



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, April 21, 2026
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order-Mayor Monson
Roll Call-Carlos Maldonado
Invocation-Beth Aker

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting Minutes Approval From 3/17/26
 - 1. Planning Commission Meeting Minutes 3-17-26

2. PLANNING ITEMS

- 2.1 **CU0012-26** Conditional Use Permit - Oversized Accessory Unit - 5114 16th St
 - 1. Survey
 - 2. Rough Site Plan
 - 3. FBC 2024 - 30X28X12 - 2679 SHAMAR GERALD - 2-12 - 140 -DS E SEAL
 - 4. SKM_C360i26040310140
- 2.2 Proposed Amendment to the City of Zephyrhills Comprehensive Plan to repeal and replace the adopted Recreation and Open Space Element with updated Goals, Objectives and Policies.
 - 1. ROS_Element_PC_Hearing_PLANZH_2050_2026_0410_Draft

3. BUSINESS ITEMS

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.**



Zephyrhills

Planning Commission Meeting Minutes

March 17th, 2026 at 6:00 PM

I. Call to Order-Mayor Monson

II. Roll Call-Carlos Maldonado

Members Present: Mayor Monson, Dr. Randy Stovall, David Armstrong, Thomas Vanater, Beth Aker, Clyde Bracknell

Members Absent: Tracy Sullivan, Dr. Chrisa Remington & Ellen Taylor.

III. Invocation-Beth Aker

IV. Pledge of Allegiance-Mayor Monson

1.Consent

1.1 Planning Commission Meeting Minutes Approval for January 20th, 2026.

The Minutes were motioned for approval by all members.

2.Planning Items

2.1 Public Hearing-Evaluation and Appraisal Based amendments to the City of Zephyrhills Comprehensive Plan. Housing Element & Intergovernmental Coordination Element.

The item was introduced by Todd Vandenberg a small background mentioning the housing element was previously looked at in the past. Tammy Vrana The City's Comprehensive Plan Consultant discussed the item. This meeting is a Public Hearing to consider amending the City's Comprehensive Plan. Requirements are to establish interim and long-range planning periods consistent with chapter 163 of Florida Statutes and to repeal both items Housing Element and Intergovernmental Coordination Element and replace with updated goals, objectives and policies (GOPs). Background on the Comprehensive Plan describes it as the City's long-range policy framework guiding growth, development, infrastructure, and service delivery. It periodically evaluates to ensure it remains consistent with state requirements. It Currently has 2 planning periods that must be established 10 year and 20 year (minimum). Required elements are intergovernmental coordination, capital improvements, future land use, transportation, housing, public facilities,

City of Zephyrhills



conservation and recreation and open space. The 2 elements that are being reviewed are Housing Element; provides the city's policy framework For ensuring the availability of safe, decent, and affordable housing for current and future residents. Intergovernmental Coordination Element; establishes the framework for coordination between the City and other governmental entities. The Housing Element prepares the city to respond to growth while maintaining housing choice and affordability, includes data and analysis (not adopted) such as current demographic and housing data, updated assessment of housing needs and policy direction to guide decision-making. Housing Element includes goals, objectives, and policies and focus on supporting a range of housing types and price points, encourages housing production with redevelopment opportunities, promotes rehabilitation and preservation of existing housing, coordinating housing with infrastructure and service capacity, leveraging state, regional and federal housing programs. The Key Strategies section was discussed by Todd Vandenberg. This topic is to focus on addressing housing needs for workforce, seniors and cost burdened households, expand housing supply and diversity, support a mix of housing including missing middle housing, preserve existing housing, focus growth where infrastructure and services exist, link housing to job centers and transportation to reduce commuting pressures and household costs. The priority to look at housing now is important due to numerous jobs coming into the city from manufacturing companies. One of the goals and strategies is the neighborhood revitalization and promoting investment in these older single-family homes. Mentions of the ADU (Accessory Dwelling Unit) opportunity was spoken about, the city needs to look into this topic in the future and have a strategy for growth as well as a possibility for grants. Inquiry from a board member was if there was a possibility during this update to housing if the existing Mobile Communities will qualify for upgrades? Todd mentioned it could be a possibility for some mobile homes to qualify if it falls under the category of affordable housing. Also concerns of some Mobile home communities having 55 older restrictions could be affecting the housing availability issue. Majority of the housing issue at the moment is primary workforce housing ,first time buyers and seniors with limited income. Other comments regarding the county raising taxes so homeowners with rental property can't keep the property affordable due to the tax raise. A suggestion of having a program implemented to prevent that issue was mentioned. With the price of building a new home due to inflation it's not possible for a builder to have an affordable property available. If incentives were available to builders to build affordable housing, that would be another good option for the housing

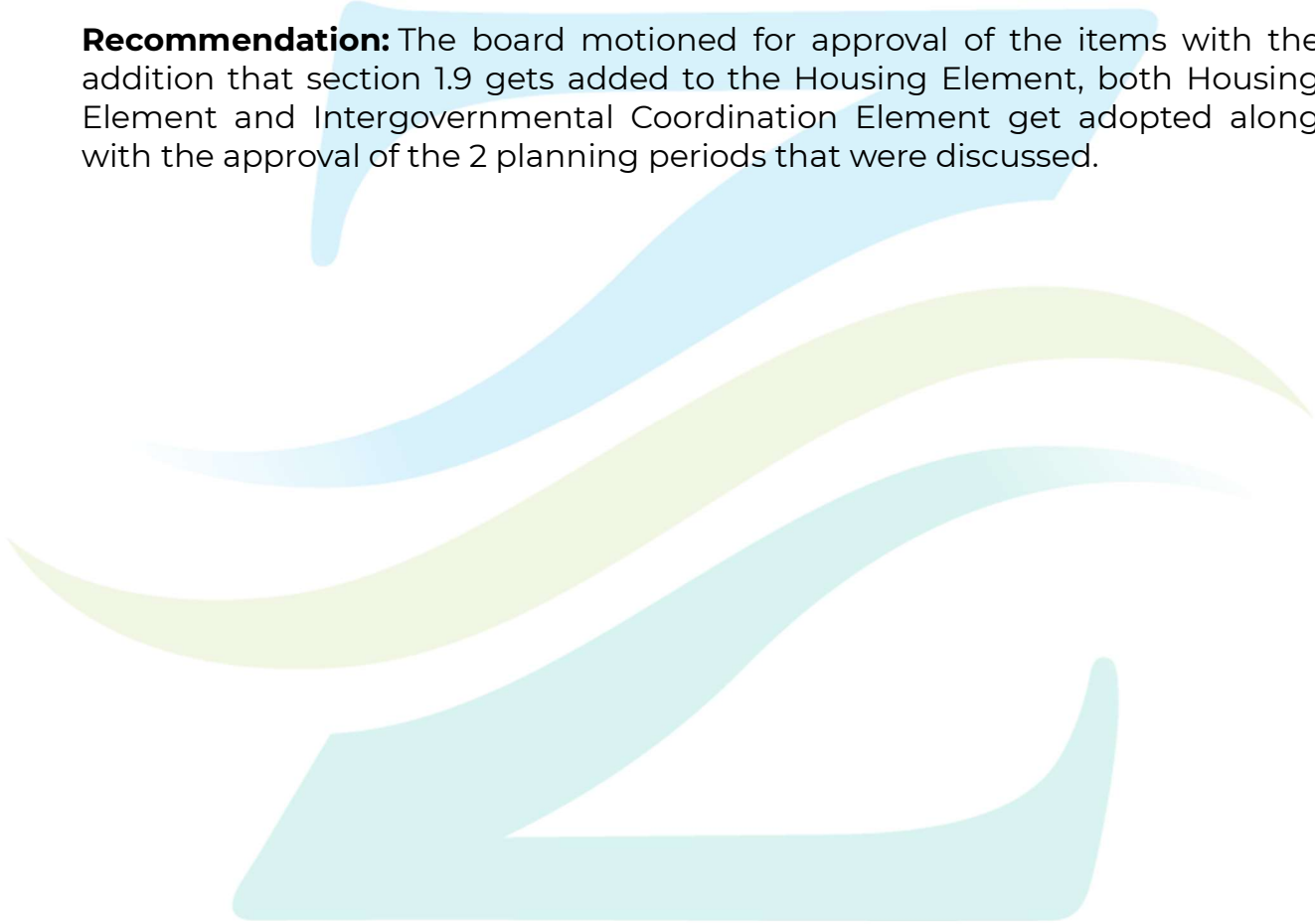


crisis. Comment made from the board was that investigating and partnering between the City and CRA with local banks to develop a program should be considered as well. Topics discussed via this discussion were ADUs, townhomes, multi-family housing, different types of housing, rehabilitation, and reinvestment in the housing stock. Comment made by Todd was “we have a joint planning area around the city and we have a utility service area. We coordinate with Pasco County on those two areas, the joint plan area utility service area. So when we're looking at annexation for new development, we coordinate with Pasco County. And I think what you see here in the housing element, we even touch based on the needs to be better coordination between the City and the County. I think we should have a more and a bigger say what's being developed, even if it's not in the city's boundaries. We should have a better say to that type of development as well. The county does MPUDs, 40, 50-foot-wide lots and townhomes, And not that we're opposed to that, but if we're going to provide the water, and you'll see that in the public, our facilities element and the housing element, future land use element. We're going to pitch that to the county that we need to coordinate better”. The city isn't opposed to the county's new housing or density only believes coordinating better with the county is important to verify the utility and water availability. Also the Historic District has the possibility to add more units to existing housing such as 2 story homes. Pre-approved homes designs are also being looked at for future development, Aswell as working with developers to assist in solving the housing issue. Tammy took over the discussion and closing comments were describing the 9 housing element objectives; 1.1 Housing supply availability, 1.2 affordable, attainable and workforce housing, 1.3 Diverse and innovative housing options, 1.4 Housing quality and neighborhood stability, 1.5 Housing for special needs and vulnerable populations, 1.6 Fair housing practices, 1.7 displacement and relocation protections, 1.8 Historic resources & 1.9 Housing monitoring and evaluation. The second part of the meeting was the discussion of the Intergovernmental Coordination Element. This item supports efficient, coordinated planning and service delivery, includes supporting information (not adopted): existing coordination practices, interlocal agreements and coordination mechanisms, agency roles and responsibilities. Includes goals, objectives and polices. Focus on coordination of land use and infrastructure planning, Public facilities and capital improvements, school planning and population projections, emergency management and service delivery. Some of the key strategies for this element are coordinate JPA development and infrastructure information with partner agencies, coordinate school planning and facility siting and ensures agency plan consistency. A slide showing the population projections shows average



annual growth from 2010-2050. The estimated population for 2050 shows 44,092. The 2 planning periods are 2036 and 2050 and will need to be adopted by an ordinance. The next steps for the Comp Plan Amendment are: received public comment which is tonight's meeting, City Council transmittal public hearing on April 13h, transmittal for State coordinated review process, address state agency comments, hold 2nd City Council public hearing for potential adoption and Submittal to State Land Planning Agency for consistency review.

Recommendation: The board motioned for approval of the items with the addition that section 1.9 gets added to the Housing Element, both Housing Element and Intergovernmental Coordination Element get adopted along with the approval of the 2 planning periods that were discussed.



BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 15 AND 16, BLOCK 203, CITY OF ZEPHYRHILLS (FORMERLY TOWN OF ZEPHYRHILLS), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF ZEPHYRHILLS, COMMUNITY NUMBER 120235, DATED 2014-09-26.

CERTIFIED TO:

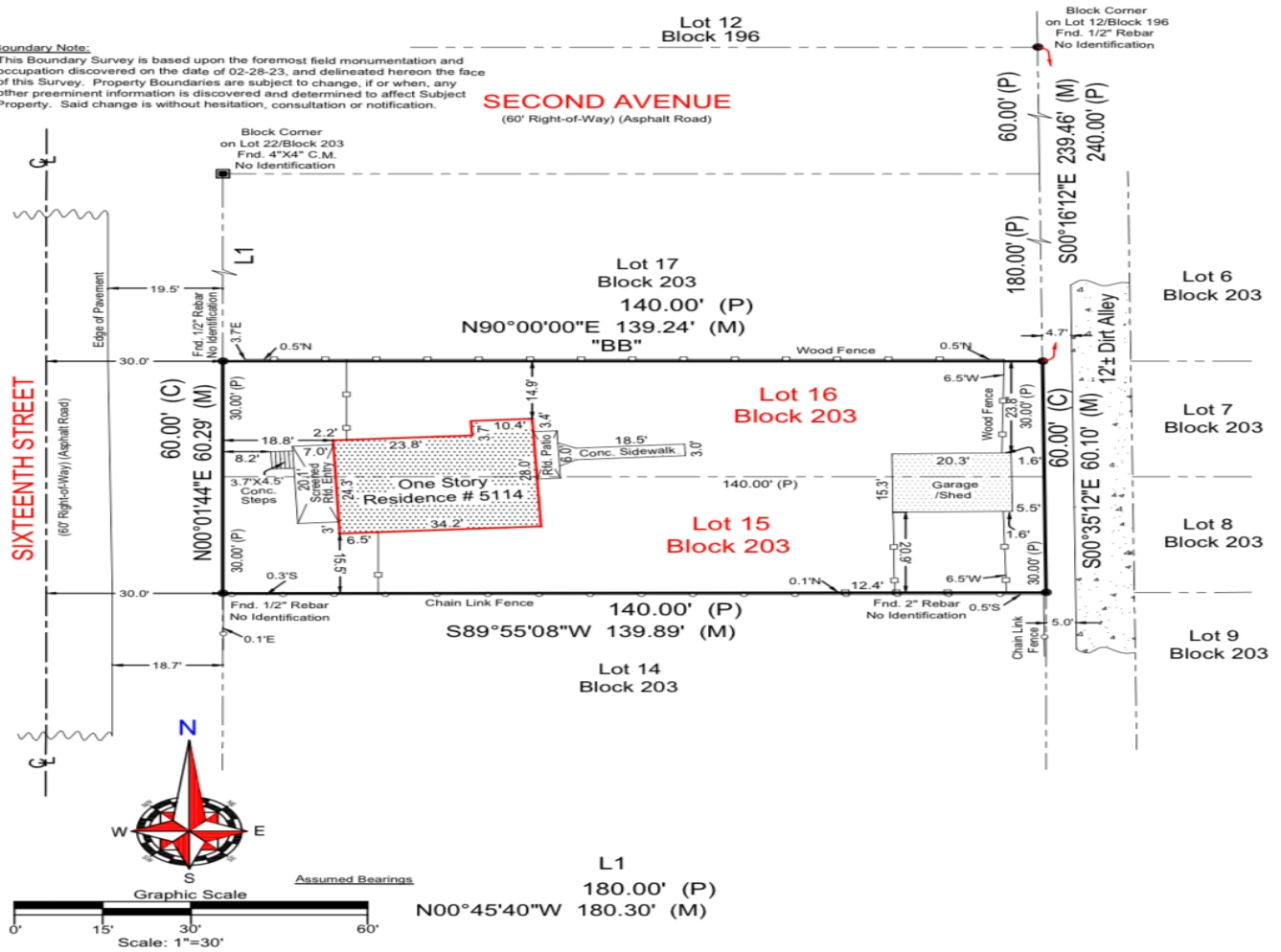
SHAMAR GERALD; SUNSTATE TITLE AGENCY, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY; AMERICAN FINANCIAL NETWORK, INC. DBA ORION LENDING



5114 16TH STREET, ZEPHYRHILLS, FLORIDA 33542

Boundary Note:

This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 02-28-23, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.



