



**CITY COUNCIL  
ZEPHYRHILLS, FLORIDA**

**Monday, January 26, 2026  
6:00 PM**

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

<https://meet.goto.com/855960693>

**or dial in using your phone:**

**+1 (646) 749-3122- Access Code: 855-960-693**

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

**Zephyrhills  
City Hall**

**Council  
Chambers**

Call to Order — Council President Charles E. Proctor

Roll Call — City Clerk Ricardo Quiñones

Invocation — Jackie Boges, Senior Code Support Specialist

Pledge of Allegiance —

**CITIZEN COMMENTS**

**MAYOR**

- 1 Swearing in of Officer Keenan Mullins

**1. CONSENT ITEMS**

- 1.1 City Council Meeting Minutes - January 12, 2026
  1. 01.12.2026 CCM Minutes
- 1.2 Interlocal Agreement No. **55-2026-02** with Pasco County Tax Collector for Non-Ad Valorem Assessment (Stormwater)
  1. ILA with Tax Collector

- 1.3 Interlocal Agreement No. **55-2026-03** with Pasco County Property Appraiser for Non-Ad Valorem Assessment (Stormwater)
  1. ILA with Property Appraiser
- 1.4 Razorback Task Order for the Sludge Press Conveyor-Utilities **[41-25-14]**
  1. (Razorback LLC) City of Zephyrhills - Sludge System and Wells (Screw Press Conveyor) (2)
  2. 41-25-14 - RAZORBACK (1)

## 2. PUBLIC HEARING

- 2.1 Ordinance Amending Cremains Area Marker Dimensions  
 Second Reading Ordinance No. 1511-26 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING SECTION 94.06 – INSTALLATION, MARKERS, MONUMENTS OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES; REVISING AND STANDARDIZING CREMAINS AREA MARKER DIMENSIONS; ELIMINATING THE “NEW SECTION (18×18 SPACES)” CATEGORY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. "**
  - A. Council President opens Public Hearing
  - B. Council President closes Public Hearing
  - C. City Council considers Ordinance No. 1511-26 on the Second Reading.
  1. Ordinance 1511-26 Amending Oakside Cemetery Marker dementions

## 3. BUSINESS ITEMS

- 3.1 February 5, 2026 Municipal Association of Pasco (MAP) Meeting - New Port Richey  
**RESOLUTION NO. 865-26 " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE. "**
  1. Resolution 865-26 Participation in 02-05-2026 MAP Meeting
- 3.2 Certified Recovery Residences  
 First Reading Ordinance No. 1512-26 " **AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, CREATING CHAPTER 75 - CERTIFIED RECOVERY RESIDENCES, OF THE CODE OF ORDINANCES; ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE. "**
  1. Ordinance 1512-26 Certified Recovery Residences
- 3.3 Tree Ordinance  
 First Reading Ordinance No. 1513-26 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING PART 7.06.00. LANDSCAPING. - OF THE LAND DEVELOPMENT CODE; ESTABLISHING PART 7.06.05. PROTECTION AND REGULATION OF TREES; REPEALING CHAPTER 100. TREES FROM THE CODE OF ORDINANCES; PROVIDING**

**FOR REPEALER, CONFLICT SEVERABILITY, INCLUSION INTO THE CODE AND AN EFFECTIVE DATE. "**

1. Landscape and Tree Preservation Ordinance Update
2. Ordinance 1513-26 Tree Ordinance Amendment
3. Ordinance 1513-26 Tree Ordinance Amendment - Exhibit A

4. PUBLIC WORKS DIRECTOR'S REPORT

- 4.1 City Yard Guaranteed Maximum Price (GMP) [37-24-09]
  1. GMP Zephyrhills Fleet Maintenance 12.19.25

5. CITY MANAGER'S REPORT

- 5.1 **Commandoughs Special Event Application(co-sponsored through Vets Feeding Vets Inc) Requesting Approval For A Wetzone/Alcohol Use-** Commandough's is having their 10yr anniversary celebration on 2/7/26 and is requesting to use the section of 15th Ave(City Street) between Gall Blvd and 6th Street as an area for a wetzone and to have vendor stationed.
  1. Commandoughs Street Closure Wetzone Area
  2. Commandough's Special Event Application
  3. Non Profit Information

**MAYOR ANNOUNCEMENTS**

**CITY MANAGER ANNOUNCEMENTS**

**CITY ATTORNEY ANNOUNCEMENTS**

**CITY COUNCIL COMMENTS**

6. NOTED ITEMS

- 6.1 MLK Proclamation 2026
  1. 2026 MLK

**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.**

## **CONSENT ITEMS**

### **1.1**

City Council Meeting Minutes - January 12, 2026

**Issue:**

A regular City Council Meeting was held on January 26, 2026

**Background:**

Minutes from that meeting were taken for review by City Council

**Attachment(s):**

1. 01.12.2026 CCM Minutes

**Fiscal Impact:**

N/A

**Staff Recommendation:**

Staff recommends approval of meeting minutes

## REGULAR CITY COUNCIL MEETING

Page 1 of 3

A Regular City Council Meeting was held on January 12, 2026 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Council President Charles E. Proctor called the meeting to order at 6:01 PM

Roll call was taken. Present were members Lance Smith, Ken Burgess, Charlie Proctor, Jodi Wilkeson, Steve Spina and Mayor Melonie Monson. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: Public Works Director Shane LeBlance, Building Official Calvin Switzer, Airport Manager Nathan Coleman, IT Director Mike Panak, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Utilities Director John Bostic III, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Lieutenant Matthew Hillen and City Clerk Ricardo Quiñones.

The Invocation was led by Rodney Corriveau, Principal Planner

The Pledge of Allegiance followed.

### **CITIZEN COMMENTS**

Penny Wickstrom, 39146 Otis Allen Rd Lot 205, addressed Council regarding persistent odors and fumes associated with Lift Station 37, stating that the conditions have made her home uninhabitable. Several additional residents spoke in support, including Glen (Lot 199), Jean (Lot 216), Patrick Schmit (Lot 204), Joanne Chenard (Lot 157), and Doris Cheney (Lot 186), all citing ongoing odor issues since the lift station became operational in June 2025. City Manager Poe stated that Staff is aware of the issue and is actively working to identify and resolve the cause. Staff explained that the issue involves gas and fume migration, particularly affecting Lots 204 and 205. Council asked questions regarding testing, timelines, and prior conditions, and Staff responded that no dangerous gas levels have been detected but that multiple mitigation approaches are being evaluated. Council requested an update at the January 26, 2026 meeting and asked that representatives from Jones Edmunds be present.

David Gratz, 5914 8th Street, spoke in opposition to the City's use of Flock Safety cameras, expressing concern over data collection and privacy. Lt. Hillen of the Zephyrhills Police Department explained that the cameras capture vehicle license plates and identifying vehicle characteristics, that the data is subject to public records laws, and that similar systems are widely used by other jurisdictions.

### **MAYOR**

1 Arbor Day Proclamation 2026

Mayor Monson read and presented the Arbor Day Proclamation to Beverly Jones of the Garden Club.

2 Employee of the Year - 2025

City Manager Poe presented the 2025 Employee of the Year Award to Officer Seth Healy. Officer Healy was away for training during the annual Christmas party this would normally have been given. Officer Healy is also the 2025 Police Employee of the Year.

### **1. CONSENT ITEMS**

- 1.1 City Council Meeting Minutes - December 08, 2025
- 1.2 Purchase of Recycling Carts
- 1.3 Purchase of new Vehicle for the Wastewater Division
- 1.4 Purchase of Materials for the Meter Change Out Program
- 1.5 Water Smart Renewal 41-2026-02
- 1.6 Utility Service Agreement 45-2026-01 for Belinda Lapointe & Brenda Marchesseault (39336 REDHILL DRIVE)
- 1.7 Task Order to InsituForm Technologies for Gravity Sewer Line Rehabilitation.
- 1.8 Task Order to RCM Utilities for Manhole Rehabilitation [41-25-13]
- 1.9 Additional Work to Vortex for Gravity Sewer Lining [41-25-26]
- 1.10 Amendment #4 to the Jones Edmunds 22-02 Northside Lift Station and Force Main Task Assignment [37-21-03]
- 1.11 Amendment 2 to DEO Grant Agreement HL258 (24-24-03), Zephyr Park Improvements
- 1.12 Amendment 2 to FDEP Grant Agreement LPA0407 (24-23-02), Kossik & Fort King Road Sewer Main/Water Main Extension

**REGULAR CITY COUNCIL MEETING**

Page 2 of 3

*Steven Spina motioned to approve the Consent Items as presented. Seconded by Kenneth Burgess. Motion passed unanimously.*

**2. FINANCE DIRECTOR'S REPORT**

2.1 Post-Funding Report - Bonds

Finance Director Ted Beason introduced Jeff Larson, the City's Financial Advisor, who presented the post-funding bond report. Discussion included clarification on bond types, interest rates, and the City's credit rating, as well as the option to refinance in approximately nine years.

**3. BUSINESS ITEMS**

3.1 Temporary License Agreement No. 55-2026-01 -ROMP 86 Replacement SWF No. 13020-002

City Staff presented a temporary license agreement related to ROMP 86 replacement activities. SWFWMD will use it to monitor groundwater within the Hillsborough Basin. The agreement duration was clarified as 50 years.

*Steven Spina motioned to approve Agreement No. 55-2026-01. Seconded by Lance Smith. Motion passed unanimously.*

3.2 Ordinance Amending Cremains Area Marker Dimensions

First Reading Ordinance No. 1511-26 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING SECTION 94.06 INSTALLATION, MARKERS, MONUMENTS OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES; REVISING AND STANDARDIZING CREMAINS AREA MARKER DIMENSIONS; ELIMINATING THE "NEW SECTION (18x18 SPACES)" CATEGORY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE.** "

City Attorney Maggard read the ordinance by title. Staff explained that the ordinance revises and standardizes cremains area marker dimensions and eliminates the "new section" category. Council discussed the number of affected plots and implementation details. Staff will bring answers to these questions at the next meeting.

*Steven Spina motioned to approve Ordinance 1511-26 on first reading. Seconded by Kenneth Burgess. Motion passed unanimously.*

**4. PUBLIC WORKS DIRECTOR'S REPORT**

4.1 Annual Street Resurfacing Piggyback Agreement 41-2026-01 with Sumter County

Public Works Director Shane LeBlanc presented the annual resurfacing plan. Council asked questions regarding transitions between dissimilar paving materials and the timing of pavement marking refreshes.

*Steven Spina motioned to approve the Street Resurfacing Agreement 41-2026-01. Seconded by Jodi Wilkeson. Motion passed unanimously.*

**MAYOR ANNOUNCEMENTS**

Mayor Monson shared observations regarding recently installed playground equipment, lighting conditions, and park signage visibility at night. She noted concerns at the intersection of Fort King Road and U.S. 301 and stated that the City's sign ordinance is currently under review.

**CITY MANAGER ANNOUNCEMENTS**

City Manager Poe announced that State Road 54 will become County Road 54. There will be lane closures January 26 through January 30 from 7am to 5pm. He also announced Pasco County is opening a Cold Weather Shelter on January 15 & 16 and provided reminders regarding Legislative Action Days January 26 through January 28.

**CITY ATTORNEY ANNOUNCEMENTS**

NONE

**CITY COUNCIL COMMENTS**

Kenneth Burgess - Emphasized the importance of resolving the Waters Edge lift station odor issue.

**REGULAR CITY COUNCIL MEETING**

Page 3 of 3

Steven Spina - Inquired regarding the timing of the future Tree Ordinance. Discussion followed regarding the need to balance preservation goals with real-world examples. Staff will bring the Tree Ordinance to the next meeting.

Jodi Wilkeson - NONE

Lance Smith - Echoed the importance of the Tree Ordinance and resolving the Waters Edge issue. Mr. Smith noted how we take care of a problem is going to dictate how good a job we are doing.

Charles Proctor - Reiterated the importance of resolving the issue at Waters Edge.

ADJOURN 7:38 PM

Submitted by Ricardo Quiñones

## **CONSENT ITEMS**

### **1.2**

Interlocal Agreement No. **55-2026-02** with Pasco County Tax Collector for Non-Ad Valorem Assessment (Stormwater)

**Issue:**

Approval of a written agreement with the Pasco County Tax Collector to collect non-ad valorem assessments on the 2026 tax roll, as required by Florida Statute Chapter 197.3632(2).

**Background:**

Resolution 864-25 was adopted authorizing the City to impose non-ad valorem assessments. Florida law mandates that a formal agreement be executed between the local governing board and the Tax Collector before such assessments can be included on the tax roll. The Tax Collector has provided the original contract and requested two signed copies be returned by March 1, 2026.

**Attachment(s):**

1. ILA with Tax Collector

**Fiscal Impact:**

There is no direct cost to execute the agreement.

**Staff Recommendation:**

Staff recommends approval of the Interlocal Agreement as presented.

**INTERLOCAL AGREEMENT BETWEEN  
CITY OF ZEPHYRHILLS  
AND THE PASCO COUNTY TAX COLLECTOR  
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

**THIS INTERLOCAL AGREEMENT** (the "Agreement"), made and entered into in duplicate this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the **CITY OF ZEPHYRHILLS**, a Florida municipal corporation (hereinafter the "City"), whose address is 5335 8th Street Zephyrhills, FL 33542, and the **PASCO COUNTY TAX COLLECTOR**, a constitutional officer of the state of Florida (hereinafter the "Tax Collector"), whose address is 14236 6th Street, Dade City, Florida 33523.

**WITNESSETH:**

WHEREAS, the City is authorized to impose special assessments for non ad valorem assessments and by Resolution Number 864-25 adopted the 8th day of December, 2025, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of assessments (hereinafter referred to as the "Uniform Collection Method"), as authorized by Section 197.3632 and Section 190.011(14), Florida Statutes for the notice, levy, collection and enforcement of the annual Stormwater Utility assessments; and

WHEREAS, the Uniform Collection Method, with its enforcement provisions, including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is believed to be a fairer methodology to collect non ad valorem assessments from a delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the Uniform Collection Method is believed to be a more efficient manner of collection due to the fact that the assessment will be placed on the tax notice issued by the Tax Collector, thereby hopefully producing positive economic benefits to the City; and

WHEREAS, the Uniform Collection Method is believed to eliminate confusion and to

promote local government accountability; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the City shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

WHEREAS, Section 197.3632(7), Florida Statutes, provides that the City shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the City's non ad valorem assessments roll with the ad valorem tax roll to produce the annual tax notice; and

WHEREAS, Section 197.3632(8)(c), Florida Statutes, provides that the City shall compensate the Tax Collector pursuant to the provisions of Section 192.091(2)(b)(2), Florida Statutes, or the Tax Collector at its option shall be compensated for collecting its non ad valorem assessments based on the actual costs of collection, whichever is greater.

NOW, THEREFORE, for and in consideration of the foregoing as well as the mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

## ARTICLE I

### Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect, and enforce the collection of, those certain non ad valorem assessments levied by the City; and to include compensation by the City to the Tax Collector, pursuant to Section 197.3632(8)(c), Florida Statutes, for any costs involved in separate mailings because of non merger of any non ad valorem assessment roll as certified by the City, pursuant to Section 197.3632(7), Florida Statutes; and to address the reimbursement of the necessary administrative costs, including but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and

enforcement duties imposed upon the Tax Collector by the Uniform Collection Method, as provided in Section 197.3632(2), Florida Statutes.

## **Article II**

### Term

The Term of this Agreement shall commence on the date that this Agreement is executed by both parties hereto and shall continue through and end on December 31, 2027. Thereafter, this Agreement shall automatically be renewed for successive periods, not to exceed one (1) year each, unless the parties hereto, prior to December 31st of any year, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by said subsequent agreement. Notwithstanding the foregoing, the City shall inform the Tax Collector, as well as the Pasco County Property Appraiser and the Florida Department of Revenue, by January 10th, in any calendar year if the City intends to discontinue using, in the following calendar year, the Uniform Collection Method of collecting the non ad valorem assessments referred to in this Agreement.

## **ARTICLE III**

### Compliance With Laws And Regulations

The parties hereto shall abide by all statutes, rules and regulations pertaining to the levy and collection of non ad valorem assessments, and any ordinances promulgated by City not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635,

Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated

pursuant to these statutes by the Department of Revenue.

## ARTICLE IV

### Duties and Responsibilities of the City

The City agrees, covenants and contracts to:

- (a) Be solely responsible for imposing and levying valid non ad valorem assessments.
- (b) Indemnify and hold Tax Collector harmless from any and all claims, liability, loss damage, expense, suits, judgments, counsel fees and/or costs relating to any imposition or levy by the City hereunder.
- (c) Compensate the Tax Collector pursuant to Section 197.3632(8)(c), Florida Statutes, as opted by the Tax Collector on an annual basis during the term of this Agreement.
- (d) Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable non ad valorem assessments by the Tax Collector under the new uniform law, pursuant to Section 197.3632(2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
- (e) Pay for or, alternatively, to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non ad valorem assessment roll certified by the City pursuant to Section 197.3632(7), Florida Statutes.
- (f) The City, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the new Uniform Collection Method pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of

Revenue thereunder.

(g) By July 7, of each calendar year, the Mayor of the City, or his/her designee, shall officially certify to the Property Appraiser the preliminary non ad valorem assessment roll for publication on the Notice of Proposed Property Taxes (also known as the TRIM Notice). The preliminary non ad valorem assessment roll must be submitted on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. Accompanying the preliminary non ad valorem assessment roll shall be public hearing information for inclusion on the Notice of Proposed Property Taxes. The City shall post the non ad valorem assessment for each parcel on the said non ad valorem assessment roll and shall exercise its responsibility that such non ad valorem assessment roll be free of errors and omissions. The City shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10<sup>th</sup> of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(h) By September 15<sup>th</sup> of each calendar year, the Mayor of the City, or his/her designee, shall officially certify to the Property Appraiser the final non ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The City shall post the non ad valorem assessment for each parcel on the said non ad valorem assessment roll and shall exercise its responsibility that such non ad valorem assessment roll be free of errors and omissions. The City shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10<sup>th</sup> of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar

year.

(i) The City agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Section 197.3632 and 197.3635, Florida Statutes, or its successor statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

(j) The City agrees that, as to any cost, fee or expense to be paid or reimbursed to Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the City.

## ARTICLE V

### Duties of the Tax Collector

(a) The Tax Collector shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non ad valorem assessments for the City pursuant to Section 197.3632 and 197.3635, Florida Statutes and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions, adopted by the City, so long as said ordinances and resolutions shall clearly state the City's intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of Section 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

(b) Tax Collector shall collect the non ad valorem assessments of City as certified no later than September 15, of each calendar year on compatible electronic medium, tied to the property identification number of each parcel, and in the format used by the Property Appraiser for

the ad valorem rolls submitted to the Department of Revenue and if free of errors or omissions.

(c) The Tax Collector agrees to cooperate with the City in the implementation of the Uniform Collection Method for collection and enforcing non ad valorem assessments pursuant to Section 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non ad valorem assessment roll that is not officially certified by the City by September 15th of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Department of Revenue.

(d) If the Tax Collector discovers errors or omissions on such roll, he may request the City to file a corrected roll or a correction of the amount of any assessment and the City shall bear the costs of any such error or omission.

(e) If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non ad valorem assessment or shall direct the City to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the City and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is effected, the City shall bear all costs associated with the separate mailing for the non ad valorem assessment that could not be merged, upon timely billing by the Tax Collector.

**ARTICLE VI**

Miscellaneous

(a) Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered or given when (i) actually received or (ii) signed for or "refused" as indicated on the postal service return receipt. Delivery may be by personal delivery, courier service, overnight courier, certified or registered mail, return receipt requested, addressed to the parties hereto at the respective addresses set out opposite their names below, or at such other addresses as they may hereafter specify by written notice delivered in accordance herewith:

To the Tax Collector: Pasco County Tax Collector  
Attn: Mike Fasano, or his successor  
P.O. Box 276  
Dade City, Florida 33526-0276

with a copy to: Pasco County Property Appraiser  
Attn: Mike Wells, Jr., or his successor  
P.O. Box 401  
Dade City, FL 33526-0401

To the City: \_\_\_\_\_  
Attn: \_\_\_\_\_  
\_\_\_\_\_, Florida \_\_\_\_\_

with a copy to: \_\_\_\_\_  
Attn: \_\_\_\_\_  
\_\_\_\_\_, Florida \_\_\_\_\_

(b) This Agreement may not be assigned by either party without the prior written consent from the non-assigning party.

(c) Waiver of breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this Agreement.

- (d) Time is of the essence of this Agreement and of each provision hereof.
- (e) In the event of litigation to enforce any part of this Agreement, the prevailing party shall be entitled to recover from the other party or parties a reasonable attorneys' fee (both at the trial and appellate levels) and costs.
- (f) The paragraph headings as herein used are for convenience or reference only and shall not be deemed to vary the content of this Agreement or the covenants.
- (g) This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. The designated venue for any action or lawsuit pertaining to this Agreement shall be the state courts located in Pasco County, Florida.
- (h) The parties hereto agree that they have had the opportunity to consult with their respective counsels in this matter and hereby acknowledge that both have sought and received the advice of their respective counsels in connection with the meaning and import of each provision of this Agreement. As a result, both parties hereby enter into this Agreement with full understanding of the terms and conditions contained herein.
- (i) This Agreement may not be amended, modified or revised unless in a written addendum signed by the authorized representatives of both parties. Any other attempt at amending, modifying or revising this Agreement shall be null, void and of no force or effect.
- (j) The parties hereto represent and warrant to the other that (a) they are duly organized, qualified and existing entities under the laws of the state of Florida, and (b) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.
- (k) If any clause or provision of this Agreement is found to be illegal, invalid, or unenforceable under present or future laws effective during the Term or any renewal period of this

Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby.

(1) This Agreement constitutes the sole and entire understanding between the parties hereto and supersedes all prior representations, agreements and understandings between the parties related to the subject matter hereof.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate for the uses and purposes expressed herein on the day and year first above written.

WITNESS:

**CITY OF ZEPHYRHILLS, FLORIDA,**  
a Florida municipal corporation

\_\_\_\_\_

By: \_\_\_\_\_  
Mayor/Councilperson

\_\_\_\_\_

\_\_\_\_\_  
Date

**"TAX COLLECTOR"**

**PASCO COUNTY TAX COLLECTOR,**  
a constitutional officer of the state of Florida

WITNESS:

\_\_\_\_\_

By: \_\_\_\_\_  
MIKE FASANO, TAX COLLECTOR

\_\_\_\_\_

\_\_\_\_\_  
Date

## CONSENT ITEMS

### 1.3

Interlocal Agreement No. **55-2026-03** with Pasco County Property Appraiser for Non-Ad Valorem Assessment (Stormwater)

**Issue:**

Approval of an interlocal agreement between the City of Zephyrhills and the Pasco County Property Appraiser to allow the use of the **uniform method for the levy, collection, and enforcement of non-ad valorem assessments**, including stormwater assessments.

**Background:**

Resolution 864-25 was adopted authorizing the City to impose non-ad valorem assessments. Florida law mandates that a formal agreement be executed between the local governing board and the Property Appraiser to reimburse necessary administrative costs associated with implementing the uniform method.

**Attachment(s):**

1. ILA with Property Appraiser

**Fiscal Impact:**

The City is responsible for reimbursing the Pasco County Property Appraiser for reasonable administrative costs associated with implementing the uniform method for non-ad valorem assessments. These costs are part of the normal administration of the City's stormwater assessment program and do not represent a new or unanticipated expense.

**Staff Recommendation:**

Staff recommends approval of the Interlocal Agreement as presented.

**INTERLOCAL AGREEMENT BETWEEN CITY OF ZEPHYRHILLS  
AND THE PASCO COUNTY PROPERTY APPRAISER  
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT made and entered into in duplicate this 20th day of January AD 2026, between City of Zephyrhills, A Florida municipal corporation, hereinafter referred to as "City," and Mike Wells in his official capacity as Property Appraiser of Pasco County, Florida, hereinafter referred to as the "Property Appraiser." For the purposes of this agreement non-ad valorem assessments and special assessments are hereinafter referred to as "non-ad valorem assessments."

WITNESSETH

WHEREAS, the City is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes; and,

WHEREAS, chapter 197, Florida Statutes, requires that the City enter into a written agreement with the Property Appraiser for reimbursement of necessary administrative costs incurred implementing the uniform method; and,

WHEREAS, the City and the Property Appraiser agreed to include the non-ad valorem assessments on the Notice of Proposed Property Taxes (also known as the Truth-in-Millage notice or TRIM) and,

WHEREAS, a separate agreement between the City and the Pasco County Tax Collector must be entered into that expresses the responsibility of the Pasco County Tax Collector and the District regarding the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes before this agreement becomes serviceable.

NOW, THEREFORE, in consideration of the mutual covenants and convictions herein set forth, the parties hereby agree as follows:

1. The City will impose non-ad valorem assessments using the uniform method of levy, collection, and enforcement under the provisions of chapter 197, Florida Statutes.

2. The City will be responsible for providing a copy of the non-ad valorem assessment roll to the Property Appraiser on compatible electronic medium.

3. Either party may terminate this agreement without cause upon giving the non-terminating party 30 days written notice prior to the effective date of determination. Notice of termination shall be sent by certified mail, return receipt requested, or shall be delivered in person with a sign proof of delivery.

Notice to the City shall be sent to: City of Zephyrhills  
5335 8<sup>th</sup> Street  
Zephyrhills, FL 33542

Notice to the Property Appraiser shall be sent to: Mike Wells  
Pasco County Property Appraiser  
PO Box 401  
Dade City, FL 33525-0401

A copy of any notice sent hereunder shall be sent to: Mike Fasano  
Pasco County Tax Collector  
PO Box 276  
Dade City, FL 33526-0276

4. Waiver of breach of any provision of this agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this agreement.

5. The term of this agreement shall commence on \*January 1, 2026, and shall automatically renew thereafter for subsequent periods not to exceed one (1) year each, unless terminated pursuant to Paragraph 3 of this agreement.

6. The parties shall abide by all Statutes, rules, and regulations pertaining to the levy and collection of non-ad valorem assessments, and any ordinances promulgated by the City not inconsistent with, or contrary to, the provision of chapter 197, Florida Statutes, or applicable statutes and any subsequent amendments to said Statutes. The Property Appraiser shall not be subject to or required to comply with any City ordinances, but shall comply only with applicable State laws and regulations.

7. The City shall be responsible for imposing non-ad valorem assessment pursuant to general and special law and all other applicable requirements relating to the establishment of non-ad valorem assessments, which are collected in the same manner as ad valorem taxes are collected.

8. The City further agrees that it will strictly follow and will be responsible for complying with the following procedures and conditions:

a. Using electronic data supplied by the Property Appraiser, the District shall determine and identify the names and addresses of the property owners, the descriptions, parcel numbers, and the amount of the assessment of the parcels subject to the non-ad valorem assessments under this agreement.

b. It will be solely at that City's expense and pursuant to the City's responsibility to develop and provide to the Property Appraiser, on electronic medium, a list of the parcels to be assessed.

c. The Property Appraiser, on the Property Appraiser's database, shall maintain the City's non-ad valorem assessment information.

d. The City shall meet the Property Appraiser's imposed deadlines and timetables as administered and determined by the Property Appraiser.

9. The Property Appraiser shall merge the non-ad valorem assessment information with the ad valorem information in such a way that property owners will receive a notice of non-ad valorem assessments on the notice of proposed property taxes in manner that will comply with section 197.3632, Florida Statutes.

10. In the event the Property Appraiser is named as a party or otherwise joined in litigation challenging non-ad valorem assessment(s) subject to this agreement, the Property Appraiser shall provide for his own legal representation and shall be entitled to reimbursement from the City for reasonable attorney fees and costs associated with such representation. Furthermore, the City shall indemnify the Property Appraiser against any claim, cause of action, or suit arising out of, or in connection with any claimed negligence action or inaction on the part of the City.

11. This agreement may not be assigned by either party without prior written consent from the non-assigning party.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

CITY OF ZEPHYRHILLS

BY: \_\_\_\_\_

Printed Name: Charles E. Proctor, Council President

Date: \_\_\_\_\_

PASCO COUNTY PROPERTY APPRAISER

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

## CONSENT ITEMS

### 1.4

Razorback Task Order for the Sludge Press Conveyor-Utilities [41-25-14]

**Issue:**

Replacement of the current conveyor system which has had major issues in the past.

**Background:**

The sludge press conveyor at the WWTP was built in 1999 and has operated effectively for quite some time, yet is inefficient and needs to be upgraded. In this time, the conveyor system had some issues that were fixed. Some time ago, a dangerous situation occurred where a PVC pipe exploded. This was repaired and even upgraded to a heavier duty pipe, but this has happened again on more than one occasion.

Additionally, the upper portion of the conveyor system does not allow the sludge from the press to fully utilize the semi-trailer capacity as it allows for only three discharge locations. The new system will allow us to use the entire capacity.

**Attachment(s):**

1. (Razorback LLC) City of Zephyrhills - Sludge System and Wells (Screw Press Conveyor)  
(2)
2. 41-25-14 - RAZORBACK (1)

**Fiscal Impact:**

The cost proposal from Razorback is for \$308,571.00. This includes a 5% contingency allowance.

Although the current budget states \$250,000.00 was requested, the department will find savings in other projects.

**Staff Recommendation:**

It is the staff's recommendation to the City Council to approve this item as presented.

# City of Zephyrhills - Screw Press Conveyor

Task Order Proposal #25-01377 | Proposal Date: 01/13/2026

Prepared by:

Matt Pisoni, Razorback LLC

[Matt@RazorbackLLC.com](mailto:Matt@RazorbackLLC.com)

Prepared for:

City of Zephyrhills

John Bostic III

[JBostic@ci.zephyrhills.fl.us](mailto:JBostic@ci.zephyrhills.fl.us)

813-780-0000 Ext. 3508

January 13th, 2026



# OUR CORE VALUES

## WHATEVER IT TAKES

Whether You Think You Can or Can't, You Are Right! There's no limit to what we can do. Create opportunity from challenges.

Figure it out.... there is always a way.

## PROFESSIONAL & PREPARED

Be an Expert. Know the answer before the question. Be passionate about the details and accountable in every way.

## BE AWESOME

It Starts With You. Empower and inspire everyone around you.

Your attitude determines your environment.

## GROW OR DIE

There's No Better Time Than Now. Whatever you are not changing you are choosing. If you want more, do more.

# TASK ORDER

## Scope:

- Design, fabrication, and erection of conveyor system to replace the existing piping system.

Line Item	Amount
Mobilization	\$30,402
General Conditions	\$40,302
Design and Fabrication	\$190,000
Equipment Removal and Installation	\$25,010
SubTotal	\$285,714
Payment & performance bond	\$8,571
<b>Total (Excludes contingency)</b>	<b>\$294,285</b>
Contingency allowance 5%	\$14,286
<b>Total (with contingency)</b>	<b>\$308,571</b>

**Pricing: \$308,571**



## GENERAL CONSTRUCTION CONTINUING SERVICES AGREEMENT

THIS GENERAL CONSTRUCTION CONTINUING SERVICES AGREEMENT (the "Contract"), made this 14 day of July 2025, between CITY OF ZEPHYRHILLS a Florida municipal corporation, having its principal office at 5335 8th Street, Zephyrhills, FL 33542 (hereinafter referred to as "CITY" or "Owner"), and Razorback, LLC, a Florida Limited Liability Company authorized to do business in the State of Florida, having its principal office at 177 Anclote Road, Tarpon Springs, FL 34689 (hereinafter referred to as "Contractor").

**WHEREAS**, CITY desires to obtain services as stated in the Request for Proposal RFP #2025-004 incorporated herein by reference from Contractor for assigned projects within the City of Zephyrhills, Florida (hereinafter referred to as "Professional Services-City Wide Continuing Service Projects") and issued RFP #2025-004 to find qualified professionals to fulfill the need for these services. Pursuant to Section 255.103(4), Florida Statutes, the total construction cost of each individual project shall not exceed \$7,500,000.00. Although the primary professional service sought by the contract is for general construction services, this Contract may cover other construction services if Contractor possesses the professional licensing and registration to legally perform these services. Further, Contractor may hire others who are properly licensed to perform construction services; and

**WHEREAS**, the Term of Contract is three (3) years after CITY approves the Contract, and CITY may, at its option, at a regular or special City Council meeting; renew this Contract at the end of the Term for an additional renewal term of two (2), three (3) year terms for a maximum term of nine years; and

**WHEREAS**, CITY retains Contractor, to perform the services described herein, and other required professional services on an "as needed" basis, as designated, authorized, and assigned by CITY, and CITY agrees to compensate Contractor for such services in accordance with this Contract; and

**WHEREAS**, it is the primary intent of this Contract to ensure that Contractor is available to provide services, in accordance with prior, mutually agreed upon conditions, and CITY has complied with all requirements of Section 287.055, Florida Statutes the "Consultants Competitive Negotiations Act," in the selection of Contractor and negotiations for this Contract; and

**NOW, THEREFORE**, CITY and Contractor, for and in consideration of the provisions, mutual promises, covenants and conditions hereinafter set forth or recited, agree as follows:

1. **Recitals.** The recitals in the WHEREAS clauses are incorporated by reference and made a part of this Contract.
2. **Incorporation of Request for Qualification and Response.** Request for Proposal (RFP) #2025-004 is incorporated into this Contract by reference. Contractor's response to the RFP is attached hereto and incorporated herein as Exhibit A.
3. **Scope of Services.**
  - (a) Contractor agrees to furnish and perform general construction services during design and construction phases of a Continuing Service Project ("Project" or "Task Assignment") in accordance with the terms and conditions set forth herein in accordance with generally accepted

professional standards to achieve a total cost to CITY which does not exceed the Project Budget. The scope of services (hereinafter referred to as "Basic Services") to be performed by Contractor under this Contract, to the satisfaction of CITY, shall be identified in Task Assignment. Contractor agrees to furnish and perform Basic Services and construction phase services as may be required in the specific scope of work and enumerated and described in the Task Assignment, in connection with Continuing Service Projects. Contractor further agrees to furnish and perform professional services not included as Basic Services (hereinafter referred to as "Additional Services"), when and if such Additional services are requested and authorized by CITY, in writing. The Hourly Labor Rates and Unit Rates for Basic and Additional Services is found in Exhibit B – Hourly Rate Schedule. No Additional Services shall be furnished by Contractor unless specifically requested and authorized by CITY in writing.

- (b) Continuing Service Projects shall be designed in accordance with all applicable Florida Statutes and the current City of Zephyrhills Ordinances in effect at the time this Contract is approved, or the work is performed.
4. **Project Construction Budget.** Contractor shall be provided with an individual Project Construction Budget for each Continuing Services Contract (Task Assignment). By accepting a Task Assignment, Contractor acknowledges that the Project Construction Budget is of the essence of this Contract and Contractor agrees to perform, in accordance with generally accepted professional standards.
- (a) Although CITY looks to Contractor for the responsibility of design meeting CITY's Project Construction Budget, CITY may hire a cost consultant to verify costs on specific projects. Contractor shall cooperate with the CITY's cost consultant by providing all necessary information for the preparation and updating of all estimates of construction costs throughout all phases of Continuing Service Projects.
  - (b) The Construction Budget shall be defined as the total budget identified for the construction of Continuing Service Projects.
5. **Time of Completion.** Contractor shall commence Basic Services upon receipt of the Notice to Proceed and a purchase order issued by CITY. Contractor shall include in its proposal a schedule for the successful and timely completion of the project. Project schedule shall include the proposed start date, substantial completion date, and final completion date. The schedule will be agreed upon in writing on a project by project basis. Contractor shall complete work in accordance with the schedule, it being understood that time is of the utmost importance in this Contract. Contractor shall accelerate performance of Basic Services and Additional Services in the manner reasonably directed by CITY, in the event CITY, in its sole discretion, determines that such acceleration is necessary to maintain the Schedule. If acceleration is required because of delays caused solely by Contractor, acceleration shall be at no cost to CITY. If acceleration is required because of delays partially caused by Contractor, the CITY will not compensate Contractor for the delay caused by Contractor; however, the cost associated with that portion of any such delay not caused by Contractor shall be compensated as an Additional Service.
6. **Fees.** CITY agrees to pay to Contractor for Basic Services, based upon Exhibit B – Hourly Rate and Unit Rate Schedule, Contractor will give CITY a detailed written proposal for the work, and shall identify the number of hours of work by category of workers performing the service. The

categories must accurately reflect the type of service to be performed, not merely the job description of the employee performing the service. No additional fee or compensation shall be payable to Contractor under this Contract for said services if the actual cost of construction or work to be designed by Contractor exceeds the proposal or budget.

- (a) Initiation of services shall be upon receipt of the Notice to Proceed and a purchase order basis, referencing a written proposal for services related to this Contract.
- (b) Invoices received by the CITY on or before the 20th of any month will be submitted for check release on or before the 25th of the following month.
- (c) The responsibility of Contractor for performing its obligation under this Contract and under the construction contract(s) is not relieved or affected in any respect by the presence of or inspection by employees or agents of CITY. Contractor agrees that the responsibility assumed by it for approving and certifying work for payment is not shared by an employee of CITY.
- (d) Contractor's fee for Additional Services will be computed in accordance with hourly rates as described in Exhibit B – Hourly Rate and Unit Rate Schedule.
- (e) Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract, and that Contractor has not paid or agreed to pay any person, company, corporation, individual, or firm other than bona fide employees working solely for Contractor, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Contract. For the breach or violation of this provision, CITY shall have the right to terminate this Contract without liability and, at its discretion, deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or other consideration.
- (f) The fee structure and hourly rates may be revised only by written Task Assignment, agreed to by both parties to this agreement.

7. **Ownership of Documents.** Contractor shall make available to CITY all reproducible copies of plans, drawings, specifications, ideas, concepts, designs, sketches, models, artwork, programs, software, reports, or other tangible work product produced, originally developed, or submitted to CITY by Contractor pursuant to this Contract (hereinafter referred to as the "Original Work Product").

- (a) Contractor shall deliver reproduced copies of all Original Work Product to CITY upon completion, unless it is necessary for Contractor, in CITY's sole discretion, to retain possession for a longer period of time. Upon early termination of Contractor's services, Contractor shall deliver all Original Work Product, whether complete or not. CITY shall have the right to use any and all work product. Contractor shall retain copies for its permanent records; however, the same cannot be used without CITY's prior express written consent. Contractor agrees not to recreate any designs, or any other tangible work product contemplated by or originally developed under this Contract, or portions thereof, which if constructions or otherwise materialized, would be reasonably identifiable with the tangible work product originally developed by Contractor.

