



**Planning Commission Meeting Minutes  
March 18<sup>th</sup>, 2025, at 6pm**

**I. Call to Order-Mayor Monson**

A regular Planning Commission meeting was called to order by Mayor Monson at 6:00 PM in Council Chambers of City Hall at 5335 8th Street, Zephyrhills.

**II. Roll Call-Carlos Maldonado**

Commission members present: Mayor Monson, Dr. Randy Stovall, David Armstrong (arrived after roll call at 6:07 PM), Thomas Vanater (arrived after roll call at 6:05 PM), Tracy Sullivan (Absent), Beth Aker, Dr. Christa Remington, Ellen Taylor (arrived after roll call at 6:12 PM), Clyde Bracknell.

**III. Invocation-Beth Aker**

**IV. Pledge of Allegiance**

**1.Consent Items-February 18, 2025, Planning Commission Minutes.**

Minutes were motioned for approval by all board members.

**2.Business Items**

No business items were on the agenda

**3.Other Items**

**3.1 Indoor storage/outdoor storage code recommendations review.**

The discussion was led by The Planning Director Todd Vandenberg; the topic was regarding storage code recommendations changes. A brief history on the expired moratorium on indoor, recreational, and vehicle storage facilities was discussed. Now that the moratorium has expired recommendations for updating the land development code could take place. The intent for the meeting is to review and assess the three types of storage uses and determine from a use and standards if changes should be proposed. Also, a change in the zoning use table will be proposed. A map showing the existing warehouses within the city was displayed. The south end of town off Chancey Rd has a proposed one under an existing PUD, South Ave by Airport Rd has an existing one, South of Daughtery Rd there is an existing 2 story one, North side in Zephyr Commons there is one that has been existing for a while now, and North-West of Pretty Pond and 301 has one that is towards the back of the



property that was built a few years ago. A comment made by the director was that in the past prior to the moratorium there has been lots of interest in storage facilities that want to develop within the city. The allowable zoning where mini storages are allowed was amended in 2021 ordinance-1431 and in 2022 amended the storage ordinance for the city and the large retail design standards were added. Existing mini warehouse standards code was reviewed Sec 7.09.16. A change that was proposed by the director was section (A) indoor storage/mini warehouses shall not be allowed on individual lots/parcels and may be allowed as part of a mixed-use development and oriented in the rear and not abutting public rights of way or be vertically integrated into a mixed-use building. Projects integrated into a mixed-use building may be allowed on an individual lot/parcel. A self-storage facility example picture from manatee county was displayed and the design could be considered as an allowed storage facility with the new updated code. The facility displayed had parking below ground level, with mixed use of office space and storage sections. Additional proposed changes for the storage facilities being proposed will require a buffer zone, and having facilities with limited visibility towards the back of the property for indoor storage with vehicle storage via Section M on the land development code. Outdoor storage land development code was discussed and the proposed changes were: Storage for more than 3 consecutive days of any product, materials, equipment, appliances, personal property of any kind and materials that are a byproduct of a permitted use on an unenclosed and/or uncovered area including laydown areas, Outdoor storage may only be considered as an accessory / ancillary use to a primary use, Outdoor storage may not be allowed as a primary / stand-alone use, Outdoor storage / laydown areas shall require improved access from the right(s) of way, screening / buffer / irrigation. Recreational vehicle storage proposed changes to the land development code were: Recreational vehicle storage: motorhomes, boats, camping trailers, truck trailers and other equipment, All stored vehicles must be in proper working order, Perimeter landscape buffer / irrigation with screening is required, RV storage areas shall require improved access from the right(s) of way, screening / buffer / irrigation, A minimum percentage of 25% of the RV storage spaces shall be covered with a permanent cover. Some comments from the board were regarding the allowed use being in LI (Light Industrial) and the LI zoning left in the city should be left for manufacturing companies preferably. Some comments made were regarding whether the market could have a use for them considering the residential properties within the city that were designed with smaller lots and not having the capacity to store properly on the property. Questions regarding the warehouses in the Industrial district being considered the same as the storage facilities, but due to the use of one just storing items and the other being used

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for manufacturing purposes, they will not be considered the same. Also, with the new proposed design standards and limited visibility should help make the future storage facilities more aesthetically pleasing. Comments mentioned by the mayor were the variety of storage facilities available within the city and it's understandable that some homeowners who aren't allowed to have extra storage or sheds on their property will be required to use a storage facility. Also preserving the LI (Light Industrial) district for use that will produce more job opportunities. The use table LDC 2.02.01 had a proposed change where they are currently permitted by right in LI (Light Industrial) will no longer be allowed, However Section 2.01.03.18 last paragraph on the code has a proposed change for LI stored materials stating; The total gross area covered by stored materials shall not exceed 25 percent of the land are of the site upon which the activity is conducted. A conditional use may be applied for consideration ratio of stored materials that exceed 25 percent of the land area. C-1 and C-2 will allow them only under a conditional use review. Recreational vehicle storage allowed them in LI under conditional use review but will no longer permit them, they will remain under C-3 zoning via a conditional review. The majority of the planning commission members were in agreement with the proposed changes to the code for all categories of storage facilities and had no negative feedback. The next process will be to move the item to the City Council meeting for approval.

**Recommendation:** A motion was made for the proposed text amendment and proposed zoning use table amendment changes were recommended approval with the corrections made on Sec 7.09.16 line (M) changing the part that says no visibility to limited visibility. Approval was motioned first by Beth Aker and seconded by Christa Remington, all members approved.