



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, July 16, 2024
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Mayor Monson
Roll Call – Carlos Maldonado
Invocation – Rosie Paulsen

1. CONSENT ITEMS

- 1.1 June 18th, 2024 Planning Commission Meeting Minutes Approval

2. BUSINESS ITEMS

- 2.1 **USE0014-24 Bauducco Foods Conditional Use**; Submittal is for approval for change in maximum allowable building height. The property is located on 6th Street and Chancey Rd. Parcel #07-26-22-0000-00100-0012. Size; 72.52 Acres.

1. CUP_Application_EXECUTED (2)
2. Bauducco Engineer review email
3. Construction Plans
4. Bauducco Foods Presentation from applicant

- 2.2 **ANX000022-24 5L Property Annexation,FLU (future land use) & Rezoning**;The applicant is proposing to have the property annexed into the city with change in FLU from County IL to City IN, and Rezone from County AC to City LI(Light industrial).Parcel#18-26-22-0010-00500-0000, acres 12.92. Located on Chancey Rd, South of 6th Ave.

1. ANX 22-24 Staff Report 5L Properties (12.92 ACRES) July 16 2024
2. 5L Properties (12.92 ACRES) Annexation Attachments PC Meeting July 16 2024

3. OTHERS ITEMS

- 3.1 Comprehensive Plan Update Discussion.

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**