- (b) CITY exclusively retains all ownership and manufacturing rights to all materials or designs developed under this Agreement. To the extent the Services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for CITY as the author, creator, or inventor thereof upon creation, and CITY shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Contractor shall assign to CITY, all rights without limitation, including the copyright with respect to such work.

8. **Insurance.**

- (a) Contractor shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 (this could be \$2,000,000 depending on the amount of the contract) Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the City of Zephyrhills as a named, additional insured, as well as furnishing the City of Zephyrhills with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed Contract. Said insurance coverages procured by Contractor/Vendor as required herein shall be considered, and Contractor/Vendor agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City of Zephyrhills, and that any other insurance, or self-insurance available to the City of Zephyrhills shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Contractor/Vendor as required herein.
- (b) Nothing herein shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.
- (c) If the Continuing Service Project includes: (1) construction of a new above-ground structure or structures, or (2) any addition(s), improvement(s), alteration(s), or repair(s), to an existing above-ground structure or structures, or (3) the installation of machinery or equipment into an existing structure or structures, the Contractor shall provide, in a policy acceptable to the City, "all risk" (i.e. Special Form) property insurance on any such construction, additions, machinery or equipment. The amount of the insurance shall be no less than the estimated replacement value at the time of the City's final acceptance of such new structures, addition(s), improvement(s), alteration(s), repair(s), machinery or equipment. The coverage shall not be subject to any restriction with respect to occupancy or use by the City and, subject to thirty (30) days' prior written notice to the City shall remain in full effect until final acceptance by the City. In addition, the City, the Professional, and the Contractor's subcontractors of any tier, shall be additional insureds on this policy. The insurance shall include a deductible no greater than one percent (1%) of the Contract amount, or \$25,000, whichever is smaller, for which the Contractor shall be responsible. The risk of loss whether insured or not shall remain with the Contractor until final acceptance. Upon request, Contractor shall furnish to the City complete copies of the insurance policy.
- (d) All such insurance required in paragraph (a) shall be with companies and on forms acceptable

to CITY, shall name CITY, and its agents, employees, and assigns as additional insured, except the policies shall provide that the coverage may not be reduced or canceled unless 30 days' prior written notice is furnished to CITY. Certificates of insurance and copies of all policies shall be furnished to CITY within 10 days of the date of this Contract. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required hereunder, without any lapse of coverage to CITY whatsoever.

- (e) Contractor will provide to CITY, within 10 days after the date of this Contract, (1) the original of the policy evidencing the existence of such insurance coverage, which CITY shall copy and return to Contractor within Seven (7) days, (2) proof acceptable to CITY that the premium for such policy for a period ending no earlier than 6 months after the date of this Contract has been paid in full by Contractor, and (3) a certificate of the insurer addressed to CITY evidencing the existence of such insurance coverage. Contractor will promptly renew, will keep and maintain in full force and effect, and will pay all premiums becoming due on said policy of insurance, and without request or demand Contractor will promptly provide proof thereof to CITY. If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, Contractor agrees to keep and maintain same in full force and effect for a period expiring not earlier than 12 months after construction of Continuing Service Projects is completed, and each such policy, or renewal or replacement policy, shall provide coverage for the acts and omissions of Contractor for all times subsequent to the date of this Contract.

9. **Representations.** Contractor hereby represents to CITY that:

- (a) It has the experience and skill to perform the services required to be performed by this Contract.
- (b) It shall provide and employ, in connection with the performance of such services, personnel qualified and experienced in their profession; it being understood that CITY may at any time require Contractor to remove, and Contractor shall immediately remove, any person employed in connection with the performance of the services who in the sole opinion of CITY is unfit for the proper performance of his/her duties.
- (c) It shall design to and comply with applicable non-conflicting federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Contract, and shall, if requested by CITY, provide certification of compliance with all registration and licensing requirements.
- (d) It shall perform said services in accordance with generally accepted professional standards in an expeditious and economical manner.
- (e) It is adequately financed to meet any financial obligations it may be required to incur under this Contract.
- (f) The designs, drawings, specifications, work, materials, processes of manufacture, methods of construction, and other services of Contractor shall not call for the use of nor infringe any patent, trademark, service mark, copyright, or other proprietary interest claimed or held by any person or business entity absent prior written consent from CITY and such other person.

10. **Expense Records.** Contractor agrees to keep and maintain all of its direct personnel expense records, consultant and subcontractor expense records, and other expense records, pertaining to Continuing Service Projects, and its record of accounts between Contractor and CITY pertaining to Continuing Service Projects, on a general recognized and acceptable accounting basis, and the same shall be available to CITY or its authorized representatives at all reasonable times for inspection and copying. The records and documentation shall be retained by Contractor for a minimum of three (3) years from the date of termination of this Agreement or the date the Task Authorization is completed, or such longer period of time as may be required by this Agreement or law, whichever is later. Contractor agrees to keep and maintain accurate time records to within the nearest one tenth of an hour for each time entry, of all work performed by employees of Contractor, and same shall be available to CITY or its authorized representatives at all reasonable times for inspection and copying.
11. **Termination, Suspension, Disputes, or Abandonment.** The City shall have the right to terminate this Agreement, in its sole discretion at any time, with or without cause, upon thirty (30) days written notice to Contractor. In such event, the City shall pay Contractor compensation for Services rendered prior to the effective date of termination. The City shall not be liable to Contractor for any additional compensation, or for any consequential or incidental damages.
  - (a) If Continuing Service Projects are terminated or suspended by CITY, CITY shall pay Contractor all fees which have become due and payable to Contractor for that portion of the work of Contractor properly completed prior to such abandonment or suspension, and CITY shall have no further obligation to Contractor for payment to Contractor of the remainder of its fees, unless and until Continuing Service Projects are resumed by CITY. Contractor, at the option of CITY, shall complete the services of Contractor under this Contract upon resumption by CITY of Continuing Service Projects, and Contractor shall in that event be entitled to payment of the remaining unpaid fees which become payable to it under this Contract, same to be payable at the times and in the manner specified in this Contract. In no event will any fee or part thereof become due or payable to Contractor under this Contract unless and until Contractor has attained and completed that stage of work where the same would be due and payable.
  - (b) In the event of any such suspension or termination without cause, CITY shall pay to Contractor only that portion of the fee and compensation hereunder for the Basic Services of Contractor which has become due and payable to Contractor under the provisions of this Contract, and the remainder of Contractor's fees under this Contract shall be cancelled. Additionally, CITY shall pay other necessary, unavoidable, and reasonable expenses incurred by Contractor as a result of such suspension or termination (such as canceling orders for equipment, material, or services). Unless CITY authorizes Contractor to the contrary, Contractor shall not perform any services and shall not be entitled to receive payment from CITY on account of any such services performed during the period of suspension or after termination. Upon receipt of notice from CITY that the suspension has been canceled, Contractor shall perform its remaining services in accordance with the terms of this Contract and Contractor shall be entitled to time extension equal to the period of suspension.
  - (c) If Contractor fails to comply with any term or condition of this Agreement, or fails to perform any of its obligation hereunder, then Contractor shall be in default. The City shall have the right to terminate this Agreement, in the event Contractor fails to cure a default within ten (10) business days after receiving Notice of Default. Contractor understands and agrees that

termination of this Agreement under this section shall not release Contractor from any obligations accruing prior to the effective date of termination.

12. **Assignability.** This Contract is for the personal services of Contractor and may not be assigned by Contractor in any fashion, whether by operation of law, or by conveyance of any type, including without limitation, transfer of stock in Contractor, without the prior written consent of CITY, which consent CITY may withhold in its sole discretion.
13. **Errors and/or Omissions.** Contractor shall be obligated and responsible to CITY for, reasonable damages and additional costs and/or expenses in connection with construction of or delay in construction of Continuing Service Projects or otherwise incurred, sustained, and/or paid by CITY to the extent caused by (1) negligent errors and/or omissions made by Contractor in the designs, drawings, specifications, work, materials, processes of manufacture, methods of construction, and other services pursuant to this Contract and the project's Scope of Services for Contractor, and (2) negligent acts or omissions on the part of Contractor in any designs, drawings, specifications, work, materials, processes of manufacture, methods of construction, and other services or in the performance of any other services under this Contract and the project's Scope of Services for Contractor. It is the intent of the parties hereto that Contractor be held to and accountable for a degree of professionalism that is customary in the industry and commercially reasonable and for accuracy in the performance of the services of Contractor under this Agreement. CITY will hold Contractor harmless for any loss or claim related to an error or omission caused by the negligence of the CITY.
14. **Subcontractors/Separate contractors.**
  - (a) Any proposed subcontractors shall be submitted to CITY for approval prior to Contractor entering into a subcontract agreement. Such approval by CITY shall not be unreasonably withheld. CITY shall not be liable to Contractor in any manner whatsoever arising out of the CITY's objection to a proposed subcontractor.
  - (b) Contractor shall coordinate the services and work product of any subcontractor and remain fully responsible for the professional quality, technical accuracy and the coordination of all designs, drawings, specifications, work, materials, processes of manufacture, methods of construction, and other services furnished by Contractor or its subcontractors, and Contractor shall review and approve any designs, drawings, specifications, shop drawings, submittals, work, materials, processes of manufacture, methods of construction, or other services produced or furnished by any subcontractors prior to submittal to CITY. Contractor shall correct or revise any of its errors or deficiencies in the designs, drawings, specifications, work, materials, processes of manufacture, methods of construction, and other services produced pursuant to this Contract and shall provide CITY with such corrected or revised designs, drawings, specifications, work, materials, processes of manufacture, methods of construction, and other services incorporating such corrections or revisions at its sole cost and expense.
  - (c) Any subcontractor agreement shall reflect the terms of this Contract and require the subcontractor, to the extent of the services to be performed by the subcontractor, to assume toward Contractor all the obligations which Contractor by this Contract assumes toward CITY, it being understood that nothing herein shall in any way relieve Contractor from any of its duties under this Contract.

(d) Contractor shall cooperate at all times with CITY, and cooperate and coordinate with, and incorporate the work product of, any separate contractor, in any fashion appropriate or necessary to facilitate the construction of Continuing Service Projects within the project's budget and schedule. In the event CITY so elects and upon written mutual consent (which consent shall not be unreasonably withheld), as evidenced by a Task Assignment to this Contract, Contractor shall accept any assignment of any agreement or contract CITY may have with any separate contractor.

15. **Indemnification.** Contractor shall defend, indemnify and hold harmless the City of Zephyrhills and all of the City of Zephyrhills's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of Contractor, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. Contractor recognizes the broad nature of this indemnification and hold harmless clause, as well as the agreement of a legal defense to the City of Zephyrhills when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the City of Zephyrhills in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve Contractor of its liability and obligation to defend, hold harmless and indemnify the City of Zephyrhills as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.

16. **Governing Law.** This Contract shall be construed in accordance with, and be governed by, the laws of the State of Florida, and any dispute, difference, claim or counterclaim between CITY and Contractor arising out of or in connection with this Contract which cannot be amicably resolved by the parties shall be submitted to the Circuit Court in and for Pasco County, Florida (or if the Circuit Court does not have jurisdiction over the subject matter, then to the court sitting in Pasco County which has subject matter jurisdiction) for trial and determination by the court sitting without jury. The parties agree and are encouraged to submit such disputes to non-binding mediation by a mediator who is certified in Florida in an effort to resolve issues in an expedient manner. The parties consent to the jurisdiction of such court and to the service of process outside the State of Florida pursuant to the requirements of such court, and they expressly waive the right to a jury trial.

17. **Entire Agreement.** This Contract, together with any other documents incorporated herein by reference, and all related exhibits and schedules, constitutes the sole and entire agreement of the parties to this Contract with respect to the subject matter contained herein and therein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter. In the event of any inconsistency between the statements in the body of this Contract, and the related exhibits, proposals, and schedules (other than an exception expressly set forth as such in the schedules), the statements in the body of this Contract shall control. No modification or amendments hereto shall be binding on either Party unless in writing and signed by both Parties.

18. **Evaluation.** Contractor will be evaluated by CITY during the Contract period, at intervals established by CITY, and at the end of the construction of Continuing Service Projects. The results of each evaluation will be considered as tools for the measurement of Contractor's past performance and may be included in the review process for future solicitations for services. A copy of the evaluation(s) will be provided to Contractor upon request.
19. **Independent Contractor.** Contractor has been procured and is being engaged by the City as an independent contractor, and not as an agent or employee of the City. Accordingly, Contractor shall not attain, not be entitled to, any rights or benefits under the Ordinances of the City, nor any rights generally afforded classified or unclassified employees of the City. Contractor further understands that Florida workers' compensation benefits available to employees of the City, are not available to Contractor. Therefore, Contractor agrees to provide workers' compensation insurance for any employee or agent of Contractor rendering services to the City under this Contract.
20. **Notices.** All notices, demands, correspondence and communication between the City and Contractor shall be deemed sufficiently given under the terms of this Agreement when delivered by personal service, faxed, or dispatched by mail or certified mail, addressed as follows:

To CONTRACTOR:

Razorback, LLC  
ATTN: Anthony Houllis  
177 Anclote Road  
Tarpon Springs, FL 34689

~~[Bidding@razorbackllc.com](mailto:Bidding@razorbackllc.com)~~

ANTHONY@RAZORBACKLLC.COM

To CITY:

City of Zephyrhills  
ATTN: City Manager  
5335 8<sup>th</sup> Street  
Zephyrhills, Florida 33542  
[wpoc@ci.zephyrhills.fl.us](mailto:wpoc@ci.zephyrhills.fl.us)

With copy to:

Matthew E. Maggard, Esq.  
Shumaker, Loop & Kendrick, LLP  
13134 US Highway 301  
Dade City, Florida 33525  
[mmaggard@shumaker.com](mailto:mmaggard@shumaker.com)

21. **MISCELLANEOUS PROVISIONS.**

- (a) The Contractor agrees that it shall not discriminate as to race, sex, color, creed, national origin, or disability, in connection with its performance under this Contract.

- (b) The continuing services to be provided by Contractor pursuant to this Contract shall be non-exclusive, and nothing herein shall preclude the City from engaging other firms to perform Services.
- (c) This Agreement shall be binding upon the Parties herein, their heirs, executors, legal representatives, successors and assigns.
- (d) The Contractor agrees to comply with and observe all applicable federal, state, and local laws, rules, regulations, codes and ordinances, as they may be amended from time to time.
- (e) All other terms and conditions set forth in the Contract Documents which have not been modified by this Agreement, shall remain in full force and effect.
- (f) In the event of any dispute arising under or related to this Agreement, the prevailing Party shall be entitled to recover all actual attorney fees, costs and expenses incurred by it in connection with that dispute and/or the enforcement of this Agreement, including all such actual attorney fees, costs and expenses at all judicial levels, including appeal, until such dispute is resolved with finality.
- (g) This Agreement may be executed in two or more counterparts, each of which shall constitute an original but all of which, when taken together, shall constitute one and the same Agreement.
- (h) The City may withhold any payment in an amount that is sufficient to pay the direct costs and expenses the City reasonably expects to incur to protect City from liabilities for which Contractor is responsible
- (i) The City reserves the right to audit the records of the Contractor covered by this Contract at any time during the provision of Services and for a period of three (3) years after final payment is made under this Contract.

22. **PUBLIC RECORDS. IF THE CONSULTANT/CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-780-0000, EXT. 3543 OR CITYCLERK@CI.ZEPHYRHILLS.FL.US OR CITY CLERK, CITY OF ZEPHYRHILLS, 5335 EIGHTH STREET, ZEPHYRHILLS, FLORIDA 33542.**

[The remainder of this page is intentionally left blank.]

IN WITNESS THEREOF, the above parties have executed this instrument, the name of each party being affixed and these present duly signed by its undersigned representative, pursuant to authority of its governing body.

**OWNER**

**CITY OF ZEPHYRHILLS, FLORIDA**


By: Charles E. Proctor  
Charles E. Proctor  
City Council President

ATTEST:  
By: Ricardo Quiñones  
Ricardo Quiñones, City Clerk  


**CONTRACTOR**

**RAZORBACK, LLC**

By: Anthony Houtlis  
Name: Anthony Houtlis  
Its: M&RM

ATTEST:  
By: Brooke Stamas  
Name: Brooke Stamas  
Its: CEO  


## **PUBLIC HEARING**

### **2.1**

Ordinance Amending Cremains Area Marker Dimensions

Second Reading Ordinance No. 1511-26 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING SECTION 94.06 – INSTALLATION, MARKERS, MONUMENTS OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES; REVISING AND STANDARDIZING CREMAINS AREA MARKER DIMENSIONS; ELIMINATING THE “NEW SECTION (18×18 SPACES)” CATEGORY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. ”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1511-26 on the Second Reading.

#### **Issue:**

City Council is requested to consider Ordinance No. 1511-26, which amends Section 94.06 of the City Code to revise and standardize cremains area marker dimensions at Oakside Cemetery.

#### **Background:**

City staff identified that these differing dimensional categories have created inconsistencies in application, customer understanding, and long-term maintenance. Ordinance No. 1511-26 updates Section 94.06 of the City Code to eliminate outdated or conflicting cremains marker categories and to clarify marker standards within the cemetery. The ordinance maintains existing family memorial and individual marker standards and provides clearer guidance for cremains area markers based on established cemetery sections.

#### **Attachment(s):**

1. Ordinance 1511-26 Amending Oakside Cemetery Marker dimensions

#### **Fiscal Impact:**

There is no fiscal impact associated with adoption of this ordinance.

#### **Staff Recommendation:**

Staff recommends approval.

**ORDINANCE NO. 1511-26**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING SECTION 94.06 – INSTALLATION, MARKERS, MONUMENTS OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES; REVISING AND STANDARDIZING CREMAINS AREA MARKER DIMENSIONS; ELIMINATING THE “NEW SECTION (18×18 SPACES)” CATEGORY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Zephyrhills owns and operates Oakside Cemetery and has established rules and regulations governing the placement and dimensions of grave markers; and

**WHEREAS**, City Council has determined that it is in the best interest of the citizens of the City of Zephyrhills to periodically update and standardize marker dimension requirements to ensure consistency, clarity, and improved maintenance within the cemetery; and

**WHEREAS**, the City Council finds that the cremains-area marker standards within Section 94.06 contain inconsistent dimensional categories, including “Old Section (12×12 spaces)” and “New Section (18×18 spaces),” and that uniformity across all cremains spaces is necessary for proper administration and upkeep; and

**WHEREAS**, the City Council desires to amend Section 94.06 to eliminate conflicting cremains marker categories and to adopt a single, uniform dimensional standard for cremains areas; and

**WHEREAS**, the City Council has conducted duly noticed public hearings as required by law.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Zephyrhills, Florida as follows:

**Section 1. Recitals.**

The above recitals are true and correct and are incorporated herein by reference as legislative findings.

**Section 2. Amendment to Section 94.06 – Installation, markers, monuments.**

Section 94.06(D) of the City of Zephyrhills Code of Ordinances is hereby amended to delete outdated cremains marker subsections and replace them with the following uniform dimensional table (additions underlined, deletions stricken), using the structure of Sec. 94.06 as codified:

**Sec. 94.06 – Installation, markers, monuments.**

*(D) Sizes and dimensions of markers are as follows:*

Family memorial	
Width	Not less than 14 inches and not more than 24 inches.
Length	Not less than 42 inches and not more than 72 inches.
Individual markers	
Width	Not less than 12 inches and not more than 18 inches.
Length	Not less than 24 inches and not more than 36 inches.
Cremains area markers	
<del>Old Section (Block 24, Lots 12 &amp; 13)</del>	
12 × 12 spaces	
Family memorial	
Width	Not more than 11 inches.
Length	More than 23 inches.
Individual markers	



## **BUSINESS ITEMS**

### **3.1**

February 5, 2026 Municipal Association of Pasco (MAP) Meeting - New Port Richey  
**RESOLUTION NO. 865-26 " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE. "**

**Issue:**

Florida Statutes 125.001 and 166.0213 authorize governing bodies to participate in joint meetings with the county or other local municipalities to discuss matters of mutual interest. It also states such meetings may be held at any appropriate public place with proper public notice. The attached Resolution No. 822-24 allows for Zephyrhills' participation in the February 1, 2024 joint meeting with the Municipal Association of Pasco (MAP).

**Background:**

Currently, the MAP meetings are held on the 1st Thursday of February, May, August, and November.

**Attachment(s):**

1. Resolution 865-26 Participation in 02-05-2026 MAP Meeting

**Fiscal Impact:**

N/A

**Staff Recommendation:**

Motion to approve Resolution No. 865-26 authorizing Council to participate in joint meetings with members of the Municipal Association of Pasco.

**RESOLUTION NO. 865-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Zephyrhills, Florida, and the Municipal Association of Pasco, which includes officials from Dade City, New Port Richey, Port Richey, San Antonio and the Town of St. Leo, desire to participate in a joint workshop to discuss matters of mutual interest; and

**WHEREAS**, Section 166.0213, Florida Statutes, authorizes the governing body of a municipality to meet and discuss matters of mutual interest with the governing body of the county within which the municipality is located or the governing body of another municipality; and

**WHEREAS**, Section 125.001, Florida Statutes, further states that such meetings may be held at any appropriate public place within the jurisdiction of any participating county or municipality, and requires that due public notice be provided within the jurisdiction of all participating municipalities and counties; and

**WHEREAS**, Section 166.0213, Florida Statutes, further requires that the governing body of a municipality must first adopt a Resolution or Ordinance authorizing participation in the joint workshop.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Zephyrhills, Florida, as follows:

**Section 1.** Pursuant to Section 166.0213, Florida Statutes, the City Council of the City of Zephyrhills, Florida, is hereby authorized to participate in a joint meeting with the Municipal Association of Pasco on February 5, 2026, 6:30 p.m., at New Port Richey Fire Station – 5220 Grand Blvd – New Port Richey, FL 34652.

**Section 2.** Notice of this meeting shall be duly advertised and official Association minutes shall be taken.

**Section 3.** This Resolution shall be effective upon adoption by City Council.

The foregoing Resolution No. 865-26 was passed in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 26<sup>th</sup> day of January, 2026.

Attest: \_\_\_\_\_  
Ricardo Quiñones, City Clerk

\_\_\_\_\_  
Charles E. Proctor, Council President

The foregoing Resolution No. 865-26 was approved by me this 26<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
Melonie Bahr Monson, Mayor

Approved as to legal form and legal content  
for the sole reliance of the City of Zephyrhills

\_\_\_\_\_  
Matthew E. Maggard, City Attorney

## **BUSINESS ITEMS**

### **3.2**

Certified Recovery Residences

First Reading Ordinance No. 1512-26 " **AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, CREATING CHAPTER 75 - CERTIFIED RECOVERY RESIDENCES, OF THE CODE OF ORDINANCES; ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE. "**

**Issue:**

**Background:**

**Attachment(s):**

1. Ordinance 1512-26 Certified Recovery Residences

**Fiscal Impact:**

**Staff Recommendation:**

**ORDINANCE NO. 1512-26**

**AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, CREATING CHAPTER 75 - CERTIFIED RECOVERY RESIDENCES, OF THE CODE OF ORDINANCES; ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Article VIII, Florida Constitution of 1968, and Chapter 166, Florida Statutes, the City of Zephyrhills has the authority to adopt regulations relating to Certified Recovery Residences; and

**WHEREAS**, the Florida Legislature has passed SB 954, which the Governor has signed into law, thus creating Chapter 2025-182, amending Chapter 397, Florida Statutes, pertaining to the certification of recovery residences; and

**WHEREAS**, the Florida Legislature has found that a person suffering from addiction has a higher success rate of achieving long-lasting sobriety when given the opportunity to build a stronger foundation by living in a recovery residence while receiving treatment or after completing treatment; and

**WHEREAS**, Section 397.487(15)(a), Florida Statutes, mandates each municipality and county in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

**WHEREAS**, this Ordinance is adopted for the purpose of compliance with Section 397.487(15)(a), Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AS FOLLOWS:**

**SECTION 1: RECITALS.**

The Whereas clauses above are true and accurate and are incorporated by reference and made a part of this Ordinance.

**SECTION 2: CERTIFIED RECOVERY RESIDENCES ORDINANCE.**

Chapter 159: Certified Recovery Residences. of the Code of Ordinances of the City of Zephyrhills is hereby created:

**CHAPTER 159. CERTIFIED RECOVERY RESIDENCES.**

Sec. 159-01. – Purpose.

The purpose of this section is to implement a procedure for processing, reviewing, and approving certified recovery residences within the City and requests for reasonable accommodations from any City land use regulation that serves to prohibit the establishment of a certified recovery residence, as the same is defined by Chapter 397, Florida Statutes.

Sec. 159-02. – Application.

(1) Submittal. A request by an applicant for the approval of a certified recovery residence, or for reasonable accommodation from any of the City’s land use regulations that serve to prohibit the establishment of a certified recovery residence, shall be submitted by the applicant, in writing, to the City’s Planning Department. Upon receipt of the applicant’s application, the City shall date-stamp the application and, if additional information is required, notify the applicant in writing within thirty (30) days after receipt of the application and allow the applicant at least thirty (30) days to respond.

(2) Final Determination. If the establishment of a certified recovery residence complies and is consistent with the City’s Code of Ordinances and other applicable law, approval of the application shall be rendered administratively by the City Manager or his/her designee. In the event the applicant requests reasonable accommodation from any of the City’s land use regulations, a final determination on the application shall be issued by the City Council in accordance with the terms set forth in this Section. In either event, a final determination on the application shall be issued within sixty (60) days after receipt of the completed application. If a final determination is not issued within sixty (60) days after receipt of the completed application, the request is deemed approved, unless the applicant and the City agree, in writing, to a reasonable extension of time. The final determination must:

- (i) Approve the request in whole or in part, with or without conditions; or
- (ii) Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

(3) Application Contents. An application submitted pursuant to this Section must include, at minimum, the following information:

- (i) The name and contact information of the applicant or the applicant’s authorized representative;
- (ii) The property address and parcel identification number; and
- (iii) A description of the accommodation requested and the specific regulation or policy from which relief is sought.
- (iv) Any other information requested on the application form provided by the City’s Planning Department.

(4) Findings for Reasonable Accommodations. In determining whether the reasonable accommodation request shall be granted or denied, the applicant shall be required to establish:

(i) The property that is the subject of the request for a reasonable accommodation will be used as a certified recovery residence pursuant to Chapter 397, Florida Statutes;

(ii) The requested accommodation is necessary to establish the property as a certified recovery residence;

(iii) The applicant agrees to adhere to the requirements set forth in Chapter 397, Florida Statutes, throughout the use of the property as a certified recovery residence; and Sec. 159-03. – *Revocation of Reasonable Accommodations.*

Any reasonable accommodation received shall be deemed revoked if the applicant or the property upon which the reasonable accommodation is granted is found, by the City Council, a court of law or by the special magistrate, to have violated a condition of approval or if the certification or licensure required under Chapter 397, Florida Statutes, for the certified recovery residence lapses, is revoked, or otherwise fails to be maintained and the certification or licensure is not reinstated within 180 days of the date of lapse, revocation, or other means of expiration.

### **SECTION 3. REPEALER.**

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict.

### **SECTION 4. SEVERABILITY.**

It is declared to be the intent of the City Council of the City of Zephyrhills, Florida, that if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall be construed as not having continued the said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

### **SECTION 5. INCLUSION INTO THE CODE.**

It is the intent of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Zephyrhills code, and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article,” “regulation,” or such other appropriate word or phrase in order to accomplish such intentions.

### **SECTION 6. EFFECTIVE DATE.**

This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

The foregoing Ordinance No. 1512-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 26<sup>th</sup> day of January, 2026.

Attest: \_\_\_\_\_  
Ricardo Quiñones, City Clerk

\_\_\_\_\_  
Charles E. Proctor  
Council President

The foregoing Ordinance No. 1512-26 was read and passed on the second reading following a public hearing in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 9<sup>th</sup> day of February, 2026.

Attest: \_\_\_\_\_  
Ricardo Quiñones, City Clerk

\_\_\_\_\_  
Charles E. Proctor  
Council President

The foregoing Ordinance No. 1512-26 was approved by me this 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Melonie Bahr Monson, Mayor

Approved as to legal form and content

\_\_\_\_\_  
Matthew E. Maggard, City Attorney

## **BUSINESS ITEMS**

### **3.3**

Tree Ordinance

First Reading Ordinance No. 1513-26 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING PART 7.06.00. LANDSCAPING. - OF THE LAND DEVELOPMENT CODE; ESTABLISHING PART 7.06.05. PROTECTION AND REGULATION OF TREES; REPEALING CHAPTER 100. TREES FROM THE CODE OF ORDINANCES; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, INCLUSION INTO THE CODE AND AN EFFECTIVE DATE. "**

**Issue:**

Tree ordinance - first reading

**Background:**

The Planning Department has rewritten the City's tree ordinance / landscaping code. Staff has brought forth previously two meetings in which the changes have been discussed. A few minor changes have been added since the last meeting:

- 1.) Palm tree replacement requirement;
- 2.) Modification on residential tree removal that provides a credit for trees that are removed when trees are requested to be removed.

The other key regulations added are: Requirement for a tree conditions assessment, pruning section and the mitigation requirements.

Staff will provide a presentation summarizing the ordinance and the proposed changes from the last meeting.

**Attachment(s):**

1. Landscape and Tree Preservation Ordinance Update
2. Ordinance 1513-26 Tree Ordinance Amendment
3. Ordinance 1513-26 Tree Ordinance Amendment - Exhibit A

**Fiscal Impact:**

New fees for residential properties for tree removal.

**Staff Recommendation:**

Approval





# Ordinance Updates

## 7.06 Landscaping and Tree Preservation

# How We Got Here:

- Following Hurricanes Helene and Milton the city experienced significant loss of trees throughout the city. Coupled with the rapid development in the Villages of Pasadena Hills, Two Rivers, and the area around the City the problem of losing most of the City's urban canopy became a key issue.
- Staff was instructed to draft an update to the tree preservation ordinance to help maintain the remaining tree canopy.
- Staff met with arborists, landscape architects, and other members of the community to determine what best practices should be considered.
- While updating the tree preservation and removal ordinances, it became clear the overall landscape ordinance needed overhauled structurally.

# Key Objectives:

- Focus on preserving the City's trees over gathering fees. The main goal with these updates is:  
***Canopy protection, not fee collection***
- Reevaluate which trees the City is trying to preserve and which trees the City wants to encourage planting of.
- Recognize that while trees provide a wide variety of benefits to the City, they can also cause damage to property and preservation must be balanced with practical evaluation of risks.
- Draft a residential tree removal permit process that doesn't burden citizens trying to protect their home or make renovations, but protects trees within the City.
- Update the landscape ordinance along with the tree preservation ordinance to ensure consistency.
- Retain the existing tree removal fee schedule as a tool to discourage developers from clear cutting a site.

# Landscape Plan Updates

- Structural updates to organize sections more logically.
- Updated tree protection standards for activity during construction to match current best practices.
- Create provisions to diversify tree types included in landscape plans so that a single disease or pest doesn't completely kill off plantings.
- Reduce the total number of landscape buffer types and clarify required buffers and land use categories.
- Include requirements of pedestrian connectivity and shade tree plantings for developments that would require more than 30 parking spaces.









# Tree Classification and Protection Updates

- Reclassified shade trees to Regulated, Grand, or Exempt. Added Regulated Palm Trees.
- Trees are regulated if they are >4" wide or have 10' of clear trunk height
- Added Qualified Tree Removals and Unqualified Tree Removals for residential properties
- Adopted a tree condition rating system consistent with industry standard practices.
- Included certified arborist evaluation for tree removal requests and development plan evaluation

# Residential Tree Removal

- All Residential Tree Removal permits require a certified arborist to review the tree to determine its quality and any potential risks to the property it poses. Any trees removed must be replaced at a 1 to 1 ratio.
- Removal of a tree that is a risk to the property or is required to be removed as part of an expansion/renovation is classified as a **Qualified Removal**. Qualified Removals have no fee associated with them.
- All other tree removals for single-family residences are classified as **Unqualified Removals**. Unqualified Removals require a permit and a \$500 fee for each tree proposed to be removed.

# Tree Removal and Preservation

- Tree removal fees remain the same except for the largest trees.
- Tree preservation credits are introduced. Credits range from the same rate as fees for smaller trees to nearly triple the rate of fees for Grand Trees.
- Industry best practices for tree pruning have been added.
- The enforcement section has been updated to include negligent or purposeful over-pruning that would lead to long-term damage to a tree.
- The permitted uses for the City Tree Trust Fund have been updated.

# Recommendation:

Following discussion with local arborists, City Council, and internal reviews, Staff recommends approving the proposed updates to the Code of Ordinances and section 7.06 of the Land Development Code.

Additionally, following discussion with local arborists, City Council, and internal reviews, Staff recommends including additional language to the ordinance requiring that a member of staff, an arborist of record, and the applicant or their representative walk any proposed development site to review the condition and location of trees to identify specific trees or areas that should be preserved.

**ORDINANCE NO. 1513-26**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING PART 7.06.00. LANDSCAPING. - OF THE LAND DEVELOPMENT CODE; ESTABLISHING PART 7.06.05. PROTECTION AND REGULATION OF TREES; REPEALING CHAPTER 100. TREES FROM THE CODE OF ORDINANCES; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, INCLUSION INTO THE CODE AND AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Article VIII, Florida Constitution of 1968, and Chapter 166, Florida Statutes, the City of Zephyrhills has the authority to adopt regulations relating to land uses available in zoning districts; and

**WHEREAS**, the City Council has determined that it is in the City’s best interest to update the Land Development Code from time to time to assure that the Land Development Code adequately meets the needs of the City; and

**WHEREAS**, the City Council desires to amend the City of Zephyrhills Land Development Code as to update the regulations related to Landscaping, Trees, Tree Mitigation

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Zephyrhills, Florida, as follows:

**Section 1. Recitals.**

The Whereas Clauses above are true and accurate and are incorporated by reference and made part of this Ordinance.

**Section 2. PART 7.06.00. LANDSCAPING.**

PART 7.06.00 of the City of Zephyrhills Land Development Code, is repealed in its entirety and replaced with *Exhibit “A.”*

**Section 2. PART 7.06.05. PROTECTION AND REGULATION OF TREES.**

Part 7.06.05. **Protection and Regulation of Trees** - of the City of Zephyrhills Land Development Code, is hereby created, established and adopted as follows:

**Sec. 7.06.05. Protection and Regulation of Trees**

**Sec. 7.06.05.01. Definitions**

*Arborist* – See Certified Arborist.

*Caliper* – A measurement of the trunk of a tree taken 6 inches above the ground, used in specifying nursery stock.

*Canopy* – Collective group of foliage or branches of a tree or group of trees' crowns.

*Certified Arborist* – An individual certified by the International Society of Arboriculture (ISA) and who maintains the credential through continuing education.

*Clear Trunk Height* – A measurement of the distance between the top of the root ball to the point where the lowest untrimmed petiole emerges from the trunk; used for measuring palms.

*Critical Root Zone (CRZ)* – Area of soil around the tree where the minimum amount of roots considered critical to the structural stability or health of the tree are located. The CRZ determination is equal to a distance of one foot radius from the face of the trunk for each inch of trunk diameter at DBH, or as otherwise approved by the City.

*Crown* – The upper part of a tree, measured from the lowest branch, including all the branches and foliage.

*Damage* – Any action or inaction which does not follow good arboricultural practices as established by the current edition of the ANSI A300 Tree Care Standards, Best Management Practices, and the ANSI Z133 Safety Requirements for Arboricultural Operations. This includes, but is not limited to, damage inflicted on any part of a tree, including the root system, by machinery, construction equipment, excavation, change of natural grade, chemical application, storage of materials, soil compaction, or improper pruning.

*Diameter at Breast Height (DBH)* - A standard method of expressing the diameter of the trunk and shall be measured according to the current edition of the *Guide for Plant Appraisal*. Typically expressed as the diameter, in inches, of a tree trunk measured at four and one-half feet above existing grade.

*Dripline* - The soil surface area delineated by the branch spread of a single plant or group of plants.

*Grand Tree* - A tree and its root system of a species listed in Sec. 7.06.05.03. having a diameter at breast height (DBH) measurement of twenty-six (26) inches or greater, and having a condition rating of a 3 or greater, as calculated per the Tree Grade Guidelines.

*Marking* - For sites greater than or equal to one (1) acre in size, all trees shall be tagged with aluminum tags and aluminum nails, or other method specifically approved by the City. Tag numbers shall correlate to the tree numbers within the submitted tree inventory and Tree Preservation Plan.

*Mulch* - A material applied to the soil surface to protect the soil, deter erosion, moderate soil temperature, conserve moisture, inhibit weeds or improve soil structure.

*Native Plant Material* - Any plant material indigenous to central Florida and which is naturally grown or commercially propagated or cultivated for the nursery or landscaping industry.

*Overall Height* - The highest point in the canopy measured from the top of root ball to the natural position of the last fully emerged (all leaflets are fully expanded) – applied to dicot trees vs. palms.

*Ornamental Tree* - A deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

*Palm* - Monocotyledonous plant, generally with one or more unbranched trunks, with fronds emanating from a meristem at the top of the trunk.

*Prohibited Species* - All Category I species, including palms, as listed in the current Florida Invasive Species Council (FISC) Invasive Plant List.

*Protected Root Zone* - The area around a tree encompassing both the dripline and the Critical Root Zone. This area may be adjusted to account for site-specific limitations, as approved by the City.

*Protective Barrier/Barricade* - A physical structure not less than four (4) feet in height, protecting the root zone of regulated and grand trees during construction. A suitable protective barrier may be composed of wood or other material which ensures protection of the protected trees and grand trees during construction.

*Pruning* - Removing branches (or occasionally roots) from a tree or other plant, using approved practices in the current ANSI A300 Tree Care Standards, to achieve a specified objective.

*Recommended Tree* - A tree included on the City of Tampa Natural Resources Preferred Tree List, with a trunk caliper of four inches or greater.

*Regulated Palm* - Any non-prohibited palm species that measures at least 10 feet of clear trunk height.

*Regulated Tree* - Any non-prohibited tree species that measures at least four inches DBH.

