

Planning Commission

Planning Commission & Workshop Meeting Minutes

April 10, 2018

Opening

A regular meeting of the Planning Commission was called to order by David Armstrong at 6:00 pm at the Zephyrhills Public Library, 5347 8th Street, Zephyrhills on April 10, 2018.

Attendance:

Committee Members Present: Chris Bill, Tracy Sullivan, David Armstrong, Craig Cornelision, Cliff McDuffie and Kevin Bahr.

Alternate Members Present: Beth Ann Aker and Jeff Reutimann

Absent: Mayor Gene Whitfield

Staff Present: Todd Vande Berg, Rodney Corriveau and Audrey McGuire

Invocation & Pledge of Allegiance

Cliff McDuffie delivered the invocation, followed by the Pledge of Allegiance.

Approval of Minutes

Cliff McDuffie moved to accept the November 14, 2017 Planning Commission meeting minutes as presented. Tracy Sullivan seconded the motion. Motion passed unanimously.

Business Items:

1. **Assignment of City of Zephyrhills Future Land Use and Zoning Classifications for Group 9B of properties annexed into the City of Zephyrhills beginning in 2012, amending the Zephyrhills Future Land Use Map and Land Development Code.**

Rodney Corriveau, Assistant Planner, introduced Group 9B of Future Land Use (FLU) and Zoning Classification assignment for properties annexed into the City between 2012 and 2013. Group 9 is the final group and was broken into three subgroups 9A – already approved, 9B and 9C. Zoning and FLU assignments for 9C will be held off until such a time that development of the property is proposed. Property owners, Mr. and Mrs. Claggett and Mr. and Mrs. Geiger attended the meeting as their properties are a part of 9B.

Mr. Corriveau stated that Mr. and Mrs. Claggetts' property is proposed to have a zoning classification of C-3 (General Commercial) and a future land use category of Mixed Use. Mr. and Mrs. Claggett stated that their main concern was maintaining their current property rights and use. They wanted to ensure that if the property is to ever sell, the current use will transfer over. Mr. Corriveau stated that C-3 is the closest City zoning category to the previous Pasco County classification and that property rights will be guaranteed. Alternate committee member Beth Ann Aker asked for clarification that Mr. and Mrs. Claggett are

asking to continue using their property as they are now and are not asking for a change. Mrs. Claggett stated that they are seeking to maintain their current use.

When assigning FLU and zoning categories, city staff found health / safety issues concerning the property to the immediate west of Mr. and Mrs. Claggett's property. Mr. and Mrs. Claggett have made formal complaints to the city regarding the property as well. Mr. Corriveau stated for the record that the Building Department is working with the property owner to come into compliance with city code. The property is currently used as an RV Park and have also been assigned a FLU classification of Mixed Use and zoning of C-3. Mr. Corriveau stated the property owner has no issue with the classifications assigned.

Mrs. Claggett stated they had no issue annexing into the city when approached in 2012 as a previous agreement had been made years prior that in order to receive City Water services in exchange for the City being able to annex their property in the future. Mr. Corriveau noted that the subject property is located outside the city's sewer service area. Property owners outside the service area are not required to connect to city sewer. The property is current serviced by a septic tank. Mr. Corriveau also noted that as the city grows, there is a possibility of expansion of services. If expansion of services occurs, property owners will be responsible for connection to their property line.

No other comments or concerns were noted concerning Mr. and Mrs. Claggett's property. Mr. Corriveau began discussion on Mr. and Mrs. Geiger's property annexed into the city in 2012 and currently undeveloped except for a single-family residence. Planning Department staff are proposing a zoning designation of Estate Residential (ER) with a Future Land Use designation of Residential Estate to preserve current property rights. Potable water and sewer service connections are a major concern with this property.

Mr. Geiger stated that potable water could not be supplied to his property. The City of Zephyrhills has an ordinance pertaining to the utility service area that states any property in within both the City's jurisdictional lines and the utility service area will be required to connect to city water, county utility services are prohibited, if developed. Mr. Geiger noted that Silverado, a Planned Unit Development located off of Eiland Boulevard was in the city but allowed to utilized utility services through Pasco County. He felt that his property was rendered undevelopable in its current condition. The property is located within the City's service area. Discussion is to continue between Pasco County and the City's utility department. Kevin Bahr noted for the record that Mr. Geiger's property is unsellable without adequate utilities and access and recommended the city continue working on a solution.

Specifically pertaining to the zoning and Future Land Use classifications, the main concern for Mr. and Mrs. Geiger was whether they would be able to continue Green Belting. Mr. Corriveau stated that he had contacted the Pasco County Property Appraiser's office who

verified that continuation of green belting would be of no issue. Mr. Corriveau has Pasco County's response in writing. Mr. and Mrs. Geiger's property is set to be zoned Estate Residential (ER), providing for larger lot sizes (minimum 120' x 120'). No other property owners came forward concerning the matter and staff had no further comments.

David Armstrong called for a motion. Kevin Bahr moved to recommend approval of the assignment of City future land use and zoning categories pertaining to group 9b of properties annexed into the city in 2012/2013. Chris Bill seconded the motion. David Armstrong called for additional question or comment – none was heard. Item recommended for approval unanimously.

2. Amendment to the City's Land Development Code, Section 7.09.00 providing standards for Accessory Dwelling Units (ADUs) in residential zoning districts.

Assistant Planner, Rodney Corriveau gave a brief synopsis of provisions recommended for Accessory Dwelling Units (ADUs). Provisions for this code were heard and changes made as recommended at previous workshops. Craig Cornelison moved to recommend approval of the Amendment to the City's Land Development Code, Section 709.00 as presented. Motion seconded and carried unanimously.

BREAK

Public Workshop Items

1. Amendment to the Land Development Code, Table 2.02.01, Permitted Uses in Zoning Districts.

Staff are recommending changes to Table 2.02.01, *Permitted Uses in Zoning Districts* to reformat and update the code. Changes to the table include a combination with Table 2.02.02, *Permitted Uses in the Traditional City Center* creating one unified table. Staff proposed new uses, combined uses that could be described by one term, and changed the location of permitted uses so that they better fit within the zoning district. The workshop focused on the Euclidian zoning categories. Euclidian zoning is more stringent and strictly separates different types of uses (such as commercial and residential). Traditional City Center zoning will be covered at the next workshop. Traditional City Center zoning provides for a mix of uses (both residential and commercial) in the same neighborhood and sometimes within the same building. The next regular Planning Commission meeting will also incorporate a public workshop.

Adjournment

David Armstrong adjourned the March Planning Commission meeting at 7:00 pm.