



**CITY COUNCIL DENSITY WORKSHOP
ZEPHYRHILLS, FLORIDA**

**Monday, December 11, 2023
4:00 PM**

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/407718637>

or dial in using your phone:

+1 (872) 240-3311 - Access Code: 407-718-637

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

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Lance A. Smith

Roll Call – City Clerk Lori Hillman

1. WORKSHOP ITEM

1.1 Comprehensive Plan / Density Workshop

1. PowerPoint Presentation

2. CITIZEN COMMENTS

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.

WORKSHOP ITEM 1.1

Comprehensive Plan / Density Workshop

Issue:

Workshop to continue the discussion of the City's update to the Comprehensive Plan / Housing Element / Density.

Background:

This workshop is a continuation of the City Council-Planning Commission workshop held on November 27, 2023, to discuss issues/opportunities pertaining to the City's housing density and design standards.

At the upcoming joint workshop, Tammy Vrana, Vrana Consulting, Inc. and staff of the City's Planning Department will provide a recap of the feedback received at the November 27 workshop and a recommended strategy to proactively address the issues/opportunities. Preliminary strategy recommendations include:

1. Amend the *R-4 Multifamily Residential zoning district* (Land Development Code) to prescribe locational standards for Conditional Use requests. For example, a footnote added to the R-4 district in the Conditional Use table describing the specific locations where multifamily development could exceed the R-4 district's maximum 30-foot height standard (such as the Community Redevelopment Agency (CRA) Redevelopment Area).
2. Conduct *Where shall we grow? How shall we grow?* Community workshops for the Comprehensive Plan update to identify what is important to the community.
3. Develop *Place Types* to work in conjunction with the City's *Future Land Use Map (FLUM)* to guide where and how development should occur, including multifamily development.
 - Place Types are classifications that describe the intended character, use, and form of specific areas of a city. Place Types integrate aspects of land use, urban design, transportation, and environmental considerations based on the rural to urban transect.
 - The City's FLUM illustrates the desired spatial arrangement of various land uses (e.g., *Residential Suburban* and *Residential Urban*) in the future.
 - Place Types would be used with the FLUM to provide a more nuanced and detailed depiction of how each area of the city is envisioned to develop. For example, Residential Suburban designations on the FLUM would be further defined by the Place Type assigned to a specific area indicating if higher intensity development is allowed.

4. Develop context-appropriate (transect and public input-based) design standards for new multifamily development in any zoning district (for example, for Live Local Act (SB 102) development proposals in any zoning district allowing commercial or industrial uses).

Objective: The purpose of the workshop is to direct City staff on a desired course of action for handling multifamily development proposals in the future.

Attachment(s):

1. PowerPoint Presentation

Fiscal Impact:

NA

Staff Recommendation:

Information only.



CITY COUNCIL WORKSHOP

*Thoughtfully
Designed:*

Neighborhood-
Scale Housing for
Zephyrhills





01

About the Workshop

PLANZEPHYRHILLS 2035



Workshop Objectives

CITY COUNCIL WORKSHOP

*Thoughtfully
Designed:*

Neighborhood-
Scale Housing for
Zephyrhills

1. Understand the issues & existing conditions
2. Explore & discuss ways to address the issues & opportunities
3. Discuss strategies
4. Set a course of action

Framing the Discussion



Is this on target?

How can we...

