City of Zephyrhills

Planning Commission

Council Chambers – City Hall | 5335 8th Street, Zephyrhills, FL 33542
Tuesday, 7/18/23 at 6:00PM

- MINUTES-

I. Call To Order-Mayor Monson

A regular meeting of the Planning Commission was called to order by Mayor Monson at 6:00pm in Council Chambers of City Hall 5335 8th Street, Zephyrhills Fl.

II. Roll Call-Carlos Maldonado

Commission Present:

Mayor Monson, David Armstrong, Tracy Sullivan (not Present), Beth Aker, Thomas Vanater, Christa Remington, Dr. Randy Stovall, Ellen Taylor, Rosie Paulsen, Matt Maggard (City Attorney wasn't present).

Staff Present:

Todd Vandeberg-Planning Director, Rodney Corriveau-Senior Planner, Carlos Maldonado-Planning Support Specialist.

III. Invocation-Beth Aker

IV. Pledge of Allegiance

V. Consent Items

1.1 Planning Commission Minutes from April 18th, 2023.

The minutes were motioned for approval by all commission members.

VI. Business Item(s)

2.1 RZ 15-23-Rezone of 5028 Airport Road

The discussion was led by Senion Planner Rodney Corriveau. It's pertaining to the subject property located at 5028 Airport Rd parcel#12-26-210000-04900-0010.The property is 3.99 Acre. The item in question is for a simple rezoning of the property from AP-2 (Airport Related) to LI (Light Industrial). The main reason for the rezoning is for the use to legally allow the use of an athletic business/Gym to continue at the location. The airport manager Nathan Coleman was contacted and was informed on the ongoing plan case, he agreed and was ok with the proposed use and didn't see the rezoning interfering with any FAA (Federal Aviation Administration) regulations. No future land use change was required due to it having an existing future land use zoning of industrial zoning. Compatibility review of zoning change to LI, Consistent with FLU classification of I (Industrial), will not result in premature development, Potential uses in the LI zoning designation May conflict with adjacent residential uses, LI zoning designation mostly complimentary to Airport and Airport Supportive uses. Past recommendations were approval from SPRC (Site Plan Review Committee) on June 20th,2023 and staff recommended approval. Staff had informed the surrounding residential area of the proposed change to the zoning of the location via mail on posting onsite.

Motion:

Motion was for approval; first motion was by Beth Aker and seconded by Christa Remington, all commission members motioned for approval.

2.2 ANX-16-22 Black Marlin Annexation, Rezoning and Future Land Use Map

THIS ITEM WAS TABLED FOR ANOTHER MEETING.

2.3 ANX-19-23 5L Properties LLC Annexation, Rezoning and Future Land Use Map

The item discussion was led by Planning Director **Todd Vandeberg,** the item was regarding future annexation and rezoning. Subject property is 72.52 acres (mol) , located off Chancey Road and 6th Avenue, it's adjacent to the Zephyrhills Municipal Airport (current city limits), County future land use of IL (light industrial) and zoning of AC (agricultural conservation). Existing and proposed Future Land Use, existing county flu (future land use)-light industrial, proposed city future land use is industrial. The purpose of the industrial (IN) land use classification is to depict those areas of the city that are now developed, or appropriate to be developed, in an industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial use in a manner location consistent with surrounding use, transportation facilities, and natural resource characteristics. The

primary uses include facilities such as research and development, light manufacturing and assembly, wholesale distribution, storage and warehousing and secondary uses include office commercial transient accommodations and public semi-public uses with a maximum floor area ratio of 0.50. The subject property is located in the existing industrial corridor. This project can help offset the residential development that has been proposed, Industrial development can also help balance the community and bring in future employment opportunities. Annexation consistency the project meets the criteria set forth in subsection 171.044 F.S regarding character of the area to be annexed. The property's boundary is contagious to the city's boundary, the property is reasonably compact, not part of another incorporated municipality, and will used for urban purposes (industrial development). The subject property is located within the boundaries of both the Zephyrhills/Pasco County joint planning area (JPA) and utilities services area (USA) of interlocal agreement. Water and sewer are located on Chancey Road and 6th Avenue and will be connected to either of these two existing main lines, based upon final engineering approval by the Public Works Director at time of future site plan submission. **Melonie Romagnoli** The project representative was present and spoke regarding the proposed project. No current proposed business was mentioned. The approval for this request will assist the future business that decides to come into this location by avoiding the review process that is currently ongoing.

Motion:

The motion for approval to annex the property was motioned by Roise Paulsen and seconded by Thomas Vanater.

3. Other Business Items:

The meeting ended with minor discussion on future and ongoing projects taking place within the city and goals for future road improvements.

Adjourn: Meeting adjourn at 6:51 PM.