Field Date: 2/28/2023 Date Completed: 03/01/23
 Drawn By: V.T. File Number: IS-115423

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	PI	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
E.smt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec	- Recovered
L	- Length (Arc)	Rfd	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
MSD	- Nail & Disk	Rebar	- Rebar
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
W	- Wood Fence	○	- Chain Link Fence

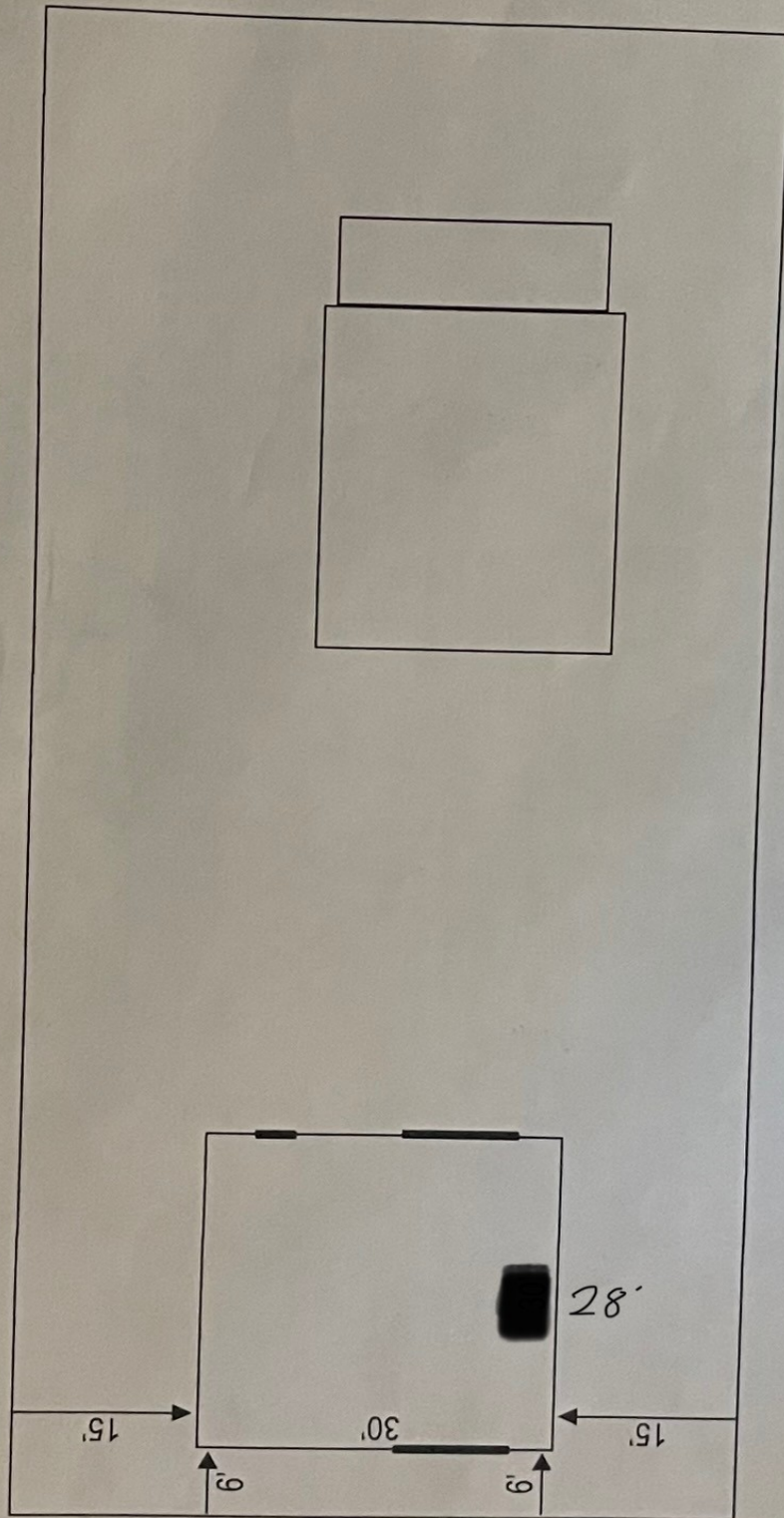
-NOTES-
 > Survey is Based upon the Legal Description Supplied by Client.
 > Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 > Subject to any Easements and/or Restrictions of Record.
 > Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 > Building Ties are NOT to be used to reconstruct Property Lines.
 > Fence Ownership is NOT determined.
 > Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 > Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 > Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-
 NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 Patrick K. Ireland, P.S.M. 6637, L.B. 7623
 This Survey is intended ONLY for the use of Said Certified Parties.
 This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165



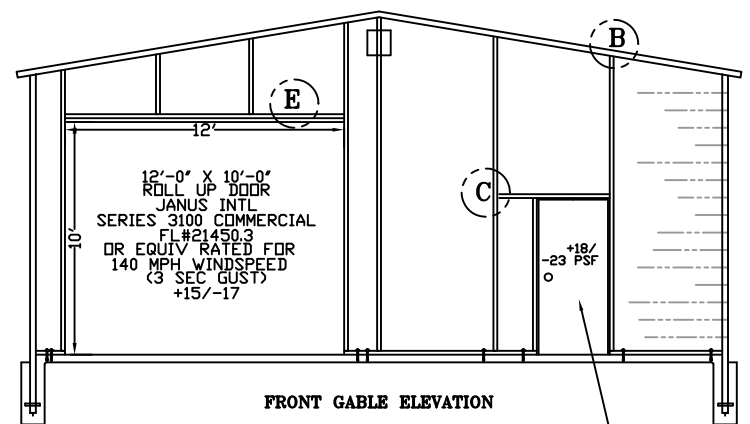
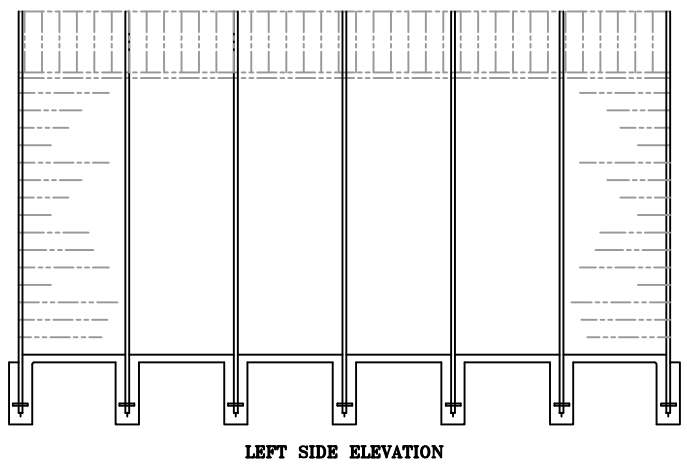
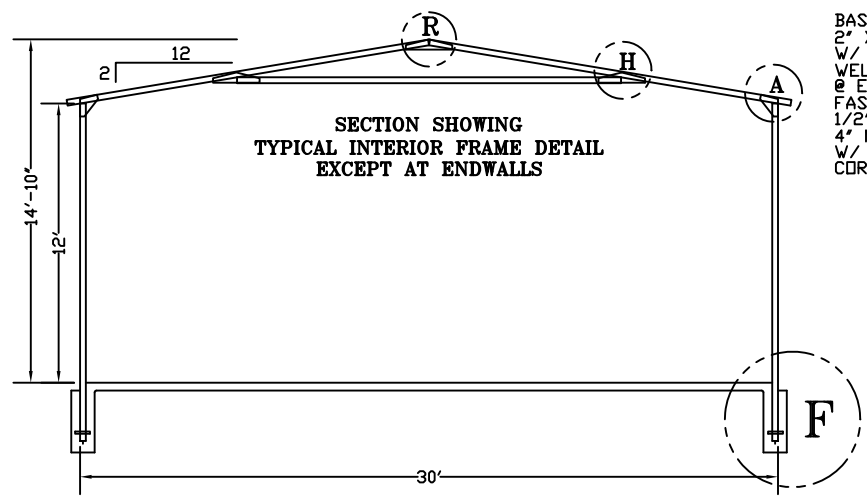
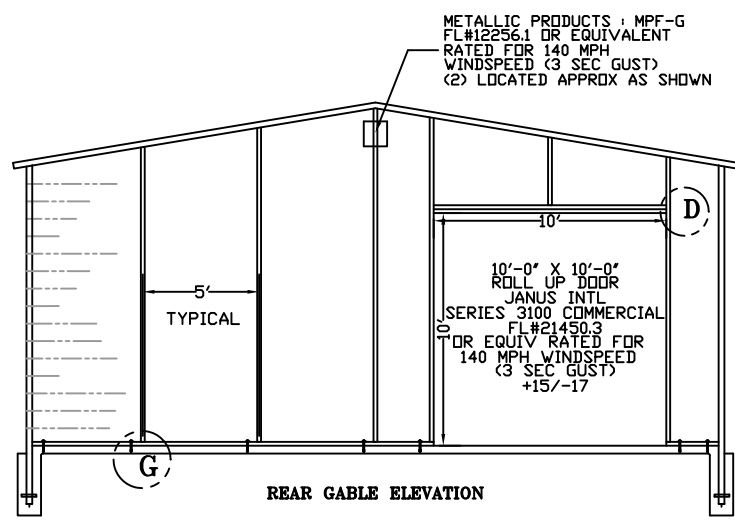
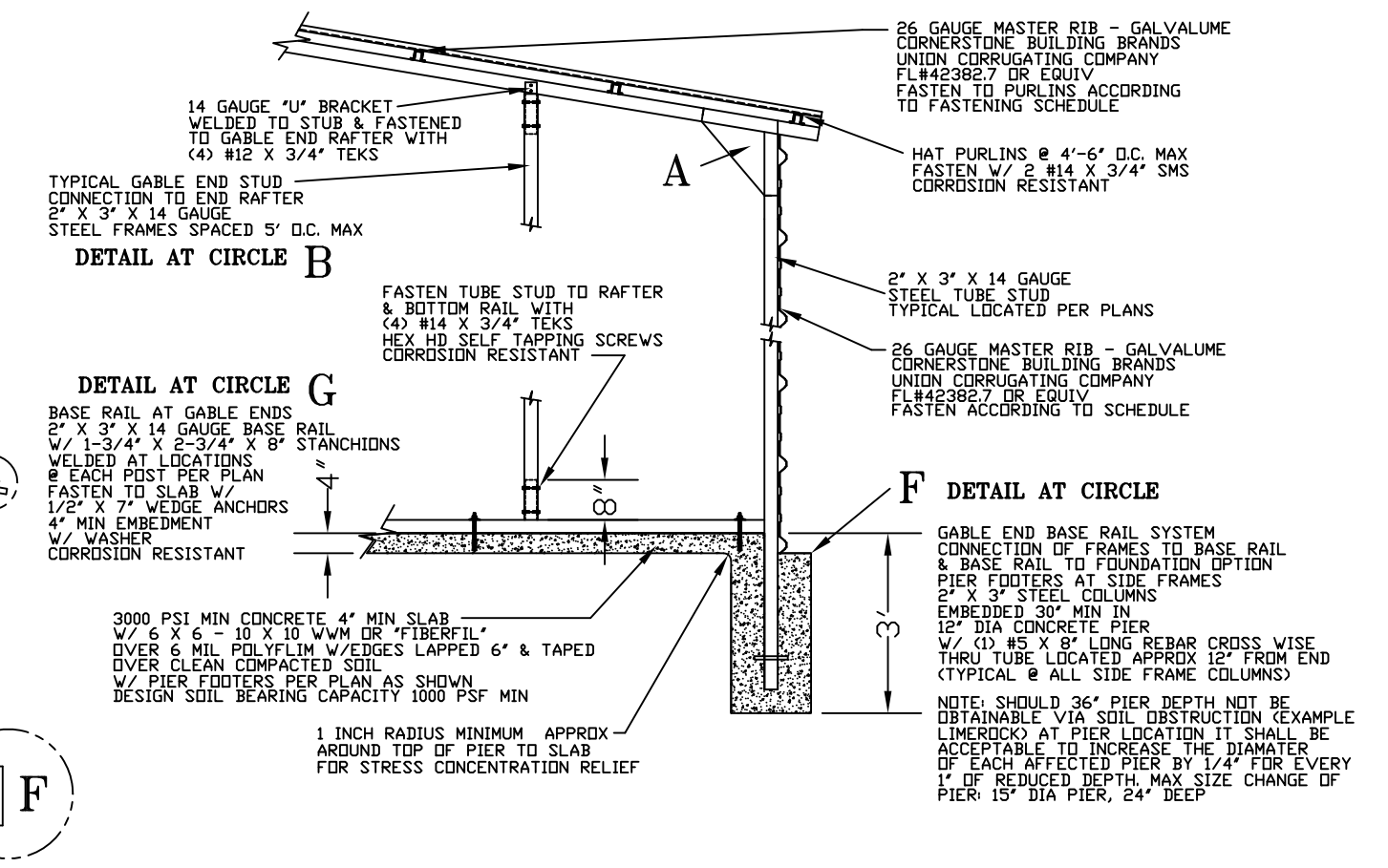
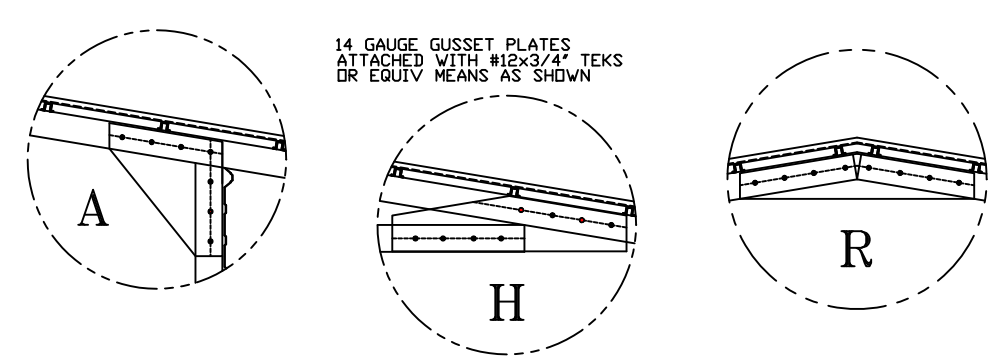
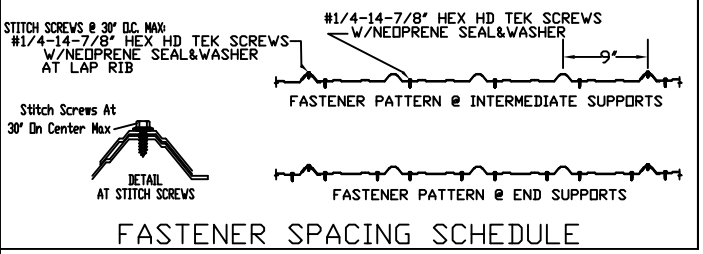
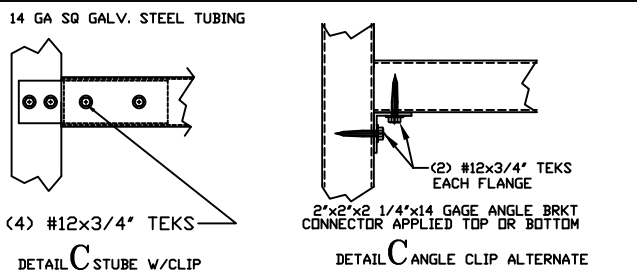
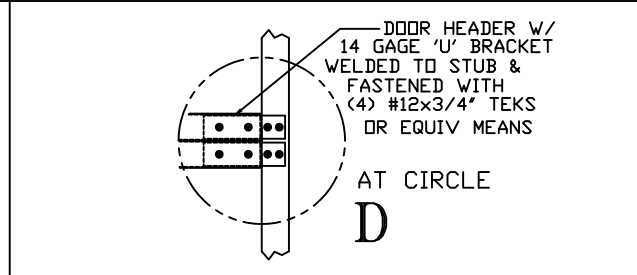
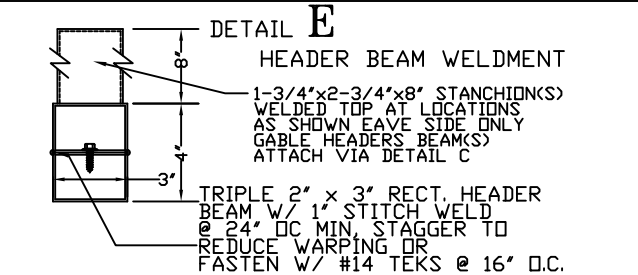
ENGINEER'S NOTES

