PLANNING COMMISSION MEETING
ZEPHYRHILLS, FLORIDA

Tuesday, November 16, 2021
6:00 PM

Zephyrhills City Hall | **Council Chambers**

Call to Order – Mayor Whitfield
Roll Call – Audrey McGuire
Invocation & Pledge of Allegiance

1. BUSINESS ITEMS

    1.1 **AMENDMENT(S) TO THE LDC_Table 2.02.01, Allowable Uses in Zoning Districts**

        1. TABLE 2 (DRAFT 1)

    1.2 **USE-0003-21_Conditional Use, 6440 Fort King Road**

        1. Hounds Town
        2. 6440 Ft_King_Rd
        3. USE 0003-21 Application

    1.3 **PUD-0003-21 Silver Oaks PUD Master Plan - Amendment**

        1. SKM_C36821110914540

2. COMPREHENSIVE PLAN ADVISORY COMMITTEE

    2.1 Workshop

        1. Agenda_CPAC_PlanZH2035_2021_1116_draft

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade 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.**

STAFF REPORT

To:	**Planning Commission**
From:	**Audrey McGuire**
RE:	**AMENDMENT(S) TO THE LDC_Table 2.02.01, Allowable Uses in Zoning Districts**
Date:	**November 16, 2021**

I. BACKGROUND & INFORMATION

Minor changes to the LDC, Table 2.02.01, *Allowable Uses in Zoning Districts*, updating definitions and amending locations where specific uses are permitted.

II. DATA & ANALYSIS

The city has established land use and zoning regulations to control and direct development of property within the municipal boundaries of Zephyrhills, while providing separation of conflicting land uses. Table 2.02.01 was last updated in 2018 to reformat and expand allowable uses. This proposed amendment is intended to clarify the definitions of specific uses, correct typos/ scribers' errors made in the last update, update allowed uses, and ensure code references are provided/correct. Changes are shown in ~~strikethrough~~ and red.

III. RECOMMENDATION

Staff recommends approval.

TABLE 2.02.01
ALLOWABLE USES IN ZONING DISTRICTS

USES	ZONING DISTRICTS																						CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H		
RESIDENTIAL																								
~~**Accessory & Ancillary**~~																								
Accessory Dwelling Unit	A	A	A	A															A	A	A	A	§7.09.29	Residential dwelling unit, structure or living space ancillary and subordinate to the principal permitted residential use, intended for habitation, such as, but not limited to garage apartments, ancillary apartments, mother-in-law units, guest houses, carriage houses and granny flats.
~~Accessory Residential Structure~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~													~~A~~	~~A~~	~~A~~		~~Uses and/or structures that are ancillary to, located on the same parcel of land as the principal permitted use, and shall not be inhabited. Examples include but are not limited to pools, storage sheds, and garages.~~
Home Occupation	P	P	P	P	P	P	P												P	P	P	P	§7.09.15	Occupation carried on in a dwelling unit by the resident thereof, provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof. This use shall not be construed to include single-family or multi-family residences with a home office or whereby persons work from home for a separate employer.
Live/Work Unit										S	S								P	P	P	P		A single unit (e.g. studio, loft, one-bedroom) consisting of both a commercial/office and residential component that is occupied by the same resident, whereby the residential use is secondary and subordinate to the primary commercial/office use. *This use shall not be construed to include single-family or multi-family residences with a home office or whereby persons work from home for a separate employer.*

Table Continues Next Page

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	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H		
Recreational Vehicle								P	P														§7.09.19 §7.09.20	A vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. This term shall include but is not limited to, travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, motorhomes, and tiny-homes on wheels.
~~**Multi-Family**~~																								
Apartments					P					C	~~C~~								S	S	~~C~~ S	~~C~~ S	§7.09.10	A high density, multi-family dwelling structure containing multiple separate residential dwelling units (apartments) within the same architectural plan, for lease under common ownership.
Bungalow Court				P	P					C											S	S	~~§7.09.10~~	A series of small, detached residential structures arranged to define a court, perpendicular to the street on a single lot or parcel under common ownership, or on individual lots/parcels meeting zoning district standards.
Duplex				P	P																		§7.09.10	A single structure containing two dwelling units, each of which has direct access to the outside, for lease under common ownership.
Multiplex				~~C~~ P	P					C	~~C~~										S	S	§7.09.10	Detached structure(s) consisting of between 3 and 10 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-family home.
~~**Single-Family**~~																								
~~Attached~~ Townhouse, Villa, Condo				S	P					C									C	C	S	~~C~~ S	§2.01.03.06.01	Planned arrangement of single-family buildings (dwellings) which touch lot lines and share a wall but are individually owned and occupied for residential purposes; or individually owned units in a single architectural plan.
Single-Family Detached	P	P	P	P					C											~~C~~	S	S	~~§7.09.10~~	A single-family dwelling structure maintained and used as a single dwelling unit and occupied by a single household.

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Mobile/Manufactured Home						P	P																	Factory-built structures designed and/or used as a permanent residence which may or may not be built on a permanent chassis, and which is transportable to a site of placement in one or more sections. This definition shall include dwelling units constructed prior to June 15, 1976, or after June 15, 1976 under the authority of the National Manufactured Home Construction and Safety Standards Act, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling.
Group Home	P	P	P	P	P																S	S	§7.09.06	A place of residence whereby unrelated individuals live independently without the need for supervision or assistance to participate in normal activities or meet the demands of daily living. Common areas are shared. Group homes include, but are not limited to, dormitories, boarding houses, hostels and group homes where direct care or supervision is not provided.
Residential Care Facility (RCF)	S	S	S	P	P																S	S	§7.09.06	A place of residence whereby 24-hour care and supervision is provided to no more than 14 residents, often by live-in caregivers. Residents need assistance to participate in normal activities and meet the demands of daily living, but are not in need of 24-hour nursing supervision. Care and services are provided in a residential setting. RCFs shall include adult family care homes, community residential homes, and assisted living facilities with 14 or fewer residents.
Intensive Care Facility (ICF)				C	P					P	S	C											§7.09.17	A place of residence whereby 24-hour nursing care or intensive supervision, often by a 24-hour awake staff of professionals, assistances and volunteers is provided. Licensed nurses, doctors, psychiatrists, psychologists, and other licensed professionals are required by the state due to the level of care residents need. Care may include rehabilitation services, counseling, case work, and medical/nursing care and may be provided within an institutional or secure environment. ICFs shall include nursing homes, assisted living facilities with more than 14 residents, intermediate care facilities, hospices, treatment/recovery facilities.

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Transient Care Facilities (TCF)										C	C	C												An establishment providing supervised room and board, or just a room, on a temporary or emergency basis whereby clients, on average, stay for less than 6 months. Clients are in immediate need of temporary shelter due to abuse, neglect, abandonment, exploitation, or because they are otherwise homeless and without shelter or necessary basic needs. Facilities may be 24-hour or may be available during certain hours, but have supervisory staff on site at all times the facility is open. Instruction and supervision to assist clients to transition to permanent living situations may be provided. TCFs shall include emergency shelters, homeless shelters, half-way houses, and transitional housing.

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COMMERCIAL																								
~~**Accessory & Ancillary**~~																								
Outdoor Merchandise Display										A	A	A	A						A	A	A	A		Outdoor area of a designated size used for the display of merchandise or tangible property normally vended from within the contiguous principal use during regular business hours only. Site plan approval is required. *This definition is separate from outdoor merchandise storage and outdoor storage.*
Outdoor Merchandise Storage												A	A											Storage, collection or display of any merchandise, products, materials, appliances or equipment normally vended from within the contiguous principal use during regular business hours, for more than 24 consecutive hours.
~~**Accommodations**~~																								
Bed & Breakfast		SE	SE	SE	SE					S	C								S	S	S	S		A transient lodging establishment, generally in a residential dwelling or detached guesthouse, with a maximum of 5 rooms, primarily engaged in providing overnight or otherwise temporary lodging for the general public. *This definition shall not include transitional housing, shelters, or other transient care facilities.*
Hotel											S	P	P				~~C~~		C	C	~~C~~			Establishment in which lodging is provided and offered to the public for compensation and which is open to transient guests and is not a rooming or boarding house. *This definition shall not include transitional housing, shelters, or other transient care facilities.*
Inn										S	P	P							S	S	S	S		A transient lodging establishment offering between 6 and 12 bedrooms, primarily engaged in providing overnight and otherwise temporary lodging for the general public. *This definition shall not include transitional housing, shelters, or other transient care facilities.*
~~Motel~~												~~C~~	~~C~~											~~A building or group of buildings in which lodging is provided to transient guests, offered to the public for compensation, and in which direct access to and from each room or unit is through an exterior door.~~

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~~**Automobile Oriented**~~																								
Automobile Service/Repair											~~S~~	P	P	~~P~~ C									§7.09.04	Any building, structure, improvements or land uses for the repair and maintenance of automobiles, motorcycles, ~~trucks, trailers~~ and similar vehicles, including but not limited to, body, fender, muffler, or upholstery work; oil change and lubrication; painting; tire service and sales; or installation of radios, car alarms, stereo equipment, ~~or cellular telephones.~~
Automobile/Vehicle Sales & Rentals													P											The use of any building, land area or other premises or portion thereof, for the display, sale, lease or rental of new or used automobiles (vehicles), panel trucks or vans, trailers or recreational vehicles (motor homes, campers, boats, golf carts, motorcycles, etc.) and including any warranty repair work and other repair service conducted as an accessory use.
Car Wash/Detailing											S	P	P										§7.09.04	Establishment providing full or self-service washing and/or detailing of motor vehicles and domestic equipment.
Gasoline (Fuel) Service Station											~~S~~	P	P	P			~~P~~ C							Establishment selling automatable fuels (diesel, gasoline, ethanol, etc.) comprised of gas or fuel pumps, overhead canopy and attendant shelter or convenience store.
Heavy Vehicle/Equipment Service/Repair													~~C~~ P	P			~~P~~ S							Any building, structure, improvement or land used for the repair and maintenance of heavy vehicles (tractor trailers, semi-trucks, and the like), recreational vehicles (motorhomes, campers, boats, etc.) and equipment.
Parts & Accessory Sales												P	P	~~S~~ A										Establishment selling automotive parts and accessories. This use may be considered ancillary to another principal use.
Towing Services													SE	P										Establishment offering towing services (long-distance or local) for light or heavy motor vehicles. Establishments may provide incidental services such as storage and emergency road repair services

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~~**Retail Sales & Service**~~																							
Auction House													P	P						~~P~~				Establishment for the purpose of buying or selling goods and services by offering them for bid, taking bids, and selling to the highest bidder.
Big Box, Large Retail, etc.												P	P	~~S~~										A singular retailer ~~or wholesaler~~ who occupies no less than 25,000 square feet of gross floor area, typically requiring high parking ratios and has a regional sales market. Regional retail~~/wholesale~~ sales can include, but are not limited to, membership warehouse clubs that emphasize bulk sales directly to the consumer, grocery stores, and department stores.
Convenience Store										S	P	P	P						S	S	~~S~~ C	C		A small retail establishment ~~usually within or associated with another use~~ that offers for sale convenience goods such as prepackaged food items, tobacco products, periodicals, and other household goods. May be ancillary to another use, such as a gasoline (fuel) service station, or standalone such as a neighborhood corner store.
~~Drive-In Retail Establishment~~												~~P~~												~~Retail establishment offering for sale goods to the general public where patrons drive through the building for service. *This definition is separate from restaurants and banks with drive-through facilities.~~
Flea Market (Indoor/Enclosed)												C	C	S									§7.09.12	Indoor commercial activity, not including shopping centers or individual retail operations or sales conducted by a non-profit or charitable organization, that is open to the public and composed of 5 or more semi-enclosed or indoor stalls, rooms, stands or spaces used for the purpose of display and sale, exchange or barter of merchandise.
Flea Market (Outdoor/Open)																							§7.09.12	Outdoor commercial activity, not including ~~shopping centers~~ garage or yard sales or individual retail operations or sales conducted by a non-profit or charitable organization, that is open to the public and composed of 5 or more outdoor stalls, rooms, stands or spaces to be used for the purpose of display and sale, exchange or barter of merchandise.

