



**PLANNING COMMISSION  
ZEPHYRHILLS, FLORIDA**

**Tuesday, November 21, 2023  
6:00 PM**

**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 8<sup>th</sup> Street, Zephyrhills FL

**II. Roll Call-Carlos Maldonado**

**Commission Present:**

Mayor Monson, David Armstrong, Tracy Sullivan, Beth Aker, Thomas Vanater, Christa Remington, Dr. Randy Stovall, Ellen Taylor (Not Present-was online via go to meeting), 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 September 19,2023.**

Motioned for approval by Rosie Paulsen and seconded by Tracy Sullivan. All members approved.

**VI. Business Items**

**2.1 No business items were featured on this agenda**

**VII. Other Business**

**3.1 City Land Development Code-Text Amendment-Traffic study requirements (De-minimus)Turn Lane Criteria.**

Discussion was led by Todd Vandeberg; a brief history of the city's growth was mentioned such as water usage and traffic issues that have occurred during the city's new development. The main concept regarding this topic was turn lanes. The city's engineer on record Kimley Horn has done lots of research and studies to help suggest the best changes regarding the traffic. After further review it was determined that most local streets are 2 lane roads so it backs up the traffic. Kimley horn has prepared a power point to show improvement and suggestions for the traffic study.

Kimley Horns engineers Bob Agrusa and Basit Ali were present; they presented a power point titled Traffic Study Modifications. Bob explained why the changes were important and mentioned concern for turn

lanes on city/county roadways, streamline procedures/criteria for applicants, sensitivity to project sizes and move towards traffic operational analysis vs concurrency. Section 1 traffic study requirements explained the 2 different studies conducted De Minimus and Traffic Impact Analysis (TIA). De Minimus looks at only trip generations. TIA requires complete concurrency analysis. The category that it would fall under will be determined via gross daily trips. What's being considered is peak hour trips and it was concluded that under 100 gross PM peak hour trips will fall under TIS (traffic impact statement) and over 100 gross peak hour trips will be under TIA (traffic Impact analysis). TIS will only require trip generation and turn lane analysis and TIA will require complete study, including hot spot locations analysis. The comment made by Bob was after 34 years in the field of traffic he tells people that roadway don't fail it's the intersection at each point that tend fail and if you could fix them, sometimes it as easy as changing the signal timings or adding a thru lane or extending the existing turn lanes. Next section was pertaining to City roads only, Section 10 mentioned transportation mitigation (turn lanes). After review from other cities, counties and FDOT the proposed criteria states left turn lane warrant 20 vehicles per hour and right turn lane warrant 50 vehicle per hour (2-lane only). The city will have discretion if turn lanes are required when health, safety, and welfare are involved. The full new turn lane criteria is included in the packet presented to the commission. The suggestion from Bob was that the city should have discretion if turn lanes are needed. Additional topics mentioned were the city's hot spot legend and hot zones. A big hot zone is between Kossik Road and Pretty Pond Road, it has more congestion than other locations throughout the city also on the South Side of town another hot zone US 301, SR39 and Chancey Road. 12 locations that the city's development the hot spot location in the North Part of town. 8 hot spots on the North end. Any applicant that has a project within the hot zone box will be asked to do analysis traffic study. Truck routes were discussed, and Mr. Vandenberg mentioned an existing ordinance that mentions where trucks can and cannot go on the streets. Discussion with FDOT will happen to see if the truck signs can be installed or upgraded for high traffic truck routes mainly around the industrial corridor by Chancey Road. Closing comments were updates on future projects and improvements. The commission requested the following intersections to be added, Gall Blvd and Fort King, Gall Blvd and Geiger and the intersection at Panera bread and Dairy Queen (medical arts Court. (Hot spot legend maps and available to the public upon request).

**Recommendation:** Proposing text amendment next step to take the recommendation to the city council. The updated locations will be added to the hot spots map. Earlier discussed text amendment regarding de minimus and turn lane is what will be added to the city's land development code so developers and builders will have to Obey by it. Motion for the approval of the proposed text amendment to the city's land development code and proposed traffic study was approved by all members.

**Adjourn:**