- 1) THE BASIC DESIGN WIND SPEED = 140 MPH ULT, 108 MPH ASD, 3 SEC GUST
- 2) THE RISK CATEGORY I
- 3) THE EXPOSURE CATEGORY = B
- 4) THE INTERNAL PRESSURE COEFF. = +/-0.18 ENCLOSED STORAGE BLDG
- 5) CH. 30 COMPONENTS/CLADDING (C&C)
 - ROOF: +1/-28 PSF ZONE 1(20) WALL: +17/-28 PSF ZONE 4(20)
 - ROOF: +12/-43 PSF ZONE 2(10) WALL: +17/-22 PSF ZONE 5(20)
 - ROOF: +12/-56 PSF ZONE 3(10)
- 6) RAFTER STEEL TUBING TO BE 46,000 PSI MIN YIELD STRENGTH 55,000 ULTIMATE ; AISI A500 GRADE C OR D OR EQUIV

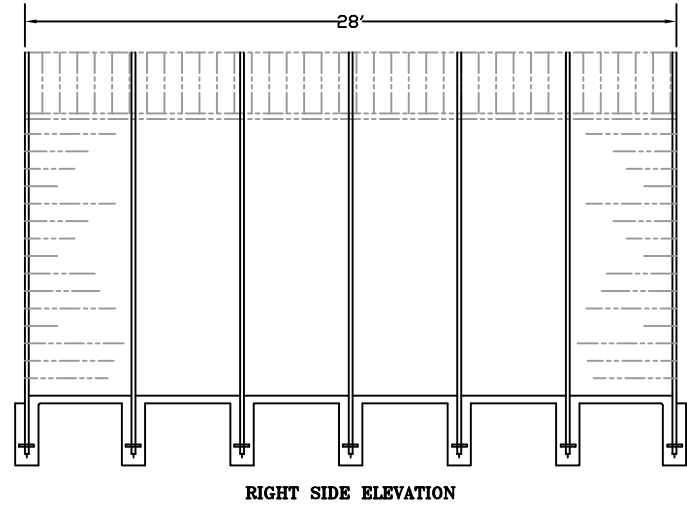
NOTE: DOOR MANUFACTURER TO PROVIDE RATING CERTIFICATION FOR THEIR PRODUCTS INDICATING DOORS WILL WITHSTAND THE PRESSURES RESULTING FROM THE SPECIFIED WIND SPEED (3 SEC GUST)

NOTE: DOOR MANUFACTURER TO PROVIDE INSTALLATION INSTRUCTIONS FOR THEIR PRODUCT SUCH THAT WHEN INSTALLED PER THEIR INSTRUCTIONS THE RATED PERFORMANCE WILL BE ATTAINED.

NOTE: CONTRACTOR TO INSTALL DOORS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



CECO DOOR PRODUCTS (FL#10723.1) A.J. MANUFACTURING, INC (FL#38034.1) OR EQUIV RATED FOR 140 MPH WINDSPEED (3 SEC GUST) LOCATED APPROX AS SHOWN



I hereby certify that I have reviewed this plan and found it to be in compliance with ASCE 7-22 and the Florida Building Code 2023 8TH edition.
David W. Smith, M.S., P.E.

SHAMAR GERALD 5114 16TH STREET ZEPHYRHILLS, FL 33542 PASCO COUNTY Florida Registration No. 53608	D.W. SMITH, M.S., P.E. FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 53608 Consulting Projects Engineer INDUSTRIAL, COMMERCIAL, and RESIDENTIAL 9909 WALLASTON DRIVE-DADE CITY, FLORIDA 33525 PHONE/TEXT: 813-469-2289 E-MAIL: dwsf@earthlink.net	STORAGE SHED 30'x28'x12'		SHEET 1 OF 1
		DATE 03/05/2026	SCALE AS NOTED	CHECKED MAR
BLAKE CONSTRUCTION, LLC PH 727-869-4780 FAX 727-869-4782		PART NO. AMBASSADOR 2679 A		Page 9 of 63



Beautiful

Durable

Mar 18, 2026

5114 16th Street

Shamar Gerald
shamarg30@gmail.com
5114 16th Street
Zephyrhills, FL 33542

Derrick Hitt
SouthShore Roofing & Exteriors
(813) 415-6651
dhitt@ssrflorida.com
License Number CCC1332311- CBC1262421



HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

A classic look for
THE HOME OF THEIR DREAMS.

HardieShingle®
7 in. Staggered
Edge Panel
Iron Gray

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
7.25 in. Select
Cedarmit®
Monterey Taupe

For timeless beauty
BEGIN WITH THE FINISH.

Our finishes help eliminate stress and reduce costly weather delays when it's too cold or damp to paint for extended periods. And there's no reason to question whether or not sub-optimal painting conditions will negatively affect your paint job. In fact, there's no longer any need to paint on site during installation.

ColorPlus Technology finishes are fully cured in a controlled environment and arrive on your job site ready for year-round installation.



DON'T HIRE THE WRONG CONTRACTOR

WHO SHOULD YOU HIRE?

ACCORDING TO A GUILDQUALITY SURVEY, 40% OF HOMEOWNERS WOULD NOT RECOMMEND THE CONTRACTOR THEY USE

Why do you think that is?



- Have you or someone you know ever had a bad experience with a contractor?
- What would you say people should be looking for when they have contractors out to do estimates?
- What criteria should you use to choose your contractor so you don't become part of that 40%?

BAD CONTRACTORS

Doesn't educate potential clients - doesn't spend time on needs / wants analysis.

Disorganized. No processes.

Poor communication.

Subcontracts to cheapest labor.

No manufacturer training or certifications.



VS

QUALITY CONTRACTORS

Focused on client education.

Process-oriented.

Good client communication.

In-house, highly trained installers. No subcontracting.

Manufacturer Certifications.



contractors licensing & insurance

PROTECTING YOURSELF
& YOUR FAMILY.



Unlicensed contracting is illegal in Florida
Visit MyFloridaLicense.com
to verify licensing



Contractors's Insurance Protects YOU!



If the contractor you hire is uninsured or under insured – YOU ARE NOT PROTECTED!

ACORD CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY)
8/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Straight-Line Insurance, LLC 1301 Grasslands Blvd., Suite 100 Lakeland, FL 33803 www.straightlinefl.com	CONTACT NAME: Straight-Line Insurance, LLC PHONE: 883-904-4779 FAX: _____ EMAIL: info@straightlinefl.com JAC: _____ ADDRESS: _____																					
INSURED: CBC Homes, Inc Southshore Roofing & Exteriors 6625 Dolphin Cove Dr Apopka Beach FL 33572	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>INSURER A:</th> <th>INSURER A AFFORDING COVERAGE:</th> <th>NAIC #</th> </tr> <tr> <td>Obidian Specialty Insurance Company</td> <td></td> <td>10371</td> </tr> <tr> <td>Bridgeland Casualty Insurance Company</td> <td></td> <td>10336</td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER A:	INSURER A AFFORDING COVERAGE:	NAIC #	Obidian Specialty Insurance Company		10371	Bridgeland Casualty Insurance Company		10336	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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COVERAGES CERTIFICATE NUMBER: 69653021 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CLASS	TYPE OF INSURANCE	DATE BEG. (MM/DD/YYYY)	DATE END. (MM/DD/YYYY)	POLICY NO. (MM/DD/YYYY)	POLICY NO. (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-ACCT <input type="checkbox"/> LOG OTHER: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	SCB-GLM-000013348	7/28/2022 7/28/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES PER OCCURRENCE \$100,000 MED EXP (incl. case mgt) \$5,000 PERSONAL & ADY INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 (UNINSURED VEHICLE LIAB (EA OCCUR)) \$ BODILY INJURY (PER PERSON) \$ BODILY INJURY (PER ACCIDENT) \$ PROPERTY DAMAGE (PER OCCUR) \$
	AUTOMOBILE LIABILITY ANY AUTO: <input type="checkbox"/> OWNED <input type="checkbox"/> NON-OWNED <input type="checkbox"/> HIRE SCHEDULED AUTOS ONLY: <input type="checkbox"/> AUTOS ONLY	<input type="checkbox"/>	<input type="checkbox"/>			(UNINSURED VEHICLE LIAB (EA OCCUR)) \$ BODILY INJURY (PER PERSON) \$ BODILY INJURY (PER ACCIDENT) \$ PROPERTY DAMAGE (PER OCCUR) \$
	UMBRELLA LIAB EXCESS LIAB: <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE (EU) (RETIRO)	<input type="checkbox"/>	<input type="checkbox"/>			EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYER LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Necessary in FL) If yes, describe below: DESCRIPTION OF OPERATIONS HERE	<input type="checkbox"/>	<input type="checkbox"/>	0198-55847	7/15/2022 7/15/2023	(EU) (RETIRO) (FL) (CA) EL EACH ACCIDENT \$1,000,000 EL DISEASE - EA EMPLOYER \$1,000,000 EL DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Proof of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: <i>John Nicholas Devils</i> John Nicholas Devils
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 ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD
 08/08/2022 - CMC Issues Number Certificate 6965-2022 | Policy # 6965 | 8/10/2022 7:45:07 AM (UTC) | Page 1 of 1

Nearly 50% of local companies don't carry workers comp Insurance
 Visit www.ProofOfCoverage.FLDFS.com/search
 Search here to verify BEFORE you hire them

James Hardie Primed

James Hardie Fiber cement install. Siding is unfinished. If its not listed, it's not included.

Item

Hardie Lap Siding Install Labor

General Conditions:

- Protect landscaping and any adjacent plants as best as possible
 - Remove existing siding or wall coverings down to sheathing.
 - Re-nail sheathing as needed. If bad or rotten wood is discovered, it will be replaced at a price of \$150 per sheet of CDX Plywood. Other materials will be billed at current market rate plus labor.
 - Framing and other carpentry repairs will be billed at time & material. Labor is billed at \$75.00 per man hour.
 - If aluminum soffits need to be removed and reinstalled they will billed separately at \$5.00 per LF. If new soffit or fascia is needed it will be billed separately.
 - Install Tyvek moisture barrier on all walls siding will be installed.
 - Install Hardie window and corner trim. If freize trim is to be installed it will be noted in the line item description.
 - Install James Hardie fiber cement siding as per manufacturers requirements.
 - Our Crews are licensed and insured.
 - Crews will maintain safety requirement at all times during the construction process
 - We recommend removing pictures and wall hung art from walls to ensure nothing gets broken. - Nail pops can sometimes occur in drywall on the ceiling and walls. Southshore cannot be held responsible for interior nail pops. Due to the varying costs of materials, this estimate is good for 15 days. **DISCLAIMER: WE CANNOT BE RESPONSIBLE FOR AWNINGS, SATELLITES, POOL SOLAR, SOLAR PANELS OR ANY TYPE OF MOUNTING BRACKETS.**
-

Window/Door Trim Install Labor

Install trim on standard size windows and doors

1x4 Corner Hardie Trim

1"x4"x12' Outside corner trim

House Wrap Moisture Barrier

under siding water management. 9FT X 150 FT = 1350sf per roll

House Wrap Seam Tape

Tape seams of house wrap to seal them. Covers 164 LF

Butyl Rubber Window Flashing Tape

Covers 75 LF

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James Hardie Primed

Mill Finish Aluminum Drip Cap

James Hardie® Plank (lap style)

Comes primed and ready for paint in the following styles:

- Select Cedarmill
 - Smooth
 - Beaded Select Cedarmill
 - Beaded Smooth
-

Electro Galvanized 15 degree 2" coil siding nails

One box cover 20 squares.

Site Dumpster

Dumpster

Notarization, Permits and Documentation

Includes all notarization and permitting fees

Estimate subtotal

\$14,994.60

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Summary

Please review and sign the proposal with any notes.

James Hardie Primed James Hardie Fiber cement install. Siding is unfinished. If its not listed, it's not included.	\$14,994.60 Estimated sales tax \$472.96
--	--

**Applicable sales taxes will be calculated and collected at final billing*

Subtotal	\$14,994.60
Estimated sales tax	\$472.96
Total	\$15,467.56

Customer notes

Derrick Hitt
SouthShore Roofing & Exteriors
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Summary

Shamar Gerald

Date

Derrick Hitt

03/18/2026

Derrick Hitt, SouthShore Roofing & Exteriors

Date

By signing this document you agree to the statement of works provided by SouthShore Roofing & Exteriors and in accordance with any terms described within.