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General Retail Sales											P	P	~~P~~ C						P	P	S	S		Sale of goods to the general public and institutions for professional, personal and household consumption. After sale services may be provided (repair and installation services incidental to the sale of goods). ~~Merchandise display, retail and service transactions shall be within completely enclosed buildings, unless otherwise permitted.~~ This definition does not include automobile sales, big box/large retail, convenience stores, or other retail sales defined and regulated herein.
Greenhouse											~~C~~	~~P~~	~~P~~ C	~~P~~ C						~~S~~				Indoor/enclosed establishment for the propagation, processing and storage of plants produced for wholesale or retail sales. Uses include growing beds, hoop houses, vertical farming and hydroponic systems. This use does not include nurseries, outdoor gardens or grow beds, tree farms, or other outdoor farming activities.
Landscape Supply/Garden Center											A	~~P~~ C	P	~~P~~ A										Establishment licensed for the retail sale of landscape materials and garden supplies, such as but not limited to, landscape stones, gravel, mulch, potted plants and trees, and the like. This use may be accessory to ~~a large~~ another retail establishment.
~~Mix of Permitted Uses~~																				~~P~~	~~P~~	~~P~~		~~Establishment with 2 or more different uses, determined by the specific zoning district. *This definition excludes live/work units, home occupations, accessory dwelling units, and accessory structures which are regulated separately.~~
Mobile/Temporary Sales										T	T	T	T	T				T	T	T	T	T	Ch. 120 & 121, Code of Ordinances.	The selling or business of selling food or other items from a mobile vending vehicle, cart or stand from which items are sold to the general public; and temporary or seasonal tent sales. All sales shall be in accordance with applicable city codes and regulations. ~~Mobile food vendors are only allowable by permit for temporary sales and in conjunction with special event permits.~~
Pawnshop												S	P											Establishment run by a licensed pawn broker (as defined in FS 539.01) where money is lent in exchange for personal property that can be sold if the loan is not repaid in sufficient time.

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~~Plant Nursery~~												~~P~~	~~P~~	~~P~~										~~Establishment licensed for the retail sale of nursey and garden products, such as trees, plants, seeds, bulbs, and sod, where 50% of products are grown offsite. This definition does not include landscape supply and garden centers.~~
Shopping Center												P	~~P~~ C											A group of 3 or more commercial business establishments within a single architectural plan, with common ownership of property or cooperative or condominium ownership.
~~**Financial, Business & Professional**~~																								
Financial Services (Bank)										P	P	P	P						S	S	~~S~~			A licensed establishment subject to national and/or international banking regulations, providing financial services including bank cashing, accepting deposits, lending and safeguarding of money or other valuable items.
Financial Services (Commercial Lender, Non-Bank)											P	P	P											Commercial establishment without a full banking license and not subject to national/international banking regulations, providing financial services, including lending.
Office (Professional/Corporate)										P	P	~~S~~	~~S~~ C	A					P	P	P	P		Offices for members of a recognized profession maintained for the conduct of that profession (e.g. law offices, corporate company offices) that do not require the use of fleet vehicles and/or material or equipment storage.
Office (Trades/Fleet)												P	P	S										The office of a business establishment utilizing light commercial or fleet vehicles, and/or requiring material or equipment storage, to provide off-site/ mobile services, including, but not limited to, construction offices, pest-pest control, cable television/internet, plumbing, electrical, lawn care, mobile detailing, tree service ~~taxi/limousine and car rental services.~~
~~**Food & Beverage**~~																								
Brewery													P	P									§7.09.03	Establishment, primarily a brewery, producing 405,000 US Gallons of beer (15,000 barrels) per year. Breweries may sell to the public through wholesalers, retailers and directly to the consumer, but do not provide retail carry-out sales or consumption of the product on the premises, outside of tasting rooms.

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Brewery (Regional/Small)												P	P	P					S	S			§7.09.03	Establishment, primarily a brewery, producing less than 405,000 US Gallons of beer (15,000 barrels) per year. Regional/Small breweries may sell to the public through wholesalers, retailers and directly to the consumer by offering tasting rooms, onsite consumption, and retail carry-out. Regional/Small breweries may include a restaurant or other food services.
Distillery													P	P									§7.09.03	In accordance with chapter 565, Florida Statutes, a distillery shall mean a licensed distillery in the state which distills, rectifies or blends distilled spirits, and which does not otherwise meet the requirements for a Craft Distillery.
Craft Distillery												C	P	P									§7.09.03	In accordance with chapter 565, Florida Statutes, a Craft Distillery shall mean a licensed distillery in the state which distills, rectifies, or blends 250,000 gallons or less of distilled spirits. Craft Distilleries may sell directly to consumers up to 75,000 gallons per calendar year of branded products that are manufactured on its premises. Craft Distilleries may sell directly to the consumer for on-site consumption or retail carry out only in the distillery's souvenir gift shop or tasting room.
Drinking Establishment, Bar, Tavern											S	S	P						S	S	S	S	§7.09.03	Establishment servicing alcoholic beverages for on-premises consumption in conjunction with or without a form of entertainment; or any establishment selling alcoholic beverages to be called for or taken out by customers, or to be delivered. A food service establishment which derives at least 51% of its gross revenue from the sale of food and non-alcoholic beverages shall not be considered a bar, tavern or other drinking establishment.
Catering/Food Service Contractor											A	P	P	P					A	~~S~~ A	~~S~~ A	A		Establishment providing pre-arranged, on or off-site meal preparation and delivery service for off-site consumption at a lawful principle use, excluding restaurants and drinking establishments which may perform the same function.
Liquor Store											S	S	S							~~S~~			§7.09.03	Retail establishment ~~selling~~ licensed to sell beer, wine and liquor, and/or beverages containing more than 14% alcohol by weight, for off-premises consumption.

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Restaurant (Drive-Thru Service)											S	P	P											Establishment serving or selling food and beverages prepared on the premises for immediate consumption on or off site, utilizing a drive-thru facility allowing customers in vehicles to transact business with persons inside the principal building.
Restaurant (Full Service)										S	S	P	P				SE		P	P	S	S		Establishment serving or selling food and beverages prepared on the premises for immediate consumption on or off site. Restaurants utilizing a drive-thru facility are regulated separately.
Restaurant (~~Neighborhood~~ Café)										S	P	P	P				SE		P	P	~~S~~ P	~~S~~ P		A small restaurant establishment serving or selling food, baked goods and/or beverages prepared on and/or off the premises, for immediate consumption on or off site, typically utilizing existing buildings or ~~new buildings~~ spaces less than ~~2400~~ 2500 square feet. This definition includes, but is not limited to, cafés, coffee shops, bakeries, boutique restaurants, and the like. Restaurants utilizing drive-thru services are regulated separately.
~~Personal Services~~																								
Adult (Regulated Uses)													C	C									§7.09.02	Uses, including adult arcades, adult book stores, adult dancing establishments, adult entertainment, adult theaters, and/or adult massage establishments.
~~Beauty/~~ Barbershop/Salon										P	P	P							P	P	P	P		Commercial establishment, ~~residence, vehicle, or other establishment, place or event~~ wherein cosmetology and/or barber services are offered or practices by a licensed professional on a regular basis; may include training of apprentices under regulations of a board.
Laundromat, Dry-Cleaner										P	P	P							C	C	~~C~~			Establishment providing self-service laundry; or dry-cleaning services directly to the public with on-premises pick-up.
Laundry/Dry-Cleaning Plant													P	P										Establishment providing laundry/dry-cleaning services at a mass scale to the public with pick-up or drop off locations off-site.

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Pharmacy/Drug Store										S	P	P							S	S	~~S~~			Establishment where the primary business is the filling of medical prescriptions and sale of medication, medical devices and supplies by licensed professionals, and nonprescription medicines. Non-medical products may also be sold. Compounding facilities and blood banks may be approved as an accessory use.
Medical Marijuana Treatment Center Dispensing Facility										S	P	P							S	S	~~S~~			Retail sales component of a medical marijuana treatment center that has been licensed by the Florida Department of Health, Office of Medical Marijuana Use pursuant to Section 381.986, Florida Statutes, and is authorized by the State of Florida to dispense marijuana, but does not include the cultivation, processing, or distribution facilities of the Medical Marijuana Treatment Center.
Tattoo/Body Piercing										S	P	P							P	P	~~S~~			Establishment licensed to provide tattoo and body piercing services to the general public.
Personal Services										P	P	P	P						S	S	S	S		Establishments providing individual and personal services such as, but not limited to, tanning salons, day spas, licensed massage establishments, shoe shine and repair, dressmaking, tailoring and garment repair shops, but specifically excluding adult (regulated) uses and other personal services defined herein.
Kennel												A	C	P										Establishment where the primary use is for the long-term keeping of 5 or more domestic dogs and/or 10 or more cats on site for longer than 24 hours.
Pet Care Services (Indoor)										S	P	P	S						P	P	P	P		Establishment providing individual and personal functions, including pet day care services, grooming, and accessory retail sales for a period not to exceed 24 hours. Outdoor areas are prohibited.
Pet Care Services (Indoor/Outdoor)												C	C	P										Establishment providing individual and personal functions, including pet day care services, training, grooming, accessory retail sales, and accessory overnight boarding services ~~for a period not to exceed 24 hours.~~ Outdoor play areas may be permitted.
Veterinary Clinic/Hospital												P	P	P					S	S	S	S	§7.09.26	Establishment with licensed practitioners of veterinary medicine, dentistry or surgery for animals, including establishments providing testing services for licensed veterinary practitioners.

