



Zephyrhills

Planning Commission Meeting Minutes October 21st, 2025 at 6:00PM

I. Call to Order-Mayor Monson

II. Roll Call-Carlos Maldonado

Commission Members Present: Mayor Monson, Dr. Randy Stovall, Thomas Vanater (Absent), Clyde Bracknell, Ellen Taylor, David Armstrong, Beth Aker, Tracy Sullivan, Dr. Christa Remington.

III. Invocation-Beth Aker

IV. Pledge of Allegiance

1.Consent Items

1.1 Planning Commission Meeting July 15th, 2025 Minutes Approval:

The minutes were motioned for approval by all Board members.

2.Business Items

No business items were featured for this meeting.

3. Planning Items

3.1 Comprehensive Plan Housing Element Review:

The discussion was introduced by the Director Todd Vandeberg, topics covered were the updates to the comprehensive plan, this is only for discussion it will not be voted on tonight. Other concerns mentioned were the housing situation for the future businesses coming to the city such as Bauducco. Concerns on the employees finding housing within the city once the factory opens. Also mentions of future workshops to get the community and staffs opinion on what could be done to better the housing situation. The discussion was taken over by the city's comprehensive plan consultant Tammy Vrana with Vrana Consulting. The discussion was pertaining to updating the housing element and also touched base on affordable housing for future residents moving into Zephyrhills. The discussion began with a slide show titled discussion draft Housing Element Plan Zephyrhills 2050. The purpose was to review draft housing elements and have feedback from staff on improvement, what is missing and what should be a priority. The housing element update goals were align city's housing policies with new growth, infrastructure and affordability realities, respond to state planning requirements and regional

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housing trends, integrate with land use, infrastructure, and capital improvements elements. Mentions on draft housing element discussed scope and planning context, population trends and projections, household characteristics. Existing conditions analysis mentions housing inventory, housing trends/market conditions, capacity for new housing and housing programs. Needs analysis categories include housing supply and demand, housing affordability, housing choices, aging housing stock, housing for special needs population, jobs housing balance, resilience and hazard mitigation. A projections chart going back to 2010 showing the city's population and growth was presented and the 2025 estimate population shows 20,372, total units needed showed 10,661. Approved permits units showed 2,894 for this year. 2050 population projection 44,092, units needed 22,813, approved permits 2,894. The next topic was household cost burden covered projections cost from 2020-2050. A higher percentage of season housing was mentioned is happening currently. The plan to meet the needs are growth management and public service coordination, affordable, attainable and workforce housing, missing middle and innovative housing, housing preservation rehabilitation and resilience and housing for special needs and at-risk populations. A main focus was the Housing goal, objectives and policies. The primary goal mentioned was to provide a diverse, affordable, and resilient housing supply that meets the needs of residents of all income levels, ages and abilities. While preserving the neighborhood character, protecting vulnerable populations from displacement, and reinforcing Zephyrhills as a vibrant place to live, work and thrive. 9 objectives were established; the main one was on housing monitoring and evaluation. Housing supply availability was discussed such as zoning for variety of housing regulatory reform for the owner to be able to include accessory dwelling unit for renters, coordinated planning for housing and land and property inventory understanding needs and where the land is coming from. Missing Middle housing types was discussed with examples of numerous housing options such as cottage court, side by side duplex, fourplex, six-plex, live work etc. The main reason for these options is affordability and allows different options in certain lots. Numerous pictures of examples were presented via the slide show. Comment made was that space efficiency is a goal for affordable housing with numerous options. Additional topics was objective 1.4 housing quality and neighborhood stability to promote the safety, durability and long term habitability of housing. Policy titles: housing rehabilitation and maintenance, funding for repairs and risk mitigation, property maintenance and code enforcement, neighborhood reinvestment strategies, community partnerships and stewardship and flood resilience. New objectives HOU 1.9 housing monitoring and evaluation establish a coordinated process to monitor, evaluate and report on housing conditions, production and