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Install Agreement

SouthShore Roofing & Exteriors Sales and Construction Agreement

This Sales and Construction Agreement is entered into on DATE ("Execution Date") between CBC Homes, Inc. dba SouthShore Roofing & Exteriors and OWNER NAME for the Property located at PROPERTY ADDRESS. Pursuant to Florida Statute, you may cancel this Sales and Construction Agreement within three (3) business days from the date of execution without penalty. If you provide notice of cancellation after midnight of the 3rd business day from execution date, SouthShore Roofing & Exteriors shall retain 25% of the total amount due under the Agreement to cover materials and labor expended on your home improvement project. To avoid this penalty, cancellation must be made in writing, emailed, faxed, mailed by overnight or certified delivery, and received before midnight of the 3rd day (email: contactus@ssrflorida.com).

1. Definitions

As used in this Agreement, the following terms shall have the meanings set forth below:

1. Agreement - The term "Agreement" shall herein refer to this document, titled "SouthShore Roofing & Exteriors - Sales and Construction Agreement".
2. Contractor - The term "Contractor" shall herein refer to SouthShore Roofing & Exteriors and its owner, employees, workers, and others acting on behalf of Contractor in furtherance of this Agreement.
3. Owner - The term "Owner" shall herein refer to the Property owner/client undersigned at the bottom of this Agreement and the estimate/proposal (Exhibit A) attached to this Agreement, along with Owner's family members, co-owners, and agents.
4. Property - The term "Property" shall herein refer to the property, location and/or structure where the work outlined on this Agreement is being completed.
5. Exhibit A - The term "Exhibit A" shall herein refer to the Proposal and Scope of Work attached to this Agreement.

1. Performance under the Agreement

1. Contractor agrees to complete work as specified in the Proposal & Scope of Work, and this Agreement on Owner's Property as set forth in this Agreement and Exhibits. The attached Scope of Work encompasses all work to be performed and supersedes any other agreements, verbal or written. No amendments to this Agreement or changes to material/labor (Change Orders as defined later within this Agreement), will be enforceable if not made or acknowledged in writing by e-mail, text message, or print, unless otherwise stated herein.

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2. Contractor covenants with Owner to furnish its skill and judgment in furthering the interests of Owner as agreed to in this Agreement. It agrees to furnish or cause to be furnished, through suppliers and subcontractors, general construction management, supervision, labor, and materials necessary to complete the Project referenced in this Agreement.
3. Owner covenants and agrees to notify Contractor of any potential issues Contractor need to be aware of, including but not limited to required Homeowner Association approvals, any prior non-permitted additions upon which Contractor is being asked to work on, and code issues Owner may be aware of that could cause a danger to employees, and any other dangerous conditions known on the Owner's Property which could cause injury. Contractor is not responsible for damages to Owner, fines and penalties, and increased costs due to issues unknown to Contractor.
4. Unless specifically referenced in Exhibit A to this agreement, Owner and Contractor hereby agree that Contractor is not responsible for rectifying, repairing, or replacing any existing structure or component of Owner's Property. This includes existing conditions due to prior work that was not properly permitted or performed according to Code, even if the work Contractor is doing damages the items that are not compliant. Owner understands and agrees that Contractors is not liable or responsible for any damages caused to those elements or structures of the Property during construction, which damages are primarily due to failure of those elements or structures to have been properly permitted or built according to Code,.
5. This Agreement represents the entire Agreement between Owner and Contractor, and supersedes all prior negotiations, representations, or agreements verbal or written.

2. Payment

1. Owner shall pay a minimum of one-half (except when specialty products are ordered) of the total amount owed to Contractor no later than , the start of work. This amount will be applied toward the total amount owed to Contractor. The remaining balance shall be due upon the "substantial completion" of the project. "Substantial completion" is defined as the main/major portion of the job being completed. It should be noted, if there is some work still pending to be done by Contractor upon "substantial completion" of the project, an amount commensurate to the pending work will be deducted from the Owner's payment at this point. This new remaining balance (commensurate to the pending work) will be paid by Owner upon the full completion of the project.

Exception to Clause 2.1: Specialty Products. For projects which use specialty products (metal, tile, stone-coated steel, siding, and woodwork), the Owner's financial responsibility is as follows:

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1. Payment of 30% of the total Agreement amount will be due upon the execution of this Agreement;
2. Owner will pay an additional 40% of the Agreement amount Immediately upon the start of work;
and
3. The remaining balance of the Agreement amount will be paid upon substantial completion of the project.

Changes in costs of materials and labor between the time this Agreement is executed and the time the project begins will result in an increased cost to the Owner. Such additional amounts will be paid by Owner immediately upon the start of work.

2. If Owner fails to pay all amounts owed to Contractor within 5 days of date payment is due, as outlined within this Agreement, a 1.5% interest amount, compounded monthly (18% annually as permitted by Florida law), will be assessed on the unpaid balance until paid in full.
3. Failure to timely make payments within the required schedule may delay construction until such time as amounts are paid. Such delay may result in increased costs of materials and labor, and unavailability of certain materials. Owner is responsible for any such increases in cost. Owner understands and agrees that if Owner fails to make timely payment Contractor has the right to stop all work on Owner's Property until such time as payment is made.

3. Time of Completion

1. Contractor shall commence work within thirty (30) days of the issuance of all building permits. Contractor shall diligently pursue and substantially complete all work to be performed under this Agreement within a reasonable time period, taking into consideration delays that are beyond the control of the Contractor, including, but not limited to, weather conditions, delays in selection or delivery of materials, changes requested by the Owner, changes due to conditions not observable prior to commencement of work, delayed payments by the Owner, material supply delays, delays in obtaining all necessary licenses, permits, or the certificate of occupancy, and delays due to Homeowner Association approvals. Contractor shall not be liable to the Owner for any losses, costs or damages resulting from, or arising out of, a delay or inability of Contractor to perform this Agreement as described herein.

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2. FORCE MAJEURE: SHOULD CONTRACTOR BE PREVENTED FROM COMPLETING THE WORK PRIOR TO ANY ESTIMATED COMPLETION DATE BY REASON OF WAR (DECLARED OR UNDECLARED), MILITARY AND/OR POLICE ACTIONS, AGGRESSIONS, STRIKES, RIOTS, UNAVAILABILITY OF MATERIALS, LABOR SHORTAGES, DELAYS IN RECEIVING MATERIALS, PERMIT DELAYS GOVERMENTAL INTERFERENCES, GOVERNMENTAL SHUTDOWNS, STAY HOME ORDERS, QUARANTINES, ARCHITECT DESIGN DELAYS, FLOOD, FIRE, EARTHQUAKE, UNUSUALLY SEVERE WEATHER (E.G., SNOW STORMS, HURRICANE , ETC.), DELAYS OR INACTION OF INDEPENDENT CONTRACTORS, LITIGATION OR DELAYS CAUSED BY CONDITIONS IMPOSED ON THE COMMUNITY (OR ANY PART TIIEREOF) BY ANY GOVERNMENTAL ENTITY RESULTING IN SIGNIFICANTLY INCREASED COSTS OF DELAY , BOYCOTTS, ACTS OF GOD, PANDEMICS, OR ANY CONDITION(S) BEYOND CONTRACTOR'S REASONABLE CONTROL OR RESPONSIBILITY (COLLECTIVELY, "FORCE MAJEURE EVENTS"), CONTRACTOR SHALL PROMPTLY THEREAFTER NOTIFY OWNER OF THE EXISTENCE OF TIIIE FORCE MAJEURE EVENTS AND THE ANTICIPATED DURATION OF DELAY CAUSED THEREBY, TO THE EXTENT KNOWN. OWNER ACKNOWLEDGES ANO AGREES THAT THE ESTIMATED COMPLETION DATE IS A PROJECTION ONLY ANO THAT CONTRACTOR WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES OR LOSSES WHATSOEVER RESULTING FROM ANY DELAY THEREOF. THE ESTIMATED COMPLETION DATE SHALL BE EXTENDED TWO DAYS FOR EACH DAY OF DELAY ACTUALLY CAUSED BY THE FORCE MAJEURE EVENT.

4. Changes in the Project

1. The Owner, without invalidating this Agreement, may order changes in the Project at an additional cost including additions, deletions, or other revisions to the scope of work. The Price and the Substantial Completion date will be adjusted accordingly. All such changes in the Project shall be authorized by a written Change Order, submitted by Contractor and acknowledged by Owner, by e-mail, text message, or print, as an addendum to the Agreement. In no event shall Owner be released from liability to pay Contractor for work performed at Owner's request that is outside the scope of the work in Exhibit A due to failure to sign a change order or should written evidence of a change be misplaced.
2. All costs due to changes in the scope of work become due at the signing or acknowledgement of each Change Order or upon commencement of the work (whichever is earlier).
3. Should weather or concealed conditions due to property damage, result in the need to perform work beyond in the scope of work per this Agreement, the Price and the Completion Date shall be equitably adjusted.
4. Contractor is not responsible for damages caused by an Act of God and/or other weather events that occur during the course of Contractor's work. If Contractor has sufficient advanced notice, Contractor shall take reasonable precautions to secure the Property.

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Install Agreement

5. Owner shall have authority to order minor changes in the Project not involving an adjustment in the Price or an extension of the Substantial Completion Date and not inconsistent with the intent of the Drawings and Specifications. Such Changes must be approved by the Contractor in writing. Owner shall not instruct Contractor's workers to make changes while onsite without Contractor's prior approval.

5. Insurance

1. Contractor agrees to provide Owner with insurance certificates upon request. Contractor agrees to keep all insurance current and in force as required by the state of Florida.

6. Warranty

1. Contractor warrants that the labor and materials supplied by Contractor and used in performance of this Agreement will be free of defects for the applicable period for each roofing and/or renovation project system. The applicable warranty for siding and other exterior products will be listed in each product description.
2. Failure to pay the Agreement in full as per the requirement of this Agreement acts to VOID all warranties available to the Owner. Should Owner fail to timely pay and subsequently tender full payment, including all interest and fees, Contractor, at its sole discretion, may agree to perform warranty work if payment was made within the warranty period.
3. Contractor reserves the right to use subcontractors for the completion of any work under this Agreement, at his own sole discretion.
4. Contractor is not responsible for damages outside of Contractor's control and damages which are not reasonably foreseeable. This Agreement shall be completed using standard construction practices of the day and will abide by all Florida building codes and standards.
5. No other warranty is expressed or implied. Contractor does not warranty any materials not supplied by Contractor.

7. Damage to Property

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1. While Contractor will perform its duties with reasonable care, damage can be caused during construction as a direct result of another party's negligence. Contractor shall not be responsible for any damages caused in the performance of its work primarily due to poor workmanship of other third parties not under Contractor's control. This includes but is not limited to improper or non-code compliant wiring, a/c ducts, lines and components, ventilation ducts/vents, water lines, non-permitted additions, and any other condition.
2. Contractor shall not be held liable for any damage to Owner's Property, including driveways, sidewalks, lawn, and decorative features as the result of any third party involved in the project but not under Contractor's control. Any such damage will be the sole responsibility of that third party. Owner hereby agrees to waive any claims against Contractor for same and seek recovery solely from those third-party vendors.
3. Owner acknowledges and understands that while Contractor will do its best to clean up all nails or other sharp materials used in the construction process, nails or other debris may be inadvertently left at no fault of the Contractor. Contractor shall not be liable for damages to the property of Owner, guests, neighbors, passerby's or otherwise, including vehicle tires, people, or pets resulting from a nail or other sharp material left on Owner's Property. Owner hereby specifically agrees to release and waive all such claims against Contractor by Owner and agrees to indemnify and defend Contractor for damages claimed by any visitors to Owner's property.

8. Disputes and Default

1. Should Contractor be required to initial collection procedures against Owner to collect payment as set forth in this Agreement, Owner shall be liable to Contractor for all costs of collection, including interest, late fees, and attorney fees incurred by Contractor during the collection process.
2. The Parties agree that prior to initiating any legal action or lawsuit relating to this Agreement, they shall first attempt to resolve any disputes through mediation. The mediation shall be conducted by a neutral mediator specializing in construction law and practices and agreed upon by both Parties. If the Parties cannot mutually agree on a mediator, either Party may request the appointment of a mediator by a recognized mediation service located in the State of Florida. The mediation shall take place in Florida, at a mutually agreeable location, and the costs of the mediation, including mediator's fees, shall be shared equally by the Parties, unless otherwise agreed upon in writing. Each Party shall bear its own attorney's fees and costs related to the mediation.
3. Contractor's right to foreclose any lien recorded as a result of non-payment is not waived by virtue of any clause in this Agreement and Contractor has the right to proceed in a court of competent jurisdiction for such foreclosure.
4. The prevailing party in any legal action to enforce the terms of this Agreement shall be entitled to reasonable

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Install Agreement

attorney fees.

5. **Contractor's Right to Cure:** FLORIDA LAW, CHAPTER 558 FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

9. Termination of the Agreement

1. **RIGHT TO RESCIND.** PURSUANT TO FLORIDA STATUTE 520.72, EITHER PARTY TO A HOME IMPROVEMENT CONTRACT MAY CANCEL THE CONTRACT BY THE EXERCISE OF THE RIGHT TO RESCIND UNTIL MIDNIGHT OF THE THIRD BUSINESS DAY FOLLOWING THE EXECUTION OF THE CONTRACT BY GIVING NOTICE TO THE OTHER PARTY BY EITHER CERTIFIED MAIL OR REGISTERED MAIL. THE PARTY INVOKING THIS SECTION IS NOT LIABILITY TO THE OTHER FOR DAMAGES INCURRED BY CANCELLATION UNDER THIS SECTION. Owner may also cancel within in the stated time period by email (to contactus@SSRFLORIDA.com).
2. If Owner terminates this Agreement after 3 business days, Owner shall notify the Contractor in writing. Owner shall pay Contractor the GREATER of: 25% of the total Agreement amount; or the amount owed to Contractor for the work performed on the Property as of the date of termination. Contractor shall, as a condition of receiving the payment, execute and deliver all such papers and take all such steps, including the legal assignment of these contractual rights, as Owner may require for the purpose of fully vesting in him the rights and benefits of Contractor under such obligations or commitments.
3. SouthShore Roofing & Exteriors reserves the right to cancel the agreement at any time, before commencing work without any damages or penalties owed to Owner.

10. Owner's Responsibilities

Derrick Hitt
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(813) 415-6651
dhitt@ssrflorida.com



Install Agreement

1. Owner shall pay all monetary amounts owed, as described within this Agreement, without delay.
2. Owner shall not, in any manner, utilize, communicate, or contract with Contractor's Employees, Subcontractors, Subcontractor's Employees or Agents, or material suppliers.
3. Owner shall not perform or permit any other party to perform work on the Subject Property, that is within the scope of the work presently performed by Contractor without the prior written approval of the Contractor. Contractor is not responsible for any damages caused by unauthorized work performed by Owner or Owner's agent.
4. Owner agrees that in the event of a circumstance or occurrence that prevents Owner from performing under the Agreement, this Agreement shall bind the Owner and Owner's estate, trustee, or successor trustee, power of attorney, or agent.