*Relocated Tree* – A regulated tree that has been transplanted. Installation methods shall be in accordance with ANSI A300 Part 6 (*Tree, Shrub, and Other Woody Plant Management Standard Practices [Planting Trees and Shrubs]*)

*Removed Tree* - A grand or regulated tree that has been irreversibly damaged or destroyed.

*Replacement Tree* - A recommended tree planted in the place of a regulated tree or grand tree which was irreversibly damaged or destroyed. Trees species shall be from the City of Tampa Natural Resources Preferred Tree List. Replacement trees shall have a minimum DBH of four (4) inches, and replacement palms shall have a minimum clear-trunk height of ten (10) feet.

*Root Pruning* – Selective pruning of roots for the following objectives: (1) In transplanting, the process of pruning roots to increase the density of root development within the root ball; (2) In tree preservation, the process of pruning roots to prevent tearing and splintering of remaining roots; (3) In tree disease management, severing tree roots to prevent disease transmission through root grafts.

*Shade Tree* - A hardwood tree that reaches a minimum height of 25 feet at maturity, with a spreading canopy that provides relief from direct sunlight.

*Shall* - As used in ANSI Standards, denotes mandatory requirement.

*Should* - As used in ANSI Standards, denotes an advisory recommendation.

*Topping* - The reduction of tree size by the indiscriminate cutting of live branches and leaders to stubs, without any regard to long-term tree health or structural integrity.

*Tree* - Any self-supporting single and multi-stem woody plant of a species which typically grows to at least 15 feet at maturity.

*Tree Bank* - A fund established by a city to provide an opportunity to make a cash payment to the city in lieu of providing required landscape stock on a site.

*Tree Grade* - The Tree Grade shall be assigned to each regulated tree, as determined by the applicant's Certified Arborist. The Tree Grade is an overall rating of the quality of a tree, based on the structure and health of a tree following the methods detailed within the current edition of the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal*.

*Tree Inventory* - An inventory of all existing trees within a proposed site, prepared by a Certified Arborist. At minimum, the Tree Inventory shall provide: tree number, tree location, species, dimensions (DBH, height, spread), condition rating/grade, Grand Tree status, Critical Root Zone, and the proposed extent(s) of root pruning (if applicable).

*Tree Preservation Plan (TPP)* – This plan shall include the following: (1) Location of all existing trees (species, size, condition, disposition); (2) Location of Tree Protection Zones and Barricades; (3) Location of all Relocated Trees; (4) Calculated and Specified TPZ; (5) Location and description of root pruning.

*Tree Protection Zone* - A specified zone around a tree or group of trees planned for retention where activities are prohibited. The zone shall be delineated by Tree Protection Barricades, as detailed on the approved Tree Preservation Plan.

*Tree Replacement Fee* - Fees collected in lieu of replacement trees paid to the City Tree Bank, as determined by Table 1 in Section 7.06.05.09.

*Tree Replacement Ratio* - The ratio of required replacement trees to a removed tree as determined by the Table 1 within Sec. 07.06.05.09.

*Understory Tree* – A smaller, shade-tolerant tree that grows beneath the canopy of larger, mature trees.

#### **Sec. 7.06.05.02. Measurements**

- (A) *DBH* (as defined in Sec. 7.06.05.01): The DBH of a tree is a standard measurement of expressing the diameter of the trunk of a tree. The DBH shall be measured according to the current edition of the *Guide for Plant Appraisal*.
- (B) *Caliper* (as defined in Sec. 7.06.05.01): The caliper of a tree is a standard measurement of expressing the diameter of the trunk of nursery stock. The caliper shall be measured according to the current edition of the *Florida Grades and Standards for Nursery Plants*.
- (C) *Clear Trunk Height* (as defined in Sec. 7.06.05.01): The clear trunk of a palm is a standard measurement of expressing the height of a palm and shall be measured according to the current edition of the *Florida Grades and Standards for Nursery Plants*.
- (D) *Canopy Spread* (as defined in Sec. 7.06.05.01): The canopy spread of a tree or palm is a standard measurement of expressing the width of the canopy at the widest point and shall be measured according to the current edition of the *Florida Grades and Standards for Nursery Plants*.
- (E) *Overall Height* (as defined in Sec. 7.06.05.01): The highest point in the canopy measured from the top of root ball to the natural position of the last fully emerged (all leaflets are fully expanded) – applied to dicot trees vs. palms. Overall height shall be measured according to the current edition of the *Florida Grades and Standards for Nursery Plants*.

#### **Sec. 7.06.05.03. Trees – Regulated, Prohibited, and Grand Trees**

- (A) *Regulated Trees* - Regulated trees (as defined in Sec. 7.06.05.01) include any non-prohibited tree species that measure at least four inches DBH.
- (B) *Regulated Palms* - Regulated palms (as defined in Sec. 7.06.05.01) include any non-prohibited palm species that measure at least 10 feet of clear trunk height.
- (C) *Prohibited Species* - Prohibited species (as defined in Sec. 7.06.05.01) include all Category I species, including palms, as listed in the current Florida Invasive Species Council (FISC) Invasive Plant List.
  - (1) Camphor tree (*Cinnamomum camphora*) is listed as a Category I invasive species per the FISC. The City acknowledges that there are many mature camphor trees present, providing a significant portion of the existing tree canopy. Camphor trees under 26 inches DBH shall be classified as prohibited trees; neither permits nor mitigation will be required for removal of these trees. However, removal of camphor trees equal to or greater than 26 inches DBH shall require a permit through

the City; a permit application fee will not be required, however, the tree shall be replaced at a rate of 1:1 with a native tree species of a minimum installation size of 4-inch caliper.

The City acknowledges that the species should be eradicated. The intention of this clause is not to protect camphor trees, but rather to ensure that adequate canopy coverage is maintained over time.

(D) *Grand Trees* - A tree is designated as a grand tree (as defined in Sec. 7.06.05.01) if the following qualifications are met.

- (1) 26 inches DBH or greater.
- (2) Is of a species included on the Grand Tree Species List below.
- (3) Achieves a grade of 3 or greater (refer to the Tree Grade Guidelines)
- (4) The following are excluded from grand tree designation:
  - (a) All prohibited species (as defined in Sec. 7.06.05.01 and 7.06.05.03.(C)).

#### **Grand Tree Species List:**

Grand trees include species listed below that measure at least 26 inches DBH, and have a Tree Grade of a 3 or greater, as calculated per the Tree Grade Guidelines outlined in Appendix X.

- Cypress (*Taxodium* spp.)
- Elm (*Ulmus* spp.)
- Holly (*Ilex* spp.)
- Magnolia (*Magnolia* spp.)
- Maple (*Acer* spp.)
- Oak (*Quercus* spp.)
- Pine (*Pinus* spp.)
- Red Cedar (*Juniperus* spp.)
- Sweet Gum (*Liquidambar styraciflua*)
- Sycamore (*Platanus occidentalis*)
- Hickory or Pecan (*Carya* spp.)

The Planning Director may include additional species by providing standards similar to those in the list above. In determining whether a tree has the requisite DBH to be a grand tree, all measurements shall be to the nearest whole inch (round up). The Planning Director shall determine and verify all measurements on trees for grand tree designation.

#### **Sec. 7.06.05.04. Maintenance of Trees**

(A) Requirements and Prohibited Acts

- (1) Owners of private property shall be responsible for the maintenance of trees on their private property and in abutting rights-of-way. Where support staking and guying of vegetation is provided at the time of installation, the stakes and guys shall be removed no later than one year after installation to prevent damage to the vegetation. Owners of private property who are responsible for the maintenance of trees on private property shall not be required to pay any permitting or replacement fees if the owner can prove by substantial competent evidence the tree was fatally damaged by any public utility company.
- (2) All trees shall be maintained free from physical damage or injury, including damage or injury arising from lack of water, chemical exposure, insects, disease, blight or other cause. Exceptions regarding damage due to severe weather or lack of water shall be made when water consumption is limited by emergency orders or declarations by state or local agencies.
- (3) It shall be unlawful for any person to cut down, damage in any manner, destroy, or cause to be destroyed, any regulated tree (including dead trees) regardless of condition with a DBH of 4 inches or more without a Tree Removal Permit. The following uses and activities are exempt from obtaining a Tree Removal Permit:
  - (a) Tree species listed as Prohibited Species as defined in Sec. 7.06.05.01 and 7.06.05.03.(C).
  - (b) Trees grown specifically for sale by commercial nurseries.
  - (c) Trees planted and grown specifically to produce lumber and its byproducts.
  - (d) Emergency work/storm mitigation (i.e. the pruning and removal of limbs and/or trees required to resume normal activities)
    - (1) A permit for removal shall be obtained no later than 10 working days after the tree has been removed. Photographs of the tree prior to removal should be available to the City.
  - (e) Following a declared state of emergency by the state of Florida, trees and/or tree parts that pose a hazard/danger to persons or property can be removed. This exemption is not valid once the state of emergency has been terminated.
- (4) Pruning operations should be conducted as to remove no more living material than necessary to meet a specified objective.
- (5) Topping of Regulated Trees is prohibited. Regulated Trees destroyed by improper pruning shall be replaced with tree(s) of the same species, minimum four-inch DBH, based on the Tree Replacement Ratio within Table 1 in Sec 7.06.05.09.

- (6) It is unlawful for a property owner to allow any tree or tree branch that is in such diseased or dead condition so as to be in danger of falling upon any right-of-way or the property of another.
- (7) Tree Grade: The Tree Grade shall be prepared by the applicant's certified arborist and shall range from a low of 0.0 to a maximum of 5.0 with 0 being a dead tree and a 5.0 being an excellent tree. In determining the Tree Grade the arborist shall follow the Tree Grade Guidelines included in Appendix X.

(B) Pruning and Prohibited Pruning

- (1) All pruning of Regulated and Grand trees shall be performed or supervised by an ISA Certified Arborist.
- (2) Generally, when pruning a tree, not more than twenty-five percent (25%) of the total area should be reduced at a single operation. When cutting back trees, prune only as much as necessary to achieve the desired objective. Where practical, avoid cutting back to small suckers. All effort shall be made to cut back to a lateral, one-third ( $\frac{1}{3}$ ) of the diameter of the cut being made.
- (3) When pruning, branch removal shall not leave large holes in the general outline of the tree except when performing structural pruning of young, maturing trees large holes may be created within the canopy as a result of removing and/or reducing temporary branches.
- (4) Where either cut or fill grade changes will occur within the Tree Protection Zone as the result of development, root pruning, a retaining wall, or tree well, a tree aeration system shall be constructed as specified by the approved TPP.
- (5) Any maintenance performed on Protected Trees or Grand Trees shall be subject to the minimum standards of Sec. 07.06.02 and the current editions of the ANSI A300, ANSI Z133, and current ISA Best Management Practices.
- (6) Prior to conducting maintenance on limbs of a Grand Tree that measure 6 inches or more in diameter measured at the base of the limb, a Certified Arborist shall submit an affidavit for approval by the City detailing any work of an arboricultural nature that will be performed on the tree.
- (7) Root Pruning:
  - (a) When the CRZ of a Regulated Tree or Grand Tree will be disturbed, a Tree Preservation Plan (TPP) is required, indicating the extent of the proposed root pruning line, as determined by an ISA Certified Arborist.
  - (b) Root pruning shall be performed without damaging important structural roots or significantly affecting the overall health of the tree.

- (c) Root pruning shall only be performed at a distance of five (5) times the DBH of the tree from the trunk.
- (d) All roots to be pruned shall be severed by clean pruning cuts at the root pruning line. Roots can be pruned by utilizing a root pruning machine, saw, chain saw, or other equipment designed for tree pruning. Roots located within the CRZ that will be impacted by construction should be pruned to the depth of 18 inches below the existing grade or to the depth of disturbance if less than 18 inches from the existing grade. When underground utility lines are to be installed within the critical root zone, the root pruning requirements may be waived if the lines are installed via tunnelling or directional boring as opposed to open trenching.
- (e) Any activities that will impact the CRZ of a Grand Tree such as excavations for utilities or irrigation lines, open trenching, grubbing of rooted vegetation, addition of fill material, heavy equipment traversing over the CRZ, or any and all other activities that will impact the CRZ must be performed under the direct supervision of a Certified Arborist.

**Sec. 7.06.05.05. Tree Grading Guidelines**

- (A) A Certified Arborist shall be used to determine the health and designation of a tree utilizing the Tree Grading Guidelines and the current edition of the Council of Tree and Landscape Appraisers *Guide for Plant Appraisal*.
- (B) Any tree with a grade of 3 or below shall include justification and specific arboricultural language to support the downgrade.

**Sec. 7.06.05.06. Tree Removal Permits**

- (A) Any person wishing to obtain a Tree Removal Permit to Remove a Regulated Tree, including dead trees, shall submit a written or digital Tree Removal Permit Application to the City in the form approved by the City Manager accompanied by a Tree Removal Permit Application fee of \$25.00 for residential parcels and \$100.00 for all other parcels, and pay any replacement fees required by Sec 7.06.05.09.
- (B) Trees which are being applied for within the Tree Removal Permit must be evaluated by a Certified Arborist to determine the appropriate Grade based on the Tree Grading Guidelines (Appendix X).
- (C) The applicant shall work with the City to preserve regulated and grand trees to the maximum extent practicable. It is advisable to conduct the required inventory of trees prior to planning of any potential structures.
- (D) Individual Tree Removal Permit/Qualified Tree Removal Permits

(1) For a Tree Removal Permit that is not associated with a development proposal, an Individual Tree Removal Permit may be applied for.

(a) The Individual Tree Removal Permit shall be considered as a “Qualified Removal” if any of the following are true:

(1) The tree or root system is determined to be detrimental to the integrity of a structure or proposed structure’s foundation.

(2) The tree poses an *unacceptable risk* - i.e., if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017).

(3) The tree is dead, diseased, insect ridden, or damaged or weakened by natural causes.

(b) For a Qualified Tree Removal, trees (and palms) shall be replaced at a ratio of 1 tree planted for each tree removed. Replacement trees shall meet the minimum requirements set forth in Sec. 7.06.05.09.

(c) If none of the conditions in section (1) are met, then the Individual Tree Removal Permit shall be considered as an “Unqualified Removal.” Unqualified Removals may still be considered for approval, however the applicant will be required to replace the tree at a ratio of 1 tree planted for each tree removed or pay a fee in lieu of replacement of \$750 to the City Tree Trust Fund.

(2) Application Requirements:

(a) For established residences or established places of business, a scaled site plan may be provided as a simple sketch, as long as all the required information is included and easily understood. The application shall be independent from and not associated with any other improvements.

(1) Location of existing structures.

(2) Location of existing vegetation.

(3) Indication of trees to be removed, relocated, or replaced.

(4) Any proposed grade changes within the CRZ of an existing tree.

- (5) Tree Preservation Plan for Regulated and Grand Trees to remain (where applicable) (Sec. 7.06.05.06(D)(2)).

(E) Other Tree Removal Permits (Associated with a Development Proposal)

- (1) Where a Development Permit is required, the Tree Removal Permit Application shall contain the following minimum information:

- (a) A survey, including trees, showing the following:

- (1) The shape and dimensions of the lot or parcel.

- (2) The location of existing structures and proposed improvements.

- (3) Tree Inventory prepared by a Certified Arborist; the Tree Inventory shall include the following:

- (a) Tree location (for all trees within the property and within 25 feet of the property).

- (b) Tree number.

- (c) Tree species (botanical and common names) - include prohibited species.

- (d) The dimensions of all trees (including prohibited species). Dimensions shall include the DBH, canopy spread, and either overall height for dicots or clear trunk height for palms, measured in accordance Section 7.06.05.02.

- i. Dimensions shall be approximated for any tree located off site, but within 25' of the property line, to avoid trespassing.

- (e) Location of the canopy dripline and the Critical Root Zone (CRZ) of each tree.

- (f) Condition Rating and Grade

- i. Trees shall be assessed by a certified arborist utilizing the Tree Grading Guidelines (Appendix X) and the current edition of the *Guide for Plant Appraisal*. A grade of 0 to 5 shall be assigned to each Regulated or Grand Tree.

- ii. Any tree with a grade of 3 or below shall include justification and specific arboricultural language to support the downgrade.
- iii. Condition Rating and Grade shall be approximated for any tree located off site, but within 25' of the property line to avoid trespassing.

(g) Grand Tree Status

(h) Proposed tree dispositions, including any proposed tree removal(s), relocation(s) and replacement(s).

- i. A justification statement as to why the tree(s) are proposed to be relocated or removed.
- ii. Documentation of alternatives explored to preserve tree(s) may be required upon request from the City.

(i) Any additional information deemed necessary by the City Manager, or his designee.

(2) Tree Preservation Plan

- (a) The City shall require the submittal of a Tree Preservation Plan (TPP) for all Regulated Trees on a property and within 25 feet of the property, prepared by a Certified Arborist prior to the commencement of construction. The TPP shall describe how existing trees will be protected and how the construction impacts will be mitigated.

(1) TPP Requirements (in addition to Tree Inventory Requirements):

(a) Location of Tree Protection Zones and Barricades

(b) The proposed extent of root pruning, including all proposed root pruning lines

- i. Root pruning shall be required where impacts are proposed within the CRZ (as defined in Sec. 7.06.05.01). Root pruning shall be performed in accordance with the specifications outlined in Sec. 7.06.05.05(B)(7).

(3) Care of trees during and following development

- (a) All approved work within the TPP (including pruning) shall be implemented under the supervision of a Certified Arborist. During

development, a Certified Arborist shall inspect the site weekly and provide a status report detailing the condition of the Tree Barricades.

- (b) All Regulated and Grand trees shall be marked (as defined in Sec. 7.06.05.01) with the appropriate tree number, correlating with the approved TPP.
  - (c) Tree Barricades shall be placed around all Regulated or Grand Trees prior to the onset of land preparation or construction, according to the Protected Root Zone, as detailed within the approved TPP.
  - (d) It shall be unlawful for any person in the construction of any structures or other improvements to place solvents, material, construction machinery, or temporary soil deposits within the Protected Root Zone (as defined in Sec. 7.06.05.01).
  - (e) All pruning during development (including root pruning), shall be performed or supervised by a Certified Arborist.
  - (f) All roots to be removed during the site clearing phase shall be severed clean at the perimeter of the Protected Root Zone, as detailed within the approved TPP, prior to the onset of land development, site clearing, or construction.
  - (g) If new construction necessitates the pruning or removal of an off-site tree, either in the right of way or within an adjacent property, and the owner of the adjacent property consents, the owner of the property under construction shall be responsible for all costs (including, but not limited to, permitting and contractor costs) associated with the pruning or removal of the off-site tree.
- (4) City Staff shall have the authority to withhold issuance of Tree Removal Permit Application where a Development Permit is required until site plan approval has been granted.
  - (5) City Staff shall conduct an on-site inspection prior to the issuance of a Tree Removal Permit.
  - (6) City Staff shall inspect the site prior to the removal of any tree(s).
  - (7) The tree removal permit must be displayed on site 48 hours prior to the removal(s), and 48 hours following the removal(s).
  - (8) Any and all Tree Removal Permits, issued by the City shall expire within three (3) months of the Tree Removal Permit issuance date. Any tree removal after the expiration of a Tree Removal Permit requires a new Tree Removal Permit Application and new Tree Removal Permit under the terms of Section 07.06.05.06

If a new Tree Removal Permit is not obtained, Tree Removal conducted pursuant to an expired Tree Removal Permit shall be subject to the penalties in Section 07.06.05.11.

**Sec. 7.06.05.07. Exemptions from a Tree Removal Permit**

(A) It shall be unlawful for any person to cut down, damage in any manner, destroy, or cause to be destroyed, any regulated tree (including dead trees) regardless of condition with a DBH of 4 inches or more without a Tree Removal Permit. The following uses and activities are exempt from obtaining a Tree Removal Permit:

- (1) Tree species listed as Prohibited Species as defined in Sec. 7.06.05.01
- (2) Trees grown specifically for sale by commercial nurseries.
- (3) Trees planted and grown specifically to produce lumber and its byproducts.
- (4) Emergency work/Storm mitigation (i.e. the pruning and removal of limbs and/or trees required to resume normal daily activities)
  - (a) A permit for Regulated Tree removal shall be obtained no later than 10 working days after the tree has been removed. Photographs of the tree/damage prior to the removal should be available to the City.
- (5) Following a declared state of emergency by the state of Florida, trees and/or tree parts that pose a hazard/danger to persons or property can be removed. This exemption is not valid once the state of emergency has been terminated.
- (6) Tree removal or maintenance within the right-of-way that is determined by the Public Works Director or designee as required.

The Public Works Director or designee shall not be required to submit a permit or consult an arborist for trees within the right-of-way that may be in declining condition, diseased, damaged, dead, or posing a threat to public safety.

The City shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of street lighting along any street or intersection to ensure public safety. Any interference with the visibility of any traffic control device, sign, intersection, or driveway must be maintained at all times. The City shall have the right to cause the removal of any diseased or dead trees on private property within the city when such trees constitute a hazard to life, safety, and/or property. The City Code Enforcement Director will notify the owners of these trees in writing. Corner clearances must be maintained to ensure the proper vehicle height and width clearance requirements.

**Sec. 7.06.05.08. Criteria for Issuance of a Tree Removal Permit**

(A) In reviewing a Tree Removal Permit Application, City Staff shall approve a Tree Removal Permit only when one or more of the following criteria are met:

- (1) The Regulated Tree(s) to be removed pose a safety hazard to pedestrians or vehicular traffic, threaten to cause disruption of public services or utility services, pose a safety hazard to persons or buildings or are within the visibility triangle.
- (2) The Regulated Tree(s) to be removed are weakened by age, fire or other injury or are in major decline, have a disease, an insect infestation, or have a defective structure that is a hazard.
- (3) The Regulated Tree(s) to be removed must be removed in order to construct improvements that are proposed as a result of:
  - (a) Need for access to the building site for construction equipment where no practical alternative access routes are available.
  - (b) Surface water drainage and utility installations, where alternative alignments for these proposed components are not available.
  - (c) Location of primary building pad, primary foundation line, swimming pool, patio pad, or that portion of the driveway within the path of the garage or carport entrance, and these structures cannot be relocated or redesigned.
  - (d) City Staff may require documentation of alternatives explored to preserve tree(s) upon request.
- (4) The removal of the tree(s) is found to be in the interest of the general public's health, safety, and welfare and the removal is deemed by the City Manager to further the intent of Sec. 07.06.05.07 et seq.

(B) City Staff may deny a Tree Removal Permit even if one of the above factors is met when:

- (1) There is a need for visual screening between incompatible uses.
- (2) The proposed tree removal(s) exceed the limits outlined in the table below:

Average Number of Trees per Acre of Development (4" DBH or larger)	Percentage Allowed to be Removed (by DBH percentage AND individual tree count percentage)
Above 40	50%
20 to 40	30%
10 to 19	10%
Under 10	None, unless the trunk at breast height is within 8 feet of a proposed structure or improvement such as a road, utility line and the like or if the developer agrees to replace any trees removed in accordance with the terms of this part.

Diseased, damaged, burned, or insect infested trees shall not count towards the average number of trees per acre on the percentage allowed to be removed
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(C) City Staff, upon a determination that Tree Removal Permit Application is to be denied, shall state the basis for such denial specifically and shall notify the applicant in writing of the criteria upon which the denial is predicated.

**Sec. 7.06.05.09. Mitigation/Replacement of Regulated Trees and Grand Trees**

(A) As a condition of granting a Tree Removal Permit, City Staff shall require the replacement of the tree(s) to be removed as outlined in this Section (Sec. 7.06.05.09).

(B) Except as specifically provided in this Section, all Regulated Trees removed pursuant to a Tree Removal Permit shall be replaced at a rate pursuant to Table 1 Regulated Tree Replacement. To encourage retention of Regulated Trees credits for those Regulated Trees with a condition of 3 or greater that are to be preserved will be applied toward the overall required replacements and/or Replacement Fee. The Replacement Ratio and Retention Credit Ratio shall apply as follows::

(1) Using the Regulated Tree Replacement Ratio based on the DBH inch of Regulated Tree Removed, as detailed in Table 1: Regulated Tree Replacement.

(2) Where a property cannot replace the number of trees based on the Regulated Tree Replacement Ratio, the property owner shall pay the Inch per Inch Tree Replacement Fee for the difference of inches not replaced, less any Retention Credits. Where a partial Tree Replacement Ratio was reached, the Inch Per Inch Tree Replacement Fee will be prorated by the same percentage of Tree Replacement Ratio reached. Fees collected in lieu of replacement shall be placed in a fund established as the "City Tree Trust Fund." Such fees are as follows:

<b>Table 1: Regulated Tree Replacement</b>				
<b>DBH of Regulated Tree</b>	<b>Regulated Tree Replacement Ratio</b>	<b>Regulated Tree Retention Credit Ratio</b>		<b>Inch per Inch Tree Replacement Fee</b>
4" to less than 10"	1:1	1:1		\$50.00
10" to less than 20"	2:1	3:1		\$100.00
20" to less than 30"	4:1	5:1		\$125.00
30" and greater	5:1	8:1		\$150.00

(C) Except as specifically provided in this Section, all Regulated Palm Trees removed pursuant to a Tree Removal Permit shall be replaced as follows:

- (1) Palm Tree Replacement shall be equivalent to one (1) replacement palm with a minimum clear trunk height of ten (10) feet for one (1) removed palm with a cleared trunk height of ten (10) feet or greater. Palms with less than ten (10) feet of clear trunk are exempt from the requirement of this subsection.
- (2) Where a property cannot replace the palm based on the Palm Tree Replacement, the property owner shall pay the equivalent value of the palm to be removed. The equivalent value of a palm is determined by multiplying the clear trunk measurement of the palm to be removed by the retail cost of the same species per clear trunk foot (wholesale cost per clear trunk foot multiplied by two and one half [wholesale cost x 2.5]) to be not less than twenty five dollars (\$25.00) per foot expressed in dollars per clear trunk foot. The product of this calculation indicates the dollar amount to be deposited into the “City Tree Trust Fund.”

(D) Except as specifically provided in this Section, all Grand Trees Removed pursuant to a Tree Removal Permit shall be replaced at a rate pursuant to Table 2: Grand Tree Replacement. To encourage retention of Grand Trees credits for those Grand Trees that are to be preserved will be applied toward the overall required replacements and/or Replacement Fee. The Replacement Ratio and Retention Credit Ratio shall apply as follows:

- (1) Where a property cannot replace the number of trees based on the Grand Tree Replacement, the property owner shall pay the Inch per Inch Grand Tree Replacement Fee for the difference of the inches not replaced, less any Retention Credits, as detailed in Table 2: Grand Tree Replacement Fee. Where partial Grand Tree Replacement was reached, the Inch per Inch Grand Tree Replacement Fee will be paid for the caliper inches remaining, to reach the full Grand Tree Replacement. Fees collected in lieu of replacement shall be placed in a fund established as the “City Tree Trust Fund.” Such fees are as follows:

<b>Table 2: Grand Tree Replacement</b>				
<b>DBH Removed</b>	<b>Grand Tree Replacement Ratio</b>	<b>Grand Tree Retention Credit Ratio</b>		<b>Inch per Inch Tree Replacement Fee</b>
26" to 29"	4:1	10:1		\$125.00
30" to 39"	5:1	12:1		\$150.00
40" to 49"	5:1	12:1		\$175.00
50" to 59"	5:1	14:1		\$200.00

60" and greater	5:1	14:1		\$225.00
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(E) Payments into the tree fund are due at time of tree removal permit issuance. Replacement trees for sites that are not associated with a building permit for new development are required to be planted within three (3) months of tree removal permit issuance. Replacement trees for sites that are associated with a building permit for new development are required to be planted prior to the issuances of a Certificate of Occupancy.

(F) If replacement trees are installed on developed properties, the applicant shall guarantee the survival of the replacement trees and a follow-up, on-site inspection by City Staff at yearly intervals for two (2) years after planting may be conducted to ensure compliance.

(G) Failure to comply with these provisions will subject the applicant to penalties under Section 07.06.05.11 and all applicable civil penalties as well as replanting and additional monitoring of replacement trees if necessary.

(H) Relocation by City

(1) The applicant for a Tree Removal Permit may authorize the City to enter upon the property and remove a tree or palm at the City’s expense prior to the owner’s proposed removal, if in the opinion of the City, such tree is of sufficient value to warrant relocation by the City. The City, in deciding whether to accept or reject such a donation, shall consider the tree’s physical condition, health or other circumstances, such as potential damage to utility lines, that may be anticipated to occur during such relocation, as well as the City’s need for the proposed donation. Such donated trees will be utilized for landscaping public lands or as otherwise determined by the city.

(I) Replacement Tree Requirements

- (1) All replacement tree(s) shall be a tree included on the City of Tampa Natural Resources Preferred Tree and shall meet the requirements outlined in this section.
- (2) All replacement plant material shall be grade Florida No. 1 or better pursuant to the current edition of the *Florida Grades and Standards for Nursery Plants*.
- (3) All replacement plant material (trees) shall be a minimum caliper of four (4) inches at the time of installation (refer to Sec. 7.06.05.02 for measurement details).
- (4) All replacement plant material (palms) shall be a minimum clear trunk height of ten (10) feet at the time of installation (refer to Sec. 7.06.05.02 for measurement details).

(J) Percentage of Trees Allowed to be Removed

In conjunction with any development, building or land clearing, not associated with an Individual Tree Removal Permit, the maximum percentage of trees which may be removed shall be in accordance with the following table. Removal of any trees over these guideline percentages may require replacement at a rate of double the inch-per-inch basis or financial contribution to the City Tree Trust Fund. The waiving of the percentages detailed in these guidelines is at the discretion of the Planning Director.

Average Number of Trees per Acre of Development (4" DBH or larger)	Percentage Allowed to be Removed
Above 40	50%
20 to 40	30%
10 to 19	10%
Under 10	None, unless the trunk at breast height is within 8 feet of a proposed structure or improvement such as a road, utility line and the like or if the developer agrees to replace any trees removed in accordance with the terms of this part.

**Sec. 7.06.05.10. City Tree Trust Fund**

(A) The City Tree Trust Fund will be used by the City for one of the following purposes:

- (1) To purchase trees for use on City property or for use in a City sponsored reforestation program within the City limits.
- (2) To pay for the costs of preventative maintenance of trees that are the responsibility of the City.
- (3) To pay for an arborist or landscape architect to review landscape plans or tree removal permits.
- (4) For the payment of fees by the City to a landscape professional or certified arborist for educating City Staff or the general public with regard to tree protection and preservation.
- (5) For such other services or programs deemed by the City Manager to further the intent of Sec. 07.06.05.07 et seq.

**Sec. 7.06.05.11. Failure to Obtain Permit/Penalty for Violation**

(A) Whenever a violation(s) of this part occurs or exists or has occurred or existed, any person individual, entity or otherwise, who has legal, beneficial or equitable interest in the facility or instrumentality causing or contributing to the violation(s) and any person individual, entity or otherwise, who has legal, beneficial or equitable interest in the real property upon

which the violation(s) occurs or exists or has occurred or existed, shall be liable for the violation(s).

- (B) Any person who shall commence any work without first obtaining a permit shall, if subsequently permitted to obtain a permit, pay triple the permit fee prescribed for the work. The payment of a triple fee shall not preclude nor be deemed a substitute for prosecution for commencing work without first obtaining a permit.
- (C) Any infraction for illegal pruning or other prohibited acts shall be fined per violation based on the fees set forth in the table below.

<b>Table 3: Penalties for Tree Abuse (for illegal pruning or other prohibited acts listed in Sec. 7.06.05.04)</b>		
<b>DBH of Regulated Tree</b>	<b>Per Inch Penalty for Properties with Homestead Exemption for Ad Valorem Tax Purposes</b>	<b>Per Inch Penalty for all Other Properties</b>
4" to less than 10"	\$12.50	\$25.00
10" to less than 20"	\$25.00	\$50.00
20" to less than 30"	\$35.00	\$62.50
30" and greater	\$50.00	\$75.00

- (D) Any person who violates the provisions of this Section relating to illegal tree removal or effective tree removal shall pay to the City a civil penalty equal to three times the rate of the permit and mitigation for such tree removal.
  - (1) Replacement tree requirements shall be double the standards outlined within Sec. 7.06.05.10. Where the full mitigation cannot be accommodated on the same parcel, or an adjacent right-of-way, or on City property, then a contribution shall be made to the "City Tree Trust Fund" based on double the appropriate DBH fee rate from Table 1: Regulated Tree Replacement or Table 2: Grand Tree Replacement Fee.

**Sec. 7. 06.04.12. Approval Process**

- (A) City Staff has the authority to withhold the final Certificate of Occupancy if the provisions set forth in Sec. 07.05.06. et seq., including conditions of any Tree Removal Permits issued, have not been complied with.

(B) Whenever City Staff determines that a violation of Sec. 07.05.06. et seq. has occurred, City Staff shall cause such violations to be corrected by complying with the following procedure:

(1) Written Notice: Immediately issue written notice in the manner specified in Section 162.12, Florida Statutes, as may be amended, to the alleged violator stating the nature and location of the violation and specifying what remedial steps are necessary to bring the project into compliance. Such person shall immediately commence the recommended remedial action and shall have two (2) working days after receipt of said notice, or such longer time as may be allowed by the City Staff, to complete the remedial action set forth in said notice.

(2) Remedial Work and Stop Work Orders: If a subsequent violation occurs during the 2 working days, or if remedial work specified in the notice of violation is not completed within the time allowed, or if clearing, development of land, or any site alteration is occurring without a required Tree Removal Permit, City Staff shall issue a Stop Work Order immediately. Said Stop Work Order shall contain the grounds for its issuance, and shall set forth the nature of the violation. The Stop Work Order shall be directed not only to the person owning the land upon which the violation is occurring, but also shall be directed to the person or firm actually performing the physical labors of the development activity, directing them to cease and desist all or any portion of the work upon all or any geographical portion of the project, whichever is greater, except such remedial work as is deemed necessary to bring the violation into compliance.

(C) Subsection (B) above shall be supplemental and shall not prohibit the City from enforcing Section 07.06.04 et seq. by any other legal procedure including, but not limited to, the procedure provided by Article XII of the Zephyrhills City Code, and/or Chapter 162, Florida Statutes.

(D) In addition to all other available remedies, any individual or entity for hire that removes or effectively removes any Regulated Tree in violation of this Code shall be subject to a progressive fine as listed below:

- (1) *First offense*: \$1,000.00 fine.
- (2) *Second offense*: \$2,000.00 fine.
- (3) *Third and all future offenses*: \$3,000.00 fine.

(E) All fines must be paid prior to the approval of any future Tree Removal Permits.

(F) Any individual or entity for hire that improperly prunes a Regulated or Grand tree shall be subject to a fine of \$100.00 per tree, per offense.

(G) In any prosecution for the removal of a Regulated Tree without a Tree Removal Permit, each tree so removed will constitute a separate offense, and mitigation shall be required per Section 07.06.05.10.

- (H) In addition to other remedies and notwithstanding the existence of an adequate remedy at law, the City may seek injunctive relief in the Circuit Court to enforce the provisions of this section.
- (I) All fines are due within three (3) months of the date of the violation letter or, if appealed, within thirty (30) days of the final order on the appeal.
- (J) All fines for the Removal of Regulated Trees in violation of this Code shall constitute a lien upon the premises served if the fines remain unpaid fifteen (15) days beyond due date. The City Clerk may file with the Clerk of Pasco County a Claim of Lien. The Claim of Lien shall contain the legal description of the premises served, the amount of the fines, plus administrative fees, penalties, and attorney's fees. All recorded fines shall bear interest at the current judgment rate.
- (K) No building permit shall be issued without an approved Tree Removal Permit or one of the following verifications:
- (1) If there are no Regulated Trees on the property, an applicant for building permit shall submit a notarized statement of No Tree Removal Verification.
  - (2) If all protected trees that exist on the property will not be removed, an applicant for building permit shall submit a notarized statement of No Tree Removal Verification and a Tree Preservation Plan for all existing Regulated and Grand Trees.
- (L) Appeal process: Appeals shall be provided by Sec. 11.17.00 of the City's Land Development Code.

**Section 4. Redline Changes.**

The redline changes showing strikethroughs for deletions and underlined text for additions of the amendments made to Sections 7.06.05 and the of the City of Zephyrhills Land Development Code contained in Section 3 above, are attached hereto as Exhibit "A" and made apart hereof by reference.

**Section 5. Repealer and Deletion of General Regulations Chapter 100.**

General Regulations, Chapter 100 – Trees, is hereby repealed and deleted in its entirety.

**Section 6. General Repealer.**

Any ordinance or part of any ordinance in conflict herewith is hereby repealed to the extent of any conflict.

**Section 7. Conflict Severability.**

If is declared to be the intent of the City Council of the City of Zephyrhills, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall not be construed as not having contained said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

**Section 8. Inclusion in Code.**

The provisions of this Ordinance shall become and be made part of the Code of Ordinances and Land Development Code of the City of Zephyrhills, Florida. The sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article,” or such other appropriate word or phrase in order to accomplish such.

**Section 9. Effective Date.**

This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

The foregoing Ordinance No. 1513-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 26<sup>th</sup> day of January, 2026.

Attest: \_\_\_\_\_  
Ricardo Quiñones, City Clerk

\_\_\_\_\_  
Charles E. Proctor  
Council President

The foregoing Ordinance No. 1513-26 was read and passed on the second reading following a public hearing in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 9<sup>th</sup> day of February, 2026.

Attest: \_\_\_\_\_  
Ricardo Quiñones, City Clerk

\_\_\_\_\_  
Charles E. Proctor  
Council President

The foregoing Ordinance No. 1513-26 was approved by me this 9<sup>th</sup> day of February. 2026.