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policy outcomes to ensure that the city's housing policies, regulations and program remain effective and aligned with the housing goal through 2050. Additional updates were made for the objective and will be further reviewed. Historic housing protection was mentioned and stated to protect and enhance the Zephyrhills Downtown Historic District. Comments from the board was people who were waiting for housing and by providing more options that way people don't get encourage to move out of the city. Homeless topic was mentioned and having more resources for the less fortunate will be good, also would help for safety within the community. New transitional housing on the westside of town was brought up and being able to have that within the city to have more affordability options was discussed and being able to find the land for this project would be a challenge. Housing cost was discussed and wages of the population play a major issue for the need for more affordable housing. Co living options was discussed where changes could be made to the interior layout of the house with more bedrooms options. Interest from builders wanting to do other options like container homes for more affordable options was brought up also park models could be another affordable option. Also mentions having a area within the city that will allow for more density to be able to allow more units within a smaller lot. William McCaw Historic Preservation and City Planner had a presentation titled Affordable Housing; how density enables affordability. He currently has a project on Funk Street that is proposing container housing. The location had 34 units proposed, new proposal will be 43 units. The updates with the proposed stacking of the containers housing will exceed the maximum allowed unit. The existing zoning is for mobile housing, this new use falls within manufacturing housing and allows for affordability for future residents. A few examples were mentioned for projects in other jurisdictions that have done this type of housing and so far it looks like its success. Identifying the housing priorities are still being reviewed. The future land use category will be reviewed in another public meeting. Nothing was going to be voted on at this meeting. Pilot Projects for housing was mentioned along future workshops. Mayor Concerns were longevity and the structure possible only lasting a few years and if the investor is willing to rebuild, the property value for surrounding home owners, noise violations and if the structure is secure if there are any future hurricanes. Preferably facades should be put on them so they don't just look like a metal block. The director mentions that he seen options were the details can be changed on the containers such as exterior finishes, windows options and porches etc. More research will be done along with a trip to existing container home subdivisions. The board wasn't against it they just want more due diligence done so it avoids any future issues.

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3.2 Zephyr-Knoll FLU (Future Land Use) Review: Consideration of the draft Zephyr Knoll Mixed-Use Subarea Future Land Use Category and the draft Mixed-Use Corridor/Center Place Type for inclusion in the City of Zephyrhills Comprehensive Plan.

The discussion was led By Tammy Vrana. This was only a discussion item for the proposed Zephyr-Knoll future land use. A workshop was done last year for more research on compact mixed used centers. The visioning workshop reviewed balance growth, mobility and community character as development continues northward. Zephyr Knoll mixed use subarea flue category creates a tailored land use framework for a transitional area at the city's northern edge compact, walkable mixed use. Mixed use corridor/center place type; establishes a citywide design vision for vibrant, connected mixed use districts, guiding how multiple land use categories are applied and interpreted. Another topic was Zephyr Knoll mixed use subarea defining the urban edge, points covered were serves as a transition between rural and urban contexts, encourages balanced mixes of commercial, civic, recreational and limited residential uses in a compact form, reinforces walkability, transit access and complete streets design , integrates stormwater and green infrastructure as visible amenities also requires PUD zoning for coordinated design, infrastructure . Zephyr Knoll development standards notable provisions: no single family detached dwelling allowed, encourages multi-story mixed use and live work housing types, automobile oriented used (big box, drive throughs) are excluded. The proposed Future land use options are area RU residential urban which allows higher density single family and multi-family residential, compatible retail/office, density 7.5-14 Du/acre, max nonresidential 0.5 FAR (Floor Area Ratio) and max impervious surface ration of 80%. Mixed Use Future land use , has more intensive residential office and retail, balanced land use mix, multimodal mobility, max density 0.0-14 DU/acre, max nonresidential 1.0 FAR and max impervious surface ration of 80%. Zephyr Knoll Subarea: PUD applications must demonstrate consistency with the purpose and intent of the FLU category and to make sure it's compatible with the surrounding uses. The main purpose is to ensure each PUD advances the city's vision for the Zephyr-Knoll area. Another place type mentioned was Mixed-use corridor/centers which establishes a vision for vibrant, walkable activity hubs that blend commercial, residential, office, hospitality, recreational, and civic uses to create dynamic, connected districts that serves as focal points for both daily and destination-oriented activity, supporting compact urban development that fosters economic vitality, housing choice, and community livability. Additional mixed use corridor examples were included with numerous options of pedestrian



walkways with park/green way possibility. How the planning tools work together was discussed; Zephyr Knoll subarea FLU category. Sets location, type and intensity of future development, guides development of site-specific PUD standards, requires FLUM amendment. Mixed use corridor/center place type; illustrates how development should generally look and function, guides development of PUD standards. Together they encourage mixed use and walkable form, provide predictable expectations for property owners and residents, supports infrastructure planning and advances city visioning. The next steps for the process will be Planning commission meeting, a public outreach with comments around November 2025 and adoption public hearings FLU category and place type comprehensive plan amendment state adoption in January 2026.

Adjourn