



# Zephyrhills

## Planning Commission Meeting Minutes

March 17<sup>th</sup>, 2026 at 6:00 PM

### I. Call to Order-Mayor Monson

### II. Roll Call-Carlos Maldonado

Members Present: Mayor Monson, Dr. Randy Stovall, David Armstrong, Thomas Vanater, Beth Aker, Clyde Bracknell

Members Absent: Tracy Sullivan, Dr. Christa Remington & Ellen Taylor.

### III. Invocation-Beth Aker

### IV. Pledge of Allegiance-Mayor Monson

#### 1.Consent

##### 1.1 Planning Commission Meeting Minutes Approval for January 20<sup>th</sup>, 2026.

The Minutes were motioned for approval by all members.

#### 2.Planning Items

##### 2.1 Public Hearing-Evaluation and Appraisal Based amendments to the City of Zephyrhills Comprehensive Plan. Housing Element & Intergovernmental Coordination Element.

The item was introduced by Todd Vandenberg a small background mentioning the housing element was previously looked at in the past. Tammy Vrana The City's Comprehensive Plan Consultant discussed the item. This meeting is a Public Hearing to consider amending the City's Comprehensive Plan. Requirements are to establish interim and long-range planning periods consistent with chapter 163 of Florida Statutes and to repeal both items Housing Element and Intergovernmental Coordination Element and replace with updated goals, objectives and policies (GOPs). Background on the Comprehensive Plan describes it as the City's long-range policy framework guiding growth, development, infrastructure, and service delivery. It periodically evaluates to ensure it remains consistent with state requirements. It Currently has 2 planning periods that must be established 10 year and 20 year (minimum). Required elements are intergovernmental coordination, capital improvements, future land use, transportation, housing, public facilities,

## City of Zephyrhills



conservation and recreation and open space. The 2 elements that are being reviewed are Housing Element; provides the city's policy framework For ensuring the availability of safe, decent, and affordable housing for current and future residents. Intergovernmental Coordination Element; establishes the framework for coordination between the City and other governmental entities. The Housing Element prepares the city to respond to growth while maintaining housing choice and affordability, includes data and analysis (not adopted) such as current demographic and housing data, updated assessment of housing needs and policy direction to guide decision-making. Housing Element includes goals, objectives, and policies and focus on supporting a range of housing types and price points, encourages housing production with redevelopment opportunities, promotes rehabilitation and preservation of existing housing, coordinating housing with infrastructure and service capacity, leveraging state, regional and federal housing programs. The Key Strategies section was discussed by Todd Vandenberg. This topic is to focus on addressing housing needs for workforce, seniors and cost burdened households, expand housing supply and diversity, support a mix of housing including missing middle housing, preserve existing housing, focus growth where infrastructure and services exist, link housing to job centers and transportation to reduce commuting pressures and household costs. The priority to look at housing now is important due to numerous jobs coming into the city from manufacturing companies. One of the goals and strategies is the neighborhood revitalization and promoting investment in these older single-family homes. Mentions of the ADU (Accessory Dwelling Unit) opportunity was spoken about, the city needs to look into this topic in the future and have a strategy for growth as well as a possibility for grants. Inquiry from a board member was if there was a possibility during this update to housing if the existing Mobile Communities will qualify for upgrades? Todd mentioned it could be a possibility for some mobile homes to qualify if it falls under the category of affordable housing. Also concerns of some Mobile home communities having 55 older restrictions could be affecting the housing availability issue. Majority of the housing issue at the moment is primary workforce housing ,first time buyers and seniors with limited income. Other comments regarding the county raising taxes so homeowners with rental property can't keep the property affordable due to the tax raise. A suggestion of having a program implemented to prevent that issue was mentioned. With the price of building a new home due to inflation it's not possible for a builder to have an affordable property available. If incentives were available to builders to build affordable housing, that would be another good option for the housing

## City of Zephyrhills



crisis. Comment made from the board was that investigating and partnering between the City and CRA with local banks to develop a program should be considered as well. Topics discussed via this discussion were ADUs, townhomes, multi-family housing, different types of housing, rehabilitation, and reinvestment in the housing stock. Comment made by Todd was “we have a joint planning area around the city and we have a utility service area. We coordinate with Pasco County on those two areas, the joint plan area utility service area. So when we're looking at annexation for new development, we coordinate with Pasco County. And I think what you see here in the housing element, we even touch based on the needs to be better coordination between the City and the County. I think we should have a more and a bigger say what's being developed, even if it's not in the city's boundaries. We should have a better say to that type of development as well. The county does MPUDs, 40, 50-foot-wide lots and townhomes, And not that we're opposed to that, but if we're going to provide the water, and you'll see that in the public, our facilities element and the housing element, future land use element. We're going to pitch that to the county that we need to coordinate better”. The city isn't opposed to the county's new housing or density only believes coordinating better with the county is important to verify the utility and water availability. Also the Historic District has the possibility to add more units to existing housing such as 2 story homes. Pre-approved homes designs are also being looked at for future development, Aswell as working with developers to assist in solving the housing issue. Tammy took over the discussion and closing comments were describing the 9 housing element objectives; 1.1 Housing supply availability, 1.2 affordable, attainable and workforce housing, 1.3 Diverse and innovative housing options, 1.4 Housing quality and neighborhood stability, 1.5 Housing for special needs and vulnerable populations, 1.6 Fair housing practices, 1.7 displacement and relocation protections, 1.8 Historic resources & 1.9 Housing monitoring and evaluation. The second part of the meeting was the discussion of the Intergovernmental Coordination Element. This item supports efficient, coordinated planning and service delivery, includes supporting information (not adopted): existing coordination practices, interlocal agreements and coordination mechanisms, agency roles and responsibilities. Includes goals, objectives and polices. Focus on coordination of land use and infrastructure planning, Public facilities and capital improvements, school planning and population projections, emergency management and service delivery. Some of the key strategies for this element are coordinate JPA development and infrastructure information with partner agencies, coordinate school planning and facility siting and ensures agency plan consistency. A slide showing the population projections shows average

## City of Zephyrhills



annual growth from 2010-2050. The estimated population for 2050 shows 44,092. The 2 planning periods are 2036 and 2050 and will need to be adopted by an ordinance. The next steps for the Comp Plan Amendment are: received public comment which is tonight's meeting, City Council transmittal public hearing on April 13h, transmittal for State coordinated review process, address state agency comments, hold 2<sup>nd</sup> City Council public hearing for potential adoption and Submittal to State Land Planning Agency for consistency review.

**Recommendation:** The board motioned for approval of the items with the addition that section 1.9 gets added to the Housing Element, both Housing Element and Intergovernmental Coordination Element get adopted along with the approval of the 2 planning periods that were discussed.