



City of Zephyrhills

Planning Commission

Tuesday, October 20, 2020

City Hall Council Chambers
5335 8th Street, Zephyrhills, FL 33542
6:00 PM

Pursuant to Executive Order No. 20-69, issued by the Office of Governor Ron DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specified location, and utilizing communications and media technology, such as telephone or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

The City of Zephyrhills will hold hybrid in-person and communications media technology public meetings using GoToMeeting to allow Council Members, Board/Committee Members, Mayor, City Staff, and the public to attend remotely.

Please Join the GoToMeeting:

+1(646) 749-3122

Access Code: 192-352-733

<https://global.gotomeeting.com/install/192352733>

*(*Mute your phone/microphone unless you wish to speak on a specific item)*

1. ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL / CORRECTION OF MINUTES

5. BUSINESS ITEM(S)

5.I. PR-00011-2020: ANNEXATION, FLUMA & REZONING

Petitions for **Annexation, Large-Scale Future Land Use** and **Zoning** change submitted by Skybird Properties, Inc. for simultaneous review of proposed changes to property generally located east of the Meadowood housing development, between Alston Avenue and Tucker Road, as indicated by the following:

1. **Parcel ID No.:** 13-26-21-0000-00200-0000

Acreage: 18.20

Current Jurisdiction: Pasco County

Current FLU: County RES-3

Proposed FLU: City RS (Residential Suburban)

Current Zoning: County AR-1

Proposed Zoning: City R3 (Medium Density Residential)

2. **Parcel ID No.:** 13-26-21-0040-00C00-0010

Acreage: 17.35

Current Jurisdiction: City of Zephyrhills

Current FLU: City RS (Residential Suburban)

Proposed FLU: N/A

Current Zoning: City R2 (Single-Family Residential)
Proposed Zoning: City R3 (Medium Density Residential)

5.II. PR-00010-20: REZONING

Petition to **Rezone** submitted by the North American Development Group (NADG) for property generally located within the Zephyr Commons Shopping Center, north of Pretty Pond Road and East of U.S Highway 301, as indicated by the following:

1. **Parcel ID No.:** 35-25-21-0010-00700-0000 and a portion of 35-25-21-0010-00700-0010

Acreage: Approximately 12.11 Acres

Current FLU: MU (Mixed Use)

Current Zoning: C2 (Community Commercial)

Proposed Zoning: R4 (Multi-Family Residential)

6. PLANNING REPORT

7. ADJOURNMENT

8. PLEASE NOTE

This is a public meeting. Should any interested party seek to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S.286.010

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