11. Legal Terms and Requirements

1. Contractor will record a Notice of Commencement with the clerk of court in order to obtain applicable permits.
2. Owner is aware that under Florida lien law a Contractor, subcontractor, or supplier can record a Lien on Owner's Property for any unpaid balance under this Agreement.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

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3. After Owner has paid all amounts due to Contractor under this Agreement, a Release of Lien will be given to the Owner, by the Contractor, stating all labor and materials have been paid.
4. Pursuant to Florida Statute 489.147, A CONTRACTOR MAY NOT DIRECTLY OR INDIRECTLY OFFER A RESIDENTIAL PROPERTY OWNER A REBATE, GIFT, GIFT CARD, CASH, COUPON, WAIVER OF ANY INSURANCE DEDUCTIBLE, OR ANY OTHER THING OF VALUE IN EXCHANGE FOR (1) ALLOWING THE CONTRACTOR TO CONDUCT AN INSPECTION OF THE RESIDENTIAL PROPERTY OWNER'S ROOF; OR (2) MAKING AN INSURANCE CLAIM FOR DAMAGE TO THE RESIDENTIAL PROPERTY OWNER'S ROOF.
5. Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from Specified Violations of Florida Law by a State licensed contractor. For Information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: Florida Construction Industry Licensing Board, 1940 N. Monroe Street, Tallahassee, Florida 32399-1039; (850) 487-1395.

12. General Terms

1. If any term of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the Agreement, including all remaining terms, will remain in full force and effect as if such invalid or unenforceable term had never been included.
2. Contractor's failure to insist in any one or more instances upon strict performance by the other party of any of the terms of this Agreement, shall not be construed as a waiver of any continuing or subsequent failure to perform or delay in performance of any term hereof.
3. Headings as used in this Agreement are provided for convenience only and shall not be used to construe meaning or intent.
4. This contract shall not be assigned by either party without the written consent of all parties.

BY ACCEPTING AND SIGNING THIS PROPOSAL, THE UNDERSIGNED PARTIES STATE THAT THEY HAVE READ THIS AGREEMENT IN FULL AND AGREE TO ABIDE BY THE TERMS OF THIS AGREEMENT AND RELATED EXHIBITS SPECIFICALLY REQUIRED HEREIN.

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Install Agreement

Shamar Gerald

Date

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STAFF REPORT

To:

From:

RE: Proposed Amendment to the City of Zephyrhills Comprehensive Plan to repeal and replace the adopted Recreation and Open Space Element with updated Goals, Objectives and Policies.

Date: April 21, 2026

I. BACKGROUND & INFORMATION

- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner:
 - 2. File #:
 - 3. Historic Designation:
 - 4. Acreage:
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

II. DATA & ANALYSIS

- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

III. RECOMMENDATION

- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment

PLANZephyrhills2050

Recreation & Open Space Element

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List of Acronyms and Abbreviations

This element contains a variety of acronyms and abbreviations used throughout the text. For clarity and ease of reference, all acronyms and abbreviations are listed below, along with their full forms.

ADA	Americans with Disabilities Act
CRA	Community Redevelopment Agency and Community Redevelopment Area
FGBC	Florida Green Building Coalition
GIS	Geographic Information System
LDC	Land Development Code
LEED	Leadership in Energy and Environmental Design
LOS	Level of Service
NRPA	National Recreation and Park Association
PRMP	Parks and Recreation Master Plan
SWFWMD	Southwest Florida Water Management District
YMCA	Young Men's Christian Association





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RECREATION AND OPEN SPACE ELEMENT

1. Introduction

Purpose

The Recreation and Open Space Element serves as a chapter within PLANZephyrhills 2050, a legally mandated comprehensive plan under state law. The purpose of this element is to guide the City of Zephyrhills' approach to the provision, location, and design of recreation spaces for current and future generations of city residents.

Scope

This element addresses two planning horizons consistent with Florida statutory requirements: an interim 10-year planning period through 2036 and a long-range planning period through 2050. The interim period focuses on near-term priorities such as regulatory updates, infrastructure improvements, and funding strategies, while the long-range period supports phased land acquisition, facility expansion, and development of a connected, resilient parks system.

Legal and Planning Framework

State Community Planning Act

Pursuant to Section 163.3177(6)(e) of the Florida Statutes, the comprehensive plan must include goals, objectives, and policies that support a balanced system of public and private recreation sites. This requirement emphasizes equitable access to parks, open spaces, and natural areas for all residents. The statutory framework reinforces the integration of recreation into broader land use and community planning efforts, promoting sustainable growth, quality of life, and the long-term protection of environmental and community assets.

City Codes and Plans

The City of Zephyrhills ensures that parks and recreation planning aligns with broader municipal objectives through various City codes and plans.

CITY CODE OF ORDINANCES

Sections of the City Code of Ordinances that are related to parks and recreation include:

- *Title III. Administration – Parks and Recreation Advisory Board:* Provides for oversight of recreation planning and community engagement.
- *Title XV. Land Usage – Impact Fees:* Supports funding for recreation infrastructure through user fees, park improvement programming, and outdoor facilities guidelines.

CITY LAND DEVELOPMENT CODE

The Land Development Code governing land use and development in the city ensures that recreation spaces are integrated into new development. Key sections of the Code include:

- *Article II. Zoning Districts and Allowed Uses:* Includes the Recreation/Conservation zoning district for the designation of land for recreation use.
- *Article V. Adequate Public Facilities:* Codifies City adopted level of service standards for parkland and recreation facilities.
- *Article VI. Development Options:* Establishes recreation requirements for mobile home and recreational vehicle parks.
- *Article VII: Design Standards and Improvements:* Establishes parkland and recreation standards and guidelines for Traditional Neighborhood Developments zoning districts.

RELATED PLANS

The Recreation and Open Space Element is informed by existing plans and initiatives that

shape parks and recreation opportunities in the city. These plans provide a framework for enhancing recreation, preserving open space, and supporting long-term community resilience.

- *Zephyrhills Parks and Recreation Master Plan (PRMP), 2025*, serves as a blueprint to guide decision-making for the City's parks and recreation system. The Master Plan establishes guiding principles, system-wide recommendations, and implementation strategies, providing detailed direction for system improvements.
- *Zephyr Park Master Plan, 2025*, focuses on revitalizing Zephyr Park, a key recreation asset in Zephyrhills. Enhancements include upgraded playgrounds, walking paths, community gathering spaces, and integrated stormwater management solutions.
- *Multi-Use Trail Master Plan, 2008*, is designed to enhance mobility across the city through on- and off-street trail connections to key destinations. The plan integrates with regional trail networks to provide safe and accessible pathways for pedestrians and cyclists.
- *Community Redevelopment Area (CRA) Master Plan, 2026*, guides reinvestment and revitalization within the core areas of the city. The plan supports the enhancement of parks, trails, and open space as key components of community identity, economic development, and quality of life, while promoting connectivity, active lifestyles, and equitable access to recreational amenities.
- *Sustainable Zephyrhills Community Action Plan, 2012*, outlines strategies for sustainable land use, environmental and water conservation, green infrastructure, and community resilience.

Community Context

Regional Context

Zephyrhills is located in southeastern Pasco County within the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area, which also includes Hillsborough, Pinellas, and Hernando counties. Positioned at the edge of the expanding Tampa Bay region, Zephyrhills serves as a gateway between suburban growth centers and the more rural areas of central Florida. Its strategic location along regional transportation corridors and proximity to the Zephyrhills Municipal Airport enhances access and positions the city as a destination for both tourism and recreation.

Zephyrhills has historically functioned as a local activity center. Downtown Zephyrhills attracts visitors for its authentic charm, small-town character, and walkable scale. Zephyrhills has earned international recognition through Skydive City, one of the premier skydiving destinations in the U.S., reinforcing its role in the Florida Sports Coast, a regional tourism and recreation brand.

The City of Zephyrhills' park system is complemented by county and state recreation resources, including nearby wildlife management areas.

Demographic Overview

POPULATION GROWTH

Between 2010 and 2024, the Zephyrhills experienced significant population growth. The city's population increased from 13,288 in 2010 to an estimated 19,666 according to the Bureau of Economic and Business Research, University of Florida, with the U.S. Census Bureau estimate reaching 22,304. This represents a population increase of roughly 48% to 68% over just 14 years.

SOCIOECONOMIC CHARACTERISTICS

Selected socioeconomic characteristics for the City of Zephyrhills are shown in **Table ROS-1**.

Zephyrhills has a moderate population density of approximately 1,800 residents per square mile across 9.51 square miles (2020). The current population is estimated at approximately 22,304 (July 1, 2024), with 8,374 households averaging 2.29 persons per household. About 19.9% of households include children.

Table ROS-1: Selected Socioeconomic Characteristics, City of Zephyrhills

Topic	Estimate
Population and Population Density	
Population Estimate, July 1, 2024 ¹	22,304
Population estimate, April 1, 2024 ²	19,666
Population per square mile, 2020 ³	1,808.8
Land area in square miles, 2020 ³	9.51
Living Arrangements	
Households	8,374
Persons per household	2.29
Households with children	19.9%
Age	
Persons under 5 years	6.0%
Persons under 18 years	18.1%
Persons 65 years and over	29.9%
Median Age	48.8
Disability	
With a disability, under age 65 years	22.9%
Income and Poverty	
Median household income (in 2023 dollars)	\$52,108
Per capita income in past 12 months (in 2023 dollars)	\$29,341
Persons in poverty	13.2%

Sources:

1. Bureau of Economic and Business Research, University of Florida, estimate is 19,666 (April 1, 2024).
2. Bureau of Economic and Business Research (BEBR), University of Florida, April 1, 2024.
3. 2020 Decennial Census, U.S. Census Bureau.
4. All other: 2020-2024 American Communities Survey, U.S. Census Bureau.

Zephyrhills has a notably older population, with residents aged 65 and over comprising 29.9% of the population. Youth under age 18 account for 18.1%, and children under five represent 6.0%. This age distribution reinforces the need for multigenerational

recreation spaces that support active aging, social interaction, and youth development. Accessible walking paths, senior-focused amenities, shaded gathering areas, and safe, well-designed play environments remain key considerations.

Approximately 22.9% of residents under age 65 report having a disability, underscoring the importance of universal design and full ADA accessibility across parks and recreational facilities.

The median household income is \$52,108, with a per capita income of \$29,341, and 13.2% of residents living below the poverty line. These indicators support the continued need for affordable programming, reduced-fee access, and equitable distribution of recreational amenities.

Community Health Trends

According to the Florida Department of Health, Pasco County reports higher-than-average rates of obesity, diabetes, and sedentary lifestyles compared to state and national benchmarks. Expanding access to parks, walking and biking trails, and low-cost fitness opportunities is critical to improving public health outcomes and encouraging active lifestyles across all age groups.

At the same time, there is growing community interest in local food systems, outdoor social spaces, and wellness-focused programming, including community gardens, farm-to-table events, and park-based festivals that promote healthy living and social connection.

To help promote recreation as part of a healthier, more active lifestyle, Pasco County, Zephyrhills, and other local municipalities have embraced the "Florida's Sports Coast" brand, which positions the region as a destination for outdoor adventure, athletics, and recreational tourism. This brand identity aligns with the City's efforts to expand its recreational offerings, attract visitors, and

support community wellness through sport, fitness, and outdoor experiences.

2. Resource Inventory

The inventory of existing parks and recreation facilities is based on data from the *Zephyrhills Parks and Recreation Master Plan (2025)*. This inventory provides the foundation for assessing current conditions and identifying gaps in service relative to the City’s adopted level of service standards. The Master Plan includes detailed profiles for each park, including acreage, amenities, and defining features that inform future city planning and investment.

Local Parks and Recreation System

Map ROS-1 in the Appendix illustrates the locations of City of Zephyrhills parks, recreation facilities, and existing trail and bicycle infrastructure.

Table ROS-2 identifies parks and recreation facilities owned and operated by the City, including traditional municipal parks, specialty sports complexes, and regional attractions.

This figure also shows two privately operated recreation facilities located on City-owned property, Mouratoglou Academy Zephyrhills and Skydive City.

Map ROS-2 in the Appendix shows the locations of City parks. All of these parks are regularly accessible to the public.

Regional Recreation Assets

Zephyrhills is located within a recreation-rich region, surrounded by an array of nature preserves, wildlife areas, and community sports facilities. These nearby resources enhance the outdoor and active lifestyle opportunities available to both residents and visitors. **Table ROS-3** highlight nearby regional recreation assets and **Figure ROS-1** on page 5 depicts recreation assets within a 10-mile drive from Zephyrhills.

Table ROS-2: City-Owned Parks and Recreation Facilities

Park/Facility	Acres
Clock Plaza	0.5
Depot Park	4.0
East Pasco Family YMCA	2.5
Gunner Paw Park	5.7
Hercules Park	7.7
Krusen Park and Zephyrhills Skate Park	33.0
Ellis Harrold Park	0.5
Mouratoglou Academy Zephyrhills ^{1 2}	10.0
Shepard Park	2.0
Skydive City ²	14.0
Transplant Park	0.2
Veterans Memorial Park	10.0
Zephyr Park	33.0
Zephyrhills Community Venue (Z Venue) ¹	13.2
Zephyrhills Golf Course	63.0
Total (±)	198.3

Notes:

1. Limited public access.
2. City-owned and privately operated.

Source: Zephyrhills Parks and Recreation Master Plan, 2025, and Pasco County Property Appraiser, 2025.

