



**Planning Commission**  
**PUBLIC WORKSHOP MEETING**  
**Tuesday, June 16, 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 a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes.**

The City of Zephyrhills will hold communications media technology public meetings using GoToMeeting to allow Commission members, Mayor, City staff, and the public to attend remotely.

To join the GoToMeeting:

**+1 (404) 650-3123**

**Access Code: 742-800-373**

*(Please mute your phone 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. AMENDMENT(S) TO THE LAND DEVELOPMENT CODE - Light Industrial Zoning Setbacks  
Staff are proposing amendments to the City of Zephyrhills Land Development Code, Table 7.01.01 reducing setbacks in the LI (light industrial) zoning district from current 50 feet to 20 feet in the front; current 50 feet to 10 feet on the sides; and current 50 feet to 10 feet in the rear. The setback distance from residential properties will remain 75 feet.
  - 5.II. AMENDMENT(S) TO THE LAND DEVELOPMENT CODE - Part 7.06.00, Landscaping Standards  
Staff are proposing amendments (repeal and replacement) to the City of Zephyrhills Land Development Code, Part 7.06.00, Landscaping Standards.
  - 5.III. ~~PETITION TO ANNEX - Highwater Ranch LLC~~  
~~Petition submitted by Highwater Ranch LLC to annex approximately 3.9 acres of land generally located at 4444, 4424, 4542, and 4602 Gall Blvd; 38519 and 38523 Charles Ave; and Parcel ID No. 14-26-1-00300-00400-0100.~~
  - 5.IV. ~~FLUMA PETITION (SMALL-SCALE) - Highwater Ranch LLC~~  
~~Petition submitted by Highwater Ranch LLC for a small-scale Future Land Use Map Amendment (FLUMA), changing the future land use from Pasco County ROR~~

~~(Retail/Office/Residential) to City of Zephyrhills MU (Mixed Use) of approximately 3.9 acres of land generally located at 4444, 4424, 4542, and 4602 Gall Blvd; 38519 and 38523 Charles Ave; and Parcel ID No. 14-26-21-0030-00400-0100.~~

5.V. ~~REZONING PETITION - Highwater Ranch LLC~~

~~Petition to Rezone submitted by Highwater Ranch LLC to change approximately 3.9 acres of land generally located at 4444, 4424, 4542, and 4602 Gall Blvd; 38519 and 38523 Charles Ave; and Parcel ID No. 14-26-21-0030-00400-0100 from Pasco County C2 (General Commercial) and R-1MH (Single Family/Mobile Home) to City of Zephyrhills C2 (Community Commercial).~~

6. PLANNING REPORT

7. ADJOURNMENT

7.I. 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

**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. 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.