent with the District Regional Water Supply Plan and §163.3177(6)(c)3, Florida Statutes.

PUB 1.1.9 (Population Projections)

Coordinate population projections with the Southwest Florida Water Management District to ensure consistency for water resources planning and determining water supply and facility needs.

**OBJECTIVE
PUB 1.2.**

Balance environmental, economic, and societal goals by implementing affordable and equitable **projects and programs to maintain adequate levels of service and provide multiple benefits.**

POLICY TOPICS:

The City shall:

PUB 1.2.1. (Water Projects/Programs)

Develop, support, maintain, and implement projects and programs that address facility deficiency and replacement needs and planned growth needs relative to the following:

- a. Potable water supply, treatment, and distribution within a designated service area;
- b. Wastewater collection, transmission, treatment, reuse, and discharge within a designated service area;

- c. Treated water distribution at adequate volume and sufficient pressure to satisfy customer demands; and
- d. Managed system of stormwater infrastructure that will minimize the occurrences of damage due to flooding; improve the quality of surface waters; reestablish and create wetland habitat; enhance aquifer recharge; and provide opportunities for recreational benefits and potential reuse.

PUB 1.2.2. (Synergistic Initiatives)

Evaluate water facility planning initiatives for potential cross-functional synergies and co-location opportunities (e.g., greenway trails that also serves as stormwater infrastructure) to potentially improve efficiency, reduce costs, enable better coordination between different departments or agencies, minimize environmental impacts, and/or improve service delivery.

PUB 1.2.3. (Leveraging Resources)

Leverage City resources for multi-benefit public facility projects by attracting support from multiple sources by addressing multiple needs or goals simultaneously to maximize the impact of investments; attracting funding that may not have been available for a single-purpose project; and aligning with funding priorities or programs that are specifically designed to support cross-cutting projects.

PUB 1.2.4 (Maximizing Existing Infrastructure)

Utilize the provision of public facilities and services to direct development where it can be adequately served by the full range of public facilities and services. This measure supports the efficient use of existing public infrastructure and other public investments; reduces the need for costly new infrastructure and service expansions; and ensures that growth is managed in a way that supports long-term sustainability and economic prosperity.

PUB 1.2.5 (Public Facility Extensions)

Give preferential consideration to the extension and augmentation of public facilities and services to accommodate development in areas the City has targeted for redevelopment, infill development, and economic development before new growth areas are prepared for development.

PUB 1.2.6 (Facility Capacity Reservation)

The City Council may reserve public facility capacity for a particular land area or specific land use provided the reservation is in accordance with a specific development or redevelopment strategy identified in the Comprehensive Plan. This could include strategies for job creation, workforce housing development, and tax base diversification.

PUB 1.2.7 (Facility Expansion Planning)

Provide sufficient lead time to plan for water resources and facility expansion needs by assessing facility utilization and performance, permit capacity, development commitments, future growth potential, and water quality standards adherence.