1 Innovatively address demand for **diverse** & **attainable housing options...**

2 That **blend seamlessly** with existing or envisioned **community character** and...

3 Align with the community's goals for **sustainability & resiliency?**





02

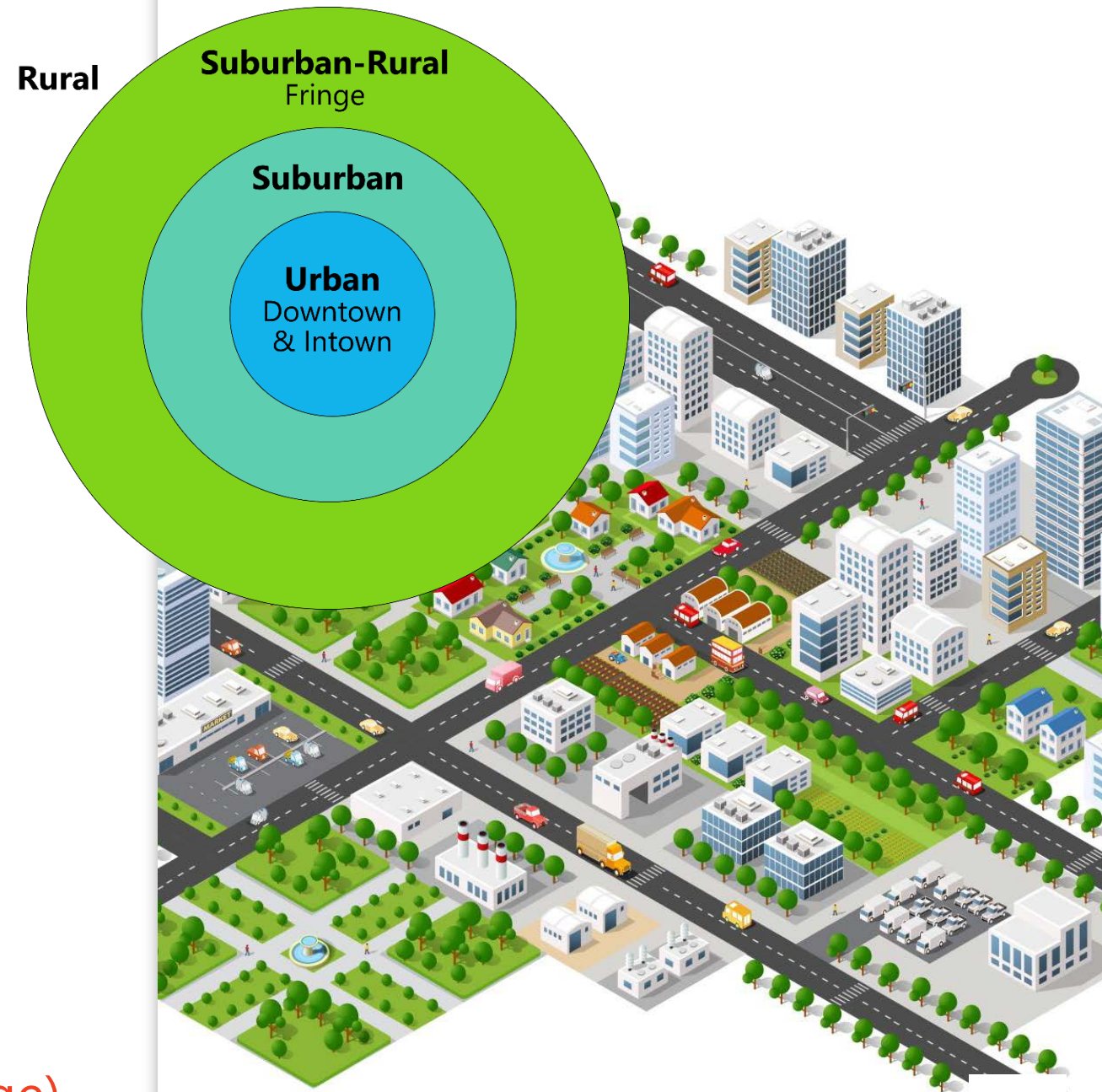
What are the issues?

PLANZEPHYRHILLS 2035

WHAT ARE THE ISSUES?