Table ROS-3: Regional Recreation Assets

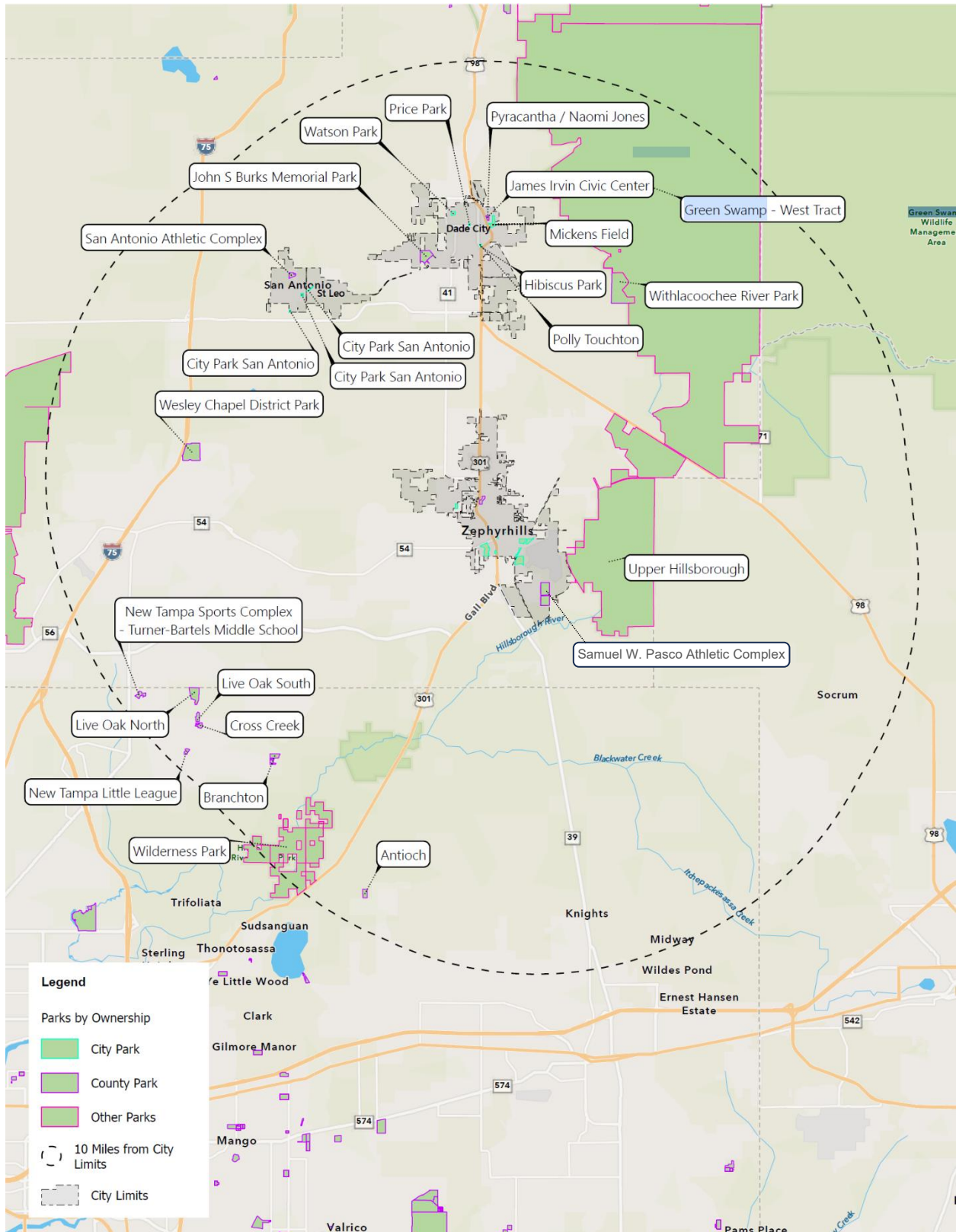
NEARBY STATE PARKS AND PRESERVES
Green Swamp West Unit Wildlife Management Area
Hillsborough River State Park
Upper Hillsborough River Wildlife Management Area
Withlacoochee River Park
NEARBY COUNTY PARKS
Samuel Pasco Athletic Park

Source: City of Zephyrhills, 2025.

Private Recreation Facilities

Private facilities play an important role in complementing the public parks system by filling gaps in indoor recreation and

Figure ROS-1: Recreation Facilities within a 10-Mile Distance of Zephyrhills



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

supporting the City’s goals for community wellness, active lifestyles, and recreation diversity. These venues often offer specialized services and amenities that respond to evolving community needs, health trends, and market preferences. **Table ROS-4** identifies notable private recreation providers in Zephyrhills.

Table ROS-4: Private Recreation Facilities

Park/Facility
AdventHealth Wellness Center Zephyrhills
Anytime Fitness
East Pasco Family YMCA
Hoops Heaven
Planet Fitness
RetroFlex Fitness 24/7

Source: City of Zephyrhills, 2025.

3. Needs Analysis

This section evaluates the current and projected needs of the City’s parks and recreation system, based on findings from the *Zephyrhills Parks and Recreation Master Plan (2025)*. It assesses the adequacy of existing and programmed parks and recreation resources to serve a growing population and identifies where investment will be needed to maintain the City’s level of service standards.

The National Recreation and Park Association (NRPA) advises communities to set standards based on local demographics, population density, equity objectives, and community preferences. Consistent with this guidance, the City uses a combination of standards, including:

- Acreage-based standard (supply of parkland per 1,000 residents)
- Geographic access standard (travel time to parks)
- Park quality standards (amenities, conditions, and accessibility)

Together, these measures help guide strategic decisions on land acquisition, facility upgrades,

and investment priorities to meet immediate and long-range needs.

Parkland Supply

Acreage-Based Standard

A minimum of 4.0 acres of public parkland per 1,000 residents.

In Florida, a 4.0-acre standard is typical among small and mid-sized cities with a mix of urban and suburban development patterns like Zephyrhills. Densely urbanized cities often adopt lower standards due to limited land availability, relying more heavily on trails, greenways, recreational programming. Rural or master-planned communities may aim for higher acreage targets to preserve open space.

The level of service analysis presented in **Table ROS-5** shows the City currently exceeds the adopted parkland acreage standard by 61.8 acres. However, population growth is projected to outpace existing parkland capacity by the 2036 planning horizon, resulting in a deficit of approximately 3.2 acres. By 2050, the projected deficit grows to 61.4 acres, assuming no additional parkland is acquired.

Geographic Access Equity

Walk-Time Standard

At least 85% of households in the city are within a 10-minute walk (½ mile) of a Neighborhood-Serving Park.

While many areas of Zephyrhills enjoy walkable access to parks, several neighborhoods, particularly in the northern, western, and southern parts of the city, lack convenient, walkable proximity to neighborhood-serving parks. These gaps in access reflect both historical development patterns and recent growth trends, and are primarily driven by:

- Incomplete sidewalk and trail connections
- Uneven park distribution relative to residential growth

- Limited land availability in underserved areas

Table ROS-5: Historic and Projected Parkland Levels of Service, City of Zephyrhills, 2010-2050

Year	Population	Parkland Needs (acres) ⁴	Existing Parkland (acres) ⁵	Surplus/Deficit (acres)
2010	13,288 ¹	53.2	115.0	+61.8
2020	17,194 ¹	68.8	115.0	+46.2
2024	19,666 ²	78.7	115.0	+36.3
2025	20,372	81.5	115.0	+33.5
2030	24,120	96.5	115.0	+18.5
2035	28,560	114.2	115.0	+0.8
2036	29,540	118.2	115.0	-3.2
2040	33,250	133.0	115.0	-18.0
2045	38,470	153.9	115.0	-38.9
2050	44,092	176.4	115.0	-61.4

Notes:

1. Population count, U.S. Decennial Census, U.S. Census Bureau.
2. Population estimate (April 1, 2024), Bureau of Economic and Business Research (BEBR), University of Florida.
3. Population projections (2025-2050) based on City of Zephyrhills growth assumptions (2026).
4. Parkland needs calculated based on the adopted Level of Service (LOS) standard of 4.0 acres per 1,000 residents.
5. Existing parkland inventory from the Zephyrhills Parks and Recreation Master Plan, 2025.

Sources: U.S. Census Bureau; Bureau of Economic and Business Research (BEBR), University of Florida; City of Zephyrhills, 2025–2026.

Geographic disparities in park access can contribute to uneven recreation opportunities and health outcomes, particularly for households without reliable transportation and individuals with mobility limitations.

To better guide decision-making for park investments, the City’s level of service standards have been expanded to consider not only the total amount of parkland per resident, but also the geographic distribution, quality, and accessibility of parks. These standards help shift the focus from simply expanding acreage to strategically locating parks where they are most needed and ensuring they offer consistent, equitable amenities citywide.

This walk time standard is an industry benchmark reflecting the distance residents are generally willing to walk for local recreation.

A walkability analysis, conducted as part of the *Zephyrhills Parks and Recreation Master Plan*

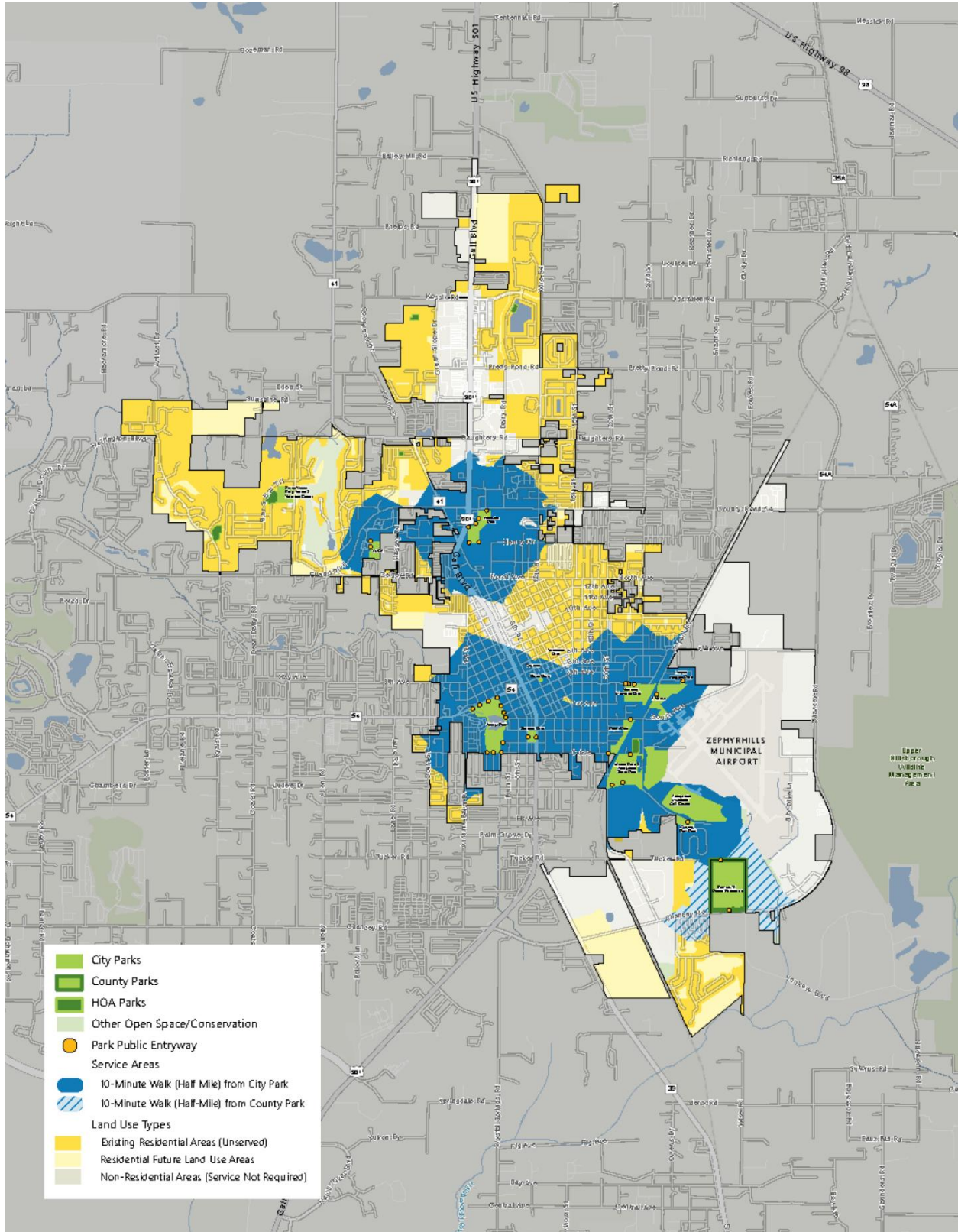
(2025), used Geographic Information System (GIS) network data to map service areas from public park entrances. The analysis *excluded* pocket parks (e.g., Clock Plaza, Transplant Park) and privately operated city parks without daily public access (e.g., Zephyrhills Golf Course and Mouratoglou Academy Zephyrhills). Although not maintained by the City, Samuel Pasco Athletic Park is frequently used by residents and was therefore included in the park service area analysis.

The analysis revealed gaps in 10-minute walk access across several neighborhoods, particularly in growth areas of the city (see **Figure ROS-2** on page 8). While some coverage is provided by parks maintained by homeowner associations (HOA), these parks do not fully meet public access standards and were excluded from the analysis.

Drive-Time Standard

All households in the city are within a 10-minute drive (approximately 3 miles) of a community park or major recreation facility.

Figure ROS-2: Parks 10-Minute Walkshed Analysis



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

In lower-density areas or where physical barriers limit walkability, a 10-minute drive (approximately 3 miles) is considered an appropriate standard for reaching larger community or regional parks.

A drive-time analysis, conducted as part of the *Zephyrhills Parks and Recreation Master Plan*, evaluated publicly accessible community-scale parks including:

- Hercules Park
- Krusen Park
- Veterans Memorial Park
- Zephyrhills Community Venue
- Zephyr Park

These parks serve a broader population beyond immediate neighborhoods. The drive-time analysis revealed accessibility gaps, particularly in the western region of the city (see **Figure ROS-3**). Again, while HOA parks may help fill local needs, they may not offer the same level of public access, programming, or infrastructure.

Park Quality and Accessibility

Site Equity Standards

To be considered as a Neighborhood-Serving Park, the park must meet certain Site Equity Standards to ensure consistent, high-quality recreation access across all neighborhoods. Each Neighborhood-Serving Park shall, to an extent feasible based on site constraints, include the following minimum features:

- A minimum park size of 2.0 acres
- Standard Zephyrhills park signage
- A walking loop or trail with canopy shade and seating
- A minimum of 0.25 acres of unprogrammed open space for flexible use
- A play area
- A sports court or sports field, type determined by site capacity and community need

- One or more picnic pavilion(s) with tables and seating
- Area lighting
- Safe pedestrian crosswalks connecting the park to surrounding residential areas
- A bicycle rack
- Designated ADA-compliant parking

Figure ROS-4 on page 11 shows the analysis findings.

The *Zephyrhills Parks and Recreation Master Plan* identifies several facilities in need of renovation to meet the Site Equity Standards. For example:

- Alice Hall Community Center lacks ADA-compliant entries, restrooms, and amenities.
- The East Pasco YMCA has structural and accessibility deficiencies including water intrusion, aging gym infrastructure, and non-compliant restrooms.
- Several City parks lack adequate lighting, shade, and ADA-compliant features such as accessible parking and clear internal paths.