OBJECTIVE PUB 1.3	Improve the health of local watersheds by reducing impervious cover; decreasing pollutants in soils, groundwater, and surface waters; promoting the natural movement of water to protect, enhance, and restore hydrologic and ecological functions; and mitigating local flood impacts.
POLICIES:	
<i>The City shall:</i> PUB 1.3.1. (Stormwater Master Plan) Maintain a stormwater master plan that identifies flood-prone areas and flood risk; best practices to reduce flooding and improve water quality, including green and gray infrastructure; and recommendations for addressing identified issues, such as programming projects in the five-year Capital Improvements Plan and modifying development review criteria and design storm requirements. PUB 1.3.2. (Pollution Discharge Elimination System) Implement the applicable requirements of the multi-jurisdictional National Pollution Discharge Elimination System (NPDES) permit to protect and enhance the quality of surface waters. PUB 1.3.3. (Non-Point and Point-Source Pollution) Coordinate with State and County agencies to identify non-compliant septic systems and sources of water pollution originating from a single, identifiable source and develop solutions to address associated threats to public health and the environment. PUB 1.3.4 (Wellfield Protection Plan) Maintain a Wellfield Protection Plan that identifies: a. Potential sources of contamination in the wellfield's catchment area; b. Measures to mitigate or prevent potential sources of contamination, including contingency plans for emergency situations; c. Implementation strategies, including a timeline, costs, and responsibilities; d. Monitoring and evaluation steps for assessing the effectiveness of the plan. PUB 1.3.5 (Stormwater Drainage System Maintenance) Regularly inspect and maintain municipal drainage facilities to ensure that stormwater runoff can flow freely and effectively through the system to prevent flooding and protect public health. Educate property owners about the importance of keeping drainage easements clear of debris, encroaching structures or landscaping, and other obstructions. PUB 1.3.6 (Watershed Approach) Coordinate updates of the stormwater master plan with other jurisdiction in shared drainage basins to ensure consideration of any unique characteristics and needs of an entire drainage basin; optimize the use of available resources; and prevent conflicts and duplication of efforts. PUB 1.3.7. (Multi-benefit Stormwater Projects) Maximize, to the greatest extent practicable, improvements to wetland habitat, water quality, and groundwater recharge functions through City stormwater management projects. PUB 1.3.8 (Regional Stormwater Infrastructure) Evaluate regional or areawide stormwater infrastructure as an option for areas where increases in development density and intensity would be desirable such as the Community Redevelopment Area	

and areas regulated by the form-based code.

PUB 1.3.9 (Stormwater Management on Public Lands)

Design public rights-of-way and other publicly owned lands to allow for the capture, treatment, and utilization of stormwater runoff, utilizing Florida-Friendly Landscaping™ whenever practicable and incorporating treatment train approaches where feasible.

PUB 1.3.10 (Green Infrastructure)

Explore opportunities to integrate green infrastructure into the design of streets, open spaces, and neighborhoods in urban, suburban, and rural contexts through City projects and support for green infrastructure projects by agency partners.

PUB 1.3.11. (Lake Zephyr)

Coordinate with the Southwest Florida Water Management District and Florida Department of Environmental Protection to develop a plan to improve the water quality of Lake Zephyr. At a minimum, the plan should address consistent water elevations and improvements to the littoral zones of Zephyr Lake and the overall drainage basin.

PUB 1.3.12. (Gall Boulevard Corridor)

Coordinate with State agencies, as appropriate, for the design and implementation of an efficient and financially feasible stormwater drainage system within the US 301/Gall Boulevard corridor in the City, including granting of easements within public rights-of-way, relocating utility lines, and modifying building setback requirements by the City, as appropriate and feasible.

PUB 1.3.13. (Sensitive Lands Acquisition/Easement Program)

Explore the feasibility of establishing a program to protect and preserve the quality and quantity of water entering the Floridan Aquifer system through land acquisition and conservation easements.

Land Development-Related

PUB 1.3.14 (Protect Water Resources)

Review, update, and maintain regulatory criteria, standards, methodologies, and procedures that consider land use, development intensity, and activities; impervious surface limitations; stormwater management strategies; and innovative site planning and engineering techniques to protect and conserve surface water, groundwater, prime aquifer recharge areas, and Cones of Influence.

PUB 1.3.15 (Groundwater Recharge)

Review, update, and maintain regulatory criteria, standards, methodologies, and procedures to maximize recharge to aquifers, including but not limited to control of land use, development intensity, impervious surface limitations, special requirements for on-site stormwater retention, and groundwater discharge controls.

PUB 1.3.16 (Natural Hydrological Functions)

Regulate land use and development to protect the functions of natural drainage features including floodplains, floodways, and other natural areas having functional hydrological characteristics and prevent net loss of 100-year floodplain storage volume.

PUB 1.3.17. (Design with Nature)

Require the design of stormwater management infrastructure to utilize a site's existing topography and minimize disturbance of existing natural features and hydrology to the greatest extent feasible.

PUB 1.3.18 (Wellfield Protection Ordinance)

Restrict land uses and activities known to adversely affect water quality or quantity within wellhead protection areas including the use and storage of hazardous substances.

