

Planning Commission

Planning Commission Meeting Minutes

November 14, 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, Todd Vande Berg and Audrey McGuire

Invocation & Pledge of Allegiance

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

Approval of Minutes

A motion was made to accept the October 10th Planning Commission meeting minutes. Craig Cornelison seconded the motion. Motion passed unanimously.

Business Items:

1. Conditional Use Petition submitted by Mary Blanco and Belkys Barrio to open a day care center at 7813 Gall Boulevard, currently zoned C-2.

Audrey McGuire, planning staff, introduced the petition to the Planning Commission. Petitioners, Mary Blanco and Belkys Barrio are seeking to open a child learning center at 7813 Gall Boulevard in unit 1 of the shopping center, currently zoned C-2, Community Commercial. The City of Zephyrhills Land Development Code currently allows for a child learning center to be considered as a conditional use in C-2 zoning. The property owner, Will Bingham, attended the meeting as well as the petitioners.

Ms. McGuire explained to Planning Commission that the petition has been seen by the Site Plan Review Committee and, per requirements of a conditional use, must go through Planning Commission as well for a recommendation to City Council. If council approves, the conditional use will be approved by resolution.

The site, 7813 Gall Boulevard is located on the western side of US 301/Gall Boulevard between Lowes and Walmart, just south of Kossik Road. The petitioners intend to rent space in unit 1 of the shopping center for the learning center and make improvements to the interior as well as the exterior of the site to meet requirements of the State Department of Children and Families. Ms. Blanco explained to the Planning Commission

that the center will be an *affordable* learning center with education based curriculum and both indoor and outdoor interactive learning areas.

Ms. McGuire stated that site currently meets parking requirements as well as ADA requirements. The drop-off location for children will be evaluated for safety with the site plan. Cliff McDuffie inquired about the close proximity of Beef of Brady's, a restaurant, and their sale of alcohol. Ms. McGuire referenced the City's Land Development Code, section 7.09.03.C which states that an establishment with on-site alcohol consumption may be located within 300 feet of a school or religious institution if 51% or more of gross sales come from the sale of food and non-alcoholic beverages, making it a restaurant and not a bar. Ms. Blanco noted that their facility will be closed later in the evening and on weekends. Staff will continue working with the applicants to ensure the space meets the requirements of the city as well as the State Department of Children and Family.

The Site Plan Review Committee recommended approval of the site with the following conditions:

1. The center shall meet the requirements of the State Department of Children and Family as well as additional requirements of the City.
2. Renovations to the existing building and site shall be drawn on a set of plans to be reviewed and proper permitting shall be required.

A motion was made to recommend approval of the conditional use petition for 7813 Gall Boulevard with the conditions recommended by staff. Motion seconded and carried with a vote of 5 to 2.

Other Items

1. **Presentation by Planning Department staff for an upcoming addition to the Land Development Code for Accessory Dwelling Units (ADUs).**

Rodney Corriveau, Assistant Planner, gave a brief overview on a proposed addition to the Land Development Code providing for Accessory Dwelling Units (ADUs) in certain residential zoning districts. Mr. Corriveau explained that ADUs can improve property values in residential neighborhoods. He stated that specific standards will have to be met for an ADU to be permitted. ADUs will have to be subordinate to the primary structure and homestead of the property will be required. Design standards will also be applicable to these structures. Staff will work with the City Attorney to come up with a way to bring existing ADUs into compliance with the new code, possibly imposing a grace period. A workshop will be held in the future to discuss the new addition to the code and will be followed by a Planning Commission hearing before a recommendation to City Council is made.

2. **Presentation by Planning Department staff on current projects affecting Zephyrhills and the surrounding area.**

Todd Vande Berg, Planning Director, gave a presentation on current, completed and future development taking place in Zephyrhills and the surrounding community. He made note of transportation projects, commercial and residential developments, as well as airport zoning and the new tennis facility.

Adjournment

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