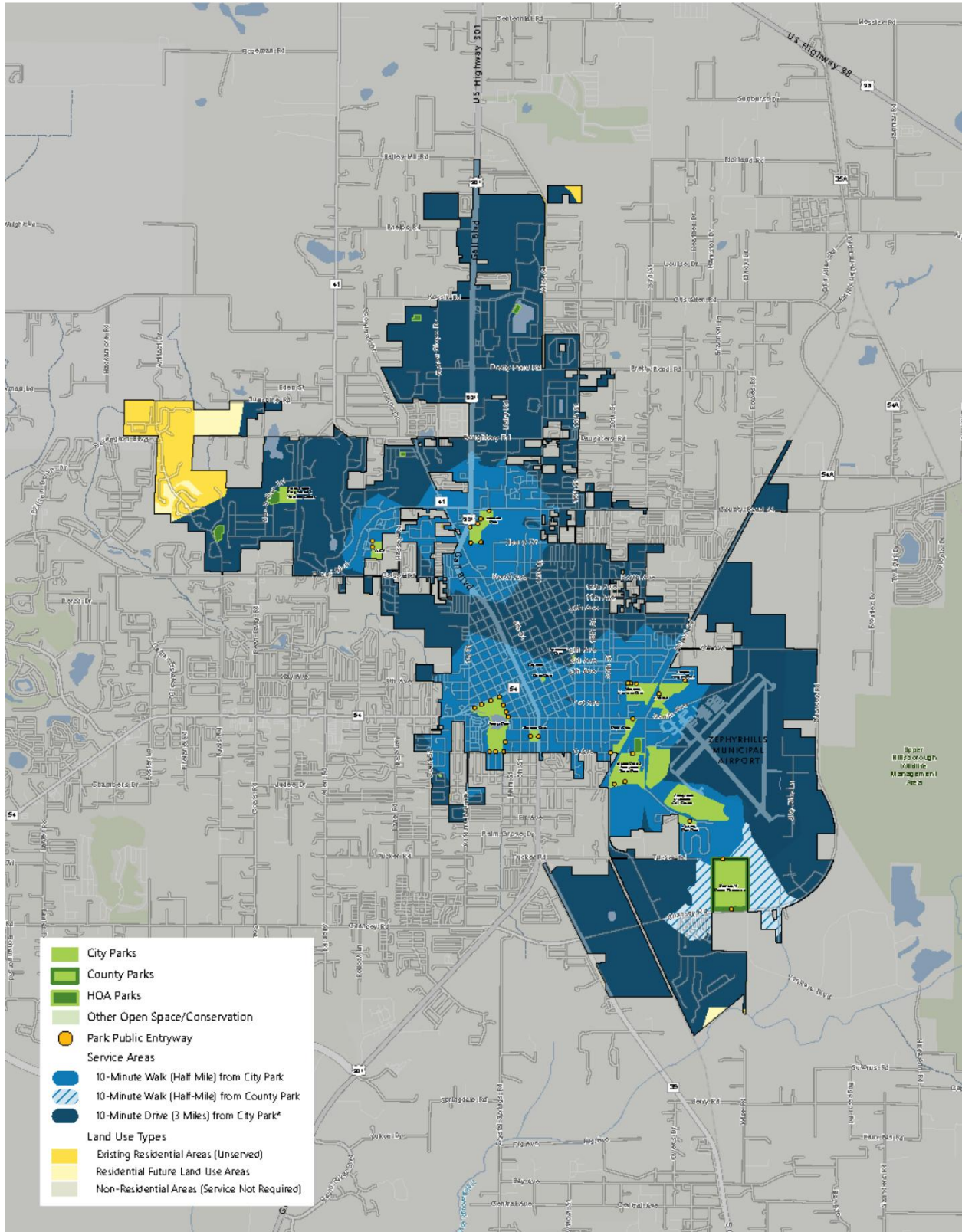
Additionally, the Master Plan observed connectivity gaps between parks and neighborhoods, which limit walkable access. For example, key corridors leading to Hercules Park and Zephyr Park lack continuous sidewalks.

Programmatic and Operational Gaps

As Zephyrhills transitions from a historically retirement-focused community to a more demographically diverse community, the demand for recreation facilities and programming is evolving. Population growth, generational shifts, and changing community expectations highlight the need for more inclusive, responsive, and strategically delivered recreation services.

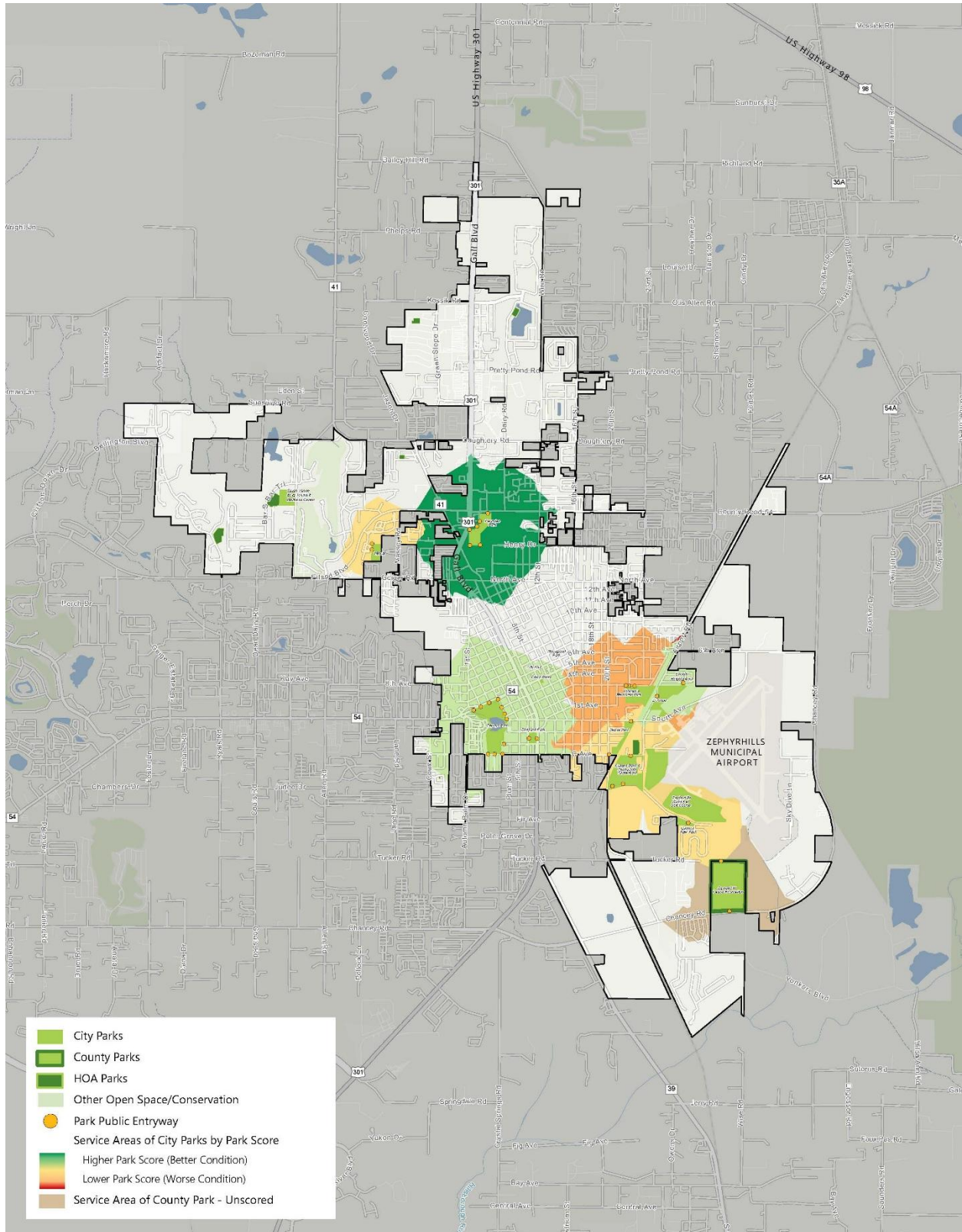
The city's current population includes a large proportion of seniors (approximately 30%)

Figure ROS-3: Parks 10-Minute Driveshed Analysis



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

Figure ROS-4: Parks Quality of Service Analysis



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

and a significant youth and young adult population (25% under age 24), indicating demand for both passive recreation opportunities such as shaded trails and accessible gathering spaces, and active recreation amenities such as playgrounds, sports fields, and youth-focused programs. This demographic mix underscores the importance of multigenerational and adaptable recreation planning.

The Zephyrhills Parks and Recreation Master Plan reveals several key programmatic and operational issues:

- *Underserved populations:* Seniors, teens, and people with disabilities have limited access to tailored programs and facilities.
- *Uneven park usage:* Some parks, especially in underserved areas, report lower visitation and a need for improved maintenance, safety, and age-inclusive amenities.
- *Lack of core programming:* The City currently does not offer a consistent catalog of core programs that meet industry-recognized benchmarks.
- *Operational limitations:* The City currently operates without a dedicated Parks and Recreation Department. As a result, program delivery, staffing capacity, and long-term recreation planning responsibilities are distributed across functions, which may affect consistency and coordination.
- *No standardized cost recovery model:* Without a formal fee structure or cost recovery policy, the City lacks a framework to evaluate the financial sustainability of its programs or to balance affordability with quality service delivery.

As Zephyrhills continues to grow, so will the pressure on its recreation infrastructure. Meeting future demand will require not only expanded parkland and facilities, but also

strategic investments in staffing, partnerships, and programming that reflect the City's changing population.

Public Awareness

Findings from a survey conducted for the Zephyrhills Parks and Recreation Master Plan revealed that 38% of respondents reported low familiarity with City park and recreation offerings.

4. Plan to Meet Needs

The strategies outlined in this section reflect the community's top priorities for improving and expanding the City's parks and recreation system. These priorities were informed by the Zephyrhills Parks and Recreation Master Plan, current and future-year level of service analyses, and public input.

The full strategy framework is detailed in Section 5. Goals, Objectives, and Policies, which will guide land acquisition, capital investment, programming decisions, and community partnerships over the 20-year planning period.

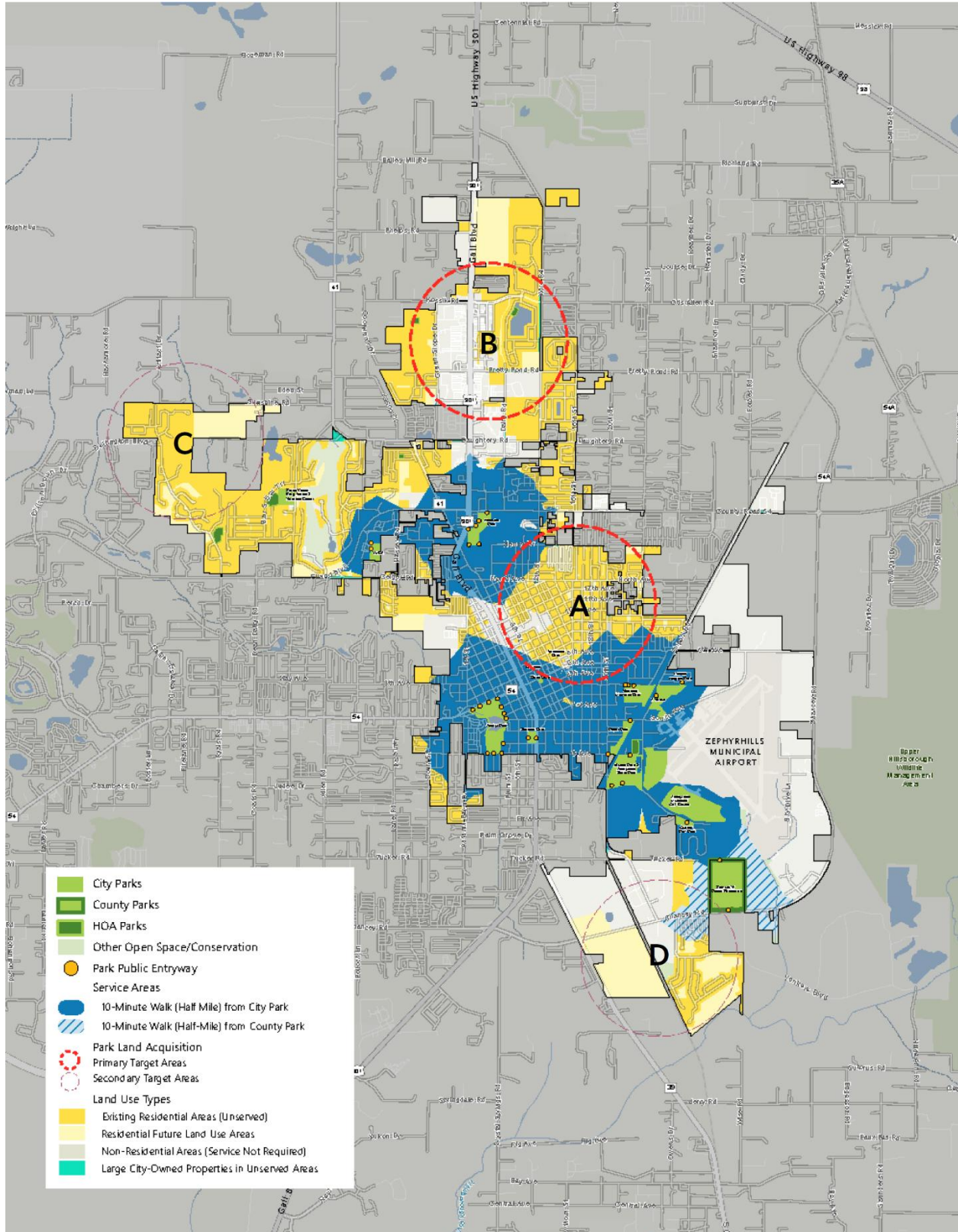
Parkland Acquisition

Strategic land acquisition is essential to closing park access gaps in underserved areas of the city. Aligning land use and capital improvements planning with parkland acquisition efforts will help ensure all residents have equitable access to high-quality parks.

Although the City currently meets its adopted level of service standard of 4.0 acres of public parkland per 1,000 residents, geographic disparities in access persist.

To address this, the City should pursue targeted land acquisition for park sites, especially within areas identified in the Parkland Acquisition Strategy Map (see **Figure ROS-5**). These priority areas are based on

Figure ROS-5: Priority Park Acquisition Areas



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

population growth forecasts, walkability analyses, and existing service coverage gaps.

Coordinating parkland acquisition with land use decisions, development review, and redevelopment planning can support the identification and timely securing of suitable sites in developing areas of the city. Where feasible, the City should consider joint-use partnerships, developer contributions, and land swaps to secure land for parks in areas with limited vacant parcels.

Funding sources such as impact fees, grants, and dedicated local funding mechanisms will also be necessary to implement this strategy.

POLICY REFERENCES

- ROS 1.1.1. Level of Service Standard
- ROS 1.1.3. Acquisition Target Areas
- ROS 1.1.4. Inventory of Privately Held Open Space
- ROS 1.1.5. Open Space Integration in New Development

Equitable Park Distribution and Facility Reinvestment

Achieving park equity ensures all residents have access to safe, appealing, and functional parks regardless of where they live in the city.

Reinvestment in parks that fall below Site Equity Standards, through targeted facility upgrades, accessibility enhancements, and improved comfort and safety features, is a key priority. In areas such as Downtown Zephyrhills, parks are envisioned to serve as placemaking assets that strengthen civic identity, attract visitors, and complement broader revitalization efforts.

POLICY REFERENCES

- ROS 1.2.1. Existing Parks
- ROS 1.2.2. Replacement and Renovation
- ROS 1.2.3. Asset Lifecycle Management
- ROS 1.2.4. Zephyr Park Activation and Placemaking

Connectivity and Access

Multimodal access will reduce physical barriers to park use and help make parks central to everyday life in Zephyrhills.