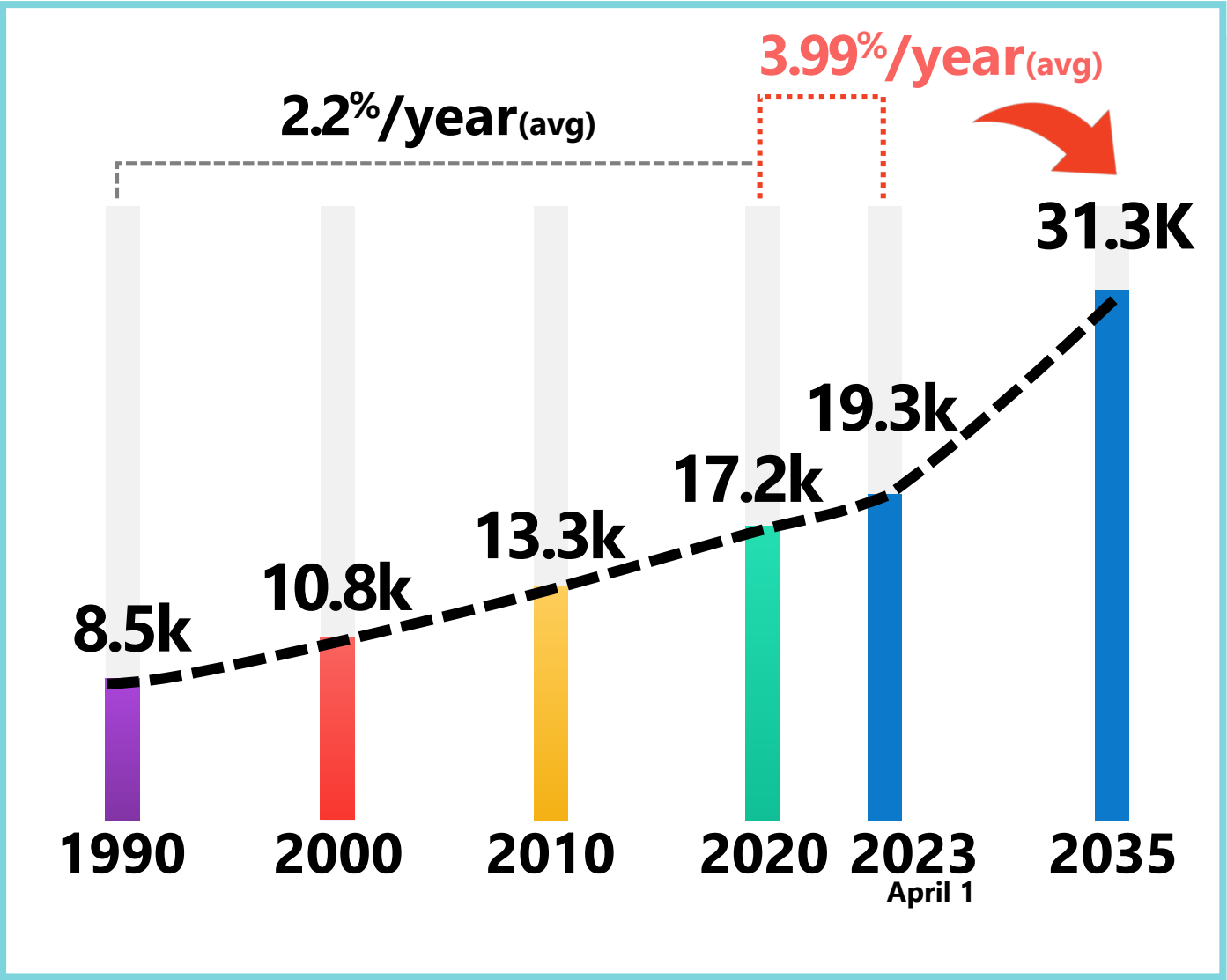
Multifamily Development

- Visual compatibility w/ surroundings
 - Development pattern
 - Building scale (height, massing, setbacks)
 - Viewsheds/topography
 - Architectural styles
 - Vegetation (tree cover/landscaping)
- Traffic congestion
- Public infrastructure/service strain
 - Water / sewer / sanitation
 - Parks / recreation / library
 - Emergency response
- Limited water supplies
- Greenspace loss (groundwater recharge)





The **Zephyrhills**
COMMUNITY is
GROWING





Housing is considered “affordable” if a household spends no more than 30% of their income to live there.

What is Affordable Housing?

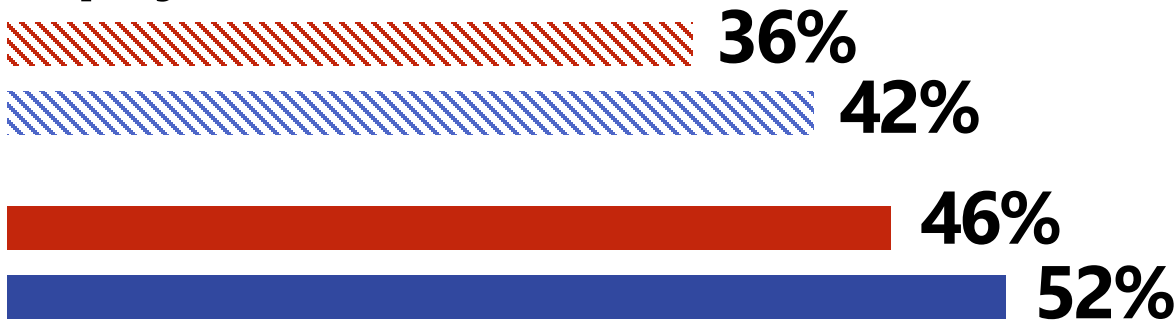




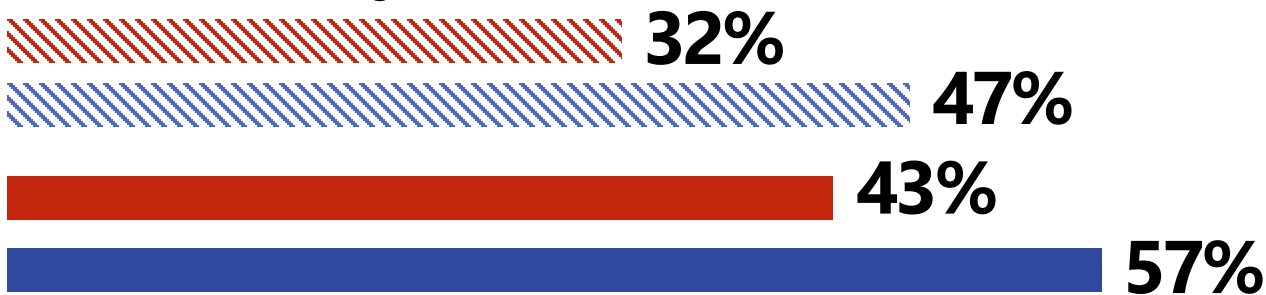
Cost-burdened Households (2021)

Spend more than 30% on income on housing

Zephyrhills



Pasco County



American Communities Survey Five-Year Estimates (2017-2021).

HOMEOWNERS

 **35% OR MORE**

 **30% OR MORE**

RENTERS

 **35% OR MORE**

 **30% OR MORE**





Meeting the Objectives of Comprehensive Planning





02

Framing the Issues

PLANZEPHYRHILLS 2035

Anything else?



