



**PLANNING COMMISSION/CITY COUNCIL WORKSHOP
ZEPHYRHILLS, FLORIDA**

**Tuesday, September 13, 2022
7:00 PM**

IMMEDIATELY FOLLOWING COUNCIL MEETING

The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.

Please join the GoToMeeting
from your computer, tablet or smartphone:

<https://meet.goto.com/562934221>

or dial in using your phone:

+1 (872) 240-3212 - Access Code: 562-934-221

(Please mute your phone unless you wish to speak on a specific item).

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Jodi Wilkeson

Roll Call – City Clerk Lori Hillman

1. WORKSHOP ITEMS

1.1 Current Density Trends

1.2 Potable Water

2. CITIZEN COMMENTS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade 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.**



CITY OF ZEPHYRHILLS
PLANNING DEPARTMENT

PUBLIC WORKSHOP

Residential Density & Water



Workshop Items

01
Density

02
Building
Height

03
Planning
Next Steps

04
Potable Water

05
Staff's Plan

06
Comments &
Discussion





01. Density

WHAT IS DENSITY?

Specific to residential development, **density is the number of developed units on a parcel of land.**

Maximum Allowable Density is number of dwelling units allowed on a parcel of land, based on an allowed number of units per acre.

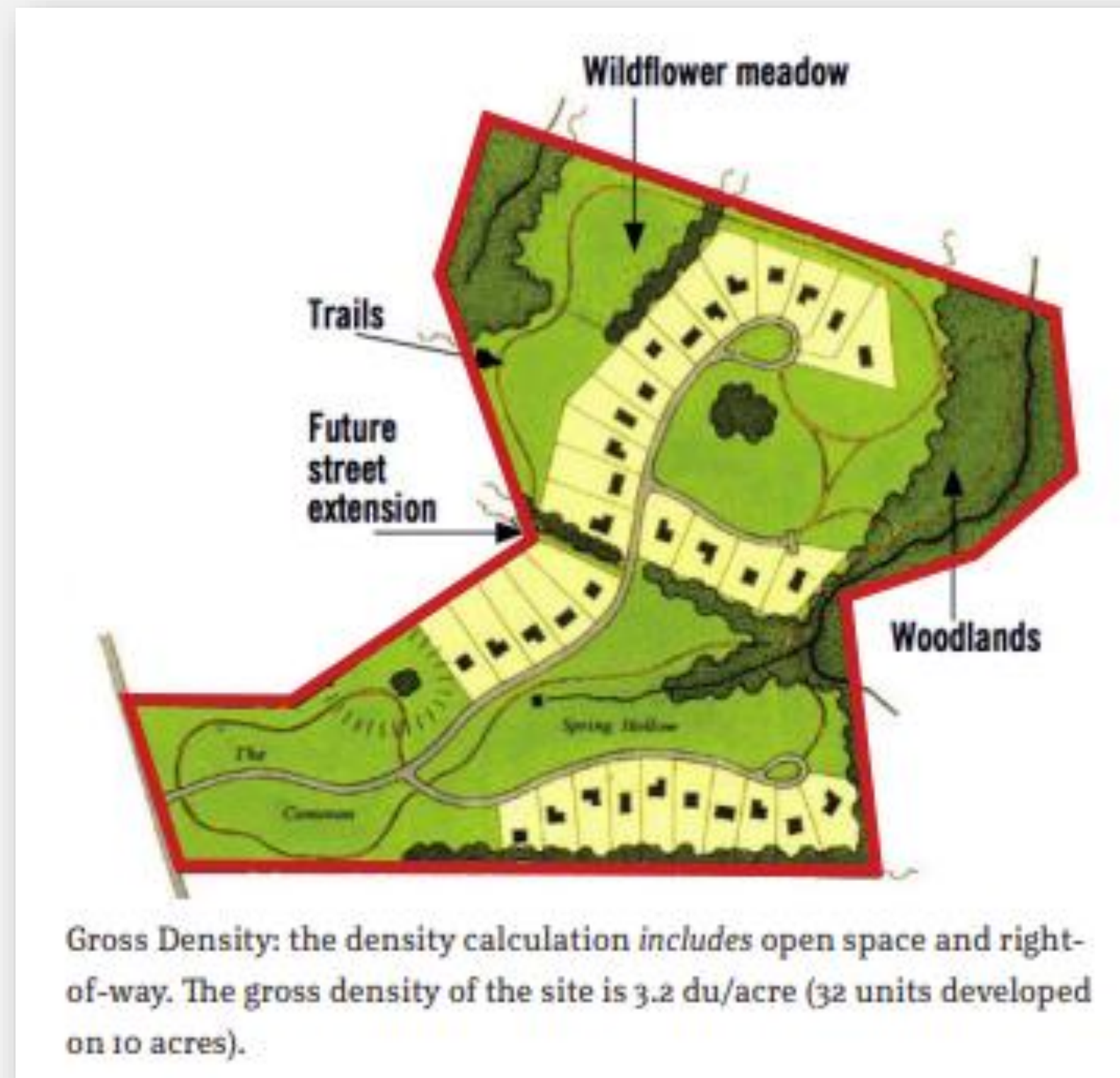
- Range of allowed densities established by FLU Class;
- Max. density established by Zoning & LDC Regs.

Gross Density Defined

Gross Density

Overall Acreage ÷ Total Number of Dwelling Units

Entire project site, including open space & rights-of-way.