PUB 1.3.19 (Aquifer Protection)

Prohibit excavations that would breach the confining layers of the Floridan aquifer and other activities which could allow contaminants to directly enter the groundwater aquifer.

PUB 1.3.20 (Point Source Properties)

Prohibit the annexation of property that encompasses point-source water pollution without a specific plan and agreement to satisfactorily mitigate the pollution.

PUB 1.3.21. (Drainage Basins of Special Concern)

Prohibit the annexation of property within a Drainage Basin of Special Concern that is served by a septic system.

PUB 1.3.22. (Green and Low-Impact Technologies)

Evaluate development incentives and regulations to increase the use of green infrastructure and low-impact development techniques in private development.

OBJECTIVE PUB 1.4	Ensure an adequate and dependable local water supply to meet existing and projected water demand by conserving potable water, diversifying potable water supply options, and expanding alternative water supplies for non-potable water uses.
POLICIES:	
<i>The City shall:</i> PUB 1.4.1. (Potable Water Demand) Implement a robust and sustainable water conservation program, with a focus on users with the greatest water savings potential, to reduce demand for potable water resources. The water conservation program may include, but is not limited to, the following elements: a. Code requirements; b. Water rate structure; c. Operational measures; d. Advanced Metering Infrastructure; e. Landscape and irrigation efficiency measures such as: 1) Soil amendments to improve water retention; 2) Plant selection (e.g., plants adapted to local climate conditions such as existing vegetation and native plantings), siting, and maintenance procedures (e.g., mulching); 3) Use of drought-tolerant turf grasses; 4) Preservation of existing shade trees; 5) Drip irrigation systems; and 6) Smart irrigation controllers that adjust watering schedules based on weather data and plant needs. f. Educational initiatives;	

- g. Incentives;
- h. Code enforcement; and
- i. Monitoring and evaluation of program effectiveness.

PUB 1.4.2. (Potable Water Supply)

Enforce emergency water conservation orders issued by the Southwest Florida Water Management District.

PUB 1.4.3. (Potable Water Supply)

Explore the feasibility of augmenting the City's existing water potable supply through the following methods:

- a. Transfer rights from Water Use Permits with excess capacity to the City's permit;
- b. Purchase of raw water from local governments with excess capacity;
- c. Acquire a water service area(s) with excess capacity;
- d. Withdrawals from the Lower Floridan Aquifer; and
- e. Join or establish a regional water authority to jointly develop water supply projects.

PUB 1.4.4 (Reclaimed Water System Expansion)

Optimize aquifer recharge technologies to replenish groundwater, restore streamflow, and provide greater stability and expansion potential to the City's reclaimed water system.

OBJECTIVE PUB 1.5.	Implement, monitor, and maintain a reliable wastewater system that safely conveys, treats, reuses, and discharges wastewater.
POLICIES:	
<i>The City shall:</i> PUB 1.5.1. (Wastewater Disposal System) Apply best available technologies to ensure adequate and environmentally sound disposal of wastewater effluent and biosolids and to maximize the use of available wastewater resources for beneficial reuse purposes. PUB 1.5.2. (Wastewater System Connections) Include criteria, standards, and procedures in the Land Development Code to ensure that new development and redevelopment is connected to a public wastewater collection system. PUB 1.5.3. (Wastewater System Extensions) Assign priority to wastewater collection system extensions to areas of the City presently served by septic tanks. PUB 1.5.4. (TBD) Placeholder.	

