



***City of Zephyrhills***

**Planning Commission**

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

Tuesday, 4/18/23 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 8<sup>th</sup> Street, Zephyrhills FL.

**II. Roll Call- Carlos Maldonado**

**Commission Present:** Mayor Gene Whitefield, David Armstrong, Tracy Sullivan, Beth Aker, Thomas Vanater, Christa Remington (Was unable to make it to the meeting), Dr.Randy Stovall (Wasn't present for the meeting) Ellen Taylor (not present for the roll call she arrived at 6:27pm), Rosie Paulsen.

**Staff Present:** Todd Vandeberg-Planning Director, Rodney Corriveau-Senior Planner, Carlos Maldonado-Planning Support Specialist, Audrey McGuire-Historical Preservation Specialist, Jacob Geisler-GIS/Community Planner.

**III. Invocation-Beth Aker**

**IV. Pledge Of Allegiance**

**V. Consent Items**

**1.Consent Items**

**1.1 Planning Commission Minutes from March 21,2023**

The Minutes from the past Planning Commission Meeting were motioned to be accepted by Beth Aker and Seconded by Thomas Vanater, Mayor Whitfield carried the motion for approval.

**VI. Business Item(s)**

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

Discussion was led by Audrey McGuire: The discussion was regarding a conditional use to establish an RV storage facility in C3(General commercial) zoning district. Located at 4069 20<sup>th</sup> Street. Key points made were the cities LDC (land development code) allows for the storage in c3 to be considered as a CU (conditional use). The proposed RV storage to be an accessory to primary wholesale retail and warehousing business, the owner intends on having his granite business on opposite side of the rv storage and retailing. The properties size is 2.91 acres with a FLU (future land use) of Mixed use. Ordinance 1455-23 Indoor/outdoor Storage

Moratorium that took place on February 27,2023 shouldn't affect the project considering its exempt the projects pre app meeting took place on February 8,2023 before the moratorium was put into effect. Future land use classifications of adjacent properties are: North: City IN, Pasco RES-3, South: City IN, East: Pasco RES-3, City RS and West: Pasco Industrial-Light. The area surrounding the subject property is characterized by predominantly industrial and low-density residential uses. The existing residential properties to the west of the subject property, separated by the CSX railroad, have an established FLU classification of Pasco County L1(Industrial). Existing residential properties to the west of the subject property, separated by 20<sup>th</sup> Street, is considered an enclave area and expected to remain a large-lot, single-family residences. Another important topic mentioned was standards for issuance LDC Section 11.10.01(B) key points made; the use of the subject property shouldn't affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood, the use is consistent with the character and existing land use patterns in the surrounding area, the use will not increase traffic or present any parking congestion or affect public safety, the project site has suitable drainage, access, ingress, off-street parking and loading areas, A landscape screening buffer is being proposed, the project site meets applicable requirements of the zoning district, signage or lighting will not adversely affect the surrounding areas or vehicular travel and the proposed use will not adversely affect health, safety of welfare of the community. In the previous Site Plan Review Committee from March the proposed project was given recommendation of approval with condition that the establishment of the RV Storage use be tied to the construction of the primary wholesale of the granite retail/warehouse use onsite.

**Representative with Boggs Engineering-Matt Morman** was present and discussed the project's conditional use conceptual plan, he mentioned the area will be fenced in and have landscape buffering surrounding the property. Also mentioned the granite business will be attached to the property opposite side of the RV Storage area. A building floor plan was presented showing the size and dimensions of the warehouse for the granite retail business with a showroom. And the open space storage facilities which are 18'feet in height with stucco finish, style and color to match the existing building and proposed metal roof.

**Motion:** Motion was for approval with staff recommendation by Beth Aker and seconded by Thomas Vanater.

## **VII. Planning Report**

### **3.Other Business**

#### **3.1 Plan Zephyrhills 2035 Comprehensive Plan**

#### **3.2 Plan Zephyrhills 2035 Comprehensive Plan Update: Recreational and open space element level of service standards.**

Items Discussion was led by **Tammy Vrana**, the subject was regarding both 3.1 and 3.2 business items Public facilities element for 2035 goals objectives policies and recreation & open space element level of service standards. Discussion began with public facilities element topics were one water sub-element ,solid waster sub-element, a graph was presented showing water recycle process beginning from surface, drinking water, waste water, recycled water, stormwater, groundwater then back to surface, Goal is for water preservation.