\_\_\_\_\_  
Melonie Bahr Monson, Mayor

Approved as to legal form and content

\_\_\_\_\_  
Matthew E. Maggard, City Attorney

## ***PART 7.06.00. LANDSCAPING***

### **Sec. 7.06.01. Content and purpose.**

- (A) *Generally.* This part is intended to protect trees and their canopies, wetlands and natural resources by regulating the removing of trees, site clearing, landscaping, tree planting and irrigation in the city. This part is also designed to promote the maintenance of native plant species and the removal of exotic and nuisance species. Trees preserve the ecological balance of the environment, control erosion, sedimentation and stormwater runoff, provide shade, reduce heat and glare, reduce flooding, enhance property values and aesthetics, abate noise pollution, and buffer incompatible land uses.
- (B) *Applicability.* The provisions of this part shall apply to all buildings, development, improvements and land within the limits of the city, (both new residential and commercial development) unless expressly exempted by law. For existing projects, improvements made that are over 51 percent of the existing cost of the appraised property, shall also trigger the use of these guidelines. ~~Note: Under no circumstances are these provisions to be used for the development (new or the improvement) of single or double residential lots.~~
- (C) *Administrative authority.* The provisions of this part shall be administered and enforced by the official. For purposes of administration of the provisions of this part, the official's designee shall be the ~~Building Official~~Planning Director.
- (D) *Conflicts.* If the provisions of this part conflict with other ordinances or regulations, the more stringent limitation or requirement shall govern.

(Ord. 922-05, passed 6-13-2005)

### ~~Sec. 7.06.02. Characteristics of protected trees and grand trees.~~

~~(A) Protected trees. Protected trees have the following characteristics:~~

~~(1) Twenty four inches or greater diameter (d.b.h.); and~~

~~(2) All cypress trees.~~

~~(a) For protected trees that are six to 23 inches in caliper, the replacement rate shall be one tree for every two protected trees removed.~~

~~(b) For protected trees that are 24 inches in caliper or greater, the replacement rate shall be two trees for every one protected tree removed (on an inch per inch basis).~~

~~(c) A certified arborist will be used on projects to determine the health and designation of a tree as protected or grand. When a tree is determined not to be a grand tree, it shall be considered a protected tree if it otherwise meets the requirements of this chapter.~~

~~(B) Grand trees. Grand trees have the characteristics set forth in Schedule A.~~

~~(1) Replacement rate for a grand tree shall be double the size, on a caliper inch by caliper inch removed.~~

~~While more than one tree may be used to replace the necessary number of caliper inches equal to the removed grand tree, the minimum replacement tree size that shall be used for each tree is at least four inches in caliper.~~

**Schedule A. Species and Circumference**

Species	Minimum Circumference
Cypress (Taxodium spp.)	120
Elm (Ulmus spp.)	120
Holly (Ilex spp.)	85
Magnolia (Magnolia spp.)	108
Maple (Acer spp.)	108
Oak (Quercus spp.)	108
Pine (exception: Australian Pine)	108
Red Cedar (Juniperus spp.)	120
Sweet Gum (Liquidambar styraciflua)	120
Sycamore (Platanus occidentalis)	120

~~(2)The Director may include additional species by providing standards similar to those in Schedule A above. In determining whether a tree has the requisite circumference to be a grand tree, tree circumference shall be measured at 4½ feet above grade (d.b.h.) and all measurements shall be to the nearest whole inch (round up). The Director shall determine and verify all measurements on trees for grand tree designation.~~

~~(Ord. 922-05, passed 6-13-2005)~~

**Sec. 7.06.02.01. Exemptions for certain trees.**

Exempt trees include the following:

- ~~(A)Broussonetia papyrifera (male Mulberry);~~
- ~~(B)Casuarinas sp. (Australian Pine);~~
- ~~(C)Citrus spp.;~~
- ~~(D)Camphor spp.;~~
- ~~(E)Enterolobium contortisiliquum (Ear Tree);~~
- ~~(F)Eucalyptus spp. (Eucalyptus Tree);~~
- ~~(G)Melaleuca quinquenervia (punk tree);~~
- ~~(H)Melia azedarach (China berry);~~
- ~~(I)Prunus caroliniana (Cherry Laurel);~~
- ~~(J)Schinus terebinthifolius (Brazilian Pepper);~~
- ~~(K)Auracaria wrightii (Monkey Puzzle);~~
- ~~(L)Grevillea robusta (Silk Oak Tree);~~
- ~~(M)Albizia spp. (Mimosa, Woman's Tongue);~~
- ~~(N)Syagres romanzoffiana (Queen Palm);~~

~~(O)Prunus-serotina (Wild Cherry); and~~

~~(P)Sapium-sebiferum (Chinese Tallow).~~

~~(Ord. 922-05, passed 6-13-2005)~~

### **Sec. 7.06.023. Landscape plan.**

- (A) *General.* Prior to the approval of any site plan, "landscape plans" for the entire parcel and as specified below, shall be submitted, reviewed, revised and approved by the SPR Committee.
- (B) *Nature of required plan.* A landscape plan shall be prepared and/or approved by a registered landscape architect as authorized by F.S. Ch. 481, as amended. The landscape plan shall include sufficient information to determine whether the proposed landscaping is in compliance with the standards and other requirements of this part. The landscape plans shall be submitted as a part of the site plans. Submitted landscape plans shall be drawn at a readable scale and shall include the following:
- (1) The name, address and telephone number of the owner of the property for which the landscape plan is required;
  - (2) The name, address and telephone number of the landscape architect preparing the landscape plan;
  - (3) The location of the property including the legal description, section, township, range and street address, if known;
  - (4) The location of all existing and proposed structures, all landscape improvements (i.e.: berms, walls, fences, screens, sculptures, fountains, street furnishings, lights, paved areas) parking areas, vehicular use areas and other site improvements;
  - (5) The location of all in-ground, above ground and overhead utilities and irrigation, including structures, sizing, height and types. Use Appendix D for any trees proposed under power lines;
  - (6) General notes and specifications including mulching requirements, instructions for the installation, fertilization and maintenance of all plant materials;
  - (7) A separate tree survey sheet depicting all existing trees on site including those to be removed, ~~relocated, or and trees to be~~ protected and methodology for protection. Information to be provided in the tree survey is detailed in Section 7.06.05.07.D.1.a: The tree survey should delineate the following, at a minimum, the location of all existing trees including a palm, pine or oak designation, caliper in inches of each tree six inches d.b.h. or greater, the location of the trunk of the tree and the width of the drip line (canopy). Note: To depict the dripline of the tree one additional spot other than the trunk shot shall be required and an assumed even circumference for the tree will be inferred for that additional spot. Wooded or conservation areas can have the trees on the outer edge of the area surveyed only utilizing two spots for each to avoid mapping of interior trees;
  - (8) A copy of the county soils map depicting the proposed development site and the existing soils will be required and is to be submitted to the city with the landscape plans. If the soils are found to be of poor quality for vegetative growth per the soils map, the soils are to be tested (see division (B)(12) of this section) and amended per the recommendations of the report. Poor drainage condition details shall be included in the landscape plans (See Appendix F for a typical tree planting detail);
- (9) If the soils are found to be of poor quality for vegetative growth according to the county soil map, a soils testing report for the existing soil of the proposed site will be required and is to be submitted to the city with the landscape plans. The applicant is to work with the local extension agency or independent testing lab to have the existing soil tested and to acquire the report from the testing agency. The following soil information will be requested of the testing agency and included in the report: pH,

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soluble salts and percentage of sand, silt, clay and organic matter. Soil should be adjusted to meet a pH range of 6.0 to 7.0. Topsoil should fall within the following ranges: sand, 25 percent—53 percent, silt 28 percent—50 percent, clay eight percent—27 percent. Organic matter shall not be less than five percent (Note: as determined by loss on ignition of moisture-free samples dried at 65°C). Per request, the city will provide the contact information for soils testing agencies as a part of the pre-application meeting. The applicant is to amend the existing soil per the recommendations of the soils report to provide for the viability and long-term health of the vegetation being proposed in the landscape plans;

(10) While it is not required, utilize to the extent possible environmentally sustainable principles and practices, which include "Xeriscape" principles (See § 22);

(1—1) A plant list that provides the scientific and common names, sizes (i.e.: caliper), quantity, special requirements and location of all plant materials existing and proposed and proposed turf grass type that will be utilized to meet the minimum landscaping requirements;

(1—2) Planting and installation details, as needed, to ensure conformance with all required standards, including tree protection and erosion control.

~~(12) If the soils are found to be of poor quality for vegetative growth according to the county soil map, a soils testing report for the existing soil of the proposed site will be required and is to be submitted to the city with the landscape plans. The applicant is to work with the local extension agency or independent testing lab to have the existing soil tested and to acquire the report from the testing agency. The following soil information will be requested of the testing agency and included in the report: pH, soluble salts and percentage of sand, silt, clay and organic matter. Soil should be adjusted to meet a pH range of 6.0 to 7.0. Topsoil should fall within the following ranges: sand, 25 percent—53 percent, silt 28 percent—50 percent, clay eight percent—27 percent. Organic matter shall not be less than five percent (Note: as determined by loss on ignition of moisture-free samples dried at 65°C). Per request, the city will provide the contact information for soils testing agencies as a part of the pre-application meeting. The applicant is to amend the existing soil per the recommendations of the soils report to provide for the viability and long-term health of the vegetation being proposed in the landscape plans;~~

~~(13C)~~ Information necessary to evaluate compliance with provisions of this part;

(14) Prior to submitting the landscape plan set for review, the applicant will be required to meet with staff to discuss the proposed project and the applicable landscape requirements in a pre-submittal application meeting;

~~(215)~~ A landscape maintenance plan and schedule will be submitted as a part of the landscape plans. As a minimum this information will include scheduling and information on watering, fertilizing, herbicide/pesticide applications, trimming/edging, maintenance and mowing cycle;

~~(316)~~ Each landscape plan shall provide that the requested development shall commence within six months from the date of issuance of the permit. Applicant is required to submit in writing for review and approval by the Director should an extension to this time limit be warranted. It is the responsibility of the applicant to apply for the extension and the city is not responsible for notification of an expired permit; and

~~(417)~~ In addition to the owner's contact information, the applicant must supply the city with the selected landscape contractor's contact name, phone number and fax number so the city will know who to contact regarding any issues that may arise. Contact information is to be supplied to the city as soon as he or she is hired. A separate application for the landscape plans is not required.

(D) It shall be unlawful to plant or cause to be planted within the City limits any "Category 1" exotic or nuisance plant species listed on the Florida Invasive Species Council (FISC) Invasive Plant List. (<https://www.floridainvasives.org/plant-list/2023-invasive-plant-species/>)

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(E) During the site construction process, all Category I plant species included on the FISC Invasive Plant List shall be removed. After the issuance of the certificate of occupancy, the owner shall control re-growth of invasive exotic plants in perpetuity.

(Ord. 922-05, passed 6-13-2005)

**Sec. 7.06.023.01. Landscape installation.**

- (A) All plant material shall be grade Florida No. 1 or better pursuant to the Florida Department of Agriculture Grades and Standards for Nursery Plants, which is incorporated herein as reference.
- (B) Installed trees and plants shall be grouped together into landscape plant zones according to water and cultural (soil, climate and light) requirements.
- (C) In accordance with the irrigation standards set forth in this part in Section 7.06.02.03§-14, a maximum of 50 percent of the plant material used, other than trees, may be drought tolerant. Native species, suitable for growth in the city, should be encouraged. Appendix B of this part, "A Partial List of Native Plant Materials", which references additional sources, may be used for native plant identification.

~~(D)The use of plant species listed in Appendix C, "Florida Exotic Pest Plant Council's List of Invasive Species", is prohibited.~~

~~(DE)~~ All landscaping shall be installed in accordance with industry accepted landscape practices.

(E) Before any development activity begins, a Tree Removal Permit shall be required and a Protective Barrier shall be erected by the developer around all Regulated Trees within and adjacent to the project area (i.e., portion of property being impacted) and, if the adjacent property owner consent, off site Regulated Trees within twenty-five (25) feet of the property line, and other protected environmental areas during site clearing to create a protective radius and shall remain in place until land alteration, site clearing and construction activities are complete. The Protective Barrier shall remain until such time as they are authorized to be removed by City Staff or until the issuance of a final Certificate of Occupancy. A fine of up to \$250.00 per day shall be assessed to the property owner and/or contractor of record for trees without a Protective Barrier or when existing Protective Barriers have been knocked down or removed or when unauthorized persons, materials, vehicles, or equipment have encroached or have been placed within the Protective Barrier.

(F) Tree protection during development:

(1) Marking and Barriers. Prior to clearing or grubbing of land or the removal of any tree, the applicant shall clearly mark all trees for which Tree Removal Permits are requested and shall erect barriers around trees to be retained prior to the onset of construction to create a protected zone.

(2) The tree protection zone shall extend from the tree trunk to the tree's drip line over pervious surfaces (i.e., excluding roadways, driveways, etc.).

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~~(FH)~~ Existing plant material may be used to meet the buffering and landscaping requirements of this section provided there is no reduction in the required percentage of landscaped area or reduction in the number of required trees or shrubs. If existing plant materials are retained, the following standards shall apply:

- (1) All new development shall retain existing plant materials to the maximum extent possible unless storm water management design, necessary grade changes, required infrastructure or approved construction footprints necessitate their removal. Areas of retained plant materials may be preserved in their

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- entirety with all trees, understory and groundcover left intact and undisturbed provided that prohibited plant materials as identified in Appendix D, which may be amended from time to time by the city, are removed; and
- (2) The protection of existing plant materials shall conform to the tree protection detail found in Appendix E of the ordinance codified herein.
- (IG) All height requirements shall be based on the finished grade of the landscaped area.
- (HJ) New plant material shall meet the following criteria:
- (1) All shade trees used to satisfy landscaping requirements shall have a minimum ~~three~~four (4)-inch caliper trunk, shall be containerized or shall be a transplant using a tree spade and shall be a minimum of ten feet in height at the time of installation. All required shade trees shall be a species having an average mature spread of greater than 20 feet when grown in the city. Where interference with overhead utility lines is probable, understory trees shall be planted with a maximum spacing of 20 feet on center (see Appendix D for trees to be planted under power lines);
- (2) All proposed multi-trunk trees shall have no less than three trunks and no less than one inch caliper size per trunk and shall be a minimum of six feet in height at the time of installation;
- (3) Palm trees may be substituted for shade trees at a rate of three palm trees, grouped together, per one shade tree. Palm trees may be substituted for up to 30 percent of the required shade trees. Palms must have a minimum of ten feet of clear trunk at the time of installation. Note that palm trees may not be substituted for shade trees in case of Grand Tree mitigation;
- (4) For developments greater than one acre in size, no one species shall make up more than 50 percent of all trees and no more than 30 percent of all other plant materials (excluding turfgrass);
- (54) When used as a hedge, shrubs, grown in two-gallon containers, shall be a minimum of 18 inches in height at the time of installation. Shrubs shall be spaced a maximum of 36 inches on center. Where required to visually screen, evergreen shrubs shall be planted in staggered double rows and maintained so as to form a continuous, unbroken, solid visual screen within one year from the time of planting;
- (56) Ground cover shall be installed to provide a finished appearance and adequate coverage within 90 days, so as to suppress fugitive dust; and
- (76) Sod shall be used in lieu of seeding for grassed areas. The acceptable sod types are Bahia for retention areas and St. Augustine (i.e. Flortam, Seville and the like) for all other grassed areas.
- (KJ) Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three inches. Mulch type should be specified on the plans. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area.
- (JL) All required landscape materials shall be installed using planting soil of a type appropriate to the individual plant material and the soil conditions in which the planting is occurring. Soil amendments based upon the recommendation of the soil analysis report are required prior to installation of any landscape materials. Proof of soil amendments necessary to provide adequate soil growing medium shall be provided in booklet format as a part of the submitted plans.
- (KM) No one plant species of trees, shrubs or groundcover, excluding turf grass, shall constitute more than 50 percent of any landscape plan.
- (LN) All portions of a parcel upon which development has commenced, but not continued for a period of 30 days shall be planted with a temporary grass species or ground cover to prevent erosion and enhance soil stabilization. Adequate coverage to suppress fugitive dust shall be achieved within 45 days.

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(MO) Any disturbances made during construction to the existing city's right-of-way will require the contractor to provide such amendments to return the right-of-way to its preconstruction condition. This may include, but is not limited to, repairing and regrading site and replacement of damaged vegetation including sod.

~~(N) The project landscape architect shall conduct a final field inspection of the landscape. A certificate of compliance with the requirements of this section shall be provided to the city and the property owner and an "as built" drawing of the landscape shall be provided to the property owner prior to obtaining the certificate of occupancy.~~

(Ord. 922-05, passed 6-13-2005)

### **Sec 7.06.02.02. Plant Substitutions**

(A) Due to occasional plant availability problems, approved landscape plans may require minor revisions. Minor revisions to planting plans can be submitted for staff-level review if there is no reduction in the quality of plant material or no significant change in size or location of plant materials and if the revised plant material are of the same general category (i.e. shade, ornamental or evergreen trees) and have the same general design characteristics (i.e. mature height, crown spread) as the materials being replaced. Revised plant material must also be compatible with the area to ensure healthy tree growth.

(B) If these criteria are not fulfilled, changes to the approved plans must be resubmitted and reviewed again.

(C) A revised landscape plan that depicts the proposed plant substitutions with supporting text explaining the need for the change in plant material and a list of the original plant material and the proposed plant substitutions will be submitted for review by staff. While a special exception will not be required for minor revisions, staff reserves the right to require a special exception should they determines the proposed changes warrant it.

(Ord. 922-05, passed 6-13-2005; Ord. 1368-18, passed 8-27-2018)

### **Sec. 7.06.02.03. Irrigation design standards.**

The following irrigation standards shall apply to all new development, including residential (single-family, two-family and multi-family), commercial, institutional and industrial development; and where significant rehabilitation (50% or greater) of an existing landscape irrigation system will be conducted. In addition to the standards of this subsection, the requirements of Section 156.30—156.36, Florida Water Smart Certification Required, of the Code of Ordinances shall be applicable to all residential, commercial and institutional development. Where in conflict, the more restrictive shall apply. The following irrigation standards shall apply to all new development, including residential, commercial, institutional and industrial development, and where significant rehabilitation (50% or greater) of an existing landscape irrigation system will be conducted. In addition to these:

(A) In-ground irrigation systems shall be utilized for new development including commercial development and single- and multi-family lots. Irrigation shall be provided for all proposed landscape material.

(B) The Florida Irrigation Society (FIS) standards, which are incorporated herein by reference, should be used for all irrigation design and installation procedures, except where the requirements of this part supersede the FIS standards.

(C) An irrigation site plan, drawn at a readable scale, shall be submitted illustrating the proposed irrigation zones, delineating micro-irrigation zones and areas utilizing all other irrigation techniques. The plan should indicate the irrigation water source. Existing development with newly irrigated landscape and turf areas shall not be required to submit an irrigation plan.

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- (D) Where available, reclaimed wastewater shall be used for landscape irrigation and shall comply with the requirements of this section.
  - (E) The irrigation system shall be designed to accommodate separate landscape plant zones based on differing water requirements. Turf areas shall be on separate irrigation zones from other landscape plant zones.
  - (F) All irrigation systems shall be designed to avoid overspray, runoff or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways, structures or water features. Narrow areas (four feet wide or less) shall be irrigated with micro-irrigation only.
  - (G) The irrigation system shall be maintained and managed to ensure efficient water use and to prevent wasteful practices. These include, but are not limited to, resetting the automatic controller according to season, cleaning irrigation filters, testing the rain and wind sensors, monitoring, adjusting and repairing the irrigation equipment to ensure the efficiency of the system is maintained, replenishing mulch, utilizing turf and landscape best management practices, including plant pruning and cutting grass around sprinkler heads.
  - (K) A registered landscape architect or irrigation contractor shall conduct a final field inspection of the irrigation system. A certificate of compliance with the requirements of this article shall be provided to the city and the property owner and an "as built" drawing of the irrigation system shall be provided to the property owner and city prior to obtaining the certificate of occupancy.

(Ord. 922-05, passed 6-13-2005; Ord. No. 1457-23, § 4, 4-24-23)

#### **Sec. 7.06.02.04. Approval process.**

- (A) Landscape plans will be signed and sealed by a landscape architect in conjunction with a site plan. Approval of the landscape plan will be governed by the procedures established for a site plan in the city's Land Development Plan. The city reserves the right to hold-up the certificate of occupancy until such time as the site plan meets the city's approval.
- (B) A certificate of compliance with the requirements of this article shall be provided to the City and the property owner and an "as built" drawing of the irrigation system shall be provided to the property owner and City prior to obtaining the certificate of occupancy.
- (C) The project landscape architect shall conduct a final field inspection of the landscape and irrigation. A certificate of compliance with the requirements of this section shall be provided to the City and the property owner and an "as built" drawing of the landscape shall be provided to the property owner prior to obtaining the certificate of occupancy.
- (D) The contractor is responsible for overseeing the installation and maintenance of required plants per the approved landscape plan and for a one year guarantee on all required plant material; if any required plant material dies within the two years, the contractor must replace it/them.
- (E) The City and the contractor must meet on site upon completion of the landscape installation for an inspection. The contractor must contact the City to establish the inspection time.

(Ord. 922-05, passed 6-13-2005)

#### **Sec. 7.06.02.05. Landscape maintenance.**

- (A) All landscaping, including those areas located in the public right-of-way as approved through the applicable development review process, shall be maintained by an entity other than the city.
- (B) The landscape maintenance plan and schedule submitted as a part of the ordinance will be utilized to direct the on-going maintenance of the landscaping and irrigation.

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- (C) All required landscaping shall be maintained in a healthy condition in perpetuity as per the approved landscape plan.
  - (D) All installed landscaping shall be neat and orderly in appearance and kept free of refuse, debris, disease, pests and weeds and shall be fertilized and irrigated to maintain plants in a healthy condition.
  - (E) On-going maintenance to prevent the establishment of prohibited exotic species is required.
  - (F) Any plant materials of any type and kind required by these regulations shall be replaced within 30 days of their demise and/or removal.
  - (G) Paving, treating or covering a required landscaped area in any way that renders it impervious is prohibited.
  - (H) Parking of vehicles shall not be permitted in required landscaped areas.
  - (I) It shall be the responsibility of the owner to remove any dead, diseased or dangerous trees or shrubs or parts thereof, which overhang or interfere with traffic control devices or public sidewalks.
  - (J) All pruning should be accomplished according to horticultural standards. Trees should be pruned only as necessary to promote good health. Trees may be periodically pruned or thinned in order to shorten the length of branches, and the load associated with the foliage. Pruning should be focused on the ends of branches, making the smallest diameter cuts to achieve the pruning objective. All pruning shall be accomplished by an ISA Certified Arborist, in accordance with the current edition of the ANSI A300 Tree Care Standards and Ansi A300 Best Management Practices, along with Florida ISA Pruning Prescription Practices and the ANSI Z133 Safety Requirements..

(Ord. 922-05, passed 6-13-2005)

#### **Sec. 7.06.02.06. Special exception.**

- (A) A special exception to the landscape ordinance can be filed when one or more of the following conditions apply:
  - (1) The site(s) involve space limitations or unusually shaped parcels;
  - (2) Topography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical;
  - (3) Due to a change of use of an existing site, the required buffer is larger than can be provided; and/or
  - (4) Safety considerations are involved.
- (B) A "justification statement" must be submitted as a part of the special exception request. In this statement the applicant must describe which of the requirements set forth in the ordinance codified hererin will be met with modifications, which project conditions justify the use of alternatives and how the proposed measures equal or exceed normal compliance.
- (C) The City staff will review the special exception and can recommend approval, approval with conditions or denial of the petition to the Planning Director. Based upon the recommendation and additional review, the Planning Director will make the final decision on the special exception petition.

(Ord. 922-05, passed 6-13-2005)

#### **Sec. 7.06.03. Xeriscape principles.**

It is the intent of this part to assist the town in achieving water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles will serve as the primary means of achieving water conservation:

- (A) Appropriate planning and design;
  - (B) Limiting turf to locations where it provides functional benefits;
  - (C) Efficient in-ground irrigation systems;
  - (D) Use of soil amendments to increase the water holding capacity of the soil;
  - (E) Use of mulches where appropriate;
  - (F) Use of drought-tolerant plants; and
  - (G) Appropriate and timely maintenance.
- (Ord. 922-05, passed 6-13-2005)

**Sec. 7.06.03.02. Failure to obtain a permit.**

- (A) Whenever a violation(s) of this part occurs or exists or has occurred or existed, any person individual, entity or otherwise, who has legal, beneficial or equitable interest in the facility or instrumentality causing or contributing to the violation(s) and any person individual, entity or otherwise, who has legal, beneficial or equitable interest in the real property upon which the violation(s) occurs or exists or has occurred or existed, shall be liable for the violation(s).
- (B) Any person who shall commence any work without first obtaining a permit therefor shall, if subsequently permitted to obtain a permit, pay triple the permit fee prescribed for the work. The payment of a triple fee shall not preclude nor be deemed a substitute for prosecution for commencing work without first obtaining a permit.
- (C) The removal of a grand tree or protected tree without a permit is deemed to be an irreparable and irreversible violation. A fine of \$5,000.00 will be imposed for the removal of a grand tree or protected tree without a permit. Fines collected will go to the Parks Department Tree Trust Fund.
- (D) In addition, any person removing a grand tree or protected tree without a permit shall be required to replace the grand tree or protected tree with one or more recommended tree(s) on the same parcel (or on adjacent right of way). The number and size of the replacement tree(s) required to be planted shall be double the size, on an inch by inch basis, the size (dbh) of the grand tree or protected tree(s) that were removed without a permit. If it is not possible to relocate or replace a grand tree or protected tree with recommended tree(s) on the same (or in adjacent right(s) of way), then a contribution shall be made to the Parks Department Tree Trust Fund.
- (E) In lieu of tree replacement on the subject property, the applicant, at the city's option, may replant approved trees on city owned property or contribute a per tree monetary fee as follows. Fees collected in lieu of replacement shall be placed by the city into the Parks Department Tree Trust Fund for use of tree replacement, use of a trained horticulturalist or arborist, educational purposes regarding trees and/or the enforcement or for the advancement of this part. The fees are hereby established as follows:

10" DBH	\$50.00 per inch removed.
Greater than 10" to less than 20" DBH	\$100.00 per inch removed.
20" to less than 30" DBH	\$125.00 per inch removed.
30" and greater DBH	\$150.00 per inch removed.

~~(F) It shall be unlawful for any person, during the development of any project or during the construction of any structures or the improvement of any property, to place solvents, material, machinery or temporary soil deposits within the dripline of any tree. During construction, improvement or development of the property, the owner or his or her agent(s), shall be required to place visible, physical barriers around all trees designated for retention and these protective structures, where required, shall remain until such time as they are authorized to be removed by the Director or issuance of final certificate of occupancy. Protective structures shall be provided as detailed in Appendix E of this document.~~

~~(G) Exceptions.~~

~~(1) Where extenuating circumstances justify, the Director may allow an extension of time for the permit to be obtained in excess of three business days.~~

~~(2) For just cause and in cases involving extreme circumstances and unusual hardship, the Director may waive the triple permit fee (three times the permit fee).~~

~~(Ord. 922-05, passed 6-13-2005)~~

**Sec. 7.06.04. Tree removal guidelines.**

~~In conjunction with any development, building or land clearing, a percentage of trees as defined herein, may be removed in accordance with the following table. Removal of any trees over these guideline percentages may require replacement at a rate of double the inch-per-inch basis or financial contribution to the Parks Department Tree Trust Fund. The waiving of the percentages detailed in these guidelines is at the discretion of the Director.~~

Average Number of Trees per Acre of Development (6" in caliper or larger)	Percentage Allowed to be Removed
Above 40	50%
20 to 40	30%
10 to 19	10%
Under 10	None, unless the trunk at breast height is within 8 feet of a proposed structure or improvement such as a road, utility line and the like or if the developer agrees to replace any trees removed in accordance with the terms of this part.

**Sec. 7.06.044.01. Landscape buffering and screening.**

- (A) The buffering and screening requirements of this section shall apply to all new development except single and two family lots not part of an approved overall development plan.
- (B) All portions of each site, which are not devoted to buildings, sidewalks, paving or special landscape features shall be grassed.
- (C) Buffer types.

	Subject Property's District or Use	Adjacent District or Use							
		1	2	3	4	5	6	7	8
1	<del>Agricultural-Residential</del> districts	<del>*—</del>	<del>—B</del>	<del>—B</del>	<del>—C</del>	<del>—C</del>	<del>—A</del>	<del>—C</del>	<del>—</del>
2	Commercial districts	<u>AB</u>	A	A	<u>AC</u>	<u>DA</u>	<u>BA</u>	<u>CA</u>	<u>C</u>
3	Professional office districts	<u>AB</u>	A	A	<u>AC</u>	<u>DB</u>	<u>BA</u>	<u>CA</u>	<u>C</u>

4	Industrial districts	BC	BC	BC	BA	DB	BB	CB	C
5	<del>Public rights-of-way-Automotive oriented business**</del>	<del>—C</del>	<del>DA</del>	<del>DA</del>	<del>DB</del>	<del>—A</del>	<del>*A</del>	<del>DA</del>	<del>D</del>
6	<del>Service stations-convenience stores-gas stations Public right-of-way less than 80' wide</del>	<del>BA</del>	<del>BA</del>	<del>BA</del>	<del>B</del>	<del>*A</del>	<del>B-</del>	<del>C-</del>	<del>C</del>
7	<del>Class I mining operations-Public right-of-way 80' wide or greater</del>	<del>C</del>	<del>CA</del>	<del>CA</del>	<del>CB</del>	<del>DA</del>	<del>C-</del>	<del>C-</del>	<del>C</del>
8	Residential districts	A	B	B	C	D	C	C	A

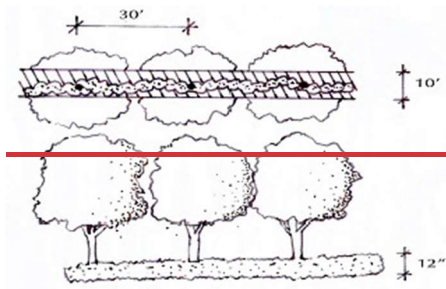
~~\*Refer to § 12(B)(5) of this part for specific right-of-way buffer requirements for automotive service stations and convenience stores with gas pumps.~~

~~\*Residential developments less than 10 acres in size shall require a Type A buffer. Residential developments 10 acres in size or greater shall require a Type B Buffer.~~

~~\*\*Refer to Section 7.06.04.C.4 for specific requirements for automotive service stations and convenience stores with gas pumps.~~

- (1) *Type A buffer.* A ten-foot wide buffer with a single row of shade trees spaced a maximum of 530 feet on center and a continuous row of evergreen shrubs with a minimum height of 2418 inches at installation with a maximum spacing of 36 inches on center.

**Type A Buffer**

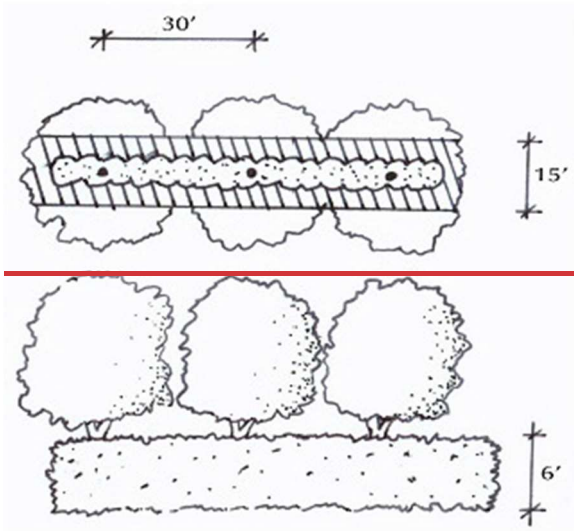


~~(2) Type B buffer.~~

~~(a) A 15-foot wide buffer planted with a single row of shade trees having a maximum spacing of 50 feet on center. A visual screen designed to be 80 percent opaque within one year and a minimum of six feet in height at installation shall also be provided with this buffer. The screen may include an opaque fence, wall, hedge, berm or any combination thereof. Wooden fences shall be prohibited. Walls and fences shall not exceed eight feet in height. Shrubs that are used to provide a visual screen shall be spaced a maximum of five feet on center.~~

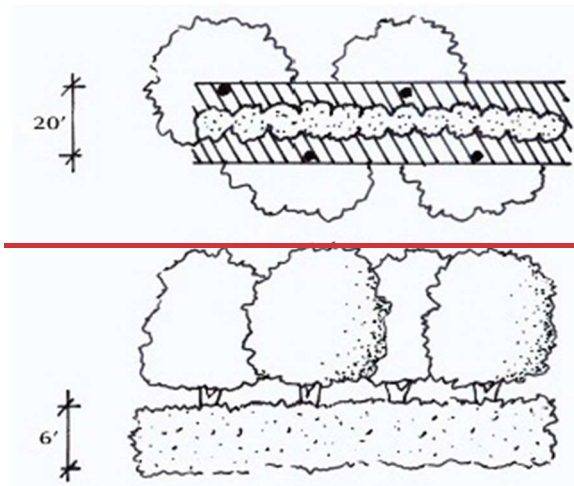
~~(b) For interior lots within a platted industrial park, the minimal type B landscape buffer may be reduced to five feet to fit within the minimum ten-foot wide setbacks. All planning and screening requirements of this section shall remain the same.~~

**Type B Buffer**



(32) Type **BC** buffer. A 20-foot wide buffer planted with two staggered rows of shade trees with a maximum spacing of 530 feet on center (Note: See the drawing below. There is to be 1060 feet between trees in the same row, but the two rows are to be staggered such that the second row of trees is to be placed halfway (350 feet) between the trees of the first row). A visual screen designed to be 80 percent opaque within one year and a minimum of six feet in height at installation shall also be provided within the buffer. The screen may include an opaque fence, wall, hedge, berm or any combination thereof. Wooden fences shall be prohibited. Walls and fences shall not exceed eight feet in height. Shrubs that are used to provide a visual screen shall be placed a maximum of five feet on center.

**Type C Buffer**



(43) ~~Type DC buffer (right-of-way buffer). A 20-foot wide buffer planted with a single row of shade trees. This landscape buffer shall be required adjacent to any road right-of-way external to the development project and adjacent to any access roads internal to a commercial development.~~

~~(a) The minimum width of the right-of-way buffer shall vary according to the ultimate width of the abutting right-of-way as indicated below:~~

~~1. A right-of-way width from zero to 99 feet wide requires a minimum ten-foot wide buffer;~~

~~2. A right-of-way width of 100 feet or more requires a minimum 15-foot wide buffer; and~~

~~3. Developments of 15 acres or more require a minimum 20-foot wide buffer regardless of the width of the right-of-way.~~

~~(b) Shade trees shall be planted with a maximum spacing of 50 feet on center. Palms may be substituted for up to 30 percent of the required shade trees and shall be planted in clusters with a minimum of three palms per cluster with a maximum spacing of eight feet on center. A maximum distance of 50 feet shall be maintained between all types of tree plantings. The remainder of the buffer shall be landscaped with shrubs, at a minimum rate of five shrubs per tree or palms, ground cover and sod.~~

~~(ae) No more than 50 percent of the required landscape area may be grassed, with the balance shall be landscaped in shrubs and ground covers. Note: This requirement will be reviewed on a case by case basis and a special exception can be submitted for those sites that cannot meet this requirement.~~

~~(bd) A masonry wall, not to exceed between 4 feet and 8-eight feet in height, or a berm between 2 feet and 8 feet may shall be located within a required Type CD buffer (right-of-way buffer) to separate a residential development from an arterial or collector road. Landscaping shall be provided along the right-of-way side closest to the wall. Shrubs shall be planted at a minimum rate of 40 shrubs for every 100 lineal feet of wall or fraction thereof. The shrubs may be planted in groupings or in a row. Where possible, sidewalks located adjacent to the masonry wall shall be separated from the masonry wall by a single row of trees, spaced 50 feet on center. The trees shall be planted to provide shade along the sidewalk. Palms may be substituted for trees at a rate of three palm trees, grouped together, per one tree. Palms may be substituted for up to 30 percent of the required trees. Vines and groundcover may also be incorporated into the landscaping. It is not the intent of this requirement to obscure from view decorative elements such as emblems, tile molding and wrought iron.~~

(45) *Automotive service stations and convenience stores with gas pumps buffer.* Automotive service stations and convenience stores with gas pumps shall be buffered from surrounding uses.

~~(a) Right-of-way buffer landscaping:~~

~~1.(a) A landscape buffer, a minimum of 15 feet in width, shall be required between the public right-of-way and the development project.~~

~~2.(b) Shade trees shall be planted in a single row with a maximum spacing of 50 feet on center. Palms may be substituted for up to 30 percent of the required shade trees and shall be planted in clusters with a minimum of three palms per cluster with a maximum spacing of eight feet on center. A maximum of 50 feet shall be maintained between all types of tree clusters.~~

~~3.(c) All portions of each site, which are not devoted to buildings, sidewalks, paving or special landscape features, shall be sodded. However, no more than 50 percent of the required landscape area may be sodded, the balance shall be landscaped in shrubs and ground covers.~~

4-(d) Refer to division (C) of this section for all buffering requirements from adjacent property.

(56) *Vehicular use area (VUA).* ~~All parking lot and vehicular use areas will be buffered to other uses with a Type C buffer along the perimeter. A minimum of ten percent of the VUA is to be landscaped with one shade tree per 200 square feet of VUA.~~ The landscape requirements for the VUA consist of one landscaped island per a maximum of ten parking spaces. Each island is to be ~~10~~<sup>eight</sup> feet wide by 20 feet long (~~back of curb to back of curb~~) and will contain one shade tree with either shrubs or ground cover beneath the tree. ~~The minimum island size is exclusive of light poles, utilities, hydrants, etc. If these types of items are in the islands, the City should have a provision to increase the width of the island as well.~~

VUA that require parking equal to or greater than 30 spaces shall be required to meet the following standards:

(a) Placement of a 5 foot minimum width concrete sidewalk along both sides of all drive aisles or access roads that do not have parking spaces on them.

(b) Placement of a 5 foot minimum width concrete sidewalk along at least on side of the drive aisle running parallel to the front of any buildings.

(c) Placement of crosswalks across the drive aisle running parallel to the front of the building at each building entrance to allow for safe pedestrian crossing.

(d) No more than 30 spaces (60 spaces for uses that require more than 200 parking spaces) shall be part of a clearly defined group of spaces. Groups of spaces shall be clearly divided with pedestrian corridors with a minimum width of 8 feet.

(67) *Foundation planting.* Foundation plantings are to include one (1) understory tree per 20 feet of building lineal feet and shrubs and ground cover to fill in the remaining foundation planting area. The minimum width of foundation planting areas shall be 10 feet to accomodate tree plantings.

