



Planning Commission Meeting Minutes **May 27th, 2026 at 6:00PM**

I. Call to order-Dr. Randy Stovall

II. Roll call-Carlos Maldonado

Members Present: Dr. Randy Stovall, David Armstrong, Beth Aker, Tracy Sullivan, Dr.Christa Remington, Clyde Bracknell.

Members Absent: Mayor Monson, Thomas Vanater, Ellen Taylor

III. Invocation & Pledge Of Allegiance-Beth Aker

1.Consent Items

1.1 Planning Commission Meeting Minutes for April 21st, 2026

Approved by all board members.

2. Planning Items

2.1 Introductory Statement by the new Planning Director

The discussion was led by Planning Director-Rodney Corriveau. He touched base that the first item was pulled due to staff requiring more time to review the ordinance and have it correct to avoid any mistakes. He gave a quick introduction on his past he came from Maine. Mentions of him traveling to Tampa around 1990's. He recognized that this is best time to capitalize on the next steps to make Zephyrhills better and improve the community. Also made comments that of his goals of getting the Industrial corridor traffic requirements up to the standards. Primary objectives into make sure we have a fine balance between sense of place and making sure that were the best community that we can be.

2.2 Ordinance 1519-26 State Statue Compliance LDC (Land Development Code) Updates Section 2.02.01. Allowable uses for Manufactured homes.

This Item was tabled.



2.3 Ordinance 1521-26 Accessory Structure LDC (Land Development Code) Update.

The discussion was led by Historic Preservation Planner-William McCaw. He provide a brief introduction of the item. It is an amendment to the existing section of the land development code 7.09.29. The title of 7.09.01 and 7.09.01.01 mentions accessory structures exempt garages. The focus is to have this amendment affect any new accessory garages going forward. Because of the way the language was title for this section it precludes garages with the same accessory structure standards, the update would remove this language. This will specifically address garages that aren't considered ADU (Accessory Dwelling Units). Also section 7.09.1.02 will be removed because it's non-existent. The next step for this review will be to go to the City Council for approval. This update will have a size limit for garages and any oversize will require a conditional use approval. Height regulations will remain the same not allowing the size to be bigger then the original structure.

Recommendation: All board members motioned for approval.

3. Business Items

This topic was led by the Planning Director-Rodney Corriveau. Mentions of hot spot map and projects by Engineering company Kimley Horn are close to beginning. The Greenslope turn lane going South at Daughtery Rd, staff will be meeting internally with the project engineer and should be ready to bid on the project.

Mentions of a meeting today with the City Attorney Matt Maggard reviewing bonding for the Fort King turn lane and Eiland Blvd. Once they get the bonding in place and the county approves this project will be able to move forward.

A comment made was that the City Council has put an allotment every year for the budget to make these improvements. These 2 street projects are the ones that will be seeing movements soon. Working with the County there should be Lighting improvements for major intersections . Fort King and Eiland will get turn lanes and lighting improvements.

Kossik and Gall Blvd will also see lighting improvements. Next hot spot intersection is 8th Street and North Avenue, this will require a clean up of the street similar to what was done with Tyson Subdivision Henry drive that was owned by the school board. When driving on 8th street the area in question is the churches property. Geiger and Gall Blvd turn lane by ABC pizza will also be reviewed for a possible update. A meeting with the property owner will be completed soon. This will abide by the FDOT rules and regulations. Another turn lane improvement location was Dairy Rd and SR 54 by Wawa and the High



School, it was on the list. After it was reviewed by FDOT it didn't seem like there will be an improvement unless the County decided to. Due to the location of the school and it being a safety concern there could still be a possibility of improvements.

Other comments from the board for suggestion was mentioned of areas that require more lighting, most area at the moment aren't high priority.

There other items that could be reviewed for street and turn lane improvements. The comprehensive updates were briefly discussed and there still being reviewed.

A trail that runs from Sam-Pasco park through town and the placement is still pending and should complement the proposed CRA bicycle trail that is still being reviewed as a future project. Other Park improvements for accessibility are going to be reviewed. The trail that was mentioned also will connect through future developments within the area. Other comments regarding landscape and new trees installation were mentioned briefly.

An update on the residential moratorium was mentioned of it being extended for another 12 months. Now that the City has the water use permit approved, will need to make sure that we ensure the capacity for the future growth and usage above what we have right now with the water management district. Mentioned of the new Community GIS Planner was mentioned and he will be starting June 1st.

Historical Preservation Planner-William McCaw took over the discussion. He discussed that his been working with the pilot tree program, it's a tree planting program that has been mentioned a few times in the past. The goal is to utilize the existing tree, city tree funds that exist to plant new trees. Currently the county is working on a resiliency program. Historical Preservation Planner-William McCaw has meet with the MPOTAC, they had left the city of the list but will be included moving forward. Trees that have been proposed are on the northern end of SR 301between Dade City and run all the way South to the Intersection of SR 39 and SR 301.

In addition after a trip to a tree preservation conference trails and sidewalks were reviewed and suggestions of tree planting was recommended. Green Slope Drive would be a good place to start along with 6th Street and Alston Avenue. A future meeting with the City's Landscape architect Chen Moore will be conducted for further review. Along with the CRA and Historic District there will be improvements to sidewalks, trees and lighting improvements. Senate Bill 484 specific for data centers just passed and didn't preclude cities from address data centers, so the city still has the chance to make them not permissible and will pass a moratorium on them in order to give the city a chance to further review the matter. No other comments were made by the staff.

Adjourn.



City of Zephyrhills

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