



Planning Commission Meeting Minutes January 20th, 2026 at 6:00 PM

I. Call to Order-Mayor Monson

II. Roll Call- Carlos Maldonado

Commission Members Present: Mayor Monson, Clyde Bracknell, Dr. Randy Stovall, Ellen Taylor.

Members Absent: David Armstrong, Dr. Christa Remington, Tracy Sullivan, Beth Aker, Thomas Vanater.

III. Invocation-Mayor Monson

IV. Pledge of Allegiance-Mayor Monson

1. Consent Items

1.1 Planning Commission Meeting Minutes Approval From October 21st, 2025

The minutes were motioned for approval by all the board members

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.

The item was introduced by the city comprehensive plan consultant Tammy Vrana. This is a public hearing for a proposed Zephyr Knoll mixed-use subarea future land use category comprehensive plan text amendment. This had previously been reviewed via a workshop with numerous board members participating. The area that would benefit from this change would be the area from Kossik Rd North to the northern boundary of the proposed hotel sites. This would affect both sides of 301 and the non-developed area within the area. This comprehensive plan would also require a state transmittal. A possible senate bill could also come into play and affect the changes. Tammy Varana presented a power point and it touched based on the public hearing purpose. Purpose is to review the proposed comprehensive plan text amendment. It would affect



2 objectives LU-1-5 and LU-1-6: Zephyr Knoll mixed-use subarea future land use category. Today's meeting the board will vote and take it to City Council. The visioning workshop shared vision plans are to emphasize mixed-use development rather than standalone residential uses within the planning area, direction more intensive development away from adjacent single-family neighborhoods, improvement of street connectivity and limiting direct access points to U.S 301 through the use of parallel or backroads, integrating parks, greenspace, and stormwater features that leverage existing topography and creating a more walkable neighborhood scale activity that support local services and employment while remaining compatible with surrounding areas. The text amendment proposed changes where objective FLU-1-5 growth management and sprawl avoidance- discourage growth and development patterns that will contribute to urban sprawl, while reinforcing the city's preferred urban form by directing growth to designated areas planned for urban development and public investment. Policies- it shall be the city's policy to: FLU 1.5.1 regional coordination at a minimum, staff shall meet annually with the city of Dade City and Pasco County to advance shared initiatives that discourage urban sprawl, promote efficient growth patterns and support coordinated infrastructure and service planning. FLU 1.5.2 Growth Monitoring review the future land use map annually to assess land development patterns evaluate the continued appropriateness of assigned future land use designations and ensure that land use trends remain aligned with the city's preferred urban form, infrastructure capacity, and long-term growth vision. Topic that was covered was the Zephyrhills place types having mixed use centers/corridors. The mixed-use centers/corridors place type establishes a vision for compact, walkable activity hubs that integrate retail, office, residential, hospitably, recreational, and civic uses. These areas function as focal points of daily life and destination-oriented activity, supporting a connected pattern of urban development that enhances economic vitality, housing choice, and community livability. Key factors mentioned that mixed-use centers and corridors are intended to evolve over time through redevelopment of underutilized properties or phased development guide by coordinated planning and infrastructure investment. Mixed-use centers have primary uses such as retail shopping and personal services, restaurants, cafes and entertainment venues, offices and professional services, hotels and visitor accommodations etc. Supporting uses are civic and community gathering spaces, pocket parks and plazas, multi-use greenway trails and trailheads, public art, etc. This use also encourages to accommodate small businesses co-working spaces, live-work units or adaptive reuse over time. A slide showing different types of examples defining features of mixed-use corridors/centers showing ones with pedestrian friendly uses, connected

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pathways with commercial, preserved and enhanced natural vegetation with buffering. A map showing FLU-7 Future land use plan 2035 was displayed showing the area titled RU residential urban category with key points noting higher density single family and multi-family residential, compatible retail/office, density 7.5-14 DU/acre, Max nonresidential: 0.5 FAR, Max impervious surface ratio of 80%. Map of MU mixed use category was shown next with key points show: more intensive residential office and retail, balanced land use mix, multi-modal mobility, max density: 0.0-14 DU/acre, Max nonresidential: 1.0 FAR, Max impervious surface ratio of 80%. The next steps for the text amendment to move forward are; City Council 1st adoption public hearing & direction to staff to transmit to State, State Agency Review, City council 2nd adoption public hearing and the 21-day appeal period. After the presentation a discussion was held. Comments from the board were why not start the process sooner in case any change of plans, Tammy stated this would give any future applicants options, this new category won't be used until October 1st 2027. This category could become active at the choice of the property owner. Senate bill 180 is also a key factor that will require more review while this gets adopted. Some changes were proposed to be made such as take out the discretionary map amendment and instead do a city-wide future land use map amendment for all the properties and have some language when this becomes fully in effect and what happens in the interim. Comments from the Mayor asked about village center overlay compared to this proposed comp plan and the density of 14 being able to turn to 18 and comparison to the live local act. Other concerns were new developments coming in and being able to have an affordable housing option along with live local regulations. A small topic on future storm water management, utility extensions and stormwater was mentioned and will require more review with any new developments moving forward. Last comments were about the adoption final steps and possible taking up to 3-6 months for the adoption. The council presentation will require more information on the live local act and 180. Also will need to remove the village center overlay to take away 18 density that was being proposed. Recommendation was to approve to reconfigure for a city-initiated future land use map amendment for the entire area that was discussed.

Recommendation: The motion was approved unanimously by all board members.