03

Existing Conditions

PLANZEPHYRHILLS 2035

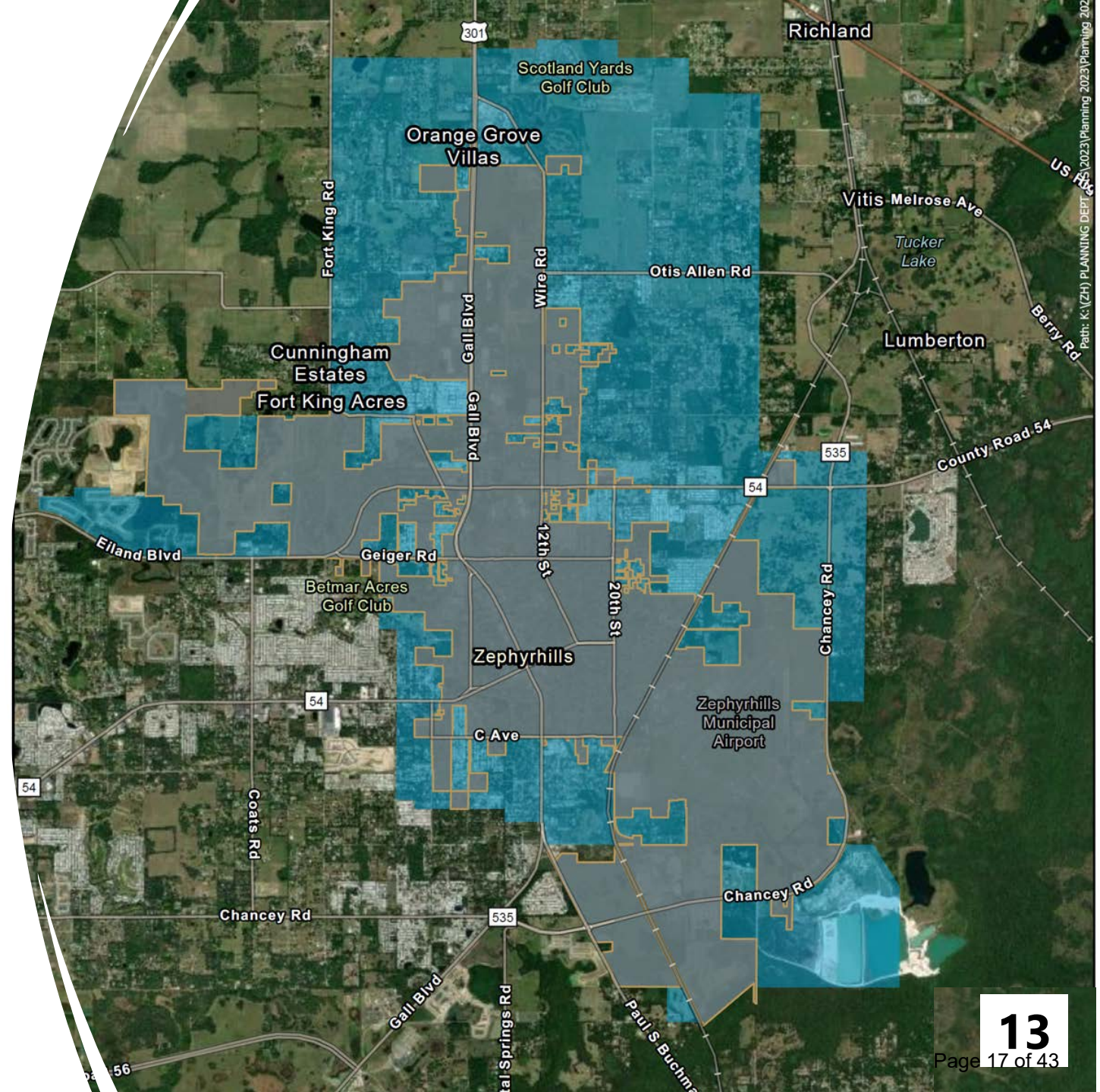
Planning Area



City Boundary



Joint Planning Area/
Utility Service Area





Does a range of housing options exist in the local market?

Units in Structure (Existing & Pipeline)

Structure Type

Boat, RV, Van, etc.

Mobile Home

50 or More

20 to 49

10 to 19

5 to 9

3 or 4

2

1, Detached

Unit Count-

Existing

Existing + Approved

Housing diversity expands housing opportunities

- Type
- Size
- Tenure
- Cost

1,000 2,000 3,000 4,000 5,000 6,000



Median Sales Price

Zillow Home Values Index (Oct 2023)



Single Family

\$301,650

Condominium

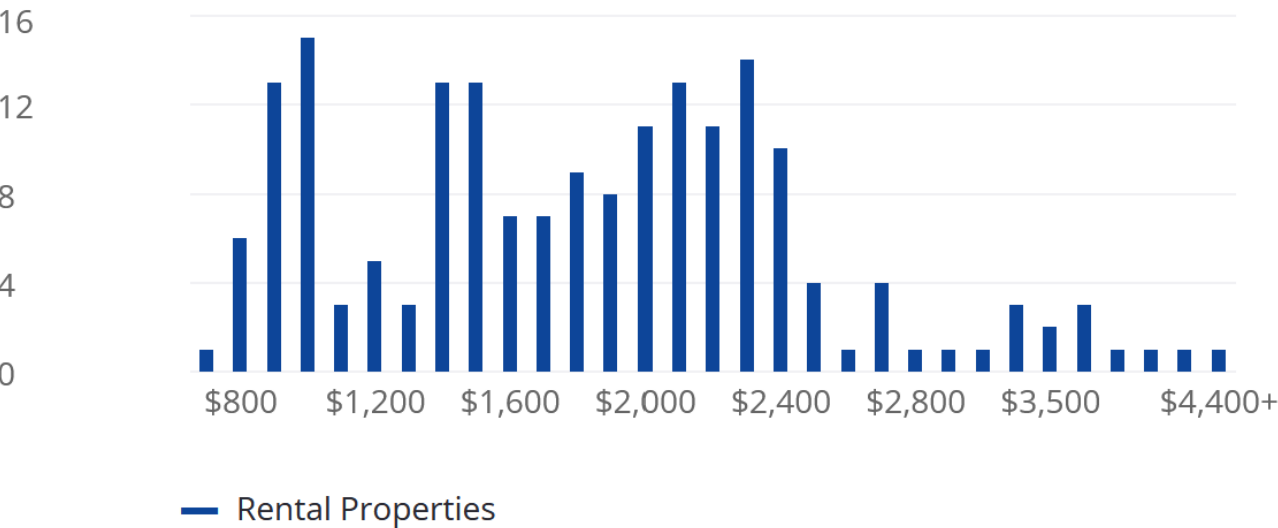
\$149,857

Median Rent

Zillow Rental Manager (Oct 2023)