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~~**Education**~~																								
College/University										P	P	P	P						S	S	~~S~~			Establishment offering academic or technical courses and graduate degrees, certificates or diplomas at the association level and/or higher. Admission requires a high school diploma or higher.
Grade School (Public or Private)	P	P	P	P	P					P	P	P	P						S	S	S	S		Elementary schools, special education facilities, alternate education facilities, middle schools and high schools operated by ~~the Pasco County School District~~ a public or a~~another~~ private entity. Charter schools are included as part of this definition.
Technical Trade/Vocational										S	P	P	P	S			S		S	S				Educational establishment providing vocational and technical training of non-academic subjects for job-specific certification (beauty schools, computer training, driving education, flight training, language instruction, etc.)
Child Day Care Services/Pre-School				~~C~~	~~C~~					P	S	C		~~C~~					S	S	S	S	§7.09.08	Establishment providing custodial, educational or developmental services to preschool age children. This includes nursery schools, head start programs, and similar facilities primarily engaged in the care and protection of children for less than a 24-hour period.
Government Offices/Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P		Structures, offices, facilities, and lands owned, leased or operated by a government entity, such as civic centers, libraries, fire stations, and government administration buildings.
Blood/Organ Banks										A	A	P	P						A	A				Establishments utilized for collecting, typing, separating, storing, and preparing blood and plasma for transfusions. These establishments may be part of a larger laboratory in a hospital or separate free-standing buildings.
Funeral Services										S	S	P	P	~~P~~					S	S	S	S	§7.09.13	Establishment for the preparation of human remains for burial or internment of human remains as regulated by the city, county and the state. This definition shall include funeral homes and mortuaries.

USES	ZONING DISTRICTS																						CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H		
Hospital												C	P											Establishment providing medical, diagnostic, surgical, and treatment services, including physician, nursing, specialized accommodations and other health services to inpatients. Hospitals may also provide outpatient services.
Medical/Dental Clinic or Office										P	P	P	P						S	S	S	S		Establishment providing routine medical, eye or dental examinations, treatments and procedures as outpatient services.
Rehabilitative Services										S	S	P	P								C	C		Establishment dedicated to rehabilitation and restoration, to the extent possible, of physical, mental and psychological function of ill or disabled persons providing for professional counseling and guidance services and treatment programs.

USES	ZONING DISTRICTS																					CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
~~**Association, Non-Profit, & Philanthropic**~~																							
Association, Non-profit organization										P	P	P	C						P	P	P	P		Organization consisting of non-profit, non-governmental agencies utilizing donated assets and income to provide social services such as community foundations, endowments and charitable trusts. ~~This definition includes, but is not limited to, civic, social, and fraternal organizations, business associations and professional memberships, labor and political organizations, ad philanthropic organizations~~
Private Social Clubs/Organizations										P	P	P	C						C	C	C	C		
House of Worship	S	S	S	S	S	S	S	S	S	S	S	S	S						P	P	P	P	§7.09.05	Establishments primarily used for religious worship, gatherings and related activities.
Social Assistance ~~& Charitable Organizations~~										P	P	P	P						P	P	P	P		Establishments consisting of personal care services, drop-in centers, ~~short-term/emergency housing~~, food centers, supply pantries and homeless services

USES	ZONING DISTRICTS																					CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Art, Entertainment, Recreation, Open Space																							
~~**Arts & Entertainment**~~																							
Museum										P	P	P	P				P	P	P	P	P	P		Establishments for the exhibition of historical, cultural and educational objects, structures and information.
Performing Arts Center										S	P	P						P	S	S	S	S		Establishments for the enactment of live performances. **This definition specifically excludes adult (regulated) uses, such as adult theaters.*
~~Public Art Installation~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~		~~P~~	~~P~~	~~P~~		~~Any visual art displayed for 2 weeks or more in an open city-owned area, on the exterior of any city-owned facility, within any city-owned facility, in areas designated as public area, lobbies or public assembly areas; or non-city property if the work of art is installed or financed, either wholly or in part, with city funds or grants procured by the city.~~
Studio										P	P	P							P	P	P	P		Establishments utilized for the creation, showing and selling of art, such as but not limited to film or television, sculptures, photographs, paintings, drawings, and woodworking.
Theater											S	P	P						S	S				Establishment for the showing of motion pictures or live performances. **This definition specifically excludes adult (regulated) uses, such as adult theaters.*
~~Community Garden~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~				~~P~~		~~P~~	~~P~~	~~P~~		~~A piece of land managed and maintained by a group of people to grow and harvest food and non-food ornamental crops such as flowers, for personal or group use, consumption, donation or limited sale. A community garden may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of a group and may include common areas maintained and used by group members.~~
Fitness Center, ~~Recreation Sports,~~ Gym, etc.										S	P	P	P						P	P	~~P~~ S	S		Establishment offering memberships to the general public for use of exercise equipment, rooms, classes or related fitness services
~~Outdoor~~ Recreation Sports/Center													S	S				S						~~Outdoor~~ Establishment on public or private property used for recreational entertainment, fitness or sports such as but not limited to ~~outdoor auditoriums, amphitheaters,~~ swimming pools, sports fields, large gymnasiums, tennis courts, etc.

USES	ZONING DISTRICTS																						CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H		
~~Public Open Space~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~				~~P~~		~~P~~	~~P~~	~~P~~		~~Neighborhood, community or regional open space (state, county or city owned and operated) intended to serve the recreation and open space needs of the community.~~
Private Club/Recreation Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					SE	SE	SE	SE		Recreation center for the exclusive use of members of a private club or organization and their guests, with facilities usually including swimming pools and/or tennis courts, but specifically excluding golf courses. This definition does not include commercial rec centers or gyms with memberships.
Sport Shooting Range (Indoor)												C	C	C										An indoor/enclosed, specialized facility designed and licensed for practicing, training and educational use of firearms and archery, including target practice and competitions.

USES	ZONING DISTRICTS																						CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H		
Industry, Transportation & Storage																								
~~**Manufacturing, Processing & Wholesale**~~																								
Construction Services													S	P										Establishment involved in construction of new buildings, additions, alterations, reconstruction, installation, repairs, demolition, blasting, test drilling, leveling, dredging, earthmoving, excavating, drainage, and other land preparation development. Accessory office space is permitted.
Drug Processing/Manufacturing													P	P										Facility involved only in manufacturing, production and compounding of medications distribution to pharmacies and other retail outlets, excluding a retail pharmacy component.
Heavy Industry/Manufacturing																								Uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials; or a use engaged in storage or manufacturing processes using flammable or explosive materials; or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. This term includes the manufacture and compounding processes of raw materials and activities or processes necessitating the storage or large volumes of highly flammable, toxic matter or explosive materials needed for manufacturing processes. These activities may involve outdoor operations as part of their manufacturing processes.
High-Tech Manufacturing													C	P			S							Manufacturing of technology related products (commercial computer products, fiber optic cables, electron tubes, circuit boards, capacitors, etc.), and machinery utilized for the manufacturing of such goods.
Laboratory (Testing)												S	P	P										Establishment for the testing and analysis of products, materials, or biological organisms; investigation of natural, physical or social sciences; or engineering and development as an extension of investigation, with the objective of creating an end product. ~~No manufacturing is conducted on the premises except for experimental or testing purposes. Onsite distribution is prohibited.~~

USES	ZONING DISTRICTS																						CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H		
Light Industry/Manufacturing													C	P			P							Uses engaged in the manufacture, predominantly from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment and packaging of the products and incidental storage, sales and distribution of products ~~but excluding basic industrial processing and custom manufacturing.~~ This definition shall not include uses which include or produce hazardous materials or waste, sound/noise, smells, or other nuisances.
Lumber Yard														C										Area used for storage, distribution and sale of finished or rough-cut lumber products, including the manufacture of lumber. This definition does not include the manufacture of end products made of wood/lumber, such as doors or windows.
Paint Booth												SE	SE	P										Enclosed area with emission controls for the purpose of spray painting fabricated items.
Publishing & Printing												~~S~~ A	P	P										Establishments for the mass printing and distribution of books, newspapers or other printed materials or software. ~~Distribution and circulation are permitted.~~ This term excludes small printing/copying services such as those associated with office supply stores, photographic processing services, stationary printing, and low volume printing services.
Recycling Collection Center														C									§7.09.21	Facility specifically for the collection of recyclable materials for delivery to a processing facility.
Recycling Processing Center																							§7.09.21	Facility specifically for processing of recyclable materials.
Junkyard																								A building, structure or parcel of land or portion thereof, used for collecting, storage or sale of waste paper, rags, scrap metal, rubber tires, bottles, vehicles, or other discarded material. ~~Where the materials are a byproduct of a permitted use, the activity shall be considered outdoor storage.~~
Materials Handling & Storage																								Establishment engaged in the movement, protection, storage and control of materials through manufacturing, distribution, consumption, and disposal utilizing manual, semi-automated or automated equipment.

USES	ZONING DISTRICTS																						CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H		
Mini-Warehouse/Self-Storage													~~C~~ S	P	~~P~~ C									Establishment consisting of separate storage or warehouses units (generally less than 430 square feet each) used for storage of personal property and leased to the general public.
Outdoor Storage												~~C~~ A	~~C~~ A	~~C~~ A										The storage, collection, or display for more than 3 consecutive days or any part of any day for 3 consecutive days, of any products, materials, equipment, appliances, ~~vehicles not in service~~, and/or personal property of any kind, or materials that are a byproduct of a permitted use, on an unenclosed and/or uncovered area. This definition shall include material lay down areas/yards ~~This use is regulated separately from outdoor merchandise display and outdoor merchandise storage.~~
Recreational Vehicle Storage													C	C										Area or facility used for the temporary storage of recreational vehicles including, but not limited to, boats, motorhomes, camping trailers, truck campers, and other equipment. Recreational vehicles stored onsite shall be operable and/or in working condition. This definition shall not be construed to include the storage of recreational vehicles, or any type of vehicle, which is dilapidated, inoperable, or otherwise determined to be in a deteriorated state; nor shall this definition include similar uses to a junkyard.
Tank Farm																								Area or facility used for the storage of petroleum products prior to distribution to consumers and retail facilities. This definition excludes oil deposit and installation of oil terminals.
Warehouse													P	P										Establishment for the storing, distributing and shipping ~~but not selling~~ of goods within a completely enclosed structure~~.~~ A range of services may be provided, such as labeling, break bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marketing and ticking, and transportation arrangements.
Wholesale Distribution													S	S										Establishment operating from a warehouse building, specializing in the distribution of bulk products to retailers; industrial, commercial, institutional or other professional users; or directly the consumer.

