



City of Zephyrhills

Planning Commission

Council Chambers – City Hall
5335 8th Street, Zephyrhills, FL 33542
Tuesday, 8/15/23 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 6:00 PM

In Council Chambers of City Hall 5335 8th Street, Zephyrhills FL

II. Roll Call-Carlos Maldonado

Commission Present:

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

III. Invocation-Mayor Monson

IV. Pledge of Allegiance

V. Consent Items

1.1 Planning Commission Minutes from July 18,2023

Minutes were motioned for approval by all commission members.

VI. Business Items

2.1 PRE-MAP-000006-2023 De-Annexation of Driveway

De-annexation of a driveway located at parcel #10-26-21-0010-03800-0010, size 0.6 Acres. The discussion was led by Planning Director Todd Vandenberg. Owner Bobby Brooks and his realtor McKenzie Brown were present. The reason for this annexation is for financing issue with the lending institution and if it gets de-annexed, they can go through the lender to approve the financing. De-annexations are rare within the city. No revenue fiscal impacts by the city will be affected. This plan case was approved unanimously in last month's site plan review committee.

McKenzie Brown Realtor spoke regarding the case and stated the background on the case and goal of de-annexing for financing reasons. The property was marketed by cash only and no one was interested due to the driveway issue, no banks or private financiers were able to give a loan due to the issue. The property is currently under contract by a couple who live in Texas. The only way for them to obtain a loan is for natural ingress and egress to the property. Once the de-annexed driveway happens, they can survey it and join the driveway piece with the 6 acres with the house and then the property will be financeable. If not done that way and someone defaults on the house the mortgage company can't have a legal way to go in or out due to the driveways separate parcel.

Property Owner Bobby Brooks Spoke; he stated that the developer didn't give that lot to his sister, she paid him for it. Wedgewood Drive was her easement. The developer promised if he would sign the easement over to her, he would give her an easement anywhere she wanted and build a driveway to the house. The Builder went bankrupt and wasn't able to complete it. Someone else bought the property after the bank reposed it, the 20 ft strip was given to Gene (Sister). He mentioned he was denied installing a paved driveway. If the property is sold the de-annexation driveway would be used just to come in and out.

Motion: Motion was for De-annexation of the driveway; first motion was by Tracy Sullivan and seconded by David Armstrong. Passed Unanimously. It will be reviewed in a future City Council Meeting.

3. Other Business Items:

The meeting ended and a discussion on future projects and improvement were mentioned such as Kossik Road continuation to connect to Wire Road and Lotus Allen, the county issued a ROW (right of way) permit on the project, The City Manager is working with Duke Energy to get their final signed off. Additional road improvements and projects were discussed briefly.

Adjourn: Meeting adjourned at 6:20 PM.