



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, February 9, 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 — Pastor Kevin Heaton, Zephyrhills Church of Christ

Pledge of Allegiance —

CITIZEN COMMENTS

- 1 Kim Smith - Traffic Lights

MAYOR

- 1 Black History Month Proclamation
 1. 2026 Black History Month
- 2 Proclamation - Coach Nick Carroll
 1. 2026 Nick Carroll
- 3 ZPD Highlighted in Nationally Recognized Short Form Documentary
- 4 Youth Council Update - Legislative Action Days

- 5 ZEDC Quarterly Update
- 6 Lift Station 37 update - Jones Edmund

1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - January 26, 2026
 - 1. 01.26.2026 CCM Minutes
- 1.2 **37-24-09A** City Yard Guaranteed Maximum Price (GMP)
 - 1. GMP Agreement
 - 2. Exhibit 1

2. PUBLIC HEARING

- 2.1 Certified Recovery Residences
Second 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
- 2.2 Tree Ordinance
Second 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. Ordinance 1513-26 Tree Ordinance Amendment
 - 2. Ordinance 1513-26 Tree Ordinance Amendment - Exhibit A

3. PLANNING DIRECTOR'S REPORT

- 3.1 **Zephyr Knoll FLU(Future Land Use) Classification - Planning report** -Public hearing to review and consider a City-initiated Comprehensive Plan text amendment to establish the Zephyr Knoll Mixed-Use Subarea future land use category and supporting goals, objectives, and policies.
 - 1. Presentation_CC_ZephyrKnoll_CPA_2026_0130_Draft
 - 2. Zephyr Knoll Planning Report
 - 3. Map FLU-10 Zephyr Knoll Mixed-Use Subarea

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

4. NOTED ITEMS

4.1 Terminating Trainmen agreement 41-19-40

- 1. 41-19-40 Zephyrhills Trainment Association Memorandum of Understanding Agreement**

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.**

CITIZEN COMMENTS 1

Kim Smith - Traffic Lights

Issue:

Background:

Attachment(s):

None

Fiscal Impact:

Staff Recommendation:



PROCLAMATION

WHEREAS, Dr. Carter G. Woodson, an esteemed historian, author, and journalist, established Negro History Week in 1926, which later expanded into Black History Month and has been officially recognized nationwide since 1976; and

WHEREAS, Black History Month provides an opportunity to acknowledge, honor, and celebrate the contributions of Black Americans who have shaped the social, economic, cultural, and political fabric of the United States and the City of Zephyrhills; and

WHEREAS, Black Americans have played an essential role in advancing justice, equality, and opportunity, strengthening families, neighborhoods, and communities through leadership, service, creativity, and perseverance; and

WHEREAS, the City of Zephyrhills recognizes the resilience, achievements, and lasting impact of Black individuals whose dedication and commitment have helped shape our community; and

WHEREAS, Black History Month serves as a time for reflection, education, and celebration, encouraging all residents to honor the past while working toward a more inclusive and united future;

NOW, THEREFORE, I, Melonie Bahr Monson, by virtue of the authority vested in me as Mayor of the City of Zephyrhills, do hereby proclaim the month of February 2026 as

Black History Month

in the City of Zephyrhills and encourage all residents to join in recognizing the achievements and contributions of Black Americans, while continuing to promote understanding, unity, and progress throughout our community.

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 9th day of February 2026.

Melonie Bahr Monson, Mayor

Attest: _____
Ricardo Quiñones, City Clerk



WHEREAS, Nick Carroll, a former Zephyrhills High School football player in the 1990s, returned to his alma mater on February 1, 2016, to serve as Head Football Coach, beginning a decade of leadership, dedication, and service to student-athletes and the community; and

WHEREAS, coaching high school football requires far more than game-day preparation, demanding mentorship, leadership, fundraising, staff coordination, and strong community involvement—responsibilities which Coach Carroll embraced with passion and integrity; and

WHEREAS, Coach Carroll emphasized academic achievement, respect, accountability, and teamwork, instilling in his players the values of discipline, character, and community pride both on and off the field; and

WHEREAS, he supported student success beyond athletics through his involvement with the Nelson Ryman Scholarship Foundation, helping select a senior student-athlete each year to receive a \$1,000 scholarship for higher education; and

WHEREAS, over ten seasons, Coach Carroll inspired and led more than 350 young men, helping shape them into dedicated athletes and responsible citizens who cared deeply about their school and community; and

WHEREAS, his coaching accomplishments include averaging 8 wins per season, winning the storied 9 Mile War game nine out of ten times against Pasco High School, capturing eight district championships—including a record five consecutive titles—and compiling an overall record of 88 wins and 29 losses, including playoff appearances, for a 75 percent winning percentage; and

WHEREAS, Coach Carroll was recognized as Coach of the Year six times and consistently credited his success to the dedication of his assistant coaches, players, administrators, and the unwavering support of the Zephyrhills community; and

WHEREAS, a defining moment of his tenure occurred on October 31, 2025, when the Zephyrhills Bulldogs defeated Port Charlotte 49–48 at Bulldog Stadium on Tom Fisher Field, completing an undefeated 10–0 regular season;

NOW, THEREFORE, I, Melonie Bahr Monson, Mayor of the City of Zephyrhills, by virtue of the authority vested in me, do hereby recognize and commend **Nick Carroll** for ten years of outstanding leadership, coaching excellence, and commitment to the students and community of Zephyrhills. His legacy will continue to inspire Bulldog athletes for generations to come.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Zephyrhills, Pasco County, Florida, to be affixed this 9th day of February 2026.

Melonie Bahr Monson, Mayor

Attest: _____
Ricardo Quiñones, City Clerk

MAYOR 5

ZEDC Quarterly Update

Issue:

The ZEDC will present an update on economic development to the City Council.

Background:

The ZEDC provides City Council with an update Quarterly on the status of economic development within and affecting the City of Zephyrhills.

Attachment(s):

None

Fiscal Impact:

N/A

Staff Recommendation:

N/A

CONSENT ITEMS 1.1

City Council Meeting Minutes - January 26, 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. 01.26.2026 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 26, 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 6:05 PM

Roll call was taken. Present were members Jodi Wilkeson, Charles Proctor, Kenneth Burgess. City Attorney Matthew Maggard was also present. Present virtually were Lance Smith, Steven Spina, Mayor Melonie Bahr Monson and City Manager William Poe.

Staff present: Chief of Police Derek Brewer, Lt. Matt Hillen, Officer Keenan Mullins, Public Works Director Shane LeBlance, Building Official Kalvin Switzer, Senior Code Support Specialist Jackie Boges, IT Director Mike Panak, Human Resources & Risk Management Director Sandra Amerson, Finance Director Ted Beason, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw, Public Information Officer Kevin Weiss, Assistant City Clerk Eileen Mercado and City Clerk Ricardo Quifiones. Utilities Director John Bostic III attended virtually. The Invocation was led by Jackie Boges, Senior Code Support Specialist. The Pledge of Allegiance followed.

CITIZEN COMMENTS - NONE

MAYOR

1 Swearing in of Officer Keenan Mullins
Police Chief Derek Brewer introduced and formally swore in Officer Keenan Mullins.

1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - January 12, 2026
- 1.2 Interlocal Agreement No. 55-2026-02 with Pasco County Tax Collector for Non-Ad Valorem Assessment (Stormwater)
- 1.3 Interlocal Agreement No. 55-2026-03 with Pasco County Property Appraiser for Non-Ad Valorem Assessment (Stormwater)
- 1.4 Razorback Task Order for the Sludge Press Conveyor-Utilities [41-25-14]

Jodi Wilkeson motioned to approve the consent agenda items as presented. Seconded by Kenneth Burgess. Motion passed unanimously.

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 SPACES)" CATEGORY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1511-26 by title. Staff provided clarification regarding existing cremains plots, available spaces, and the need to standardize marker dimensions due to non-uniform physical space. The public hearing was opened and closed with no public comment.

Kenneth Burgess motioned to Approve Ordinance No. 1511-26 on second reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

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. "

REGULAR CITY COUNCIL MEETING

City Attorney Matthew Maggard read Resolution No. 865-26 by title. Council considered participation in a joint MAP meeting to discuss matters of mutual interest.

Kenneth Burgess motioned to Approve Resolution No. 865-26. Seconded by Jodi Wilkeson. Motion passed unanimously.

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. "**

City Attorney Matthew Maggard read Ordinance No. 1512-26 by title. Mr. Maggard explained that the ordinance establishes procedures and timelines required by state law for review and approval of certified recovery residences.

Kenneth Burgess motioned to Approve Ordinance No. 1512-26 on first reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

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. "**

City Attorney Matthew Maggard read Ordinance No. 1513-26 by title. Historic Preservation Specialist Will McCaw presented proposed updates to the Land Development Code addressing tree regulation and landscaping standards, including reorganization of code sections, canopy protection, residential tree removal classifications, buffer simplification, pedestrian connectivity, and outreach plans. Mr. McCaw noted a proposed new step in the process. To walk the site early on with development applicants and identify areas with trees can be protected and money can be saved on engineering.

Jodi Wilkeson motioned to Approve Ordinance No. 1513-26 on first reading with recommended revisions. Seconded by Kenneth Burgess. Motion passed unanimously.

4. PUBLIC WORKS DIRECTOR'S REPORT

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

Public Works Director Shane LeBlanc presented the Guaranteed Maximum Price (GMP) for the City Yard/Fleet Maintenance Facility project. Matt D'Amaddio, representing AD Morgan Corporation, 9126 Cypress Keep Lane, Odessa, Florida, addressed Council regarding the project scope and cost proposal. Mr. D'Amaddio reviewed the GMP development process, including subcontractor pricing, value engineering efforts, and coordination for construction on an occupied campus to minimize operational impacts. He discussed project phasing, site logistics, and scheduling considerations to maintain City services during construction.

Jodi Wilkeson motioned to Approve the Guaranteed Maximum Price in the amount of \$25,999,999.00 for the City Yard project. Seconded by Kenneth Burgess. Motion passed unanimously.

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.

City Manager William Poe presented a request for approval of a special event permit and wet zone for Commandough's 10-year anniversary event, scheduled for February 7, 2026, co-sponsored by Vets Feeding Vets, Inc. Mr. Poe explained that the request includes the temporary closure of a one-block section of 15th Avenue between 6th Street and U.S. Highway 301 to accommodate the event.

REGULAR CITY COUNCIL MEETING

Page 3 of 3

Staff reviewed coordination efforts with Public Works and the Police Department to manage traffic control, public safety, and event logistics.

Kenneth Burgess motioned to approve the special event application, including the wet zone and street closure as presented. Seconded by Jodi Wilkeson. Motion passed unanimously.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS - NONE

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Kenneth Burgess, advised the City folks currently in Tallahassee to stay warm.

Jodi Wilkeson, offered condolences to the family of Bobby Black and appreciation to City Staff.

Lance Smith, no comments.

Steven Spina, no comments.

Charles Proctor, no comments.

6. NOTED ITEMS

6.1 MLKProclamation 2026

ADJOURN 6:53 PM

Submitted by Ricardo Quiñones

CONSENT ITEMS 1.2

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

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 Agreement
2. Exhibit 1

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.



AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the day of in the year , is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the day of in the year (the “Agreement”)

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

Zephyrhills Fleet Maintenance Complex
39421 South Avenue Zephyrhills, FL 33542-5258

THE OWNER:

(Name, legal status, and address)

City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

The A.D. Morgan Corporation
716 N. Renellie DR. Tampa
Brandon, FL 33509

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Twenty-Five Million Nine Hundred and Ninety-Nine Thousand Nine Hundred Ninety-Nine Dollars and Zero Cents (\$ 25,999,999.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager’s contingency; alternates; the Construction Manager’s Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Attached as Exhibit "1" .

§ A.1.1.3 The Construction Manager’s Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager’s Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
None.		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
See Exhibit "1"		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

- The date of execution of this Amendment.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Upon issuance of a Notice to Proceed by the City of Zephyrhills.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

- Not later than Five Hundred Sixty-Seven (567) calendar days from the date of commencement of the Work.
- By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
See Exhibit "1"			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Exhibit "1"

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
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Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
See Exhibit "1"	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:

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(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

BY: Charles E. Proctor, City Council President

(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

BY: Dr. Rebecca Smith, President

(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:11:35 EST on 02/05/2026.

Changes to original AIA text

PAGE 2

Item
None.

Price

Item
None.

Price

Conditions for
Acceptance

Item
See Exhibit "1"

Units and Limitations

Price per Unit (\$0.00)

PAGE 3

Portion of Work
N/A

Substantial Completion Date

Document
See Exhibit "1"

Title

Date

Pages

Item
See Exhibit "1"

Price

Variable Information

PAGE 1

Zephyrhills Fleet Maintenance Complex

39421 South Avenue Zephyrhills, FL 33542-5258

City of Zephyrhills

5335 8th Street
Zephyrhills, FL 33542

The A.D. Morgan Corporation

716 N. Renellie DR. Tampa
Brandon, FL 33509

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User Notes:

(6984beab2113b2cd77ed23bc)

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Twenty-Five Million Nine Hundred and Ninety-Nine Thousand Nine Hundred Ninety-Nine Dollars and Zero Cents (\$ 25,999,999.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Attached as Exhibit "1".

The date of execution of this Amendment.

Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Upon issuance of a Notice to Proceed by the City of Zephyrhills.

Not later than Five Hundred Sixty-Seven (567) calendar days from the date of commencement of the Work.

By the following date:

PAGE 3

Exhibit "1"

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Matthew E. Maggard, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:11:35 EST on 02/05/2026 under Order No. 20250160035 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

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User Notes:

(6984beab2113b2cd77ed23bc)

December 19, 2025

City of Zephyrhills
5335 8th 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



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

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

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6		SF Area:
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		Subtotal	20,973,712.56	80.67%	\$217.93
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		Subtotal	23,715,131.13	91.21%	\$246.41
37	Fixed	Contingency - Owner	463,008.12	1.78%	\$4.81
38	Fixed	Contingency - ADM	463,008.12	1.78%	\$4.81
39		Subtotal	24,641,147.37	94.77%	\$256.04
40	4.50%	Overhead & Profit	1,108,851.63	4.26%	\$11.52
41		Subtotal	25,749,999.00	99.04%	\$267.56
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		Total	25,999,999.00	100.00%	\$270.16

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

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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	DIVISION 05 - METALS					\$291,067.20	
61	05A - Structural Steel Package	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	DIVISION 06 - WOODS AND PLASTICS					\$68,988.96	
81	06A - Rough Carpentry Package						
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	06B - Millwork Package	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		

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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	DIVISION 07 - THERMAL & MOISTURE					\$200,082.86	
102	07A - Joint Sealant/Waterproofing Package	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	07B - Roofing Package	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	DIVISION 08 - OPENINGS					\$1,278,928.55	
119	08A - Door Package	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	08B - Window/Glazing Package	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	08C - Overhead Door Package	1	LS	\$410,485.00	\$410,485.00		Paratec

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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	DIVISION 09 - FINISHES					\$1,508,080.88	
145	09A - Stucco Package						
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	09B - Metal Framing/Drywall Package	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		

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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	09C - Acoustical Ceiling Package	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	09D - Ceramic Tile Package	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	09E - Resilient Flooring Package	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	09E - Epoxy Flooring	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
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Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
219	Floor Protection	3020	SF	\$1.75	\$5,285.00		
220							
221	09G - Painting Package	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	DIVISION 10 - SPECIALITES					\$217,823.94	
253	10A - Signage Package	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	City of Zephyrhills							
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6								
7	Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
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		10B - Accessories Package	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		10C - Operable Wall	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		10D - Lockers & Benches Package	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		10F - Canopy/Awning Package	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		DIVISION 11 - EQUIPMENT					\$748,035.40	
301		11B - Residential Equipment Package						
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		

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Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
305	Breakroom Appliances	1	LS	Included	Included		
306							
307	11C - Athletic Equipment	1	LS	\$19,157.45	\$19,157.45		Lifestyle Fitness
308							
309	111 - Vehicle Service Equipment Package	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	DIVISION 12 - FURNISHINGS					\$22,202.50	
318	12A - Window Treatment Package	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	DIVISION 13 - SPECIAL CONDITIONS					\$2,882,408.00	
324	13A - Metal Building Package	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	DIVISION 14 - CONVEYING SYSTEMS					\$82,568.00	
335	14A - Material Hoist						
336	Building G - Material Lift to Mezzanine - Allowance	1	LS	\$25,000.00	Deleted By Owner		
337							
338	14B - Overhead Cranes	1	LS	\$82,568.00	\$82,568.00		Advanced Overhead Systems
339	Overhead Cranes	1	LS	Included	Included		
340							
341	DIVISION 21 - FIRE PROTECTION					\$239,410.00	
342	21A - Fire Protection Package	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
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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	DIVISION 22 - PLUMBING					\$643,870.00	
351	22A - Plumbing Package	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	DIVISION 23 - HVAC					\$1,356,405.00	
361	23A - HVAC Package	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	23B - Test and Balance Package	1	LS	\$14,455.00	\$14,455.00		Southern Independent Testing
373	Test & Balance	1	LS	Included	Included		
374							
375	DIVISION 26, 27, & 28 ELECTRICAL					\$4,371,055.25	
376	26A - Electrical Package	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
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Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost	Subcontractor
390	26B - Technology Package						
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	DIVISION 31, 32, & 33 SITEWORK					\$4,031,458.55	
409	31A - Sitework Package	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	31B - Landscaping Package	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		

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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	31C - Fencing Package	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	31F - Site Furnishing Package						
443	Flagpoles (USA, State, City)	1	Ea	\$10,000.00	In abv Div 10 Specialties		
445	SUBTOTALS			Check	\$20,973,712.56	\$20,973,712.56	
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	Subtotal					\$23,715,131.13	
451	Fixed Contingency - Owner					\$463,008.12	
452	Fixed Contingency - ADM					\$463,008.12	
453	Subtotal					\$24,641,147.37	
454	4.50% Overhead & Profit					\$1,108,851.63	
455	Subtotal					\$25,749,999.00	
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	Total			Check		\$25,999,999.00	

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

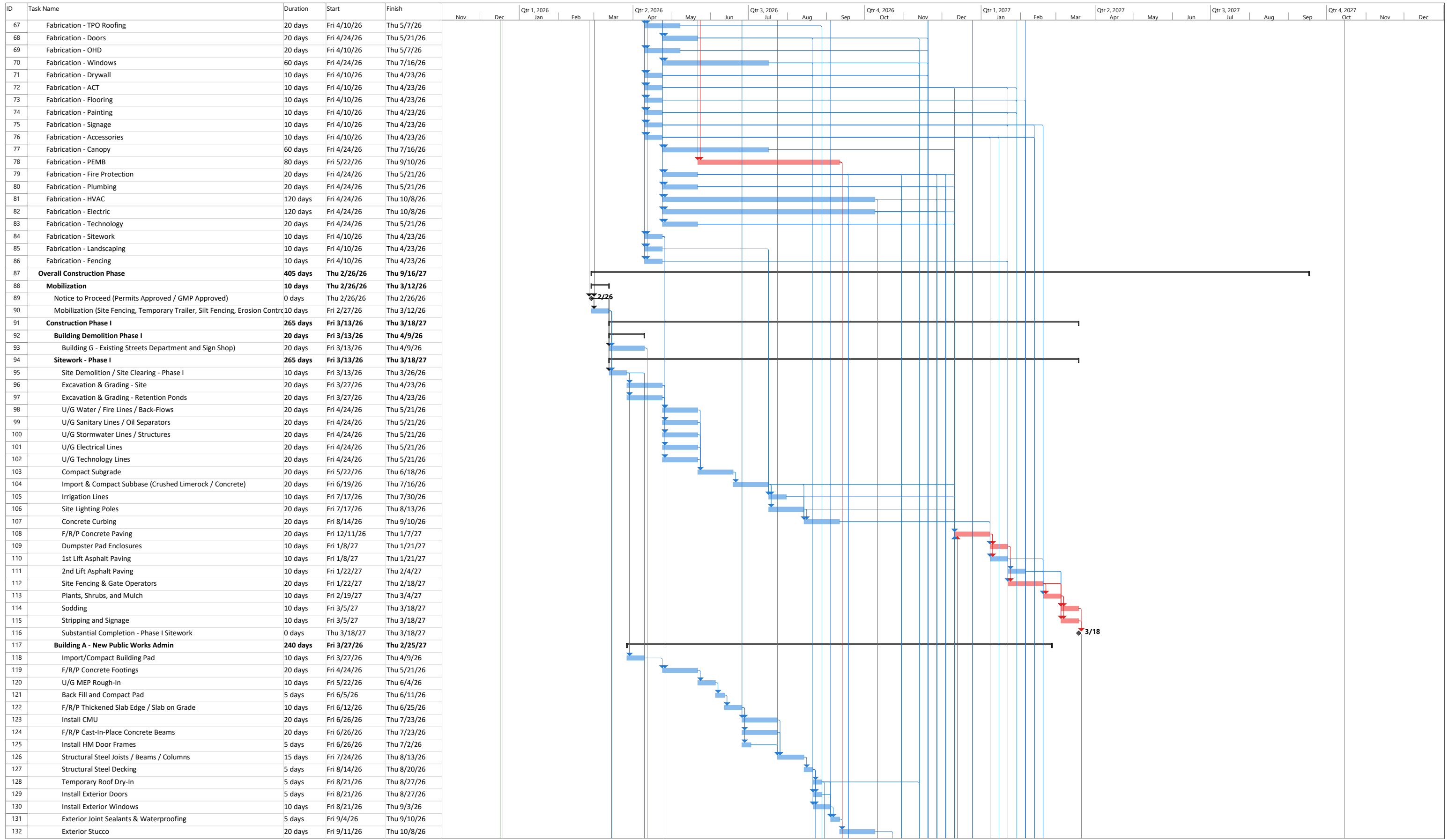
LABOR GENERAL CONDITIONS

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							
						SUBTOTAL LABOR:	\$ 2,042,285.70

MATERIAL GENERAL CONDITIONS

Line	DESCRIPTION	NOTES	QUANTITY	UNITS	LABOR	MATERIAL	TOTAL
27	Project Fees, Testing, and Surveying						
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	Advertisement & Outreach						
38	Legal Advertisement		1	LS	\$ -	\$ 450.00	\$ 450.00
39	Photographs						
40	Progress Photos		19	Mo	\$ -	\$ 200.00	\$ 3,800.00
41	Reproduction Costs						
42	Construction Drawings & Specifications		19	Mo	\$ -	\$ 750.00	\$ 14,250.00
43	Jobsite Office / Trailers						
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	Temporary Utilities						
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	Temporary Staging & Parking						
65	Temporary Staging Area		25,000	SF	\$ -	\$ 1.50	\$ 37,500.00
66	Staging Restoration		25,000	SF	\$ -	\$ 1.50	\$ 37,500.00
67	Dumpsters and Cleaning						
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	Temporary Barricades & Fencing						
72	Temporary Protection		96,241	SF	\$ -	\$ 0.75	\$ 72,180.75
73	Temporary Fencing		1	LS	\$ -	\$ 45,000.00	\$ 45,000.00
74	Tools, Material Access & Rental Equipment						
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	Jobsite Signage						

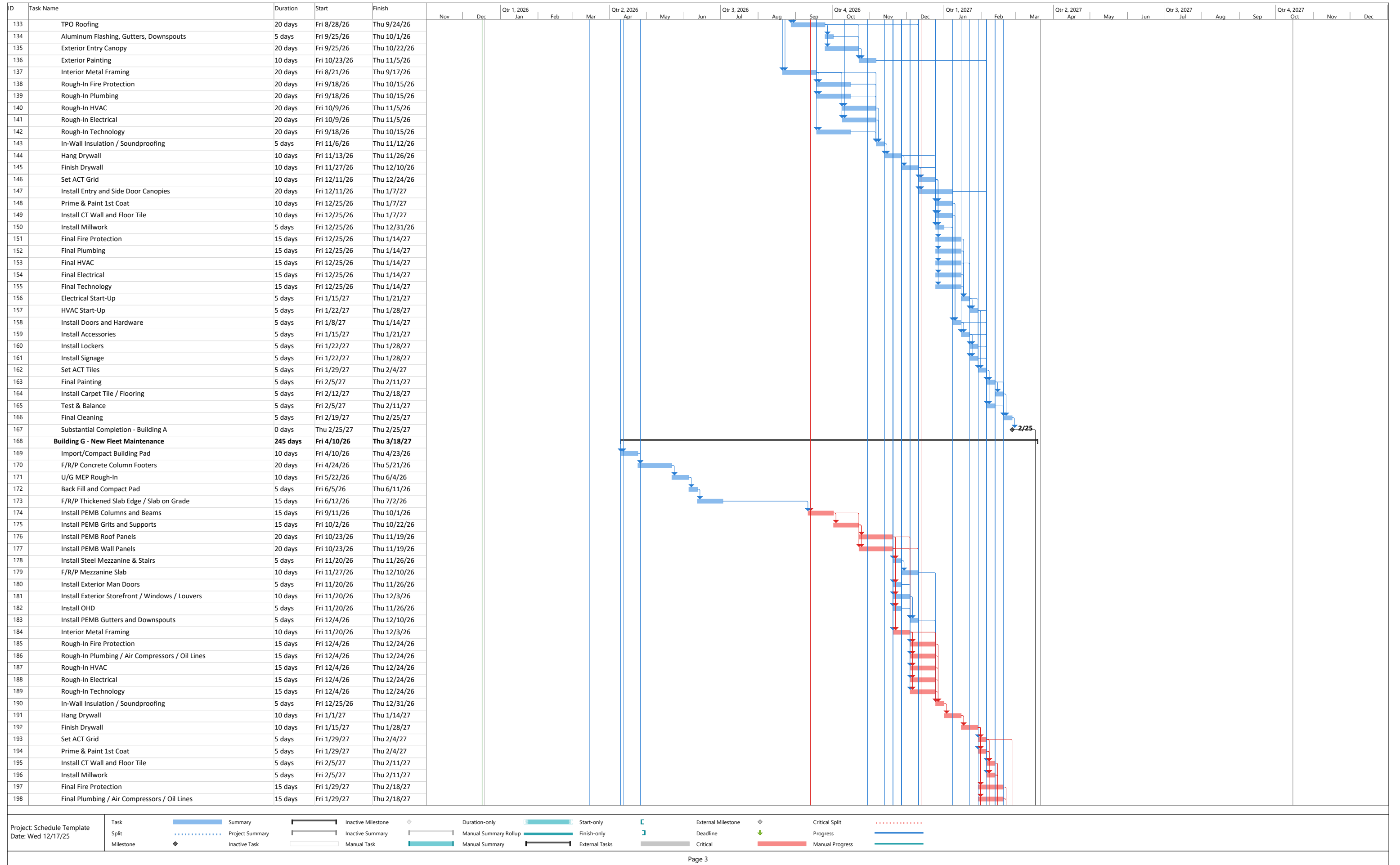
1	City of Zephyrhills							
2	Public Works Campus Renovation							
3	GMP							
4	<u>GENERAL CONDITIONS</u>							
5	December 19, 2025							
81	Jobsite Sign		1	LS	\$ -	\$ 2,500.00	\$ 2,500.00	
82	Temporary Wayfinding/Informational Signs		1	LS	\$ -	\$ 5,000.00	\$ 5,000.00	
83	Safety							
84	Safety Inspections		19	Mo	\$ 1,214.51	\$ 300.00	\$ 28,775.65	
85	First Aid / Safe Site		19	Mo	\$ 500.00	\$ -	\$ 9,500.00	
86	Security							
87	Jobsite Cameras		19	Mo	\$ -	\$ 1,000.00	\$ 19,000.00	
88	Technology							
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	BIM / 3D Modeling							
96	BIM / 3D Modeling		1	LS	\$ -	\$ 15,000.00	\$ 15,000.00	
97	Travel							
98	Close-Out Documentation							
99	As Built Survey/ Close Out Documents		1	LS	\$ -	\$ 52,000.00	\$ 52,000.00	
100						Subtotal - Material	\$ 1,071,006.40	
101								
102						Total General Conditions	\$ 3,113,292.10	
103								
104						Total General Conditions per Month	\$ 163,857.48	

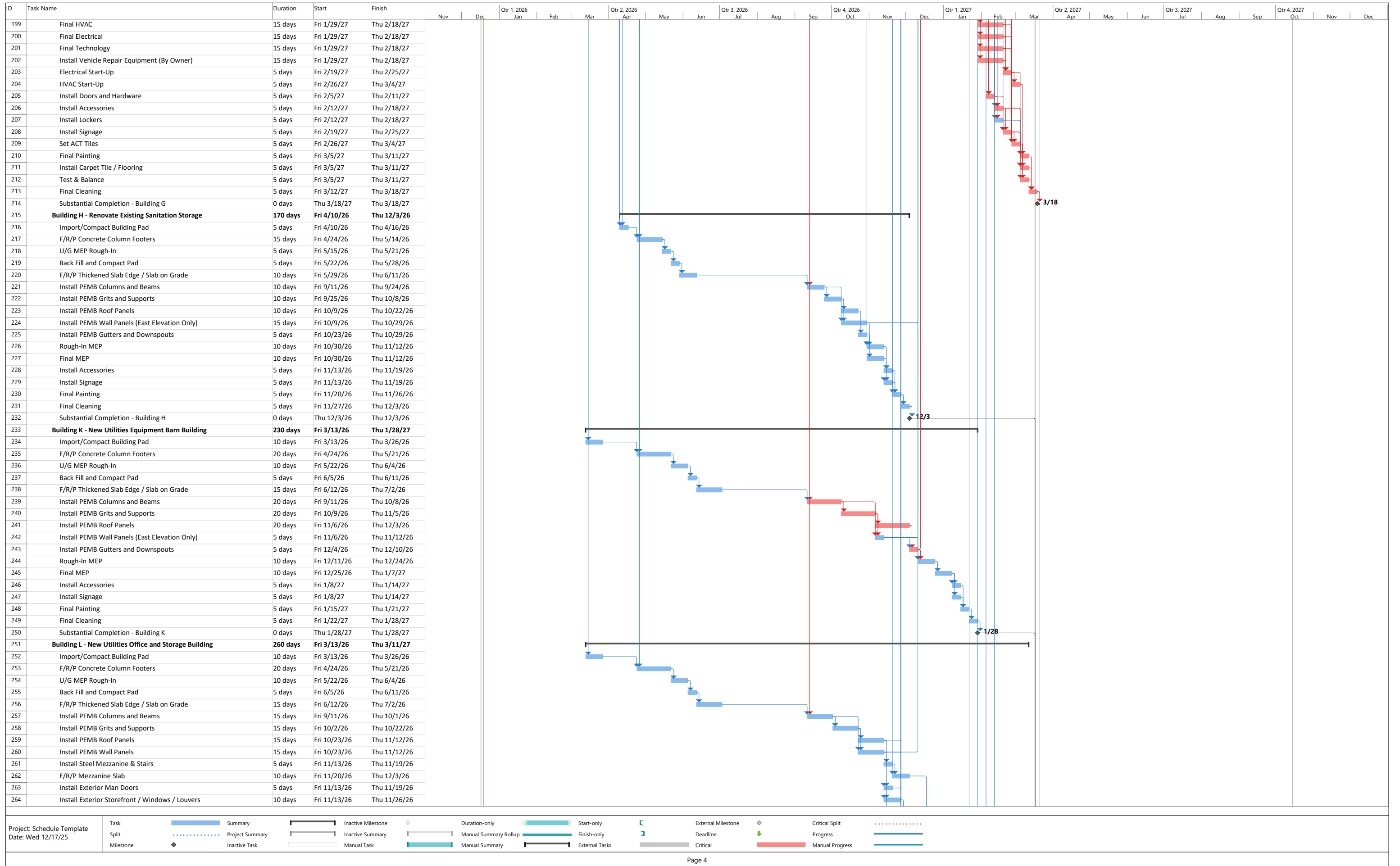


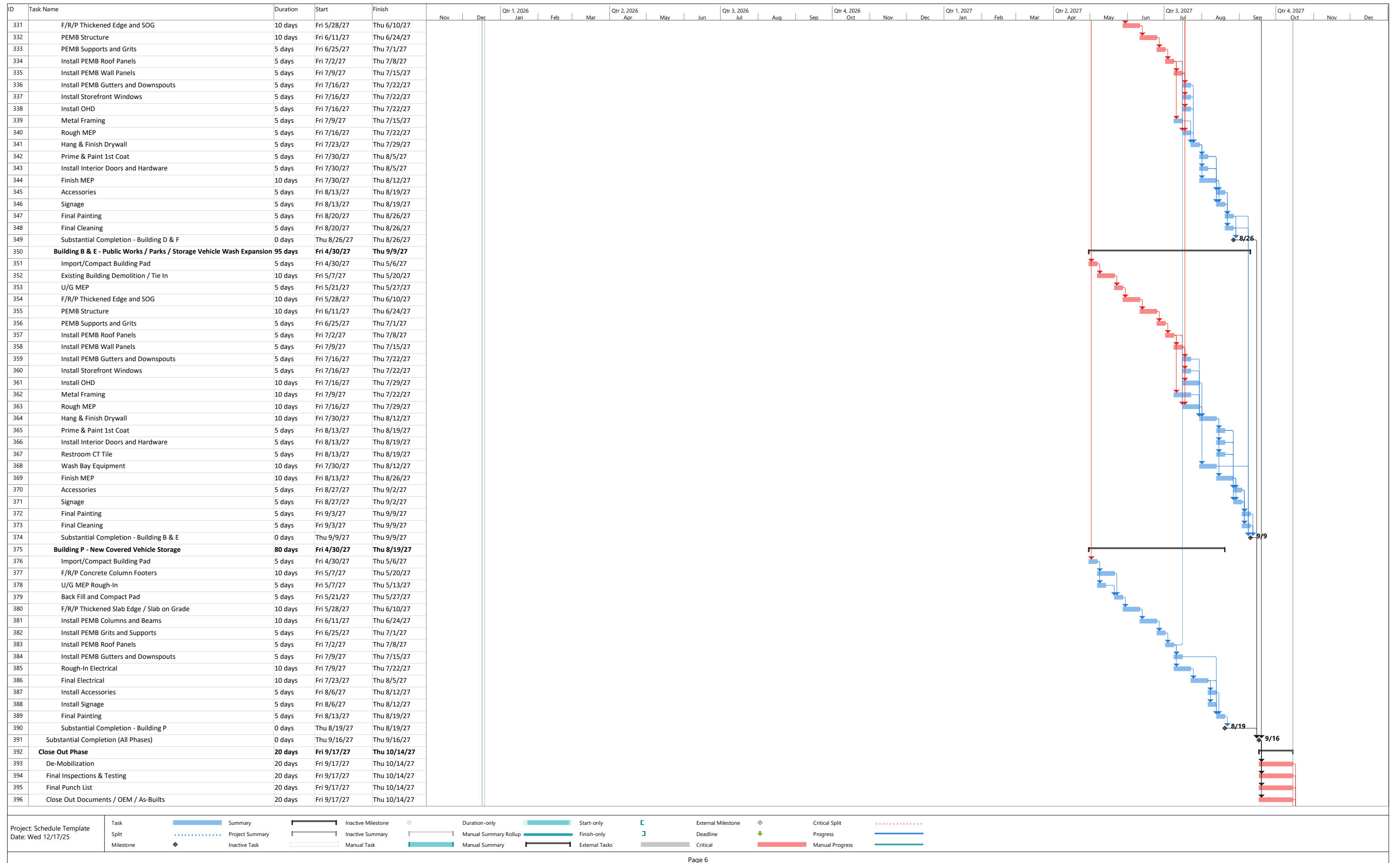
Project: Schedule Template
Date: Wed 12/17/25

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

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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
a					
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)
Architectural					
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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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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 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)
Civil					
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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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)
Electrical					
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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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)
General					
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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39421 South Avenue
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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)
Hazardous Materials					
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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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)
Interior					
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)
Landscape					
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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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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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)
Mechanical					
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)
Other					
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)



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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)
Plumbing					
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)



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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)
Structural					
B-S100	11. WHERE REQUIRED, NEW SLAB SHALL BE 6" CONC. SLAB ON GRADE (P _f 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 _f 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)
Telecommunications					
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)



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
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	

PUBLIC HEARING 2.1

Certified Recovery Residences

Second 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:

A Certified Recovery Residence is a sober living facility for people who seek recovery from substance abuse. SB 954 amends Fla Stat. 397.487, and requires counties and municipalities, by January 1, 2026, to adopt an ordinance establishing procedures for the review and approval of certified recovery residences.

Background:

This ordinance must include a process for requesting reasonable accommodations from land use regulations that otherwise prohibit such establishment. The bill requires that the ordinance must, at a minimum:

- Be consistent with the Fair Housing Act and the Americans with Disabilities Act,
- Establish a written application process for reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office;
- Require the local government to date-stamp each application upon receipt. If additional information is needed, the local government must notify the applicant in writing within the first 30 days after receiving the application and give the applicant at least 30 days to respond;
- Require the local government to issue a final written determination on the application within 60 days after receipt of a completed application. The determination must approve, approve with conditions, or deny the request with specific objective, evidence-based reasons, and identify any deficiencies or actions necessary for reconsideration;
- The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation;
- Provide that if a final written determination is not issued within 60 days, the request is deemed approved unless the parties agree in writing to a reasonable extension of time; and
- Require that the application include specified information, which includes the name and contact information of the applicant, the property address and parcel identification number, and a description of any accommodation requested. The ordinance may establish additional requirements for review or approval of reasonable accommodation requests but may not require public hearings beyond the minimum required by the law to grant the requested

accommodation. The ordinance may include provisions that revoke a granted accommodation for cause, such as a violation of conditions or failure to maintain certification.

Attachment(s):

- 1. Ordinance 1512-26 Certified Recovery Residences

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval of the ordinance as presented.

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 26th 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 9th 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 9th day of February, 2026.

Melonie Bahr Monson, Mayor

Approved as to legal form and content

Matthew E. Maggard, City Attorney

PUBLIC HEARING 2.2

Tree Ordinance

Second 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.
- 3.) Updated sod type requirement for landscaping to ensure Florida Water Star compliance.

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. Ordinance 1513-26 Tree Ordinance Amendment
2. Ordinance 1513-26 Tree Ordinance Amendment - Exhibit A

Fiscal Impact:

New fees for residential properties for tree removal.

Staff Recommendation:

Approval

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:

DBH of Regulated Tree	Regulated Tree Replacement Ratio	Regulated Tree Retention Credit Ratio		Inch per Inch Tree Replacement Fee
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:

DBH Removed	Grand Tree Replacement Ratio	Grand Tree Retention Credit Ratio	Inch per Inch Tree Replacement Fee
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.

Table 3: Penalties for Tree Abuse (for illegal pruning or other prohibited acts listed in Sec. 7.06.05.04)		
DBH of Regulated Tree	Per Inch Penalty for Properties with Homestead Exemption for Ad Valorem Tax Purposes	Per Inch Penalty for all Other Properties
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 26th 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 9th 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 9th 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,

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/>)

(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.).

~~(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.

(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	Agricultural-Residential districts	*—	—B	—B	—C	—C	—A	—C	—
2	Commercial districts	<u>AB</u>	A	A	<u>AC</u>	<u>DA</u>	<u>BA</u>	<u>CA</u>	<u>€</u>
3	Professional office districts	<u>AB</u>	A	A	<u>AC</u>	<u>DB</u>	<u>BA</u>	<u>CA</u>	<u>€</u>

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

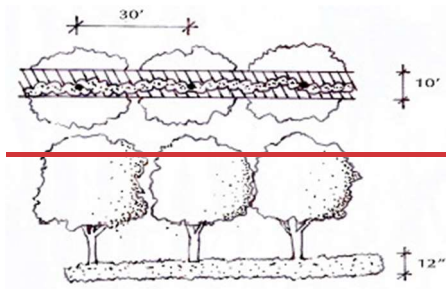
~~*Refer to § 12(B)(5) of this part for specific right-of-way buffer requirements for automotive service stations and convenience stores with gas pumps.~~

~~*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

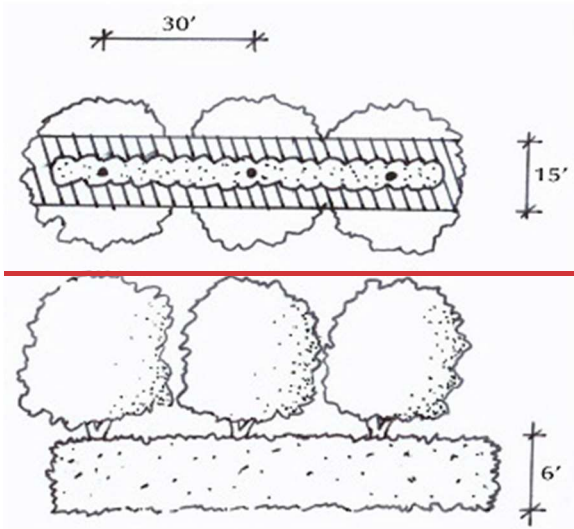


~~(2) Type B buffer.~~

~~(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.~~

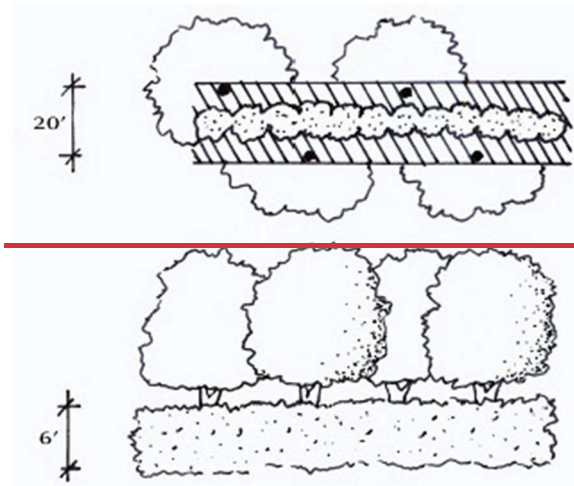
~~(b) For interior lots within a platted industrial park, the minimal type B landscape buffer may be reduced to five feet to fit within the minimum ten-foot wide setbacks. All planning and screening requirements of this section shall remain the same.~~

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~~^{eight} 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~~

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)~~

~~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.~~

~~(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	

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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

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<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 twinflower, oblongleaf twinflower	GC	W	D		B		USF Herbarium	Institute for Regional Conservation
Eragrostis elliottii Elliott's lovegrass	GR	W	D	S		L		Institute for Regional Conservation
Eragrostis spectabilis purple lovegrass	GR	W	D			L	USF Herbarium	Hernando Chapter
Erigeron tomentosus 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	

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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 St. 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	

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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	

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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	

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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

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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	

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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	

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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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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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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 ohioensis 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

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<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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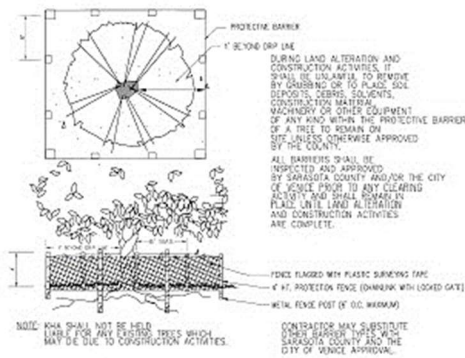
(Supp. No. 3, Update 1)

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

Appendix D. Recommended Trees for Power Line Planting

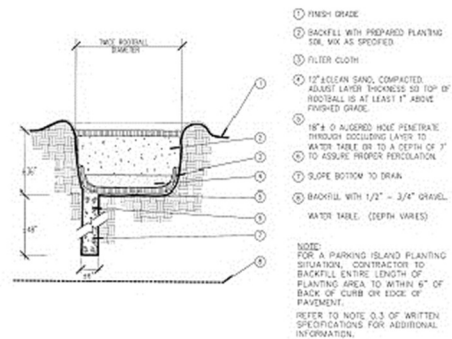
- Crepe Myrtle (*Lagerstroemia indica*)
 - Bottlebrush (*Callistemon* spp.)
 - Jerusalem Thorn (*Parkinsonia aculeata*)
 - Wax Myrtle (*Myrica cerifera*)
 - Chickasaw Plum (*Prunus angustifolia*)
 - Redbud (*Cercis canadensis*)
 - Yaupon Holly (*Ilex vomitoria*)
- (Ord. 922-05, passed 6-13-2005)

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)

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Issue: Presentation of the Planning Report for a draft City-initiated Comprehensive Plan amendment establishing and applying the Zephyr Knoll Mixed-Use Subarea future land use category, for City Council feedback.

Attachments:

1. **City Council Planning Report Presentation** – Proposed Comprehensive Plan Amendment, dated February 2, 2026
2. **Draft Comprehensive Plan Text Amendments** – Objectives LU-1-5 and LU-1-6 and supporting policies (Future Land Use Element)
3. **Draft Map FLU-10 Zephyr Knoll Mixed-Use Subarea** (Future Land Use Element)

Analysis:

The draft Comprehensive Plan amendment would revise the Future Land Use Element to establish a new Zephyr Knoll Mixed-Use Subarea (ZKMS) future land use category, supported by new and revised objectives and policies, and would amend the Future Land Use Map to apply the ZKMS designation to the Zephyr Knoll Planning Area, as depicted on Map FLU-10.

The draft amendment is City-initiated and reflects City Council direction provided during the joint City Council–Planning Commission visioning workshop held in January 2025, which focused on the long-term vision for the North U.S. 301 corridor. The proposed ZKMS category is intended to support compact, walkable, mixed-use development within a defined geographic area, formalize a place-based planning framework, and clarify the function and implementation of mixed-use development within the Zephyr Knoll Planning Area.

The draft text amendment establishes the purpose, location, development parameters, and implementation framework for the ZKMS category, including its relationship to the Mixed-Use Centers/Corridors Place Type, implementation through Planned Unit Development (PUD) zoning, and site-specific development review. The accompanying draft map amendment applies the ZKMS designation to the area delineated on Map FLU-10.

The presentation also addresses relevant state law considerations, including Senate Bill 180 and the Live Local Act, and outlines a proposed transitional policy approach intended to ensure compliance with statutory requirements while preserving property owner options during the SB 180 protection period.

This presentation is intended to provide City Council with an opportunity to review the draft amendment package, understand key policy choices and implications, and provide direction to staff prior to refinement and initiation of formal adoption hearings and state review.

Staff Recommendation:

It is requested that the City Council receive the presentation, provide feedback on the draft Comprehensive Plan amendment, and offer direction to staff regarding refinement and next steps.

ZEPHYR KNOLL MIXED-USE SUBAREA

Applicable Goals, Objectives and Policies of the Future Land Use Element

PREFERRED URBAN FORM

OBJECTIVE FLU-1-5: Growth Management and Sprawl Avoidance

Discourage growth and development patterns that will ~~result in~~ contribute to urban sprawl ~~to the west and north of the City,~~ while reinforcing the City's preferred urban form by directing growth to designated areas planned for urban development and reinvestment.

POLICIES

It shall be the City's policy to:

POLICY LU-1-5-1: FLU 1.5.1 Intergovernmental Coordination

At a minimum, staff shall ~~meet~~ coordinate annually with ~~the City of~~ Dade City and Pasco County to ~~promote/advance shared~~ initiatives that ~~will~~ discourage urban sprawl.

POLICY LU-1-5-2: FLU 1.5.2 Growth Pattern Monitoring

The Future Land Map ~~shall be reviewed~~ Review the Future Land Use Map annually to ~~review existing land use growth~~ assess land development patterns and reevaluate the assigned future land use designations.

FLU 1.5.3 Place-Based Planning Framework

Place Types describe the City's long-range development vision, including the desired character, form, mix of uses, and development patterns of different areas of Zephyrhills over time. Place Types are illustrative and non-regulatory and are used to guide interpretation of the Future Land Use Map, inform zoning, land development regulations, and infrastructure planning decisions, and support consistency with the City's overall growth vision. Place Types provide a flexible framework to promote coordinated land use, transportation, and infrastructure planning; reinforce the City's preferred urban form; and evaluate future rezonings, development proposals, and public investments.

OBJECTIVE FLU-1-6: Compact Urban Development

~~Continue to encourage the use of innovative land development regulations that may include provisions for planned unit developments, other mixed land use development techniques, and economic incentives for development in areas designated as Urban Centers. Promote compact, mixed-use development patterns in appropriate locations through land development regulations and economic incentives that support efficient land use and a cohesive urban form.~~

POLICIES

It shall be the City's policy to:

POLICY LU-1-6-1:FLU 1.6.1 Traditional Neighborhood Design

Encourage traditional neighborhood development (TND) techniques and alternative transportation design requirements. TND techniques include:

- a. nNeighborhoods that are compact, pedestrian-friendly, and mixed use;
- b. fFlexibility enabling market forces to affect housing type and density without compromising neighborhood structure;
- c. iIntegration of a range of housing into the neighborhood structure;
- d. aA range of town squares, parks, and other green spaces distributed in within neighborhoods;
- e. lLow-speed roadway design within defined community boundaries;
- f. tTransferable development rights or other techniques for open space preservation and energy conservation;
- g. aA local network of roads designed to separate community based trips from long distance through traffic;
- h. lLand use patterns that improve transportation and energy efficiency through internal capture and compact design;
- i. eEnergy efficient building design and the use of renewable energy sources; and
- j. sStormwater management that utilizes with a preference for low impact development and green infrastructure.

POLICY LU-1-6-2:FLU 1.6.2 Mixed Use Future Land Use Category

The Mixed Use (MU) land use designation shall recognize areas well-suited for mixed use with intensive residential, office, and retail development and shall be consistent in character with surrounding uses, transportation facilities, and natural resources. The mixed use nature of this category is intended to reduce, and possibly eliminate, the proliferation of strip commercial development in the City and reduce vehicle miles traveled through internal capture. The targeted mix of land uses within the MU category citywide is: residential – 25%; office - 25%; and commercial – 50%.

FLU 1.6.3 Zephyr Knoll Mixed-Use Subarea

The Zephyr Knoll Mixed-Use Subarea (ZKMS) future land use category establishes a planning framework for a defined area of the City that functions as a compact, walkable mixed-use center at the urbanizing edge, providing a transition between rural and urban contexts. The category supports a cohesive, pedestrian-oriented urban form that reflects the area's physical and environmental characteristics while maintaining compatibility with surrounding neighborhoods, rural settlements, and natural systems.

The ZKMS enables a balanced mix of complementary uses that increase daily convenience and reduce reliance on automobile travel; supports transportation choice through site and street

design accommodating walking, bicycling, and transit access; strengthens the relationship between land use and the pedestrian realm through compact development patterns and human-scaled design; provides neighborhood-serving commercial, civic, and recreational opportunities that contribute to a complete community and sense of place; and incorporates sustainable design practices, including protection of environmental features, integration of stormwater facilities as functional and visual amenities, and inclusion of open space.

- a. **Place Type.** The Mixed-Use Center/Corridor Place Type illustrates the long-range development vision for ZKMS designated lands.
- b. **Use Characteristics.** Lands designated ZKMS are intended to accommodate the following:
 - 1) **Primary Uses:** Neighborhood-serving retail, restaurant, service, office, civic, recreational, and open space uses.
 - 2) **Secondary Uses:** Integrated residential uses, including multi-story mixed-use buildings, live-work units, and adult living facilities, designed to support walkability and mixed-use vitality. Residential uses shall be vertically or horizontally integrated with nonresidential uses. Single-family detached dwellings are not permitted within this category.
 - 3) **Excluded Uses:** Uses primarily designed for automobile access or dependent on high vehicle volumes, including large retail or big-box establishments, drive-through facilities, and other traffic-intensive commercial operations that conflict with the pedestrian-oriented and mixed-use intent of the subarea.
- c. **Locational Characteristics.** Areas suitable for designation as ZKMS are identified on Map FLU-10 of the Future Land Use Map Series and are intended to function as compact mixed-use centers that provide transitions to adjacent residential and conservation areas.
- d. **Development Standards.** Development on lands designated ZKMS shall not exceed the following maximum standards:
 - 1) Nonresidential Intensity: 1.0 FAR.
 - 2) Residential Density: 14 dwelling units per acre; residential uses shall be integrated with primary nonresidential uses.
 - 3) Mixed-Use Development: Nonresidential intensity and residential density may be applied concurrently and combined on a total-project basis, provided the overall development does not exceed the maximum standards and remains consistent with the intent of this category.
 - 4) Residential Equivalent Uses: 3.0 beds per permitted dwelling unit at 14 dwelling units per acre.
 - 5) Transient Accommodations: 1.0 FAR.

6) Impervious Surface Ratio:

- a) Base ISR: 0.60.
- b) Maximum ISR with Bonus: 0.70, where development is served by an existing or programmed regional stormwater management system and demonstrates compliance with adopted stormwater performance standards and proportional participation requirements.

7) **Building Height:** 3 stories or 30 feet.

8) **These standards represent the maximum allowable density and intensity.** More restrictive standards may be applied through the Land Development Code to ensure compatibility with with surrounding existing and planned development, protection of environmental resources, and adequacy of public facilities and services.

e. Zoning and Implementation. All lands designated ZKMS shall be rezoned to the Planned Unit Development (PUD) zoning district. The PUD shall demonstrate consistency with the purpose and intent of this category and address, at a minimum, the following:

- 1) Compatibility with surrounding existing and planned land uses;
- 2) Application of pedestrian- and transit-oriented design principles;
- 3) Vertical and horizontal integration of uses within development sites;
- 4) An interconnected street network incorporating multimodal design features;
- 5) Mitigation of transportation impacts;
- 6) Building intensity, placement, orientation, and massing that reinforce walkability and a human-scaled environment;
- 7) Parking location and design that minimize visual and functional impacts;
- 8) Inclusion of public and semi-public realm features such as plazas, greens, and community spaces;
- 9) Provision of functional open space, including parks and greenway connections;
- 10) Protection of environmentally sensitive areas, including floodplains, buffers, and tree canopy;
- 11) Preservation of significant viewsheds and topographic features;
- 12) Provision of public facilities and services consistent with City standards;
- 13) Consistency with the City's economic development objectives; and
- 14) A coordinated phasing plan, where applicable, to support orderly and sustainable build-out.

FLU 1.6.4: Transitional Application of the Zephyr Knoll Mixed-Use Subarea

During the protection period established in Section 163.3202(3), Florida Statutes (SB 180), development within the Zephyr Knoll Mixed-Use Subarea (ZKMS) may proceed under either the

property's Future Land Use Map designation in effect prior to adoption of the ZKMS amendment or the ZKMS designation and implementing regulations, at the property owner's election. Upon expiration or repeal of the SB 180 protection period, all properties within the Subarea shall be governed by the ZKMS future land use designation and implementing regulations.

POLICY LU-1-6-3:FLU 1.6.5 Commercial Standards

The City shall prohibit isolated commercial development that requires higher service costs (e.g., water, sewer, police, fire, and roads). By December 2011, the City will amend its Land Development Code to include location and service criteria for commercial development.

PLANNING
REPORT



PROPOSED

**Zephyr Knoll
Mixed-Use Subarea
Future Land Use
Category**

Comprehensive Plan
Text & Map Amendment



**City Council Meeting
February 9, 2026**



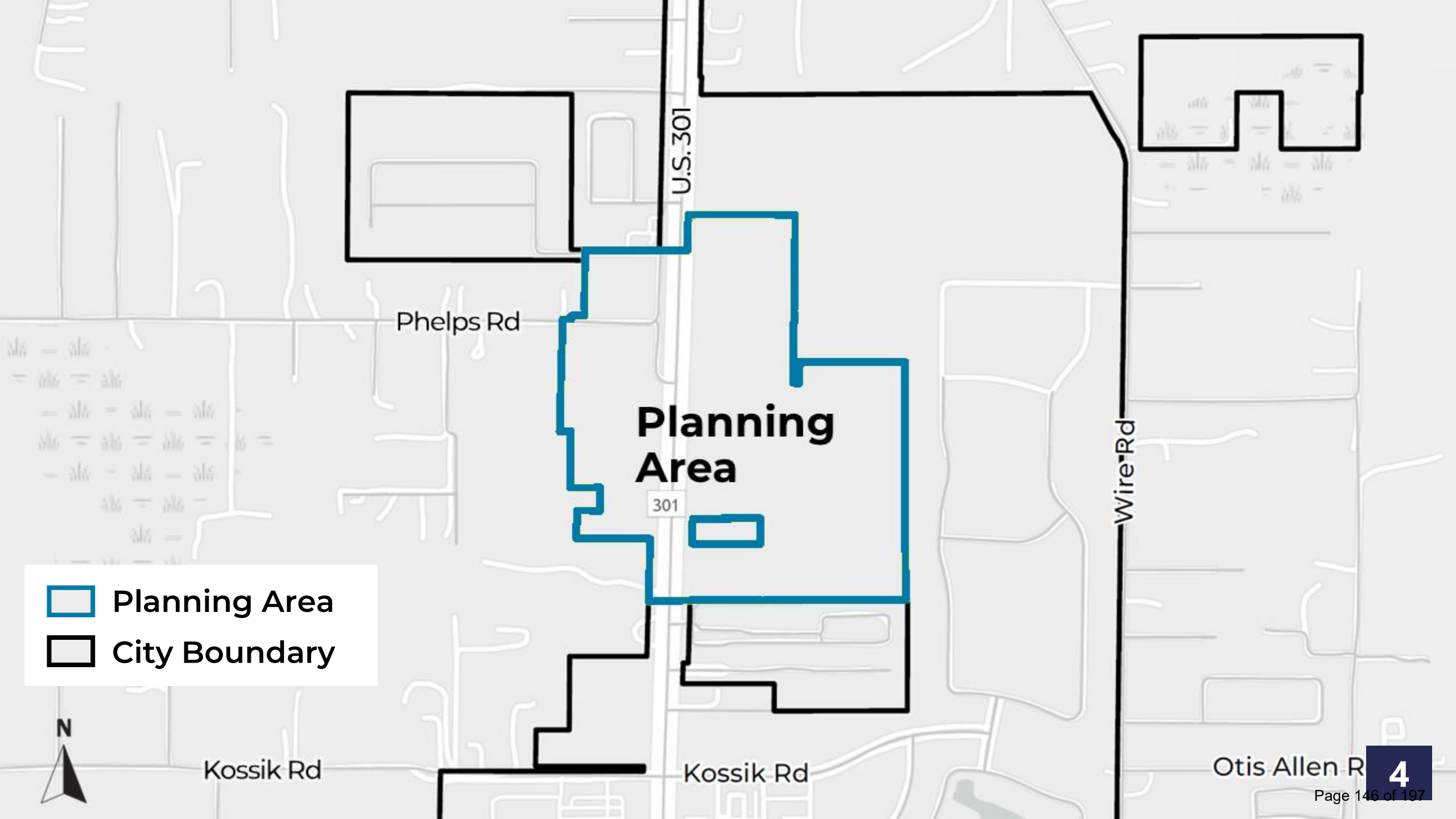
Purpose & Background

Proposed Comprehensive Plan Amendment



Planning Report Purpose

- Present the proposed **Zephyr Knoll Mixed-Use Subarea** for initial City Council review
- Explain the purpose and policy framework for a new **future land use category** & **map amendment**
- Demonstrate **consistency** with the **development vision**
- Clarify **function** & **implementation** of the category
- Request **City Council direction** prior to adoption hearings & transmittal for state review



 Planning Area

 City Boundary



Kossik Rd

Kossik Rd

Wire Rd

Otis Allen Rd

Planning Area

301



Visioning Workshop

Jan 2025

How can future development best support the needs of our growing community?



Shared Vision for Planning Area



Mixed-use, not isolated residential



Connected streets; limited U.S. 301 driveways



Higher intensity away from neighborhoods



Integrated parks, green space & stormwater

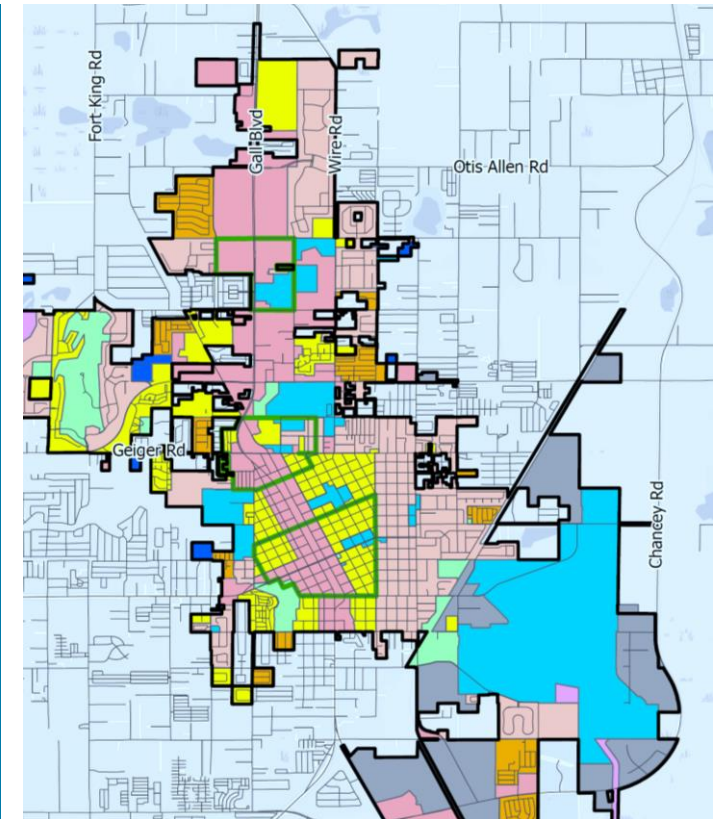


Walkable neighborhood activity hubs



What is Being Proposed?

Proposed Comprehensive Plan Amendment



Proposed Comprehensive Plan Amendment



Text Amendment



Map Amendment

Objectives & Policies

- Refinements to support compact, mixed-use development (“**Preferred Urban Form**”)
- Establishes the **Zephyr Knoll Mixed-Use Subarea (ZKMS)** future land use category
- Formalizes a place-based planning framework (**Place Types**)



Zephyr Knoll Mixed-Use Subarea

What it includes:

Purpose statement

a. Assigned Place Type

b. Uses (primary, secondary & excluded)

c. Location (Map FLU-10)

d. Development standards

e. Required zoning details (next slide)

- 1) Nonresidential: **1.0 FAR**
- 2) Residential density: **14 DU/A** (*integrated*)
- 3) → **FAR + DU/A** may be combined
- 4) Residential equivalent uses: **3 beds at 14 DU/A**
- 5) Transient accommodations: **1.0 FAR**
- 6) Impervious Surface Ratio (ISR): **0.60 ISR (Bonus 0.70 ISR)**
- 7) Building Height: **3 stories/30 FT**

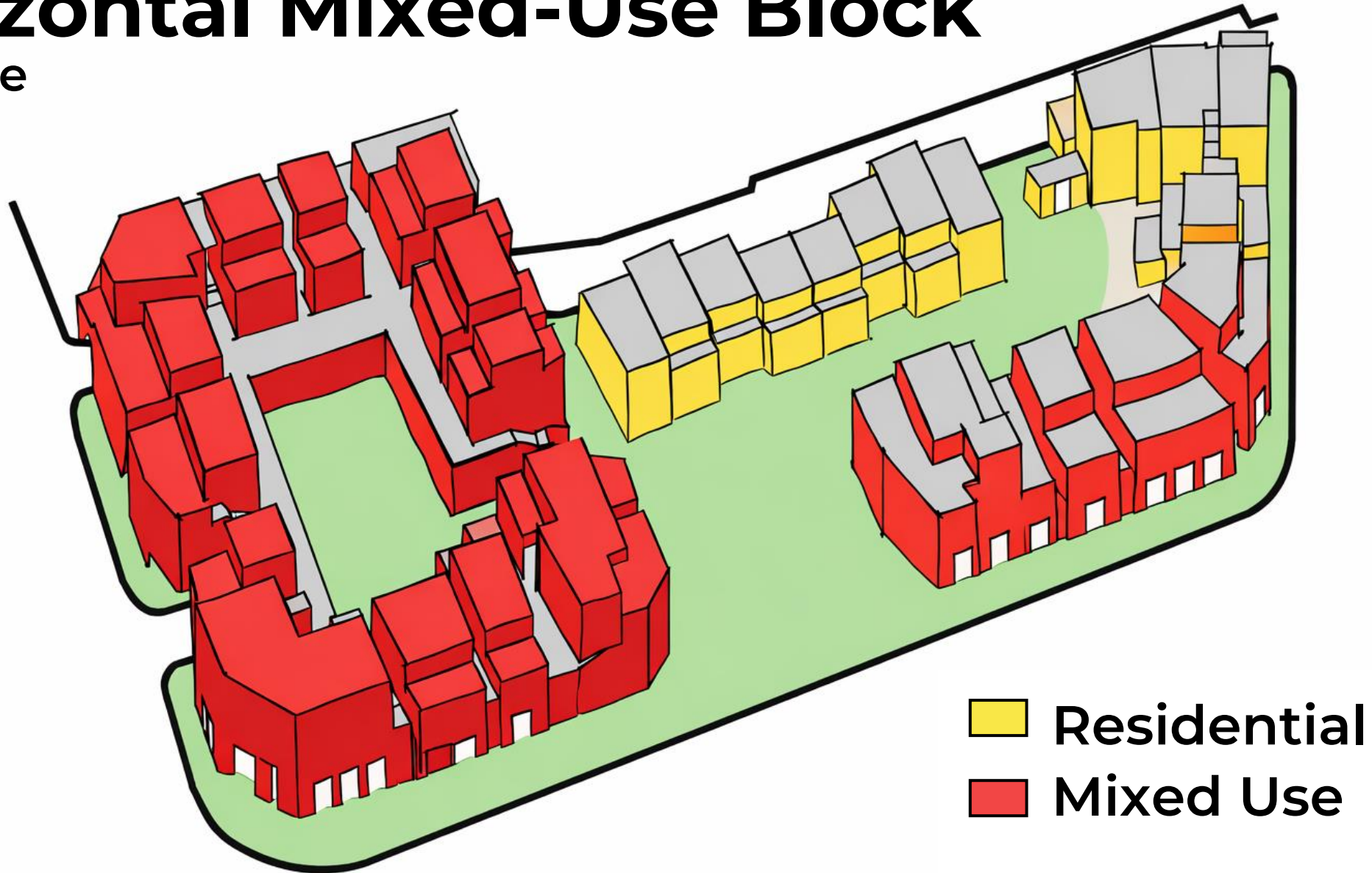
Zephyr Knoll Mixed-Use Subarea *(continued)*

e. Required zoning details (PUD-Planned Unit Development)

- 1) Context compatibility
- 2) Pedestrian/transit-oriented design
- 3) Vertical/horizontal integration of uses (e.g., residential)
- 4) Interconnected, multimodal street network
- 5) Mitigation of transportation impacts
- 6) Building design (walkable)
- 6) Parking location & design
- 7) Public and semi-public realm features
- 8) Functional open space
- 9) Floodplains, buffers & tree canopy
- 10) Viewsheds & topography
- 11) Public facilities & services per City standards
- 12) Consistency with economic development objectives
- 13) Phasing plan when applicable

Horizontal Mixed-Use Block

Example



Place Types Framework (New Policy FLU 1.5.3)

- Articulate **character, development form & mix of uses** based on the vision
- Serve as **illustrative, non-regulatory** guidance for FLUM & zoning implementation & infrastructure planning
- **Mixed-Use Centers/Corridors Place Type** is assigned to **Zephyr Knoll Mixed-Use Subarea**
- Assignments of **Place Types citywide** will follow community visioning workshops





Zephyrhills PlaceTypes

Mixed-Use Centers / Corridors

The Mixed-Use Centers/Corridors PlaceType establishes a vision for compact, walkable activity hubs that integrate retail, office, residential, hospitality, recreational, and civic uses. These areas function as focal points of daily life and destination-oriented activity, supporting a connected pattern of urban development that enhances economic vitality, housing choice, and community livability.

Mixed-Use Centers and Corridors are intended to evolve over time through redevelopment of underutilized properties or phased development guided by coordinated planning and infrastructure investment.

CHARACTER & CONTEXT

Mixed-Use Centers/Corridors vary in scale and intensity based on surrounding development patterns, infrastructure capacity, and community vision. They are typically located along major corridors, at key intersections, or near transit routes where higher-intensity development can be supported.

These areas are designed to accommodate growth in a manner that reinforces neighborhood compatibility, promotes

complete and connected districts, and strengthens community identity through high-quality design and placemaking.

FORM, SCALE, & TRANSITION

The built environment within Mixed-Use Centers/Corridors should be compact, human-scaled, and pedestrian-oriented. Development is characterized by multi-story buildings with active ground-floor uses that frame and activate the public realm.

A graduated approach to height and intensity is encouraged:

Core Areas: Generally accommodate greater height and intensity, with minimal front setbacks and continuous street-facing buildings.

Transition Areas: Provide reduced building heights, step-backs, enhanced landscaping, and design treatments that ensure compatibility with adjacent neighborhoods or conservation areas.

Building articulation, modulation, and roofline variation should reinforce human scale and reduce perceived massing.

LAND USES

Development within this Place Type includes a mix of primary and supporting uses appropriate for a walkable environment.

Primary Uses: Neighborhood-serving retail, restaurants, personal services, offices, residential units, live-work spaces, hotels, assisted living facilities, and small-scale maker or artisan uses. Ground-floor flexibility

Mixed-Use Centers/Corridors

PRIMARY USES

- Retail shopping and personal services
- Restaurants, cafes, and entertainment venues
- Offices and professional services
- Hotels and visitor accommodations
- Residential (integrated mixed use)
- Assisted living facilities
- Live-work units
- Artisan, maker, and small-scale light industrial uses

SUPPORTING USES

- Civic and community gathering spaces
- Pocket parks and plazas
- Multi-use greenway trails and trailheads
- Public art, wayfinding, and placemaking features

is encouraged to accommodate small businesses, co-working spaces, live-work units, or adaptive reuse over time.

Supporting Uses: Civic and community facilities, pocket parks, plazas, greenway trails and trailheads, and public art or wayfinding elements that reinforce a sense of place.

MOBILITY & CONNECTIVITY

A hallmark of this PlaceType is its walkable design and multimodal network. Streets, sidewalks, trails, and pathways should provide safe, comfortable, and convenient access for all users, integrating pedestrians, bicyclists, and transit riders. Key design principles:

- Short block lengths and mid-block connections to improve walkability
- Complete Streets cross-sections with pedestrian amenities, shade, and lighting
- Integrated trail and greenway connections linking surrounding neighborhoods
- Consolidated curb cuts and shared driveways to reduce vehicular conflicts

PUBLIC REALM & OPEN SPACE

Buildings should define and activate the public realm by fronting streets and framing a network of visible, accessible open spaces. Public and semi-public spaces, including plazas, pocket parks, greenways, and stormwater features, should be strategically located to support recreation, gathering, and placemaking.

Open space and stormwater systems are encouraged to serve multiple functions, contributing to environmental resilience, aesthetic quality, and community use.

DESIGN & IMPLEMENTATION

Development should emphasize high-quality, pedestrian-oriented design. Buildings are



Street and Open Space Network Concept

expected to engage the street through entrances, transparency, and active ground-floor uses. Parking should be located behind buildings, screened from public view, or integrated within structures.

Landscaped buffers, greenways, and stormwater features should enhance the overall aesthetic, unify the streetscape, and support environmental performance.

Future land use categories and implementing zoning regulations will define specific parameters for density, intensity, height, and design. A form-based code or regulating plan may be used to ensure consistent application and design coherence with this PlaceType.



Zephyrhills PlaceTypes

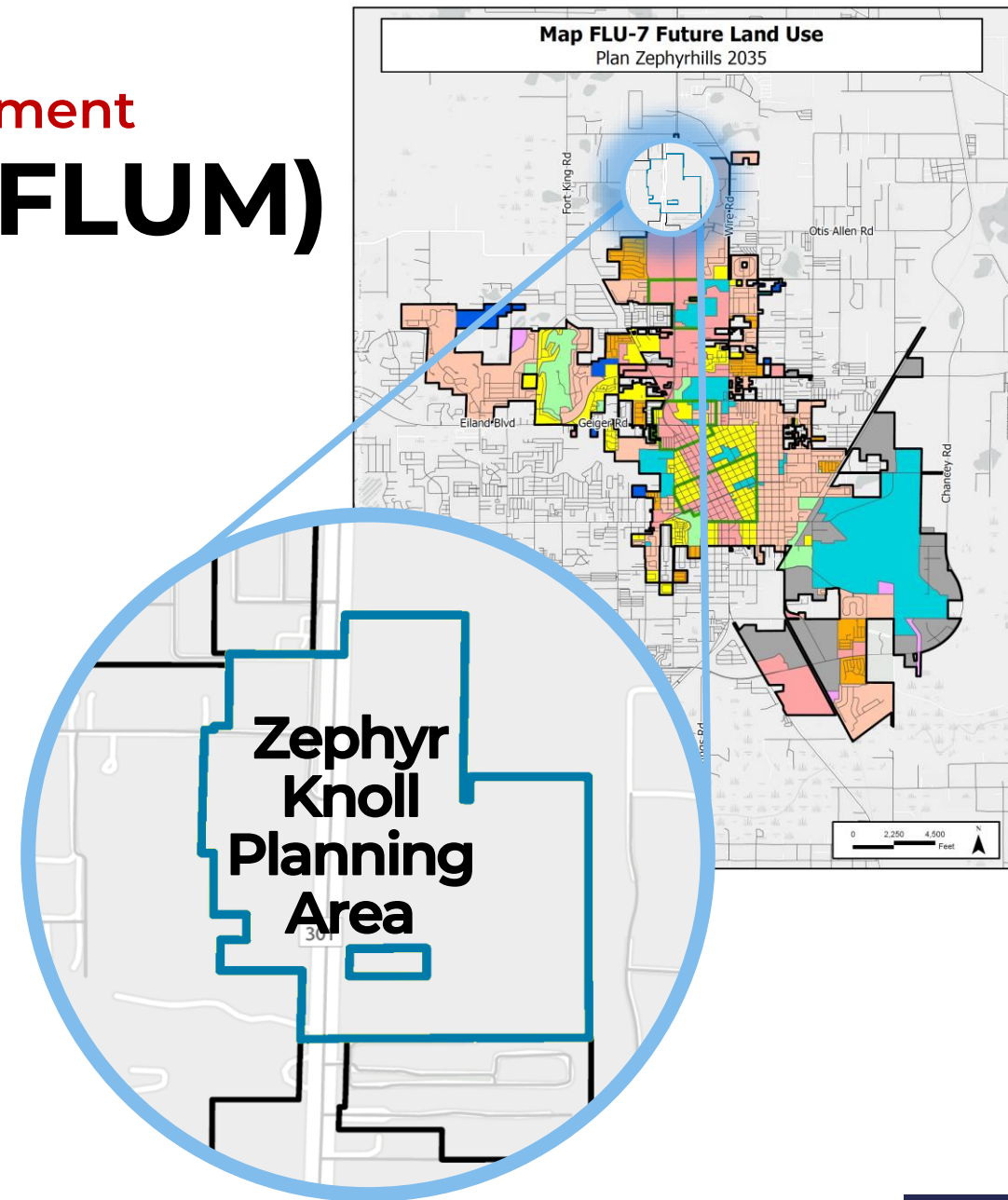
Defining Features of Mixed-Use Centers/Corridors

- 1** Pedestrian-friendly mixed-use buildings with active ground-floor retail and upper-floor housing, fostering vibrant street life and promoting walkability.
- 2** Well-designed urban parks incorporating green infrastructure elements, enhancing stormwater management, environmental resilience, and overall quality of life.
- 3** Connected pedestrian pathways that link commercial destinations with surrounding residential neighborhoods, supporting safe, convenient, and multimodal access.
- 4** Human-scaled street grids, rear parking, and integrated green spaces create walkable, inviting environments that encourage social interaction and community identity.
- 5** Preserved and enhanced natural vegetation provides visual buffering and helps integrate mixed-use development into surrounding rural and suburban contexts.
- 6** Neighborhood-serving commercial uses offer walkable access to daily goods and services, supporting local needs and reducing vehicle dependency.
- 7** Urban greenways enhance multimodal connectivity and create inviting transitions between commercial hubs and adjacent residential areas.
- 8** Architectural character, public art, and streetscape design contribute to a strong sense of place and arrival, making mixed-use centers vibrant and memorable.

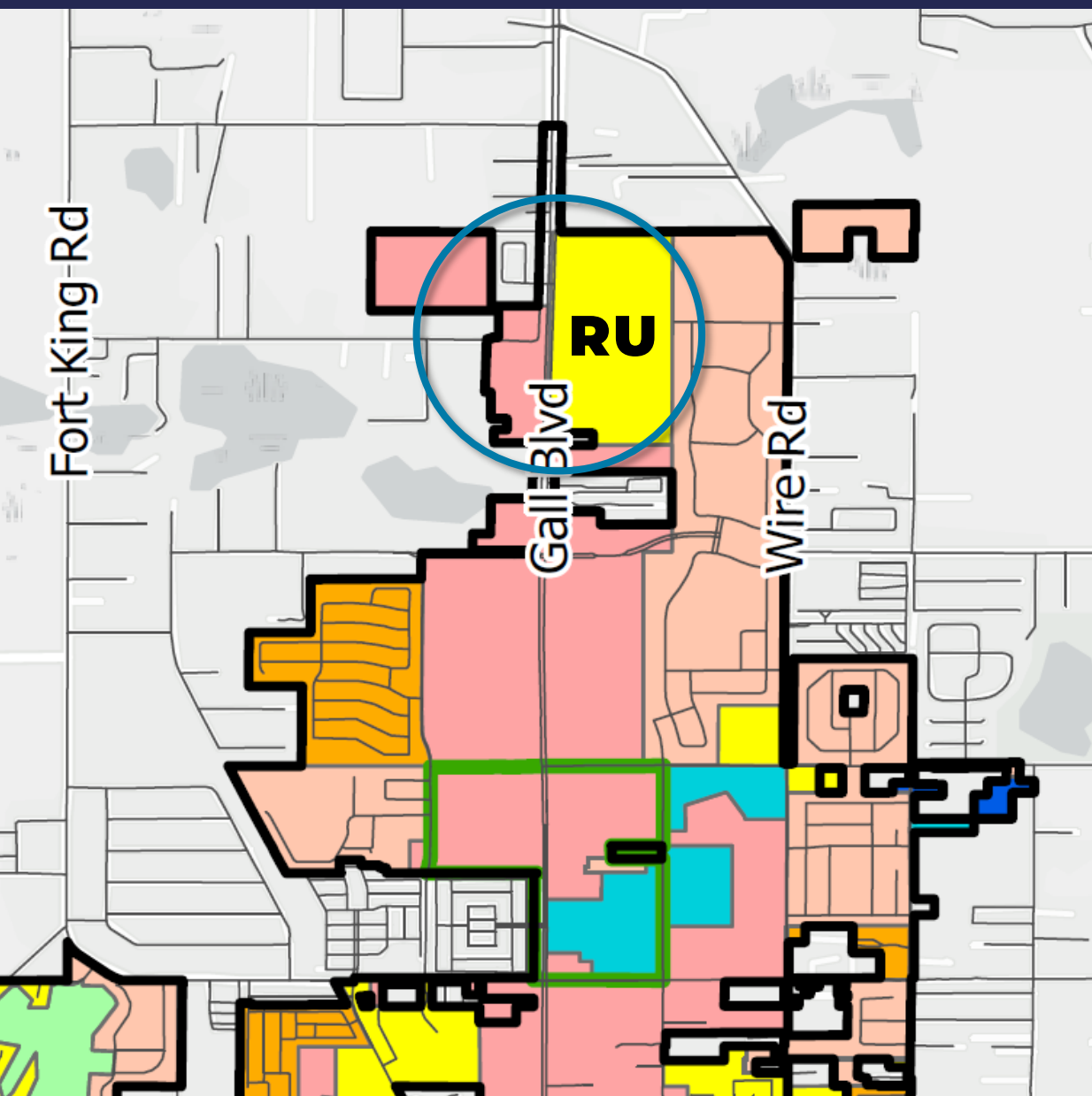
Proposed Comprehensive Plan **Map Amendment** Future Land Use Map (FLUM)

- Change the FLUM designation of all properties in the Zephyr Knoll Planning Area to:

“Zephyr Knoll Mixed-Use Subarea”



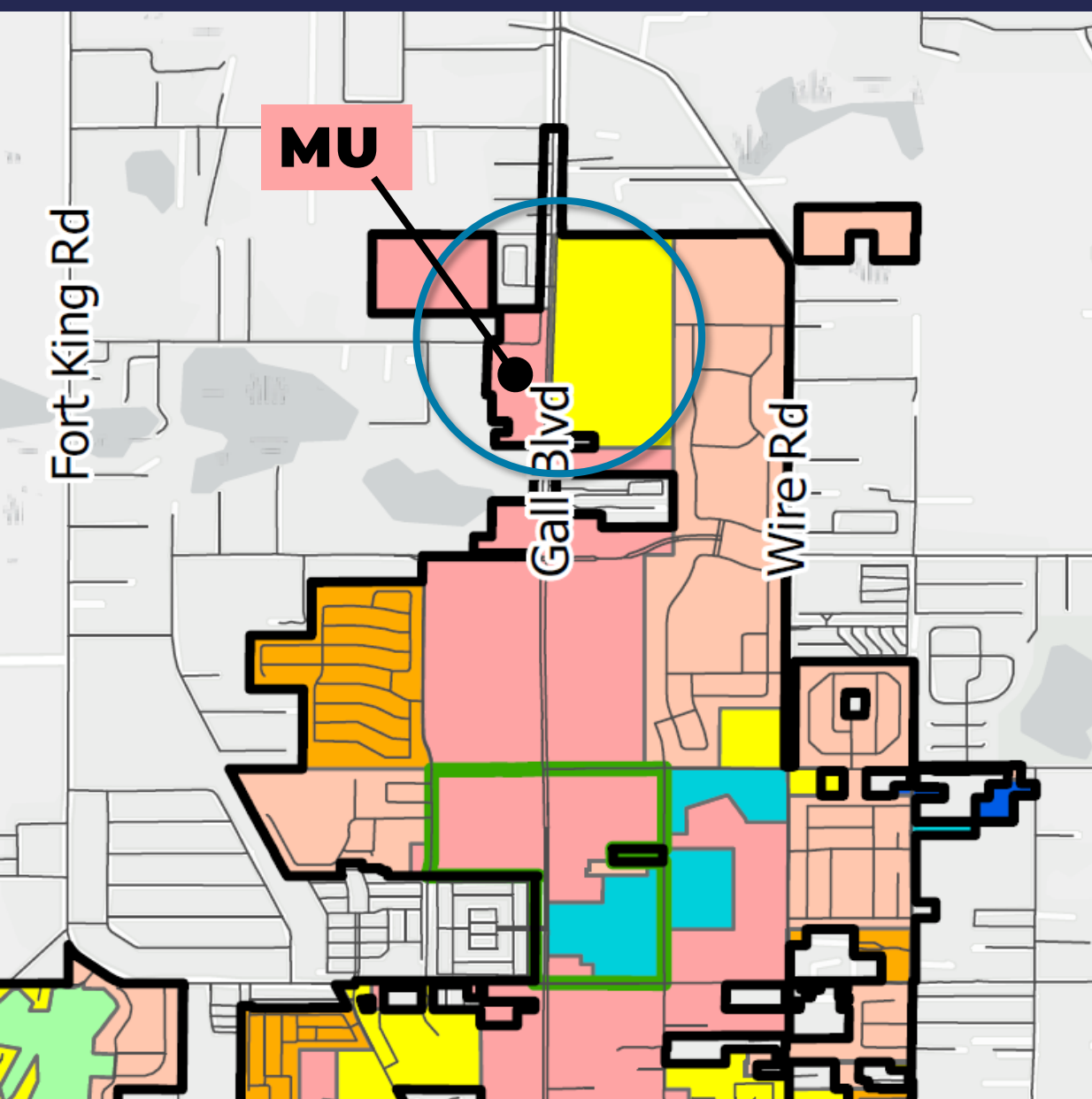
City Future Land Use Map



Residential Urban (RU) Future Land Use Category

- Higher density single family & multi-family residential
- Compatible retail/office
- Max residential: **7.5.0-14 DU/acre**
- Max nonresidential: **0.5 FAR**
- Max Impervious Surface Ratio: **80%**

City Future Land Use Map



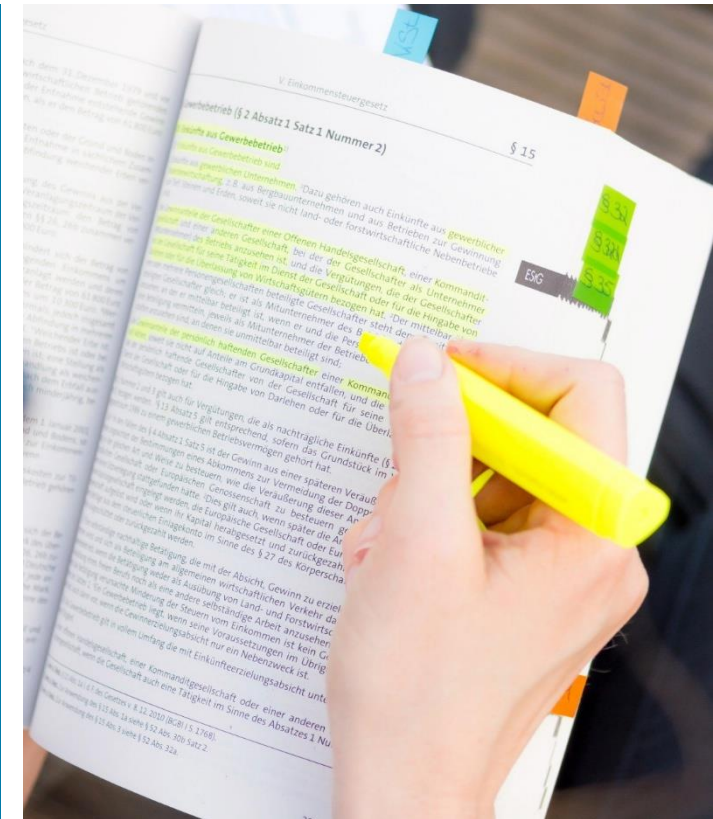
Mixed Use (MU) Future Land Use Category

- More intensive residential, office & retail
- Balanced land use mix
- Multimodal mobility
- Max density: **0.0-14 DU/acre**
- Max nonresidential: **1.0 FAR**
- Max Impervious Surface Ratio: **80%**



State Law Considerations

Proposed Comprehensive Plan Amendment



SB 180 (§ 163.3202, FS)

What is SB 180?

- **Senate Bill** passed by the Florida Legislature
- Codified in **Florida Statutes**
- Establishes a temporary protection period **limiting more restrictive local regulations following declared disasters**

Why it matters for ZKMS?

- Influences when & how new policies may be applied
- Requires careful **consideration of property owner rights** during the protection period



Solution → Transitional Policy

FLU 1.6.4: Transitional Application of Zephyr Knoll Mixed-Use Subarea

During the SB 180 protection period... development within ZKMS may proceed under either **the property's Future Land Use Map designation in effect prior to adoption of the ZKMS amendment or the ZKMS designation and implementing regulations**, at the property owner's election.

Upon expiration or **repeal**, all Subarea properties shall be governed by the ZKMS designation and implementing regulations.

Live Local Act (§ 166.04151, FS)

Allows **qualifying affordable housing developments** by right, using the following city maximums:

Residential Density (DU/A)	Building Intensity (FAR)	Building Height (Feet)
Maximum allowed in the City 20 DU/A	Maximum allowed in the City 1.0 FAR	Maximum allowed within 1 mile of qualifying property 30 Feet

Planning Commission Feedback & Next Steps

Proposed Comprehensive Plan Amendment



Planning Commission Feedback

Recommended Approval with Modifications

**Approve Text
Amendment**

**Include Map
Amendment
for entire
Zephyr Knoll
subarea**

**Eliminate
Village Center
Overlay**
(Live Local Act
implications)

Next Steps

1. Receive City Council feedback & **prepare draft amendment package**
2. Hold City Council **adoption hearing (draft amendment)**
3. Transmit adopted draft amendment for **State agency review** (max 60-day review period)
4. Hold City Council **adoption hearing (proposed amendment)**
5. After State acceptance, recognize **21-day appeal period**

thank you!



PROPOSED
**Zephyr Knoll
Mixed-Use Subarea
Future Land Use
Category**

Comprehensive Plan
Text & Map Amendment



**Planning Commission
February 9, 2026**



Proposed Comprehensive Plan Text Amendment

A. REQUEST

The City of Zephyrhills is proposing to amend the City’s Comprehensive Plan to:

1. Establish a new Zephyr Knoll Mixed-Use Subarea future land use category; and
2. Adopt supporting objectives and policies to guide the location, intensity, form, and implementation of mixed-use development within the Zephyr Knoll Mixed-Use Subarea.

The proposed future land use category is intended to support compact, walkable, mixed-use development within a defined geographic area. Informed by a focused visioning process, the Zephyr Knoll Mixed-Use Subarea establishes place-based policy guidance tailored to the subarea’s unique context and community expectations.

No Future Land Use Map amendments are proposed as part of this action. The proposed text amendment would create a new future land use category that may be applied through future, property owner–initiated Comprehensive Plan map amendments. The accompanying subarea map (Exhibit “B”) identifies the area where the category may be considered for application.

Upon approval of any future FLUM amendments applying the category to specific properties, the designation would provide the policy framework for future rezonings, context-sensitive development standards, and coordinated infrastructure planning and public investments.

B. AMENDMENT PROCESS

This request is a text-only amendment to the City’s adopted Comprehensive Plan and will be processed in accordance with:

1. Section 163.3184, Florida Statutes (Expedited State Review Process);
2. Section 166.041, Florida Statutes (Municipal Ordinance Adoption); and
3. Applicable provisions of the City of Zephyrhills Code of Ordinances.

Following the Planning Commission public hearing and recommendation, the City Council will hold a public hearing to consider the proposed Comprehensive Plan amendment ordinance. If approved, the amendment will be transmitted to the State Land Planning Agency (Florida Department of Commerce) for state agency review. Upon completion of the state review, a second City Council public hearing will be scheduled for final adoption of the amendment.

C. APPLICANT INFORMATION

This amendment is City-initiated and reflects City Council direction following the January 2025 joint City Council and Planning Commission visioning workshop focused on the North U.S. 301 corridor.

D. BACKGROUND

The Zephyr Knoll Mixed-Use Subarea concept emerged from a joint City Council-Planning Commission visioning workshop held on January 13, 2025, focused on the North U.S. 301 corridor

near the City's northern boundary. The workshop was convened in response to a pending Conditional Use request for two four-story hotels, which served as a catalyst for broader discussion regarding long-term development patterns, land use compatibility, and infrastructure needs within the area.

Rather than evaluating the hotel proposal in isolation, City leadership elected to examine the broader planning context. The workshop planning area included undeveloped and underdeveloped parcels generally north of Kossik Road that are expected to experience development pressure over time. The purpose of the workshop was to review existing conditions, consider planning principles and precedent examples, and establish a shared vision to guide future development in a coordinated and predictable manner.

The workshop included facilitated small-group visioning exercises. Across all three groups, there was strong consensus around several core themes:

- Directing more intensive development away from adjacent single-family neighborhoods;
- Emphasizing mixed-use and office-oriented development rather than standalone residential uses within the planning area;
- Improving street connectivity and limiting direct access points to U.S. 301 through the use of parallel access or "backage" roads;
- Integrating parks, green space, and stormwater features that leverage existing topography; and
- Creating walkable, neighborhood-scale activity hubs that support local services and employment while remaining compatible with surrounding areas.

Based on these outcomes, Planning Department staff identified the need for a tailored policy framework to effectively guide future development within the corridor. The recommended approach was to establish a new future land use category that reflects the shared vision for the area.

E. REGULATORY CONTEXT

1. Comprehensive Plan

Pursuant to Section 163.3177, Florida Statutes, the City's Comprehensive Plan establishes future land use categories that define allowable land uses, maximum residential density, and maximum nonresidential intensity. These categories are implemented through the adopted goals, objectives, and policies of the Comprehensive Plan, including the Future Land Use Map, and are further implemented through the City's Land Development Code.

The City's adopted future land use categories provide a graduated framework to guide development patterns, support infrastructure planning, promote economic vitality, and protect environmental resources. As summarized in **Exhibit "A,"** each category identifies land uses and development thresholds that inform zoning and development review.

The proposed Zephyr Knoll Mixed-Use Subarea builds upon this framework by introducing a place-based mixed-use approach that aligns with the City's established progression of land use intensity, while responding to the unique location and development potential of the Zephyr Knoll subarea.

2. Land Development Code

The City's Land Development Code regulates density and intensity of development through such measures as minimum lot sizes and building setbacks and maximum building coverage and building height. The LDC's zoning standards refine the allowable uses and activities within designated zoning districts, while also setting development standards, design regulations, and

compatibility controls. These measures ensure that new development aligns with the goals of the Comprehensive Plan, promotes orderly growth, and advances the community's long-term vision, while maintaining harmony between new development and surrounding neighborhoods.

F. PROPOSED FUTURE LAND USE ELEMENT POLICY REVISIONS

The proposed Comprehensive Plan text amendment would revise the adopted Goals, Objectives, and Policies (GOPs) to establish a new Zephyr Knoll Mixed-Use Subarea future land use category and clarify the role of Place Types as illustrative tools to guide long-range development patterns, infrastructure planning, and zoning decisions.

As detailed in the proposed amendment details presented in strike-through and underline format in **Exhibit "B,"** the new Zephyr Knoll Mixed-Use Subarea is intended to function as a compact, walkable mixed-use center that supports a balanced mix of neighborhood-serving commercial, office, civic, recreational, and integrated residential uses. Development within the subarea is directed toward a pedestrian-oriented urban form that strengthens the relationship between existing and future land uses and the public realm (e.g., streets, sidewalks, trails, plazas, and parks) and enhances mobility through transportation choice, reducing reliance on automobile travel.

The proposed policies emphasize compatibility with the vision-based consensus by prohibiting automobile-oriented and traffic-intensive uses, limiting building height and intensity, and requiring integration of open space, stormwater features, and environmental protections. Residential uses within the Zephyr Knoll Mixed-Use Subarea are permitted only when integrated with nonresidential uses, reinforcing mixed-use vitality and preventing standalone residential development that could undermine the subarea's intended function.

Implementation of the new category would occur through rezoning to the Planned Unit Development (PUD) zoning district, which enables the City to apply tailored development standards appropriate for urban-scale, mixed-use development. This approach allows building form, site design, circulation, open space, and compatibility measures to be calibrated to site-specific conditions and surrounding context during development review.

In addition to establishing the new category, the amendment updates and reinforces existing Future Land Use Element objectives and policies related to growth management, compact urban development, and traditional neighborhood design. These revisions clarify how mixed-use designated areas are expected to function within the City's overall land use structure and how place-based planning principles (Place Types) should inform future rezonings, development plan approvals, and public investments.

The area where the Zephyr Knoll Mixed-Use Subarea may be applied through future Comprehensive Plan amendments is illustrated on **Map FLU-10** of the Future Land Use Map series included as **Exhibit "C."** The Mixed-Use Centers/Corridors Place Type proposed for application within the Zephyr Knoll Mixed-Use Subarea is included as **Exhibit "D."**

G. ANALYSIS

1. Demand and Planning Justification

The proposed Zephyr Knoll Mixed-Use Subarea future land use category responds to:

- Consumer preferences for compact, mixed-use environments that integrate services and employment opportunities with residential development and serve surrounding neighborhoods;
- City goals to diversify and strengthen the local economic base, enhance the visual quality of key corridors, and promote efficient use of public infrastructure; and

- Recognition that future growth cannot be accommodated exclusively through low-density, auto-oriented development patterns without compromising mobility, land efficiency, and long-term sustainability.

The proposed maximum nonresidential intensity of 1.0 floor area ratio and residential density of 14 dwelling units per acre are each consistent with development thresholds under the City's adopted future land use categories. However, the amendment allows these standards to be applied together within a single, geographically limited future land use category. This approach supports a more integrated mixed-use development pattern and the provision of smaller housing units, which may improve housing attainability for city residents.

Figure 1 and **Figure 2** on page 5 illustrate how various residential density and nonresidential intensity measures can be achieved depending on building height, footprint, and site design. This flexibility allows mixed-use development to be designed at a scale and form that fits its surroundings, rather than resulting in a single or uniform development outcome.

2. Live Local Act Considerations

The State's Live Local Act (LLA) requires local governments to approve certain affordable housing developments on commercial, industrial, or mixed-use designated land at the highest residential density, nonresidential intensity, and building height allowed anywhere within the City. The intent of the Act is to increase the supply of housing affordable to Florida's workforce.

Because of these requirements, it is important to consider how adoption of the Zephyr Knoll Mixed-Use Subarea future land use category could affect future LLA applications. Comprehensive Plan Future Land Use Map amendments that redesignate properties from Residential Urban to Zephyr Knoll Mixed-Use Subarea would make those sites eligible for LLA development standards.

Under the LLA, qualifying developments may be approved by right at the City's maximum allowable density, intensity, and height, even if those standards would otherwise require discretionary approval or conflict with the intended vision of the future land use category. As a result, applying the Zephyr Knoll Mixed-Use Subarea category to properties currently designated Residential Urban could enable development at a scale greater than what is contemplated by the Zephyr Knoll Mixed-Use Subarea vision of integrated mixed-use development with strong compatibility controls.

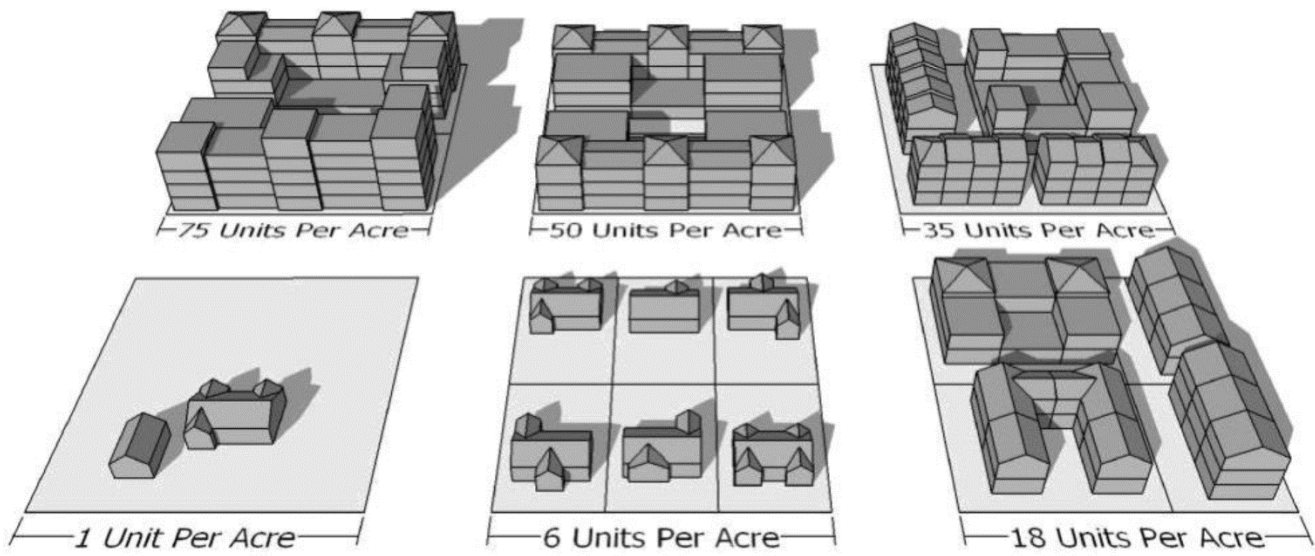
Currently, the City's adopted future land use categories allow residential densities of up to 18 dwelling units per acre (Mobile Home/Recreational Vehicle and Village Center Overlay) and nonresidential intensity of up to 1.0 floor area ratio (Mixed Use and Village Center Overlay). The Land Development Code allows building heights of up to 35 feet by right and up to 65 feet with Conditional Use approval, which the LLA treats as allowable by right for qualifying projects. Together, these standards establish the maximum development levels that could apply to LLA-eligible projects on Zephyr Knoll Mixed-Use Subarea-designated lands.

3. Senate Bill 180 Implications

Senate Bill 180 (2024) amended Florida's growth management statutes in areas related to infrastructure planning and concurrency, development approvals following declared emergencies, and the timing and coordination of capital improvements. The legislation limits the ability of local governments to impose new or expanded infrastructure-related requirements or approval conditions that would delay or restrict otherwise allowable development.

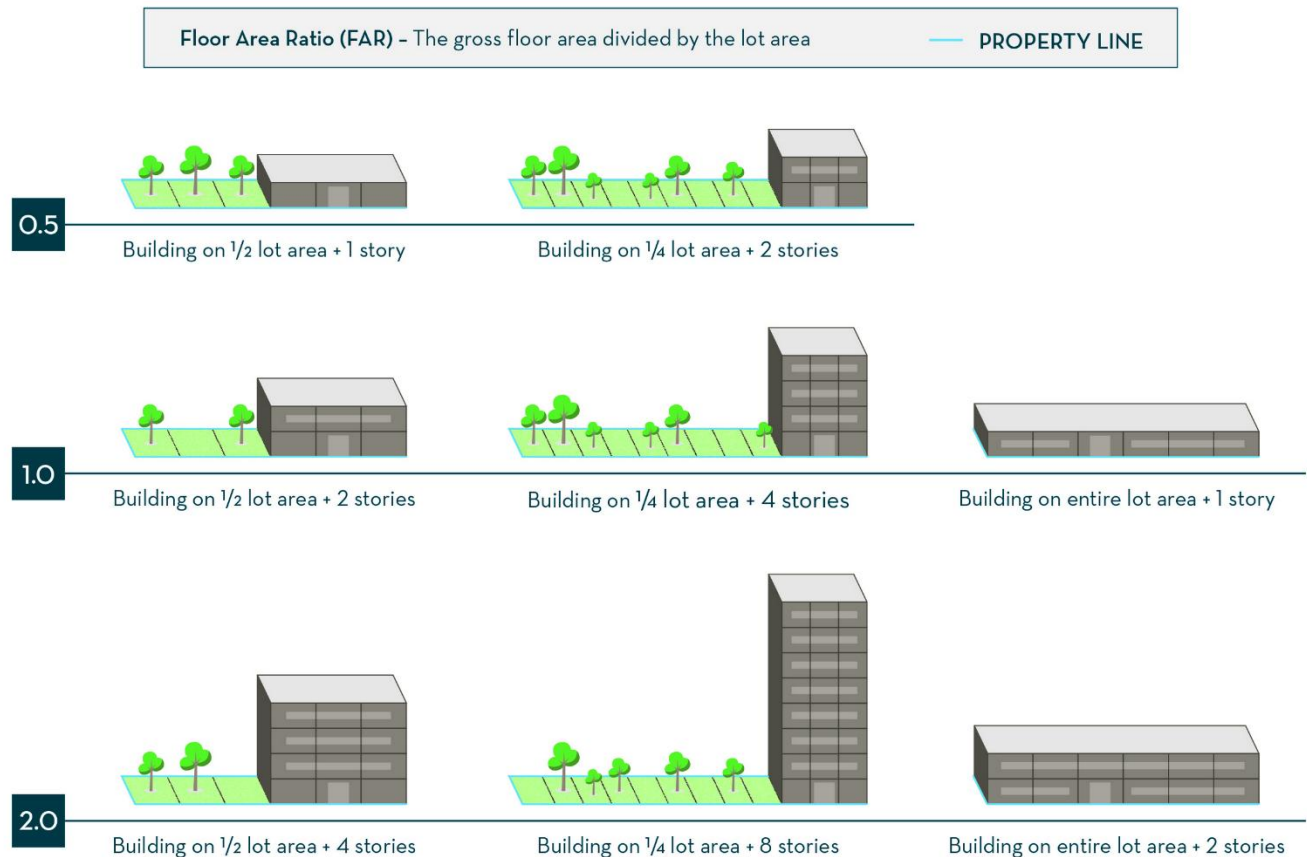
The proposed Comprehensive Plan amendment does not appear to conflict with the provisions of SB 180. Application of the new future land use category is not automatic or required and would occur only through property owner-initiated Future Land Use Map amendments.

Figure 1 Illustration of different levels and configurations of residential density (dwelling units per acre).



Note: Parking, stormwater management, setbacks, and other applicable requirements could reduce development yield.

Figure 2 Illustration of different levels and configurations of floor area ratio (FAR). FAR is calculated by dividing the total square footage of the building by the total area of the parcel.



4. Consistency with Comprehensive Plan

The proposed Zephyr Knoll Mixed-Use Subarea future land use category is generally consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The amendment advances the Plan's growth management and land use objectives by promoting compact, walkable, mixed-use development in a defined location, supporting efficient use of infrastructure, and reinforcing the City's preferred urban form.

The Zephyr Knoll Mixed-Use Subarea category framework aligns with Comprehensive Plan policies that discourage urban sprawl by encouraging mixed-use development, multimodal mobility, and neighborhood compatibility. Implementation of the category through future, property owner–initiated map amendments and site-specific zoning ensures that development proposals will continue to be evaluated for consistency with adopted City policies, including level-of-service and compatibility measures.

5. Consistency with the Land Development Code

Implementation of the Zephyr Knoll Mixed-Use Subarea category would occur through site-specific rezonings to the Planned Unit Development (PUD) zoning district. Such rezonings would follow property owner–initiated and City Council–approved Future Land Use Map amendments applying the Zephyr Knoll Mixed-Use Subarea category to specific properties.

6. Impact on Public Facilities and Services

Future development within the Zephyr Knoll Mixed-Use Subarea at maximum buildout levels would increase demands on public facilities and services, particularly transportation facilities. The Comprehensive Plan requires that development occur only when adopted level-of-service standards can be met. Compliance with these standards would be evaluated and addressed through future Comprehensive Plan Future Land Use Map amendments, Planned Unit Development rezonings, development approvals, and capital improvement planning and programming.

H. STAFF RECOMMENDATION

The proposal to establish the Zephyr Knoll Mixed-Use Subarea future land use category presents an opportunity to guide future development within the North U.S. 301 corridor through a coordinated, place-based policy framework. The proposed category responds to the need to accommodate future growth in a manner that is compact, walkable, supportive of efficient infrastructure use, and compatible with surrounding development patterns.

Unlike the City's broadly applied Mixed Use future land use category, the Zephyr Knoll Mixed-Use Subarea has a limited geographic scope informed by a focused visioning process. Successful implementation will depend on thoughtful site planning and design, including attention to building form, transitions to adjacent neighborhoods, internal circulation, open space, and integration of infrastructure such as parkland, trails, and integrated stormwater management facilities. These considerations are appropriately addressed through future site-specific review processes and City capital improvements planning and programming.

Staff finds that the proposed Comprehensive Plan amendment establishes an appropriate policy framework to guide future development in the Zephyr Knoll Mixed-Use Subarea, while retaining City discretion through phased, property owner–initiated implementation and site-specific zoning review. Based on this analysis, staff recommends approval of the proposed Comprehensive Plan text amendment to establish the Zephyr Knoll Mixed-Use Subarea future land use category.

I. PLANNING COMMISSION ACTION

It is requested that the Planning Commission review the proposed Comprehensive Plan amendment, receive public comment, and make a finding of consistency with the Goals, Objectives, and Policies of the Comprehensive Plan, along with a recommendation to the City Council for approval, approval with modifications, or denial of the proposal.

J. INTERGOVERNMENTAL COORDINATION

Required Agency Coordination	Required	Not Required
Pasco County (per interlocal agreement)	(X)	()
State Land Planning Agency (Florida Department of Commerce)	(X)	()
Other State/Regional Reviewing Agencies	(X)	()

K. PUBLIC HEARING PROCESS AND PUBLIC NOTICE

Required Public Hearings	Required	Not Required
Planning Commission Finding of Consistency and Recommendation	(X)	()
City Council Adoption of Proposed Amendment	(X)	()
City Council Final Adoption of Proposed Amendment	(X)	()

L. EXHIBITS

Exhibit "A"
Adopted Future Land Use Categories that Allow Residential Development

Exhibit "B"
Draft Comprehensive Plan Text Amendment

Exhibit "C"
Map FLU-X Zephyr Knoll Mixed-Use Subarea

EXHIBIT "D"
Mixed Use Center and Corridor Place Type

EXHIBIT "A"

ADOPTED FUTURE LAND USE CATEGORIES
THAT ALLOW RESIDENTIAL DEVELOPMENT

Comprehensive Plan Future Land Use Element

Table A-1.

Adopted Comprehensive Plan Future Land Use Categories that Allow Residential Development, City of Zephyrhills

Future Land Use Category	Primary Allowable Uses	Maximum Development Levels
Residential Suburban (RS)	Residential uses and residential-equivalent uses; limited neighborhood-serving nonresidential uses.	Density: 7.5 dwelling units per acre Intensity: 0.30 FAR
Residential Urban (RU)	Single-family and multi-family residential uses; residential-equivalent uses; limited neighborhood-scale commercial and service uses.	Density: 14 dwelling units per acre Intensity: 0.50 FAR
Mobile Home/Recreational Vehicle (MH/RV)	Mobile home and recreational vehicle residential uses; limited neighborhood-serving uses.	Density: 18 dwelling units per acre Intensity: 0.50 FAR
Mixed Use (MU)	Residential, residential-equivalent, office, retail commercial, personal and business services, and transient accommodations.	Density: 14 dwelling units per acre Intensity: 1.0 FAR
Village Center Overlay (VC)	A broad mix of residential housing types, retail, office, civic, institutional, recreational, and limited employment uses.	Density: 18 dwelling units per acre Intensity: 1.0 FAR
Public / Semi-Public (P/SP)	Residential uses and residential-equivalent uses; limited neighborhood-serving nonresidential uses.	Density: 12.5 dwelling units per acre Intensity: 0.70 FAR
Recreation and Open Space (R/OS)	Single-family and multi-family residential uses; residential-equivalent uses; limited neighborhood-scale commercial and service uses.	Density: 1 dwelling unit per acre Intensity: 0.70 Impervious Surface Ratio (ISR)

Notes:

1. **Density** – Measures the number of residential dwelling units within a specified land area, expressed in units per acre.
2. **Intensity** – Measures nonresidential development on a given site for use in regulating the scale, bulk, and impact of development.
3. **Floor area ratio (FAR)** - The measurement of a building's floor area in relation to the size of the building lot. FAR is calculated by dividing the total square footage of the building by the total area of the parcel.

EXHIBIT “B”

Draft Comprehensive Plan Text Amendment
Zephyrhills Comprehensive Plan

ZEPHYR KNOLL MIXED-USE SUBAREA FUTURE LAND USE CATEGORY

PLANZephyrhills 2050 Comprehensive Plan

**Proposed Changes to Future Land Use Element
Objectives LU-1-5 and LU-1-6 and Supporting Policies**

PREFERRED URBAN FORM

OBJECTIVE ~~FLU-1-5:~~ Growth Management and Sprawl Avoidance

Discourage growth and development patterns that will ~~result in~~ contribute to urban sprawl ~~to the west and north of the City, while reinforcing the City's preferred urban form by directing growth to designated areas planned for urban development and public investment.~~

POLICIES

It shall be the City's policy to:

~~POLICY LU-1-5-1:~~FLU 1.5.1 Regional Coordination

At a minimum, staff shall meet annually with the City of Dade City and Pasco County to ~~promote~~ advance shared initiatives that ~~will~~ discourage urban sprawl, promote efficient growth patterns, and support coordinated infrastructure and service planning.

~~POLICY LU-1-5-2:~~FLU 1.5.2 Growth Monitoring

The Future Land Map shall be reviewed Review the Future Land Use Map annually to ~~review existing land use growth assess land development patterns, and reevaluate~~ the continued appropriateness of assigned future land use designations, and ensure that land use trends remain aligned with the City's Preferred Urban Form, infrastructure capacity, and long-term growth vision.

FLU 1.5.3 Place-Based Planning Framework

Place Types describe the City's long-range development vision, including the desired character, form, mix of uses, and development patterns of different areas of Zephyrhills over time. Place Types are illustrative and non-regulatory and are used to guide interpretation of the Future Land Use Map, inform zoning, land development regulations, and infrastructure planning decisions, and support consistency with the City's overall growth vision. Place Types provide a flexible framework to promote coordinated land use, transportation, and infrastructure planning; reinforce the City's preferred urban form; and evaluate future rezonings, development proposals, and public investments.

OBJECTIVE ~~FLU-1-6:~~ Compact Urban Development

~~Continue to encourage the use of~~ Implement innovative land development regulations that may include provisions for planned unit developments, other mixed land use development techniques, and economic incentives ~~for development in areas designated as Urban Centers~~ to advance compact, mixed-use development

patterns on lands designated as Mixed Use, Zephyr Knoll Subarea, Residential Urban, and Village Center Overlay on the Future Land Use Map.

POLICIES

It shall be the City's policy to:

POLICY LU-1-6-1:FLU 1.6.1 Traditional Neighborhood Design

Encourage traditional neighborhood development (TND) techniques and alternative transportation design requirements. TND techniques include:

- a. ~~n~~N~~e~~ighborhoods that are compact, pedestrian-friendly, and mixed use;
- b. ~~f~~E~~x~~flexibility enabling market forces to affect housing type and density without compromising neighborhood structure;
- c. ~~i~~I~~n~~tegration of a range of housing into the neighborhood structure;
- d. ~~a~~A range of town squares, parks, and other green spaces distributed in within neighborhoods;
- e. ~~l~~L~~o~~ow-speed roadway design within defined community boundaries;
- f. ~~t~~T~~r~~ansferable development rights or other techniques for open space preservation and energy conservation;
- g. ~~a~~A local network of roads designed to separate community based trips from long distance through traffic;
- h. ~~l~~L~~a~~nd use patterns that improve transportation and energy efficiency through internal capture and compact design;
- i. ~~e~~E~~n~~ergy efficient building design and the use of renewable energy sources; and
- j. ~~s~~S~~t~~ormwater management that utilizes with a preference for low impact development and green infrastructure.

POLICY LU-1-6-2:FLU 1.6.2 Mixed Use Future Land Use Category

The Mixed Use (MU) land use designation shall recognize areas well-suited for mixed use with intensive residential, office, and retail development and shall be consistent in character with surrounding uses, transportation facilities, and natural resources. The mixed use nature of this category is intended to reduce, and possibly eliminate, the proliferation of strip commercial development in the City and reduce vehicle miles traveled through internal capture. The targeted mix of land uses within the MU category citywide is: residential – 25%; office - 25%; and commercial – 50%.

FLU 1.6.3 Zephyr Knoll Mixed-Use Subarea

The Zephyr Knoll Mixed-Use Subarea (ZKMS) future land use category establishes a planning framework for a defined area of the City that functions as a compact, walkable mixed-use center at the urbanizing edge, providing a transition between rural and urban contexts. The category supports a cohesive, pedestrian-oriented urban form that reflects the area's physical and environmental characteristics while maintaining compatibility with surrounding neighborhoods, rural settlements, and natural systems.

The ZKMS enables a balanced mix of complementary uses that increase daily convenience and reduce reliance on automobile travel; supports transportation choice through site and street design accommodating walking, bicycling, and transit access; strengthens the relationship between land use and the pedestrian realm through compact development patterns and human-scaled design; provides neighborhood-serving commercial, civic, and recreational opportunities that contribute to a complete community and sense of place; and incorporates sustainable design practices, including protection of environmental features, integration of stormwater facilities as functional and visual amenities, and inclusion of open space.

- a. Place Type. The Mixed-Use Centers/Corridors Place Type illustrates the long-range development vision for ZKMS designated lands.
- b. Use Characteristics. Lands designated ZKMS are intended to accommodate the following:
 - 1) Primary Uses: Neighborhood-serving retail, restaurant, service, office, civic, recreational, and open space uses.
 - 2) Secondary Uses: Integrated residential uses, including multi-story mixed-use buildings, live-work units, and adult living facilities, designed to support walkability and mixed-use vitality. Residential uses shall be vertically or horizontally integrated with nonresidential uses. Single-family detached dwellings are not permitted within this category.
 - 3) Excluded Uses: Uses primarily designed for automobile access or dependent on high vehicle volumes, including large retail or big-box establishments, drive-through facilities, and other traffic-intensive commercial operations that conflict with the pedestrian-oriented and mixed-use intent of the subarea.
- c. Locational Characteristics. Areas suitable for designation as ZKMS are identified on Map FLU-10 of the Future Land Use Map Series and are intended to function as compact mixed-use centers that provide transitions to adjacent residential and conservation areas.
- d. Development Standards. Development on lands designated ZKMS shall not exceed the following maximum standards:
 - 1) Nonresidential Intensity: 1.0 floor area ratio (FAR).
 - 2) Residential Density: 14 dwelling units per acre; residential uses shall be integrated with primary nonresidential uses.
 - 3) Mixed-Use Development: Nonresidential intensity and residential density may be applied concurrently and combined on a total-project basis, provided the overall development does not exceed the maximum standards and remains consistent with the intent of this category.

- 4) Residential Equivalent Uses: 3.0 beds per permitted dwelling unit at 14 dwelling units per acre.
- 5) Transient Accommodations: 1.0 FAR.
- 6) Impervious Surface Ratio (ISR)
 - a) Base ISR: 0.60.
 - b) Maximum ISR with Bonus: 0.70, where development is served by an existing or programmed regional stormwater management system and demonstrates compliance with adopted stormwater performance standards and proportional participation requirements.
- 7) Building Height: 3 stories or 35 feet.
- 8) These standards represent the maximum allowable density and intensity. More restrictive standards may be applied through the Land Development Code to ensure compatibility with surrounding existing and planned development, protection of environmental resources, and adequacy of public facilities and services.
- e. Zoning and Implementation. All lands designated ZKMS shall be rezoned to the Planned Unit Development (PUD) zoning district. The PUD shall demonstrate consistency with the purpose and intent of this category and address, at a minimum, the following:
 - 1) Compatibility with surrounding existing and planned land uses;
 - 2) Application of pedestrian- and transit-oriented design principles;
 - 3) Vertical and horizontal integration of uses within development sites;
 - 4) An interconnected street network incorporating multimodal design features;
 - 5) Mitigation of transportation impacts;
 - 6) Building intensity, placement, orientation, and massing that reinforce walkability and a human-scaled environment;
 - 7) Parking location and design that minimize visual and functional impacts;
 - 8) Inclusion of public and semi-public realm features such as plazas, greens, and community spaces;
 - 9) Provision of functional open space, including parks and greenway connections;
 - 10) Protection of environmentally sensitive areas, including floodplains, buffers, and tree canopy;
 - 11) Preservation of significant viewsheds and topographic features;
 - 12) Provision of public facilities and services consistent with City standards;

- 13) Consistency with the City's economic development objectives; and
14) A coordinated phasing plan, where applicable, to support orderly and sustainable build-out.

POLICY LU-1-6-3:FLU 1.6.6 Commercial Standards

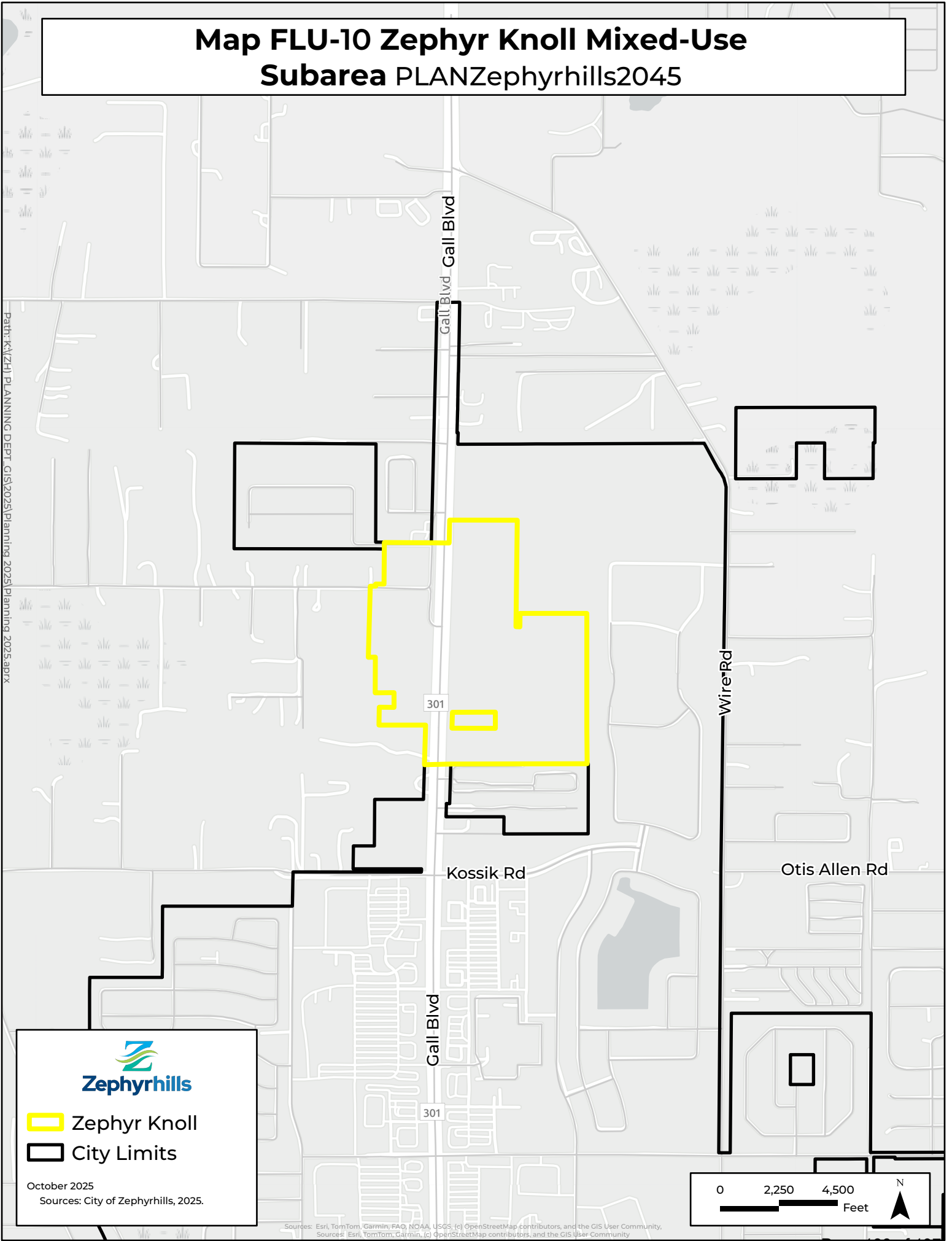
The City shall prohibit isolated commercial development that results in inefficient land use patterns or requires higher disproportionate public service costs (e.g., water, sewer, police, fire, and roads) including the need to extend water, wastewater, police, fire, or transportation infrastructure. By December ~~2011~~2026, the City will amend its the Land Development Code to include direct commercial development to locations where adequate infrastructure and services are available or planned and to include service efficiency criteria ~~for commercial development.~~


EXHIBIT “C”



Map FLU-10 Zephyr Knoll Mixed-Use Subarea
City of Zephyrhills Comprehensive Plan Future Land Use Map Series

Map FLU-10 Zephyr Knoll Mixed-Use Subarea PLANZephyrhills2045

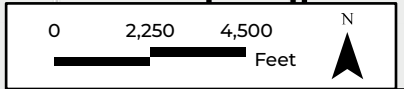
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Zephyrhills

 Zephyr Knoll
 City Limits

October 2025
Sources: City of Zephyrhills, 2025.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community.
Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

EXHIBIT “D”

Mixed Use Center and Corridor Place Type
City of Zephyrhills Comprehensive Plan



Zephyrhills PlaceTypes

Mixed-Use Centers / Corridors

The **Mixed-Use Centers/Corridors PlaceType** establishes a vision for compact, walkable activity hubs that integrate retail, office, residential, hospitality, recreational, and civic uses. These areas function as focal points of daily life and destination-oriented activity, supporting a connected pattern of urban development that enhances economic vitality, housing choice, and community livability.

Mixed-Use Centers and Corridors are intended to evolve over time through redevelopment of underutilized properties or phased development guided by coordinated planning and infrastructure investment.

CHARACTER & CONTEXT

Mixed-Use Centers/Corridors vary in scale and intensity based on surrounding development patterns, infrastructure capacity, and community vision. They are typically located along major corridors, at key intersections, or near transit routes where higher-intensity development can be supported.

These areas are designed to accommodate growth in a manner that reinforces neighborhood compatibility, promotes

complete and connected districts, and strengthens community identity through high-quality design and placemaking.

FORM, SCALE, & TRANSITION

The built environment within Mixed-Use Centers/Corridors should be compact, human-scaled, and pedestrian-oriented. Development is characterized by multi-story buildings with active ground-floor uses that frame and activate the public realm.

A graduated approach to height and intensity is encouraged:

Core Areas: Generally accommodate greater height and intensity, with minimal front setbacks and continuous street-facing buildings.

Transition Areas: Provide reduced building heights, step-backs, enhanced landscaping, and design treatments that ensure compatibility with adjacent neighborhoods or conservation areas.

Building articulation, modulation, and roofline variation should reinforce human scale and reduce perceived massing.

LAND USES

Development within this Place Type includes a mix of primary and supporting uses appropriate for a walkable environment.

Primary Uses: Neighborhood-serving retail, restaurants, personal services, offices, residential units, live-work spaces, hotels, assisted living facilities, and small-scale maker or artisan uses. Ground-floor flexibility

Mixed-Use Centers/Corridors

PRIMARY USES

- Retail shopping and personal services
- Restaurants, cafes, and entertainment venues
- Offices and professional services
- Hotels and visitor accommodations
- Residential (integrated mixed use)
- Assisted living facilities
- Live-work units
- Artisan, maker, and small-scale light industrial uses

SUPPORTING USES

- Civic and community gathering spaces
- Pocket parks and plazas
- Multi-use greenway trails and trailheads
- Public art, wayfinding, and placemaking features

is encouraged to accommodate small businesses, co-working spaces, live-work units, or adaptive reuse over time.

Supporting Uses: Civic and community facilities, pocket parks, plazas, greenway trails and trailheads, and public art or wayfinding elements that reinforce a sense of place.

MOBILITY & CONNECTIVITY

A hallmark of this PlaceType is its walkable design and multimodal network. Streets, sidewalks, trails, and pathways should provide safe, comfortable, and convenient access for all users, integrating pedestrians, bicyclists, and transit riders. Key design principles:

- Short block lengths and mid-block connections to improve walkability
- Complete Streets cross-sections with pedestrian amenities, shade, and lighting
- Integrated trail and greenway connections linking surrounding neighborhoods
- Consolidated curb cuts and shared driveways to reduce vehicular conflicts

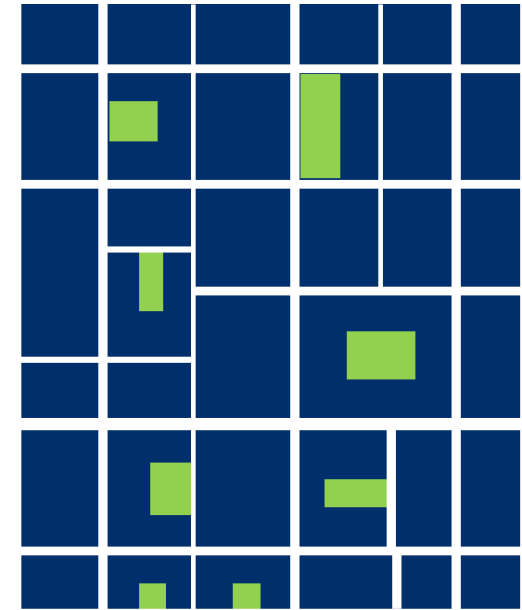
PUBLIC REALM & OPEN SPACE

Buildings should define and activate the public realm by fronting streets and framing a network of visible, accessible open spaces. Public and semi-public spaces, including plazas, pocket parks, greenways, and stormwater features, should be strategically located to support recreation, gathering, and placemaking.

Open space and stormwater systems are encouraged to serve multiple functions, contributing to environmental resilience, aesthetic quality, and community use.

DESIGN & IMPLEMENTATION

Development should emphasize high-quality, pedestrian-oriented design. Buildings are

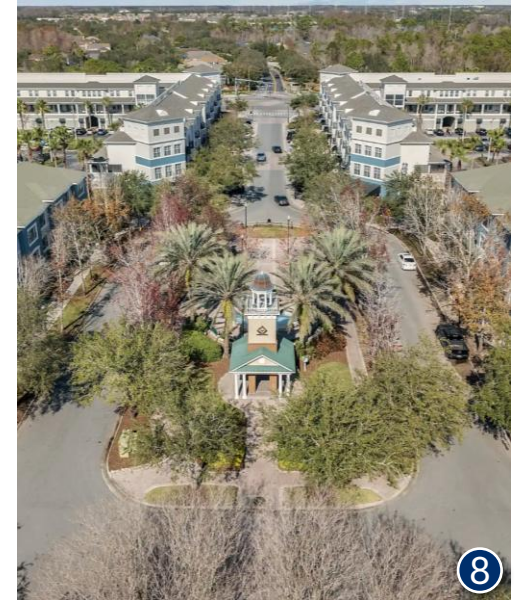


Street and Open Space Network Concept

expected to engage the street through entrances, transparency, and active ground-floor uses. Parking should be located behind buildings, screened from public view, or integrated within structures.

Landscaped buffers, greenways, and stormwater features should enhance the overall aesthetic, unify the streetscape, and support environmental performance.

Future land use categories and implementing zoning regulations will define specific parameters for density, intensity, height, and design. A form-based code or regulating plan may be used to ensure consistent application and design coherence with this PlaceType.



Zephyrhills PlaceTypes

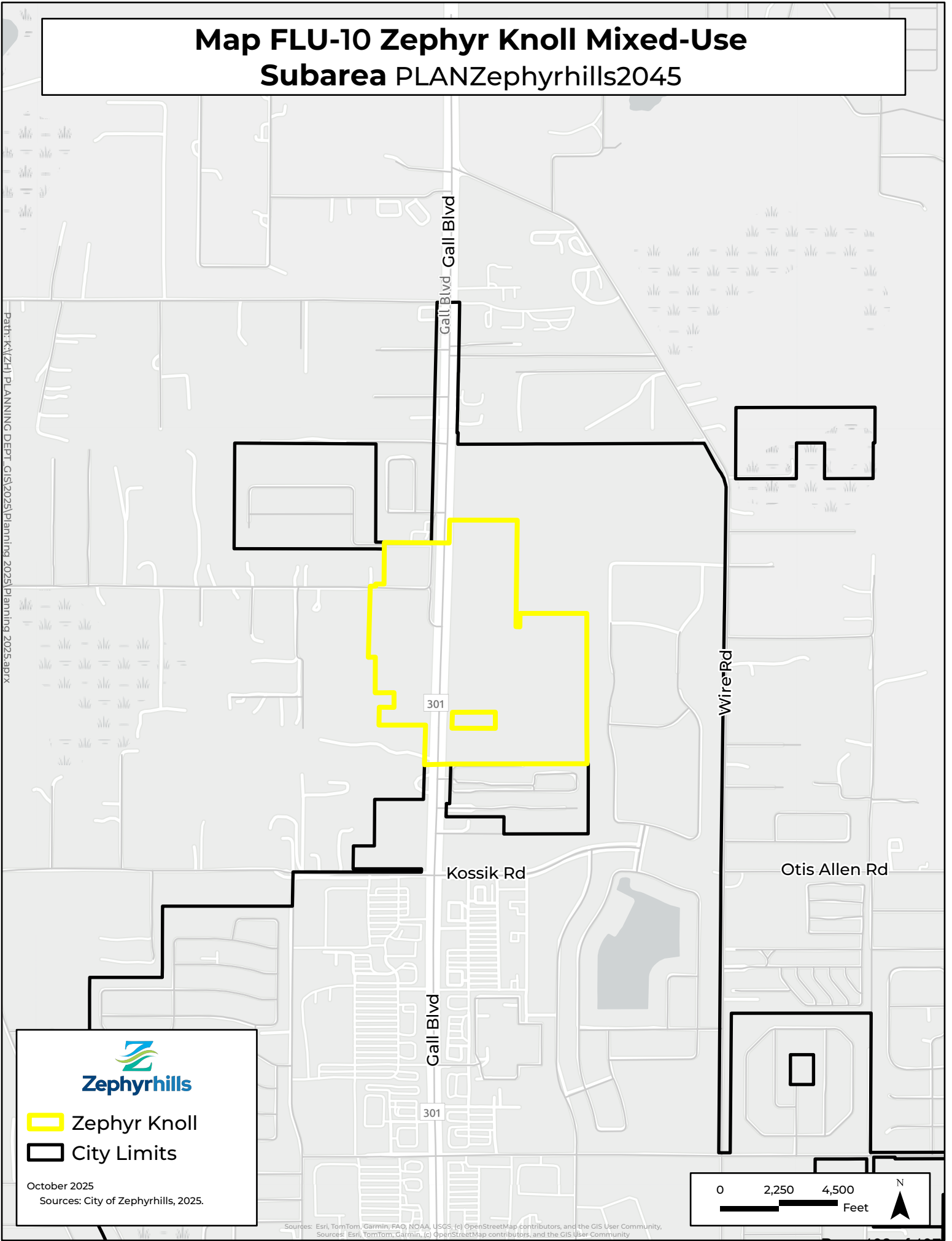
Defining Features of Mixed-Use Centers/Corridors



- 1** Pedestrian-friendly mixed-use buildings with active ground-floor retail and upper-floor housing, fostering vibrant street life and promoting walkability.
- 2** Well-designed urban parks incorporating green infrastructure elements, enhancing stormwater management, environmental resilience, and overall quality of life.
- 3** Connected pedestrian pathways that link commercial destinations with surrounding residential neighborhoods, supporting safe, convenient, and multimodal access.
- 4** Human-scaled street grids, rear parking, and integrated green spaces create walkable, inviting environments that encourage social interaction and community identity.
- 5** Preserved and enhanced natural vegetation provides visual buffering and helps integrate mixed-use development into surrounding rural and suburban contexts.
- 6** Neighborhood-serving commercial uses offer walkable access to daily goods and services, supporting local needs and reducing vehicle dependency.
- 7** Urban greenways enhance multimodal connectivity and create inviting transitions between commercial hubs and adjacent residential areas.
- 8** Architectural character, public art, and streetscape design contribute to a strong sense of place and arrival, making mixed-use centers vibrant and memorable.

End Planning Report

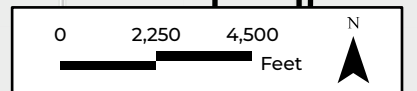
Map FLU-10 Zephyr Knoll Mixed-Use Subarea PLANZephyrhills2045

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-  Zephyr Knoll
-  City Limits

October 2025
Sources: City of Zephyrhills, 2025.



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NOTED ITEMS 4.1

Terminating Trainmen agreement 41-19-40

Issue:

This item is provided to inform City Council that the Zephyrhills Trainmen Association has been directed to remove all materials from the Train Depot and return City-issued facility keys.

Background:

The City previously entered into a Memorandum of Understanding (MOU) with the Zephyrhills Trainmen Association for use of space within the Train Depot. Over time, Trainmen's participation and activity have declined, making it increasingly difficult to justify exclusive use of City-owned space. As a result, the Trainmen Association, was notified to remove all Trainmen-owned items from the Train Depot by February 6 and to return all City-issued keys. Public Works assisted with the removal of bulky items to ensure an orderly transition. This action allows the City to regain full use of the Train Depot and evaluate future City needs for the facility.

Attachment(s):

1. 41-19-40 Zephyrhills Trainment Association Memorandum of Understanding Agreement

Fiscal Impact:

N/A

Staff Recommendation:

N/A

A Memorandum of Understanding Between the City and the Trainmen

The Zephyrhills Trainmen Association is a volunteer organization of experienced modelers associated with Main Street Zephyrhills who have created and maintain a model train system at the Depot Museum. They serve the City of Zephyrhills with the following understandings.

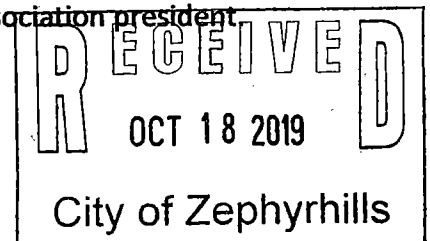
THE TRAINMEN WILL:

1. Continue to maintain and fund the model train system as long as the City wishes and the Association is viable, including train shows, on-line sales and swaps of excess equipment.
2. Provide public viewing of the model train system area periodically both at regularly scheduled times and/or by specific arrangement.
3. Avoid activity which conflicts with activities in other parts of the Depot.
4. Make any structural changes to the Depot building only if approved by City Manager or his/her designee.
5. Provide required insurances for events hosted at the Depot as determined by the City.
6. If this Agreement and/or the model train system is terminated by the Association or the City, the Trainmen shall leave all real property and City labeled property in place, and provide the City with a wall mounted display case of the best available model train equipment representing all the railroads that used the Zephyrhills area historically, including the Atlantic Coast Line, the Seaboard Air Line, the Florida East Coast RR, and CSX. It may also leave a television set and video programs about railroading and selected model structures of special interest to the City. Other model train system assets* and Association member property would be disposed of and removed from the premises as the Trainmen see fit.

THE CITY SHALL:

1. Provide free rental space, facility maintenance, and co-insurance when needed.
2. Provide Depot entrance keys to the Trainmen. Keys cannot be provided to all members as a security measure. One key will be provided to Association. For special events, keys may be picked up at Zephyrhills Police Department.

Only members of the Association authorized by its president and whose names are on file at the Zephyrhills Police Station shall be able to obtain a second key for a specified period per the special event timeframe. Special event shall mean any occasion that is not a regular workday or "Open to the Public" day as filed with the ZPD by the association president.



3. Trainmen representatives shall be included in City decision-making that affects them and model train operations.

4. The City Clerk's office will coordinate needs at the depot including rentals and events. The Public Works Department will be responsible for upkeep, hanging pictures or shelving and coordination of repairs.

5. Historic Planner will be included in any changes to the interior of the Depot that has historic implications or impacts.

Signed this date: 6/26/19

TRAINMEN REPRESENTATIVES

T. Gardner

CITY REPRESENTATIVES

Steven Spin
Janina Carter

*Assets include: rolling stock, electronics, track, model structures, tools and supplies.

THE ZEPHYRHILLS TRAINMEN ASSOCIATION

The Zephyrhills Trainmen Association is a non-profit organization of local residents interested in model railroading and maintaining, improving, repairing, showing and growing the model railroad system existing at the Zephyrhills Depot Museum. We understand the historic significance of railroading to this community and seek to make the model system as historically correct as is practical, while introducing components that are attractive to a wide range of visitors. The bi-annual train shows attract hundreds to the Depot in addition to weekly visitors.

The Trainmen raise money to support the system with train shows, on-line sales and donations of model railroad equipment which is put into use or sold. Donors are typically pleased to be able to support the model train program in this way and donations have become the primary sales inventory for upcoming shows. Providing proof of donation for tax purposes helps obtain more valuable gifts.

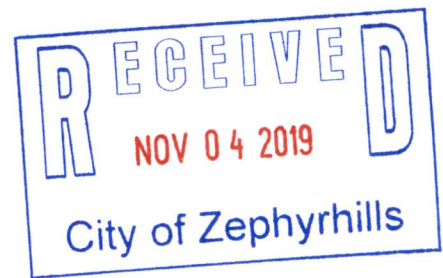
The Association is happy to be a component of Main Street Zephyrhills, a 501 (c) (3) organization (EIN # 85-8013413064C-9), maintain a checking account under that number for its operations, maintain two signatories for check signing and provide periodic accounting to Main Street Zephyrhills.

Annual expenses have varied from \$100 to over \$600. The checking account balance currently is \$1,316.90. The account is linked with PayPal for convenience. The 2017 train show yielded \$659.11. 2018 expenses will primarily be related to relocating to new quarters within the Depot Museum.

In 2017, the Trainmen reorganized and voted for the following officers and positions:

System Superintendent and President	___ TERRY LINDSEY
Yardmaster and Treasurer	___ BILL CRAVEN
Trainmaster and Recorder	___ RON SMITH
Chief Systems Operator	___ REX HIATT
Modeling Chief	___ BOB BALDWIN
Summer Chiefs	___ LEE REYNOLDS & GEORGE HARMON

---1/23/2018/WC---



October 28, 2019

Mr. William C Poe Jr, City Manager
City of Zephyrhills
5335 8th St
Zephyrhills FL 33542

Subject: Depot Museum Keys

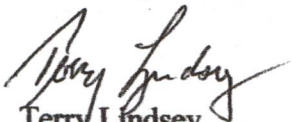
Mr. Poe

Pursuant to our Memorandum of Understanding, attached is a list of the members of the Zephyrhills Trainmen Association who should be provided the use of a key to the Depot Museum Building for day use.

The key will be obtained from and returned to the location specified by the City (currently the Police Dept). A record of the in and out times should be kept.

Mr. Terry Lindsey	36028 Laguna Hills Circle	Zephyrhills
Mr. William Craven	37347 Wedgewood Dr	Zephyrhills
Mr. Ron Smith	38644 Homestead Way #97	Zephyrhills
Mr. Bob Baldwin	4008 Russian Olive Lane	Zephyrhills
Mr. Joe Suebert	3927 Southport Springs Pkwy	Zephyrhills

Respectfully Yours


Terry Lindsey
Zephyrhills Trainmen Assoc.

copy: William Craven
Lori Hillman

cc: *Audrey McNeuse*
Jessica Carter
filed w/ mou