



City of Zephyrhills

Planning Commission

Tuesday, December 15, 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(408) 650-3123

Access Code: 219-032-021

<https://global.gotomeeting.com/install/219032021>

*(*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. PUD-0009-20: PETITION TO AMEND THE PUD (TROTTER'S CROSSING)
Petition submitted by Wareco II, LLC to modify zoning condition #5 of Ordinance No. 1395-19, eliminating the requirement for use of stem walls, walkout basements, and walkout garages. [Parcel ID Nos.: 27-25-21-0010-00300-0000 and 27-25-21-0030-04900-0000, generally located on the west side of US Highway 301, north of Phelps Road.]
 - 5.II. PR-0007-20: DISTRICTS AT ABBOTT SQUARE
Petitions submitted by CBD Real Estate Investment LLC for the following:
 - 5.II.i. RZ-0008-20: PETITION TO REZONE
PETITION TO REZONE approximately 14.25 acres of lane, generally located on the west side of Dean Dairy Road, north of Eiland Boulevard [Parcel/Tax ID Nos. 04-26-21-0010-10100-0000 and 04-26-21-0010-10200-0000] from ER [Estate Residential] to PUD [Planned Unit Development].
 - 5.II.ii. PUD-0010-20: PETITION TO AMEND THE PUD

PETITION TO AMEND THE PUD for the Districts at Abbott square, adding an addition 14.25 acres of land, amending the general site layout plan, and decreasing the total number of allowed units.

5.III. VAC-0001-20: PETITION TO VACATE PUBLIC RIGHT-OF-WAY

Petition submitted by CBD Real Estate Investment LLC for a portion of unimproved right-of-way west of Althea Lane and Dean Dairy Road.

5.IV. PR-0003-20: TIBBETTS PROPERTIES LLC

Petitions submitted by Tibbetts Properties LLC for the following:

5.IV.i. FLU-0002-20: SMALL-SCALE FLUMA

SMALL-SCALE FUTURE LAND USE [FLU] MAP AMENDMENT: Petition to change the FLU classification from IN [Industrial] to MU [Mixed-Use] of approximately 9.167 acres of land generally located at 39336 Chancey Road, west of the CSX railroad [Parcel/Tax ID No. 24-26-21-0000-00100-0060].

5.IV.ii. RZ-0007-20: PETITION TO REZONE

PETITION TO REZONE: Petition submitted to change zoning designation from LI [Light Industrial] to PUD [Planned Unit Development] of approximately 9.167 acres of land generally located at 39336 Chancey Road, west of the CSX railroad. [Parcel/Tax ID No. 24-26-21-0000-00100-0060]

6. PLANNING REPORT

7. ADJOURNMENT

PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Planning Commission 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 proceedings 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 meeting. A.D.A and F.S 286.26.