SOURCE: CPA Glossary of Planning Terminology, Columbus, OH; www.Columbus.gov (2022)

FLU

Categories Supporting Multi-Family



RS

Suburban Residential:
2.5 to 7.5 du/ga

Supports primarily low-density, single-family residential with some medium density multi-family (duplex, multiplex).

RU

Suburban Residential:
7.5-20.0 du/ga

Supports primarily high-density multi-family residential & townhomes.

Wide density range

MU

Mixed Use:
Up to 20 du/ga

Supports mixed high density residential & non-residential uses.

V/C

Village Center Overlay:
Up to 18 du/ga

Supports mixed high density residential & non-residential uses appropriate for a downtown setting.

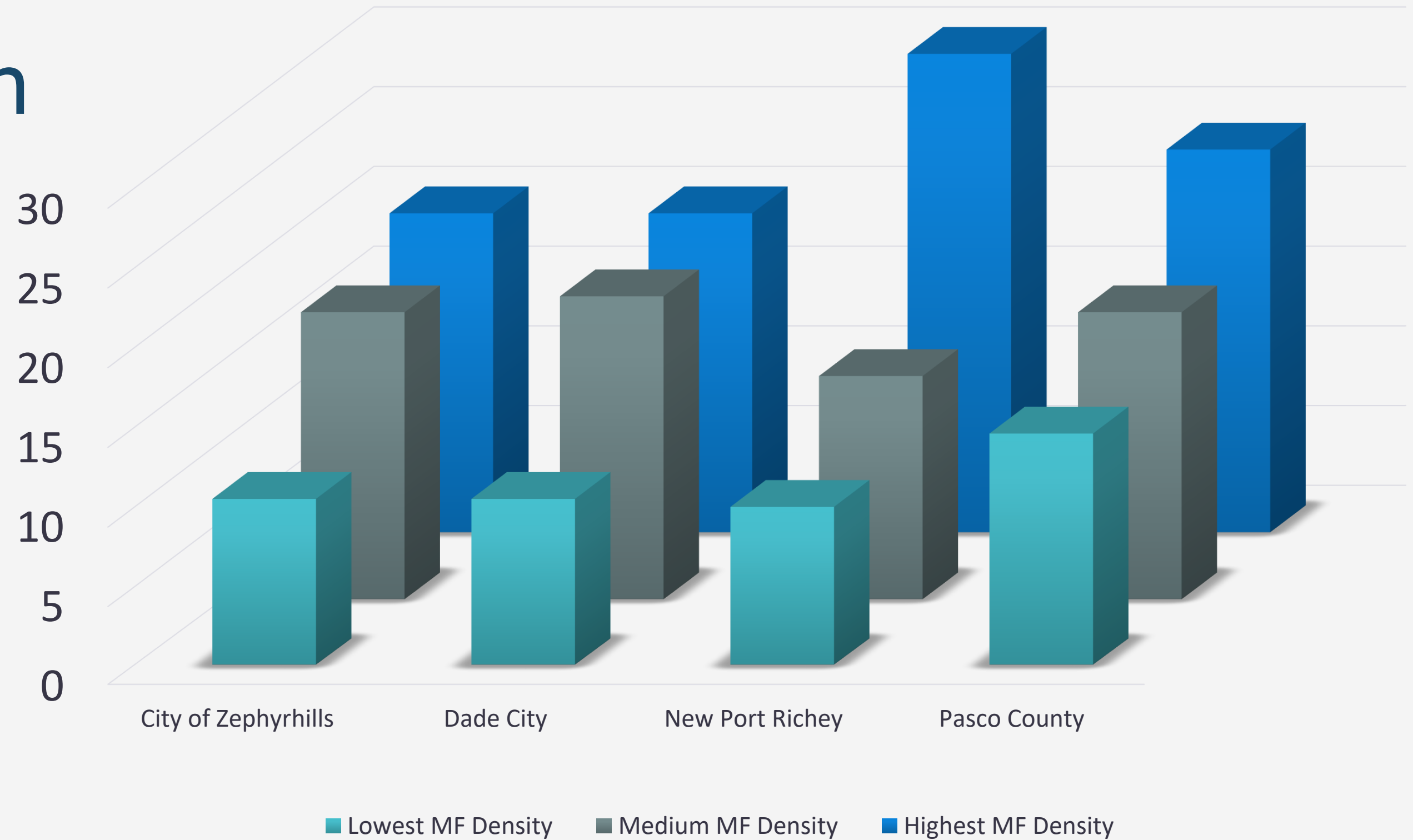
ZONING Districts Supporting Multi-Family



R3 Medium Density Residential Max. 10.5 duplex du/ga Supports mixed single-family & duplex environment.	R4 Multi-Family Residential Max. 20 du/ga Supports range of multi-family housing including townhouse, villas, duplex, multiplex, and apartments	PUD Planned Unit Development Max. 20 du/ga or lower, as defined by the PUD Master Plan.	T3 Suburban	T4 Urban General	T5 Urban Center
TMU Traditional Mixed Use	TMU-H Traditional Mixed Use-Historic	TCBD Traditional Central Business District	TCBD-H Traditional Central Business District-Historic		