USES	ZONING DISTRICTS																					CODE REFERENCE	DEFINITION
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	*RESERVED*	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Airport Related Services														S		P	P						Ord. 1358-18	Uses related directly and indirectly to the airport. Uses may include those related to take-off and landing, maintenance facilities for aircraft, transit terminals, and other related services.
Commercial Parking Structure										S	S	S	S	S						S	S	S		Any area of land or any building or part thereof, intended for the lawful parking of motor vehicles, generally for a fee, which is available to the public and/or private use as an accommodation for tenants, employees, clients or customers.
Freight Transportation Services													P	P			P							Establishments providing transportation services for general freight via ground, air or rail transportation. These establishments may provide local pick-up, local sorting, and terminal operations, line-haul, destination sorting, and terminal operations and local delivery.
Transit Center										S	P	P	P	S						S	S	S		Local and suburban ground passenger transit system using more than one mode of transportation over regular routes and on regular schedules.

STAFF REPORT

To:	**Planning Commission**
From:	**Kevin Kelley**
RE:	**USE-0003-21_Conditional Use, 6440 Fort King Road**
Date:	**November 16, 2021**

I. BACKGROUND & INFORMATION

1. BACKGROUND INFORMATION

1. History |Application Summary

Application for Conditional Use submitted by DCLD Enterprises to permit the overnight boarding of dogs, inside the proposed location at 6440 Fort King Road for Hounds Town USA, a doggie daycare and boarding franchise business.

The subject property is zoned C2 according to the Zoning Map of Zephyrhills. A Pet Care Services (indoor/outdoor) is a conditional use with a level 3 review under table 2.02.01 of the City of Zephyrhills Land Development Code. The use is allowed as a conditional use which requires approval by resolution.

1. **Subject Property Information**

Applicant/Owner: DCLD Enterprises
31757 Tansy Bend
Wesley Chapel, FL 33545

Location: Subject property is located on the southeast corner of Fort King Road and Eiland Boulevard \ County Road 54.

Parcel ID#: 03-26-21-0020-00000-0022

Current Land Use: Commercial

FLU Classification: MU

Zoning Designation: C2

II. DATA & ANALYSIS

1. DATA & ANALYSIS

The applicant is requesting a Conditional Use to allow for pet care services and boarding on the subject property.

CONDITIONAL USE REQUIREMENTS – LDC PART 11.10.00

(1) **The proposed conditional use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;**

Staff Assessment: The proposed conditional use will not cause any undue quality of life or decline in property values. The subject property is situated on the southeast corner of the intersection with no businesses or residential close enough that will affect its normal day to day operations.

(2) The proposed conditional use is consistent with the character of and existing land use patterns in the surrounding area;

Staff Assessment: The subject property under consideration for the conditional use and the properties surrounding the subject property are primarily involved with business activities.

(3) The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety;

Staff Assessment: The conditional use will not create or increase traffic or parking issues. Public safety will not be affected by the conditional use.

(4) The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas;

Staff Assessment: The subject property has meet the drainage, access, parking and loading areas from being a previous business. The parking has sufficient number of spaces and handicapped spaces. There is a sidewalk on the north side of the property.

(5) The site upon which the conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;

Staff Assessment: The subject property does not currently meet code.

(6) The proposed site meets the applicable requirements of the zoning district in which it is located;

Staff Assessment: The subject property is in a C2 zoning district which allows for pet care services as a conditional level three review.

(7) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic;

Staff Assessment: The subject property with its existing lighting and signage has already passed all requirements and will not adversely affect surrounding areas of traffic.

(8) The proposed conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

Staff Assessment: The proposed conditional use not negatively affect the overall health,

safety or welfare of the surrounding community.

III. RECOMMENDATION

1. RECOMMENDATION

Staff recommends approval of the conditional use to allow the inside overnight pet boarding on the subject property.

Staff Report

To: Planning Commission
From: Kevin Kelley, GIS Technician \ Community Planner
RE: USE 0003-21
Hounds Town USA
Date: November 8, 2021

1) BACKGROUND INFORMATION

a) History |Application Summary

Application for Conditional Use submitted by DCLD Enterprises to permit the overnight boarding of dogs, inside the proposed location at 6440 Fort King Road for Hounds Town USA, a doggie daycare and boarding franchise business.

The subject property is zoned C2 [Community Commercial] according to the Zoning Map of Zephyrhills. A Pet Care Services (indoor/outdoor) is a conditional use with a level 3 review under table 2.02.01 of the City of Zephyrhills Land Development Code. The use is allowed as a conditional use which requires approval by resolution.

b) Subject Property Information

Applicant/Owner:	DCLD Enterprises 31757 Tansy Bend Wesley Chapel, FL 33545
Location:	Subject property is located on the southeast corner of Fort King Road and Eiland Boulevard \ County Road 54.
Parcel ID#:	03-26-21-0020-00000-0022
Current Land Use:	Commercial
FLU Classification:	MU [Mixed Use]
Zoning Designation:	C2 [Community Commercial]

2) DATA & ANALYSIS

The applicant is requesting a Conditional Use to allow for pet care services and boarding on the subject property.

CONDITIONAL USE REQUIREMENTS – LDC PART 11.10.00

(1) **The proposed conditional use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;**

Staff Assessment: The proposed conditional use will not cause any undue quality of life or decline in property values. The subject property is situated on the southeast corner of the intersection with no businesses or residential close enough that will affect its normal day to day operations.

(2) The proposed conditional use is consistent with the character of and existing land use patterns in the surrounding area;

Staff Assessment: The subject property under consideration for the conditional use and the properties surrounding the subject property are primarily involved with business activities.

(3) The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety;

Staff Assessment: The conditional use will not create or increase traffic or parking issues. Public safety will not be affected by the conditional use.

(4) The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas;

Staff Assessment: The subject property has meet the drainage, access, parking and loading areas from being a previous business. The parking has sufficient number of spaces and handicapped spaces. There is a sidewalk on the north side of the property.

(5) The site upon which the conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;

Staff Assessment: The subject property does not currently meet code.

(6) The proposed site meets the applicable requirements of the zoning district in which it is located;

Staff Assessment: The subject property is in a C2 zoning district which allows for pet care services as a conditional level three review.

(7) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic;

Staff Assessment: The subject property with its existing lighting and signage has already passed all requirements and will not adversely affect surrounding areas of traffic.

(8) The proposed conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

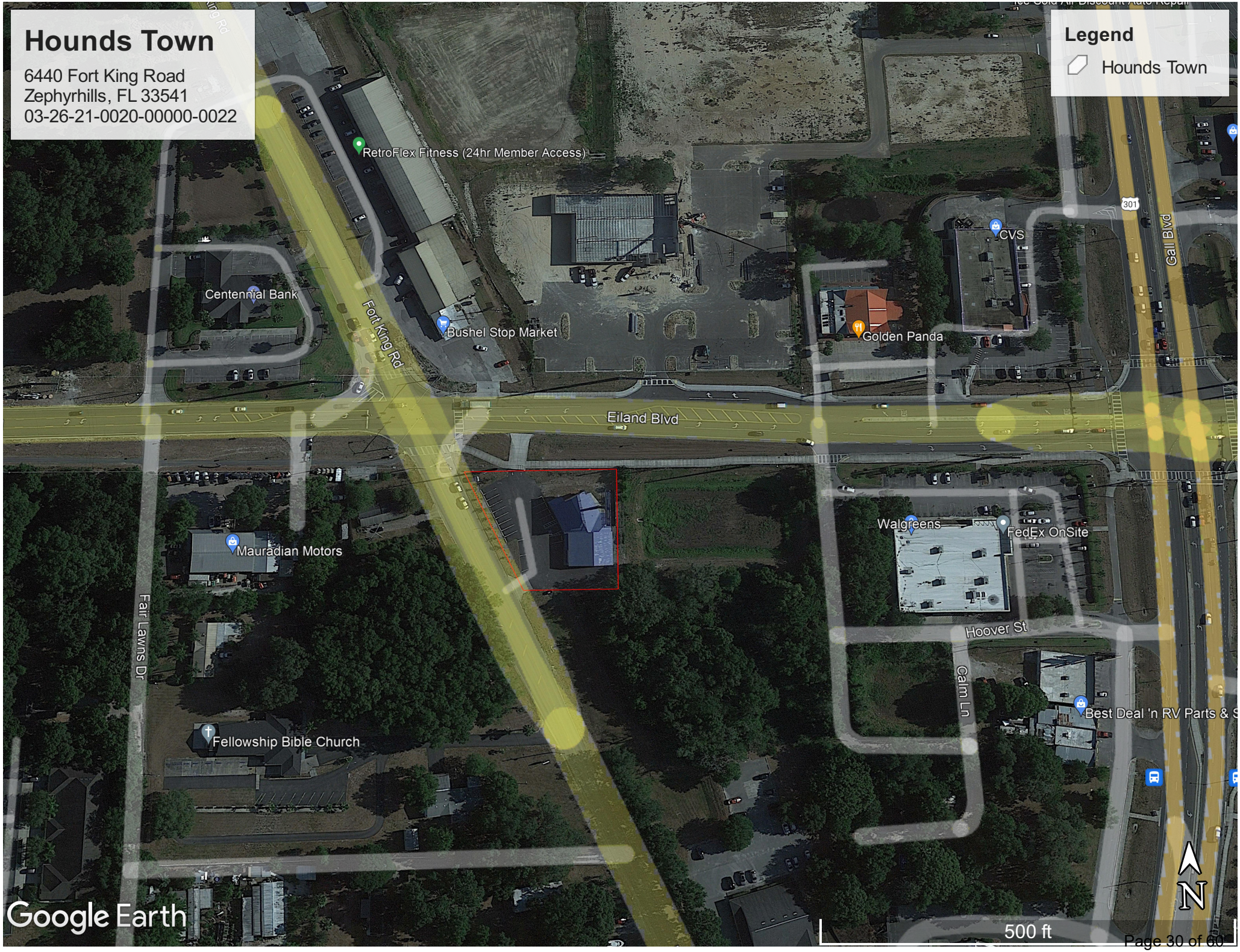
Staff Assessment: The proposed conditional use not negatively affect the overall health, safety or welfare of the surrounding community.

