



**City of Zephyrhills  
Planning Commission**

**Tuesday, June 15, 2021**  
City Hall Council Chambers  
5335 8th Street, Zephyrhills, FL 33542  
6:00 PM

**The City of Zephyrhills will maintain a quorum at the dias and host a GoToMeeting to allow the public to attend remotely.**

**Please Join the GoToMeeting:**

+1(224) 501-3412

Access Code: 699-167-885

<https://global.gotomeeting.com/join/699167885>

(\*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. FLU/RZ-0003-21\_AUTUMN PALM DRIVE  
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT & ZONING AMENDMENT  
(SIMULTANEOUS REVIEW) - Autumn Palm Villas - Autumn Palm Villas, LLC  
(Applicant)

Small-Scale Comprehensive Plan Amendment (under 10 acres) to the Future Land Use Map changing the Future Land Use designation from City RS (Residential Suburban, 7.5 DU/GA) to RU (Residential Urban, 20 DU/GA) for approximately 9.82 acres of Real Property (15-26-21-0030-08100-0010) generally located on the W side of Autumn Palm Drive south of Lawanda Loop and north of Palm Grove Drive.

Zoning Amendment to rezone from City R3 (Medium-Density Residential) to R4 (Multi-Family Residential) for approximately 9.82 acres of Real Property (15-26-21-0030-08100-0010) generally located on the W side of Autumn Palm Drive south of Lawanda Loop and north of Palm Grove Drive.

5.I.i. ANX/FLU/RZ-0005-21\_TERRACE @ PRETTY POND  
ANNEXATION; SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT;  
ZONING AMENDMENT (SIMULTANEOUS REVIEW) - Terrace at Pretty Pond  
(Townhomes) - Michael Mann (Applicant)

Petition to Annex approximately 1.75 acres of Real Property generally located at the SW corner of Pretty Pond Rd and Wire Rd (35-25-21-0010-06800-0010);

Small-Scale Comprehensive Plan Amendment (under 10 acres) to the Future Land

Use Map, changing the designation from Pasco County RES-6 (Residential, 6 DU/GA) to City RU (Residential Urban, 20 DU/GA) for 1.75 acres of Real property (35-25-21-0010-06800-0010), and from City RE (Residential Estate, 2 DU/GA) to City RU (Residential Urban, 20 DU/GA) for approximately 2.06 acres of Real Property (35-25-21-0010-06800-0000) generally located at the SW corner of Pretty Pond Rd and Wire Rd;

Zoning Amendment request to change the zoning designation from County AR (Agricultural) to City R4 (Multi-Family Residential) for 1.75 acres of Real Property (35-25-21-0010-06800-0010), and from City ER (Estate Residential) to City R4 (Multi-Family Residential) for 2.06 acres of Real Property, generally located at the SW corner of Pretty Pond Rd and Wire Rd.

## **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.**