

Planning Commission

Planning Commission Meeting Minutes

October 10, 2017

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 8th Street, Zephyrhills.

Attendance:

Present: Craig Cornelison, Kevin Bahr, Chris Bill, Cliff McDuffie, Mayor Gene Whitfield, David Armstrong, Tracy Sullivan, and alternate members Jeff Reutimann and Beth Ann Aker.

Staff Present: Rodney Corriveau, Nathan Coleman and Audrey McGuire

Invocation & Pledge of Allegiance

The Pledge of Allegiance was followed by the invocation delivered by Cliff McDuffie.

Approval of Minutes

Kevin Bahr moved to accept the August 9th Planning Commission meeting minutes. Craig Cornelison seconded the motion. Motion passed unanimously.

Business Items:

1. **Updates to the Airport Zoning Ordinance to comply with new F.S Chapter 333 requirements.**

Assistant Planner, Rodney Corriveau, introduced Airport Manager Nathan Coleman and American Infrastructure Development Airport Planner Timeka Carter. Ms. Carter presented changes to the City's current Airport Zoning ordinance required to come into compliance with 2016 changes to Florida Statute Chapter 333.

Ms. Carter stated that minor changes are being made to the ordinance. Terms and definitions are being updated in the document, as required by the Department of Transportation to match those at the state level. A "Purpose and Needs" section has been added to the ordinance to give readers clarification as to the purpose of the ordinance.

Ms. Carter stated that the biggest take away is the FAA's recommendation of use of the new state online tool for development projects (OEAAA.org). The online uses basic information about the site (such as latitude, longitude, ground elevation, and maximum proposed elevation of the structure) to determine if further aeronautical study is required. If required, further study takes place through the FAA and is no cost to the applicant. The FAA may determine that the structure is an obstruction, however, not all

obstructions are hazards to air navigation. Some obstructions may be permitted through the FAA if lighted and marked in accordance with their standards.

Ms. Carter stated that due to the new FAA tool, the Department of Transportation no longer sees a need for variances. She stated that references to variances in the City's Airport Zoning Ordinance have been removed in accordance with federal requirements.

Ms. Carter stated that changes were made to descriptions within F.S Chapter 333, Part 77 regarding imaginary surfaces to meet Department of Transportation requirements that language match the federal level's definition.

Mayor Whitfield inquired whether these changes would affect the function of our airport. Nathan Coleman, the City's Airport Manager, stated that they would not have a negative effect but would rather protect the airport. Ms. Carter furthered his statement, clarifying that the airport's most important surfaces – approach surfaces – will be protected. She also stated, again, that just because a structure is considered an obstruction, does not mean that it is a hazard.

Kevin Bahr asked what the height limitations will be. Mr. Coleman made note that, under current regulations, some uses are not permitted within a certain distance of the airport. To answer Mr. Bahr's question, Ms. Carter stated that any structure exceeding 200 feet above ground will automatically be flagged by the system as a problem.

Ms. Carter explained other changes to the current airport zoning ordinance as follows:

1. airport land use restrictions (RPZs) place limitations on what can be built in runway protection zones, prohibiting new construction of flammable operations (fuel storage), congregation areas, and even residential housing;
2. more depth was given regarding land field and waste management facilities owner responsibilities regarding bird hazards;
3. opportunities for abnegation easements for trees were added;
4. language added in reference to notification and the judicial review process;
5. penalties section updated referencing state statutes for those not in compliance with this ordinance – 2nd degree misdemeanor and \$500.00/day penalty after required notification time.

Rodney Corriveau, Assistant Planner, explained to the Planning Commission that applicants will go to the FAA's website prior to application to the City and that the changes apply to federal regulations currently met but in need of updating.

Ms. Carter made note that the signature page for the ordinance needs to be updated with the council member and city attorney information.

Mayor Whitfield entertained a motion. Craig Cornelison moved to approve the updates to the airport zoning ordinance, in compliance with new F.S Chapter 333 requirements, with the condition that the signature page be updated to reflect the current and correct information. A second by Chris B ill. Motion passed unanimously.

2. Assignment of City Zoning and Future Land Use (FLU) Map classifications (matching Pasco County classifications as closely as possible) for group 9A of properties annexed into the City in 2012.

Rodney Corriveau, assistant planner, explained that this is the 2nd to last group of properties brought into the City in 2012 that never had zoning and Future Land Use classifications changes. He explained administrative updates are being made to the properties to reflect with is currently in the county.

Mr. Corriveau stated that a change was made to the list of properties provided in the agenda packet. Gomez and Maxwell properties were removed from the list and the Mr. and Mrs. Hinzs' property was kept as R2 to better reflect their current property rights. He stated that R2 zoning will bump up the Hinzs's current allowed units/acre from 4.6 to 5.0.

No other changes have been proposed and Kevin Bahr asked the audience if they would like to speak. No one from the audience came forward. *Mayor Whitfield entertained a motion. Cliff McDuffie moved to approve the assignment of Future Land Use (FLU) and Zoning Map classifications for group 9A of properties annexed into the City in 2012. Motion seconded by Chris Bill. Motion passed unanimously.*

Adjournment

Mayor Whitfield adjourned the March Planning Commission meeting at 6:26 pm.