3) RECOMMENDATION

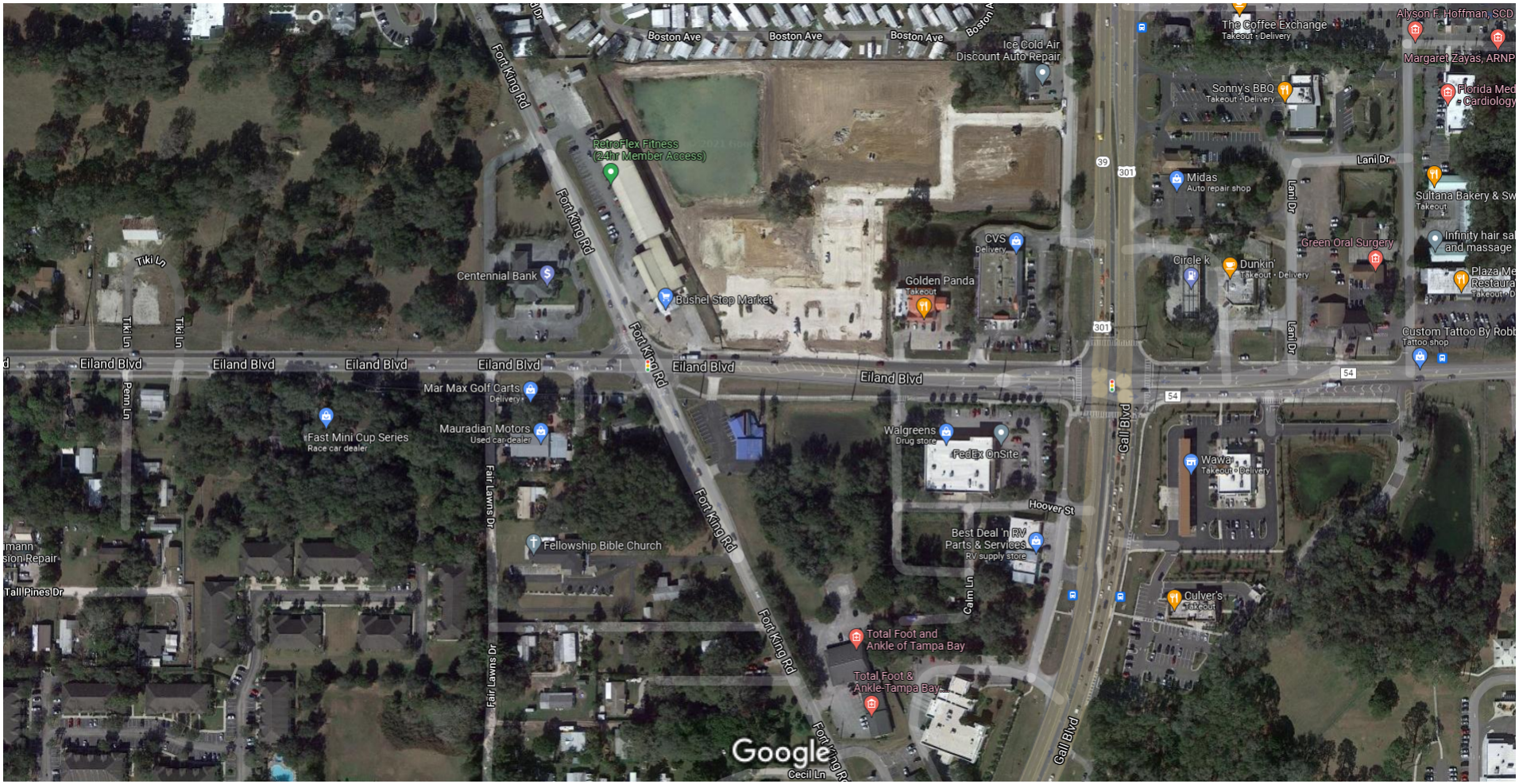
Staff recommends approval of the conditional use to allow the inside overnight pet boarding on the subject property.

Hounds Town

6440 Fort King Road
Zephyrhills, FL 33541
03-26-21-0020-00000-0022



Google Maps Conditional Use 6440 Fort King Road, Zephyrhills, FL 33541



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 100 ft

City of Zephyrhills
Planning Department
5335 8th Street | Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0006

CONDITIONAL USE PETITION

This process is intended to ensure that requests meet the requirements of the City of Zephyrhills Land Development Code, Article XI, Part 11.10.00 concerning conditional use requests. A conditional use is not permitted as of right and approval from the Zephyrhills City Council must be obtained with level three review prior to the commencement of any conditional use. Conditional uses may only be located as seen in Table 2.02.01 of the city's adopted Land Development Code.

PLEASE NOTE: Site development/amendment plans, commercial checks, and other processes, permits, authorizations and fees may be applicable after the approval of a conditional use but are not included in this petition application.

Time Limitation

Approved Conditional Uses expire 12 months after the date of approval, unless a building permit or commercial check has been issued or initiated within the 12-month period. *See the city's Land Development Code, Article XI, Part 11.10.02 (B).*

Procedure

Pre-application Meetings: Pre-application meetings are required prior to submitting this petition. To set up a pre-application meeting, please call the Planning Department at 813-780-0006. Petitions will not be accepted without a meeting.

Petition Submission: The deadline to submit petitions is the last business day of the month at 4:00 PM. Incomplete petitions will not be accepted. Petitions received after the filing deadline will be held until the next Site Plan Review cycle.

Site Plan Review Committee Meeting: Complete petitions filed at or before the deadline will be scheduled for review by the Site Plan Review Committee (SPRC). The SPRC will provide a recommendation or deny forwarding the petition to the Planning Commission. The SPRC meets regularly on the third (3rd) Wednesday of the month at 9:30 AM. An authorized representative must be in attendance for this meeting.

Planning Commission: Planning Commission meetings are held the 3rd Tuesday of the month at 6:00 PM. The Planning Department will give due public notice that a public hearing will be held by the Planning Commission to consider the petition request. Owners of property within 150 feet of the subject site will be notified of the request and invited to comment. The Petitioner, and/or his authorized representative(s) shall appear at the Planning Commission meeting. The Petitioner should be prepared to address the guidelines and standards for the conditional use. After considering the request, recommendation of the SPRC, and comments by the petitioner and public, the Planning Commission will make a recommendation to City Council to approve the petition as presented, approve the petition with conditions, or deny the request.

City Council: The recommendations of the Planning Commission and SPRC will be forwarded to the City Council. Staff will give a planning report where City Council will consider the recommendations of the Planning Commission and SPRC, and review the request. The City Council may recommend that the City Attorney create a resolution pertaining to the petition to be read at the next City Council meeting at a public hearing. A sign will be placed on the subject property notifying the general public of the hearings. At the public hearing, the City Council may vote to approve the resolution as presented, approve the resolution with conditions, or deny the petition request.

Application Checklist

All required materials listed below shall be submitted in unison as one complete package. The City of Zephyrhills reserves the right to refuse incomplete applications and will not accept partial applications to meet filing deadline requests unless written approval is received from the Planning Director or City Manager prior to submittal.

REQUIRED MATERIALS

One (1) hard copy and (1) electronic copy, provided on a CD/DVD or flashdrive, or via a Dropbox or similar link, of the following information is required:

- ☐ **Petition Form, Permission to reproduce and applicable Agent Authorizations**
- ☐ **Petition Fee ($800)**
- ☐ **Proof of Ownership**
- ☐ **Boundary Survey and Legal Description**
- ☐ **Surrounding Property Owners List and Envelopes**

  For the purpose of public notice, petitioners are required to provide the following:

  (1) A list of properties within a 200-foot radius of the subject property with the property address, parcel identification number, and owner's name and mailing address.

  (2) Stamped envelopes address to the property owners.
- ☐ **Residential Impact Statement**
- ☐ **Environmental Report**

  To include an inventory of all Federal and State listed plant and animal species on the property.
- ☐ **Historic and Archaeological Resources Report**

  To include a map and inventory of all properties that may be impacted by the proposed project.
- ☐ **Residential Impact Statement**

  Justification Report

  (1) Analysis for Compliance
  - Consistency with the Comprehensive Plan
  - Consistency with the Land Development Code and City Ordinances
  - Surrounding Future Land Use and Zoning Analysis
  - Statement of Compliance with Land Development Code, Section 11.10.01(B)
    - (a) The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;
    - (b) The proposed use is consistent with the character of and existing land use patterns in the surrounding area;
    - (c) The proposed use will not create or excessively increase traffic or parking congestion, or otherwise affect public safety;
    - (d) The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas;
    - (e) The site upon which the proposed use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;
    - (f) The proposed site meets the applicable requirements of the zoning district in which it is located;
    - (g) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic;
    - (h) The proposed use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

  (2) Map Series
  - Recent aerial photograph of the site and surrounding area showing boundaries, source and date;
  - Existing Future Land Use and Zoning maps;
  - Natural Resource maps = soils, flood zones, aquifer recharge, wetlands, biological hotspots, etc.;
  - Transportation maps.
- ☐ **Concept Plan**

  If the proposed Conditional Use will be followed with site improvements or a new site development plan, a concept plan is required to be submitted with this application. Upon approval of the Conditional Use Petition, the applicant may then apply for Site Plan Review.

  Statement of Use

  Submit a detailed, summary statement of the proposed use to be conducted on the subject property.

