



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, January 20, 2026
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order-Mayor Monson
Roll Call-Carlos Maldonado
Pledge of Allegiance-Beth Aker

1. CONSENT ITEMS

1.1 **Planning Commission Meeting Minutes approval from October 21st, 2025.**

1. Planning Commission Meeting Minutes 10-21-25 (2)

2. PLANNING ITEMS

2.1 **Zephyr Knoll FLU(Future Land Use) Classification:** Public hearing to review and consider a City-initiated Comprehensive Plan text amendment to establish the Zephyr Knoll Mixed-Use Subarea future land use category and supporting goals, objectives, and policies.

1. ZephyrKnoll Advertisement
2. Zephyr Knoll Planning Report

3. BUSINESS ITEMS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council 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 proceeding 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 hearing. A.D.A. and F.S. 286.26.