

# Planning Commission

## Planning Commission Meeting Minutes

*June 12, 2018*

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### **Opening**

A regular meeting of the Planning Commission was called to order by Mayor Gene Whitfield at 6:00 pm at the Zephyrhills Public Library, 5347 8<sup>th</sup> Street, Zephyrhills on June 12, 2018.

### **Attendance:**

Committee Members Present: Cliff McDuffie, Mayor Whitfield, Craig Cornelison, and Tracy Sullivan.

Alternate Members Present: Beth Ann Aker

Absent: David Armstrong, Kevin Bahr, Chris Bill and alternate member Jeff Reutimann

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

### **Invocation & Pledge of Allegiance**

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

### **Approval of Minutes**

Cliff McDuffie moved to accept the May 2018 Planning Commission meeting minutes as presented. Tracy Sullivan seconded the motion. Motion passed unanimously.

### **Business Items:**

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. Two public workshop meetings were held for this item.

Planning Staff presented the changes to the Planning Commission. Table 2.02.02 of the city's Land Development Code pertains to uses in the Traditional Downtown zoning districts of Traditional Central Business District (TCBD), Traditional Central Business District – Historic (TCBD-H), Traditional Mixed Use (TMU) and Traditional Mixed Use – Historic (TMU-H). Staff are proposing to incorporate Traditional Downtown zoning districts in Table 2.02.01 and have proposed removing Table 2.02.02.

Current Table 2.02.01 provides provisions for uses in Euclidean zoning districts. Euclidean zoning district categories are Residential ER, R1, R2, R3, R4, M1, M2, M3 and M4; Commercial OP, C1, C2 and C3; Light Industrial (LI), Recreation (RC) and Airport AP1 and AP2. The proposed new Table 2.02.01 will include provisions for uses in both Traditional

Downtown and Euclidean zoning districts. Staff provided the planning commission with a draft table with a new format. Uses were also expanded and definitions provided.

Craig Cornelison moved to recommend approval of the changes to the land development code as presented. Motion seconded and passed unanimously.

### **Information Item(s):**

1. **US 301 North Corridor Vision Strategy Draft Code**

Planning Director Todd Vande Berg gave a brief presentation on current efforts for the US 301 North Corridor Vision Plan. The City of Zephyrhills is currently working in conjunction with Dade City and Pasco County to create a draft code for the US 301 North Corridor that can be implemented into Comprehensive Plans. A DEO grant was received for this project. The intent is to create a hybrid form-based code to preserve view sheds and provide for better development along the 301 corridor between Dade City and Zephyrhills.

### **Adjournment**

Mayor Whitfield adjourned the March Planning Commission meeting at 7:00 pm.