



PLANNING COMMISSION MEETING

TUESDAY, May 8, 2018

6:00 P.M.

Zephyrhills Public Library
5347 Eighth Street
Zephyrhills, Florida 33542

**NOTE: The public is invited and welcome to attend either or both portions of this meeting.*

PUBLIC HEARING

- I. ROLL CALL
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL / CORRECTION OF MINUTES – April 2018 Regular Meeting and Public Workshop
- V. BUSINESS ITEM(S)
 1. **Petition to Amend the Zephyr Lakes Planned Unit Development (PUD) approved by Ordinance 1223-14, application 01-17-SPR.** Proposed amendments are as follows: (1) Reduction of minimum lot widths from 50 feet to 40 feet; (2) Reduction of minimum side-yard setbacks from the approved 7.5 feet to 5 feet; (3) Providing for alternate use of apartments for currently approved townhome phase; (4) Proposed active adult sub-community for phases located north of Kossick Road; (5) Increase unit count from 553 total units to 595 units with townhomes or 649 units with apartments, increasing overall density to 2.67 units per acre with townhomes or 2.92 units per acre with apartments; (6) Relocation of recreational amenity center; (7) Additional hardscape and landscape elements; and (7) Reduction of right-of-way widths from 60 feet to 50 feet to accommodate increased front-yard setbacks.

BREAK

PUBLIC WORKSHOP

- I. WORKSHOP ITEM(S)
 1. **Amendment to the Land Development Code, Tables 2.02.01 and 2.02.02; Permitted Uses in Zoning Districts.** Planning Department staff are proposing amendments to and a merge of tables 2.02.01 and 2.02.02, creating one unified and effective code.

No recommendation to City Council will be proposed at this workshop.

- II. INFORMATION ITEM(S)
 1. Planning Department Activities
- III. ADJOURNMENT

PLEASE NOTE: This is a public meeting. Should any interested parties 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