



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, September 15, 2026
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Please join virtually at:

<https://teams.microsoft.com/meet/256644127373830?p=IFOD4CfQLvT3CKH8TY>

Call to Order-Mayor Monson

Roll Call-Carlos Maldonado

Invocation-Beth Aker

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting Minutes Approval From July 21st, 2026
 - 1. Planning Commission Meeting Minutes 7-21-26

2. PLANNING ITEMS

- 2.1 **CU0013-26 - Conditional Use Permit to exceed maximum allowed building height:**
Parcel#'s 01-26-21-0010-11300-0000, 12-26-21-0000-00900-0000, 12-26-21-0000-00900-0010, 12-26-21-0000-00900-0011, 12-26-21-0000-00900-0020
 - 1. 02 STATEMENT OF USE
 - 2. 04 ARCHITECTURAL BUILDING ELEVATIONS
 - 3. Overall Site Plan
- 2.2 **VAC00007-26 Right-of-Way Vacation:** Request for the City to vacate an abandoned section of right-of-way that was created with the original Zephyrhills Colony Company plat. Parcels #'s 01-26-21-0010-11300-0000 & 12-26-21-0000-00900-0010
 - 1. 01 ROW VACATION NARRATIVE
 - 2. 02 ROW SKETCH AND LEGAL DESCRIPTION DSS

3. 03 OVERALL SURVEY DSS

3. BUSINESS ITEMS

- 3.1 Discussion regarding Joint Planning Commission Meeting scheduled for October 20th, 2026.
- 3.2 Discussion to go over the Data Center Moratorium.
 1. Ord-1523-26 Data Center

4. STAFF FOLLOW-UP ITEMS

4.1 Follow-up projects from previous meetings:

- Multi-Use Trail Program Update
- Geiger and North 301 left bound turn lane issue
- Dairy Rd & 54 Flashing lights crosswalk proposal
- Medical Arts turn arrow for the proposed turn lane
- Resiliency tree planting project with the county
- Residential Moratorium follow-up

4.2 Planetizen Courses Discussion

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.**