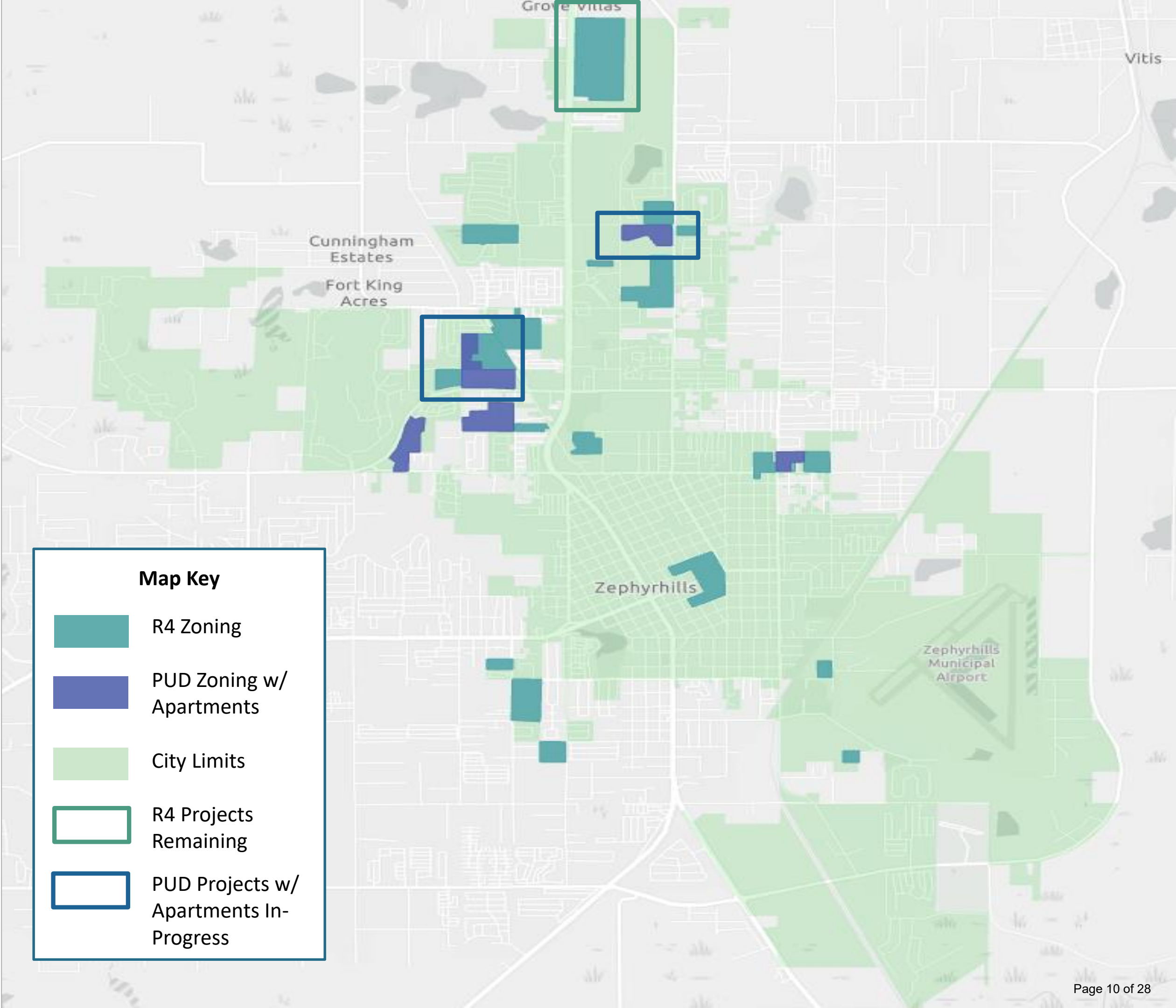
Local Comparison

Multi-Family Zoning Density Comparisons



Existing Properties Zoned for Apartments

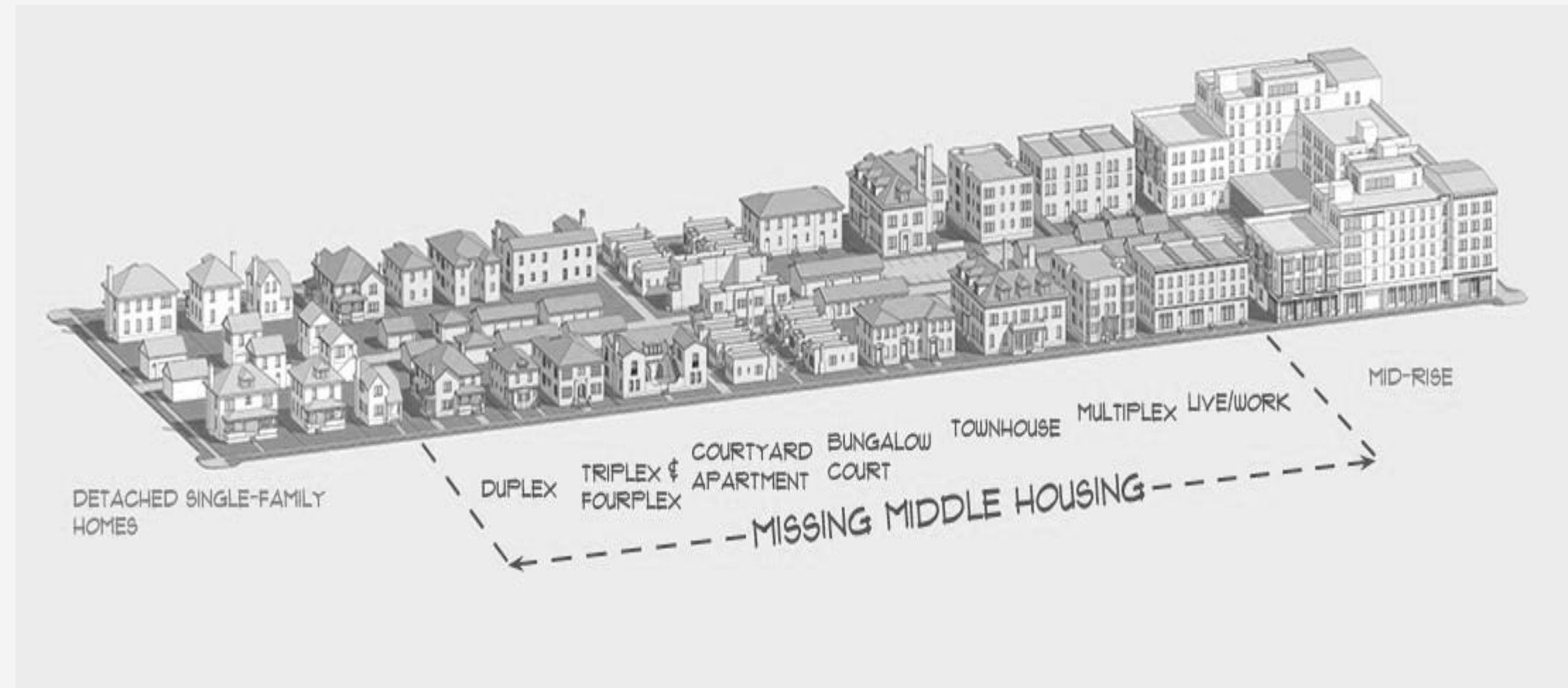
R4 (Multi-Family Residential) & PUD Zoning districts currently in place or in progress that would support multi-family apartments.



Missing Middle

Townhomes & Other Medium Density Multi-Family

Minimizing the occurrence of “Bait & Switch” with R4, Multi-Family Residential.



Staff's Recommendation

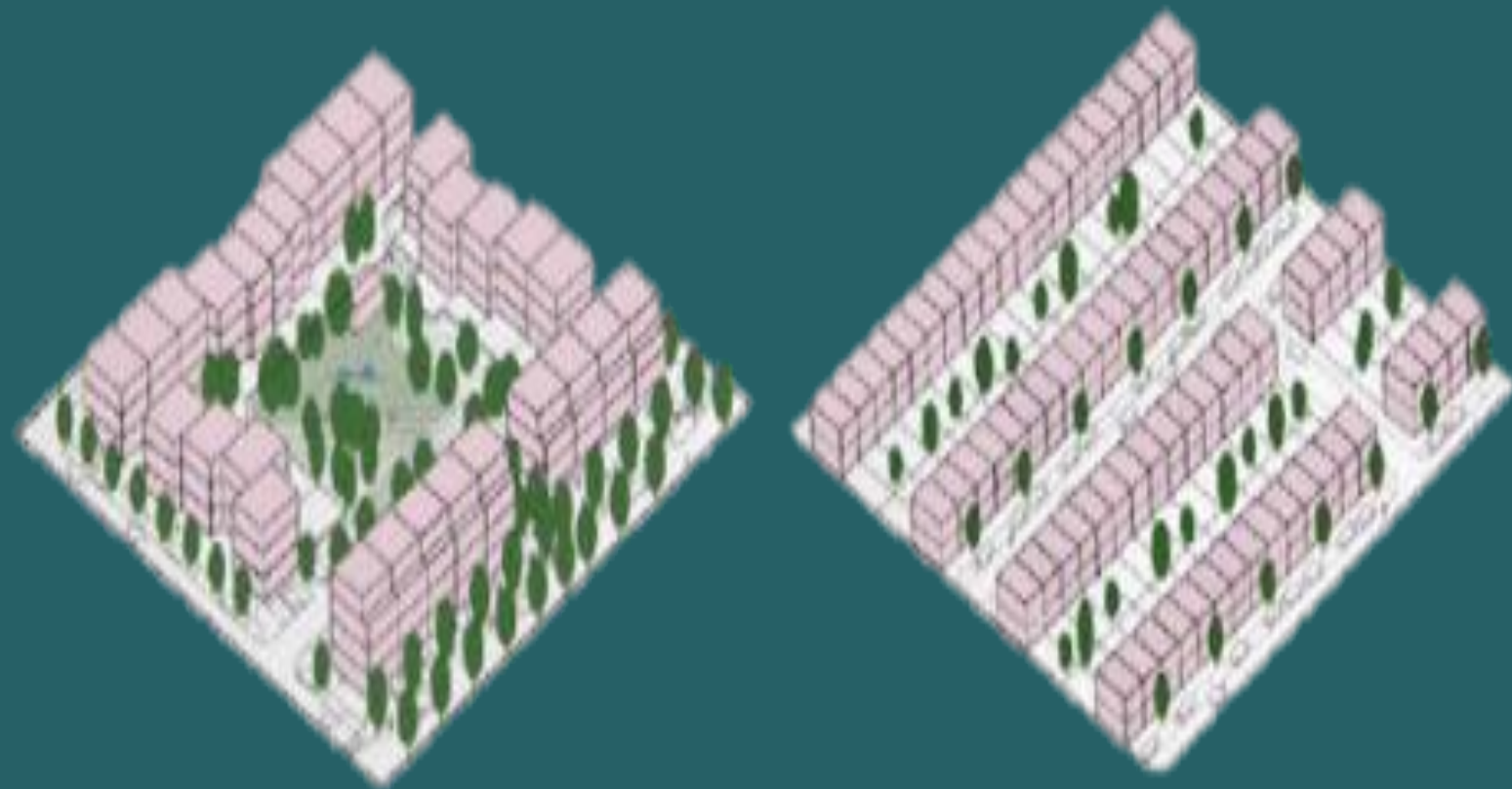
Increase R3 Zoning density maximum from 10.5 du/ga for to **12 du/ga**.