City of Zephyrhills
Planning Department
5335 8th Street || Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0006

PLANNING DEPARTMENT FEE SCHEDULE

Adopted by Resolution 741-17

SITE PLAN REVIEW

New Site Plan	$1,000 *or $45 per 1,000 GSF whichever is greater*
Resubmittal/Amendment	$500.00

SUBDIVISIONS

Certified Parcel	$75
Platted Subdivision (50 lots or less)	$1,000
Platted Subdivision (50 lots or more)	$1,500
Preliminary Plat	$500
Final Plat	$500

**Survey and Attorney fees associated with Subdivisions and Plats are billed at cost.*

COMPREHENSIVE PLAN AMENDMENT

Annexation	$1,000
De-annexation	$2,000
Future Land Use Map (Small Scale)	$750
Future Land Use Map (Large Scale)	$1,000
Rezoning	$1,000

USE REVIEW

Provisional Use	TBD
Special Exception	TBD
Conditional Use	$800

TREE REMOVAL

Permit Application Fee	$100
Removal Fees	$50 per inch removed for trees 6" to 16" DBH $75 per inch removed for trees 17" to 30" DBH $125 per inch removed for trees 31" DBH or greater

PLANNED UNIT DEVELOPMENT

Master Plan REview	$3,000
Plan Amendment	$500

Historic Review Fees

COA – Staff Level Review	$20
COA – HPB Review	$60
Failure to Obtain a COA Penalty	$200

Consultant and Miscellaneous Fees

Zoning Verification Letter	$75
Due Diligence	$150 per hour
Consultant Review Fees – for Plats, Traffic and Drainage Studies	At cost + 10% admin.
Utility Review	At cost + 10% admin.
Public Art Fee	1% of Const. Cost
Vacation of Public Right-of-Way	$550

Impact Fees – *Please contact the Building Department at (813) 780-0020*

Utility Connection Fees – *Please contact the Utility Administration (813) 780-0029*

**PLEASE NOTE: This schedule is for projects reviewed by the Planning Department only. It does not include fees associated with other departments, such as impact fees, building permit and review fees, business licensing fees, or utility connection fees. It is the applicant's responsibility to contact other departments for information on possible future fees.*

Conditional Use Petition: September, 2021

For property located at:

6440 Fort King Road, Zephyrhills, FL 33542

Submitted by DCLD Enterprises:

Darren Cockeram , Luann Cockeram-De Lano

REQUIRED MATERIALS

One (1) hard copy and (1) electronic copy, provided on a CD/DVD or flash drive, or via a Dropbox or similar link, of the following information is required:

☐ **Petition Form, Permission to reproduce and applicable Agent Authorizations :** Exhibit A

☐ **Petition Fee ($800)**: Exhibit B

☐ **Proof of Ownership**: Exhibit C

☐ **Boundary Survey and Legal Description**: Exhibit D

☐ **Surrounding Property Owners List and Envelopes**: Exhibit E

For the purpose of public notice, petitioners are required to provide the following:

(1) A list of properties within a 200-foot radius of the subject property with the property address, parcel identification number, and owner's name and mailing address.

(2) Stamped envelopes address to the property owners.

☐ **Residential Impact Statement**: Exhibit F

☐ **Environmental Report:** Exhibit G

To include an inventory of all Federal and State listed plant and animal species on the property.

☐ **Historic and Archaeological Resources Report**: Exhibit H

To include a map and inventory of all properties that may be impacted by the proposed project.

☐ **Residential Impact Statement Justification Report:** Exhibit I

(1) Analysis for Compliance

- Consistency with the Comprehensive Plan
- Consistency with the Land Development Code and City Ordinances
- Surrounding Future Land Use and Zoning Analysis
- Statement of Compliance with Land Development Code, Section 11.10.01(B)

(a) The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;

(b) The proposed use is consistent with the character of and existing land use patterns in the surrounding area;

(c) The proposed use will not create or excessively increase traffic or parking congestion, or otherwise affect public safety;

(d) The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, off street parking and loading areas;

(e) The site upon which the proposed use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;

(f) The proposed site meets the applicable requirements of the zoning district in which it is located;

(g) Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic;

(h) The proposed use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

(2) **Map Series:** Exhibit J

- Recent aerial photograph of the site and surrounding area showing boundaries, source and date;
- Existing Future Land Use and Zoning maps;
- Natural Resource maps – soils, flood zones, aquifer recharge, wetlands, biological hotspots, etc.;
- Transportation maps.

☐ **Concept Plan**: Exhibit K

If the proposed Conditional Use will be followed with site improvements or a new site development plan, a concept plan is required to be submitted with this application. Upon approval of the Conditional Use Petition, the applicant may then apply for Site Plan Review.

Statement of Use: Exhibit L

Submit a detailed, summary statement of the proposed use to be conducted on the subject property.

Exhibit A: **Petition Form, Permission to reproduce and applicable Agent Authorizations**

City of Zephyrhills
Planning Department
5335 8th Street | Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0006

OFFICE USE ONLY

File No. _____

Submittal Date _____

Project Name _____

CONDITIONAL USE PETITION FORM

PROJECT INFORMATION

PROJECT NAME: Hounds Town Zephyrhills Conditional Use Permit Appl.

SUBJECT PROPERTY ADDRESS: 6440 Fort King Road, Zephyrhills, FL 33542

PARCEL ID NUMBER(S): 03-26-21-0020-00000-0022

ACREAGE/SQ. FOOTAGE: 4700 sf

ZONING CLASSIFICATION 01100 - Stores (Commercial)

CURRENT LAND USE: Commercial

FUTURE LAND USE CLASSIFICATION Commercial

PROPOSED USE: Commercial / Doggie Daycare

CONTACT INFORMATION

PROPERTY OWNER: Bahr's Aluminum (Marty Monbarren)
FIRM:
ADDRESS: 6440 Fort King Rd
PHONE NUMBER(S): 813-932-3513 **EMAIL:** marty@bahrsconstruction.com

PETITIONER: Darren Cockeram (DCLD Enterprises)
FIRM:
ADDRESS: 31757 Tansy Bend
PHONE NUMBER(S): 813-777-1845 **EMAIL:** dcockeram@msn.com

AUTHORIZED AGENT: Luann Cockeram-DeLano (DCLD Enterprises)
FIRM:
ADDRESS: 31757 Tansy Bend
PHONE NUMBER(S): 612-669-0781 **EMAIL:** luannodelano@msn.com

The Petitioner, as owner of the above described land does respectfully request the City of Zephyrhills to take all action necessary to process the CONDITIONAL USE. The Petitioner, as owner and/or representative of the above described land agrees to pay all related costs associated with this petition, including but not limited to: advertisement fees and consultant review fees as well as future required development fees, permit fees, impact fees and other review process fees.

Submitted by (firm):

Signature: Darren Cockeram

Print Name: Darren Cockeram

Date: 9/25/2021

Owner Signature: Marty Monbarren

Print Name: Marty Monbarren

Date: 9/24/2021

Exhibit B: **Petition Fee ($800)**

LUANN O COCKERAM-DELANO
31757 TANSY BEND
WESLEY CHAPEL, FL 33545-4920

2231

63-27/631 FL
23862

DATE 9/28/2021

PAY TO THE ORDER OF City of Zephyrhills $ 800.00

Eight hundred and no/100 DOLLARS

Security Features Details on Back.

BANK OF AMERICA

ACH R/T 063100277

FOR Conditional Use Petition

MP

⑈002231⑈ ⑆063100277⑆ 003772273010⑈

Exhibit C: **Proof of Ownership** (pages 1, 2, 3)

Detail by Entity Name

Florida Profit Corporation

BAHR'S ALUMINUM, INC.

Filing Information

Document Number	P03000144599
FEI/EIN Number	20-0625256
Date Filed	12/03/2003
Effective Date	12/04/2003
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2018

Principal Address

8607 GALL BLVD

ZEPHYRHILLS, FL 33541

Page 1 of 3

Changed: 04/24/2018

Mailing Address

8607 GALL BLVD
ZEPHYRHILLS, FL 33541

Changed: 04/24/2018

Registered Agent Name & Address

quattlebaum, melissa l
8607 Gall Blvd
ZEPHYRHILLS, FL 33541

Name Changed: 10/04/2018

Address Changed: 10/04/2018

Officer/Director Detail

Name & Address

Title OWNER

MONBARREN, MARTY R
8607 GALL BLVD
ZEPHYRHILLS, FL 33541

Title VP

MONBARREN, CARRIE

Page 2 of 3

8607 GALL BLVD
ZEPHYRHILLS, FL 33541

Annual Reports

Report Year	Filed Date
2019	03/12/2019
2020	06/08/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
10/04/2018 -- REINSTATEMENT	View image in PDF format
04/14/2017 -- ANNUAL REPORT	View image in PDF format
05/20/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
02/28/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
06/12/2012 -- ANNUAL REPORT	View image in PDF format
03/23/2011 -- ANNUAL REPORT	View image in PDF format
06/04/2010 -- Off/Dir Resignation	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
01/04/2007 -- ANNUAL REPORT	View image in PDF format
01/11/2006 -- ANNUAL REPORT	

Page 3 of 3

Parcel ID 03-26-21-0020-00000-0022 (Card: 1 of 2)

Classification 01100-Stores

Mailing Address
BAHR'S ALUMINUM INC
8607 GALL BLVD
ZEPHYRHILLS, FL 33541-7469

Physical Address
6440 FORT KING ROAD, ZEPHYRHILLS, FL 33542

Legal Description (First 200 characters)
See Plat for this Subdivision
LITTLE ACRES PB 5 PG 132 POR LOT 2 DESC AS COM AT EAST 1/4 CORNER OF SEC 3 TH WEST ALG EAST-WEST CENTERLINE OF SAID SEC 467.35 FT TH SOUTH 15.00 FT TO SOUTH R/W FOUNTAIN RD TH WEST 250.00 FT FOR POB T[...]

Jurisdiction
CITY OF ZEPHYRHILLS

Community Dev District
N/A

Property Value

Just Value		**$247,021**
Ag Land		$0
Land		$127,032
Building		$116,035
Extra Features		$3,954
	Non-School	**School**
Assessed	$247,021	$247,021
Homestead Exemption	-$0	-$0
Additional Exemptions	-$0	-$0
Taxable Value	**$247,021**	**$247,021**

Land Detail (Card: 1 of 2)

Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	1100C	CMAJH-1	Store 1 Floor	00C2	11,000.00	SF	$6.50	1.00	$71,500
2	1100C	CMAJH-2	Store 1 Floor	00C2	15,929.32	SF	$2.50	1.00	$39,823
3	1100C	O-OV	Store 1 Floor	00C2	1.00	UN	$15,709.00	1.00	$15,709

Additional Land Information

Acres	Tax Area	FEMA Code	Sinkhole Status	Neighborhood Code(s)
0.62	30ZH	X	None Reported	CMA1

View Sketch **Building Information** - **Use** 1100-Retail Stores (One Story) (Card: 1 of 2)

Year Built	1977	**Stories**	1.0
Exterior Wall 1	Concrete Block Stucco	**Exterior Wall 2**	None
Roof Structure	Gable or Hip	**Roof Cover**	Metal
Interior Wall 1	Drywall	**Interior Wall 2**	None
Flooring 1	Cork or Vinyl Tile	**Flooring 2**	None
Fuel	Electric	**Heat**	Forced Air - Ducted
A/C	Central	**Baths**	2.0

Line	Code	Description	Sq. Feet	Value
1	BAS01	LIVING AREA	1,600	$37,916
2	CAN01	CANOPY	364	$2,583
3	FST01	FINISHED STORAGE	154	$1,825