(78) *Sidewalks and the like.* Sidewalks and other impervious areas shall not occupy any part of a required A, B, ~~or C~~ ~~or D~~ buffer, except when:

(a) Driveways and sidewalks are constructed perpendicular to the buffer and provide direct access to the parcel or adjacent parcels; and/or

(b) A meandering sidewalk, bike trail or nature trail is provided within the buffer and the buffer width is increased by the equivalent sidewalk or trail width.

(89) *Service function areas.* Areas of nonresidential development that are utilized as loading areas or docks, outdoor storage, trash collection, mechanical equipment, trash compaction, recycling or other service functions shall be screened and out of view from adjacent properties at ground level and from public rights-of-way by a masonry wall a minimum of six feet in height. Industrial parks shall be exempt from the requirements of this section.

(910) *Retention areas.*

(a) All human-made dry and wet retention areas that are within 20 feet of the public right-of-way or located within a required buffer shall be landscaped. If the retention area is within 20 feet of a public right-of-way and runs parallel to the public right-of-way, then a Type D buffer will be used and a Type A buffer will be used on the remaining sides of the retention area. Retention ponds may contain special site features, such as fountains and reflecting pools. Existing natural vegetation may be used in lieu of new plantings.

(b) Retention/detention ponds and swales shall be permitted within a required buffer provided they are consistent with the following criteria:

1. Retention/detention ponds and swales shall not exceed 50 percent of the square footage of any required side, rear or front yard landscape buffer except where existing native vegetation is retained at natural grade;
  2. Retention/detention ponds and swales shall not exceed, at any location within the required buffer, 70 percent of the required buffer width;
  3. To reduce soil erosion and visually soften the edge of the water, trees shall be planted along the banks of the pond/retention area at a minimum rate of one tree per 50 lineal feet of pond bank; and
  4. The banks of dry retention areas shall be sodded to the pond bottom. Wet retention areas shall be sodded to the high water line. Bahia grass may be used or planted in retention/detention areas, drainage areas and wetland setback and mitigation areas.
- (c) Storm water retention/detention areas with slopes that require fencing by Southwest Florida Water Management District requirements shall be enclosed with a transparent six-foot decorative metal or vinyl coated chain link fence. Unfinished, galvanized chain link fencing shall not be permitted.
- (d) All retention ponds that require fencing will also require a Type A buffer on the outside of the fence.

~~(101)~~ *Clear site triangles.* Where a driveway/accessway intersects a road right-of-way or where two public road rights-of-way intersect, vegetation, structures and non-vegetative visual screens shall not be located as to interfere with the clear site triangle, as defined in the city's Land Development Code.

(Ord. 922-05, passed 6-13-2005)

#### ~~Sec. 7.06.04.02. Plant substitutions.~~

~~(A) Due to occasional plant availability problems, approved landscape plans may require minor revisions. Minor revisions to planting plans can be submitted for staff level review if there is no reduction in the quality of plant material or no significant change in size or location of plant materials and if the revised plant material are of the same general category (i.e. shade, ornamental or evergreen trees) and have the same general design characteristics (i.e. mature height, crown spread) as the materials being replaced. Revised plant material must also be compatible with the area to ensure healthy tree growth.~~

~~(B) If these criteria are not fulfilled, changes to the approved plans must be resubmitted and reviewed again.~~

~~(C) A revised landscape plan that depicts the proposed plant substitutions with supporting text explaining the need for the change in plant material and a list of the original plant material and the proposed plant substitutions will be submitted for review by staff. While a special exception will not be required for minor revisions, staff reserves the right to require a special exception should they determines the proposed changes warrant it.~~

~~(Ord. 922-05, passed 6-13-2005; Ord. 1368-18, passed 8-27-2018)~~

#### ~~Sec. 7.06.04.03. Irrigation design standards.~~

~~The following irrigation standards shall apply to all new development, including residential (single family, two family and multi family), commercial, institutional and industrial development; and where significant rehabilitation (50% or greater) of an existing landscape irrigation system will be conducted. In addition to the standards of this subsection, the requirements of Section 156.30—156.36, Florida Water Smart Certification Required, of the Code of Ordinances shall be applicable to all residential, commercial and institutional~~

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development. Where in conflict, the more restrictive shall apply. The following irrigation standards shall apply to all new development, including residential, commercial, institutional and industrial development, and where significant rehabilitation (50% or greater) of an existing landscape irrigation system will be conducted. In addition to these:

- (A) ~~In-ground irrigation systems shall be utilized for new development including commercial development and single- and multi-family lots. Irrigation shall be provided for all proposed landscape material.~~
- (B) ~~The Florida Irrigation Society (FIS) standards, which are incorporated herein by reference, should be used for all irrigation design and installation procedures, except where the requirements of this part supersede the FIS standards.~~
- (C) ~~An irrigation site plan, drawn at a readable scale, shall be submitted illustrating the proposed irrigation zones, delineating micro-irrigation zones and areas utilizing all other irrigation techniques. The plan should indicate the irrigation water source. Existing development with newly irrigated landscape and turf areas shall not be required to submit an irrigation plan.~~
- (D) ~~Where available, reclaimed wastewater shall be used for landscape irrigation and shall comply with the requirements of this section.~~
- (E) ~~The irrigation system shall be designed to accommodate separate landscape plant zones based on differing water requirements. Turf areas shall be on separate irrigation zones from other landscape plant zones.~~
- (F) ~~Sprinkler spacing shall not exceed 55 percent of the sprinklers' diameter of coverage.~~
- (G) ~~Sprays and rotors shall have matching application rates within each irrigation zone. Sprays and rotors shall not be combined on the same irrigation zone.~~
- (H) ~~All irrigation systems shall be designed to avoid overspray, runoff or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways, structures or water features. Narrow areas (four feet wide or less) shall be irrigated with micro-irrigation only.~~
- (I) ~~Irrigation control equipment shall include an operable and functioning automatic irrigation controller having program flexibility such as repeat cycles and multiple program capabilities. Automatic irrigation controller(s) shall have a battery back-up to retain the irrigation programs. Automatic control systems shall be equipped with operable and functioning rain and wind sensor devices. These devices shall be placed in areas where they can be exposed to natural rainfall and winds. As the technology improves, moisture sensing devices to cut-off irrigation when ground conditions do not warrant watering are encouraged.~~
- (J) ~~The irrigation system shall be maintained and managed to ensure efficient water use and to prevent wasteful practices. These include, but are not limited to, resetting the automatic controller according to season, cleaning irrigation filters, testing the rain and wind sensors, monitoring, adjusting and repairing the irrigation equipment to ensure the efficiency of the system is maintained, replenishing mulch, utilizing turf and landscape best management practices, including plant pruning and cutting grass around sprinkler heads.~~
- (K) ~~A registered landscape architect or irrigation contractor shall conduct a final field inspection of the irrigation system. A certificate of compliance with the requirements of this article shall be provided to the city and the property owner and an "as built" drawing of the irrigation system shall be provided to the property owner and city prior to obtaining the certificate of occupancy.~~

~~(Ord. 922-05, passed 6-13-2005; Ord. No. 1457-23, S 4, 4-24-23)~~

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**~~Sec. 7.06.04.04. Approval process.~~**

~~Landscape plans will be required in conjunction with a site plan. Approval of the landscape plan will be governed by the procedures established for a site plan in the city's Land Development Plan. The city reserves the right to hold up the certificate of occupancy until such time as the site plan meets the city's approval.~~

~~(Ord. 922-05, passed 6-13-2005)~~

**~~Sec. 7.06.04.05. Reserved.~~**

~~(Ord. 922-05, passed 6-13-2005)~~

**Sec. 7.06.04.06. Enforcement.**

- (A) The contractor is responsible for overseeing the installation and maintenance of required plants per the approved landscape plan and for a one year guarantee on all required plant material; if any required plant material dies within the first year, the contractor must replace it/them.
- (B) The city and the contractor must meet on site upon completion of the landscape installation for an inspection. The contractor must contact the city to establish the inspection time.
- (C) The City Inspector has the right to reject the plant material if it does not meet this part and to hold the certificate of occupancy until all required plants are properly installed to the Inspector's satisfaction.
- (D) Failure to replace dead and diseased plants will be a violation of this part.

(Ord. 922-05, passed 6-13-2005)

**~~Sec. 7.06.05. Landscape maintenance.~~**

~~(A) All landscaping, including those areas located in the public right-of-way as approved through the applicable development review process, shall be maintained by an entity other than the city.~~

~~(B) The landscape maintenance plan and schedule submitted as a part of the ordinance will be utilized to direct the on-going maintenance of the landscaping and irrigation.~~

~~(C) All required landscaping shall be maintained in a healthy condition in perpetuity as per the approved landscape plan.~~

~~(D) All installed landscaping shall be neat and orderly in appearance and kept free of refuse, debris, disease, pests and weeds and shall be fertilized and irrigated to maintain plants in a healthy condition.~~

~~(E) On-going maintenance to prevent the establishment of prohibited exotic species is required.~~

~~(F) Any plant materials of any type and kind required by these regulations shall be replaced within 30 days of their demise and/or removal.~~

~~(G) Paving, treating or covering a required landscaped area in any way that renders it impervious is prohibited.~~

~~(H) Parking of vehicles shall not be permitted in required landscaped areas.~~

~~(I) It shall be the responsibility of the owner to remove any dead, diseased or dangerous trees or shrubs or parts thereof, which overhang or interfere with traffic control devices or public sidewalks.~~

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~~(J) All pruning should be accomplished according to horticultural standards. Trees should be pruned only as necessary to promote good health. Trees may be periodically pruned or thinned in order to reduce leaf mass in preparation for tropical storms. All pruning shall be accomplished by a certified arborist in accordance with National Arborists Standards.~~

~~(Ord. 922-05, passed 6-13-2005)~~

~~**Sec. 7.06.05.01. Reserved.**~~

~~(Ord. 922-05, passed 6-13-2005)~~

~~**Sec. 7.06.05.02. Reserved.**~~

~~(Ord. 922-05, passed 6-13-2005)~~

~~**Sec. 7.06.05.03. Reserved.**~~

~~(Ord. 922-05, passed 6-13-2005)~~

~~**Sec. 7.06.05.04. Xeriscape principles.**~~

~~It is the intent of this part to assist the town in achieving water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles will serve as the primary means of achieving water conservation:~~

- ~~(A) Appropriate planning and design;~~
- ~~(B) Limiting turf to locations where it provides functional benefits;~~
- ~~(C) Efficient in-ground irrigation systems;~~
- ~~(D) Use of soil amendments to increase the water holding capacity of the soil;~~
- ~~(E) Use of mulches where appropriate;~~
- ~~(F) Use of drought tolerant plants; and~~
- ~~(G) Appropriate and timely maintenance.~~

~~(Ord. 922-05, passed 6-13-2005)~~

~~**Sec. 7.06.05.05. Special exception.**~~

~~(A) A special exception to the landscape ordinance can be filed when one or more of the following conditions apply:~~

- ~~(1) The site(s) involve space limitations or unusually shaped parcels;~~
- ~~(2) Topography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical;~~
- ~~(3) Due to a change of use of an existing site, the required buffer is larger than can be provided; and/or~~
- ~~(4) Safety considerations are involved.~~

(B) A "justification statement" must be submitted as a part of the special exception request. In this statement the applicant must describe which of the requirements set forth in the ordinance codified hererin will be met with modifications, which project conditions justify the use of alternatives and how the proposed measures equal or exceed normal compliance.

(C) The city staff will review the special exception and can recommend approval, approval with conditions or denial of the petition to the Planning Director. Based upon the recommendation and additional review, the Planning Director will make the final decision on the special exception petition.

(Ord. 922-05, passed 6-13-2005)

## Sec. 7.06.075.06. Appeals process.

Appeals shall be provided by part 11.17.00 of the city's Land Development Code.

### Appendix A. Recommended Tree List

Note: A \* denotes genera containing some species native to Central Florida

\*Ash (Fraxinus spp.)

\*Bay Tree (Persea spp.)

Bottlebrush (Callistemon spp.)

Chinese Fan Palm (Livistona chinensis)

Crepe Myrtle (Lagerstoemia indica)

\*Cypress (Taxodium spp.)

Date Palm (Phoenix spp.)

\*Dogwood (Cornus spp.)

\*Elm (Ulmus spp.)

European Fan Palm (Chamoerops humilis)

\*Holly (Ilex spp.)

\*Hornbeam (Carpinus spp.)

Jerusalem Thorn (Parkinsonia aculeate)

\*Loblolly Bay (Gorgonia lasianthus)

\*Magnolia (Magnolia spp.)

\*Maple (Acer spp.)

\*Needle Palm (Rhapidophyllum hystrix)

\*Oak (Quercus spp.)

\*Pine, except Austrian Pine (Pinus spp.)

Podocarpus (Podocarpus spp.)

\*Redbud (Cercis canadensis)

\*Red Cedar (Juniperus spp.)

\*River Birch (Betula nigra)

- ~~\*Sabal/Cabbage Palm (Sabal palmetto)~~
- ~~\*Sweet Gum (Liquidambar styraciflua)~~
- ~~\*Washington Palm (Washingtonia robusta)~~
- ~~\*Wax Myrtle (Myrica cerifera)~~
- ~~\*Willow (Salix spp.)~~
- ~~(Ord. 922-05, passed 6-13-2005)~~

~~**Appendix B. Pasco County Native Plant Materials**~~  
 (information provided from the Florida Native Plant Society - County Search Webpage)

~~Key:~~

- ~~FN—fern, TS—small tree, TL—large tree, WF—wildflower, GC—groundcover, GR—grass, SH—shrub, VN—vine, AQ—aquatic~~
- ~~w—does well in moist places, W—requires moist places, naturally a wetland species~~
- ~~A—aquatic, good for planting in an area that is typically flooded such as a pond~~
- ~~d—relatively drought tolerant, may need supplemental moisture during very dry periods, D—very drought tolerant~~
- ~~s—some salt tolerance, S—high salt tolerance~~
- ~~B—butterfly plant (larval food or nectar source)~~
- ~~L—provides food or good cover for wildlife <BR~~

Species	Form	Wet Tolerance	Dry Tolerance	Salt Tolerance	Butterfly Plant	Wildlife Plant	Photo	More Info
Acacia farnesiana sweet acacia	TS		D	S	B	L	USF Herbarium	Institute for Regional Conservation
Acer rubrum red maple	TL	W				L	USF Herbarium	US Forest Service fact sheet
Acrostichum danaeifolium giant leather fern	FN	W		S		L	USF Herbarium	Institute for Regional Conservation
Adiantum capillus-veneris Venus maidenhair fern	FN						USF Herbarium	
Aletris lutea yellow colic-root	WF	W					USF Herbarium	Institute for Regional Conservation
Allium canadense wild	WF	W					USF Herbarium	

onion, meadow garlic								
Amorpha fruticosa false indigo-blush, bastard-indigo	SH	W					USF Herbarium	Institute for Regional Conservation
Amorpha herbacea cluster/spike indigo-bush	WF						USF Herbarium	
Amsonia ciliata slimpod, bluestar, blue dogbane	WF						USF Herbarium	
Andropogon brachystachyus short-spike bluestem	GR	W					UF Herbarium	Institute for Regional Conservation
Andropogon glomeratus bushy bluestem	GR	W					USF Herbarium	Institute for Regional Conservation
Andropogon virginicus broomsedge bluestem	GR	W						Institute for Regional Conservation
Apios americana American groundnut	VN	W					USF Herbarium	Institute for Regional Conservation
Aralia spinosa devil's- walkingstick	SH			S	B		USF Herbarium	Dave's Garden
Arisaema triphyllum jack- in-the-pulpit	WF	W					USF Herbarium	
Aristida spiciformis bottlebrush grass	GR	W					USF Herbarium	
Aristida stricta var. beyrichiana wiregrass	GR	W	D				USF Herbarium	Institute for Regional Conservation
Asclepias humistrata sandhill milkweed	WF		D		B		USF Herbarium	

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

Asclepias perennis aquatic milkweed	WF	W			B		USF Herbarium	
Asclepias tuberosa butterflyweed	WF		D	S	B		USF Herbarium	Institute for Regional Conservation
Asimina obovata flag pawpaw	SH		D			L	USF Herbarium	Archbold Biological Station
Asimina pygmaea dwarf pawpaw	TS					L	USF Herbarium	
Asplenium platyneuron ebony spleenwort	FN	W	D				USF Herbarium	
Baccharis halimifolia groundsel bush	SH	W	D	S			USF Herbarium	Hernando Chapter
Bacopa caroliniana blue waterhyssop	GC	W			B		USF Herbarium	Institute for Regional Conservation
Baptisia leontii wild indigo	WF						USF Herbarium	
Bejaria racemosa tarflower	SH	W	D				USF Herbarium	Institute for Regional Conservation
Berlandiera subacaulis common greeneyes, Florida greeneyes	WF		D				USF Herbarium	Institute for Regional Conservation
Blechnum serrulatum swamp fern	FN	W				L	USF Herbarium	Institute for Regional Conservation
Boehmeria cylindrica small-spike false-nettle	WF	W			B		USF Herbarium	Institute for Regional Conservation
Callicarpa americana beautyberry	SH	W	D	S		L	USF Herbarium	Hernando Chapter
Campsis radicans trumpet-vine	VN	W	D	S			USF Herbarium	Floridata.com

Created: 2025-06-25 10:11:52 [EST]

<i>Canna flaccida</i> golden canna	WF	W			B		USF Herbarium	Institute for Regional Conservation
<i>Carphephorus corymbosus</i> costal-plain chaffhead	WF		D		B		USF Herbarium	Institute for Regional Conservation
<i>Carphephorus odoratissimus</i> vanilla-plant, deer's tongue	WF	W	D		B		USF Herbarium	
<i>Carphephorus paniculatus</i> deer tongue, hairy trilisa	WF	W	D		B		USF Herbarium	Institute for Regional Conservation
<i>Carpinus caroliniana</i> hornbeam	TS	W				L	USF Herbarium	US Forest Service fact sheet
<i>Celtis laevigata</i> hackberry, sugarberry	TL	W			B		USF Herbarium	Institute for Regional Conservation
<i>Cephalanthus occidentalis</i> butttombush	SH	W			B		USF Herbarium	Institute for Regional Conservation
<i>Cercis canadensis</i> redbud	TS		D		B		USF Herbarium	US Forest Service fact sheet
<i>Chamaecrista fasciculata</i> sleeping plant, partridge-pea	WF		D		B	L	USF Herbarium	Institute for Regional Conservation
<i>Chiococca alba</i> snowberry	SH	W	D	S			USF Herbarium	Institute for Regional Conservation
<i>Chionanthus virginicus</i> fringe tree	TS	W				L	USF Herbarium	US Forest Service fact sheet
<i>Chrysopsis gossypina</i> hairy goldenaster	WF		D	S			USF Herbarium	
<i>Chrysopsis scabrella</i> rough- leaf goldenaster	WF		D	S			USF Herbarium	Institute for Regional Conservation

Chrysopsis subulata leafy goldenaster	WF		D	S			USF Herbarium	
Cladium jamaicense saw- grass	GR	W		S			USF Herbarium	Institute for Regional Conservation
Clematis baldwinii pine- hyacinth	WF	W					USF Herbarium	Institute for Regional Conservation
Clematis catesbyana virgin's-bower	WF						USF Herbarium	
Clematis virginiana Virginia virgin's- bower	VN						USF Herbarium	
Commelina erecta sandhill dayflower	WF		D				USF Herbarium	Institute for Regional Conservation
Conocarpus erectus buttonwood	TS	W	D	S			USF Herbarium	Institute for Regional Conservation
Conoclinium coelestinum mistflower	WF	W			B		USF Herbarium	Institute for Regional Conservation
Coreopsis floridana Florida tickseed	WF	W					USF Herbarium	
Coreopsis leavenworthii Leavenworth's tickseed	WF	W			B		USF Herbarium	Institute for Regional Conservation
Cornus florida flowering dogwood	TS	W	D			L	USF Herbarium	UF Extention Service (EDIS)
Cornus foemina stiff cornel, swamp dogwood	TS	W			B	L	USF Herbarium	Institute for Regional Conservation
Crataegus marshallii parsley hawthorn	TS	W				L	USF Herbarium	

Crinum americanum string lily, swamp lily	WF	W		S			USF Herbarium	Institute for Regional Conservation
Dalea carnea hammock prairie-clover	WF	W	D		B		USF Herbarium	Institute for Regional Conservation
Dalea feayi prairie-clover	WF		D		B		USF Herbarium	
Dalea pinnata summer farewell	WF		D		B		USF Herbarium	
Diospyros virginiana persimmon	TS	W	D			L	USF Herbarium	Institute for Regional Conservation
Doellingeria reticulata white-top aster	WF						USF Herbarium	
Dryopteris ludoviciana southern wood fern	FN	W					USF Herbarium	
Dyschoriste oblongifolia twinfleur, oblongleaf twinfleur	GC	W	D		B		USF Herbarium	Institute for Regional Conservation
Eragrostis elliotii Elliott's lovegrass	GR	W	D	S		L		Institute for Regional Conservation
Eragrostis spectabilis purple lovegrass	GR	W	D			L	USF Herbarium	Hernando Chapter
Erigonum tomentosum wild buckwheat	WF		D		B		USF Herbarium	
Eryngium yuccifolium button snakeroot	WF	W					USF Herbarium	Institute for Regional Conservation
Erythrina herbacea coralbean, Cherokee bean	SH		D	S	B	L	USF Herbarium	Hernando Chapter

Eugenia axillaris white stopper	SH		D	S			USF Herbarium	Institute for Regional Conservation
Euonymus americanus American strawberry- blush	SH	W					USF Herbarium	Floridata.com
Eustoma exaltatum seaside gentian	WF	W		S			USF Herbarium	Institute for Regional Conservation
Flaveria linearis yellowtop	WF	W	D	S	B		USF Herbarium	Institute for Regional Conservation
Forestiera segregata Florida privet	SH	W	D	S	B	L	USF Herbarium	Institute for Regional Conservation
Fraxinus caroliniana water ash	TS	W			B		USF Herbarium	Institute for Regional Conservation
Gaillardia pulchella blanket-flower, gaillardia	WF		D	S	B		USF Herbarium	
Gaberia heterophylla garberia	SH		D	S	B	L	USF Herbarium	
Gelsemium sempervirens yellow jessamine, Carolina jessamine	VN	W	D		B		USF Herbarium	
Gordonia lasianthus loblolly-bay	TL	W				L	USF Herbarium	Institute for Regional Conservation
Habenaria repens water- spider rein orchid	WF	W					USF Herbarium	OrchidWeb
Helenium amarum pasture sneezeweed	WF	W					USF Herbarium	
Helenium flexuosum	WF	W	D				USF Herbarium	

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

winged sneezeweed								
Helenium pinnatifidum southeastern sneezeweed	WF	W					USF Herbarium	Institute for Regional Conservation
Helianthus angustifolius swamp sunflower; narrow-leaved sunflower	WF	W			B	L	USF Herbarium	
Heliotropium curassavicum seaside heliotrope	WF	W		S	B		USF Herbarium	
Heliotropium polyphyllum pineland heliotrope	WF	W	D	S	B		USF Herbarium	Institute for Regional Conservation
Hibiscus coccineus scarlet hibiscus	WF	W				L	USF Herbarium	Floridata.com
Hypericum brachyphyllum coastalplain St. John's-wort	SH	W		S			USF Herbarium	Institute for Regional Conservation
Hypericum hypericoides Andrew's-cross	WF	W	D				USF Herbarium	Institute for Regional Conservation
Hypericum myrtifolium myrtle-leaf St. John's-wort	WF	W					USF Herbarium	Institute for Regional Conservation
Hypericum reductum matted sandweed	WF		D				USF Herbarium	Institute for Regional Conservation
Hypericum tetrapetalum four-petal St. Peter's-wort	WF	W					USF Herbarium	Institute for Regional Conservation
Ilex ambigua Carolina holly, sand holly	TS		D			L	USF Herbarium	

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

Ilex cassine dahoon holly	TS	W	D		B	L	USF Herbarium	Institute for Regional Conservation
Ilex glabra inkberry, gallberry	SH	W	D	S		L	USF Herbarium	Institute for Regional Conservation
Ilex opaca American holly	TL		D			L	USF Herbarium	US Forest Service fact sheet
Ilex vomitoria yaupon holly	TS	W	D	S		L	USF Herbarium	FDEP
Ipomoea cordatotriloba tievine	VN	W					USF Herbarium	
Ipomoea hederifolia scarlet morningglory	VN		D		B		USF Herbarium	Institute for Regional Conservation
Ipomoea imperati beach morningglory	VN		D	S			USF Herbarium	Institute for Regional Conservation
Ipomoea pescaprae subsp. brasiliensis railroadvine, lavender goatfoot morning-glory	GC		D	S			USF Herbarium	Institute for Regional Conservation
Ipomoea sagittata glades morning-glory	VN	W					USF Herbarium	Institute for Regional Conservation
Ipomopsis rubra standing-cypress	VN		D				USF Herbarium	
Iris hexagona prairie iris	WF	W					USF Herbarium	Institute for Regional Conservation
Itea virginica Virginia-willow	SH	W					USF Herbarium	Institute for Regional Conservation
Iva frutescens bigleaf marsh- elder	WF	W	D	S			USF Herbarium	Institute for Regional Conservation

Juncus effusus soft rush	GR	W		S			USF Herbarium	Institute for Regional Conservation
Juniperus virginiana eastern red cedar	TL		D	S		L	USF Herbarium	Institute for Regional Conservation
Justicia angus Everglades water-willow, pineland water- willow	WF	W					USF Herbarium	Institute for Regional Conservation
Kosteletzkya virginica saltmarsh mallow	SH	W					USF Herbarium	Institute for Regional Conservation
Lachnanthes carolina redroot	WF	W	D		B		USF Herbarium	Institute for Regional Conservation
Laguncularia racemosa white mangrove	TS	W		S			USF Herbarium	Institute for Regional Conservation
Liatris elegans blazing-star	WF		D		B		USF Herbarium	
Liatris garberi Garber's blazing- star	WF	W	D		B		USF Herbarium	Institute for Regional Conservation
Liatris gracilis slender blazing- star	WF	W			B		USF Herbarium	Institute for Regional Conservation
Liatris graminifolia blazing-star	WF				B			
Liatris pauciflora blazing-star	WF		D		B		USF Herbarium	
Liatris spicata spiked blazing- star	WF	W	D		B		USF Herbarium	Institute for Regional Conservation
Liatris tenuifolia blazing-star	WF		D		B		USF Herbarium	Institute for Regional Conservation
Licania michauxii gopher-apple	GC		D	S	B	L	USF Herbarium	Hernando Chapter

Lilium catesbaei pine lily	WF	W					USF Herbarium	Institute for Regional Conservation
Liquidambar styraciflua sweetgum	TL	W	D				USF Herbarium	US Forest Service fact sheet
Liriodendron tulipifera tulip- tree, yellow- poplar	TL	W					USF Herbarium	US Forest Service fact sheet
Lobelia cardinalis cardinal flower	WF	W			B	L	USF Herbarium	Floridata.com
Lonicera sempervirens coral honeysuckle	VN		D		B	L	USF Herbarium	
Lupinus diffusus sky blue lupine	WF		D	S	B		USF Herbarium	
Lycium carolinianum Christmasberry	SH	W	D	S			USF Herbarium	Hernando Chapter
Lyonia ferruginea rusty lyonia	SH		D		B	L	USF Herbarium	
Lyonia lucida fetterbush, shiny lyonia	SH	W	D	S		L	USF Herbarium	Institute for Regional Conservation
Lythrum alatum var. lanceolatum loosestrife	WF	W					USF Herbarium	
Magnolia grandiflora southern magnolia	TL		D			L	USF Herbarium	US Forest Service fact sheet
Magnolia virginiana sweet-bay	TL	W			B	L	USF Herbarium	Institute for Regional Conservation
Melanthera nivea snow squarestem	WF	W			B		USF Herbarium	Institute for Regional Conservation
Mimosa strigillosa herbaceous mimosa	GC	W	D		B		USF Herbarium	

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

Mitchella repens partridge berry	GC	W	D			L	USF Herbarium	Connecticut Botanical Society
Monarda punctata dotted horsemint	WF		D	S	B	L	USF Herbarium	Institute for Regional Conservation
Morus rubra red mulberry	TL	W				L	USF Herbarium	Hernando Chapter
Muhlenbergia capillaris hairgrass	GR	W	D	S		L	USF Herbarium	Institute for Regional Conservation
Myrica cerifera wax myrtle	SH	W	D	S	B	L	USF Herbarium	Hernando Chapter
Nephrolepis exaltata wild Boston fern	FN	W					USF Herbarium	Floridata.com
Nuphar advena cowlily, spatterdock	AQ	A					USF Herbarium	
Nymphaea mexicana yellow water-lily	AQ	A					USF Herbarium	
Nymphaea odorata white water-lily	AQ	A					USF Herbarium	Floridata.com
Nymphoides aquatica floating hearts	AQ	A					USF Herbarium	
Oplismenus hirtellus bristle basketgrass	GR						USF Herbarium	
Opuntia humifusa prickly-pear cactus	WF		D				USF Herbarium	Institute for Regional Conservation
Opuntia stricta erect prickly- pear cactus	WF		D	S			USF Herbarium	
Osmunda cinnamomea cinnamon fern	FN	W				L	USF Herbarium	
Osmunda regalis var. spectabilis royal fern	FN	W				L	USF Herbarium	

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

Palafoxia feayi palafox	SH		D				USF Herbarium	
palafoxia integrifolia many-wings	WF		D				USF Herbarium	
Parthenocissus quinquefolia woodbine, Virginia creeper	VN	W	D				USF Herbarium	Institute for Regional Conservation
Paspalum vaginatum seashore paspalum	GR	W	D					UF - info
Passiflora incarnata passion vine	VN		D	S	B	L	USF Herbarium	Hernando Chapter
Passiflora suberosa corky passion-flower	VN		D	S	B	L	USF Herbarium	Hernando Chapter
Peltandra virginica green arum	AQ	A					USF Herbarium	
Penstemon multiflorus mayflower beardtongue	WF		D		B		USF Herbarium	
Persea borbonia red bay	TL	W	D	S	B	L	USF Herbarium	US Forest Service fact sheet
Persea humilis scrub bay	TS		D	S	B	L	USF Herbarium	
Persea palustris swamp bay	TS	W			B	L	USF Herbarium	
Phoebanthus grandiflorus phoebanthus	WF		D		B		USF Herbarium	
Photinia pyrifolia red chokeberry	SH	W					USF Herbarium	
Phyla nodiflora frogfruit	GC	W	D	S	B		USF Herbarium	
Piloblephis rigida pennyroyal	WF		D		B		USF Herbarium	
Pinus clausa sand pine	TL		D	S		L	USF Herbarium	Hernando Chapter

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

Pinus elliottii slash pine	TL	W	D	S		L	Biological Research Assoc.	Hernando Chapter
Pinus palustris longleaf pine	TL		D		B	L	USF Herbarium	Hernando Chapter
Pityopsis graminifolia silk-grass	WF		D		B		USF Herbarium	
Poinsettia cyathophora painted-leaf	WF		D				USF Herbarium	
Pontederia cordata pickerelweed	AQ	A			B	L	USF Herbarium	Hernando Chapter
Prunus caroliniana cherry-laurel, laurel cherry	TS		D		B	L	USF Herbarium	US Forest Service fact sheet
Prunus serotina black cherry	TL		D		B	L	USF Herbarium	US Forest Service fact sheet
Prunus umbellata hog plum, flatwoods plum	TS		D		B	L	USF Herbarium	
Psychotria nervosa shiny-leaf wild-coffee	SH	W	D	S	B	L	USF Herbarium	Institute for Regional Conservation
Psychotria sulzeri dull-leaf wild-coffee	SH	W				L	USF Herbarium	
Ptelea trifoliata water-shed, wafer-ash	TS		D				USF Herbarium	US Forest Service fact sheet
Pteridium aquilinum bracken fern	FN		D	S			USF Herbarium	
Quercus champanii Chapman's oak	TS		D	S		L	USF Herbarium	
Quercus geminata sand live oak	TS		D	S		L	USF Herbarium	NC State University
Quercus incana bluejack oak	TL		D			L	USF Herbarium	

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

Quercus laevis turkey oak	TL		D			L	USF Herbarium	
Quercus laurifolia laurel oak	TL	W	S	A		L	USF Herbarium	UF Extention Service (EDIS)
Quercus michauxii basket oak, swamp chestnut oak, cow oak	TL	S				L	USF Herbarium	Floridata.com
Quercus myrtifolia myrtle oak	TS		D			L	USF Herbarium	
Quercus virginiana live oak	TL	S	D	S	B	L	USF Herbarium	Institute for Regional Conservation
Rapanea punctata myrsine	SH	S	D	S			USF Herbarium	Institute for Regional Conservation
Rhapidophyllum hystrix needle palm	SH	S				L	USF Herbarium	Hernando Chapter
Rhexia cubensis meadow-beauty	WF	W					USF Herbarium	
Rhexia mariana pale meadow-beauty	WF	W					USF Herbarium	
Rhizophora mangle red mangrove	TS	W		S			USF Herbarium	
Rhus copallinum winged sumac	SH		D				USF Herbarium	US Forest service act sheet
Rhynchospora colorata fineleaf whitetop sedge	WF	W					USF Herbarium	Institute for Regional Conservation
Rivina humilis rouge plant	SH		D	S	B	L	USF Herbarium	Institute for Regional Conservation
Rudbeckia hirta blackeyed-susan	WF					L	USF Herbarium	
Ruellia caroliniensis Carolina wildpetunia	WF	W	D		B		USF Herbarium	

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

Sabal minor dwarf palmetto	SH	W		S		L	USF Herbarium	Hernando Chapter
Sabal palmetto cabbage palm	TL	W	D			L	USF Herbarium	Hernando Chapter
Sabatia bartramii Bartram's marsh-pink	WF	W		S			USF Herbarium	
Sagittaria lancifolia lance- leaved arrowhead	AQ	A				L	USF Herbarium	
Sagittaria latifolia wapato, common arrowhead	AQ	A				L	USF Herbarium	Connecticut Botanical Society
Salvia coccinea scarlet sage, tropical sage	WF		D	S	B		USF Herbarium	Floridata.com
Salvia lyrata lyre-leaved sage	WF	W	D		B		USF Herbarium	Floridata.com
Sambucus nigra var. canadensis elderberry	SH	W				L	USF Herbarium	Institute for Regional Conservation
Sapindus saponaria wingleaf soapberry	SH		D	S			USF Herbarium	
Saururus cernuus lizard's- tail	AQ	W					USF Herbarium	
Scirpus cyperinus woolgrass	GR	W				L	USF Herbarium	
Scutellaria integrifolia rough skullcap	WF	W					USF Herbarium	
Senna ligustrina privet senna	SH	W	D		B		USF Herbarium	
Serenoa repens saw palmetto	SH	W	D	S	B	L	USF Herbarium	Hernando Chapter
Sesuvium portulacastrum sea-purslane	GC	W		S			USF Herbarium	

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(Supp. No. 3, Update 1)

Sideroxylon reclinatum smooth buckthorn	TS	W	D	S		L	USF Herbarium	Palmetto Article - C. Hugel
Sideroxylon tenax buckthorn	TS		D	S		L	USF Herbarium	Palmetto Article - C. Hugel
Silphium asterisus starry rosinweed	WF		D				USF Herbarium	
Silphium compositum kidneyleaf rosinweed	WF		D				USF Herbarium	
Sisyrinchium angustifolium pointed blue- eyed-grass	GC	W	D	S	B		USF Herbarium	
Solidago fistulosa hollow goldenrod	WF	W		S	B		USF Herbarium	
Solidago odora var. chapmanii sweet goldenrod	WF	W			B		USF Herbarium	
Solidago sempervirens seaside goldenrod	WF	W	D	S	B		USF Herbarium	
Sophora tomentosa var. truncata yellow necklacepod	SH	W	D	S	B	L	USF Herbarium	
Sorghastrum secundum lopsided Indiangrass	GR	W	D	S			USF Herbarium	
Spartina alterniflora saltmarsh cordgrass	GR	W	D	S		L	USF Herbarium	
Spartina bakeri sand cordgrass	GR	W		S		L	USF Herbarium	
Spartina patens marshhay cordgrass	GR	W		S		L		

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(Supp. No. 3, Update 1)

Sporobolus junceus pineywoods dropseed	GR		D						
Symphyotrichum adnatum scaleleaf aster	WF				B		USF Herbarium	Institute for Regional Conservation	
Symphyotrichum carolinianum climbing aster	VN	W			B		USF Herbarium	Institute for Regional Conservation	
Symphyotrichum dumosum bush aster	WF	W					USF Herbarium		
Symphyotrichum elliottii Elliott's aster	WF	W			B		USF Herbarium	Institute for Regional Conservation	
Taxodium ascendens pond cypress	TL	W	D	S		L	Biological Research Assoc.	US Forest Service fact sheet	
Taxodium distichum bald cypress	TL	W	D			L	USF Herbarium	US Forest Service fact sheet	
Teucrium canadense wood-sage	WF	W		S			USF Herbarium		
Thalia geniculata alligator flag	AQ	A				L	USF Herbarium		
Thelypteris kunthii widespread maiden fern	FN	W				L	USF Herbarium	Institute for Regional Conservation	
Tilia americana var. caroliniana American basswood	TL	W			B		USF Herbarium	US Forest Service fact sheet	
Tradescantia ohiensis Ohio spiderwort	WF	W	D				USF Herbarium		
Triadenum virginicum marsh St. John's- wort	WF	W					USF Herbarium		
Trichostema dichotomum forked bluecurls	WF		D		B		USF Herbarium	Institute for Regional Conservation	

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Tripsacum dactyloides eastern gamagrass, Fakahatchee grass	GR	W		S		L	USF Herbarium	Hernando Chapter
Ulmus alata winged elm	TL	W	D		B	L	Biological Research Assoc.	US Forest Service fact sheet
Ulmus americana American elm	TL	W	D		B		USF Herbarium	US Forest Service fact sheet
Uniola paniculata sea oats	GR		D	S			USF Herbarium	
Vaccinium arboreum sparkleberry	TS		D	S	B	L	USF Herbarium	
Vaccinium corymbosum highbush blueberry	SH	W				L	USF Herbarium	Hernando Chapter
Vaccinium darrowii Darrow's blueberry	SH	W	D			L	USF Herbarium	
Vaccinium myrsinites shiny blueberry	SH		D		B	L	USF Herbarium	
Vaccinium stamineum deerberry	SH					L	USF Herbarium	
Verbena tampensis Tampa vervain	WF		D		B		USF Herbarium	
Verbesina virginica frostweed	WF	W	D	S	B		USF Herbarium	
Vernonia angustifolia narrow-leaf ironweed	WF		D		B		USF Herbarium	
Vernonia gigantea tall ironweed	WF	W			B		USF Herbarium	

