



City of Zephyrhills

## Planning Commission

Tuesday, November 17, 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(571) 317-3122

Access Code: 473-276-709

<https://global.gotomeeting.com/install/473276709>

(\*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  
PETITION TO AMEND THE PUD [Trotter's Crossing] 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/Tax 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. RZ-0008-20: PETITION TO REZONE [Abbott Square]  
PETITION TO REZONE and AMEND THE PUD [Districts at Abbott Square] submitted by CBD Real Estate Investment, LLC for review of proposed changes to property generally located on the west side of Simons Road, as indicated by the following:

Parcel/Tax ID No.	Acreage	Current Zoning	Proposed Zoning
04-26-21-0010-10100-0000	5.49 Acres	ER (Estate Res.)	PUD
04-26-21-0010-10200-0000	8.76 Acres	ER	PUD
04-26-21-0000-00300-0021	9.90 Acres	PUD	No

Change				
04-26-21-0000-00300-0000	116.58 Acres	PUD		No
Change				
04-26-21-0000-00300-0010	30.02 Acres	PUD		No
Change				

5.III. VAC-0001-20\_PETITION TO VACATE PUBLIC RIGHT-OF-WAY  
PETITION TO VACATE PUBLIC RIGHT-OF-WAY submitted by CBD Real Estate  
Investment LLC for a portion of unimproved right-of-way west of the existing Althea  
Lane and northwest of Dean Dairy Road.

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.**