Extra Features (Card: 1 of 2)

page 1 of 2

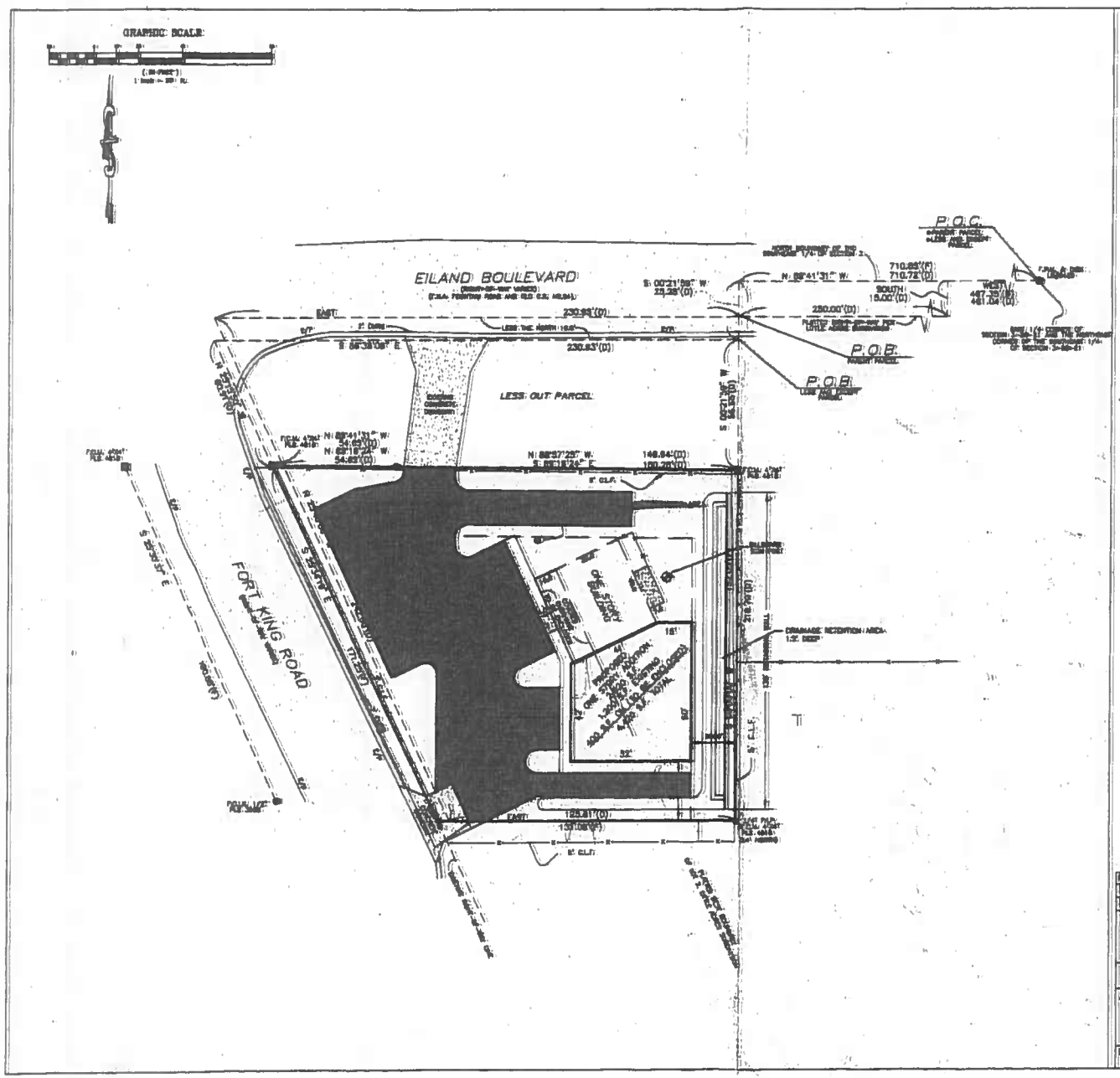
Line	Code	Description	Year	Units	Value
2	CPAVASP	PAVING ASPHALT	2004	8,400	$2,867
3	CCANOPY	CANOPY	2004	216	$1,087

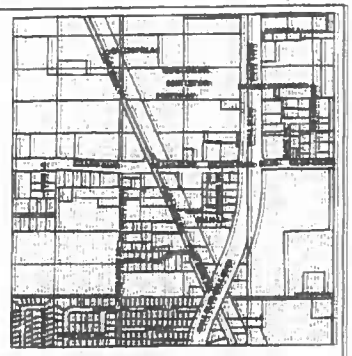
Sales History

Previous Owner: BAHR RANDALL K & BAHR SUZANNE P & MONBARREN CARRIE F & MONBARREN MARTY R

Month/Year	Book/Page	Type	DOR Code	Condition	Amount
08/2005	6554 / 1077	Quit Claim Deed		Improved	$0
05/2004	5845 / 0312	Warranty Deed		Improved	$225,000
07/1998	3983 / 1286	Warranty Deed		Improved	$125,000
12/1984	1386 / 0481	Warranty Deed		Improved	$0
07/1978	0955 / 1667	Warranty Deed		Improved	$55,000

Exhibit D: **Boundary Survey** (pages 1, 2) **and Legal Description**





LOCATION MAP

LEGAL DESCRIPTION:

PARKING CALCULATIONS:

COMM/RETAIL AREA – 1SPACE/200S.F.
1,600 S.F. RETAIL @ 1SPACE/200S.F. = 8 SP.
SHOP/WAREHOUSE AREA– 1SPACE/EA. EMPL.
4 EMPLOYEES = 4.0 SP.
TOTAL REQUIRED SPACES – 12 SPACES.
SPACES REQUIRED = 12.
SPACES PROVIDED = 19 (8 REG. + 11 HC).
PLUS 1 LOADING SPACE.

REV.	DESCRIPTION	BY	DATE
FOR APPROVAL:	TO SHOP:	TO FIELD:	
N. & R. APPROVAL:		AS BUILT:	

ENGINEERING, CONSTRUCTION CONSULTANTS, INC.
8844 DAIRY ROAD
Zephyrhills, Florida 33542
(813) 710-1901
Fax (813) 710-4816

E.B. # 8342 LICENSED PROFESSIONAL ENGINEERS: ROBERT R. GREEN P.E. # 15855

JOB NAME: BAHRS ALUMINUM
DRAWN BY: LAZ CHECKED BY: RRG
SCALE: 1" = 20'
DATE: 3/1/03
JOB NUMBER: BAHRS-ALUM
SHEET: 1 OF 1
DESCRIPTION: PRELIMINARY PLAN

C:\Land Projects 3\BAHR-ALUM\dwg\BAHRS-ALUM.dwg, 3/10/2004 8:51:07 AM

page 1 of 1

Parcel ID	03-26-21-0020-00000-0022 (Card: 1 of 2)
Classification	01100-Stores

Mailing Address
BAHR'S ALUMINUM INC
8607 GALL BLVD
ZEPHYRHILLS, FL 33541-7469

Physical Address
6440 FORT KING ROAD, ZEPHYRHILLS, FL 33542

Legal Description

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A/C	Central	**Baths**	2.0

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Extra Features (Card: 1 of 2)

page 1 of 2

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12/1984	1386 / 0481	Warranty Deed		Improved	$0
07/1978	0955 / 1667	Warranty Deed		Improved	$55,000

Exhibit E: **Surrounding Property Owners List and Envelopes**

For the purpose of public notice, petitioners are required to provide the following:

(1) A list of properties within a 200-foot radius of the subject property with the property address, parcel identification number, and owner's name and mailing address.

(2) Stamped envelopes address to the property owners.

There are no residential or commercial properties within a 200-ft. radius of this location:

This building is bordered by Eiland Boulevard on its north side, Fort King Road on its west side and a retention pond on its east side. On the south side, the closest structure is "Total Foot and Ankle of Tampa Bay", which is approximately 500 ft. from the building. Therefore there are no properties within a 200-foot radius of this location.

Exhibits **F: Residential Impact Statement, G: Environmental Report, H: Historic and Archaeological Resources Report, I: Residential Impact Statement Justification Report, J: Map Series**

F. The **Residential Impact Statement** is not being submitted at this time as there are no residential or adjoining locations in the general vicinity of the subject property.

G. An **Environmental Report** will not be necessary on an existing developed site like this with underdeveloped lands/ wetlands.

H. the **Historic and Archeological Resource Report and the Residential Impact Statement Justification Report** are not required; the subject site is developed with no planned property/building expansions. The subject property is not listed as an historical property and has no anticipated impact regarding historical/archeological resources.

The **Map Series** will be documented as an aerial photo of the property from Google Earth.

Please see emails from Todd Vande Berg on the following pages related to these Reports.

From: Todd Vandeberg <tvandeberg@ci.zephyrhills.fl.us>
Sent: Monday, September 13, 2021 1:15 PM
To: Luann Cockeram-DeLano <luannodelano@msn.com>; Darren Cockeram <dcockeram@outlook.com>
Subject: RE: Follow up on Conditional Use Petition for Hounds Town location (6440 Fort King, Zephyrhills, Fl. 33542)

Luann,

In my opinion these issues will not become factors in the conditional use petition review. You can simply mention:

- A residential impact statement is not being submitted at this time due to no residential adjoining / general vicinity of the subject property;
- An environmental report will not be necessary on an existing developed site like this with undeveloped lands / wetlands;
- The subject site is developed with no planned property / building expansions. The subject property is not listed as a historical property with no anticipated impacts regarding historical / archaeological resources.

Regards,

Todd H. Vande Berg
Planning Director

City of Zephyrhills
5335 8th Street
Zephyrhills, Florida 33542
813-780-0006
tvandeberg@ci.zephyrhills.fl.us

From: Todd Vandeberg <tvandeberg@ci.zephyrhills.fl.us>
Sent: Friday, September 24, 2021 10:03 PM
To: Luann Cockeram-DeLano <luannodelano@msn.com>
Subject: Re: Follow up on Conditional Use Petition for Hounds Town location (6440 Fort King, Zephyrhills, Fl. 33542)

Yes, We should be good with a Google aerial and yes we are ok without the other maps for this petition.
Todd

Sent from my iPhone

On Sep 24, 2021, at 8:41 AM, Luann Cockeram-DeLano <luannodelano@msn.com> wrote:

EXTERNAL EMAIL

Todd, one last question, please----
In the Conditonal Use Petition it states:

(2) Map Series
• Recent aerial photograph of the site and surrounding area showing boundaries, source and date;
• Existing Future Land Use and Zoning maps;
• Natural Resource maps – soils, flood zones, aquifer recharge, wetlands, biological hotspots, etc.; • Transportation maps.