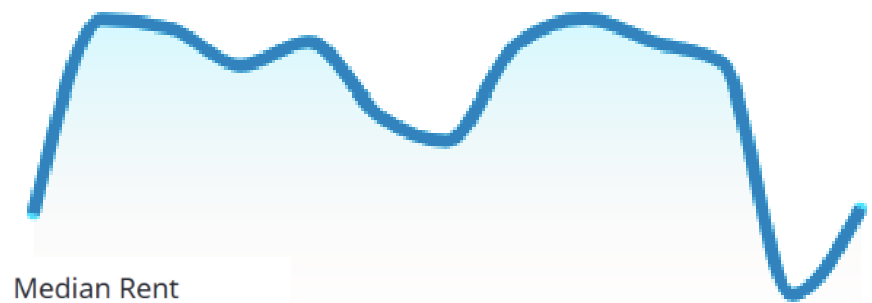
Price Range

The price range for all bedrooms and all property types is \$800 to \$4,400.



Zephyrhills, FL

\$1,988



Median Rent

\$2,140 Single Family

\$2,100 Townhouses

\$1,639 Apartments

2023 Income Limits & Rent Limits

Florida Housing Finance Corporation

Pasco County

TAMPA-ST PETERSBURG-CLEARWATER MSA

\$ 89,400

Area Median Income (AMI)

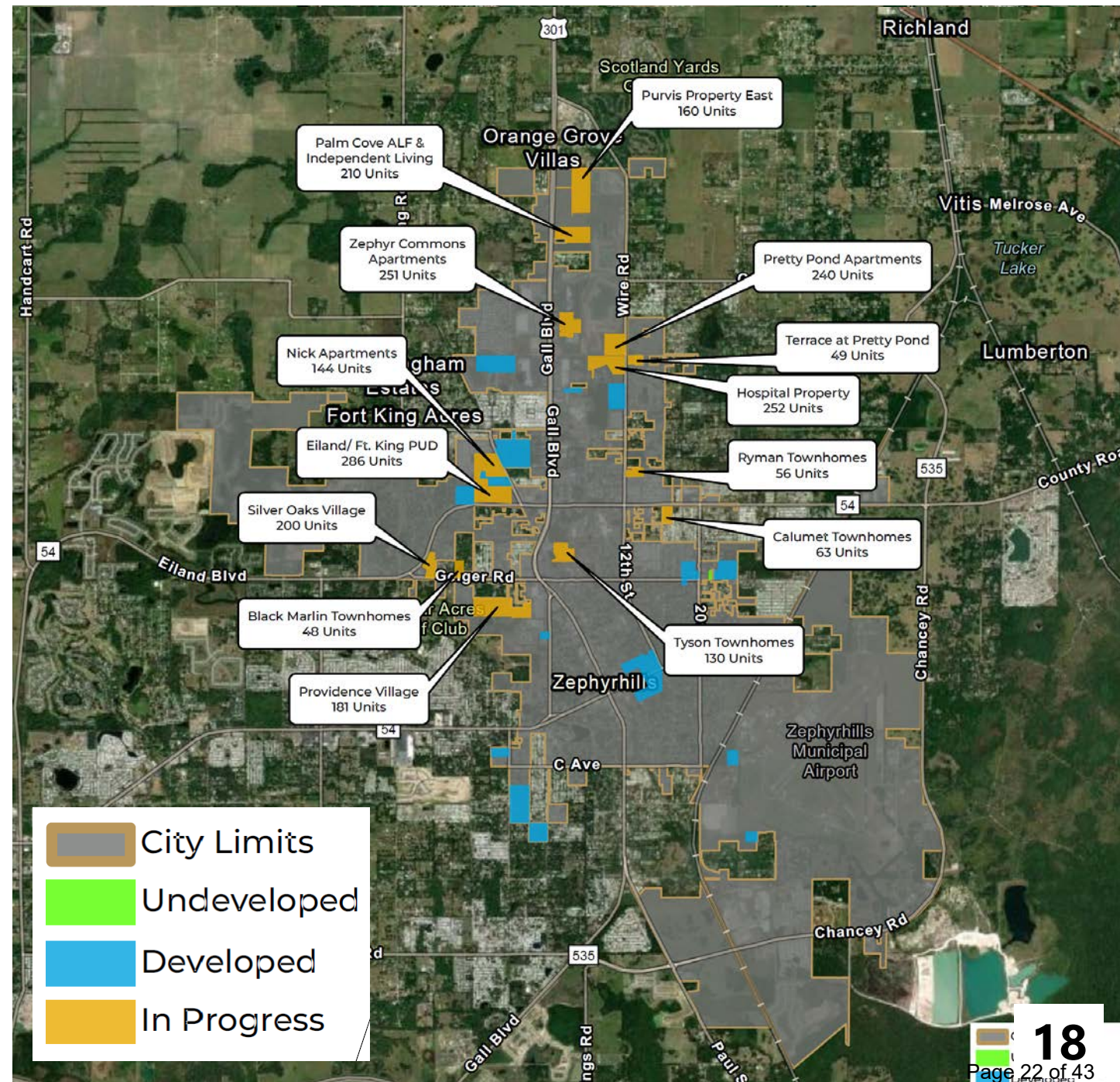
30%	18,250	20,850	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		456	488	621	814	1,007	1,199
50%	30,450	34,800	39,150	43,450	46,950	50,450	53,900	57,400	60,830	64,306	761	815	978	1,130	1,261	1,391
80%	48,650	55,600	62,550	69,500	75,100	80,650	86,200	91,750	97,328	102,890	1,216	1,303	1,563	1,807	2,016	2,224
120%	73,080	83,520	93,960	104,280	112,680	121,080	129,360	137,760	145,992	154,334	1,827	1,957	2,349	2,712	3,027	3,339
140%	85,260	97,440	109,620	121,660	131,460	141,260	150,920	160,720	170,324	180,057	2,131	2,283	2,740	3,164	3,531	3,895

% of
AMI

Household
income

Affordable
rent (max)

R-4 Parcels & Development Status





The City can apply multifamily housing standards to new developments under the Live Local Act.