Viburnum nudum possum haw	SH	W					USF Herbarium	Florida DEP
Viburnum obovatum small viburnum	SH	W	D		B	L	USF Herbarium	Florida DEP
Viburnum rufidulum southern black haw	SH						USF Herbarium	Florida DEP
Viola lanceolata long-leaf violet	WF	W					USF Herbarium	
Viola sororia violet	WF	W					USF Herbarium	
Woodwardia areolata netted chain fern	FN	W				L	USF Herbarium	
Woodwardia virginica chain fern	FN	W					USF Herbarium	
Ximenia americana tallowwood	SH		D	S		L	USF Herbarium	Hernando Chapter
Yucca filamentosa Adam's needle	WF		D	S	B		USF Herbarium	
Zamia pumila arrowroot, coontie	GC		D	S	B		Biological Research Assoc.	
Zanthoxylum clava-herculis Hercules-club	TS	W	D	S	B	L	USF Herbarium	
Zanthoxylum fagara wild lime	TS		D	S	B		USF Herbarium	Institute for Regional Conservation
Zephyranthes atamasca var. treatiae Treat's zephyrlily		W					USF Herbarium	
Zephyranthes simpsonii Simpson's zephyrlily	WF	W	D				USF Herbarium	

(Ord. 922-05, passed 6-13-2005)

~~Appendix C. Florida Exotic Pest Plant Council's List of Invasive Species for Central Florida  
(Prohibited Plants for Landscape Plan)~~

Scientific Name	Common Name	EPPC Cat.	Gov. List	Reg. Dist.
<i>Abrus precatorius</i>	rosary pea	I		C, S
<i>Albizia julibrissin</i>	mimosa, silk tree	I		N, C
<i>Albizia lebeck</i>	woman's tongue	I		C, S
<i>Ardisia crenata</i> (= <i>A. crenulata</i> )	coral ardisia	I		N, C
<i>Asparagus densiflorus</i>	asparagus-fern	I		C, S
<i>Bauhinia variegata</i>	orchid tree	I		C, S
<i>Bischofia javanica</i>	bischofia	I		C, S
<i>Casuarina equisetifolia</i>	Australian pine	I	P	N, C, S
<i>Casuarina glauca</i>	suckering Australian pine	I	P	C, S
<i>Cinnamomum camphora</i>	camphor-tree	I		N, C, S
<i>Colocasia esculenta</i>	wild taro	I		N, C, S
<i>Cupaniopsis anacardioides</i>	carrotwood	I	N	C, S
<i>Dioscorea alata</i>	winged yam	I	N	N, C, S
<i>Dioscorea bulbifera</i>	air-potato	I	N	N, C, S
<i>Eichhornia crassipes</i>	water-hyacinth	I	P	N, C, S
<i>Eugenia uniflora</i>	Surinam cherry	I		C, S
<i>Ficus microcarpa</i> ( <i>F. nitida</i> and <i>F. retusa</i> var. <i>nitida</i> misapplied)	laurel fig	I		C, S
<i>Hydrilla verticillata</i>	hydrilla	I	P, U	N, C, S
<i>Hygrophila polysperma</i>	green hygro	I	P, U	N, C, S
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass	I		C, S
<i>Imperata cylindrica</i> ( <i>I. brasiliensis</i> misapplied)	cogon grass	I	N, U	N, C, S
<i>Ipomoea aquatica</i>	waterspinach	I	P, U	C
<i>Jasminum dichotomum</i>	Gold Coast jasmine	I		C, S
<i>Jasminum fluminense</i>	Brazilian jasmine	I		C, S
<i>Lantana camara</i>	lantana, shrub verbena	I		N, C, S
<i>Ligustrum lucidum</i>	glossy privet	I		N, C
<i>Ligustrum sinense</i>	Chinese privet, hedge privet	I		N, C, S
<i>Lonicera japonica</i>	Japanese honeysuckle	I		N, C, S

Created: 2025-06-25 10:11:52 [EST]

(Supp. No. 3, Update 1)

<i>Lygodium japonicum</i>	Japanese climbing fern	I	N	N, C, S
<i>Lygodium microphyllum</i>	Old World climbing fern	I	N	C, S
<i>Macfadyena unguis-cati</i>	cat's claw vine	I		N, C, S
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark	I	P, N, U	C, S
<i>Melia azedarach</i>	Chinaberry	I		N, C, S
<i>Mimosa pigra</i>	catclaw mimosa	I	P, N, U	C, S
<i>Nephrolepis cordifolia</i>	sword fern	I		N, C, S
<i>Nephrolepis multiflora</i>	Asian sword fern	I		C, S
<i>Paederia foetida</i>	skunk vine	I	N	N, C, S
<i>Panicum repens</i>	torpedo grass	I		N, C, S
<i>Pennisetum purpureum</i>	Napier grass	I		C, S
<i>Pistia stratiotes</i>	waterlettuce	I	P	N, C, S
<i>Psidium cattleianum</i> (=P. littorale)	strawberry guava	I		C, S
<i>Psidium guajava</i>	guava	I		C, S
<i>Pueraria montana</i> (=P. lobata)	kudzu	I	N, U	N, C, S
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	I	N	C, S
<i>Ruellia brittoniana</i> (may also be referred to <i>R. tweediana</i> )	Mexican petunia	I		N, C, S
<i>Sapium sebiferum</i>	popcorn tree, Chinese tallow tree	I	N	N, C, S
<i>Scaevola sericea</i> (=Scaevola taccada var. sericea, <i>S. frutescens</i> )	scaevola, half-flower, beach naupaka	I		C, S
<i>Schefflera actinophylla</i> (=Brassaia actinophylla)	schefflera, Queensland umbrella tree	I		C, S
<i>Schinus terebinthifolius</i>	Brazilian pepper	I	P, N	N, C, S
<i>Senna pendula</i> (=Cassia coluteoides)	climbing cassia, Christmas cassia, Christmas senna	I		C, S
<i>Solanum tampicense</i> (=S. houstonii)	wetland night shade, aquatic soda apple	I	N, U	C, S
<i>Solanum viarum</i>	tropical soda apple	I	N, U	N, C, S
<i>Syngonium podophyllum</i>	arrowhead vine	I		C, S
<i>Syzygium cumini</i>	jambolan, Java plum	I		C, S
<i>Thespesia populnea</i>	seaside mahoe	I		C, S
<i>Tradescantia fluminensis</i>	white-flowered wandering jew	I		N, C
<i>Urochloa mutica</i> (= <i>Brachiaria mutica</i> )	Pará grass	I		C, S

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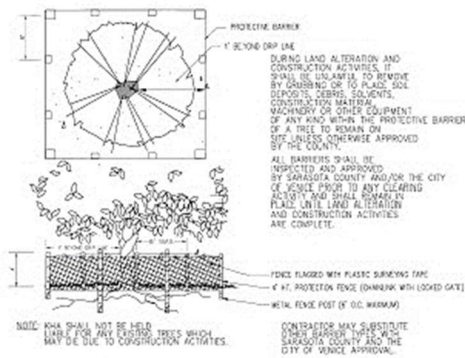
(Supp. No. 3, Update 1)

(Ord. 922-05, passed 6-13-2005)

### Appendix D. Recommended Trees for Power Line Planting

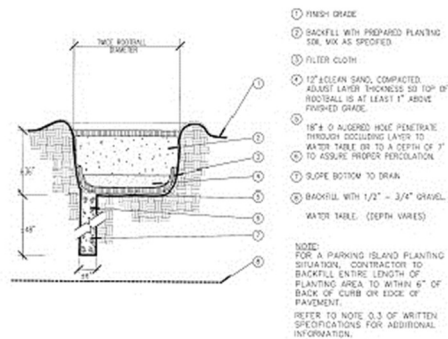
- Crepe Myrtle (*Lagerstroemia indica*)
  - Bottlebrush (*Callistemon* spp.)
  - Jerusalem Thorn (*Parkinsonia aculeata*)
  - Wax Myrtle (*Myrica cerifera*)
  - Chickasaw Plum (*Prunus angustifolia*)
  - Redbud (*Cercis canadensis*)
  - Yaupon Holly (*Ilex vomitoria*)
- (Ord. 922-05, passed 6-13-2005)

### Appendix E: Tree Protection Detail



(Ord. 922-05, passed 6-13-2005)

### Appendix F: Poor Drainage Condition Detail



(Ord. 922-05, passed 6-13-2005)

## **PUBLIC WORKS DIRECTOR'S REPORT**

### **4.1**

City Yard Guaranteed Maximum Price (GMP) [37-24-09]

**Issue:**

Submittal from the AD Morgan Corporation to construct and renovate the City Maintenance Complex at 39421 South Avenue Zephyrhills, FL 33540

**Background:**

The existing City Maintenance Complex is in need of expansion and renovations.

**Attachment(s):**

1. GMP Zephyrhills Fleet Maintenance 12.19.25

**Fiscal Impact:**

FY26 Capital and Bond funding for a total not to exceed cost of \$25,999,999.00

**Staff Recommendation:**

The Public Works Director and City Manager recommend approval of this item as presented.



**A.D. MORGAN**

General Contractors  
Construction Managers

**WE DO MORE**

**TAMPA**

Corporate Headquarters  
716 N. Renellie Drive  
Tampa, Florida 33609  
PH: 813 • 832 • 3033  
FAX: 813 • 831 • 9860

**BRADENTON**

2411-B Manatee Ave W.  
Bradenton, Florida 34205  
PH: 941 • 747 • 3001  
FAX: 941 • 747 • 3015

**LAKELAND**

1953 E. Edgewood Drive  
Lakeland, Florida 33803  
PH: 863 • 450 • 4840  
FAX: 863 • 450 • 4697

License # CGC044502  
www.admorgan.com

December 19, 2025

City of Zephyrhills  
5335 8<sup>th</sup> Street  
Zephyrhills, FL 33542  
Attn: Shane LeBlanc  
Public Works Director

RE: Zephyrhills Fleet Maintenance Complex  
Guaranteed Maximum Price

Dear Shane:

Please find A.D. Morgan Corporation's attached the Guaranteed Maximum Price for the Zephyrhills Fleet Maintenance Complex in Zephyrhills, FL. GMP pricing is based on the drawings and specifications from CPH Consulting, LLC. The GMP is Twenty-Five Million, Nine Hundred Ninety-Nine Thousand, Nine Hundred and Ninety-Nine Dollars and Zero Cents. (\$25,999,999.00)

Attached are the following documents:

1. Cover Letter and Clarifications
2. Executive Summary
3. GMP Detail
4. General Conditions Breakdown
5. Schedule
6. Document Log

A.D. Morgan has the following clarifications, assumptions, and exclusions:

**1. Division 01 – General Conditions and General Requirement**

**a. General Conditions**

- i. A.D. Morgan assumes sufficient parking will be available on the jobsite for the project staff, workers, a jobsite trailer, and a laydown area for material.
- ii. Temporary Power and Water are by the owner.
- iii. Hazardous Material Testing and Removal is not included.
- iv. Material Testing is included.

**b. Schedule**

- i. This proposal is based upon a construction schedule of 567 calendar days from Notice to Proceed (NTP) to Substantial Completion. Due to current market conditions, if labor, materials, supplies, equipment, etc. are unavailable or delayed, we reserve the right to modify the construction schedule without penalty. Documentation supporting the delay claim will be submitted with the request. The Construction Manager will provide a more detailed Critical Path Schedule once the Project Agreement has been executed. As is the case with all our projects, we will provide our best faith efforts to expedite the schedule once construction activities begin. The construction NTP shall not be issued by the owner until the following has been provided:
  1. All permits have been issued (i.e., building permit, Water Management District permits, etc.).
  2. Construction Agreement has been executed.
  3. Construction Agreement has received Board Approval.
- ii. Work hours will be from 7:00 am to 5:00 pm Monday through Friday.
- iii. Lead Times
  1. Generator – 24 weeks from approved submittals

2. ATS – 24 weeks from approved submittals
3. Electrical Gear – 12 weeks from approved submittals.

**c. Allowances and Contingencies**

- i. A.D. Morgan has included allowances for the following items:
  1. Permit Allowance for \$209,737.13
  2. Material Testing - \$51,220.00
  3. Automotive Equipment - \$713,877.95
  4. Residential Equipment - \$15,000.00
  5. BDA/BAS System - \$90,000.00
  6. FFE - \$250,000.00
  7. Owner Contingency - \$463,008.12
  8. CM Contingency/Escalation - \$463,008.12

**d. Current Market Conditions**

- i. A.D. Morgan strongly recommends that all stakeholders work closely together to identify long lead items and pre-order as much of the material ahead of time to mitigate cost escalation and schedule delays due to material availability.

**e. Exclusions and Assumptions**

- i. Price is good for 30 days.
- ii. We have included a \$209,737.13 allowance for the City of Zephyrhills permit. All other permits cost by City of Zephyrhills.
- iii. Architect and Engineering Design Fees are not included.
- iv. Impact Fees are not included.
- v. Utility Fees are not included.
- vi. Soil Stabilization and Dewatering is not included.
- vii. BIM Modeling Coordination is included.
- viii. SWFWMD Permitting costs are not included.
- ix. Hazardous Material Surveying and Removal are not included.

**2. Division 02 – Existing Conditions and Demolition**

- a. Per plans and specifications.

**3. Division 03 – Concrete**

- a. We have not included any engineering of the concrete slabs in relation to the automotive lifts in Building G. All concrete slab engineering by CPH Consultants.

**4. Division 04 – Masonry**

- a. Per plans and specifications

**5. Division 05 – Metals**

- a. Per plans and specifications

**6. Division 06 – Woods and Plastics**

- a. Page A452 general notes mention alternate quartz and laminate colors for vanities, but elevations specify SS1 and PL1 – SS1 & PL1 are included.
- b. Corian level 1 is included for windowsills as no color was specified

**7. Division 07 – Thermal & Moisture**

- a. Fluid applied air barrier to be Dow DefendAir. Fluid applied air barrier behind brick work only.
- b. Joint sealants for exterior to be Sika Urethane.
- c. Shop-fabricate and install gutter and downspouts, in locations shown on the roof plan. Metal to be .040 Kynar Coated Aluminum in a standard color.
- d. Shop-fabricate and install all coping and perimeter edge metal, with a full continuous cleat, per all ANSI/SPRI ES-1 requirements. Metal to be .050 Kynar Coated Aluminum in a standard color.

**8. Division 08 – Openings**

- a. Primus Cores are not included.
- b. All wood doors priced as plain sliced white birch veneered.

- c. All wood doors include manufacturer's standard factory stain colors.
  - d. All wood doors include particle board cores.
  - e. All hollow metal frames and doors to be 16 ga.
  - f. Hollow metal doors to have polystyrene cores.
  - g. Auto operator to be approved equal to the Norton auto operator.
  - h. Ballistic rated opening to be provided by CRL
  - i. Ballistic rating to be level 3.
  - j. Glass to be level 3 ballistic rated.
  - k. Ballistic Glas Warranty – Manufacturer's standard warranty and 1-year labor warranty
  - l. Exterior glass to be 9/16" clear laminated impact.
  - m. Interior fire rated glass to be 3/16" TGP Firelite NT (45 min rated).
  - n. Interior non-rated glass to be 1/4" clear tempered.
  - o. Overhead doors to be Cornell Model #ESD20, insulated, R-Factor 8.0. Windloaded @ 40 psf, impact rated, Florida Product Approval #17419
- 9. Division 09 – Finishes**
- a. Stucco to be standard stucco system, 5/8" direct bond to CMU, no lath. Stucco system to be painted.
  - b. Epoxy floors to be Sherwin Williams Resufloor Topflor SL 23.
- 10. Division 10 – Specialties**
- a. Fire Extinguishers and Cabinets by JL Industries.
  - b. Flag Pole by Eder.
  - c. Toilet Acc. By Bobrick, Georgia Pacific/Enmotion.
  - d. Toilet Partitions by ASI.
  - e. Corner Guards by Inpro.
  - f. Lockers by List Industries.
  - g. Aluminum Canopies at Building A to be by Awnings Direct.
- 11. Division 11 – Equipment**
- a. Workout Equipment by Lifestyle Fitness.
- 12. Division 12 – Furnishings**
- a. Window Blinds to be by Hunter Douglas.
- 13. Division 13 – Special Construction**
- a. Per plans and specifications.
- 14. Division 14 – Conveying Systems**
- a. Overhead Crane by Advanced Overhead Systems.
- 15. Division 21 – Fire Protection**
- a. Wet pipe system for Building A.
  - b. Dry pipe system for Buildings G and L.
  - c. No other buildings to receive fire sprinklers unless listed above.
  - d. Black Schedule 10 for pipe 1-1/4" and Larger. Schedule 40 black steel pipe 1".
  - e. All materials to be UL listed rated for 175psi
- 16. Division 22 – Plumbing**
- a. Sanitary waste and vent piping to be PVC DWV.
  - b. Domestic water lines to be copper.
- 17. Division 23 – HVAC**
- a. Louvers to be standard Kynar colors.
- 18. Division 26, 27, and 28 – Electrical and Technology**
- a. HD Cameras are included as per City of Zephyrhills request.
  - b. MC cable is included in areas where code allows.
  - c. Fuel for generators to be provided by existing fuel tanks on site. Cost by City of Zephyrhills.
- 19. Division 31, 32, and 33 – Sitework and Fencing**
- a. Topsoil is not included under turf/sod as per City of Zephyrhills request.
  - b. Chain link fencing and all gates to be black coated vinyl. Decorative vehicular gates are not included as per City of Zephyrhills request.
  - c. Gate Tech system is included for the main vehicle gates and pedestrian gate that requires remote access as per City of Zephyrhills request.

On behalf of the A.D. Morgan Corporation, I would like to express our sincere appreciation for presenting us with the opportunity to become part of your project. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,  
The A.D. Morgan Corporation

*Brian Schmitt*

Brian Schmitt  
Senior Estimator

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Executive Summary  
 5 December 19, 2025



6		<b>SF Area:</b>
7		96,241

8	Division	Description	Cost	% of Cost	Cost / SF
9	Division 01	General Requirements	1,194,226.40	4.59%	\$12.41
10	Division 02	Existing Conditions	124,300.00	0.48%	\$1.29
11	Division 03	Concrete	1,346,191.07	5.18%	\$13.99
12	Division 04	Masonry	366,610.00	1.41%	\$3.81
13	Division 05	Metals	291,067.20	1.12%	\$3.02
14	Division 06	Woods & Plastics	68,988.96	0.27%	\$0.72
15	Division 07	Thermal & Moisture	200,082.86	0.77%	\$2.08
16	Division 08	Doors and Openings	1,278,928.55	4.92%	\$13.29
17	Division 09	Finishes	1,508,080.88	5.80%	\$15.67
18	Division 10	Specialties	217,823.94	0.84%	\$2.26
19	Division 11	Equipment	748,035.40	2.88%	\$7.77
20	Division 12	Furnishings	22,202.50	0.09%	\$0.23
21	Division 13	Special Construction	2,882,408.00	11.09%	\$29.95
22	Division 14	Conveying Systems	82,568.00	0.32%	\$0.86
23	Division 21	Fire Protection	239,410.00	0.92%	\$2.49
24	Division 22	Plumbing	643,870.00	2.48%	\$6.69
25	Division 23	HVAC	1,356,405.00	5.22%	\$14.09
26	Division 26,27,28	Electrical	4,371,055.25	16.81%	\$45.42
27	Division 31,32,33	Exterior Improvements	4,031,458.55	15.51%	\$41.89
28					
29		<b>Subtotal</b>	<b>20,973,712.56</b>	<b>80.67%</b>	<b>\$217.93</b>
30	1.00%	Permitting / Impact Fees	209,737.13	0.81%	\$2.18
31		General Conditions - Material	In Div 1	In Div 1	In Div 1
32		General Conditions - Labor	2,042,285.70	7.85%	\$21.22
33		General Liability	221,130.00	0.85%	\$2.30
34		Builders Risk	111,315.75	0.43%	\$1.16
35		Bonding	156,949.99	0.60%	\$1.63
36		<b>Subtotal</b>	<b>23,715,131.13</b>	<b>91.21%</b>	<b>\$246.41</b>
37	Fixed	Contingency - Owner	463,008.12	1.78%	\$4.81
38	Fixed	Contingency - ADM	463,008.12	1.78%	\$4.81
39		<b>Subtotal</b>	<b>24,641,147.37</b>	<b>94.77%</b>	<b>\$256.04</b>
40	4.50%	Overhead & Profit	1,108,851.63	4.26%	\$11.52
41		<b>Subtotal</b>	<b>25,749,999.00</b>	<b>99.04%</b>	<b>\$267.56</b>
42		FF&E - Admin Building	200,000.00	0.77%	\$2.08
43		FF&E - Fleet Maint. Offices	25,000.00	0.10%	\$0.26
44		FF&E - Utility Building Offices	25,000.00	0.10%	\$0.26
45		Technology, Security, Access	In Div 26	0.00%	\$0.00
46		A&E Design Fees	By Owner	By Owner	By Owner
47		Preconstruction	Carried Sep.	Carried Sep.	Carried Sep.
48		<b>Total</b>	<b>25,999,999.00</b>	<b>100.00%</b>	<b>\$270.16</b>

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025



Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor	
<b>DIVISION 01 - GENERAL REQUIREMENTS</b>							<b>\$1,194,226.40</b>	
9	General Conditions - Material	1	LS	\$1,071,006.40	\$1,071,006.40			
10	Surveying	1	LS	\$50,000.00	\$50,000.00			
11	Final Cleaning	1	LS	\$22,000.00	\$22,000.00		Boss Pro Clean	
12	Material Testing	1	LS	\$51,220.00	\$51,220.00		Tierra	
<b>DIVISION 02 - EXISTING CONDITIONS</b>							<b>\$124,300.00</b>	
<b>02A - Demolition Package</b>								
15	Building H - Existing Sanitation Storage	12000	SF	Included	Included		Magnum Demo	
16	Building F - Existing Truck Storage for Streets and Sanitation	3000	SF	Included	Included			
17	Building E - Existing Parks Department	8000	SF	Included	Included			
18	Misc. Demolition for Renovations	1	LS	Included	Included			
19								
<b>02B - Structural Demolition Package</b>								
22	Demolish Existing Admin Building	12808	SF	Included	Included			
23	Demolish Parks Department Building	2638	SF	Included	Included			
24	Demolish Utilities Storage Building	1817	SF	Included	Included			
25	Demolish Street Department & Sign Shop	11996	SF	Included	Included			
26								
<b>02C - Abatement Demolition Package</b>								
27	Hazardous Material Removal	29259	SF	Included	Included		Magnum Demo	
28	Hazardous Material Testing	1	LS	By Owner	By Owner			
29								
<b>DIVISION 03 - CONCRETE</b>							<b>\$1,346,191.07</b>	
<b>03A - Concrete Package</b>								
32	Building A - New Public Works Admin	1	LS	\$1,346,191.07	\$1,346,191.07		Utility Group	
33	Foundation & Slab on Grade	13557	LS	Included	Included			
34	Masonry Bond Beams & Columns	542	LF	Included	Included			
35	Building G - New Fleet Maintenance	13000	SF	Included	Included			
36	Building H - Existing Sanitation Storage	12520	SF	Included	Included			
37	Building H - Existing Sanitation Storage	1954	SF	Included	Included			
38	Building D - New Streets and Stormwater Expansion	3600	SF	Included	Included			
39	Building F - Existing Truck Storage for Streets and Sanitation	7530	SF	Included	Included			
40	Building B - New Parks Storage	2100	SF	Included	Included			
41	Building E - Existing Parks Department	7900	SF	Included	Included			
42	Building K - New Utilities Equipment Barn Building	11917	SF	Included	Included			
43	Building L - New Utilities Office & Storage Building	13635	SF	Included	Included			
44	Building M - New Covered Vehicle Storage Shelter	5292	SF	Included	Included			
45	Dumpster Pad	1000	SF	Included	Included			
46	Misc. Site Housekeeping Pads	500	SF	Included	Included			
47								
<b>DIVISION 04 - MASONRY</b>							<b>\$366,610.00</b>	
<b>04A - Masonry Package</b>								
50		1	LS	\$366,610.00	\$366,610.00		Masonry Builders	

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025



Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
51	Building A - New Public Works Admin						
52	Exterior Walls	12121	SF	Included	Included		
53	Exterior Walls - Split Face	2278	SF	Included	Included		
54	Exterior Walls - Brick	6516	SF	Included	Included		
55	Exterior Walls - Precast Band	535	LF	Included	Included		
56	Exterior Walls - Precast Lintel	144	LF	Included	Included		
57	Monument Sign	1	EA	Included	Included		
58	Dumpster Enclosure / Outdoor Storage	1500	SF	Included	Included		
59							
60	<b>DIVISION 05 - METALS</b>					<b>\$291,067.20</b>	
61	<b>05A - Structural Steel Package</b>	1	LS	\$291,067.20	\$291,067.20		United Steel
62	Building A - New Public Works Admin - Steel	13557	SF	Included	Included		
63	Building A - New Public Works Admin - Roof Ladder	1	EA	Included	Included		
64	Building G - New Fleet Maintenance - Bollards	13000	SF	Included	Included		
65	Crane Support Steel	2	Ea	Included	By PEMB and Crane		
66	Parts Mezzanine - Fleet	1877	SF	Included	By PEMB		
67	Mezzanine Stairs - Fleet	1	Ea	Included	By PEMB		
68	Mezzanine Stairs - Fleet - Guardrails removable galv	100	LF	Included	By PEMB		
69	Building H - Existing Sanitation Storage - Bollards	28	SF	Included	Included		
70	Building D - New Streets and Stormwater Expansion -	3600	SF	Included	By PEMB		
71	Building B - New Parks Storage	2100	SF	Included	By PEMB		
72	Building K - New Utilities Equipment Barn Building - Bollards	33	EA	Included	Included		
73	Building L - New Utilities Office & Storage Building - Bollards	13635	SF	Included	Included		
74	Parts Mezzanine - Fleet	5837	SF	Included	By PEMB		
75	Mezzanine Stairs - Fleet	2	Ea	Included	By PEMB		
76	Mezzanine Stairs - Fleet - Guardrails removable galv	72	LF	Included	By PEMB		
77	Building M - New Covered Vehicle Storage Shelter (Misc. Bollards)	30	EA	Included	Included		
78	Misc. Steel, Lintels, Bollards	1	LS	Included	Included		
79							
80	<b>DIVISION 06 - WOODS AND PLASTICS</b>					<b>\$68,988.96</b>	
81	<b>06A - Rough Carpentry Package</b>						
82	Building A - New Public Works Admin	13557	SF	\$0.25	\$3,389.25		
83	Building G - New Fleet Maintenance	13000	SF	\$0.25	\$3,250.00		
84	Building L - New Utilities Office & Storage Building	13635	SF	\$0.25	\$3,408.75		
85							
86	<b>06B - Millwork Package</b>	1	LS	\$58,940.96	\$58,940.96		Home Pride Cabinets
87	Building A - New Public Works Admin - Bath Vanity Top	88.54	SF	Included	Included		
88	Building A - New Public Works Admin - Bath Vanity Apron	66	SF	Included	Included		
89	Building A - New Public Works Admin - Cantilever Top	62.91	SF	Included	Included		
90	Building A - New Public Works Admin - Wall Cabinets	5	LF	Included	Included		
91	Building A - New Public Works Admin - Counter Top	30.29	SF	Included	Included		
92	Building A - New Public Works Admin - Base Cabinets	13	LF	Included	Included		
93	Building G - New Fleet Maintenance	4000	SF	Included	Included		

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025



Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
94	Building L - New Utilities Office & Storage Building	3700	SF	Included	Included		
95	Reception Desk - Admin Only	1	LS	Included	Included		
96	Printing Millwork - Admin Only	1	LS	Included	Included		
97	Breakroom Millwork	1	LS	Included	Included		
98	Restroom Countertop	1	LS	Included	Included		
99	Wood base WB3 at Admin Waiting	84	LF	Included	Included		
100							
101	<b>DIVISION 07 - THERMAL &amp; MOISTURE</b>					<b>\$200,082.86</b>	
102	<b>07A - Joint Sealant/Waterproofing Package</b>	1	LS	\$40,432.86	\$40,432.86		Ewing Waterproofing
103	Building A - New Public Works Admin	13557	SF	Included	Included		
104	Building A - New Public Works Admin - Damproofing	12121	SF	Included	Included		
105	Building G - New Fleet Maintenance	13000	SF	Included	Included		
106	Building D - New Streets and Stormwater Expansion	3600	SF	Included	Included		
107	Building B - New Parks Storage	4290	SF	Included	Included		
108	Building K - New Utilities Equipment Barn Building	11917	SF	Included	Included		
109	Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
110	Building M - New Covered Vehicle Storage Shelter	5292	SF	Included	Included		
111							
112	<b>07B - Roofing Package</b>	1	LS	\$159,650.00	\$159,650.00		Ramcon
113	Building A - New Public Works Admin - TPO	13557	SF	Included	Included		
114	Building A - New Public Works Admin - Parapet Cap	531	LF	Included	Included		
115	Building A - New Public Works Admin - Roof Hatch	1	EA	Included	Included		
116	TPO Roofing	1	LS	Included	Included		
117							
118	<b>DIVISION 08 - OPENINGS</b>					<b>\$1,278,928.55</b>	
119	<b>08A - Door Package</b>	1	LS	\$528,968.55	\$528,968.55		Integrated Doors
120	Building A - New Public Works Admin	61	Ea	Included	Included		
121	Building G - New Fleet Maintenance	15	Ea	Included	Included		
122	Building D - New Streets and Stormwater Expansion	3	Ea	Included	Included		
123	Building B - New Parks Storage	5	Ea	Included	Included		
124	Building L - New Utilities Office & Storage Building	30	Ea	Included	Included		
125							
126	<b>08B - Window/Glazing Package</b>	1	LS	\$339,475.00	\$339,475.00		Key Glass
127	Building A - New Public Works Admin - Exterior Glazing	933	SF	Included	Included		
128	Building A - New Public Works Admin - Interior Ballistic	72	SF	Included	Included		
129	Building A - New Public Works Admin - Glass for HM	1	LS	Included	Included		
130	Building B - New Parks Storage - Exterior Glazing	72	SF	Included	Included		
131	Building G - New Fleet Maintenance	40	SF	Included	Included		
132	Building L - New Utilities Office & Storage Building	1	LS	Included	Included		
133	Storefront Windows at Offices	1	LS	Included	Included		
134	Storefront Entryways to Offices	1	LS	Included	Included		
135							
136	<b>08C - Overhead Door Package</b>	1	LS	\$410,485.00	\$410,485.00		Paratec

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025



Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
137	Building G - New Fleet Maintenance	10	Ea	Included	Included		
138	Building D - New Streets and Stormwater Expansion	3	Ea	Included	Included		
139	Building B - New Parks Storage	2	Ea	Included	Included		
140	Building E - Existing Parks Storage	4	Ea	Included	Included		
141	Building L - New Utilities Office & Storage Building	6	Ea	Included	Included		
142	Motorized Doors	1	LS	Included	Included		
143							
144	<b>DIVISION 09 - FINISHES</b>					<b>\$1,508,080.88</b>	
145	<b>09A - Stucco Package</b>						
146	Building A - New Public Works Admin	1	LS	\$69,525.00	\$69,525.00		LP Construction
147	EFS Ceiling - Exterior - New Admin	57	SF	Included	Included		
148	EFS Large Cornice - Exterior - New Admin	482	LF	Included	Included		
149	EFS Small Band - Exterior - New Admin	535	LF	Included	Included		
150	Stucco - Exterior - Dumpster / Site Walls	1500	SF	Included	Included		
151							
152	<b>09B - Metal Framing/Drywall Package</b>	1	LS	\$753,703.48	\$753,703.48		West Star
153	Building A - New Public Works Admin - P-1 Wall	25933	SF	Included	Included		
154	Building A - New Public Works Admin - P-5 Wall	1825	SF	Included	Included		
155	Building A - New Public Works Admin - P-6 Wall	2436	SF	Included	Included		
156	Building A - New Public Works Admin - P-4 Wall	1622	SF	Included	Included		
157	Building A - New Public Works Admin - P-2 Wall	6553	SF	Included	Included		
158	Building A - New Public Works Admin - P-3 Wall	4715	SF	Included	Included		
159	Building A - New Public Works Admin - Perimeter Chase	7553	SF	Included	Included		
160	Building A - New Public Works Admin - Drywall Ceilings	1748	SF	Included	Included		
161	Building A - New Public Works Admin - Soffits	1112	LF	Included	Included		
162	Building A - New Public Works Admin - Soffits Light Cove	288	LF	Included	Included		
163	Building A - New Public Works Admin - Rigid Insul Brick Cav	12121	SF	Included	None Required On Inside		
164	Building B - New Park Storage - P-B wall	1751	SF	Included	Included		
165	Building B - New Park Storage - P-D wall	106	SF	Included	Included		
166	Building B - New Park Storage - Drywall Ceilings	55	SF	Included	Included		
167	Building D - New Streets and Stormwater - P-A Wall	1442	SF	Included	Included		
168	Building D - New Streets and Stormwater - Protection Bd on Furr	148	SF	Included	Included		
169	Building E - Existing Park Dept - Protection Bd on Furr	2845	SF	Included	Included		
170	Building G - New Fleet Maintenance - P-A Wall	4230	SF	Included	Included		
171	Building G - New Fleet Maintenance - P-B Wall	126	SF	Included	Included		
172	Building G - New Fleet Maintenance - P-Chase Wall	2164	SF	Included	Included		
173	Building G - New Fleet Maintenance - P-E Wall	99	SF	Included	Included		
174	Building G - New Fleet Maintenance - P-F Wall	1066	SF	Included	Included		
175	Building G - New Fleet Maintenance - Protection Bd on Furr	2685	SF	Included	Included		
176	Building G - New Fleet Maintenance - Drywall Ceiling	117	SF	Included	Included		

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025




Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
177	Building L - New Utilities Office & Storage Building - P-A Wall	1129	SF	Included	Included		
178	Building L - New Utilities Office & Storage Building - P-B Wall	6340	SF	Included	Included		
179	Building L - New Utilities Office & Storage Building - P-G Wall	2523	SF	Included	Included		
180	Building L - New Utilities Office & Storage Building - P-H Wall	3199	SF	Included	Included		
181	Building L - New Utilities Office & Storage Building - P-I Wall	3271	SF	Included	Included		
182	Building L - New Utilities Office & Storage Building - P-J Wall	1680	SF	Included	Included		
183	Building L - New Utilities Office & Storage Building - P-Chase Wall	12342	SF	Included	Included		
184	Building L - New Utilities Office & Storage Building - Drywall Ceiling	282	SF	Included	Included		
185	Drywall - Office Spaces	1	LS	Included	Included		
186	Drywall - Restroom Ceilings	1	LS	Included	Included		
187							
188	<b>09C - Acoustical Ceiling Package</b>	1	LS	\$53,972.00	\$53,972.00		Acousti
189	Building A - New Public Works Admin	10607	SF	Included	Included		
190	Building D - New Streets and Stormwater	513	SF	Included	Included		
191	Building G - New Fleet Maintenance	538	SF	Included	Included		
192	Building L - New Utilities Office & Storage Building	2859	SF	Included	Included		
193	ACT - Offices Only / Restrooms - DW	1	LS	Included	Included		
194							
195	<b>09D - Ceramic Tile Package</b>	1	LS	\$198,399.12	\$198,399.12		Stinsons Carpet
196	Building A - New Public Works Admin - Tile Floors	1215	SF	Included	Included		
197	Building A - New Public Works Admin - Tile Floors Mud Bed	126	SF	Included	Deleted		
198	Building A - New Public Works Admin - Tile Walls - Showers and Wet Walls Only	787	SF	Included	Deleted		
199	Building A - New Public Works Admin - Tile Walls - Half Height	1574	SF	Included	Included		
200	Building B - New Park Storage- Tile Walls - Wet Walls Only	70	SF	Included	Deleted		
201	Building G - New Fleet Maintenance	1400	SF	Included	Deleted		
202	Building L - New Utilities Office & Storage Building	1370	SF	Included	Deleted		
203	Ceramic Tile Restrooms and Wet Walls	1	LS	Included	Included		
204	Floor Protection	1215	SF	\$1.75	\$2,126.25		
205							
206	<b>09E - Resilient Flooring Package</b>	1	LS	Included	Included		
207	Building A - New Public Works Admin - Carpet Tile	3278	SF	Included	Included		
208	Building A - New Public Works Admin - LVT	7051	SF	Included	Included		
209	Building A - New Public Works Admin - Rubber Floor Tiles	516	SF	Included	Included		
210	Building G - New Fleet Maintenance	2600	SF	Included	Deleted		
211	Building L - New Utilities Office & Storage Building	2330	SF	Included	Deleted		
212	LVT/Carpet Tile - Office Areas	1	LS	Included	Included		
213	Sealed Concrete - All Work Bays, Storage, MEP	1	LS	Included	By Painter		
214	Moisture Mitigation	7567	SF	\$5.50	\$41,618.50		
215	Floor Protection	10845	SF	\$1.75	\$18,978.75		
216							
217	<b>09E - Epoxy Flooring</b>	1	LS	\$26,575.00	\$26,575.00		Horizon Surface
218	Moisture Mitigation	3020	SF	\$5.50	\$16,610.00		