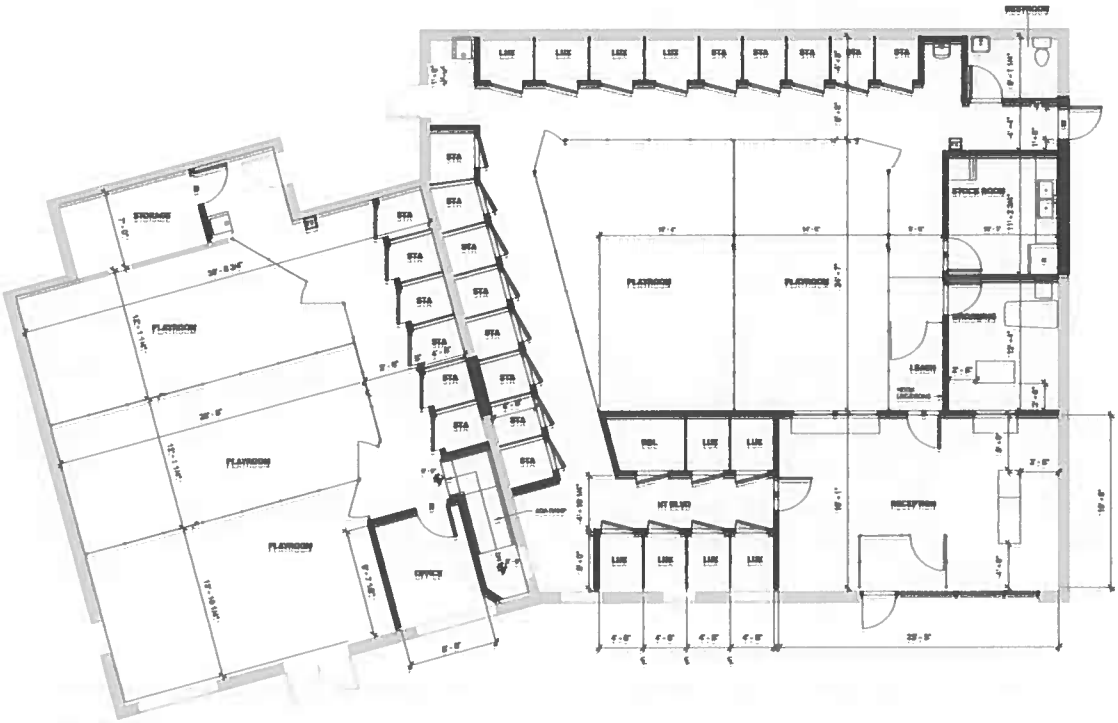
Is this required? If so, could we use a Google Map aerial view for point #1? Then for the others, we are assuming this does not apply to our situation?
thanks, Todd---
Regards,
Luann and Darren Cockeram
612-669-0781


Fort King Rd
Fort King Rd
Fort King Rd
Fort King Rd
Eiland Blvd
Eiland Blvd
Hoover St
Walgreens
Worship Bible Church
Google
Total Foot and
Ankle of Tampa Bay

MODAMERICAN DESIGN

SUITE SCHEDULE

Name	Count	Area
CUL	1	33 SF
LUX	10	197 SF
STA	19	300 SF
	30	530 SF



1 FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

DRAFT SET

HOUNDSTOWN ZEPHYRHILLS

CONCEPT PLAN - OPTION 2

002

STAFF REPORT

To:	**Planning Commission**
From:	**Todd Vande Berg**
RE:	**PUD-0003-21 Silver Oaks PUD Master Plan - Amendment**
Date:	**November 16, 2021**

I. BACKGROUND & INFORMATION

A. History | Application Summary: The Silver Oaks subdivision is a master planned development with an approved Planned Unit Development Master Plan. The Silver Oaks development is located on both sides of Eiland Boulevard and between Masse Rd on the east and Simons Rd on the west. The Master Plan provides an approved layout of: approved uses, number of units, intensity / density, setbacks and conditions.

II. DATA & ANALYSIS

ISSUES:

1. A petition has been submitted for a text amendment to the Silver Oaks PUD Master Plan;
2. The proposed text amendments consist of:

a.) Parcel K as approved on the Master Plan for multi-family with no proposed change in use / will remain multi-family. The proposed change consists of verbiage removed (two stories) whereas the buildings will not be limited to only two stories;
b.) The triangular parcel at the corner of Fountain & Founder's - Notation – RV storage is proposed to be removed;
c.) Notation requiring additional Right-of-Way dedication is proposed to be stricken as Fountain Road has been improved by the City of Zephyrhills.

3. The property was posted for the upcoming Planning Commission meeting;
4. Letters were sent out to property owners and an advertisement was completed.

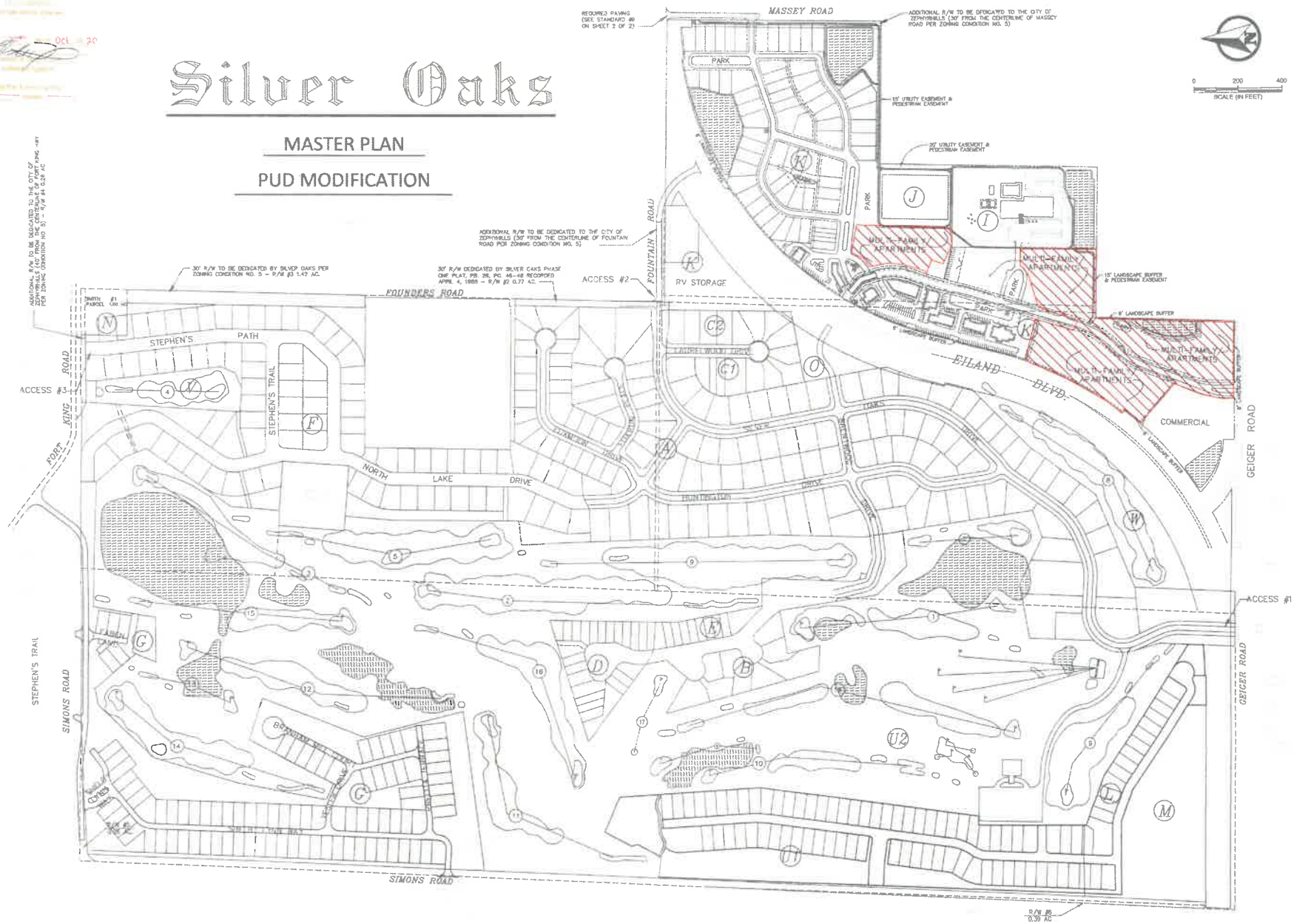
III. RECOMMENDATION

A. Staff / Site Plan Review Committee: Unanimous recommendation for approval.

Silver Oaks

MASTER PLAN

PUD MODIFICATION



THIS IS NOT A SURVEY

CED CORNELISON ENGINEERING & DESIGN, INC.
© 2018 CORNELISON ENGINEERING & DESIGN, INC.
16034 OLD 6TH AVE. ZEPHYRHILLS, FL 33542
TEL: (813) 782-1441 FAX: (813) 782-1442
WWW.CORNELISONPE.COM
CERTIFICATE OF AUTHORIZATION #28939

CLIENT: SMITH CATTLE & GROVES, INC.

PROJECT NAME: SILVER OAKS
ZEPHYRHILLS, FLORIDA

SHEET NAME: LAND USE MAP

No.	REVISIONS	DATE
1	UPDATED PARCEL L LOT COUNT TO MATCH PLAN	9-24-20
2	UPDATED PARCEL K	

SCALE: AS NOTED
DESIGNED BY: DLC
DRAWN BY: DLC
CHECKED BY: DLC

CRAIG L. CORNELISON P.E.
FLORIDA PE #0054403
9-24-20

DATE: 8/23/2020
PROJECT NO: 1905002
SHEET NUMBER: C01

STAFF REPORT

To:	**Planning Commission**
From:	**Audrey McGuire**
RE:	**Workshop**
Date:	**November 16, 2021**

I. BACKGROUND & INFORMATION

Workshop led by Tammy Vrana (Vrana Consulting) pertaining to the Zephyrhills 2035 Comprehensive Plan Update

II. DATA & ANALYSIS

III. RECOMMENDATION

AGENDA

COMPREHENSIVE PLAN ADVISORY COMMITTEE

Plan Zephyrhills 2035 Comprehensive Plan Update
November 16, 2021, 6:00PM | Zephyrhills City Hall

1. Polling and Discussion
    a. What do you think is very important to quality of life? (list)
    b. What do you want to PRESERVE in Zephyrhills? (word cloud)
    c. What would you CHANGE in Zephyrhills? (word cloud)
    d. What is your BIG IDEA for Zephyrhills? (word cloud)
    e. What areas of should Zephyrhills focus on the most? (map)
    f. What does Zephyrhills mean to you? (word cloud)

☛ *For this activity, you will need to bring a **smart phone** or **notepad** that has texting capabilities. If you do not have one of these, please contact Audrey McGuire.*

2. Housing Discussion (time permitting)

3. Next Meeting

Adjourn