Live Local Act (SB 102)

Increase affordable housing opportunities for local workforce

Multifamily rental units only

Applicable zones: Commercial, industrial & mixed-use

Preempts zoning, density & height regulations

40%: Minimum units reserved for households with incomes of up to 120% of the Area Median Income

Density: Maximum allowed by City

Height: Maximum allowed by City within 1-mile radius



R-4 Multifamily Zoning District

Multifamily use is “by right”

Permitted use

Standards (maximums):

Density: 20 units/acre

Height: 30 feet

Multifamily use is conditional

Conditional use

Standards (maximums):

Density: 20 units/acre

Height: 5 stories



Questions?



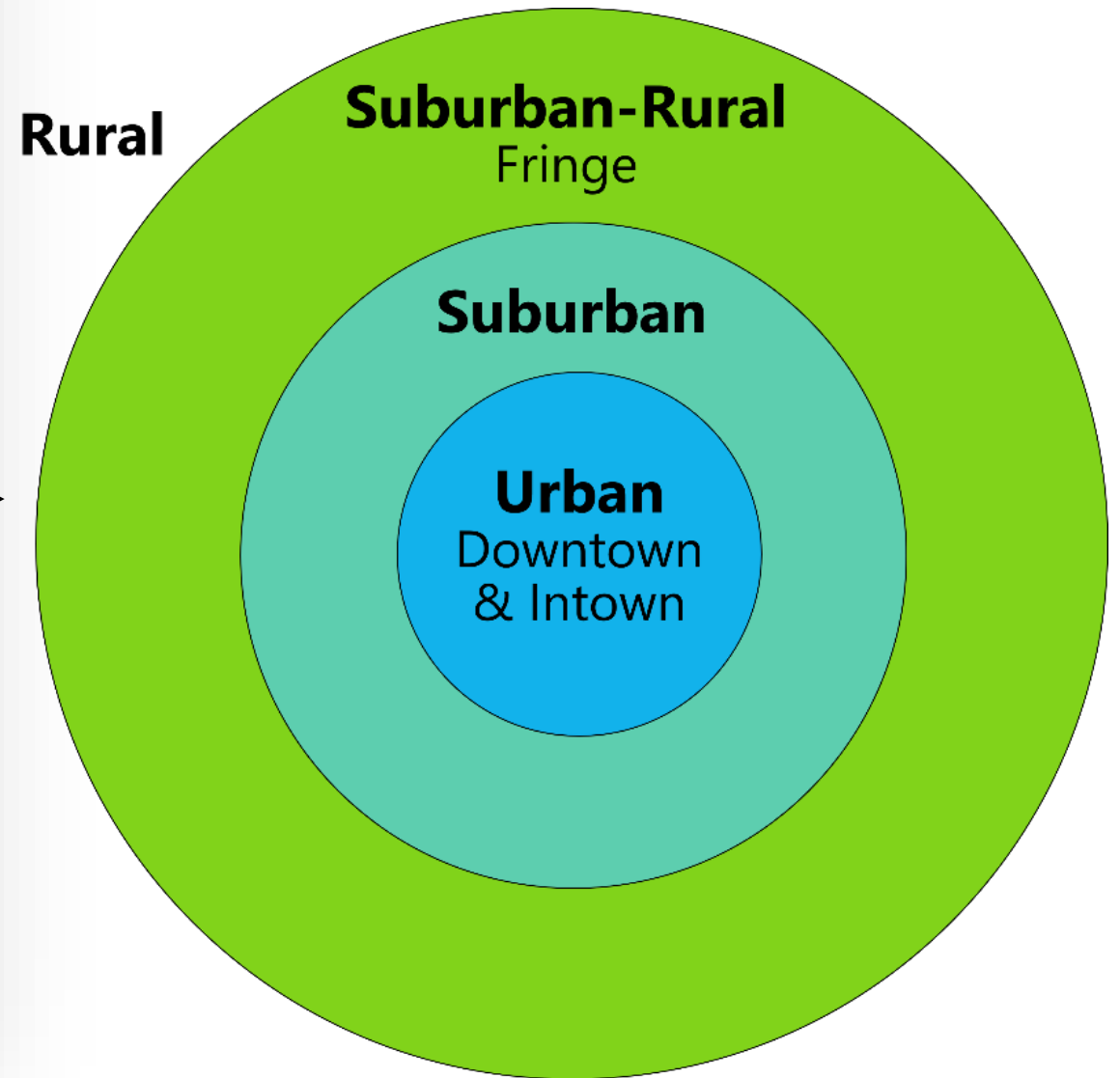
04

Strategy Ideas

PLANZEPHYRHILLS 2035

Issue: Compatible Location & Design

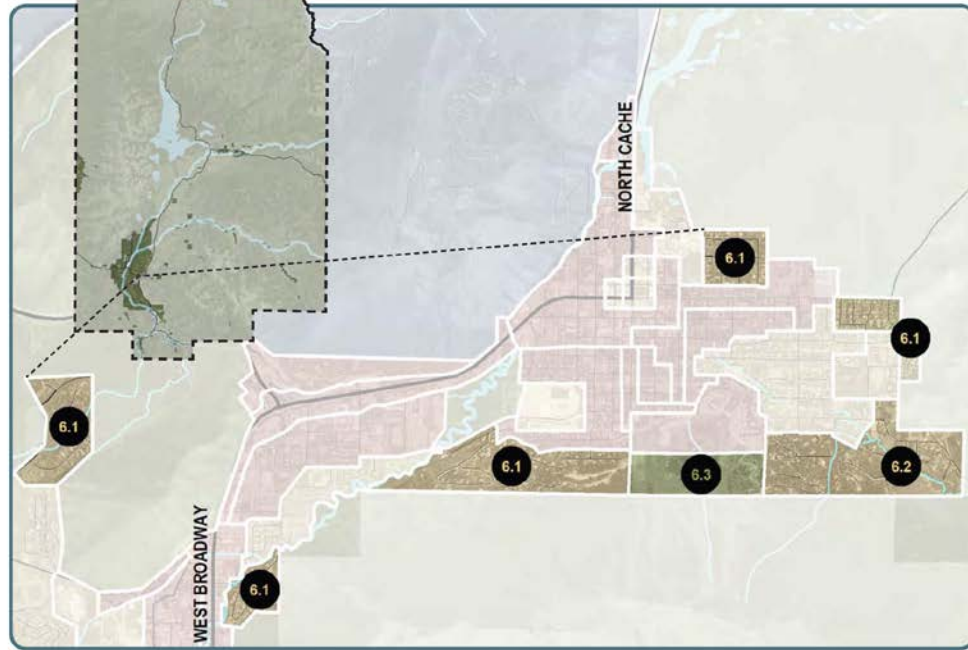
- Community character differs by context
- Availability of public services/infrastructure also vary by location





the urban to rural transect

District 6: Town Periphery



Complete Neighborhood + Rural Area Chart

	DEFINITION	EXST.	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	☐	☒	Single family homes; interface between urban and rural
	Public Utilities	☒	☒	Water, sewer, storm sewer
	Quality Public Space	☒	☒	Public lands
	Variety of Housing Types	☐	☐	Single family detached
	Walkable Schools, Commercial + Recreation	☐	☐	START, schools, parks, pathways over typical ¼ to ½ mile
