



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, August 27, 2024
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Mayor Monson
Roll Call – Carlos Maldonado
Invocation – Beth Aker

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting 7/16/24 Minutes Approval

2. BUSINESS ITEMS

- 2.1 **ANX000023-24 Mitek Annexation, FLUMA, & Rezoning;** The applicant is 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 #: 23-26-21-0020-00200-0010 & 23-26-21-0020-00200-0000, 9.98 acres. Located on Tucker Rd, West of Pine St.

1. MITEK Location Map
2. Mitek Annexation Attachments
3. Annexation Presentation
4. Mitek Annex, FLUMA, Rezoning Staff Report

- 2.2 **CU0011-24 Mitek Conditional Use;** Submittal is for approval for change in the maximum allowable building height. The property is located on Paul Buchman Hwy and Chancy Rd. Parcel # 24-26-21-0010-03900-0010, 23-26-21-0020-01300-0020, 23-26-21-0020-00200-0000, & 23-26-21-0020-00200-0010, 110.41 acres.

1. Mitek Architectural Concept
2. Mitek Concept Plan
3. MITEK Location Map
4. MiTek Conditional Use Staff Report
5. MiTek Conditional Use Attachments

6. Conditional Use Presentation

3. OTHER ITEMS

- 3.1 Transportation Element Work Shop; Workshop to review and discuss the draft Transportation and Mobility Element of the City of Zephyrhills Comprehensive Plan.
1. Draft Transportation Element Work Shop Plan
 2. Transportation Element Maps

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*** 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.**