



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Wednesday, May 27, 2026
6:00 PM**

**To attend virtually please log onto Teams Meeting:
<https://teams.microsoft.com/meet/211149007559169?p=DoNwhLmJbxQZfiANR>**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order-Mayor Monson
Roll Call-Carlos Maldonado
Invocation-Beth Aker

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting Minutes Approval For April 21st, 2026**
1. Planning Commission Meeting Minutes 4-21-26

2. PLANNING ITEMS

- 2.1 Introductory Statement by the new Planning Director
- 2.2 Ordinance 1519-26 - State Statute Compliance LDC Updates
1. Manufactured Homes - Table. 2.02.01. Allowable uses in zoning districts
 2. Ord 1519-26 Map of Manufactured Home Permissible Zoning Designations
 3. Sec. 7.09.29. Accessory dwelling units
 4. Part 11.01.00. Procedure for obtaining development permits
 5. Part 11.03.00. Subdivision review
 6. ORDINANCE NO 1519-26 DRAFT May 20 2026
- 2.3 Ordinance 1521-26 - Accessory Structure LDC Update
1. Sec. 7.09.01.01. Accessory uses and structures except garages and garages with accessory dwelling units
 2. ORDINANCE NO 1521-2026 DRAFT May 20 2026 - CLEAN

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.**