- Allows/encourages more missing middle housing in R3 & removes possibility for change to higher density multi-family without a Land Use change approved by Council.

02.

Building Height

The highest vertical projection, from the adjacent grade or other established point, of a building.



SOURCE: Andrew Wright Associates, Final Report of the Urban Task Force, 1999

Does Increasing Height = An Increase in Density?

No.

Maximum density is established by the zoning district. Increasing the height of the building does not change the cap set by the zoning.

Does Increasing Height Allow the Max. Density to be Reached?

Not Always – Site Specific

It is dependent upon the site and conditions of the development, such as site grading/drainage, open space, parking, etc.

Are Heights >2 Stories Allowed in the City?

Yes – If a CU Is Granted

The LDC allows heights in excess of the limit for the zoning district, up to 5 stories, if a projects meet the requirement of & Conditional Use (CU) is granted.

03. Planning Department Next Steps



LDC Change for R3 Density

Change R3 density to 12 du/ga – this will allow for townhomes & similar medium-density types, removing uncertainty with future “bait & switch” within the R4 Zoning District.



Housing Market Study

Hire consulting firm to conduct a market study to identify current housing trends and needs in Zephyrhills. This study will also inform the Comprehensive Plan.



Transportation Updates

LDC Changes related to turn lanes and “de-minimus” standards.
Mobility Fee



2035 Comp. Plan Update

Comprehensive Plan is projected to be completed within the next year & will address density/intensity of development – setting the stage for future growth.