One main goal for 2035 public facilities is for all water to be 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. Another goal is to 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. Objectives pub 1.1. for public facilities supports one water goal is to integrate water resources management and collaboratively plan, develop, and manage water resources to balance social, economic, and environmental objectives. Objective 1.2 is to balance environmental, economic, and societal goals by implementing affordable and equitable projects and programs to maintain adequate levels of service and provide multiple benefits. Objective pub 1.3 is to 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. Objective pub 1.4 ensure an adequate and dependable local water supply to meeting existing and projected water demand by conserving potable water, diversifying potable water supply options, and expanding alternative water supplies for non-potable water uses. Objective pub 1.5 implements, monitors, and maintains a reliable wastewater system that safely conveys, treats, reuses, and discharges wastewater. Objective pub 1.6 Increase community awareness, advocacy, and involvement for sustainable water. Additional water objectives are to Integrate & collaborate; to balance social, economic, and environmental objectives by balancing needs, collaborative approach, water partnerships, regulatory framework, concurrency management, level of service standards, development criteria, water supply facilities work plan and population projections. Projects and Programs goal is to maintain adequate levels of service and provide multiple benefits, synergistic initiatives, leveraging resources, maximizing existing infrastructure, public facility extensions, facility capacity reservation and facility expansion planning. Additional objectives watersheds to improve the health of local watersheds and mitigating local flood impacts. List of objectives are stormwater master plan, pollution discharge elimination system, non-point and point0source pollution, wellfield protection plan, stormwater drainage system maintenance, watershed approach, multi-benefits stormwater projects, regional stormwater infrastructure, stormwater management on public lands. Watersheds objective pertaining to local flood impacts are to improve the health of local watersheds and mitigating local flood impacts. The items mentioned on topic were green infrastructure, Lake Zephyr, Gall Boulevard Corridor, Sensitive Lands Acquisition/Easement Program, Protect Water Resources, Groundwater Recharge, Natural Hydrological Functions and Design with Nature. Water supply objectives are to meet existing and projected water demand, potable water demand, potable water supply, reclaimed water system expansion. Also mentioned during the discussion was for water supply facilities work plan3 topics were mentioned: Geography and timeframe; Zephyrhills Utility Service Area years 2022-2040, Date and Analysis; water supplies and demand, facilities performance, natural resource impacts and Plan to meet needs; Promote/require water conservation and modify water use permit (SWFWMD). A Graph was presented showing water usage projections from 2020 to 2040, a redline showing high usage was for all known developments, 2<sup>nd</sup> highest was green line on the graph showing developments under review, 3<sup>rd</sup> highest was blue line for approved developments. Another water topic spoken about was wastewater; the goal is to implement, monitor, and maintain a reliable wastewater system. The systems mentioned were wastewater disposal system, wastewater system connections and wastewater system extensions. Objective was for community awareness goal is for communities' awareness, advocacy, and involvement for sustainable water. Topics are water conservation education, water conservation campaigns, water conservation demonstration projects, community engagement, community participation, water conservation incentives, water conservation partnerships and water policy advocacy. Another goal for solid waste objectives to 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 cities solid waster contribution to the Pasco County Landfill. Next topic was recreation and open space . A graph showing level of service analysis for parkland and recreational facilities showing the growing

population from 2022 to 2035 . The demand for parks acreage is based on the growing population showing the city's population by planning period 2022 had 18,631 , 2030 shows 37461 and 2035 has 38,346 . Demand by planning period; 2022 (14) 2030(38) 2035(28). Third graph section showed surplus/deficit 2022(14) 2030 (28) and 2035(28). An additional legend map was presented showing 12 existing parks and the proximity to the neighborhoods. (Map is available to public via records request).

## **Meeting Adjourn**