	Connection by Complete Streets	☐	☒	Alternative transportation a priority on collector streets only
RURAL	Viable Wildlife Habitat + Connectivity	☒	☒	Flat Creek and Cache Creek enhancements, wildlife permeability
	Natural Scenic Vistas	☐	☒	Forested hillsides
	Agricultural + Undeveloped Open Space	☒	☒	Snow King hillside
	Abundance of Landscape over Built Form	☒	☒	Maintain current character
	Limited, Detached, Single family Res. Development	☒	☒	
	Minimal Nonresidential Development	☒	☒	

Legend: ☒ Generally Present; ☐ Partially Present; ☐ Generally absent

IV-48

Strategy: Establish context-based PLACE TYPES

- Host community workshops
 - *Where should we grow?*
 - *How shall we grow?*
- Create PLACE TYPES for distinct locations in the city
 - Current context
 - Community aspirations
- Engage community for feedback



Strategy: Apply design standards to multifamily development

- Building typologies & standards correspond to PLACE TYPES
 - Density ranges
 - Dimensional standards
 - Façade attributes
 - Building placement & landscape
 - Public realm standards/guidelines (streetscape)
 - Vehicular access

Strategy: Conservation Subdivisions & Transfer of Development Rights

- Designed to preserve valued green spaces on a site while providing for slightly higher densities on a portion
- Combined with TDRs provides an incentive for conservation while protecting rural areas from sprawl & incentivizing infill & redevelopment infrastructure exists