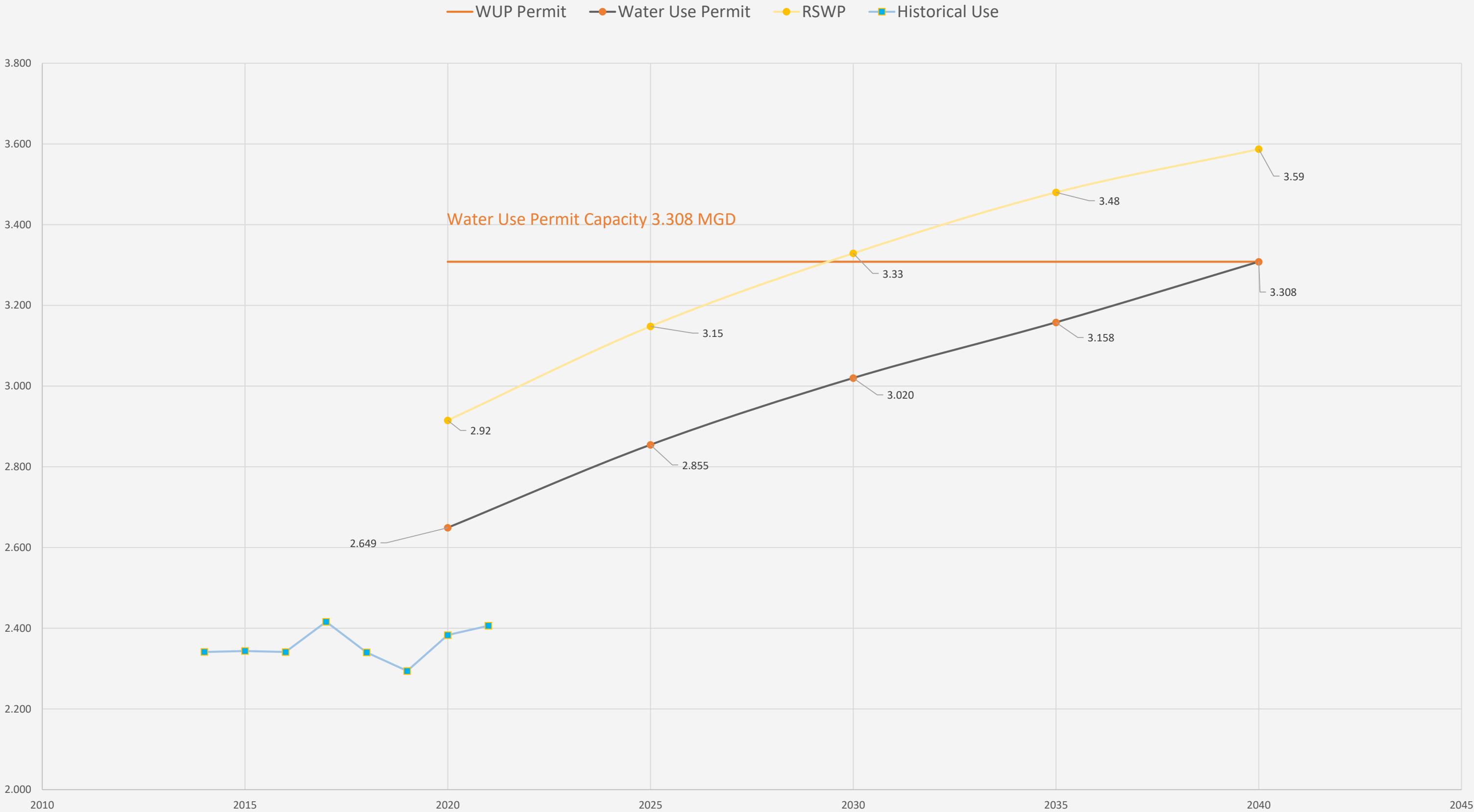
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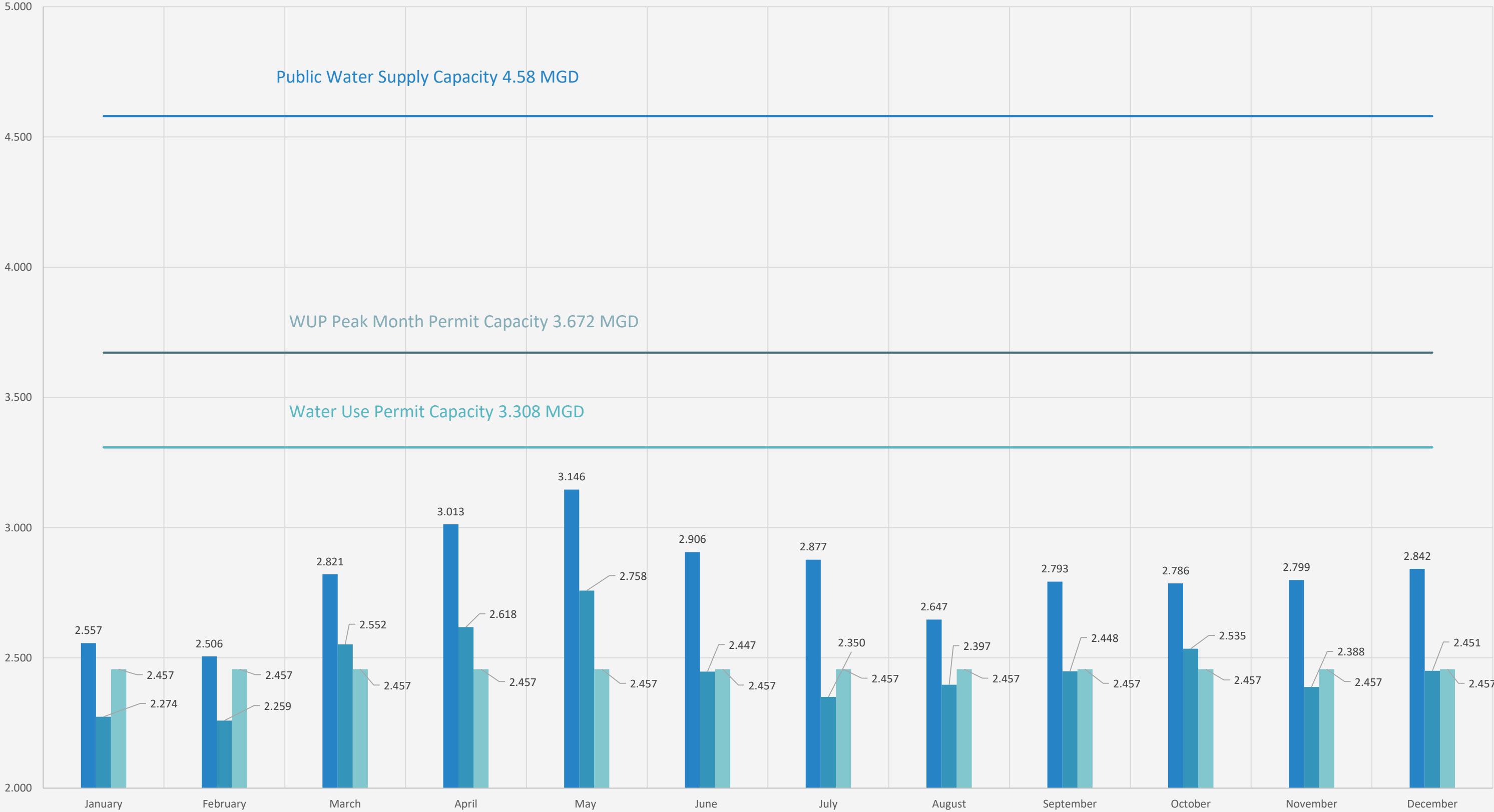
Potable Water

John Bostic, Utilities Director | Jones Edmunds

	Permitted Quantity				
	2020	2025	2030	2035	2040
SWFWMD WUP	3.308	3.308	3.308	3.308	3.308
WUP Population	29,765	32,073	33,932	35,481	37,218
WUP Demand	2.649	2.855	3.020	3.158	3.308
FDEP Water Treatment Plant	4.58	4.58	4.58	4.58	4.58

PSARs	Population	Dwelling Units	Total Water Use	gpcd	gpd/ Dwelling Unit	Persons/ Unit
2014	26,959	12,901	2.341	87	181	2.1
2015	27,420	15,342	2.343	85	153	2.1
2016	27,880	13,304	2.341	84	176	2.1
2017	27,456	13,199	2.416	88	183	2.1
2018	27,734	13,346	2.34	84	175	2.1
2019	27,824	13,394	2.294	82	171	2.1
2020	28,584	13,768	2.383	83	173	2.1
2021	29,117	14,062	2.406	83	171	2.1