OBJECTIVE PUB 1.6.	Increase community awareness, advocacy, and involvement for sustainable water.
POLICIES:	
<i>The City shall:</i> PUB 1.6.1. (Water Conservation Education) Provide educational materials, workshops, and seminars on sustainable water use practices to help raise awareness and educate individuals and communities about water facts and the importance of conserving water resources. Partner with organizations such as the Southwest Florida Water Management District and UF/IFAS Extension Pasco County for educational materials, technical assistance, and other available resources. PUB 1.6.2. (Water Conservation Campaigns) Use public campaigns such as social media, public service announcements, and public art/demonstration projects to promote sustainable water use and provide information on how households and businesses can reduce their water consumption. PUB 1.6.3. (Water Conservation Demonstration Projects) Explore demonstration projects that help build public awareness and understanding of water resource issues and the benefits of collective action to solve issues. PUB 1.6.4. (Community Engagement) Proactively engage with residents, neighborhoods directly impacted by proposed actions, underserved communities, and other stakeholders to ensure that people throughout the City have opportunities to collaborate and provide input in water resources planning and implementation. PUB 1.6.5. (Community Participation) Encourage community involvement through volunteer efforts, citizen science projects, and other community-based initiatives to help build a sense of ownership and investment in sustainable water use practices. PUB 1.6.6. (Water Conservation Incentives) Empower individuals, businesses, and institutions to implement distributed (parcel-scale) solutions within their control to conserve water. Explore incentives such as rebates, grants, or regulations that encourage sustainable water use practices. PUB 1.6.7. (Water Conservation Partnerships) Form partnerships with community organizations, foundations, businesses, and government agencies to promote sustainable water use and increase community awareness and advocacy. PUB 1.6.8 (Water Policy Advocacy) Advocate for policies that promote sustainable water use practices at the county, state, and national levels as a measure to increase awareness and advocacy for maintaining a safe and adequate potable water supply in Zephyrhills	

**GOAL
PUB 2.**

PROVIDE EFFICIENT AND ECONOMICAL SOLID WASTE SERVICE IN A MANNER WHICH PROTECTS PUBLIC HEALTH, SAFETY, AND WELFARE, AND REDUCES TONNAGE AND ENVIRONMENTAL IMPACTS OF THE CITY'S SOLID WASTE CONTRIBUTION TO THE PASCO COUNTY LANDFILL.

**OBJECTIVE
PUB 2.1.**

Continue efforts to reduce the volume of solid waste entering the waste disposal system.

POLICIES:

The City shall:

PUB 2.1.1. (Solid Waste Level of Service Standard)

Utilize the standard of 4.5 pounds of solid waste per day per capita to determine the acceptable levels of performance for the City's solid waste services and the availability of adequate capacity to support new development concurrent with the impacts of such development.

PUB 2.1.2. (Pasco County Partnership)

Continue to participate in the Pasco County solid waste disposal system.

PUB 2.1.3 (Community Outreach)

Educate residents and businesses on proper recycling practices and hazardous material disposal to increase awareness of the impacts and costs of solid waste.

PUB 2.1.4 (Compost/Mulch Program)

Expand use of yard waste for compost and mulch in maintaining parks and other City properties.



CITY OF ZEPHYRHILLS

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April 18, 2023

OTHER BUSINESS 3.2

Memo

To: Planning Commission
From: Todd Vande Berg – *Planning Director*
Re: Plan Zephyrhills 2035 Comprehensive Plan Update
Recreation and Open Space Element – Level of Service Standards

All local governments in Florida are required to prepare and maintain a comprehensive plan in accordance with the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS). Per the Act, the local planning agency shall prepare the comprehensive plan and make recommendations to the City Council regarding the adoption or amendment of the plan.

On behalf of the Planning Commission, City staff is preparing a major update to the Zephyrhills 2025 Comprehensive Plan, which was adopted in 2010. The updated comprehensive plan, known as *Plan Zephyrhills 2035*, will address the community’s growth and development needs and aspirations through the year 2035.

The Recreation and Open Space Element is one of nine required comprehensive plan elements for non-coastal counties and municipalities. The remaining required elements address future land use, transportation, housing, conservation, public facilities, intergovernmental coordination, capital improvements and property rights.

The level of service (LOS) standards for the Recreation and Open Space Element are population based and intended to ensure an adequate quantity of parks and open space to serve the community. Provision of public recreation and open space is known to improve property values and encourage economic development, encourage conservation and environmental improvements, and improve the overall health and wellness of persons of all ages in the community.

