



**City of Zephyrhills
Planning Commission**

Tuesday, August 17, 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(571) 317-3122

Access Code: 531-249-117

<https://global.gotomeeting.com/join/531249117>

(*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. Comprehensive Plan Amendment_Adopt Property Rights Element

Amendment to the Comprehensive Plan, Creating Property Rights

Element. Proposed amendment to the Comprehensive Plan providing for a Property Rights Element, in accordance with Section 163.3177(6)(i)2, Florida Statutes - *Effective July 1, 2021 local governments are required to adopt and include a property rights element in its comprehensive plan.*

5.II. ANX/FLU/RZ-0005-21_TERRACE @ PRETTY POND

Annexation, Small-Scale Comprehensive Plan Amendment, Zoning

Amendment (Simultaneous Review)- Terrace at Pretty Pond Townhomes (35-25-21-0010-06800-0010 & 35-25-21-0010-06800-0000) - Michael Mann (Applicant)

- Petition to Annex approximately 1.75 acres of real property generally located approximately 280 feet east of the SE corner of Pretty Pond Road and Wire Road (35-25-21-0010-06800-0010);
- Small-Scale Comprehensive Plan Amendments to the Future Land Use Map: 1) 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 generally located 280 feet east of the SE corner of Pretty Pond Road and Wire Road (35-25-21-0010-06800-0010); and 2) changing the designation from City RE (Residential Estate, 2 DU/GA) to City RU (Residential Urban, 20 DU/GA) for approximately 2.06 acres of real

property generally located at the SE corner of Pretty Pond Road and Wire Road (35-25-21-0010-06800-0000);

- Request to Rezone: 1) changing the zoning designation from County AR (Agricultural) to City R4 (Multi-Family Residential) for 1.75 acres of real property generally located 280 feet east of the SE corner of Pretty Pond Road and Wire Road (35-25-21-0010-06800-0010); and 2) changing the zoning designation from City ER (Estate Residential) to City R4 (Multi-Family Residential) for 2.06 acres of real property generally located at the SE corner of Pretty Pond Road and Wire Road.

5.III. ANX/FLU/RZ-0006-21_6419 SIMONS ROAD

**Annexation, Small-Scale Comprehensive Plan Amendment & Rezoning
(Simultaneous Review)** - 6419 Simons Road (04-26-21-0000-00200-0000) - SVB
Housing LLC, Todd Lovenger (Applicant)

- Petition to Annex approximately 12.53 acres of real property, generally located at 6419 Simons Road (04-26-21-0000-00200-0000); and
- Small-Scale Comprehensive Plan Amendment to the Future Land Use Map changing the Future Land Use Designation from Pasco County RES-6 (Residential, 6 DU/GA) to City RU (Residential Urban, 20 DU/GA) for approximately 12.53 acres of real property, generally located at 6419 Simons Road (04-26-21-0000-00200-0000); and
- Zoning Amendment to rezone approximately 12.53 acres of real property, generally located at 6419 Simons Road (04-26-21-0000-00200-0000) from Pasco County AC to City PUD (Planned Unit Development)

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.