Approved Developments	Units	People per Household	Buildout Population	Buildout Years
Trotter's Crossing	91	3.0	273	5
Abbott Park (Remaining)	252	3.0	756	5
Abbott Square	651	3.0	1,953	7
Healthier Stay (Simon's Property)	39	2.5	98	5
Silver Oaks Villages	200	2.1	420	7
Tyson Townhomes	130	2.1	273	5
Zephyr Court	56	2.1	118	2.5
Autumn Palm Villas	94	2.1	197	3
Gateway Subdivision	68	2.5	170	5
Skybird	200	2.5	500	5
Gagne	218	3.0	654	5
Butterfield Townhomes	10	2.5	25	0
Palm Cove ALF & Independent Living	210	2.1	441	5
Zephyr Commons Apts	251	2.1	527	5
Total	2,470	2.6	6,405	

Developments Pending Approval

Developments Under Review	Units	People per Household	Buildout Population	Buildout Years
Terrace @ Pretty Pond	49	2.1	103	10
Eiland/Fort King PUD (Apartments)	286	2.1	601	10
Ryman Townhomes (Wire Rd)	60	2.1	126	10
Nick Apartments	144	2.1	302	5
Pretty Pond Apartments	240	2.1	504	6
Hospital Owned Property (Apts 1-3br)	252	2.1	529	10
Total	1,031	2.1	2,165	-

Future Development	Units	People per Household	Buildout Population	Buildout Years
Purvis Property - West	136	2.1	286	15
Purvis Property - East	740	2.1	1,554	15
8th Avenue Villas	4	2.1	8	20
Majestic Oaks	157	2.1	330	20
Garden Villas, Phase2	16	2.1	34	10
Wire Ranch Investors Apts	200	2.1	420	20
Orange Valley - Multiple parcels 880 acres	2,500	3.0	7,500	20
Total	3,753	2.1	10,131	23

Approved Developments	2040 Population	WUP Population	Difference
Trotter's Crossing	273	41	232
Abbott Park (Remaining)	756	234	522
Abbott Square	1,953	502	1,451
Healthier Stay (Simon's Property)	98	5	93
Silver Oaks Villages	420	74	346
Tyson Townhomes	273	91	182
Zephyr Court	118	39	78
Autumn Palm Villas	197	3	194
Gateway Subdivision	170	244	(74)
Skybird	500	16	484
Gagne	654	64	590
Butterfield Townhomes	25	0	25
Palm Cove ALF & Independent Living	441	20	421
Zephyr Commons Apts	527	0	527
Total	6,405	1,332	5,072

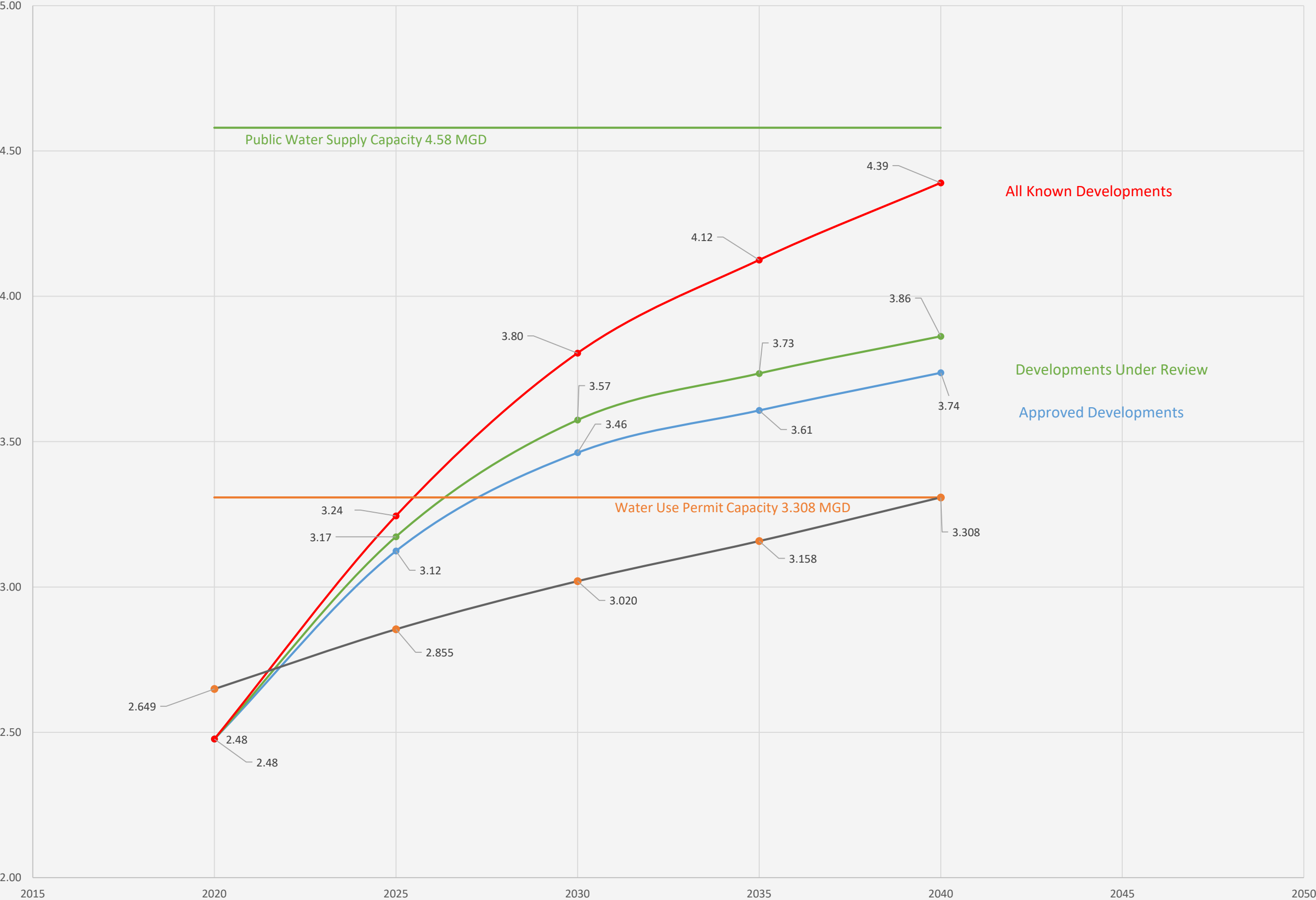
Pending Developments	2040 Population	WUP Population	Difference
Terrace @ Pretty Pond	103	19	84
Eiland/Fort King PUD (Apartments)	601	74	527
Ryman Townhomes (Wire Rd)	126	2	124
Nick Apartments	302	52	251
Pretty Pond Apartments	504	19	485
Hospital Owned Property (Apts 1-3br)	529	0	529
Total	2,165	166	1,999

