

PUBLIC PARTICIPATION

In an effort to insure that the Comprehensive Plan will meet the needs of the residents of the City of Zephyrhills, steps have been taken to provide citizens the opportunity to participate.

The City has utilized the local press, including the Zephyrhills News and the Pasco Edition of the Tampa Tribune. The advertisements were to publicize the public workshops on the EAR based amendments and associated changes to the Comprehensive Plan. The City also contacted local individuals directly to encourage their attendance at the workshops.

Staff and the Planning Commission held four public workshops to go over the EAR-Based Plan amendments to the Comprehensive Plan. The dates of the public workshops were: September 2, 16, 30, and October 14, 1997.

Planning Commission reviewed and approved the proposed changes at a public hearing on April 7, 1998. Two public hearings by City Council were scheduled, appropriately advertised, and held on April 27 and May 11, 1998.

The City will continue to encourage and provide ample access for residents to review and become familiar with the Comprehensive Plan and encourage media coverage of the plan implementation. The City also plans to establish committees for each of the elements of the Comprehensive Plan. These committees will work together with themselves and the City to provide a continuous effort of addressing issues that pertain to the Comprehensive Plan Elements.

The following procedures for Public Participation are an integral part of the City of Zephyrhills Comprehensive Plan and are explicitly adopted by the Planning Commission and City Council by their respective adoption of the Plan.

Procedures to be followed by Planning Commission and City Council to provide for and encourage public participation in the planning process, including Amendments to the Comprehensive Plan and the Evaluation and Appraisal Report.

1. Residents and owners of real estate within the City of Zephyrhills will be put on notice through legal advertisement in a newspaper of general circulation in the area of official actions by the City that will affect the use of their property.
2. The general public will be informed of proposed official actions by the City that will affect the use of property, or otherwise modify the Plan or related development regulations, by any or all of the following:
 - a. advertisement in local press
 - b. news coverage in local press
 - c. posting of signs at effected site(s)
 - d. announcement at Planning Commission meetings
 - e. announcement at City Council meetings

- f. conduct public workshops on specific subject
 - g. formal public hearings
3. All legal advertisements will include a statement indicating the time frame and address for submittal of written comments.
 4. The Plan is adopted by ordinance, and therefore all amendments must be by ordinance. The City Charter requires two public hearings for all ordinances before enactment. The Evaluation and Appraisal Report will also be the subject of a public hearing before adoption.
 5. All comments received, both written and oral, will be addressed by a written report from the City Manager to City Council. This report will indicate the source, form and content of the comment and the recommended disposition. A copy of the report will be provided to the source in sufficient time for that party to address City Council if not satisfied with the recommended disposition.
 6. All Goals, Objectives, and Policies will be reviewed annually in the process of preparing the Evaluation and Appraisal Report. An Executive Summary will be prepared consisting of the Goals, Objectives, Policies; Maps; and Capital Improvement Tables.