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025



Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
219	Floor Protection	3020	SF	\$1.75	\$5,285.00		
220							
221	<b>09G - Painting Package</b>	1	LS	\$321,287.78	\$321,287.78		Dunkman Paint
222	Building A - New Public Works Admin - Sealed Floors	554	SF	Included	Included		
223	Building A - New Public Works Admin - Paint Ceilings/Soffits	3148	SF	Included	Included		
224	Building A - New Public Works Admin - Paint Walls	50637	SF	Included	Included		
225	Building A - New Public Works Admin - Paint Doors	61	EA	Included	Included		
226	Building G - New Fleet Maintenance- Sealed Floors	12675	SF	Included	Included		
227	Building G - New Fleet Maintenance- Paint Ceilings/Soffits	117	SF	Included	Included		
228	Building G - New Fleet Maintenance- Paint Walls	0	SF	Included	Included		
229	Building G - New Fleet Maintenance- Paint Doors	15	EA	Included	Included		
230	Building H - Existing Sanitation Storage - Sealed Floors	1928	SF	Included	Included		
231	Building H - Existing Sanitation Storage - Paint Bollards	28	SF	Included	Included		
232	Building D - New Streets and Stormwater Expansion - Sealed Floors	3611	SF	Included	Included		
233	Building D - New Streets and Stormwater Expansion - Paint Walls	1442	SF	Included	Included		
234	Building D - New Streets and Stormwater Expansion - Paint Doors	3	EA	Included	Included		
235	Building F - Existing Truck Storage for Streets and Sanitation	7530	SF	Included	Included		
236	Building B - New Parks Storage - Sealed Floors	2189	SF	Included	Included		
237	Building B - New Parks Storage - Paint Ceilings/Soffits	55	SF	Included	Included		
238	Building B - New Parks Storage - Paint Walls	1857	SF	Included	Included		
239	Building B - New Parks Storage - Paint Doors	5	EA	Included	Included		
240	Building E - Existing Parks Department	7900	SF	Included	Included		
241	Building K - New Utilities Equipment Barn Building - Sealed Floors	11835	SF	Included	Included		
242	Building K - New Utilities Equipment Barn Building - Paint Bollards	33	SF	Included	Included		
243	Building L - New Utilities Office & Storage Building - Sealed Concrete	18547	SF	Included	Included		
244	Building L - New Utilities Office & Storage Building - Paint Walls	36824	SF	Included	Included		
245	Building L - New Utilities Office & Storage Building - Paint Doors	30	SF	Included	Included		
246	Painting - Exterior - Dumpster / Site Walls	1500	SF	Included	Included		
247	Building M - New Covered Vehicle Storage Shelter	5292	SF	Included	Included		
248	Building E - Parks Dept - Clean/Prep/Paint	7900	SF	Included	Included		
249	Building F - Streets and Stormwater Storage - Clean/Prep/Paint	1	SF	Included	Included		
250	Building H - Existing Sanitation Storage - Clean/Prep/Paint	1	SF	Included	Included		
251							
252	<b>DIVISION 10 - SPECIALITES</b>					<b>\$217,823.94</b>	
253	<b>10A - Signage Package</b>	1	LS	\$51,840.00	\$51,840.00		Fast Signs
254	Building A - New Public Works Admin	13557	SF	Included	Included		
255	Building A - New Public Works Admin - Monument Sign	1	EA	Included	Included		
256	Building G - New Fleet Maintenance	13000	SF	Included	Included		
257	Building H - Existing Sanitation Storage	12520	SF	Included	Included		
258	Building D - New Streets and Stormwater Expansion	3600	SF	Included	Included		
259	Building F - Existing Truck Storage for Streets and Sanitation	7530	SF	Included	Included		
260	Building B - New Parks Storage	4290	SF	Included	Included		
261	Building E - Existing Parks Department	7900	SF	Included	Included		

1	<b>City of Zephyrhills</b>							
2	<b>Public Works Campus Renovation</b>							
3	<b>GMP</b>							
4	<b>Estimate Detail</b>							
5	<b>December 19, 2025</b>							
6								
7	<b>Line</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Cost</b>	<b>Total Cost</b>	<b>Subcontractor</b>
262		Building K - New Utilities Equipment Barn Building	11917	SF	Included	Included		
263		Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
264		Building M - New Covered Vehicle Storage Shelter	5292	SF	Included	Included		
265		Site Signage / Marquee Signage	1	LS	Included	Included		
266								
267		<b>10B - Accessories Package</b>	1	LS	\$70,243.94	\$70,243.94		Commercial Streamline
268		Building A - New Public Works Admin - Toilet Acc	13557	SF	Included	Included		
269		Building A - New Public Works Admin - Toilet Stalls	4	EA	Included	Included		
270		Building A - New Public Works Admin - Toilet Stalls ADA	2	EA	Included	Included		
271		Building A - New Public Works Admin - Original Screen	2	EA	Included	Included		
272		Building A - New Public Works Admin - FEC	1	LS	Included	Included		
273		Building A - New Public Works Admin - Operable Wall	521	SF	Included	Included		
274		Building G - New Fleet Maintenance	13000	SF	Included	Included		
275		Building D - New Streets and Stormwater Expansion	3600	SF	Included	Included		
276		Building B - New Parks Storage	4290	SF	Included	Included		
277		Building K - New Utilities Equipment Barn Building	11917	SF	Included	Included		
278		Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
279		Building M - New Covered Vehicle Storage Shelter	5292	SF	Included	Included		
280		Building B - Metal Shelving - Allowance	1	LS	Included	Included		
281		Building D - Metal Shelving - Allowance	1	LS	Included	Included		
282								
283		<b>10C - Operable Wall</b>	1	LS	\$49,790.00	\$49,790.00		Acousti Doors and Specialties
284		Building A - New Public Works Admin	1	LS	Included	Included		
285								
286		<b>10D - Lockers &amp; Benches Package</b>	1	LS	\$13,000.00	\$13,000.00		Storage Craft
287		Building A - New Public Works Admin - Metal	46	EA	Included	Included		List Industry Lockers
288		Building G - New Fleet Maintenance	13000	SF	Included	Included		
289		Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
290								
291		<b>10F - Canopy/Awning Package</b>	1	LS	\$32,950.00	\$32,950.00		Awnings Direct
292		Building A - New Public Works Admin	721	SF	Included	Included		Alternate Manufacturer
293		Building G - New Fleet Maintenance	150	SF	Included	By PEMB		
294		Building D - New Streets and Stormwater Expansion	60	SF	Included	By PEMB		
295		Building B - New Parks Storage	60	SF	Included	By PEMB		
296		Building L - New Utilities Office & Storage Building	150	SF	Included	By PEMB		
297		Admin Entry Canopy	1	LS	Included	Included		
298		Man Door Canopies	1	LS	Included	Included		
299								
300		<b>DIVISION 11 - EQUIPMENT</b>					<b>\$748,035.40</b>	
301		<b>11B - Residential Equipment Package</b>						
302		Building A - New Public Works Admin	1	LS	\$10,000.00	\$10,000.00		
303		Building G - New Fleet Maintenance	1	LS	\$5,000.00	None Shown		
304		Building L - New Utilities Office & Storage Building	1	LS	\$5,000.00	\$5,000.00		

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025



Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
305	Breakroom Appliances	1	LS	Included	Included		
306							
307	<b>11C - Athletic Equipment</b>	1	LS	\$19,157.45	\$19,157.45		Lifestyle Fitness
308							
309	<b>111 - Vehicle Service Equipment Package</b>	1	ALLOW	\$713,877.95	\$713,877.95		Sunshine
310	New Vehicle Service Equipment	1	LS	Included	Included		
311	Relocate Existing Vehicle Service Equipment	1	LS	Included	Included		
312	Oil/Fluid Distribution System	1	LS	Included	Included		
313	Compressed Air System	1	LS	Included	Included		
314	Vehicle Wash	1	LS	Included	Included		
315	Fueling System	1	LS	Existing to Remain	Existing to Remain		
316							
317	<b>DIVISION 12 - FURNISHINGS</b>					<b>\$22,202.50</b>	
318	<b>12A - Window Treatment Package</b>	1	LS	\$22,202.50	\$22,202.50		VBM Window
319	Building A - New Public Works Admin	13557	SF	Included	Included		Alternate Manufacturer/Warranty
320	Building G - New Fleet Maintenance	13000	SF	Included	Included		Hunter Douglas
321	Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
322							
323	<b>DIVISION 13 - SPECIAL CONDITIONS</b>					<b>\$2,882,408.00</b>	
324	<b>13A - Metal Building Package</b>	1	LS	\$2,882,408.00	\$2,882,408.00		SEMCO
325	Building G - New Fleet Maintenance	13000	SF	Included	Included		
326	Building D - New Streets and Stormwater Expansion	3600	SF	Included	Included		
327	Building B - New Parks Storage	4290	SF	Included	Included		
328	Building H - Existing Sanitation Addition	1954	SF	Included	Included		
329	Building E - Existing Park Storage - Portal Frames for new OHDs	4	EA	Included	Included		
330	Building K - New Utilities Equipment Barn Building	11917	SF	Included	Included		
331	Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
332	Building M - New Covered Vehicle Storage Shelter	5292	SF	Included	Included		
333							
334	<b>DIVISION 14 - CONVEYING SYSTEMS</b>					<b>\$82,568.00</b>	
335	<b>14A - Material Hoist</b>						
336	Building G - Material Lift to Mezzanine - Allowance	1	LS	\$25,000.00	Deleted By Owner		
337							
338	<b>14B - Overhead Cranes</b>	1	LS	\$82,568.00	\$82,568.00		Advanced Overhead Systems
339	Overhead Cranes	1	LS	Included	Included		
340							
341	<b>DIVISION 21 - FIRE PROTECTION</b>					<b>\$239,410.00</b>	
342	<b>21A - Fire Protection Package</b>	1	LS	\$239,410.00	\$239,410.00		Beach Lake
343	Building A - New Public Works Admin	13557	SF	Included	Included		
344	Building G - New Fleet Maintenance	13000	SF	Included	Included		
345	Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
346	Wet-Pipe System - Offices	1	LS	Included	Included		

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025



Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
347	Dry-Pipe Systems - Fleet Maintenance / Storage	1	LS	Included	Included		
348	Stamped & Sealed Shop Drawings	1	LS	Included	Included		
349							
350	<b>DIVISION 22 - PLUMBING</b>					<b>\$643,870.00</b>	
351	<b>22A - Plumbing Package</b>	1	LS	\$643,870.00	\$643,870.00		Ross Plumbing
352	Building A - New Public Works Admin	13557	SF	Included	Included		
353	Building A - New Public Works Admin - Small Prefab Shower	2	EA	Included	Included		
354	Building A - New Public Works Admin - ADA Prefab Shower	2	EA	Included	Included		
355	Building B - New Parks Storage	4290	SF	Included	Included		
356	Building G - New Fleet Maintenance	13000	SF	Included	Included		
357	Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
358	Plumbing - Restrooms, Breakrooms, Showers, Eye Wash	1	LS	Included	Included		
359							
360	<b>DIVISION 23 - HVAC</b>					<b>\$1,356,405.00</b>	
361	<b>23A - HVAC Package</b>	1	LS	\$1,341,950.00	\$1,341,950.00		Sherman
362	Building A - New Public Works Admin	13557	SF	Included	Included		
363	Building B - New Parks Storage	4290	SF	Included	Included		
364	Building D - New Streets and Stormwater Expansion	3600	SF	Included	Included		
365	Building G - New Fleet Maintenance - Office	4000	SF	Included	Included		
366	Building G - New Fleet Maintenance - Work Bays	9000	SF	Included	Included		
367	Building L - New Utilities Office & Storage Building	3635	SF	Included	Included		
368	Building L - New Utilities Office & Storage Building	10000	SF	Included	Included		
369	Split-DX System - Offices	1	LS	Included	Included		
370	Exhaust Fans / Big Ass Fans - Maintenance & Storage	1	LS	Included	Included		
371							
372	<b>23B - Test and Balance Package</b>	1	LS	\$14,455.00	\$14,455.00		Southern Independent Testing
373	Test & Balance	1	LS	Included	Included		
374							
375	<b>DIVISION 26, 27, &amp; 28 ELECTRICAL</b>					<b>\$4,371,055.25</b>	
376	<b>26A - Electrical Package</b>	1	LS	\$4,371,055.25	\$4,371,055.25		Bates
377	Building A - New Public Works Admin	13557	SF	Included	Included		
378	Building G - New Fleet Maintenance	13000	SF	Included	Included		
379	Building H - Existing Sanitation Storage	12520	SF	Included	Included		
380	Building D - New Streets and Stormwater Expansion	3600	SF	Included	Included		
381	Building F - Existing Truck Storage for Streets and Sanitation	7530	SF	Included	Included		
382	Building B - New Parks Storage	4290	SF	Included	Included		
383	Building E - Existing Parks Department	7900	SF	Included	Included		
384	Building K - New Utilities Equipment Barn Building	11917	SF	Included	Included		
385	Building L - New Utilities Office & Storage Building	13635	SF	Included	Included		
386	Building M - New Covered Vehicle Storage Shelter	5292	SF	Included	Included		
387	Site Lighting	1	LS	Included	Included		
388	Generator	1	LS	Included	Included		
389							

1	City of Zephyrhills
2	Public Works Campus Renovation
3	GMP
4	<u>Estimate Detail</u>
5	December 19, 2025



6	7	8	9	10	11	12	13	
	Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
		<b>26B - Technology Package</b>						
391		Building A - New Public Works Admin	13557	SF	Included	In Abv		In Above
392		Building A - New Public Works Admin - Install TVs	9	EA	Included	In Abv		
393		Building G - New Fleet Maintenance	13000	SF	Included	In Abv		
394		Building H - Existing Sanitation Storage	12520	SF	Included	In Abv		
395		Building D - New Streets and Stormwater Expansion	3600	SF	Included	In Abv		
396		Building F - Existing Truck Storage for Streets and Sanitation	7530	SF	Included	In Abv		
397		Building B - New Parks Storage	4260	SF	Included	In Abv		
398		Building E - Existing Parks Department	7900	SF	Included	In Abv		
399		Building K - New Utilities Equipment Barn Building	11917	SF	Included	In Abv		
400		Building L - New Utilities Office & Storage Building	13635	SF	Included	In Abv		
401		Building M - New Covered Vehicle Storage Shelter	5292	SF	Included	In Abv		
402		Fire Alarm System	1	LS	Included	In Abv		
403		Lightning Protection System	1	LS	Included	In Abv		
404		Security System	1	LS	Included	In Abv		
405		Voice & Data System	1	LS	Included	In Abv		
406		DBA/DAS System	1	Allow	\$90,000.00	In Abv		
407								
408		<b>DIVISION 31, 32, &amp; 33 SITWORK</b>					<b>\$4,031,458.55</b>	
409		<b>31A - Sitework Package</b>	1	LS	\$3,341,708.92	\$3,341,708.92		D&R Civil
410		Mobilization, Tree Protection, Erosion Control	1	LS	Included	Included		
411		Site Surveying	1	LS	Included	Included		
412		NPDES Monitoring & Testing	1	LS	Included	Included		
413		Site Demolition	1	LS	Included	Included		
414		Grading and Building Pads	1	LS	Included	Included		
415		Grading and Retention Ponds	1	LS	Included	Included		
416		Stormwater Piping and Structures	1	LS	Included	Included		
417		Sanitary Piping and Structures	1	LS	Included	Included		
418		Lift Station	1	LS	Included	Included		
419		Fire Line Piping, Backflow, and Hydrants	1	LS	Included	Included		
420		Water Line Piping and Backflow	1	LS	Included	Included		
421		Light Duty Asphalt Paving, Base, Sub-Grade	7500	SY	Included	Included		
422		Heavy Duty Asphalt Paving, Base, Sub-Grade	22238	SY	Included	Included		
423		Concrete Drive Aprons - Fleet Bays	2500	SF	Included	Included		
424		Sidewalks	6240	SF	Included	Included		
425		Curbing and Gutters	1	LS	Included	Included		
426		Stripping and Signage	1	LS	Included	Included		
427								
428		<b>31B - Landscaping Package</b>	1	LS	\$515,316.15	\$515,316.15		Landscape Pros
429		Trees, Plants, and Shrubs	1	LS	Included	Included		
430		Irrigation System	1	LS	Included	Included		
431		Sodding	1	LS	Included	Included		

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 Estimate Detail  
 5 December 19, 2025



Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
432	Topsoil 6" per note 13 page L10.0	1	LS	Included	Excluded Only at Planters/Beds		
434	<b>31C - Fencing Package</b>	1	LS	\$90,132.00	\$90,132.00		Cardinal Fence
435	6' Chain-Link with Black PVC vinyl coating	2510	LF	Included	Included		Black Vinyl with Top Rail
436	6' Chain-Link at Mech & Storage Yards	250	LF	Included	Included		
437	Manual Vehicle Gates	2	Ea	Included	Included		
439	Gate Access with Gates and Controllers	1	LS	\$84,301.48	\$84,301.48		Gate Tech
440	Vehicle Gates and Gate Operators	2	Ea	Included	Included		Black Vinyl Chain Link Gates
442	<b>31F - Site Furnishing Package</b>						
443	Flagpoles (USA, State, City)	1	Ea	\$10,000.00	In abv Div 10 Specialties		
445	<b>SUBTOTALS</b>			<b>Check</b>	<b>\$20,973,712.56</b>	<b>\$20,973,712.56</b>	
446	1.00% Permitting / Impact Fees					\$209,737.13	
447	General Conditions - Material					In Div 1	
448	General Conditions - Labor					\$2,042,285.70	
449	General Liability					\$221,130.00	
449	Builders Risk					\$111,315.75	
449	Bonding					\$156,949.99	
450	<b>Subtotal</b>					<b>\$23,715,131.13</b>	
451	Fixed Contingency - Owner					\$463,008.12	
452	Fixed Contingency - ADM					\$463,008.12	
453	<b>Subtotal</b>					<b>\$24,641,147.37</b>	
454	4.50% Overhead & Profit					\$1,108,851.63	
455	<b>Subtotal</b>					<b>\$25,749,999.00</b>	
456	FF&E - Admin Building					\$200,000.00	
457	FF&E - Fleet Maint. Offices					\$25,000.00	
458	FF&E - Utility Building Offices					\$25,000.00	
459	Technology, Security, Access					In Div 26	
460	A&E Design Fees					By Owner	
461	Preconstruction					Carried Sep.	
462	<b>Total</b>			<b>Check</b>		<b>\$25,999,999.00</b>	

1 City of Zephyrhills  
 2 Public Works Campus Renovation  
 3 GMP  
 4 GENERAL CONDITIONS  
 5 December 19, 2025




Project Duration	Fill this in	
	567	Calendar Days
	81	Weeks
	19	Months
	96241	GSF

LABOR GENERAL CONDITIONS

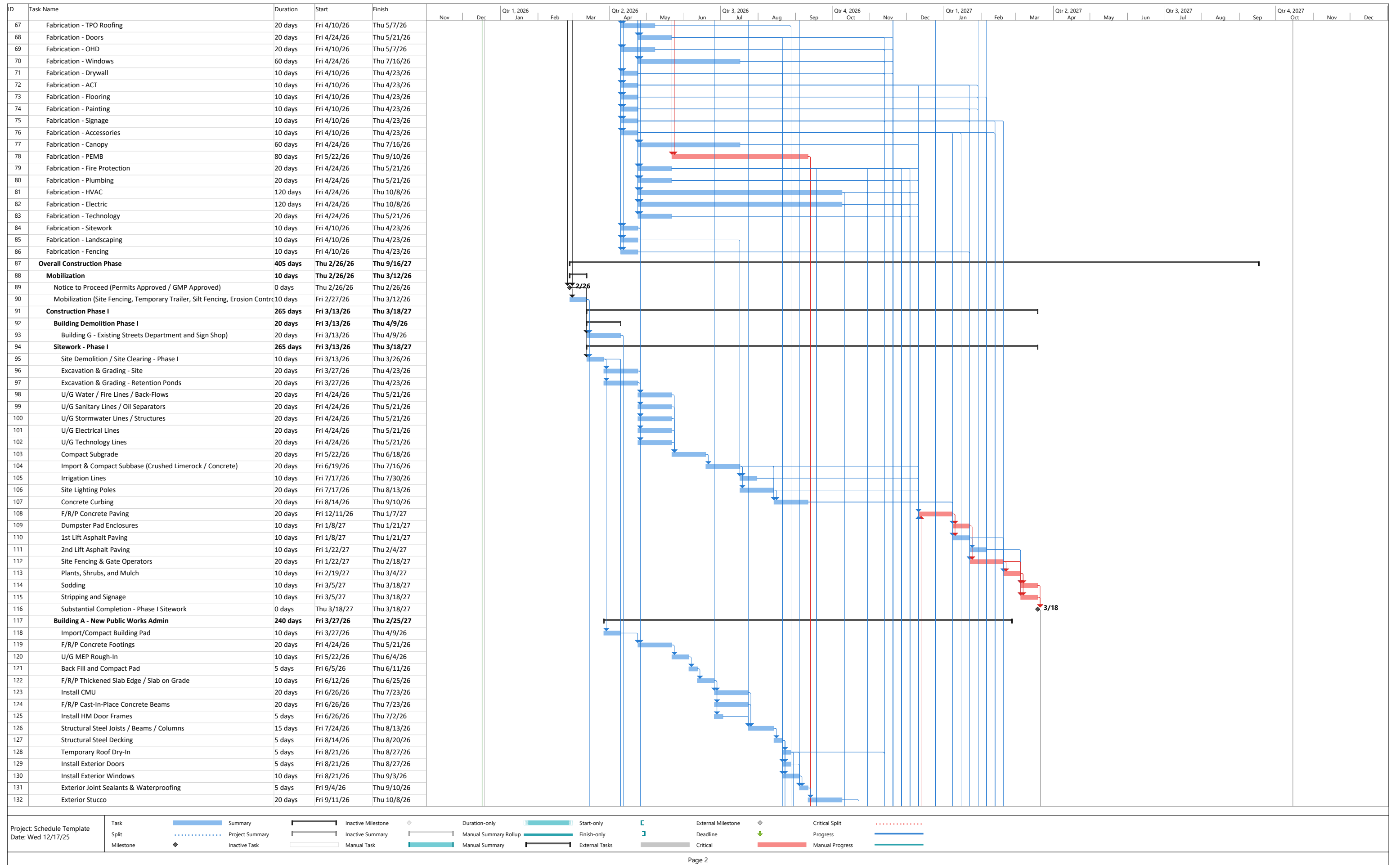
Line	DESCRIPTION	TIME ON JOB	QUANTITY	UNITS	LABOR /W BURDEN	MATERIAL	TOTAL
15	Project Executive (John K.)	10%	8.1	Weeks	\$ 7,799	\$ -	\$ 63,175.14
16	General Superintendent (Frank R.)	10%	8.1	Weeks	\$ 7,115	\$ -	\$ 57,629.88
17	Senior Superintendent (Name)	100%	89.0	Weeks	\$ 5,775	\$ -	\$ 513,975.00
18	Assistant Superintendent (Name)	100%	81.0	Weeks	\$ 3,604	\$ -	\$ 291,891.60
19	Senior Project Manager (Name)	100%	89.0	Weeks	\$ 6,066	\$ -	\$ 539,860.65
20	Assistant Project Manager (Name)	100%	81.0	Weeks	\$ 3,617	\$ -	\$ 292,997.25
21	On-Site Project Coordinator (Name)	100%	89.0	Weeks	\$ 2,327	\$ -	\$ 207,085.20
22	Project Accountant (Name)	20%	24.2	Weeks	\$ 3,127	\$ -	\$ 75,670.98
23							
					<b>SUBTOTAL LABOR:</b>	<b>\$</b>	<b>2,042,285.70</b>

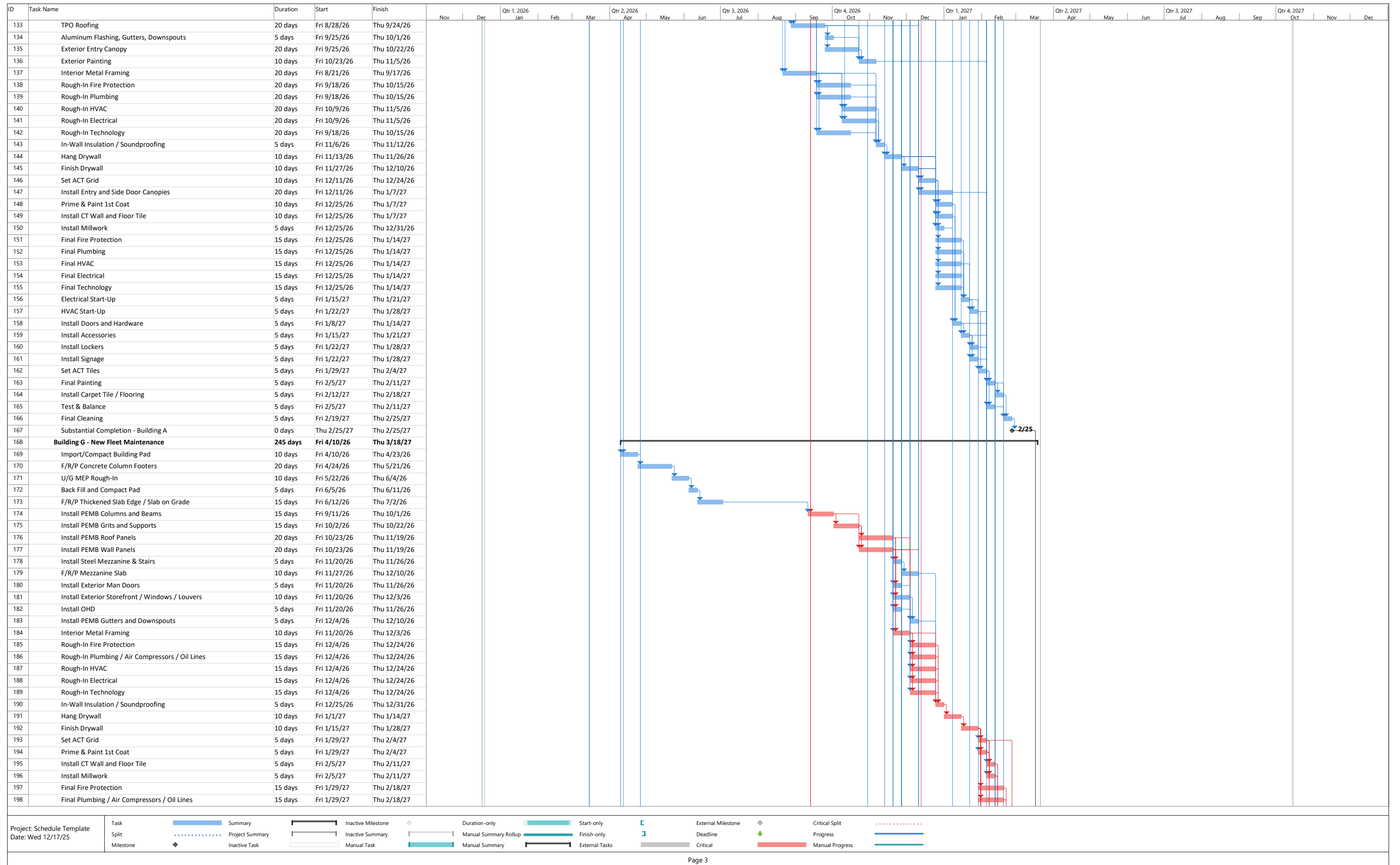
MATERIAL GENERAL CONDITIONS

Line	DESCRIPTION	NOTES	QUANTITY	UNITS	LABOR	MATERIAL	TOTAL
27	<b>Project Fees, Testing, and Surveying</b>						
28	Architectural & Engineering Fees		0	LS	\$ -	\$ -	By Owner
29	Permit Fees		0	LS	\$ -	\$ -	See Summary
30	Impact Fees		0	LS	\$ -	\$ -	See Summary
31	Material Testing		0	LS	\$ -	\$ -	By Owner
32	Hazardous Material Testing		0	LS	\$ -	\$ -	By Owner
33	Threshold Inspections		0	LS	\$ -	\$ -	By Owner
34	Special Inspections		0	LS	\$ -	\$ -	By Owner
35	Layout & Survey		0	LS	\$ -	\$ -	See Summary
36	Underground Radar Survey		1	LS	\$ -	\$ 36,000.00	\$ 36,000.00
37	<b>Advertisement &amp; Outreach</b>						
38	Legal Advertisement		1	LS	\$ -	\$ 450.00	\$ 450.00
39	<b>Photographs</b>						
40	Progress Photos		19	Mo	\$ -	\$ 200.00	\$ 3,800.00
41	<b>Reproduction Costs</b>						
42	Construction Drawings & Specifications		19	Mo	\$ -	\$ 750.00	\$ 14,250.00
43	<b>Jobsite Office / Trailers</b>						
44	Office Trailer (Single, Double, Triple)	Triple	19	Mo	\$ -	\$ 5,000.00	\$ 95,000.00
45	Office Trailer Set-Up/Removal		1	LS	\$ -	\$ 20,000.00	\$ 20,000.00
46	Storage Trailer	5	19	Mo	\$ -	\$ 1,250.00	\$ 23,750.00
47	Storage Trailer Set-Up/Removal	5	5	LS	\$ -	\$ 2,500.00	\$ 12,500.00
48	Office Trailer Furniture		19	Mo	\$ -	\$ 500.00	\$ 9,500.00
49	Office Trailer Equipment - Copier/Fax/Plotter		19	Mo	\$ -	\$ 800.00	\$ 15,200.00
50	Office Trailer Supplies		19	Mo	\$ -	\$ 275.00	\$ 5,225.00
51	Ice, Water, Cups		19	Mo	\$ -	\$ 125.00	\$ 2,375.00
52	Delivery/Postage Charge		19	Mo	\$ -	\$ 200.00	\$ 3,800.00
53	<b>Temporary Utilities</b>						
54	Temporary Electric - Set-Up		1	LS	\$ -	\$ 2,500.00	\$ 2,500.00
55	Temporary Electric - Usage (Trailer)		19	Mo	\$ -	\$ 250.00	\$ 4,750.00
56	Temporary Electric - Usage (Building)		13	Mo	\$ -	\$ 500.00	\$ 6,500.00
57	Temporary Electric - HVAC/Building Start-Up		6	Mo	\$ -	\$ 2,000.00	\$ 12,000.00
58	Temporary Water - Set-Up		1	LS	\$ -	\$ 2,500.00	\$ 2,500.00
59	Temporary Water - Usage (Monthly)		19	Mo	\$ -	\$ 150.00	\$ 2,850.00
60	Temporary Toilets (Insert # in Cell)	8	19	Mo	\$ -	\$ 2,400.00	\$ 45,600.00
61	Temporary Wash Stations (Insert # in Cell)	2	19	Mo	\$ -	\$ 300.00	\$ 5,700.00
62	Temporary Trailer Tank - Set-Up		1	LS	\$ -	\$ 1,000.00	\$ 1,000.00
63	Temporary Trailer Tank - Clean-Out (Monthly)		19	Mo	\$ -	\$ 750.00	\$ 14,250.00
64	<b>Temporary Staging &amp; Parking</b>						
65	Temporary Staging Area		25,000	SF	\$ -	\$ 1.50	\$ 37,500.00
66	Staging Restoration		25,000	SF	\$ -	\$ 1.50	\$ 37,500.00
67	<b>Dumpsters and Cleaning</b>						
68	Daily Clean-Up	Crew Size	81	Week	\$ -	\$ 1,650.00	\$ 133,650.00
69	Final Clean-up - Building		96,241	SF	\$ -	\$ 0.75	See Summary
70	Trash Removal/ Dump Fees		162	Ea	\$ -	\$ 650.00	\$ 105,300.00
71	<b>Temporary Barricades &amp; Fencing</b>						
72	Temporary Protection		96,241	SF	\$ -	\$ 0.75	\$ 72,180.75
73	Temporary Fencing		1	LS	\$ -	\$ 45,000.00	\$ 45,000.00
74	<b>Tools, Material Access &amp; Rental Equipment</b>						
75	Small Tools		19	Mo	\$ -	\$ 250.00	\$ 4,750.00
76	Misc. Rental Equipment		19	Mo	\$ -	\$ 2,000.00	\$ 38,000.00
77	Lull/Forklift		10	Mo	\$ -	\$ 3,500.00	\$ 35,000.00
78	Delivery/Pick-Up		1	LS	\$ -	\$ 3,500.00	\$ 3,500.00
79	Fuel - Lull/Forklift		10	Mo	\$ -	\$ 500.00	\$ 5,000.00
80	<b>Jobsite Signage</b>						

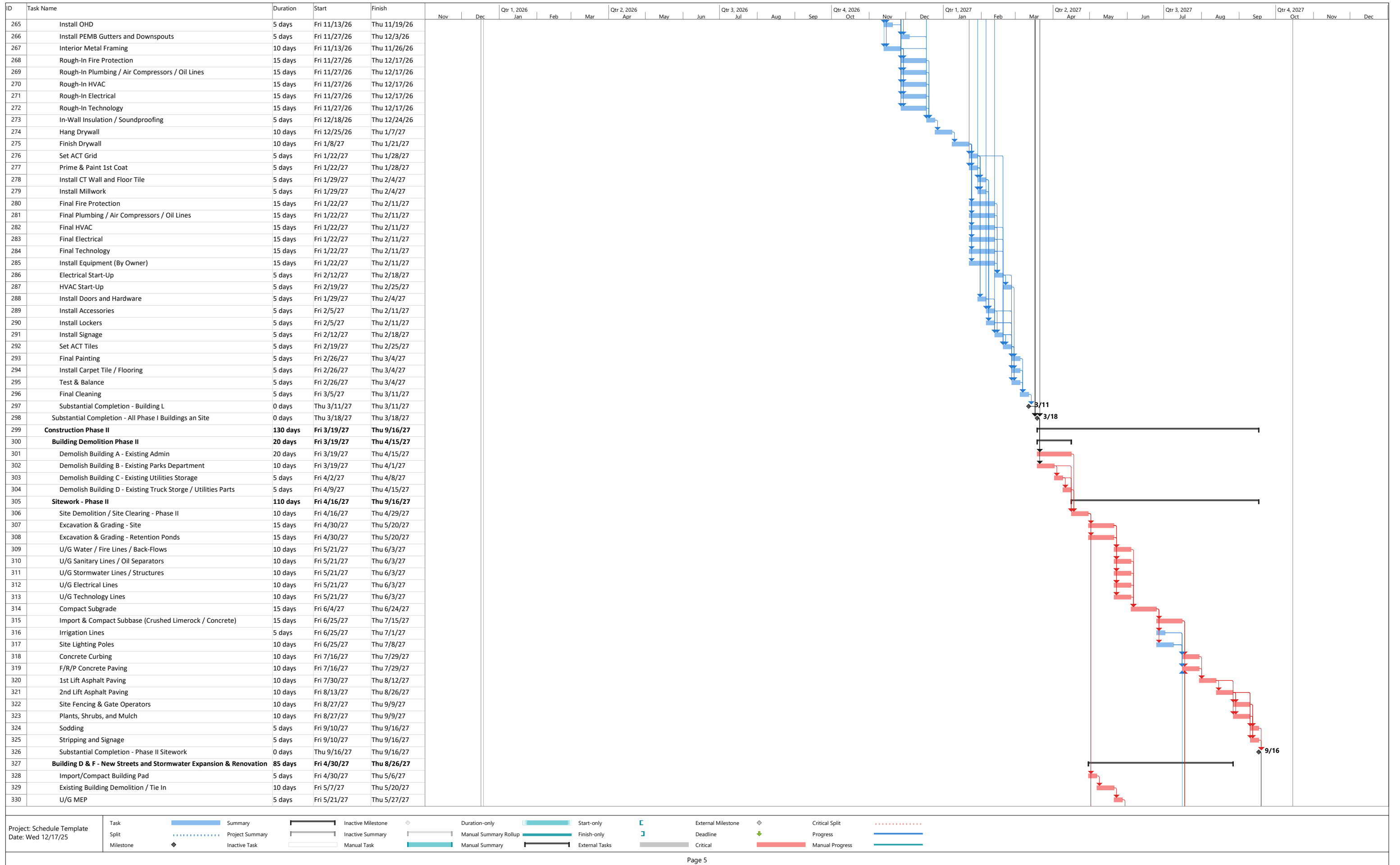
1	<b>City of Zephyrhills</b>							
2	<b>Public Works Campus Renovation</b>							
3	<b>GMP</b>							
4	<b><u>GENERAL CONDITIONS</u></b>							
5	<b><u>December 19, 2025</u></b>							
81	Jobsite Sign		1	LS	\$ -	\$ 2,500.00	\$ 2,500.00	
82	Temporary Wayfinding/Informational Signs		1	LS	\$ -	\$ 5,000.00	\$ 5,000.00	
83	<b>Safety</b>							
84	Safety Inspections		19	Mo	\$ 1,214.51	\$ 300.00	\$ 28,775.65	
85	First Aid / Safe Site		19	Mo	\$ 500.00	\$ -	\$ 9,500.00	
86	<b>Security</b>							
87	Jobsite Cameras		19	Mo	\$ -	\$ 1,000.00	\$ 19,000.00	
88	<b>Technology</b>							
89	Temporary Telephone/Data- Hook-Up		1	LS	\$ -	\$ 450.00	\$ 450.00	
90	Temporary Telephone/Data- Usage (Monthly)		19	Mo	\$ -	\$ 150.00	\$ 2,850.00	
91	Technology - P-6 Initial Scheduling		1	LS	\$ 750.00	\$ -	\$ 750.00	
92	Technology - P-6 Scheduling Updates		19	Mo	\$ 150.00	\$ 150.00	\$ 5,700.00	
93	Technology - ProCore Proj Mgmt		1	LS	\$ -	\$ 65,000.00	\$ 65,000.00	
94	IT / Data Management		19	Mo	\$ 250.00	\$ 150.00	\$ 7,600.00	
95	<b>BIM / 3D Modeling</b>							
96	BIM / 3D Modeling		1	LS	\$ -	\$ 15,000.00	\$ 15,000.00	
97	<b>Travel</b>							
98	<b>Close-Out Documentation</b>							
99	As Built Survey/ Close Out Documents		1	LS	\$ -	\$ 52,000.00	\$ 52,000.00	
100						<b>Subtotal - Material</b>	<b>\$ 1,071,006.40</b>	
101								
102						<b>Total General Conditions</b>	<b>\$ 3,113,292.10</b>	
103								
104						<b>Total General Conditions per Month</b>	<b>\$ 163,857.48</b>	

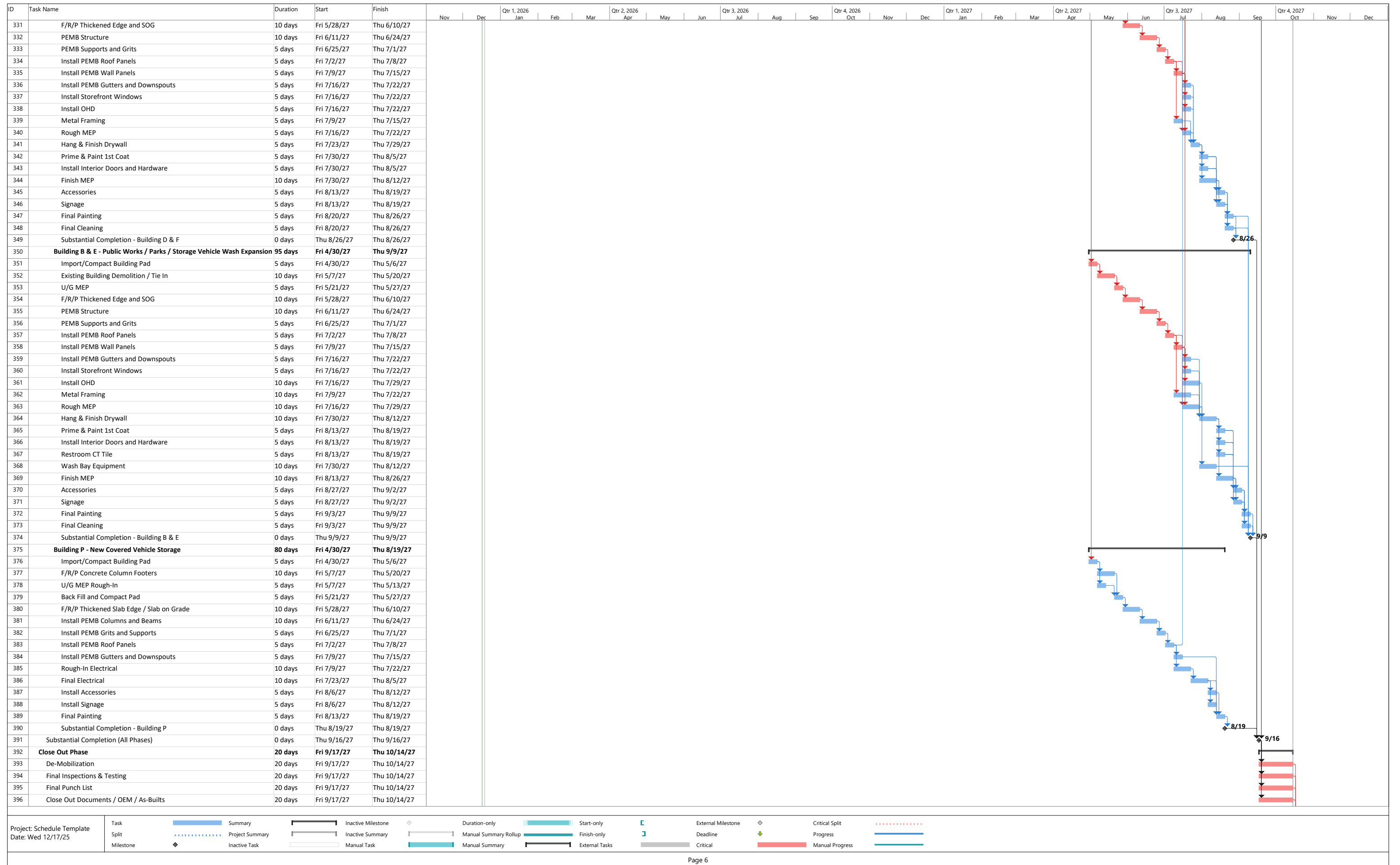
















The A.D. Morgan Corporation

Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
39421 South Avenue  
Zephyrhills, Florida 33542

**Current Drawings**

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>a</b>					
G-A450	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	2	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
<b>Architectural</b>					
A000	LIFE SAFETY PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A101	ARCHITECTURAL FLOOR PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A120	DIMENSION PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A131	REFLECTED CEILING PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A141	ROOF PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A160	FINISH FLOOR PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A161	ROOM FINISH - SCHEDULE, NOTES AND INTERIOR FINISH LEGEND	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
A170	SIGNAGE PLAN	0	07/18/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A181	FURNITURE AND FITNESS EQUIPMENT PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A201	EXTERIOR ELEVATIONS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A251	ENLARGED PLANS AND ELEVATIONS	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
A301	BUILDING SECTIONS	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
A330	WALL SECTIONS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A331	WALL SECTIONS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A450	ENLARGED RESTROOM PLANS	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
A451	RESTROOM - ELEVATIONS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A452	RESTROOM - ELEVATIONS 2	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
A453	RESTROOM - ELEVATIONS 3	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
A500	PLAN DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A510	SECTION DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A520	ROOF DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
39421 South Avenue  
Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
A531	OPERABLE PARTITION PLAN, ELEVATIONS, AND DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A540	INTERIOR DETAILS - CEILINGS AND FLOORS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A600	DOOR SCHEDULE & NOTES	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A608	EXTERIOR DOOR DETAILS	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
A609	INTERIOR DOOR DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A610	WINDOW AND FRAME TYPES, SCHEDULE, NOTES AND DETAILS	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
A640	MILLWORK & CASEWORK - PLANS, ELEVATIONS, SECTIONS, SCHEDULES & DETAILS PERMIT SET	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
A670	RESTROOM - ACCESSORY AND MOUNTING HEIGHT AND DIAGRAM	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
AS100	ARCHITECTURAL SITE PLAN	2	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
AS500	DUMPSTER AND MONUMENT SIGN DETAILS	2	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
B-A000	BUILDING B - LIFE SAFETY PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-A101	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
B-A131	BUILDING B - REFLECTED CEILING PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-A141	BUILDING B - ROOF PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-A201	BUILDING B - EXTERIOR ELEVATIONS AND BUILDING SECTIONS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-A330	BUILDING B - WALL SECTIONS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-A450	ENLARGED RESTROOM PLANS, ELEVATIONS AND INTERIOR FINISH SCHEDULE	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-A600	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
B-AD101	Building B- Demolition Floor Plan	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-A000	BUILDING D - LIFE SAFETY PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-A101	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
D-A131	BUILDING D - REFLECTED CEILING PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-A201	Sheet No.	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
D-A330	BUILDING D - WALL SECTIONS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-A600	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
G-A131	BUILDING G - REFLECTED CEILING PLAN	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
 39421 South Avenue  
 Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
G-A141	BUILDING G - ROOF PLAN	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-A201	BUILDING G - EXTERIOR ELEVATIONS	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-A301	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	2	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
G-A330	BUILDING G - WALL SECTIONS	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
K-A101	BUILDING K - ARCHITECTURAL FLOOR PLAN	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
K-A201	BUILDING K - EXTERIOR ELEVATIONS AND BUILDING SECTION	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
K-A330	BUILDING K - WALL SECTIONS	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
<b>Civil</b>					
C0.1	COVER SHEET	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C0.2	GENERAL NOTES SHEET	0	02/02/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C0.3	GENERAL NOTES SHEET	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C1.1	39421 SOUTH AVENUE ZEPHYRHILLS, FL 33542	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C1.1A	STORMWATER POLLUTION PREVENTION PLAN VIEW 'A'	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C1.1B	STORMWATER POLLUTION PREVENTION PLAN VIEW 'B'	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C1.1C	STORMWATER POLLUTION PREVENTION PLAN VIEW 'C'	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C1.1D	STORMWATER POLLUTION PREVENTION PLAN VIEW 'D'	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C1.1E	39421 SOUTH AVENUE ZEPHYRHILLS, FL 33542	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C2.1	OVERALL SITE DIMENSION PLAN	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
C2.1A	SITE DIMENSION PLAN VIEW 'A'	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C2.1B	SITE DIMENSION PLAN VIEW 'B'	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C2.1C	SITE DIMENSION PLAN VIEW 'C'	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C2.1D	SITE DIMENSION PLAN VIEW 'D'	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C3.1	TRUCK TURNING ENVELOPE	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C4.1	OVERALL SITE GRADING AND DRAINAGE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C4.1A	SITE GRADING AND DRAINAGE PLAN VIEW 'A'	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C4.1B	SITE GRADING AND DRAINAGE PLAN VIEW 'B'	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C4.1C	SITE GRADING AND DRAINAGE PLAN VIEW 'C'	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
 39421 South Avenue  
 Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C4.1D	SITE GRADING AND DRAINAGE PLAN VIEW 'D'	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C5.1	OVERALL COMPOSITE UTILITY PLAN	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C5.1A	COMPOSITE UTILITY PLAN VIEW 'A'	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C5.1B	COMPOSITE UTILITY PLAN VIEW 'B'	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C5.1C	COMPOSITE UTILITY PLAN VIEW 'C'	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C5.1D	COMPOSITE UTILITY PLAN VIEW 'D'	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C6.1	SITE CROSS SECTIONS SHEET	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C6.2	SITE CROSS SECTIONS SHEET	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C6.3	DRAINAGE STRUCTURE DETAILS SHEET	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C7.1	GENERAL DETAILS SHEET	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C7.2	GENERAL DETAILS SHEET	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
C8.1	AGENCY DETAILS SHEET	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C8.2	AGENCY DETAILS SHEET	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
C8.3	AGENCY DETAILS SHEET	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
D0.1	SITE DEMOLITION PLAN	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
<b>Electrical</b>					
B-E200	BUILDING B - ELECTRICAL FLOOR PLAN - POWER	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-E300	BUILDING B - ELECTRICAL FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-T101	BUILDING B - TECHNOLOGY FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
D-E200	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
D-E300	BUILDING D - ELECTRICAL FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
E001	ELECTRICAL LEGEND AND NOTES	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
E100	ELECTRICAL SITE PLAN - POWER AND LIGHTING	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
E200	ELECTRICAL FLOOR PLAN - POWER	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
E300	ELECTRICAL FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
E400	ELECTRICAL FLOOR PLAN - FIRE ALARM	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
E500	ELECTRICAL SCHEDULES - I	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
 39421 South Avenue  
 Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
E501	ELECTRICAL SCHEDULES - II	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
E600	ELECTRICAL SINGLE LINE DIAGRAMS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
E700	ELECTRICAL DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
ES001	ELECTRICAL LEGEND AND NOTES	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
ES100	ELECTRICAL SITE PLAN - POWER AND LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
K-E200	BUILDING K - ELECTRICAL FLOOR PLAN - POWER	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
K-E300	BUILDING K - ELECTRICAL FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
<b>General</b>					
G000	COVER SHEET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G001	SHEET INDEX AND GENERAL NOTES	2	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
G002	GENERAL INFORMATION	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G003	ABBREVIATIONS & DRAWING CONVENTIONS	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G004	OVERALL CODE SUMMARY	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G008	GENERAL INFORMATION	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
G108	ACCESSIBILITY DETAILS	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G109	ACCESSIBILITY DETAILS - SHOWERS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
G200	PARTITION - TYPES AND NOTES	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G201	PARTITION - DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
G-A000	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	2	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
G-A101	PLAN NORTH 1	3	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
G-A120	39421 SOUTH AVENUE ZEPHYRHILLS, FL 33542	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-A570	39421 SOUTH AVENUE ZEPHYRHILLS, FL 33542	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-A600	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
G-E200	BUILDING G - ELECTRICAL FLOOR PLAN - POWER	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-E300	BUILDING G - ELECTRICAL FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
39421 South Avenue  
Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
G-E400	BUILDING G - ELECTRICAL FLOOR PLAN - FIRE ALARM	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-E500	BUILDING G - ELECTRICAL SCHEDULES - I	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
G-E501	BUILDING G - ELECTRICAL SCHEDULES - II	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
G-M211	BUILDING G - MECHANICAL FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-M212	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
G-M411	BUILDING G - MECHANICAL DETAILS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-M412	BUILDING G - MECHANICAL DETAILS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-M511	BUILDING G - MECHANICAL SCHEDULES	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-P211	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
G-P221	BUILDING G - DOMESTIC WATER FIRST FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-P411	FOR CONTINUATION, REFER TO CIVIL DRAWINGS 2" V	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
G-P421	BUILDING G - DOMESTIC ISOMETRIC PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-P511	BUILDING G - PLUMBING DETAILS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-P611	BUILDING G - PLUMBING SCHEDULES	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
G-PP211	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
G-S100	11. WHERE REQUIRED, NEW SLAB SHALL BE 6" CONC. SLAB ON GRADE (PFc=4000 psi) 10 MIL VAPOR BARRIER ON TERMITE TREATED COMPACTED FILL. SPECIFIED COVER, IN.	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
G-T101	BUILDING G - TECHNOLOGY FLOOR PLANS PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
G-T102	BUILDING G - TECHNOLOGY MEZZANINE FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
G-T301	44 45 SPACE RESERVED FOR HVAC	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
<b>Hazardous Materials</b>					
H-A101	BUILDING H - ARCHITECTURAL FLOOR PLAN	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
H-A131	BUILDING H - REFLECTED CEILING PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
H-A141	BUILDING H - ROOF PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
H-A201	BUILDING H - EXTERIOR ELEVATIONS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
H-E200	BUILDING H - ELECTRICAL FLOOR PLAN - POWER	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
H-E300	BUILDING H - ELECTRICAL FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
H-S101	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	0	11/06/2025	11/10/2025	Addendum #2 (11/06/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
 39421 South Avenue  
 Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
H-T101	BUILDING H - TECHNOLOGY FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
<b>Interior</b>					
IR1.0	IRRIGATION OVERVIEW	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR2.0	IRRIGATION PLAN	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR3.0	IRRIGATION PLAN	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR4.0	IRRIGATION PLAN	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR5.0	IRRIGATION PLAN	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR6.0	IRRIGATION PLAN	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR7.0	IRRIGATION PLAN	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR8.0	IRRIGATION PLAN	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR9.0	IRRIGATION PLAN	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR10.0	IRRIGATION NOTES AND SCHEDULES	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR11.0	IRRIGATION DETAILS	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR12.0	IRRIGATION DETAILS	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
IR13.0	IRRIGATION DETAILS	0	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
<b>Landscape</b>					
L1.0	LANDSCAPE OVERVIEW	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L2.0	LANDSCAPE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L3.0	LANDSCAPE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L4.0	LANDSCAPE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L5.0	LANDSCAPE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L6.0	LANDSCAPE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L7.0	LANDSCAPE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L8.0	LANDSCAPE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L9.0	LANDSCAPE PLAN	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L10.0	LANDSCAPE NOTES AND PLANT LIST	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L11.0	LANDSCAPE DETAILS	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L12.0	LANDSCAPE DETAILS	0	09/12/2025	09/19/2025	Revised Civil Permit & Bid Set (09/12/25)
L-A000	BUILDING L - LIFE SAFETY PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
39421 South Avenue  
Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
L-A101	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-A102	BUILDING L - MEZZANINE LEVEL PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-A120	BUILDING L - FIRST LEVEL DIMENSION PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-A131	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-A141	BUILDING L - ROOF PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-A201	BUILDING L - EXTERIOR ELEVATIONS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-A301	BUILDING L - BUILDING SECTIONS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-A330	BUILDING L - WALL SECTIONS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-A350	BUILDING L - STAIR DETAILS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-A450	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-A600	LOUVER, WINDOW AND DOOR SCHEDULES & NOTES	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-E200	BUILDING L - ELECTRICAL FLOOR PLAN - POWER	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-E201	BUILDING L - ELECTRICAL MEZZANINE FLOOR PLAN - POWER	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-E300	BUILDING L - ELECTRICAL FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-E301	BUILDING L - ELECTRICAL MEZZANINE FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-E302	BUILDING L - ELECTRICAL FLOOR PLAN - FIRE ALARM	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-E700	BUILDING L - ELECTRICAL SCHEDULES - I	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-E701	BUILDING L - ELECTRICAL SCHEDULES - II	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-E800	BUILDING L - ELECTRICAL RISER DIAGRAMS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-M211	BUILDING L MECHANICAL FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-M212	BUILDING L MECHANICAL MEZZANINE PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-M213	BUILDING L MECHANICAL REFRIGERANT PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-M411	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-M412	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-M511	MECHANICAL SCHEDULES	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
39421 South Avenue  
Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
					Bid Set (09/12/25)
L-P211	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-P221	BUILDING L - DOMESTIC WATER FIRST FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-P411	BUILDING L - SANITARY ISOMETRIC PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-P412	BUILDING L - DOMESTIC ISOMETRIC PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-P511	BUILDING L - PLUMBING SCHEDULES	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
L-S001	STRUCTURALGENERAL NOTES	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-S100	Sheet No.	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-T101	BUILDING L - TECHNOLOGY FIRST FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-T102	BUILDING L - TECHNOLOGY MEZZANINE FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-T201	BUILDING L - TECHNOLOGY REFLECTED CEILING PLAN - PATHWAYS PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
L-T301	44 45 SPACE RESERVED FOR HVAC	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
<b>Mechanical</b>					
B-M211	BUILDING B - MECHANICAL FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-M511	BUILDING B - MECHANICAL SCHEDULES AND DETAILS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-M211	BUILDING D - MECHANICAL FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-M212	BUILDING D - MECHANICAL REFRIGERANT PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-M411	BUILDING D - MECHANICAL DETAILS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-M511	BUILDING D - MECHANICAL SCHEDULES AND DETAILS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
M000	MECHANICAL TITLE SHEET	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
M211	ADMINISTRATION BUILDING MECHANICAL FLOOR PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
M212	ADMINISTRATION BUILDING REFRIGERANT PLAN	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
M411	MECHANICAL DETAILS	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
M412	MECHANICAL DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
M511	MECHANICAL SCHEDULES	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
<b>Other</b>					
X-A500	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)



The A.D. Morgan Corporation

Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
39421 South Avenue  
Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
X-A510	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
X-A520	RIVET EAVE TRIM FASTENER AT SIDELAP	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
X-A570	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
X-A608	METAL BUILDING CLOSURE TRIM, METAL BUILDING MANUFACTURER OVERHEAD DOOR TOP HOOD PER DOOR MANUFACTURER SPECIFICATIONS	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
X-A610	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
X-A800	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
<b>Plumbing</b>					
B-P211	BUILDING B - SANITARY WASTE AND VENT FIRST FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-P221	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
B-P411	BUILDING B - SANITARY ISOMETRIC PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-P421	THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
B-P511	BUILDING B - PLUMBING DETAILS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
B-P611	BUILDING B - PLUMBING SCHEDULES	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
D-P221	BUILDING D - DOMESTIC WATER FIRST FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
K-P221	BUILDING K - DOMESTIC WATER FIRST FLOOR PLAN	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
P000	PLUMBING TITLE SHEET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
P211	SANITARY WASTE AND VENT FIRST FLOOR PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
P221	DOMESTIC WATER FIRST FLOOR PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
P411	SANITARY WASTE AND VENT ISOMETRIC	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
P412	DOMESTIC WATER ISOMETRIC	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
P511	PLUMBING DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
P611	PLUMBING SCHEDULES	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
P-A101	BUILDING P - ARCHITECTURAL FLOOR PLAN	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
P-A131	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
P-A201	BUILDING P - EXTERIOR ELEVATIONS	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
P-E300	BUILDING P - ELECTRICAL FLOOR PLAN - LIGHTING	0	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)



The A.D. Morgan Corporation

Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
39421 South Avenue  
Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
P-S100	BUILDING L - FOUNDATION PLAN	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
P-T101	BUILDING P - TECHNOLOGY FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
<b>Structural</b>					
B-S100	11. WHERE REQUIRED, NEW SLAB SHALL BE 6" CONC. SLAB ON GRADE (P <sub>f</sub> c=4000 psi) 10 MIL VAPOR BARRIER ON TERMITE TREATED COMPACTED FILL. SPECIFIED COVER, IN.	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
B-S200	BUILDING B & E- FRAMING PLAN & SECTIONS	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
D-S100	BUILDING D - FOUNDATION PLAN	1	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
K-S100	11. WHERE REQUIRED, NEW SLAB SHALL BE 6" CONC. SLAB ON GRADE (P <sub>f</sub> c=4000 psi) 10 MIL VAPOR BARRIER ON TERMITE TREATED COMPACTED FILL. SPECIFIED COVER, IN.	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
S001	STRUCTURAL GENERAL NOTES	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
S002	STRUCTURAL GENERAL NOTES	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
S100	FOUNDATION PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
S110	FOUNDATION SECTIONS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
S130	FOUNDATION TYPICAL DETAILS	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
S200	ROOF FRAMING PLAN	0	09/12/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
S210	FRAMING SECTIONS	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
S211	FRAMING SECTIONS	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
S300	WALL REINFORCEMENT AND DETAILS	3	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
S400	ROOF FRAMING REINFORCEMENT	0	07/18/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
S500	REFUSE ENCLOSURE PLAN & SECTIONS	0	07/18/2025	09/19/2025	Revised Admin Building Permit & Bid Set (09/12/25)
<b>Telecommunications</b>					
D-T101	BUILDING D - TECHNOLOGY FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
K-T101	BUILDING K - TECHNOLOGY FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T001	TECHNOLOGY LEGEND PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T002	TECHNOLOGY RESPONSABILITY MATRIX PERMIT SET	4	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T011	TECHNOLOGY SITE PLAN PERMIT SET	4	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T012	TECHNOLOGY SITE ENLARGED PLANS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T101	BUILDING A - TECHNOLOGY FLOOR PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T102	BUILDING A - TECHNOLOGY ROOF PLAN PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T201	BUILDING A - TECHNOLOGY REFLECTED CEILING PLAN - PATHWAYS PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T301	BUILDING A - TECHNOLOGY ENLARGED PLANS PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)



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Printed on Fri Dec 19, 2025 at 11:54 am EST

Job #: P2024-057 City of Zephyrhills Fleet Maintenance  
39421 South Avenue  
Zephyrhills, Florida 33542

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
T302	BUILDING A - AV ENLARGED PLANS PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T303	BUILDING A - AV ENLARGED PLANS PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T304	BUILDING A - AV ENLARGED PLANS PERMIT SET	2	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T401	TECHNOLOGY RISER DIAGRAMS PERMIT SET	3	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T402	TECHNOLOGY RISER DIAGRAMS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T403	TECHNOLOGY RISER DIAGRAMS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T404	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX ADMINISTRATION BUILDING	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
T405	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX ADMINISTRATION BUILDING	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
T406	CITY OF ZEPHYRHILLS MAINTENANCE COMPLEX ADMINISTRATION BUILDING	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
T501	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T502	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T503	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T504	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T505	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T506	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T507	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T508	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T509	TECHNOLOGY DETAILS PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T510	TECHNOLOGY DETAILS PERMIT SET	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
T601	TECHNOLOGY SCHEDULES PERMIT SET	3	11/06/2025	11/10/2025	Addendum #2 (11/06/25)
T602	TECHNOLOGY SCHEDULES PERMIT SET	1	09/12/2025	09/19/2025	Revised All Other Buildings Permit & Bid Set (09/12/25)
T603	TECHNOLOGY SCHEDULES PERMIT SET	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
T604	TECHNOLOGY SCHEDULES PERMIT SET	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
T605	TECHNOLOGY SCHEDULES PERMIT SET	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)
T606	TECHNOLOGY SCHEDULES PERMIT SET	1	10/16/2025	10/20/2025	Addendum #1 (10/16/25)

Specification #	Specification Title	Specification Date	Received Date	Set
00 01 01	PROJECT TITLE PAGE	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
00 01 10	TABLE OF CONTENTS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
02 23 00	SITE PREP	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
02 41 00	DEMOLITION	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
03 05 16	UNDERSLAB VAPOR BARRIER	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
03 10 00	CONCRETE FORMING AND ACCESSORIES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
03 20 00	CONCRETE REINFORCING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
03 30 00	CAST-IN-PLACE CONCRETE	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
03 35 00	CONCRETE FINISHES	11/2025	11/10/2025	Addendum #02
04 20 00	UNIT MASONRY	11/2025	11/10/2025	Addendum #02
05 12 00	STRUCTURAL STEEL	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
05 21 00	STEEL JOIST FRAMING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
05 31 00	STEEL DECKING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
05 40 00	COLD-FORMED METAL FRAMING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
05 50 00	METAL FABRICATIONS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set



Specification #	Specification Title	Specification Date	Received Date	Set
05 51 13	METAL PAN STAIRS AND RAILS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
06 10 00	ROUGH CARPENTRY	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
06 41 16	PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
07 21 00	THERMAL INSULATION	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
07 24 19	CEMENT STUCCO	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
07 54 23	THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
07 62 00	SHEET METAL FLASHING AND TRIM	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
07 72 33	ROOF EQUIPMENT CURB AND HATCH	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
07 84 00	FIRESTOPPING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
07 92 00	JOINT SEALANTS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
08 11 13	HOLLOW METAL DOORS AND FRAMES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
08 14 16	FLUSH WOOD DOORS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
08 31 00	ACCESS DOORS AND FRAMES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
08 33 23	OVERHEAD COILING DOORS	10/2025	10/27/2025	Addendum #01
08 43 13	ALUMINUM-FRAMED STOREFRONTS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set



Specification #	Specification Title	Specification Date	Received Date	Set
08 51 13	ALUMINUM WINDOWS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
08 71 00	DOOR HARDWARE	11/2025	11/10/2025	Addendum #02
08 71 13	POWER DOOR OPERATORS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
08 80 00	GLAZING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
08 91 19	FIXED LOUVERS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
09 22 16	NON-STRUCTURAL METAL FRAMING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
09 22 26	METAL SUSPENSION SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
09 29 00	GYPSUM BOARD	10/2025	10/27/2025	Addendum #01
09 30 13	TILING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
09 51 23	ACOUSTICAL TILE CEILINGS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
09 65 00	RESILIENT FLOORING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
09 68 00	CARPET TILE	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
09 91 13	EXTERIOR PAINT	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
09 91 23	INTERIOR PAINTING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 14 00	SIGNAGE	11/2025	11/10/2025	Addendum #02
10 14 19	DIMENSIONAL LETTER SIGNAGE	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set



Specification #	Specification Title	Specification Date	Received Date	Set
10 21 00	TOILET COMPARTMENTS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 21 16	PLASTIC SHOWER AND DRESSING COMPARTMENTS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 22 39	FOLDING PANEL PARTITIONS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 26 00	CORNER GUARDS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 28 13	TOILET ACCESSORIES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 44 00	FIRE PROTECTION SPECIALTIES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 51 13	METAL LOCKERS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 56 13	METAL STORAGE SHELVING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 73 13	PREFABRICATED METAL CANOPY	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
10 75 16	GROUND-SET FLAGPOLES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
11 94 13	EQUIPMENT	10/2025	10/27/2025	Addendum #01
12 24 13	MANUAL ROLLER SHADES	10/2025	10/27/2025	Addendum #01
12 36 61	SOLID SURFACING COUNTERTOPS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
12 48 13	ENTRANCE FLOOR MATS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
12 50 00	FURNITURE (COORDINATION ONLY AD MORGAN)	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set



Specification #	Specification Title	Specification Date	Received Date	Set
13 34 19 -	PRE-ENGINEERED METAL BUILDINGS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
14 24 00	BRIDGE CRANE	10/2025	10/27/2025	Addendum #01
22 05 00	COMMON WORK RESULTS FOR PLUMBING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
22 07 19	PLUMBING PIPING INSULATION	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
22 11 16	DOMESTIC WATER PIPING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
22 13 16	SANITARY WASTE AND VENT PIPING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
22 13 19	SANITARY WASTE PIPING SPECIALTIES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
22 13 19.13	SANITARY DRAINS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
23 05 00	COMMON WORK RESULTS FOR HVAC	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
23 05 93	TESTING, ADJUSTING, AND BALANCING FOR HVAC	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
23 07 13	DUCT INSULATION	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
23 33 00	AIR DUCT ACCESSORIES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 05 19	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 05 26	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set



Specification #	Specification Title	Specification Date	Received Date	Set
26 05 33.13	CONDUITS FOR ELECTRICAL SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 05 33.16	BOXES FOR ELECTRICAL SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 09 23	LIGHTING CONTROL DEVICES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 21 00	LOW-VOLTAGE ELECTRICAL SERVICE ENTRANCE	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 24 13	DISTRIBUTION SWITCHBOARDS	11/2025	11/10/2025	Addendum #02
26 24 16	PANELBOARDS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 27 26	WIRING DEVICES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 28 13	FUSES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 28 16.16	ENCLOSED SWITCHES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 32 13	ENGINE GENERATORS	11/2025	11/10/2025	Addendum #02
26 36 00	TRANSFER SWITCHES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 43 00	SURGE PROTECTIVE DEVICES	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 51 00	INTERIOR LIGHTING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
26 56 00	EXTERIOR LIGHTING	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set



Specification #	Specification Title	Specification Date	Received Date	Set
27 00 10	TECHNOLOGY GENERAL PROVISIONS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
27 05 26	GROUNDING AND BONDING FOR TELECOMMUNICATIONS SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
27 05 28	RACEWAYS FOR TECHNOLOGY	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
27 10 00	STRUCTURED CABLING SYSTEM	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
27 41 00	AUDIO VISUAL SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
27 41 34	BROADBAND DISTRIBUTION SYSTEM	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
27 51 13	PUBLIC ADDRESS BACKGROUND MUSIC SYSTEM	11/2025	11/10/2025	Addendum #02
28 05 37	SECURITY VOICE COMMUNICATIONS – DISTRIBUTED ANTENNA SYSTEM	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
28 10 00	ELECTRONIC SECURITY SYSTEMS	11/2025	11/10/2025	Addendum #02
28 10 10	INTRUSION DETECTION SYSTEMS	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
28 20 00	VIDEO SURVEILLANCE SYSTEM	11/2025	11/10/2025	Addendum #02
28 46 00	FIRE DETECTION AND ALARM	10/2025	10/27/2025	Addendum #01
32 31 00	CANTILEVER SLIDE GATE	9/2025	9/26/2025	Revised Admin Building Permit & Bid Set
32 31 13	CHAIN LINK FENCES AND GATES	11/2025	11/10/2025	Addendum #02
31 31 16	TERMITE CONTROL	10/2025	10/27/2025	Addendum #01
	GEO TECH REPORT	7/23/2024	1/6/2025	
	ACM AND LEAD PAINT REPORT	2/14/2025	7/21/2025	



6TH STREET

GALL BOULEVARD



# PLAN SNAPSHOT REPORT SEP-00058-2026 FOR CITY OF ZEPHYRHILLS

<b>Plan Type:</b> Special Event Permit	<b>Project:</b>	<b>App Date:</b> 01/08/2026
<b>Work Class:</b> Special Event Permit	<b>District:</b> City of Zephyrhills	<b>Exp Date:</b> 07/07/2026
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b> Maldonado, Carlos	<b>Approval Expire Date:</b>

**Description:** Commandoughs 10yr Celebration 2/7/26 1pm-11pm, Location 15th Ave Between Gall Blvd and 6th Street. (Alcohol Event).

Parcel:	Address:	Zone:
Applicant COMMANDOUGH'S LLC 5841 GALL BLVD ZEPHYRHILLS, FL 33542 Business: (813) 355-3609 Mobile: (813) 293-7856	Co-Sponsor VETS FEEDING VETS 4711 AIRPORT ROAD ZEPHYRHILLS, FL 33542 Home: (813) 702-8102 Business: (813) 780-8180 Mobile: (352) 807-9063	

**Plan Custom Fields**

Organization Name	Commandough's LLC	Date Incorporated	Feb 6 2016 12:00AM	Employer ID# (EIN)	8.10996e+008
Active or Inactive?	Active	Event Name	Commandough's 10 Year Celebration	Event Date	Feb 7 2026 12:00AM
Event Time	1pm-11pm	Entry Fee	0	Co-Sponsor	n/a
Type of Event	Other	Has this event ever taken place in Zephyrhills?	No	Zephyr Park	No
Downtown 5th Ave.	No	Krusen Park	No	Airport Venue \$\$	No
Alice Hall @ Zephyr Park \$\$	No	Clock Plaza on 5th Ave.	No	Skate Park	No
Veteran's Memorial Park	No	Wickstrom Stage Zephyr Park	No	Gunner Paw Park	No
Shepard Park	No	Other - Enter Here	Block of 15th Avenue between Gall Blvd and 6th St	Estimated Attendance	100
Estimated Number of Vendors	10	Number of Parade or Run/Walk Entries		City Street or Avenue Closure Request?	Yes
If Yes, indicate location here:	Block of 15th Avenue between Gall Blvd and 6th St	State Highway Closure? (FDOT Ln. Clos. Permit Req)	No	If Yes, indicate location here:2	
Tents (smaller than 10' x 10')	No	Tents	Yes	Vehicles	Yes
Stage	No	Start/Finish Line	No	Signs	Yes
Tables	Yes	Porta lets	Yes	Bounce-House/Inflatables	No
Sound Equipment	No	People Barricades	No	Other - Please List Here2	
Bathroom Facilities	No	Electricity (5th Avenue Median)	No	Electricity (Stage Areas)	No
Garbage Cans	No	Cones / Barricades	Yes	Other - Please List Here	
Please Provide a Brief Description of Event	This event is a one-day community-focused anniversary celebration hosted by Commandough's, a locally owned restaurant celebrating 10 years of operation in the City of Zephyrhills. The event will feature a temporary street closure adjacent to the restaurant to allow for	pedestrian use, community gathering, and safe outdoor enjoyment.	Activities will include food service provided by Commandough's, live music, and supervised outdoor seating. Alcohol service, if provided, will be conducted under Commandough's existing	liquor license and within approved boundaries.	The event is expected to draw local residents and regular patrons and is intended to celebrate small business longevity, community support, and downtown activation. No structures impacting emergency access will be

# PLAN SNAPSHOT REPORT (SEP-00058-2026)

installed, and all required insurance, barricades, and traffic control measures will be provided in coordination with the City of Zephyrhills.

Setup and breakdown will occur within the approved time window, and the street will be fully reopened immediately following the event.

**Alcohol General Text**

Alcohol service during the event will be provided by Commandough's under its existing Florida 2COP alcohol license. All alcoholic beverages will be served by trained Commandough's staff in compliance with state and local laws. In addition, approved alcohol vendors may be present to provide limited product samples. Any vendor-provided samples will be small tasting portions only and will be distributed by vendor representatives who are properly licensed and permitted to do so.

Alcohol service and sampling will be restricted to designated areas within the approved event footprint. No alcohol will be served to minors, and all guests consuming alcohol will be required to present valid government-issued identification.

**Alcohol Security Text**

IDs checked. Licensed staff. Mgmt on-site.

**Alcohol Type Text** Aluminum cans, aluminum bottles, and plastic cups

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_MICHAEL_WEAVER_1/8/2026.jpg	01/08/2026 14:54	WEAVER, MICHAEL		Uploaded via CSS
COMMANDOUGH'S CERTIFICATE.pdf	01/09/2026 8:09	Maldonado, Carlos		
Detail by Entity Name.pdf	01/16/2026 10:39	Maldonado, Carlos		Non Profit

Hearing Type	Location	Scheduled Date	Status	Subject
City Council - Planning Report v.1	Council Chambers   City Hall, 5335 8th Street, Zephyrhills	01/26/2026	Scheduled	

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Review Process v.1</b>		01/20/2026 9:13	
Application Review v.1	Generic Action		01/20/2026 9:13
Temporary State Alcohol License Submitted v.1	Generic Action		
Fire Final v.1	Inspection		
<b>Special Event Meeting v.1</b>		01/20/2026 9:13	
Private Meeting v.1	Hold Meeting		
City Council - Planning Report v.1	Hold Hearing	01/20/2026 9:13	
<b>Plan Review Complete v.1</b>			
Approval Letter v.1	Create Report		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
 VETS FEEDING VETS INC

### Filing Information

**Document Number** N24000011100  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 09/16/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

4717 AIRPORT RD  
 ZEPHYRHILLS, FL 33542

### Mailing Address

4717 AIRPORT RD  
 ZEPHYRHILLS, FL 33542

### Registered Agent Name & Address

SMITH, ERNEST  
 4717 AIRPORT RD  
 ZEPHYRHILLS, FL 33542

### Officer/Director Detail

#### **Name & Address**

Title P

SMITH, ERNEST  
 4717 AIRPORT RD  
 ZEPHYRHILLS, FL 33542

Title VP

SMITH, ERNEST  
 4717 AIRPORT RD  
 ZEPHYRHILLS, FL 33542

Title S

SMITH, ERNEST  
4717 AIRPORT RD  
ZEPHYRHILLS, FL 33542

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2025	04/25/2025

**Document Images**

<a href="#">04/25/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/16/2024 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

## **NOTED ITEMS**

### **6.1**

MLK Proclamation 2026

**Issue:**

**Background:**

**Attachment(s):**

1. 2026 MLK

**Fiscal Impact:**

**Staff Recommendation:**



## ***PROCLAMATION***

**WHEREAS**, Dr. Martin Luther King Jr. was born on January 15, 1929, in Atlanta, Georgia, and dedicated his life to advancing racial equality, justice, and opportunity in the United States of America; and

**WHEREAS**, Dr. King emerged as a visionary civil rights leader in 1955 during the Montgomery Bus Boycott, where he began his campaign for equal rights through nonviolent resistance, helping to move the nation forward from segregation and inequality toward integration and improved living standards for people of all races; and

**WHEREAS**, his message of peaceful protest and moral courage transformed the national conscience, leading to new laws and ethical standards and inspiring individuals throughout the world to seek justice, equality, and understanding; and

**WHEREAS**, Dr. King's commitment to equality continued until his assassination on April 4, 1968, in Memphis, Tennessee, while supporting striking sanitation workers, solidifying his legacy as a champion for human dignity and civil rights; and

**WHEREAS**, Dr. King was the devoted husband of Coretta Scott King and father of four children, served as a church minister in Alabama and Georgia, earned a doctorate in philosophy from Boston University, authored three influential books, and was awarded the Nobel Peace Prize; and

**WHEREAS**, the United States Congress declared the third Monday in January as the nation's tenth federal holiday, the Florida Legislature recognized this date as a state holiday in 1988, and the City Council of the City of Zephyrhills approved recognition of this holiday in 1996;

**NOW, THEREFORE**, I, Melonie Bahr Monson, by virtue of the authority vested in me as Mayor of the City of Zephyrhills, do hereby proclaim Monday, January 19, 2026, as

### **Dr. Martin Luther King Jr. Day**

in the City of Zephyrhills and encourage all residents to reflect upon Dr. King's enduring legacy of equality, justice, service, and unity.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused to be affixed the official seal of the City of Zephyrhills, Pasco County, Florida, on this 19th day of January, 2026.

\_\_\_\_\_  
Melonie Bahr Monson, Mayor

Attest: \_\_\_\_\_  
Ricardo Quiñones, City Clerk