Future Developments	2040 Population	WUP Population	Difference
Purvis Property - West	286	8	278
Purvis Property - East	1,554	10	1,544
8th Avenue Villas	8	19	(12)
Majestic Oaks	297	269	28
Garden Villas, Phase2	34	11	23
Wire Ranch Investors Apts	378	38	340
Orange Valley - Multiple parcels 880 acres	6,750	523	2,201
Total	12,806	1,115	7,665

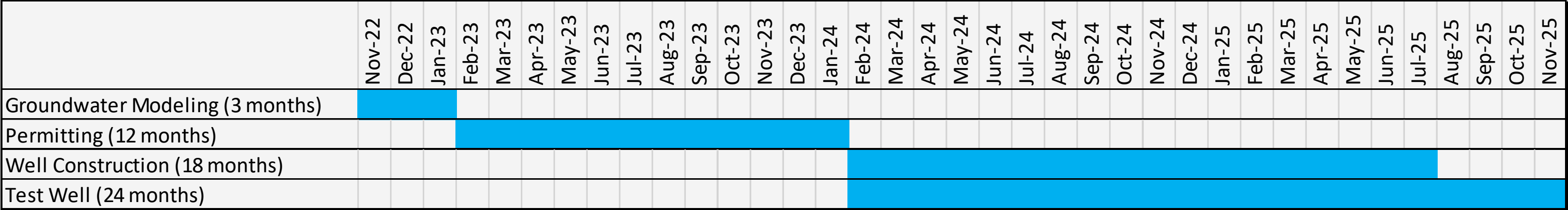
Development	Projected Population	Population in WUP	Projected Water Use (MGD)	Water Use in WUP (MGD)	Difference (MGD)
Approved Developments	6,405	1,332	0.557	0.116	0.441
Pending Developments	2,165	166	0.188	0.014	0.174
Future Developments	10,131	878	0.881	0.076	0.805
Total	18,701	2,376	1.627	0.207	1.420

Total Population	Projected Population					Projected Water Use				
	2020	2025	2030	2035	2040	2020	2025	2030	2035	2040
RWSP	29,746	32,056	33,904	35,436	36,531	2.92	3.15	3.33	3.48	3.59
SWFWMD Database	28,584	30,446	31,698	32,668	33,351	2.54	2.71	2.82	2.91	2.97
New Commercial Need	-	-	-	-	-	-	0.40	0.50	0.60	0.70
With Approved Developments	28,470	33,424	37,228	37,955	38,424	2.48	3.12	3.46	3.61	3.74
With Developments Under Review	28,470	34,209	39,019	39,980	40,423	2.48	3.17	3.57	3.73	3.86
With All Known Developments	28,470	35,355	42,697	46,211	48,851	2.48	3.24	3.80	4.12	4.39

Projected Water Demand



- Retiring existing WUPs near development. Potential transfer quantities are estimated at 0.79 MGD. Requires modeling based on baseline water use.
- Using the existing interconnect with Dade City to provide additional withdrawals outside the Hillsborough River Groundwater Basin, which may require modeling to demonstrate sustainable withdrawals.
- Absorbing other service areas with excess WUP capacity, requires groundwater modeling.
- Constructing wells that withdraw from the Lower Floridan aquifer (LFA), which is expected to require testing to evaluate the confinement between the UFA and LFA, model recalibration, and additional simulations.
- Implementing conservation measures and programmed capital improvement projects to reduce water loss and expand reclaimed water distribution to provide adequate water supplies in the WUSA through 2040. Estimated conservation water savings of 0.145 MGD.



05.

STAFF'S PLAN

Recommendation to Move Forward

Planning Dept:

Change R3 Density to 12 du/ga;
Transportation Policy Updates;
Housing Market Study;
Comprehensive Plan Update.

Utilities Dept.:

Modeling & Exploration to determine the best
Water Supply Alternative

06.

COMMENTS & DISCUSSION