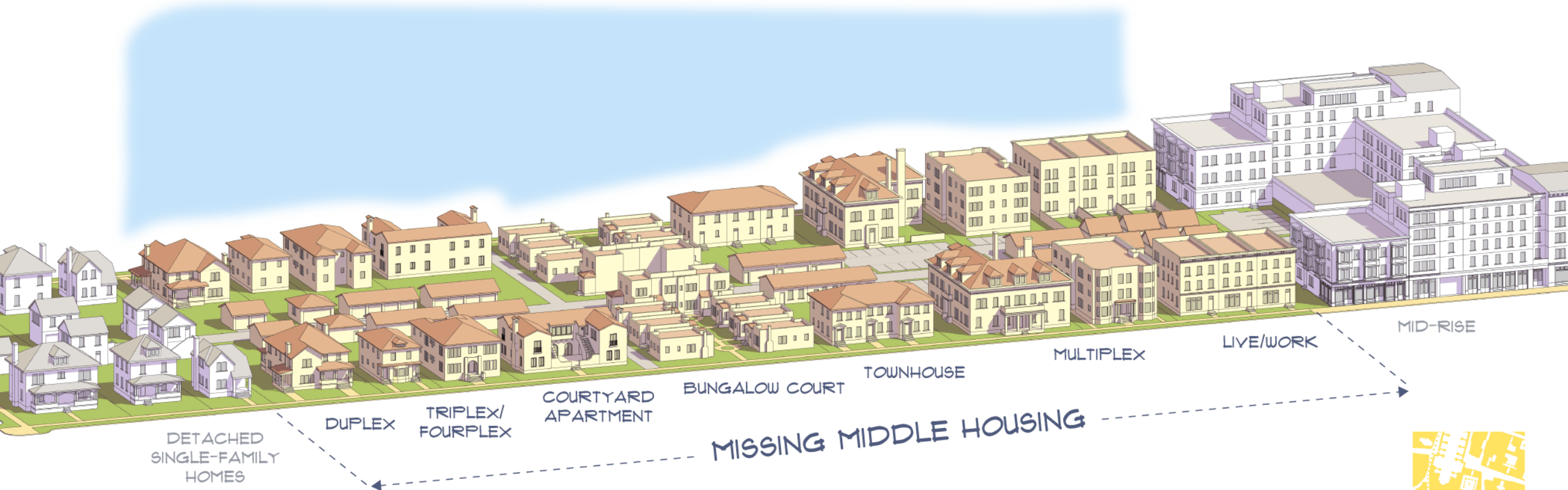




Issue: Housing Choices & Affordability



Strategy: Missing Middle Housing



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ISSUE: Multifamily Impact on Traffic

FACTORS:

- Location & accessibility
- Single-use vs. mixed-use development
- Walk & bike-friendly design
- Proximity to public transportation
- Network (grid vs super block)
- Impact on local & regional traffic patterns

An aerial, isometric-style illustration of a modern urban development. The scene features a mix of architectural styles, including multi-story apartment buildings with balconies, commercial-style buildings with large windows, and smaller residential structures. Extensive parking lots are interspersed throughout the development. The area is landscaped with numerous trees, including palm trees, and green spaces. The overall color palette is warm, with a yellowish-green tint. The text 'STRATEGIES: Multifamily Impact on Traffic' is overlaid on the left side of the image.

STRATEGIES: Multifamily Impact on Traffic

PLANNING & POLICY:

- Complete, Connected Communities
- Local jobs-housing balance
- Multimodal Mobility Plan

SHORT-TERM ACTIONS:

- CIP sidewalk projects
- Systems Management & Operations Improvements
- Advocacy for MPO/FDOT projects

STRATEGY ACTION 1

Develop Comprehensive Plan Policies

- Establish **Place Types** & policies to guide/direct development decisions through 2035
 - Location
 - Extent
 - Densities
 - Compatibility measures
 - Foundation for **Complete, Connected Communities**
- Consider **Mobility Plan** recommendations

Incl.
Missing
Middle
Housing





STRATEGY ACTION 2

Tailor the Land Development Regulations

Functional & aesthetic aspects of multifamily developments to **implement the Comprehensive Plan policies**

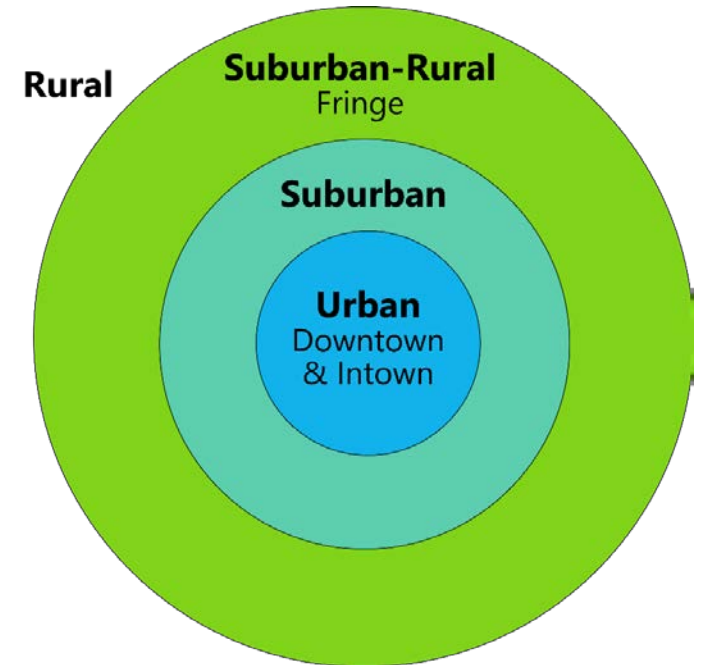


- Net density
- Building height
- Setbacks from property lines
- Landscape buffers
- Minimum landscaping
- Tree protection
- Parking placement
- Impervious surface
- Stormwater retention
- Other

STRATEGY ACTION 3

Align Public Investments w/ Growth Vision

- Consider fiscal impact of growth
- Reinvest in areas with existing infrastructure
- Support community vision
 - CRA Redevelopment Plan
 - Relmagine Gall Blvd Regulating Plan & FBC
 - US 301 N Land Use & Transportation Vision
- Incorporate results from public workshops
 - *Where shall we grow? How shall we grow?*
- Establish priorities for capital improvements (CIP)



A large, orange, cloud-shaped speech bubble hanging from a black string. The word "Feedback?" is written in white, bold, sans-serif font in the center of the bubble. In the background, several other similar speech bubbles in various colors (blue, green, yellow, red, teal) are visible but out of focus.

Feedback?



05

Discussion & Direction

PLANZEPHYRHILLS 2035



How can we...

1 Innovatively address demand for **diverse & attainable housing options**...

2 That **blend seamlessly with** existing or envisioned **community character**...

3 And align with community's goals for **sustainability & resiliency**?



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Thank You!