A discussion sheet showing our current Recreation and Open Space LOS and population projections is provided. No official action by the planning commission is required for this discussion item, but input and feedback are requested.

Attachments:

1. Discussion Draft_LOS Analysis ROS

LEVEL OF SERVICE ANALYSIS
Recreation Open Space Element | Plan Zephyrhills 2035

Recreation & Open Space Assets				Adopted LOS Standard		City Population by Planning Period			Demand by Planning Period			Surplus/Deficit			
Park/Facility	Type	Unit Measure	Inventory	Unit Qty	Population	2022	2030	2035	2022	2030	2035	2022	2030	2035	Unit Measure
Park	Neighborhood Park	Acre	0	0.75	1,000	18,631	37,461	38,346	14	28	28	(14)	(28)	(28)	Acre
Park	Community Park	Acre	89	2.0	1,000	18,631	37,461	38,346	37	75	75	52	14	14	Acre
Park	Skate Park	Acre	0	0.1	1,000	18,631	37,461	38,346	2	4	4	(2)	(4)	(4)	Acre
Facility	Fishing Area	Feet	0	800.0	560	18,631	37,461	38,346	26,616	53,516	53,516	(26,616)	(53,516)	(53,516)	Feet
Facility	Golf Course	Course	1	1.0	25,000	18,631	37,461	38,346	1	1	1	0	(0)	(0)	Course
Park	Multi-Use Trail	Mile	2.27	1.0	5,000	18,631	37,461	38,346	4	7	7	(1)	(5)	(5)	Feet
Park	Greenway Trail	Mile	0	1.0	1,000	18,631	37,461	38,346	19	37	37	(19)	(37)	(37)	Feet
Facility	Picnic Tables	Table	65	1.0	240	18,631	37,461	38,346	78	156	156	(13)	(91)	(91)	Table
Facility	Running Track	Feet	0	1320.0	20,000	18,631	37,461	38,346	1,230	2,472	2,472	(1,230)	(2,472)	(2,472)	Feet
Facility	Basketball	Court	10	1.0	5,000	18,631	37,461	38,346	4	7	7	6	3	3	Court
Facility	Racket Sports	Court	32	1.0	2,000	18,631	37,461	38,346	9	19	19	23	13	13	Court
Facility	Volleyball	Court	4	1.0	5,000	18,631	37,461	38,346	4	7	7	0	(3)	(3)	Court
Facility	Baseball	Field	4	1.0	5,000	18,631	37,461	38,346	4	7	7	0	(3)	(3)	Field
Facility	Little League	Field	1	1.0	5,000	18,631	37,461	38,346	4	7	7	(3)	(6)	(6)	Field
Facility	Soccer/Football	Field	2	1.0	15,000	18,631	37,461	38,346	1	2	2	1	(0)	(0)	Field
Facility	Softball	Field	6	1.0	5,000	18,631	37,461	38,346	4	7	7	2	(1)	(1)	Field
Facility	Swimming Pool	Pool	1	1.0	20,000	18,631	37,461	38,346	1	2	2	0	(1)	(1)	Pool

Discussion:

1. Are the level of service standards appropriate for Zephyrhills? High? Low? Anything missing?
2. The adopted comprehensive plan has a standard for "Neighborhood Park" and "Community Park". Is this differentiation useful or would one standard be sufficient for long-range planning.
3. The inventory of 89 acres shown for "Community Park" is for all parkland in the city. This inventory needs to be broken down by park type if the two standard are maintained.
4. Include privately provided parks and recreational facilities in the inventory? Public access? Facilities with user fees?
5. Should a population factor for seasonal residents be used in the table?
6. Parkland acquisition per the US 301/Gall Boulevard Form-Based Code Regulating Plan?
7. Any needs for recreational and leisure programs?
8. Include parkland perpetuity policy in City Charter? All parks? Certain parks?
9. Given projected growth, should the city have a full-time parks director? Consider programs in similarly-sized cities.

Notes: