



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, February 23, 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 — Rodney Corriveau, Principal Planner

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 Commemoration of Bobby Black

1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - February 09, 2026
 1. 02.09.2026 CCM Minutes
- 1.2 Police - Purchase of Handheld Portable Radios
 1. FL_Zephyrhills PD_XL185P QUOTE#SRO0006656

- 1.3 **24-2026-01** CHIPZ Inc. Grant Money
 - 1. 24-2026-01 GRANT AGREEMENT - CHIPZ INC_2026
- 1.4 Utility Service Agreement **45-2026-02** for Gary Stambaugh (4915 Coral Street)
 - 1. 45-2026-02 Gary Stambaugh
- 1.5 Duke electrical service to Airport Box Hangars [**25-23-03**]
 - 1. 2026 Duke power install box hangars
- 1.6 **Amendment No. 1 - Kimley Horn Task Order 24-156**
 Daughtery Road and Green Slope Drive Improvements to Include Pump Equipment Upgrade
 - 1. Kimley Horn W.O. 24-158 Amendment 1

2. BUSINESS ITEMS

- 2.1 Appointments for Historic Preservation Board alternates.
 - 1. Board Application_Martin Harm
 - 2. Board Application_Rick Hillman
 - 3. Board Application_Nancy Sung Shelton
- 2.2 Discuss Conditional Use Amendmnet -Waronker Hotel Resolution 847-25
 - 1. Hotel condit use amendment request letter
 - 2. Resolution No. 847-25(10543106.1)
 - 3. HS_Brand Pitch Deck_July 2024 (1)

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

3. NOTED ITEMS

- 3.1 December 2025 Quarterly Investment Report
 - 1. December 2025 Quarterly Investment Report
- 3.2 Amendment No. 2 - Extension to FDOT Grant **25-23-03** for Two Box Hangers and Taxiway F aprons
 - 1. Amendment No. 2 - Extension - FM 441915 2 Earmark

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**

CONSENT ITEMS 1.1

City Council Meeting Minutes - February 09, 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. 02.09.2026 CCM Minutes

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval of meeting minutes

REGULAR CITY COUNCIL MEETING

Page 1 of 4

A Regular City Council Meeting was held on February 9, 2026 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693.

Council President Charles E. Proctor called the meeting to order at 6:01 PM.

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

Staff present: Shane LeBlanc, Kevin Weiss, OJ Kurk, Chief Derrick Brewer, Todd Vande Berg, Eileen Mercado, Nathan Coleman, Sandra Amerson, Gail Hamilton, Calvin Switzer, Rodney Corriveau, John Bostic III, Mike Panak, Will McCaw and Ricardo Quiñones.

The Invocation was led by Pastor Kevin Heaton of Zephyrhills Church of Christ.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Kim Smith addressed Council regarding the lack of a traffic signal on Eiland Boulevard at Clifton Downs near Zephyrhills Christian Academy. Staff advised that the intersection is under Pasco County jurisdiction and that traffic signals are a County responsibility. Staff committed to contacting the County regarding the concern.

Lee Przywara addressed Council regarding his intent to purchase and operate a food pantry. Staff advised that the proposed use is not permitted under the current zoning classification. Mr. Przywara was referred to CHIPZ.

MAYOR

1 Black History Month Proclamation

Mayor Monson read a proclamation recognizing February 2026 as Black History Month.

2 Proclamation - Coach Nick Carroll

Mayor Monson read a proclamation recognizing Coach Nick Carroll of Zephyrhills High School for ten years of leadership and a perfect regular season in 2025. Coach Carroll credited his team and staff for their success.

3 ZPD Highlighted in Nationally Recognized Short Form Documentary

Chief Derek Brewer presented information regarding a short-form documentary filmed in 2025 highlighting the Zephyrhills Police Department that will be aired nationally.

4 Youth Council Update - Legislative Action Days

Members of the Mayor's Youth Council reported on their experience attending Legislative Action Days (January 26—28, 2026), including observing committee meetings and speaking with state representatives.

5 ZEDC Quarterly Update

Dr. Randy Stovall, East Pasco Chamber of Commerce, provided a quarterly update highlighting economic development activity and upcoming stakeholder meetings scheduled for February 11, 2026. Discussion followed regarding the City's financial contribution to the Chamber and the return on investment. The Chamber agreed to provide a more detailed budget report, and Council discussed reviewing contributions to various organizations. City Attorney Maggard clarified distinctions between the Zephyrhills Economic Development Initiative and Chamber services.

6 Lift Station 37 update - Jones Edmund

REGULAR CITY COUNCIL MEETING

City Manager William Poe provided an update regarding odor complaints at Waters Edge RV Park following upgrades to Lift Station 37. He reported that caps have been placed at key points in the system and testing is ongoing to determine the odor source and migration of fumes affecting Lots 204 and 205.

Mike Clark and Gregg Fruecht of Jones Edmunds explained the ongoing investigation into odor generation and system flow. Residents, including Penny Wickstrom, spoke regarding persistent odors and concerns about mitigation efforts. Additional claims were raised regarding sewage surfacing at a manhole and the application of lime. Residents were asked to provide documentation of any incidents. Mr. Poe acknowledged the receipt of Ms. Wickstrom's estimate of damage claims but has not been able to review it. Jones Edmunds will continue investigating and evaluate additional mitigation strategies such as Active Odor Control.

1. CONSENT ITEMS

Kenneth Burgess motioned to pull Item 1.2 for discussion. Seconded by Jodi Wilkeson. Motion passed unanimously.

1.2 37-24-09A City Yard Guaranteed Maximum Price (GMP)

Discussion was held regarding the project start date and reporting schedule. Public Works Director Shane LeBlanc stated construction is expected to begin in April 2026 and that biweekly meetings will provide project updates.

Kenneth Burgess motioned to approve Item 1.2. Seconded by Jodi Wilkeson. Motion passed unanimously.

1.1 City Council Meeting Minutes - January 26, 2026

Ken Burgess motioned to Approve the minutes as presented. Seconded by Lance Smith Motion passed unanimously.

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.

Planning Director Todd Vande Berg introduced the proposed Zephyr Knoll Mixed-Use Subarea Comprehensive Plan amendment. Consultant Tammy Veranda presented the proposal to establish a mixed residential and commercial use designation. Ms. Veranda proposed an effective date of October 1, 2027, with applicants able to voluntarily opt in due to Senate Bill 180 restrictions. Staff expressed optimism that Senate Bill 180 may be repealed.

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**

REGULAR CITY COUNCIL MEETING

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CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE. "

City Attorney Matthew Maggard read the ordinance by title. The public hearing was opened and closed with no public comment.

Steve Spina motioned to approve Ordinance No. 1512-26 on second reading. Seconded by Lance Smith. Motion passed unanimously

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.OO. 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 the ordinance by title. The public hearing was opened and closed with no public comment.

Jodi Wilkeson motioned to approve Ordinance No. 1513-26 on second reading. Seconded by Lance Smith. Motion passed unanimously.

MAYOR ANNOUNCEMENTS

Mayor Monson announced the Citizen of the Month ceremony scheduled for February 11, 2026, and requested additional Council attendance. She also requested a discussion at the next CRA meeting regarding a clear vision for Alice Hall.

CITY MANAGER ANNOUNCEMENTS - NONE

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Lance Smith urged prompt resolution of the Lift Station 37 issue and commented on recent park equipment improvements. He also referenced discussions in Tallahassee regarding property taxes.

Jodi Wilkeson inquired about open items related to Abbott Square and restroom security at parks. City Manager Poe stated that Hercules Park restrooms operate on timed locks, which may be considered for other facilities.

Steven Spina requested follow-up regarding CPTED measures in parks and referenced a report from Sgt. Olsen.

Kenneth Burgess commented positively on park equipment installations.

Charles Proctor - NONE

4. NOTED ITEMS

4.1 Terminating Trainmen agreement 41-19-40

REGULAR CITY COUNCIL MEETING

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ADJOURN 9:05 p.m

Submitted by Ricardo Quiñones

CONSENT ITEMS 1.2

Police - Purchase of Handheld Portable Radios

Issue:

Approval of an increased expenditure for the purchase of upgraded handheld portable radios.

Background:

The FY26 budget includes P4P special revenue funds for the purchase of fifty (50) handheld portable radios and related accessories utilizing Sourcewell L3Harris Technologies Contract #020625-L3H. The current radios in service, Harris XG-25, contain components that are no longer manufactured and are being phased out. The initial quote submitted for approval was for the direct replacement of the Harris XG-25 radios. Subsequently, it was determined that both Pasco Fire Rescue and the Pasco County Sheriff's Office are transitioning to an upgraded radio model with cellular capability. This enhancement ensures continued communications in the event the primary radio system is disrupted or experiences a failure. The upgraded radio model increases the original quoted cost of \$175,000 by \$36,605, resulting in a total purchase amount of \$211,605.

Attachment(s):

1. FL_Zephyrhills PD_XL185P QUOTE#SRO0006656

Fiscal Impact:

The FY26 budget includes \$175,000 to acquire fifty (50) handheld radios and accessories. The difference between the approved budget and final quote is \$36,605. This increase can be absorbed within available P4P special revenue funds, as ZPD is currently under budget by approximately \$55,000 on other approved projects within the same fund source, including but not limited to the building exterior/roof reseal and paint project, vehicle purchases, in-car cameras, and furniture/fixtures.

Staff Recommendation:

Staff recommends approval of the purchase.



QUOTE

Please Submit Purchase Orders and Disbursement Orders to: sales@wmscom.com
 Williams Communications, Inc | 5046 Tennessee Capital Blvd | Tallahassee, FL 32303 Josh Franklin |
 jfranklin@wmscom.com

Quote #	SRO0006656	Date	02/13/2026
Customer #	C000000685	Phone	
Contact		Email	
Client PO#		Cell	
Address	Zephyrhills Police Department Attn: Chris Sweet Executive Assistant 6118 8th Street Zephyrhills FL 33542	Ship To	Zephyrhills Police Department Attn: Chris Sweet Executive Assistant 6118 8th Street Zephyrhills FL 33542

COMPANY PROPRIETARY & CONFIDENTIALITY

Description	QTY	Client Price	Ext. Total	List Price
PORTABLE,XL-185P,7/8,FKP,BLK,US,NA	50.00	\$2,035.00	\$101,750.00	\$ 2,750.00
OPERATION,LOAD NIFOG PERSONALITY	50.00	\$0.01	\$0.50	\$ 0.01
Feature-XL185P-P25 PH2 TDMA	50.00	\$203.50	\$10,175.00	\$ 275.00
Feature-XL185P-Encryption-Single Key AES	50.00	\$0.01	\$0.50	\$ 0.01
Feature-XL185P-Encryption-Single Key DES	50.00	\$0.01	\$0.50	\$ 0.01
Feature Pkg-L3Harris XL-P25 Trunking	50.00	\$1,332.00	\$66,600.00	\$ 1,800.00
Feature-L3H XL-Single Band-7/800	50.00	\$0.01	\$0.50	\$ 0.01
Battery-L3H-XL Series-Li-Ion 3100 mAh	100.00	\$129.50	\$12,950.00	\$ 175.00
Ante-L3Harris-XL Whip 1/2 Wv-762/870M	50.00	\$44.40	\$2,220.00	\$ 60.00
Mic-Spk-L3Harris XL Series-UL-Coil-No EB	50.00	\$147.26	\$7,363.00	\$ 199.00
Belt Clip-Harris XL Series-Metal	50.00	\$25.90	\$1,295.00	\$ 35.00
Charger-L3H XL-Desk-Radio&Batt+Batt Only	50.00	\$185.00	\$9,250.00	\$ 250.00
		Shipping & Handling:	-	
		Tax:	-	
		Client Total:	\$211,605.00	

Florida-Sourcewell/L3Harris Public Safety Contract #020625-L3H

May we send you a quote today?

Quote prices good for thirty calendar days. Quote does not include any applicable sales tax.

Custom ordered parts and speciality items are non-refundable. All other items are subject to a 30% restocking fee.

CONSENT ITEMS 1.3

24-2026-01 CHIPZ Inc. Grant Money

Issue:

Financial Assistance for Organizational Expenses

Background:

Community Hope Intervention Project of Zephyrhills (CHIPZ) is an established 501(c)(3) nonprofit organization, formally incorporated in January 2023. CHIPZ is operated by an experienced healthcare and human services professional and supported by more than fifty active community stakeholders. The stakeholders include local pastors, nonprofit representatives, and healthcare providers. CHIPZ is committed to identifying and addressing critical service gaps for vulnerable populations in Zephyrhills and surrounding areas.

The organization meets regularly to assess community needs, develop strategic solutions, and implement programs that promote a healthy and safe community. Through strong partnerships and dedicated volunteer support, CHIPZ has built a solid operational framework and demonstrated its capacity to deliver meaningful impact.

Grant funding will support operational expenses, including employee salaries, homeless prevention services (such as rent and utility assistance and reunification efforts), and required grant-matching funds.

Attachment(s):

1. 24-2026-01 GRANT AGREEMENT - CHIPZ INC_2026

Fiscal Impact:

Approval of the FY 2026 budget included funding in the amount of \$60,000 for CHIPZ. Agreement amount is \$60,000.

Staff Recommendation:

Staff recommends approval of agreement 24-2026-01.

**GRANT AGREEMENT BETWEEN
THE CITY OF ZEPHYRHILLS AND CHIPZ, INC.**

THIS AGREEMENT made and entered into this 23rd day of February, 2026, by and between **City of Zephyrhills, a Florida municipal corporation** with a mailing address of **5335 8th St., Zephyrhills, FL 33542** (hereinafter “City”), and **CHIPZ INC.**, with a mailing address of **6118 8th St., Zephyrhills, Florida 33542**, which is within the city limits of the City of Zephyrhills, in the State of Florida, (hereinafter “Grantee”).

W I T N E S S E T H:

WHEREAS, the City, on occasion, provides grants for qualified organizations to complete specified programs and projects, which constitute a public purpose or provide a public benefit (hereinafter “Grants”); and

WHEREAS, the Grantee has requested that the City provide grant monies in the amount of Sixty Thousand and 00/100 Dollars (\$60,000.00) to assist in furthering its mission; and

WHEREAS, all Grant monies under this Program shall be expended solely for the benefit of the citizens of Zephyrhills, specifically as outlined in this Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants described herein, and other good and valuable considerations, which the parties hereby determine to be sufficient, the parties agree as follows:

1. **RECITALS**: The above WHEREAS clauses are true and correct and are hereby incorporated into this Agreement by reference.

2. **GRANT**: City hereby awards Grantee a new Grant in the amount of Sixty Thousand Dollars and 00/100 (\$60,000.00). City shall distribute the funds under this Grant Agreement within forty-five (45) days of the execution of this Agreement.

3. **CONDITIONS**:

- a. Grantee shall use funds for purposes of furthering its mission to serve as a clearinghouse and centralized connection point for all services and aid available to assist and relieve the distress of the poor, underprivileged, mentally ill, and substance addicted residents of the community.
 - b. Grantee may use the funds to assist with its homelessness initiatives; hire a community liaison/grant writer/resource coordinator and provide wrap-around resources; provide financial services, rapid re-housing, and housing initiatives, for those in need.
 - c. The following are non-allowable expenditures: Lobbying or attempting to influence federal, state, or local legislation; private entertainment, food, beverages, bad debts, contingencies, fines and penalties, interest, or other financial costs, contributions and/or donations.
4. **TERM**: This grant is a one-time grant which is to be used or allocated for expenditures directly associated with the services provided as referenced above.
5. **APPLICABLE LAWS**: The Grantee must comply with all applicable laws, ordinances, and codes and shall, at its own expense, be responsible for all other fees or charges associated with the performance of the project or any other activities under this Agreement.
6. **INDEMNIFICATION**: The Grantee shall indemnify and hold the City harmless, including its elected and appointed officials, agents, contractors and employees, from and against all claims, damages, losses, and expenses, including, but not limited to, attorney's fees and costs, and attorney's fees on appeals rising out of or resulting from the carrying out of this Agreement, arising out of any work activities performed under this Agreement, or constituting a breach of any term of this Agreement, except if due to a negligent act of the City.

7. **AUDIT**: For a period of up to seven (7) years, after the end of the fiscal year in which the Grant is awarded or termination of this Agreement, the City shall have the right to review and audit all financial records or any other records having to do with this Agreement, at any time. Grantee agrees to cooperate fully on any review or audit conducted by the City.

8. **REPAYMENT PROVISION**: The Grantee shall immediately pay back the grant funds provided herein if, at any time, the Grantee is determined to be in breach of contract as outlined herein.

9. **BREACH OF CONTRACT**: The City shall have the sole discretion to determine that Grantee has breached this Agreement. A breach shall include, but not be limited to, failure to utilize the funds as directed within this Agreement and failure to allow the City to audit the financial records of the Grantee. If the Grantee is found to be in breach of contract pursuant to this paragraph, the Grantee shall be precluded from applying for any further grants from the City.

10. **GRANTEE AS INDEPENDENT CONTRACTOR(S)**: It is agreed between the parties that the Grantee is a third-party not-for-profit entity and independent contractor and is not an employee or agent of the City.

11. **AMENDMENTS**: Any such amendments must be mutually agreed upon by the parties and must be in writing.

12. **NOTICES**: Any notices to the Grantee, under this Agreement, shall be mailed to:

**CHIPZ INC.
6118 8TH STREET
ZEPHYRHILLS, FL 33542**

Any notices to the City, under this Agreement, shall be mailed to:

**CITY OF ZEPHYRHILLS
CITY MANAGER
5335 8th STREET
ZEPHYRHILLS, FL 33542**

13. **ENTIRE AGREEMENT**: This Agreement incorporates the entire Agreement between the parties hereto, and no statements, representations, or terms not included within the written terms of this Agreement can be considered a part of this Agreement.

14. **GOVERNING LAW AND VENUE**: This Agreement will be governed by and construed in accordance with the laws of the State of Florida, and venue shall be Dade City, Pasco County, Florida.

IN WITNESS WHEREOF, the City and Grantee have executed this Agreement on this 23rd day of February 2026.

ATTEST:

CITY OF ZEPHYRHILLS

Ricardo Quiñones, City Clerk

By: _____
Charles E. Proctor, Council President

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

Witnesses:

CHIPZ INC.

Signature

By: _____

Derek Brewer, President

Printed Name

Signature

Printed Name

STATE OF FLORIDA
COUNTY OF PASCO

PERSONALLY APPEARED before me, the undersigned authority, _____ as President of and on behalf of CHIPZ INC., personally known to me or who produced a driver's license as identification, and he/she acknowledged before me that he/she executed the foregoing instrument on behalf of Community Hope and Intervention Project of Zephyrhills, Inc. as its true act and deed, and that he/she was authorized to do so.

WITNESS my hand and official seal this _____ day of _____, 2026.

Notary Public

Print Name: _____

My Commission Expires: _____

CONSENT ITEMS 1.4

Utility Service Agreement **45-2026-02** for Gary Stambaugh (4915 Coral Street)

Issue:

Request Council approval for Council President to sign the Agreement Arising Out of a Request For City Water Services Outside Corporate Limits.

Background:

The property is located outside the city limits, but within our utility service area. The property is located south of 5th Avenue and 1st Street intersection.

Attachment(s):

1. 45-2026-02 Gary Stambaugh

Fiscal Impact:

There are minimal monetary impacts to the City as the normal fees will be paid by the owners.

Staff Recommendation:

It is recommended City Council approve Council President to sign the Outside Water Agreement.

AGREEMENT ARISING OUT OF REQUEST FOR CITY SERVICES
OUTSIDE CORPORATE LIMITS

THIS AGREEMENT, entered into this 6th day of February, 2026, between Gary Stambaugh hereinafter referred to as parties of the first part, and the City of Zephyrhills, a municipal corporation, hereinafter referred to as the City.

WITNESSETH

WHEREAS, the parties of the first part owning land outside the corporate City limits of the City of Zephyrhills have requested certain utility services, and

WHEREAS, the City Council of the City of Zephyrhills has established a plan for the provision of utility services outside the corporate limits, and

WHEREAS, this agreement must be executed by all interested parties for the providing of such utility services.

NOW, THEREFORE, BE IT AGREED between the parties hereto as follows:

1. The City does hereby agree to provide services to the parties of the first part consisting of ~~water/sewer~~ to the parcel of land described as follows:

Physical Address: 4915 Coral Street Zephyrhills FL 33542

Parcel Identification Number: 15 26 21 0050 00000 0040

Legal Description:

WINTERS SUB PB 8 PG 79 LOT 4 OR 1743 PG 402 OR 4739 PG
1059

2. The parties of the first part do hereby affirm that the lands to which said services shall be provided are ~~are/XXXX~~ contiguous to the corporate limits of the City of Zephyrhills, and that said parties of the first part are the owners of lands involved, described above.

3. By the execution of this agreement the parties of the first part do hereby agree that all lands involved in this agreement shall at the sole discretion of the City, be annexed and become part of the City of Zephyrhills by ordinance when said property becomes contiguous to the corporate boundaries of the City of Zephyrhills.

Furthermore, the parties of the first part shall do all things necessary to execute any instruments required to effect such annexation, and in the absence thereof, does hereby appoint the City Manager of Zephyrhills as attorney-in-fact to sign such documents as are necessary for such annexation on behalf of the parties of the first part or their successors or assigns.

4. (a) The parties of the first part shall be liable for all costs incurred in the installation of water lines, ~~sewer lines~~ or conduit of any type for the purposes of providing the municipal services aforementioned and shall indemnify the City against any claim for such installation.

(b) If such water lines, ~~sewer lines~~ or conduit will be available to serve other intervening land, the City, at its sole discretion, may reimburse the parties of the first part for a portion of the cost of construction, such reimbursement being consistent with current City policy as expressed by Resolution or Ordinance.

(c) Prior to the time that said land area involved is annexed to and becomes part of the City of Zephyrhills, the parties of the first part do hereby agree to be solely responsible for the payment

of any consumer rate or fee levied by the City of Zephyrhills for the aforementioned municipal service(s) provided to the land involved therein.

(d) Default in any payment due the City for such municipal services prior to annexation shall give the City the immediate right to terminate the municipal services provided for above, but shall not operate to waive any other rights to enforce this agreement by the City.

5. Other than timely providing the service as hereinabove referenced, it is agreed that this contract creates no obligation of the City to provide other City services to the referenced property in any manner other than as growth permits in the sole discretion of the City, provided, however, that at any time the City exercised its discretion to provide those services, party of the first part shall be obligated for all costs incurred in the installation of those lines or conduit from the closest feasible attachment point now existing to the boundary line of the property owned by the parties of the first part and contemplated herein as well as within the limits of the referenced property owned by the parties of the first part.

6. Water meters shall be installed on all units (residential and ~~business~~) located on the above-referenced lands as determined by the City. The party of the first part does hereby agree to become liable for per unit connection fees at the rate existing at the time services are connected plus the costs of water meters installed and the cost of extending the present ~~water/sewer~~ lines to the aforementioned lands. In addition, all costs of inspection of connecting lines deemed necessary by the City shall be billed to party of the first part at City's costs and paid for when billed.

Should the party of the first part fail to pay the aforementioned fees and costs with the time designated, the City shall be entitled to a lien against the premises herein described, which shall bear interest at the rate charged for similar liens, and may be foreclosed at the option of the City. Any such foreclosure action shall obligate the party of the first part, in addition to the aforementioned fees and costs, to pay to the City all costs and reasonable attorney fees incurred in such action.

7. Notwithstanding the provisions of paragraph 6, above, parties of the first part acknowledge that they are aware of the present connection fees and water meter installation charges; that the charges as to this specific property shall be:

1. Those in effect at the time of connection, the time of application therefor or the time the connection fee is paid, whichever is greater; or
2. The City agrees that the present connection rates in effect at the time of approval of this petition shall apply provided payment is made in full for all such connection charges within ninety (90) days of the approval of this petition.

8. The City's obligation to supply the services herein shall not be binding unless connection fees shall be paid within six (6) months after approval of this petition. All others shall be at the discretion of the City.

9. Parties of the first part do agree to submit all plans, site plans, and construction plans to the City for review prior to the construction of any improvement and do agree to amend those plans to comply with the minimum standards of the City for the construction and installation of public utilities.

10. Parties of the first part shall execute any easement necessary granting unto the City the right to use all streets, alleys, or thoroughfares and utility easements presently located on, or to be

located on, said lands at a future date in order that the City may have full right of access for the purpose of maintenance of and providing the requested service(s) to said lands.

11. This agreement shall be a covenant running with the land and shall be binding upon all parties, their heirs, administrators, executors, or assigns, it being fully understood between all parties that this agreement is executed in conformity with the appropriate recording statutes and will be filed in the Official Records of Pasco County, Florida, by either party.

CITY OF ZEPHYRHILLS

ATTEST _____
CITY CLERK

BY: _____
PRESIDENT OF CITY COUNCIL

BY: _____
MAYOR

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this date before me a Notary Public duly authorized in the State and County above named to take acknowledgements, personally appeared Charles E. Proctor, President of City Council, Melonie Bahr Monson, Mayor and Ricardo Quiñones, City Clerk, respectively, known by me to be the persons described in and who executed the foregoing agreement on behalf of the City of Zephyrhills.

WITNESS my hand and official seal in the State and County aforesaid this _____ day of _____, 20____.

NOTARY PUBLIC
My Commission Expires:

(SEAL)
x [Signature]
Witness Signature
Maria Garcia
Witness Printed Name
x [Signature]
Witness Signature
Lindsay Bateman
Witness Printed Name
x
Witness Signature

Witness Printed Name

x [Signature]
Applicant Signature
x Kathryn Ambros
Applicant Printed Name

Applicant Signature

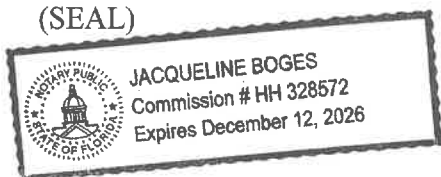
Applicant Printed Name

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this date before me a Notary Public duly authorized in the State and County above named to take acknowledgements, personally appeared Kathryn Michelle Ambros known by me to be the person(s) described in or who produced _____ as identification and who executed the foregoing agreement on behalf of the party of the first part.

WITNESS my hand and official seal in the State and County aforesaid this 6th day of February, 2026.

[Signature]
NOTARY PUBLIC
My Commission Expires: December 12, 2026



Kathryn Copy

DURABLE POWER OF ATTORNEY (LIMITED)

The powers you grant below continue to be effective should you become disabled or incompetent.

I, Gary E. Stambaugh 2700 N. Stambaugh, residing at Bad Axe Mich 48413, hereby grant a limited and specific power of attorney to Kathryn Ambros, residing at 38104 9th Ave Zephyrhills Florida 33542, and appoint this individual as my Attorney (attorney-in-fact).

My Attorney shall have full power and authority to act in my name, place and stead for only the following specific limited purpose(s) to the same extent as if I had done so personally. AS A Rental Manager of my Rental Trailer And Property, Rent To possible Renters, Collect Rent Payments, And on ERIC RESIDENTS IF NECESSARY, AND CITY DEPARTMENTS LOCATED AT GARY E. STAMBAUGH 4915 Canal St. Zephyrhills Florida 33542

The authority granted shall include the full power and authority to perform all and every act and duty that is reasonably required or necessary to perform the duties and authorities listed above.

My Attorney accepts this appointment subject to its term and agrees to perform in a fiduciary capacity consistent with my best interests. X. K. Ambros
Signature KATHRYN AMBROS

If any part of any provision of this power of attorney shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such validity only, without affecting the remaining provisions.

I hereby revoke any power of attorney heretofore given covering the authority and powers herein granted, without prejudice; and I hereby ratify and confirm all previous acts of my Attorney or Attorneys with the same force as if such acts had been done after the execution and delivery of this power of attorney.

I may at any time revoke this power of attorney by completing the Revocation portion of this form below or by filing an instrument of revocation in the records of the county in which I reside.

This power of attorney shall become effective immediately, and shall not be affected by my disability or lack of mental capacity, except as provided by an applicable state statute.

If my Attorney named by me dies, becomes legally disabled or refuses to act, I name the following to act as successor to my Attorney: _____

In Witness Whereof, I have executed this Limited Power of Attorney, this 30th day of January, 2026.

Gary E. Stambaugh
Principal Signature

Lee Ann Dees
First Witness Name

Amanda Page
Second Witness Name

CORA CARR
NOTARY PUBLIC, STATE OF MI
COUNTY OF HURON
MY COMMISSION EXPIRES Dec 14, 2031
ACTING IN COUNTY OF Huron

Lee Ann Dees
First Witness Signature

Amanda Page
Second Witness Signature

STATE OF Michigan COUNTY OF Huron

Durable Power of Attorney (Limited)
B-045-8, Version:06, 95607018893

IMPORTANT NOTICE: This is a generalized form and does not constitute the rendering of legal advice or services. If you want specific advice geared to the law in your state and to your specific circumstances, consult a lawyer in your state. State laws vary significantly and this form was not prepared by a person licensed to practice law in your state. © 2005-2021 Mindsources Technologies Inc. All Rights Reserved.

ACKNOWLEDGEMENT

Sworn to and subscribed before me, this the 21st day of January, 2026.

Cora Carr
Notary Public

My Commission Expires: 12/14/31

REVOCATION

This Durable Power of Attorney (Limited) is hereby revoked by signing below.

Dated this _____ day of _____, 20_____.

Principal Signature

This revocation is signed, sealed and delivered in the presence of:

Witness Name

Witness Signature

Notary Public

My Commission Expires: _____

CONSENT ITEMS 1.5

Duke electrical service to Airport Box Hangars [25-23-03]

Issue:

The electric service near the site is not adequate to supply the power needed for both hangars and future needs. This additional cost was not anticipated or accounted for when the original project was approved. (**\$105,356.25**). On a positive note, there is a surplus of (**\$138,986.42**) remaining from the taxiway F project. Both projects are in the same capital infrastructure line item. Not asking for additional funds, only shifting surplus funds from contractor to Duke Energy to supply the power needed. (42004200-563000-23P02).

Background:

State appropriations grant FPN: 441915-2-94-01, Contract #G2C11. The original project included the design and construction of the FBO, two box hangars and taxiway F. This project has been amended not to include the design and construction of the FBO/ terminal building. The total budget is \$6,600,000 at 100%

Attachment(s):

1. 2026 Duke power install box hangars

Fiscal Impact:

Budgeted in FY 2026

Staff Recommendation:

Staff recommends City Council's consideration for approval of the Duke Energy invoice # F5689708102, \$105,356.25.



INVOICE

Invoice: F5689708102
 Invoice Date: 2/11/2026
 Page: 1 of 1

Email sent to customer on 02/11/2026

Bill to: ZEPHRHILLS MUNICIPAL AIRPORT
 39450 SOUTH AVE
 NATHAN COLEMAN
 ZEPHYRHILLS FL 33542

Customer ID: 000364926
 PO / Contract No:
 Payment Terms: Net 30
 Due Date: 3/13/2026

Amount Due: \$105,356.25

Invoice for work or services performed at: 39450 South Ave HNGR 2 ZEPHYRHILLS FL

For questions about your invoice, please contact Darryl K Foshee at 727 8594002

Line	Date of Charge	Description	Net Amount
1	02/10/2026	Customer contribution INSTALLATION OF RADIAL 3 PHASE PRIMARY CABLE, 3 PHASE PAD MOUNT TRANSFORMER.	\$105,356.25
Amount Due:			\$105,356.25

To pay electronically, please allow 24 hours from the time this invoice is received and use website <https://www.e-billexpress.com/ebpp/DukeEnergy>. Enter your customer ID and billing zip code from above.

TO AVOID SERVICE INTERRUPTION, PLEASE DO NOT SEND MONTHLY UTILITY ACCOUNT PAYMENTS TO THIS ADDRESS

Please detach and return with your payment. Please indicate invoice number on check.

Payment Coupon

Please make check payable to:

Duke Energy
 PO Box 602880
 Charlotte NC 28260-2880

ACH Instructions:

Wells Fargo - Florida
 121000248
 Duke Energy
 002062640508238

Invoice Number: F5689708102

Corporation Code: 50226
 Please Pay By: 3/13/2026
 Customer ID: 000364926
 Total Amount Due: **\$105,356.25**

Fed Tax ID # 56-2155481

ZEPHRHILLS MUNICIPAL AIRPORT
 39450 SOUTH AVE
 NATHAN COLEMAN
 ZEPHYRHILLS FL 33542

Amount Enclosed



1806353638393730383130320000100105356250

CONSENT ITEMS 1.6

Amendment No. 1 - Kimley Horn Task Order 24-156

Daughtery Road and Green Slope Drive Improvements to Include Pump Equipment Upgrade

Issue:

In September 2024, City Council authorized Kimley-Horn to design the improvements for the Daughtery Road and Green Slope Drive Intersection. It is now determined that the Green Slope Drainage pump will need to be upgraded to handle the additional volume. It is prudent to let Kimley-Horn design the pump upgrade as well.

Background:

The original task order in September 2024 included the design of the southbound right-turn along with the north leg of Green Slope Drive, including three stormwater drains to accommodate the roadway widening.

Attachment(s):

1. Kimley Horn W.O. 24-158 Amendment 1

Fiscal Impact:

The original design task order was for \$104,155. The pump design will increase the task order by \$15,247.

Staff Recommendation:

Authorize the design admendment.



**AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN CLIENT
AND KIMLEY-HORN AND ASSOCIATES, INC.**

This is Amendment number 1 dated February 9, 2026 to the agreement between CITY OF ZEPHYRHILLS ("Client") and KIMLEY-HORN AND ASSOCIATES, INC. ("Kimley-Horn" or "Consultant") dated September 23, 2024 ("the Agreement"), concerning Work Order No. 24-158 (the "Project").

Kimley-Horn has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include services to be performed by Consultant for compensation as set forth below in accordance with the terms of the Agreement, which are incorporated by reference.

CLIENT:

CITY OF ZEPHYRHILLS


By: _____

Title: _____

Date: _____

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

By:  _____

Title: Project Manager _____

Date: February 9, 2026 _____

Kimley-Horn will perform the following services:

Task A – Design Services for Green Slope Drive Pump Equipment Upgrades as Requested by the Client

As requested by the Client, Kimley-Horn will provide design for the Green Slope Drive Pump Upgrades. The electrical design will replace existing equipment and add automation to the existing valve. The electrical design services will include:

- Two site visits to determine existing conditions and power company coordination
- Upgrade or relocate the existing 240-volt 1-phase electrical service
- Pump control panel with level control
- Valve actuator
- Coordination of remote monitoring
- Submit and address comments on up to two (2) rounds of design plans, specifications, and cost estimates.
- Provide signed and sealed permit plans

These services do not include design of any electrical, instrumentation and controls except those items listed above.

Kimley-Horn and Client agree to the following general schedule in connection with the Additional Services set forth above:

Kimley-Horn will conduct these services expeditiously as practicable to meet a mutually agreed upon project schedule.

For the Additional Services set forth above, Client shall pay Kimley-Horn the following additional compensation:

Kimley-Horn will provide the services described in Task A for a lump see fee of \$15,247.

BUSINESS ITEMS 2.1

Appointments for Historic Preservation Board alternates.

Issue:

Appointments to the City's Historic Preservation Board.

Background:

The City's Historic Preservation Board has one regular board seat and two alternate positions that are open. Elle Rowe has resigned due to being unable to attend the meetings, Tiffany Jenkins has relocated and Vivian Donahue unfortunately passed. Staff has reviewed the applications submitted and conducted interviews and recommend the following 3 individuals: Martin Harm, Rick Hillman & Nancy Sung Shelton. The applications are attached.

Attachment(s):

1. Board Application_Martin Harm
2. Board Application_Rick Hillman
3. Board Application_Nancy Sung Shelton

Fiscal Impact:

NA

Staff Recommendation:

Approval

Lori Hillman

From: Lori Hillman
Sent: Wednesday, January 11, 2023 7:40 AM
To: Todd Vandeberg
Cc: Audrey McGuire
Subject: FW: Online Form Submittal: Application for Board Membership

Below is an application for Board Membership to the Planning and Historic Preservation Boards.

Lori Hillman, MMC
City Clerk
City of Zephyrhills
5335 Eighth Street
Zephyrhills, FL 33542
(813)780-0004

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, January 10, 2023 8:42 PM
To: Lori Hillman <LHillman@ci.zephyrhills.fl.us>
Subject: Online Form Submittal: Application for Board Membership

EXTERNAL EMAIL

Application for Board Membership

Name:	Martin H. Harm
Address:	5239 10th Street Zephyrhills FL. 33542
Home Phone:	813-784-0844
Business Phone:	<i>Field not completed.</i>
Cell Phone:	813-784-0844
Email:	MHarmPi@gmail.com

I would like to be considered for membership on the following city boards/committees:
Rank your first choice by placing "1" in the drop down. If you would consider an alternative appointment, if not appointed to the 1st choice, please place a "2" and so on in the drop down of the alternative boards/committees.

Board of Adjustment, Code Enforcement & Appeals	<i>Field not completed.</i>
---	-----------------------------

Planning Commission	1
Library Board	<i>Field not completed.</i>
Airport Authority	<i>Field not completed.</i>
Historic Preservation Board	1
Parks & Recreation Advisory Board	<i>Field not completed.</i>
Mayor's Youth Council	<i>Field not completed.</i>
Are you a resident of the city?	Yes
How long have you been a resident of the city?	4 years
Are you a resident of the county?	Yes
How long have you been a resident of the county?	20 years
Are you a registered voter?	Yes
Are you a property owner?	Yes
Why do you wish to serve on this city board/committee?	To Help out the city to continue its focus. On the historic district and its goal to preserve and respect all the guidelines.
What is it in your background that has prepared you for this volunteer role?	I already volunteer with other city groups and have been in business role for 30 years
Do you now or have you ever served on a government appointed board or committee?	Yes
Where and under what circumstances did you serve on a government appointed board or committee?	Currently I am Treasurer on the Main Street Board

What can you contribute to this board?

A residence point of view, owning two homes in the historic District of Zephyrhills.

Email not displaying correctly? [View it in your browser.](#)

Lori L. Hillman, MMC

From: noreply@civicplus.com
Sent: Friday, March 22, 2024 11:30 AM
To: Lori L. Hillman, MMC; Kevin Weiss; Hunter Gearhart
Subject: Online Form Submittal: Application for Board Membership

EXTERNAL EMAIL

Application for Board Membership

Name: Rick Hillman

Address: 39142 Sabal Avenue

Home Phone: 3526919738

Business Phone: *Field not completed.*

Cell Phone: 3526919738

Email: hhmajor51@yahoo.com

I would like to be considered for membership on the following city boards/committees:
Rank your first choice by placing "1" in the drop down. If you would consider an alternative appointment, if not appointed to the 1st choice, please place a "2" and so on in the drop down of the alternative boards/committees.

Board of Adjustment, Code Enforcement & Appeals	1
Planning Commission	2
Library Board	<i>Field not completed.</i>
Airport Authority	<i>Field not completed.</i>
Historic Preservation Board	<i>Field not completed.</i>
Parks & Recreation Advisory Board	3
Mayor's Youth Council	<i>Field not completed.</i>
Are you a resident of the city?	No

Are you a resident of the county?	Yes
How long have you been a resident of the county?	2005
Are you a registered voter?	Yes
Are you a property owner?	Yes
Why do you wish to serve on this city board/committee?	Served on a planning board in NY was a home inspector and served in the Army Corps of Engineers and Logistics Ret as a Major
What is it in your background that has prepared you for this volunteer role?	Military education member of the Masons past president of MOAA Chapter
Do you now or have you ever served on a government appointed board or committee?	Yes
Where and under what circumstances did you serve on a government appointed board or committee?	Elected to a planning board in NY
What can you contribute to this board?	40 Yrs of construction 30 yrs of military service

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Application for Board Membership

From noreply@civicplus.com <noreply@civicplus.com>

Date Thu 1/15/2026 4:06 PM

To Ricardo Quiñones <rquinones@zephyrhills.gov>; Kevin Weiss <KWeiss@zephyrhills.gov>; Kevin Weiss <KWeiss@zephyrhills.gov>; Clerks <clerks@zephyrhills.gov>

EXTERNAL EMAIL

Application for Board Membership

Name:	Nancy Sung Shelton
Address:	4828 8th St, Zephyrhills FL 33542
Phone Number:	8134062399
Email:	nancysungshelton.citizen@gmail.com

I would like to be considered for membership on the following city boards/committees:

Rank your first choice by placing "1" in the drop down. If you would consider an alternative appointment, if not appointed to the 1st choice, please place a "2" and so on in the drop down of the alternative boards/committees.

Board of Adjustment, Code Enforcement & Appeals	<i>Field not completed.</i>
Planning Commission	2
Library Board	4
Airport Authority	<i>Field not completed.</i>
Historic Preservation Board	3
Parks & Recreation Advisory Board	1
Mayor's Youth Council	<i>Field not completed.</i>
Are you a resident of the city?	Yes

How long have you been a resident of the city?	4+ years
Are you a resident of the county?	Yes
How long have you been a resident of the county?	4+ years
Are you a registered voter?	Yes
Are you a property owner?	Yes
Why do you wish to serve on this city board/committee?	To commit to being a part of the solution for the future of Zephyrhills and my neighbors by including my voice representing new ideas and different perspectives I've collected by those closest to the impact of decisions made on their behalf
What is it in your background that has prepared you for this volunteer role?	Have served on Boards in both leadership and advisory capacity. As a consultant with subject matter expertise in capacity building through a culturally responsible lens, I possess a successful professional record of bridging gaps in understanding and circumstances between invested parties. I am a big picture, strategic thinker, utilizing a realist approach -- sprinkled with a little creative and innovative "pie in the sky" vision.
Do you now or have you ever served on a government appointed board or committee?	No
What can you contribute to this board?	Strategic planning, public speaking, community development, a deep understanding of the benefits and challenges regarding the diversity of the community's residents. Passion and great humor!

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BUSINESS ITEMS 2.2

Discuss Conditional Use Amendmnet -Waronker Hotel
Resolution 847-25

Issue:

Council review of Resolution 847-25 concerning a request by David Waronker / Len Johnson for an amendment to the Resolution / condition requirement of the hotels to have a full-service restaurant.

Background:

The City adopted Resolution 847-25 for a conditional use for two 4-story hotels on the north end of town / east side of US HWY 301 on March 10, 2025. A copy of the resolution is included as an attachment along with Exhibit A which includes the approval conditions. Condition number 1 states: Any hotel to be constructed on the property shall have, within the hotel building itself, a full-service restaurant, along with conference / banquet facilities. The original discussion included the restaurant requirement in an attempt to help secure a "higher" end hotel that could assist in economic development and opportunities to land a hotel that could provide meetings / banquets as there are no hotels locally providing this niche. Mr. Len Johnson (attorney) has submitted a letter (attached) with a request for the Council to consider an amendment to the aforementioned condition citing that the mid-range hotels as a general rule they don't provide full-service restaurants. Breakfast service and more limited food items can be located in a separate area with food / drink products. The specific request is a modification of the first condition on Exhibit A, to reflect instead of a "full-service restaurant" to amend to: food service, including breakfast, and pre-packaged or pre-prepared food and meals available for purchase on site throughout the day and evening. The remaining conditions, including the requirement for conference / banquet facilities, would remain.

Attachment(s):

1. Hotel conditional use amendment request letter
2. Resolution No. 847-25(10543106.1)
3. HS_Brand Pitch Deck_July 2024 (1)

Fiscal Impact:

NA

Staff Recommendation:

The applicant will be in attendance at the Council meeting for a presentation and available for questions / comments. If council agrees to the applicant's request, an amendment to the original

Resolution conditions shall be required and brought back to Council.

To: Todd Vandenberg <TVandenberg@zephyrhills.gov>

Cc: David Waronker <dw@gocbd.com>

Subject: FW: Wire Ranch Hotels

EXTERNAL EMAIL

Last email on this per your request. Len



Leonard Johnson

Partner

813-694-7588 Office | 813-223-7118 Fax

400 N Ashley Drive, Suite 3100, Tampa, FL 33602

JOHNSON POPE
BOKOR RUPPEL & BURNS, LLP
COUNSELORS AT LAW



www.jpfirm.com |  
[vCard](#) | [email](#)

TAMPA BAY BUSINESS JOURNAL



2025 BEST PLACES TO WORK

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From: Len Johnson <lenj@jpfirm.com>

Sent: Friday, December 12, 2025 2:12 PM

To: Todd Vandenberg <TVandenberg@zephyrhills.gov>

Cc: David Waronker <dw@gocbd.com>

Subject: RE: Wire Ranch Hotels

Todd...let me give a bit more detail on our request, and the current state of play on the existing conditions. The discussion originally when talking with you, and subsequently the Council, centered around having amenities that would attract meetings to the area, which included meeting facilities, food service, and a bar set up. That is reflected in the conditions attached as Exhibit A to the resolution that was adopted, which is attached above.

What we have found out since that time, is that as a rule, mid-range hotels no longer have a "full-service" restaurant, meaning they do not set up for three meals a day. They do generally have some type of breakfast service, often a buffet, and more limited food items are then available the rest of the day from an area by the front desk. Our only request to depart from the original approval is to address this issue to reflect the reality of the mid-level products being approved by Hilton, Hyatt, Marriott and the like. They would have meeting/banquet facilities, as well as bar service generally adjacent to the lobby area. An example of what that would look like is in the pitch deck previously provided in my November 4 email, and attached above for easy reference, using a Hyatt Studios hotel as an example of what the major brands are now doing.

Specifically, what we would be requesting is a modification of the first condition on Exhibit A, to reflect the following, instead of “a full-service restaurant”: food service, including breakfast, and pre-packaged or pre-prepared food and meals available for purchase on site throughout the day and evening. We are not looking for any other revisions to conditions. We would request a confirmation that we have been taking sufficient steps in pursuing the conditional use process to extend the initial expiration date for an additional 12 month period.

Thank you, and we look forward to talking further with you on this. Len



Leonard Johnson

Partner

813-694-7588 Office | 813-223-7118 Fax

400 N Ashley Drive, Suite 3100, Tampa, FL 33602

JOHNSON POPE
BOKOR RUPPEL & BURNS, LLP
COUNSELORS AT LAW



www.jpfirm.com |  
[vCard](#) | [email](#)

TAMPA BAY BUSINESS JOURNAL



2025 BEST PLACES TO WORK

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From: Todd Vandenberg <TVandenberg@zephyrhills.gov>
Sent: Tuesday, November 25, 2025 4:18 PM
To: Len Johnson <lenj@jpfirm.com>; David Waronker <dw@gocbd.com>
Subject: Re: Wire Ranch Hotels

Warning: The sender Todd Vandenberg <TVandenberg@zephyrhills.gov> seems to be using a different email address than in the previous correspondence (Todd Vandenberg TVandenberg@ci.zephyrhills.fl.us), this often indicates an impersonation attempt.

Hey guys, previously I had sent an email to Billy and Matt to discuss. I hadn't heard back but talked with Billy today and suggested Lenn if you can provide a synopsis of the prior conditional use approval, the conditions and specifically the restaurants and any / all full details of the issues that you have run into and put that in writing to me and I will share with he others.

Thanks,
Todd

From: Len Johnson <lenj@jpfirm.com>
Sent: Tuesday, November 25, 2025 10:47 AM

RESOLUTION NO. 847-25

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE C1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT ON PARCEL NO. 26-25-21-0000-00700-0000; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application was filed by Wareco-Pasco I, LLC for a conditional use to exceed the height limitations of the C1 (Neighborhood Commercial) zoning district to allow an increase to a maximum of height of forty-eight feet (48') on hotel buildings to be located on approximately 8.52 acres (MOL) of real property generally located on the east of US 301, and north of Kossik Road with the parcel ID no: 26-25-21-0000-00700-0000; and

WHEREAS, the subject property zoning is C1 (Neighborhood Commercial) which allows up to maximum height of 30 feet or two stories; and

WHEREAS, the City of Zephyrhills Land Development Code, Subsection 7.01.01.04 allows for heights in excess of the maximum established for the zoning district to be considered as a conditional use in accordance with the following:

1. Mid-rise structures (between three and five stories inclusive) may be erected if all applicable requirements of Resolution #147 are met;
2. Mid-rise structures, when permitted, may be erected to a height not exceeding 75 feet if the building is set back from each setback line at least one additional foot for each additional two feet of building height above 30 feet; and
3. In no case shall a structure exceed the height limitations determined to protect the approach and clear air zones established for the Zephyrhills Municipal Airport, as currently adopted or subsequently amended.

WHEREAS, the application for a conditional use to exceed the height limitations of the zoning district has been found to be in compliance with the requirements of Subsection 7.01.01.04 and the standards of a conditional use outlined in Part 11.10.00 of the City of Zephyrhills Land Development Code; and

WHEREAS, the granting of the conditional use shall be subject to the following:

1. The holder of a conditional use permit shall be authorized to utilize the site or location of the use only in a manner specified in the written approval and conditions specified therein. Any substantial expansion, alteration or change in the conditional use authorized by the written approval must be reviewed by City Council in the same manner in which the original conditional use was reviewed.
2. An expansion, alteration or change of a conditional use shall be deemed to exist where a substantial modification of the standards provided for in number 1 above results from activity associated with the conditional use or a substantial change of circumstances or conditions arise.
3. The conditions and stipulations shall become part of the written approval and must followed by the applicant or any successor in interest.

- 4. The conditional use shall run with the subject property.
- 5. The conditional use shall obtain an approved site development plan and all necessary permits from the City of Zephyrhills or other jurisdictional entity and shall pay all related impact fees.
- 6. The additional conditions outlined on Exhibit "A" attached hereto.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA:

- Section 1.** The foregoing findings are incorporated herein by reference and made a part hereof.
- Section 2.** The application to exceed the height limitations of the C1 zoning district with a maximum of forty-eight feet (48') for the construction of one or more Hotels on the property with Parcel ID numbers: 26-25-21-0000-00700-0000 is hereby approved subject to the conditions contained herein and as outlined Exhibit "A" attached hereto incorporated herein by reference.
- Section 3.** The conditional use is approved for the benefit of the applicant and the applicant's successors and/or assigns and only for the use to construct two hotels with a maximum height of forty-eight feet (48') as specified within the application only, subject to the conditions stated herein. The character and benefit of this conditional use shall not change but may be transferred without City Council approval by resolution.
- Section 4.** The conditional use shall expire 12 months after the date of approval, unless a building permit application process, or access and/or drainage improvements for the benefit of the site have commenced or commercial check has been issued or initiated within the 12-month period.
- Section 5.** The City Council does hereby expressly find that the provisions of this resolution are in conformity with the Comprehensive Plan of the City of Zephyrhills, as amended.

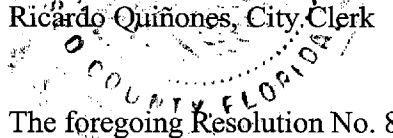
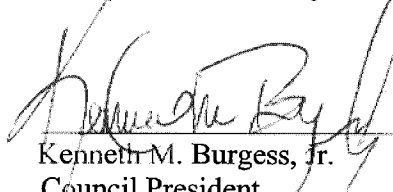
This Resolution No. 847-25 shall run with the subject property and shall inure to the benefit of and be binding upon Wareco-Pasco I, LLC., as owner, and its successors and assigns. All references to "applicant" herein shall mean Wareco-Pasco I, LLC. and its successors and assigns.

The foregoing Resolution No. 847-25 was read and passed, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of March 2025.

Attest:

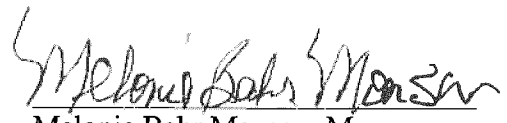


Ricardo Quinones, City Clerk

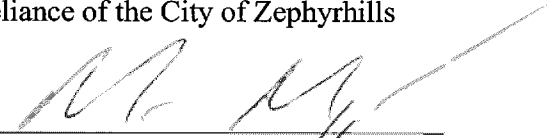
Kenneth M. Burgess, Jr.
Council President

The foregoing Resolution No. 847-25 was approved by me this 10th day of March 2025.



Melonie Bahr Monson, Mayor

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



Matthew E. Maggard, City Attorney

Exhibit A
Conditions to Resolution 847-25

1. Any hotel to be constructed on the Property shall have, within the hotel building itself, a full-service restaurant, along with conference/banquet facilities. Additionally, the following designed standards must be met:
 - a. Multiple exterior primary surface paint colors.
 - b. Architectural and design accoutrements and various construction to break up monotony of a standard construction.
 - c. Roofline elements to provide varying roofline for aesthetic appeal.
 - d. Building frontage architectural offsets to provide additional architectural design and details to for aesthetic appeal.
 - e. Covered portico drive thru entrance.
2. Any hotel to be constructed on the Property shall not exceed forty-eight feet (48') in height.
3. Pursuant to the proposed project plans provided with this application, the Property, along with the parcel adjoining the Property immediately to the east, ("Townhome Parcel") shall be accessed by a privately maintained access from US 301 (the "Access Parcel"). Such Access Parcel shall be privately constructed and maintained by the Property owner, and the Townhome Parcel owner, and shall be constructed and maintained to City standards. Coordination of the construction and maintenance shall be by private agreement.
4. The hotel project shall provide the appropriate agreements for construction and maintenance of the drainage and stormwater retention that will be shared with and located on the Townhome Parcel. The issuance of any permit for the Property is contingent upon the Property Owner providing City with the property agreements with Townhome Parcel for stormwater drainage and retention as well as agreements for the construction and maintenance of the stormwater facilities proposed to be shared with the Townhome Parcel.
5. Property Owner shall use its best efforts to preserve trees on the Property along US 301.
6. Provide a perimeter type C landscape buffer.
7. Property Owner will cooperate with the City to provide an area for a potential future walking trail along the eastern perimeter of the Property, if feasible, based on engineering and safety considerations.

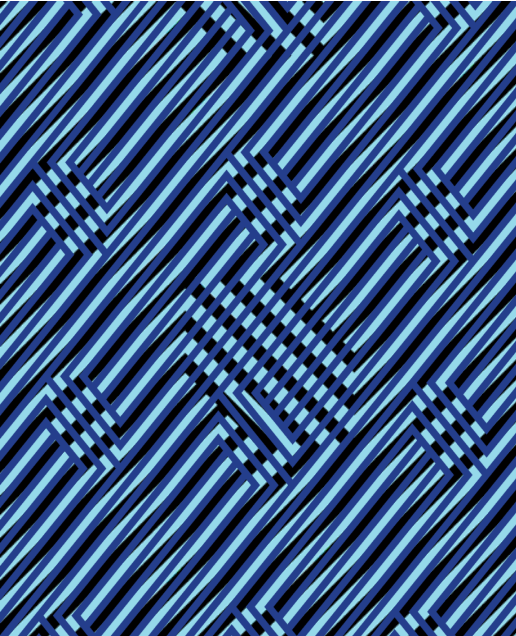


Introducing Hyatt Studios 2024

The information in this document does not constitute an offer by Hyatt or any party to enter into a franchise, management, or other similar agreement. The information in this document is based on information available to Hyatt at the time that the document was prepared, and is subject to change. See the current Hyatt Studios Franchise Disclosure Document for more information.

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Our First **Upper-Midscale Extended-Stay** Brand



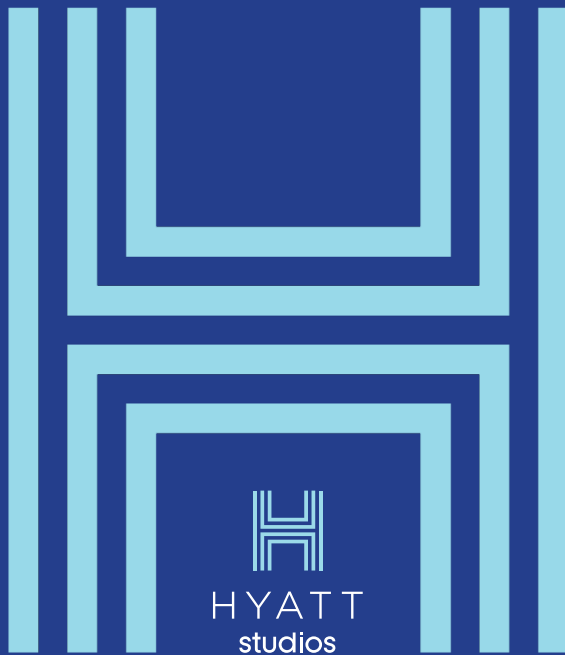
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What You'll Learn Today

- The Upper-Midscale Extended-Stay Opportunity
- The Fit Within the Hyatt System
- Market Positioning
- Design & Value Proposition
- Operating Model (Labor)
- Commercial Services
- Illustrative Floor Plans



The Fit Within the Hyatt System



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YOUR GOALS,
POWERED BY OUR
INTENTIONAL GROWTH

1,300+

Properties

Increased 70% in six years

46 Million+¹

Loyalty Members

Increased 22% year-over-year

~70% Contribution¹

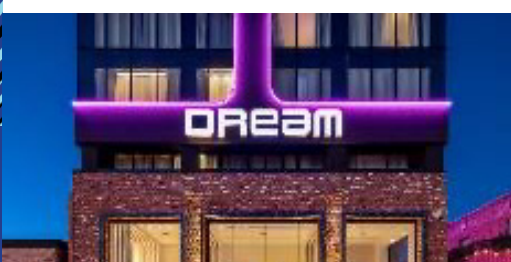
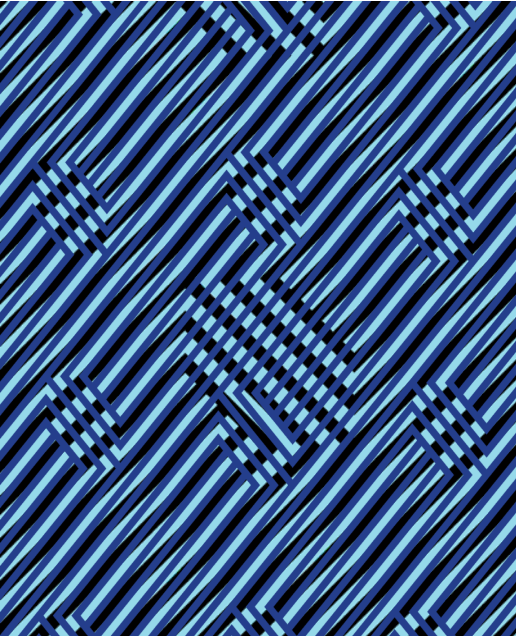
Direct Channel

4 Hyatt vs. 14 Competitor

Hotels in Key Markets

Growth without saturation

¹As of March 31, 2024 across global properties



The
Foundation
for Growth



High Brand Awareness and Top Market Presence Provides Platform For Growth

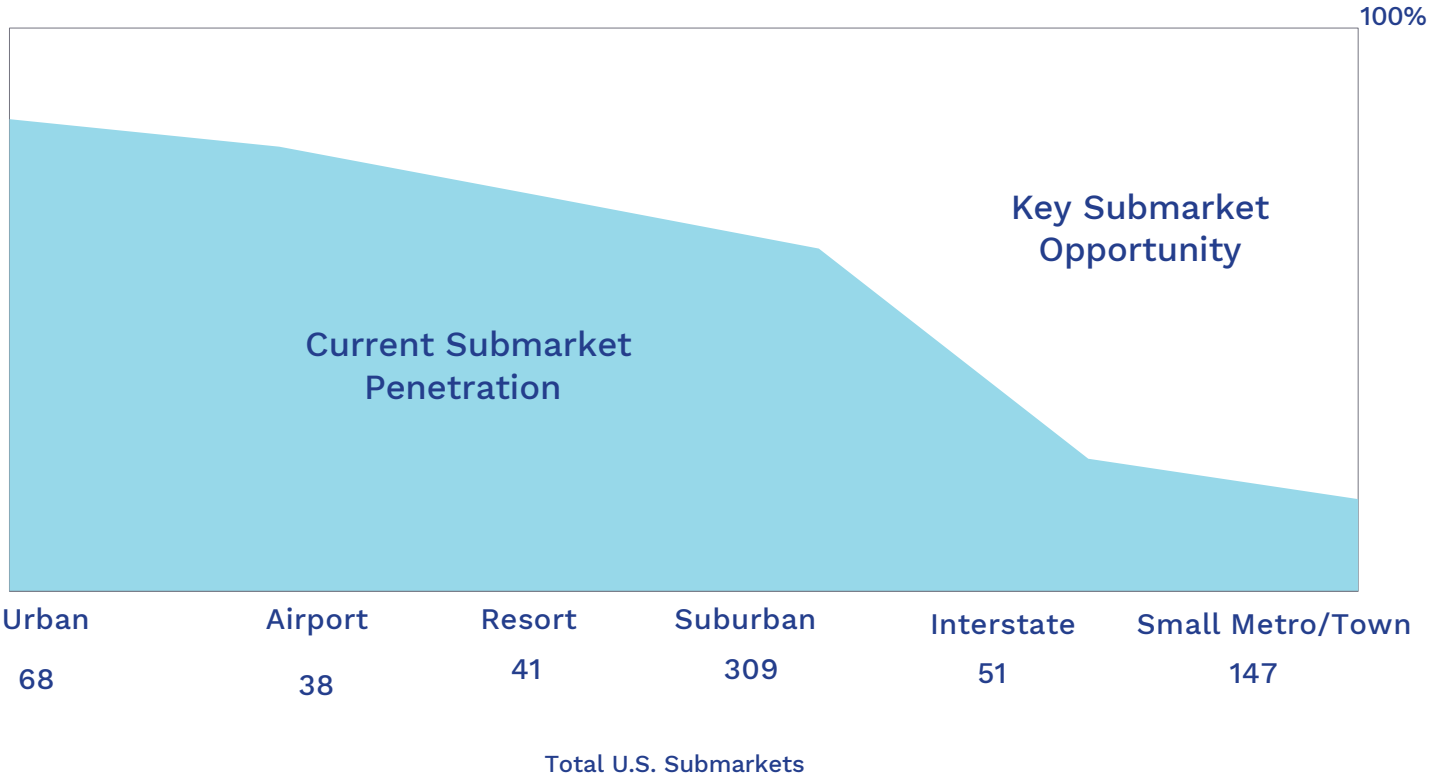
95% Hyatt brand awareness
in U.S.

93% Presence in top
200 global markets

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Growing the Hyatt Footprint

Hyatt Studios hotels will broaden Hyatt's presence in submarkets with limited distribution



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Enables
More Stay
Occurrences for
More Guests
in More
Locations

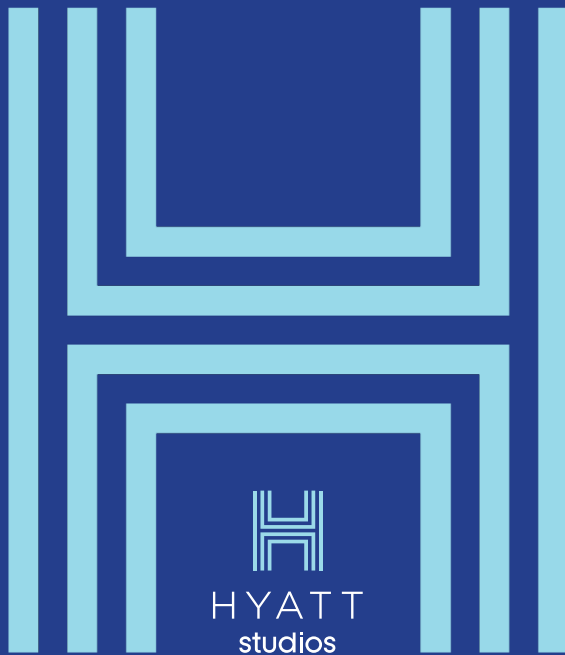


>60%

of World of Hyatt members spend with
a competitor when there was no Hyatt hotel within 5 miles
or stayed at a lower chain scale hotel¹

¹ Based on credit card transaction data. US only.

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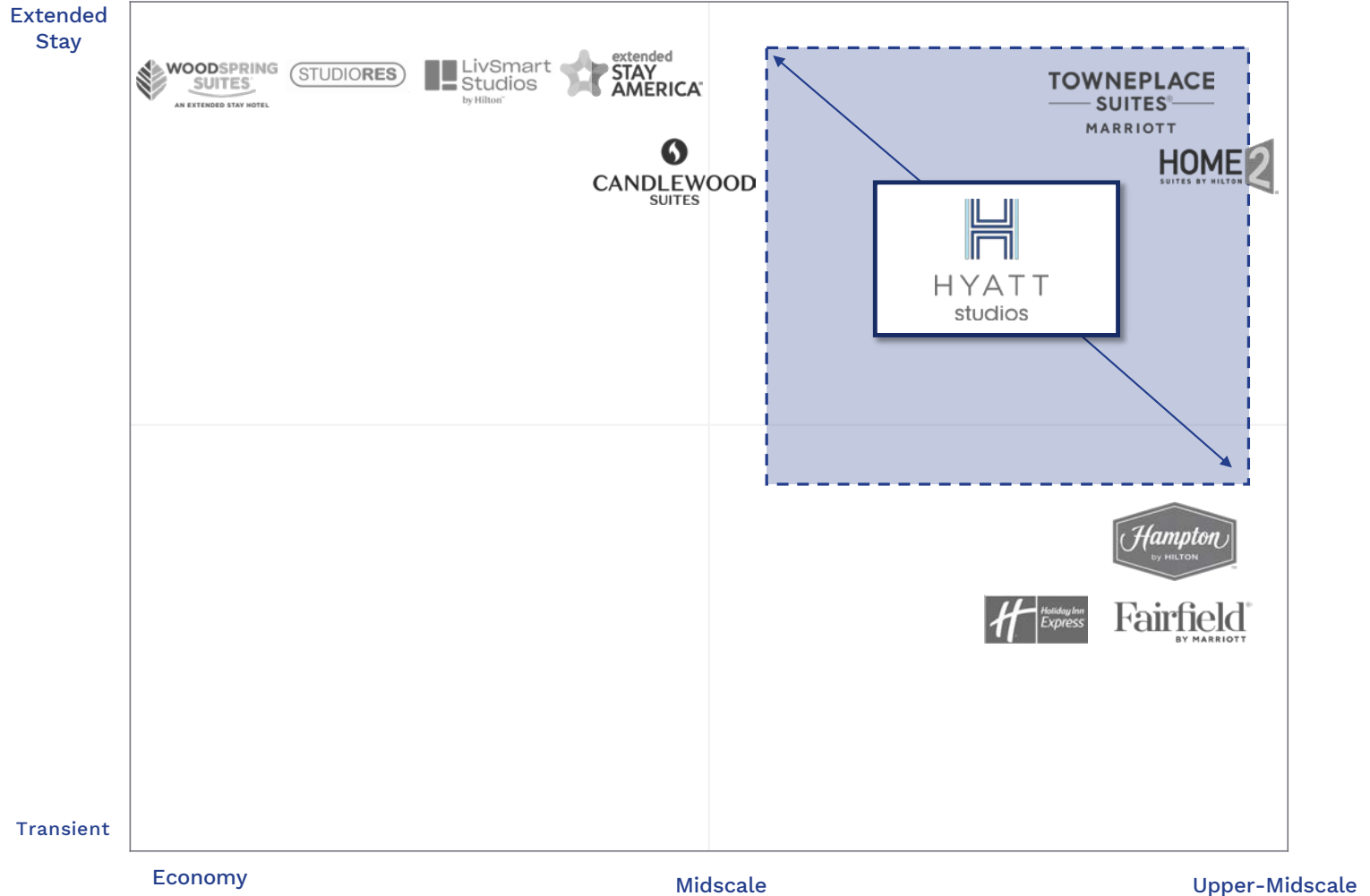


Market Positioning

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Designed to Compete in the Upper-Midscale Extended-Stay Space, the Hyatt Studios Brand Offers Owners Flexibility Based on Unique Market Needs

Primary Competitors Matrix



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Design & Value Proposition

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A Developer-Driven Approach

Brand conceived in direct collaboration with hotel developers



Efficient design
focused on keeping
construction costs low



Lean operating model
designed to streamline
hotel operations and
generate outsized returns



**Flexible brand and design
elements** can be tailored
to guest profiles and
local market needs

Efficient Design Focused on Keeping Costs Low

- 122-rooms fit on smaller sites and can be scaled up or down
- Prototype can fit on 1.7 acre sites
- Total SF of building: 58,999
- Durable, low-cost building materials





Lobby Floor Plan Features Compact Design

- Open concept lobby and front desk greets guests
- Supports lean labor model with all back of house behind the front desk
- Design avoids the need for costly structural steel

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Open Lobby Design Supports Lean Labor Model

- F&B options require minimum labor to maintain strong operating margins
- Complimentary grab-and-go breakfast available
- Innovative self-service marketplace provides guests a variety of F&B options

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Guestroom Design Caters to Longer Stays

- Kitchens feature full-sized refrigerators with freezers, 3 in microwave/convection/air fryer, and optional stovetops



Guestrooms Arranged for Maximum Efficiency

- Guestrooms have defined sleeping and living areas with a flexible table that can serve as a desk and dining table



Guestrooms Arranged for Maximum Efficiency

- Sizeable open wardrobe providing more storage



Guestrooms Arranged for Maximum Efficiency

- Bathrooms feature an extended vanity space and shower
- Tubs can replace showers based on local market need



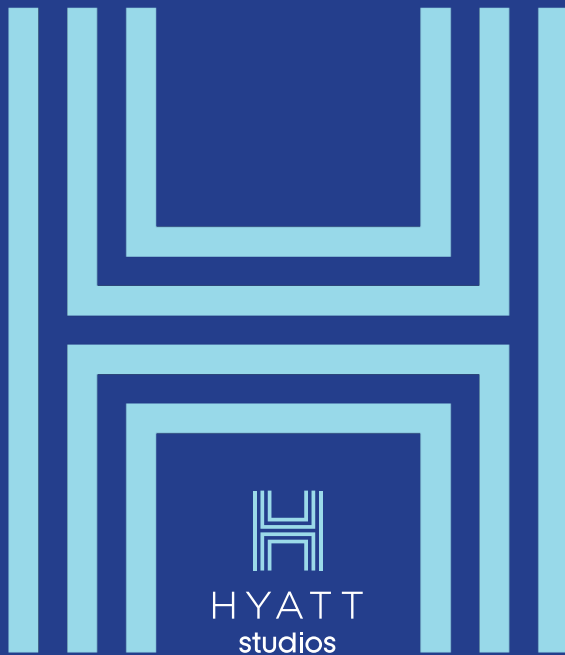
Property Amenities are Flexible to Meet Market Needs

- Outdoor patio space features seating, fire pits, and grills

Property Amenities are Flexible to Meet Market Needs

- 24-hour fitness and laundry facilities
- Fitness Studio offers cardio equipment, free weights and an aerobic and stretching area (445 SQ FT)
- Communal areas are designed so adjacent guestroom bays can flex to support expanded amenities

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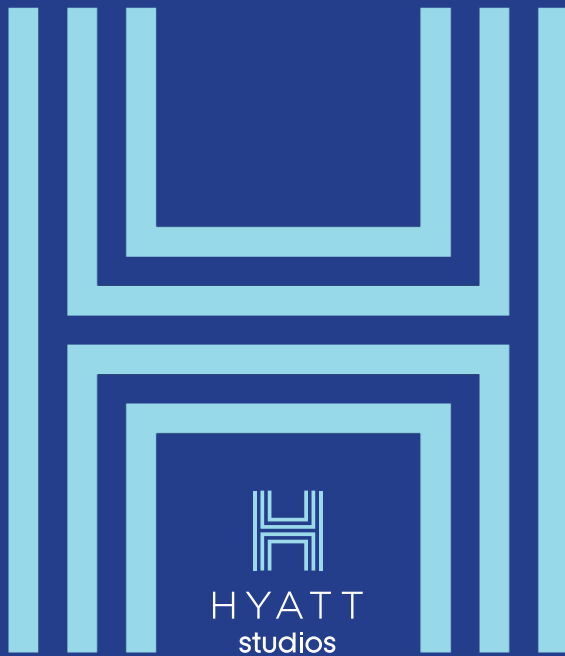
Operating Model (Labor)

Hyatt Studios FTEs are Expected to be Lower Compared to Traditional Upper-Midscale Brands

FTE Position	Hyatt Studios Brand FTE Base (Extended-Stay)	Hyatt Studios Brand FTE Scenario (Transient)	Traditional Economy Brand	Traditional UMS Brand
Departmental FTEs (Variable)				
Front Office Desk	3.4	3.8	2.9	3.7
Night Audit / Laundry	1.4	1.8	1.9	1.9
Housekeeping	4.2	5.4	2.0	6.1
Opex FTEs (Fixed)				
Manager	1.0	1.0	1.0	1.0
Assistant Manager	--	--	--	1.0
Rooms Supervisor	1.0	1.0	1.9	1.9
Engineering & Housemen	2.0	2.0	1.0	2.0
Sales Manager	0.5	0.5	--	0.5
Lobby Attendant, Food Attendant	--	--	--	3.5
Total FTEs	13.5	15.5	10.7	21.6

60% FTE Increase v. Hyatt Studios Hotel Base

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Commercial Services

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Strategic
Commercial
Support
Compliments
Operating Model
to Maximize
Owner Return

**Revenue
Generation**

- **Dedicated B2B sales team** laser-focused on longer stay customers + local market demand generators
- **Pre-Opening task force** deployed 6 months prior to expected opening to drive revenue opportunities

**Optimized
Direct Channels**

- Differentiated **loyalty program** incentivizing guests + travel advisors
- Expanded distribution network with **third party temporary housing organizations**

**Property
Support**

- **Dedicated central services team** delivering revenue mgmt, sales + field mktg support, allowing for *optional* on-property sales resource
- **Decreased opening tasks + simplified on-property system engagement**, allowing colleagues to hyper-focus on the guest experience

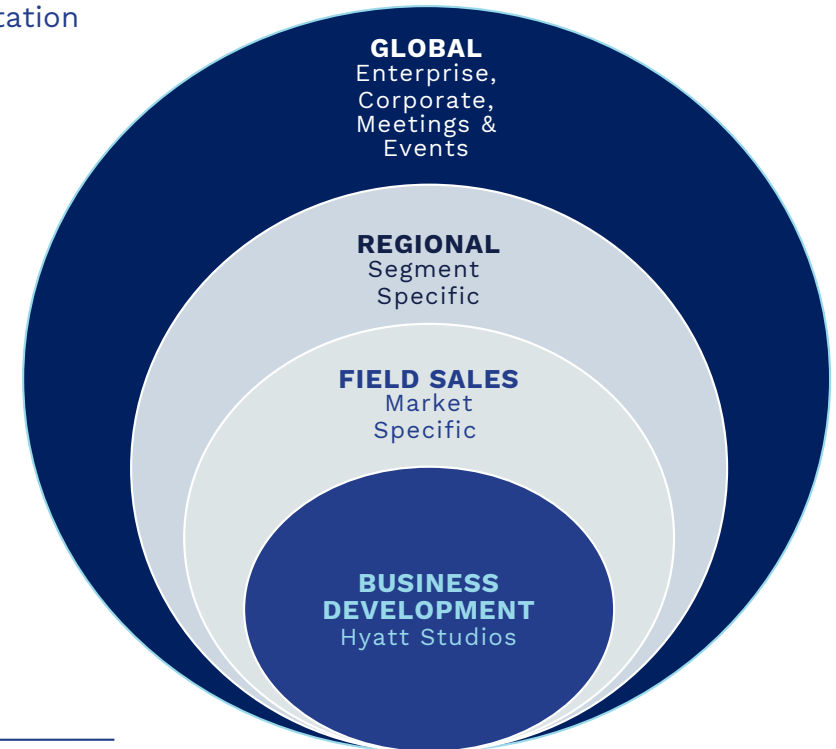
A Dedicated B2B Team
Complimenting
Hyatt's Global Sales Force
Focused on
Developing +
Enhancing Key
Segments

Customer Segments

- Manufacturing | Distribution | Transportation
- Government + Defense Contracting
- Workforce Management | Construction
- Leisure Transient | Sports
- Tour + Entertainment
- Healthcare | Pharma | Medical
- Disaster Recovery
- Energy | Utilities

Extended-Stay Occupancy

- Project | Training | Temporary Housing | Relocation
- Targeting 7-21 Night Stays
- Simplified Pricing – Daily | Weekly | Monthly



A Dedicated Central Services Team Focused on Driving Commercial Performance



REVENUE MANAGEMENT

- Revenue management system workflow
- Management of pricing, inventory + product recommendations

*Serviced hotels drive **+380bps RevPAR Index***



FIELD MARKETING

- Digital media + budget management
- Search Engine Optimization
- Enhanced content management

*Serviced hotels drive a **+480bps contribution gap between Hyatt.com + OTAs***

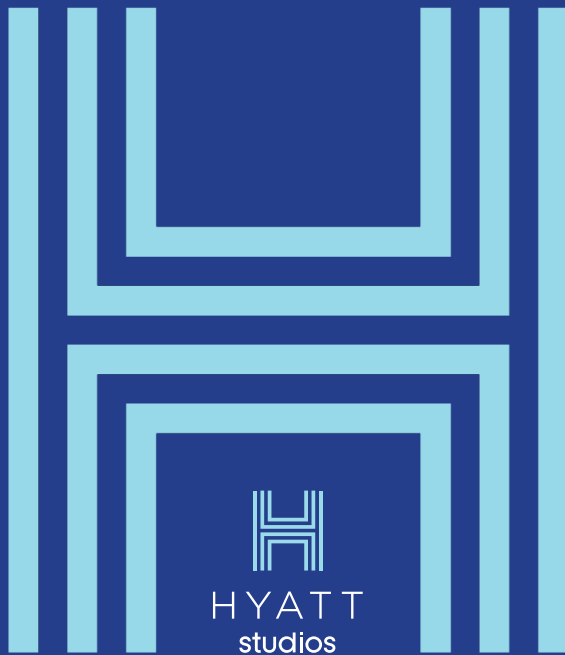


SALES MANAGEMENT

- Group + transient RFP lead response
- Manage sales process from customer inquiry to signed contract

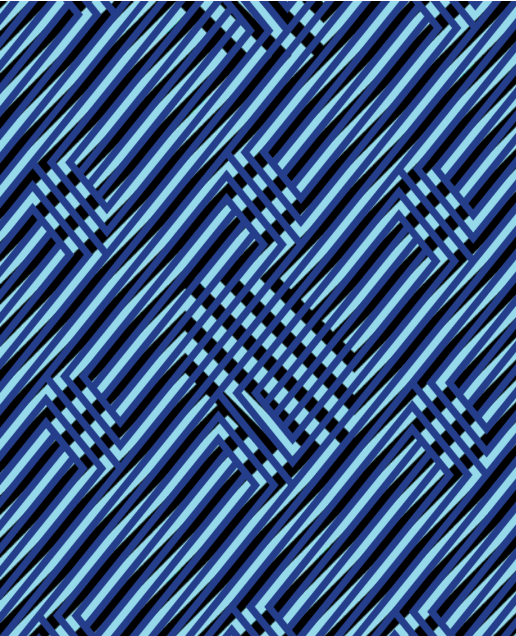
*Serviced hotels drive **+10% group conversion with avg response time of <6 hrs***





Illustrative Floor Plans

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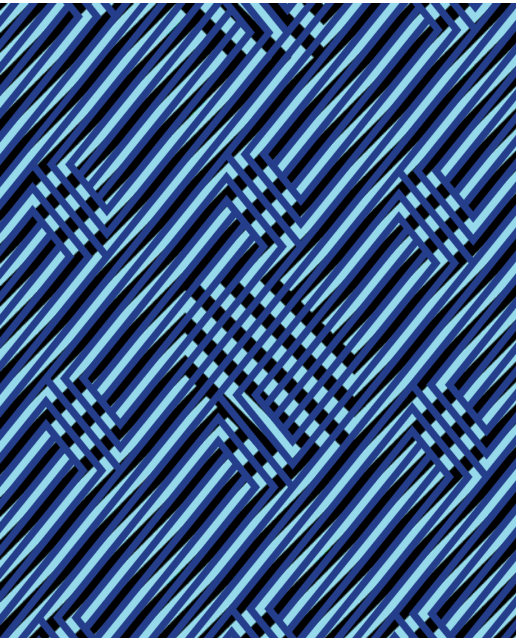
First Floor Plan



58,999 SF TOTAL / 484 SF PER KEY
 14,857 SF TOTAL

- LOBBY, MARKET & RECEPTION 891 SF
- FITNESS 445 SF
- GUEST LAUNDRY 177 SF

- Queen Guestroom
- King Guestroom
- Front of House
- Circulation
- Back of House



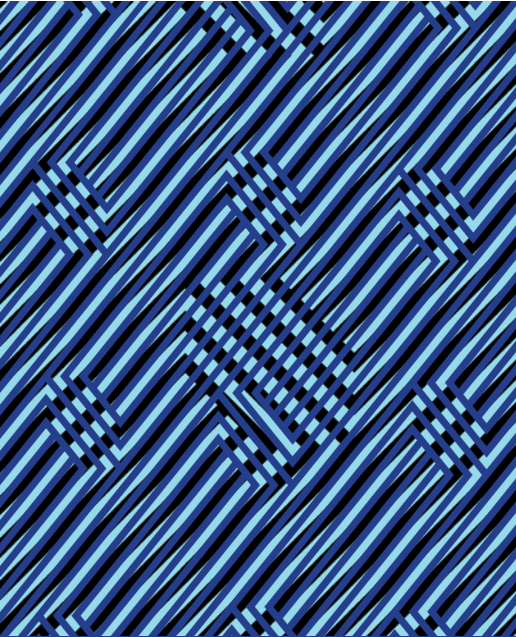
First Floor Plan-Optional Variations



58,999 SF TOTAL / 484 SF PER KEY
14,857 SF TOTAL

- EXPANDED LOBBY, MARKET & RECEPTION 1,295 SF
- EXPANDED FITNESS 683 SF
- EXPANDED GUEST LAUNDRY 229 SF
- ADDED MEETING RM 771 SF OR BOARDROOM 385 SF
- ADDITION OF QUEEN/QUEEN STACKS
- POOL AND FRONT PATIO OPTIONAL ADDITIONS

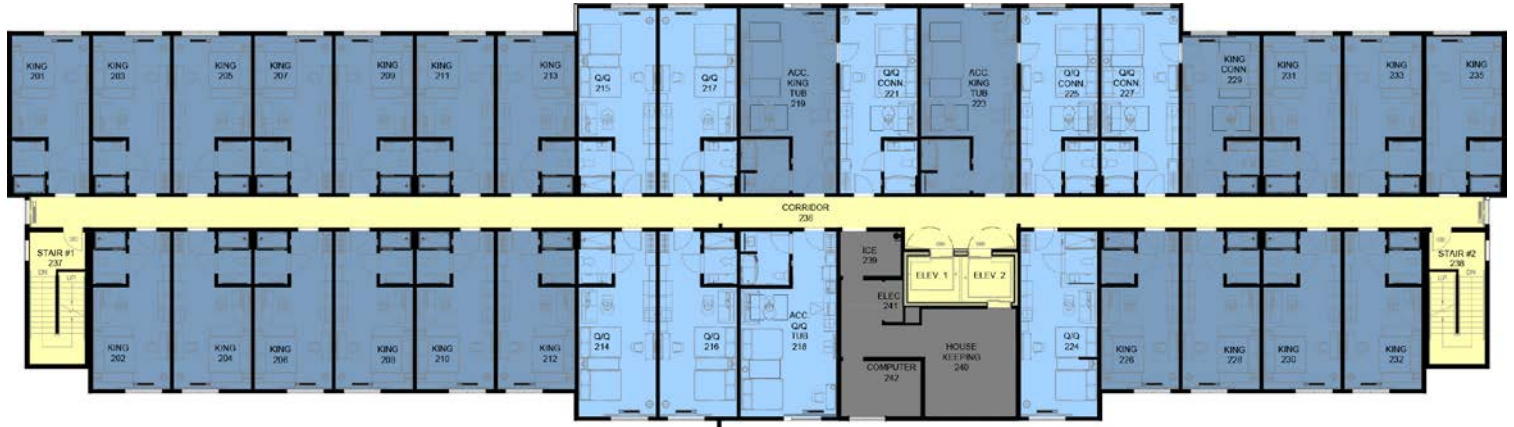




Typical Floor Plan Floors 2-4



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58,999 SF TOTAL / 484 SF PER KEY
14,714 SF PER FLOOR

- HOUSEKEEPING, ELECTRICAL & COMPUTER 553 SF
- ICE 71 SF

	Queen Guestroom
	King Guestroom
	Front of House
	Circulation
	Back of House



KING GUESTROOM: 318 SF

QUEEN GUESTROOM: 373 SF

Room Type		Levels				Total
		1	2	3	4	
KING	318 sf	20	20	20	20	80
KING CONNECTOR	318 sf	1	1	1	1	4
KING ACCESSIBLE - TUB	462 sf	0	2	2	0	4
KING ACCESSIBLE - ROLL-IN SHOWER	462 sf	0	0	0	1	1
QUEEN/QUEEN	373 sf	4	5	5	5	19
QUEEN/QUEEN CONNECTOR	373 sf	1	3	3	3	10
QUEEN/QUEEN WIDE	462 sf	0	0	1	1	2
QUEEN/QUEEN ACCESSIBLE - TUB	462 sf	0	1	0	0	1
QUEEN/QUEEN ACCESSIBLE - ROLL-IN SHOWER	462 sf	0	0	0	1	1
Total		26	32	32	32	122

ADA Tub/Shower Distribution Note:

ARCHITECT OF RECORD TO DETERMINE THE FINAL DISTRIBUTION OF TUBS AND SHOWERS IN WHEELCHAIR ACCESSIBLE GUESTROOMS BASED ON ADA AND LOCAL ACCESSIBILITY CODE REQUIREMENTS.

TOTAL ACCESSIBLE ROOM: 7

TOTAL NUMBER OF ACCESSIBLE TUBS: 5

TOTAL NUMBER OF ROLL-IN SHOWER: 2

Tub Distribution Note:

TUBS PER OWNER/MARKET NEEDS

Connecting Room Note:

CONNECTING ROOMS TO HAVE A MINIMUM OF 5 PAIRS OR 10 ROOMS



Hyatt Studios was Conceived in Direct Collaboration with Hotel Developers to Create a Product that Drives Value for Developers and Guests

Purpose



Efficient design
to keep construction costs low



Lean operating model
to streamline hotel operations and generate outsized returns



Flexible brand and design elements can be tailored to guest profiles and local market needs

In-Practice¹

- 1.7-acre lot
- 122 keys
- ~59,000 SF
- Open concept lobby and public space
- All wood frame (no structural steel)

- 13-16 FTEs
- Weekly housekeeping
- Complimentary grab-and-go breakfast and best-in-class marketplace in line with extended stay guest preferences

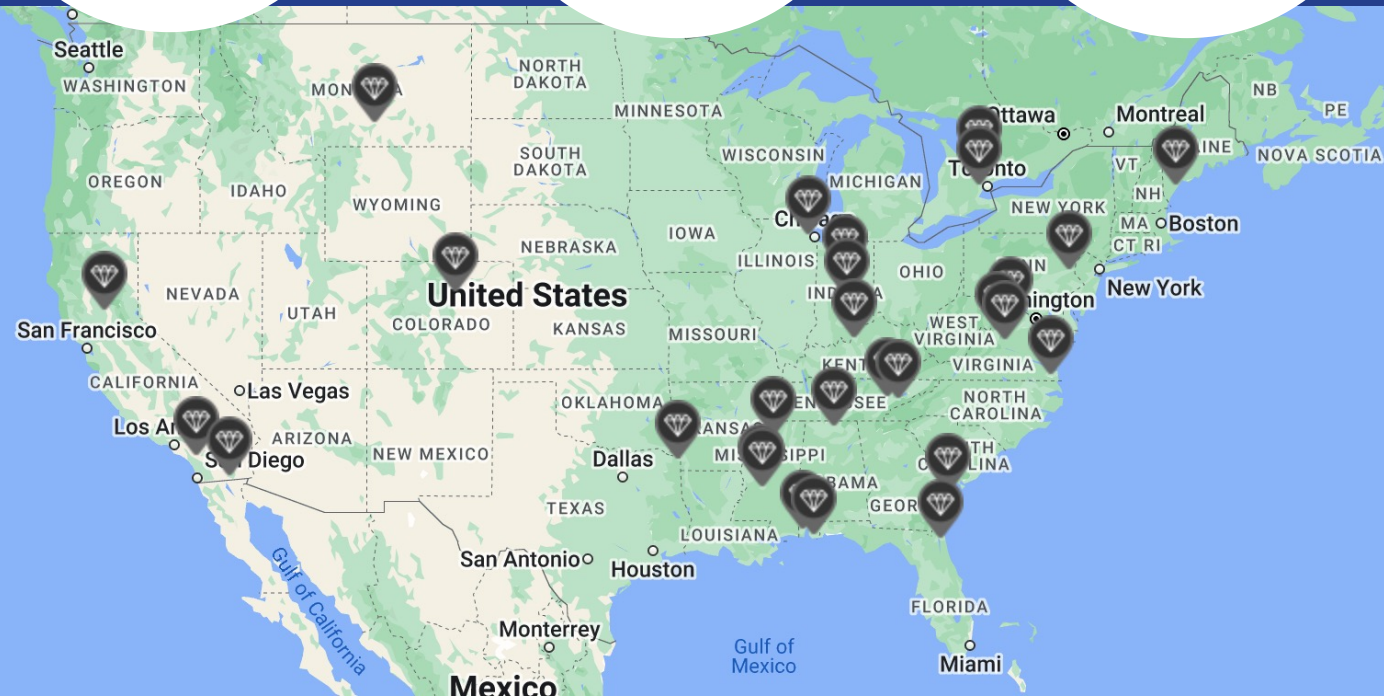
- Adaptable to primary, secondary and tertiary markets
- Meeting space and pool are optional
- Accommodates extended-stay and transient demand
- Expandable public space

1. Current estimates as of June 2023

3,000
executed rooms in
the pipeline and
250+ deals
in various stages of
negotiation

Nearly half of
pipeline properties
represent **new
markets** for Hyatt
and deals with
**first-time Hyatt
owners**

First properties
broke ground in
Mobile &
Huntsville, AL and
are expected to
open in 2025





Thank You

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NOTED ITEMS 3.1

December 2025 Quarterly Investment Report

Issue:

December 2025 Quarterly Investment Report

Background:

Attachment(s):

1. December 2025 Quarterly Investment Report

Fiscal Impact:

Staff Recommendation:

	December 2025		December 2024			
Truist Utility Deposits	\$	1,923,564.84	\$	1,456,202.43		
Truist Utility Debt Service	\$	615,155.70	\$	629,864.45		
Total	\$	2,538,720.54	\$	2,086,066.88		
Florida Safe Investment Pool	\$	31,367,113.77	3.86%	\$	29,935,573.05	4.67%
Florida Safe Inv Pool - 2025 Bonds	\$	32,324,586.08	3.86%	\$	-	
Florida Prime Investment Pool	\$	31,797,606.96	3.99%	\$	30,309,823.42	4.70%
Florida Prime (ARPA)	\$	1,495,357.56	3.99%	\$	2,929,901.69	4.70%
Truist Operating	\$	1,725,499.20	0.04%	\$	2,088,906.12	0.08%
Total	\$	98,622,952.60		\$	65,374,669.90	
General Fund	\$	50,529,589.35		\$	22,283,646.72	
Special Revenue Fund	\$	7,376,257.88		\$	10,247,011.52	
CRA	\$	3,581,389.56		\$	1,752,123.56	
Impact Fee Fund	\$	8,421,560.11		\$	7,789,272.27	
Utility Impact Fees	\$	9,756,420.01		\$	11,897,666.64	
Utility Fund	\$	13,632,904.31		\$	7,211,946.96	
Airport Fund	\$	126,576.38		\$	2,495,980.56	
Sanitation Fund	\$	5,143,353.62		\$	1,697,021.67	
Internal Service Fund	\$	54,901.38		\$	-	
Total	\$	98,622,952.60		\$	65,374,669.90	
Total Interest	\$	622,698.46		\$	738,671.67	

NOTED ITEMS 3.2

Amendment No. 2 - Extension to FDOT Grant **25-23-03** for Two Box Hangers and Taxiway F aprons

Issue:

Background:

Attachment(s):

1. Amendment No. 2 - Extension - FM 441915 2 Earmark

Fiscal Impact:

Staff Recommendation:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**AMENDMENT FOR EXTENSION OF PUBLIC
TRANSPORTATION GRANT AGREEMENT**

Form 725-000-04
STRATEGIC
DEVELOPMENT
OGC 02/19

DATE: 2/12/26

TO: Mohsen Mohammadi
City of Zephyrhills

FROM: Raymond Clark

SUBJECT: Construction of two new box hangars, Taxiway F airfield access and a new 8,000 square foot FBO/Terminal building
Zephyrhills Municipal Airport

CONTRACT NUMBER: G2C11

AMENDMENT NUMBER:

FINANCIAL MANAGEMENT NUMBER: 441915-2

The Public Transportation Grant Agreement ("Agreement") between the Florida Department of Transportation ("Department") and City of Zephyrhills ("Agency"), dated ____, is scheduled to expire on the 30 day of June, 2026.

The Agency requests an Amendment of the Agreement, to extend the end date of the Agreement to the 30 day of June, 2027, for additional time to complete the Project for the following reasons: Long lead time for procurement of materials.

The Department agrees to the requested extension of the Agreement. All of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on _____ (to be completed by Department).

Agency: City of Zephyrhills

By: William C. Poe, Jr.

Name: William C. Poe, Jr.

Title: City Manager

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: _____

Name: Justin Hall

Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
Legal Review:
