



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.