A well-connected park system depends on complete sidewalks, trails, bike infrastructure, and safe crossings that enable safe and convenient access for all users. Connectivity strategies include:

- Expanding sidewalk and trail connections within and between parks to close gaps
- Improving safe crossings to connect parks with nearby neighborhoods, schools, and civic destinations
- Coordinating with Pasco County’s Greenways, Trails, and Blueways Master Plan
- Integrating with regional and statewide trail systems, including the Florida SUNTrail Network and Southwest Florida Water Management District wildlife management areas
- Requiring internal pedestrian circulation through subdivision and site plan review
- Prioritizing ADA accessibility and wayfinding to support universal access

Such investments will ensure that parks are seamlessly integrated into the broader transportation network, enhancing community livability and everyday use.

POLICY REFERENCES

- ROS 1.5.1. Internal Park Connectivity
- ROS 1.5.4. Pedestrian Crossings
- ROS 1.5.5. Active Mobility Opportunities
- ROS 1.5.6. Trail Corridor Integration

Recreation Programming

As demographics shift, the City must provide responsive programming to meet the needs of families, seniors, youth, and people with disabilities.

Meeting emerging needs and expanding participation requires a diverse portfolio of recreational offerings that are inclusive, multigenerational, and financially accessible. Identified priorities include:

- Expanding adaptive and age-inclusive programs that serve older adults, teens, young children, and people with disabilities
- Diversifying recreation offerings to include arts, culture, fitness, nature-based programs, and team sports
- Establishing seasonal and year-round programs that promote consistent engagement and recurring participation
- Strengthening partnerships with local providers like Pasco County, the YMCA, and community organizations to extend reach and share resources
- Implementing a tiered pricing model with rate structures for residents, non-residents, and county partners to ensure affordability and fiscal sustainability
- Assessing community interests regularly through surveys, participation tracking, and feedback loops to keep offerings responsive and relevant

These investments will create recreation opportunities that reflect the diversity of the Zephyrhills community, today and in the future.

POLICY REFERENCES

- ROS 1.6.1. Program Expansion
- ROS 1.6.4. Joint Use Agreements

Operational Capacity

A modern, well-resourced operational structure is essential to ensuring parks remain clean, safe, accessible, and responsive to evolving community needs.

As Zephyrhills continues to grow, delivering high-quality parks and recreation services will depend on the City's ability to maintain,

operate, and program its facilities effectively. Key priorities include:

- Establishing a dedicated Parks and Recreation Department to centralize planning, management, operations, and programming under one unified entity
- Preparing and implementing an *Operations and Maintenance Master Plan* to identify staffing levels, training needs, equipment, and operational standards
- Securing reliable funding sources to support long-term operations such as dedicated tax revenue, user fees, impact fees, grants, and public-private partnerships
- Enhancing staff capacity to meet growing service demands, including hiring specialized personnel in maintenance, programming, and administration
- Implementing a GIS-based asset management system to track park infrastructure, guide lifecycle replacement, and inform budget planning and reinvestment decisions
- Formalizing joint-use and interlocal agreements to maximize shared resources and facility access with schools, nonprofits, and other government entities

By investing in operations and maintenance, the City can ensure that parks and facilities remain functional, attractive, and aligned with the recreational priorities identified in the Parks and Recreation Master Plan and the Comprehensive Plan.

POLICY REFERENCES

- ROS 1.7.1. Parks and Recreation Department
- ROS 1.7.2. Operations and Maintenance Master Plan
- ROS 1.7.3. Strategic Partnerships
- ROS 1.7.4. Cost Recovery

Communications and Outreach

Effective communication is essential for maximizing public participation, increasing program attendance, and reinforcing the value of parks and recreation to City residents.

To improve community awareness and engagement, the City may pursue the following outreach activities:

- Continued use of digital communication platforms to reach a broad and diverse audience in real time
- Developing a cohesive park system brand and messaging across all City parks and facilities to enhance visibility and recognition
- Implementing a comprehensive wayfinding system to help users easily navigate to and within parks
- Creating a centralized online hub where residents can explore parks, register for programs, provide feedback, and access real-time updates
- Strengthening in-person engagement through community events, tabling at public gatherings, and park-based outreach led by staff or volunteers
- Leveraging partnerships with schools, local businesses, and community organizations to amplify messaging and extend reach into the community
- Establishing a community ambassador program to encourage word-of-mouth promotion among residents

Tailored messaging, bilingual materials, and ADA-accessible platforms should be used to ensure equitable access to information.

POLICY REFERENCES

ROS 1.8.1. Community Participation in Design

ROS 1.8.2. Park System Branding

ROS 1.8.3. Communications

5. Goal, Objectives, and Policies

Purpose

Pursuant to Section 163.3177(6)(e), Florida Statutes, the following Goal, Objectives, and Policies establish the City of Zephyrhills' framework for the provision, maintenance, and enhancement of parks, recreation facilities, and open space. These provisions guide the acquisition, development, conservation, and management of recreational and natural resources while promoting equitable access, environmental stewardship, and community well-being.

Implementation

Unless otherwise stated, the Objectives and Policies of this Element shall be implemented through the City's park and recreation planning initiatives, capital improvement programming, and intergovernmental coordination and administrative actions, and supported, as applicable, by land development regulations and development review processes, necessary to carry out the Comprehensive Plan in accordance with Florida Statutes.

Note: Images included in this section are for illustrative purposes only and do not constitute official City policy.

GOAL ROS 1. RECREATION AND OPEN SPACE

Our community is committed to providing a safe, clean, and connected system of parks, recreation facilities, open spaces, and leisure activities that promotes health, equity, and environmental sustainability, with the goal that every resident lives within a 10-minute walk of a safe, welcoming, and well-maintained public park.

Objective ROS 1.1 Service Standards

Implement the adopted level of service standards for recreation and open space to guide parkland acquisition and promote consistent access to high-quality Neighborhood-Serving Parks throughout Zephyrhills.

POLICIES:

It shall be the City's policy to:

ROS 1.1.1 Level of Service Standard

Maintain a high-quality, accessible parks system by implementing the following level of service standards:

- a. Acreage-based standard: Maintain a minimum of 4.0 acres of public parkland per 1,000 residents to support citywide recreation needs;
- b. Walk-time standard: Strive for at least 85% of households to be located within a 10-minute walk (1/2 mile) of a Neighborhood-Serving Park, ensuring equitable access at the neighborhood level; and
- c. Drive-time standard: Ensure that all households are within a 10-minute drive (approximately 3 miles) of a community park or major recreation facility.

ROS 1.1.2 Site Equity Standards

All Neighborhood-Serving Parks shall meet Site Equity Standards, as further detailed in the Parks and Recreation Master Plan, as amended, to ensure consistent, high-quality recreational access across all neighborhoods. At a minimum, parks shall include functional recreation amenities, spaces for passive use, safe and accessible circulation, and basic infrastructure such as lighting, signage, and ADA-compliant features.

ROS 1.1.3 Acquisition Target Areas

Prioritize land acquisition and park development within underserved areas identified in the Parks and Recreation Master



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Plan including Priority Area A (Downtown) and Priority Area B (North U.S. 301 Corridor), as well as additional target areas identified for long-term system expansion.

ROS 1.1.4 Inventory of Privately Held Open Space

Identify and maintain an inventory of privately owned open space lands with potential for public acquisition, conservation easements, or formalized public access agreements. Prioritize properties that can enhance connectivity, expand recreational opportunities, protect natural resources, or fill service gaps within the City’s recreation and open space network.

ROS 1.1.5 Open Space Integration in New Development

Encourage the use of conservation easements to protect open space and integrate accessible parks, trails, and recreation areas into new development. Promote land use strategies that preserve natural features, expand public access, and ensure that recreation opportunities grow alongside residential and commercial expansion.

Objective ROS 1.2. Balanced Investment in Parks

Balance the development of new parks with the maintenance and enhancement of existing

parks to provide a consistent, high-quality recreational experience throughout the city.

POLICIES:

It shall be the City’s policy to:

ROS 1.2.1 Existing Parks

Improve existing parks based on site-specific recommendations and Site Equity Standards in the Zephyrhills Parks and Recreation Master Plan.

ROS 1.2.2 Replacement and Renovation

Replace or renovate park amenities and furnishings that are nearing the end of their useful life to maintain safety, usability, and visual appeal.

ROS 1.2.3 Asset Lifecycle Management

Maintain a GIS-based asset inventory to monitor park conditions and support long-term capital planning. Use the inventory to prioritize repairs, replacements, and enhancements based on asset lifespan, usage, and condition to ensure efficient reinvestment and consistent service quality across the park system.

ROS 1.2.4 Zephyr Park Activation and Placemaking

Implement the Zephyr Park Master Plan, as feasible, to transform the City's largest and most prominent park into a vibrant, inclusive, and multi-generational destination. Support strategic recreation and placemaking investments to strengthen within the Community Redevelopment Area identity, enhance connectivity, celebrate historic features, and promote active public use.

ROS 1.2.5 Zephyrhills Golf Course Reuse Evaluation

Evaluate the long-term viability of the Zephyrhills Golf Course considering future use alternatives based on community needs and priorities, surrounding land use trends, and community input.

ROS 1.2.6 Urban Green Space

Identify smaller scale park opportunities within redevelopment areas, including the Gall Boulevard corridor. These spaces may include pocket parks, civic plazas, and other gathering spaces that support placemaking, walkability, community events, and daily informal use.

Objective ROS 1.3. User Experience and Comfort

Design parks to include seating, gathering spaces, and amenities that support comfort, convenience, and repeat use.

POLICIES:

It shall be the City's policy to:

ROS 1.3.1 Design for Comfort and Appeal

Design parks to include seating, gathering spaces, and amenities that encourage longer visits and repeat use by providing comfort, convenience, and a welcoming atmosphere.

ROS 1.3.2 Thermal Comfort

Enhance thermal comfort and year-round usability by preserving existing tree canopy and increasing shade along pedestrian paths, near amenities, and within parking areas. Incorporate shade structures where appropriate.

ROS 1.3.3 Lighting and Safety

Provide lighting in parks to enhance visibility, safety, and natural surveillance during operating hours.



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ROS 1.3.4 Park Parking Areas

Improve parking areas with striping, signage, lighting, and shade tree plantings to enhance safety and user comfort.

ROS 1.3.5 CPTED Integration

Incorporate Crime Prevention Through Environmental Design (CPTED) principles into new parks and park improvements to enhance safety, visibility, and user comfort.

ROS 1.3.6 Multi-Use Trails

Recognize multi-use trails as linear parks that support recreation, connectivity, and community health. Evaluate these facilities to identify safety and accessibility needs and guide improvements such as lighting, shade, seating, signage, and surface upgrades.

Objective ROS 1.4. Environmental Stewardship

Promote sustainable practices in the design, development, and management of parks and recreation facilities.

POLICIES:

It shall be the City's policy to:

ROS 1.4.1 Environmentally Friendly Parks

Incorporate Sustainability Guidelines from the Parks and Recreation Master Plan (2025), as amended, into the design of new parks and the renovation of existing parks, as appropriate. Design strategies shall support the protection and restoration of natural resources and wildlife habitats, efficient use of resources, and opportunities for nature-based recreation and environmental education.

ROS 1.4.2 Green Building Practices

Incorporate resource-efficient building practices into the design, renovation, and construction of recreation facilities to reduce energy and water consumption, lower long-term operating costs, and minimize environmental impacts. Strategies may include

high-efficiency lighting and plumbing fixtures and replacement of obsolete or inefficient structures with high-performance alternatives. Where feasible, projects should incorporate best practices from recognized green building programs, such as the Florida Green Building Coalition (FGBC) and Leadership in Energy and Environmental Design (LEED).

ROS 1.4.3 Sustainable Site Infrastructure

Incorporate sustainable site infrastructure to improve environmental performance, reduce stormwater runoff, and increase resilience. Techniques may include Florida-Friendly landscaping, permeable pavements, bioswales, rain gardens, solar lighting, and other low-impact development (LID) practices appropriate to local conditions.

ROS 1.4.4 Nature-Based Recreation and Ecotourism

Partner with public and private land managers to expand nature-based recreation and ecotourism by leveraging regional assets, including the Upper Hillsborough River Wildlife Management Area, Pasco County Critical Linkages, and post-extractive lands. Support the development of trailheads, interpretive signage, natural surface trails, and connections to the City's park and trail network to promote environmental education, outdoor activity, and tourism.

Objective ROS 1.5. Connected and Accessible Parks

Create a safe, comfortable, connected, and accessible network of pathways that link neighborhoods to parks, connect parks to one another, and allow people to reach key amenities within each park.

POLICIES:

It shall be the City's policy to:



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ROS 1.5.1 Internal Circulation and Accessibility

Design and maintain parks with clear, direct, and continuous pathways that connect park entrances, amenities, and activity areas, including walking loops where appropriate. All internal circulation routes shall be accessible and compliant with applicable accessibility standards.

ROS 1.5.2 ADA Transition and Retrofit Improvements

Prepare, maintain, and implement a citywide ADA transition plan to identify, prioritize, and fund accessibility improvements within existing parks and along park access routes.

ROS 1.5.3 Multimodal Access to Parks

Coordinate with the Transportation and Mobility Element to provide safe, convenient, and connected pedestrian, bicycle, and transit access to parks and recreation facilities, including integration into the citywide mobility network.

ROS 1.5.4 Safe Park Access and Crossings

Identify and implement safe and visible pedestrian crossing treatments and access improvements that connect parks to adjacent neighborhoods and key destinations.

ROS 1.5.5 Trail Corridor Integration

Identify, evaluate, and advance future multi-use trail corridors that expand recreational access and close gaps in the active transportation network, with an emphasis on connections between parks, neighborhoods, and key destinations. Coordinate trail planning and implementation with local, regional, and state initiatives, including:

- a. Zephyrhills Multi-use Trail Master Plan;
- b. Zephyrhills Community Redevelopment Agency (CRA) Master Plan;
- c. Pasco County Greenways, Trails, and Blueways Master Plan; and
- d. Florida Shared-Use Nonmotorized Trail (SUNTrail) network.

Objective ROS 1.6. Recreation Facilities and Programming

Support active and passive recreation for all age groups through multi-functional facilities and diversified, accessible program offerings.

POLICIES:

ROS 1.6.1 Core Program Framework

Establish and maintain a core set of recreation programs serving a range of user groups, including youth, teens, adults, seniors, and individuals with disabilities, with offerings in fitness, wellness, arts and culture, sports, aquatics, and nature-based recreation.

ROS 1.6.2 Program Expansion and Partnerships

Partner with Pasco County, the YMCA, and other public, private, and nonprofit providers to expand and diversify recreation programming and services.

ROS 1.6.3 Program Accessibility and Equity

Design and deliver recreation programs to be inclusive and accessible through geographic distribution, adaptive programming, and affordable pricing structures.

ROS 1.6.4 Program Evaluation and Responsiveness

Periodically assess community needs and track program participation to guide program expansion, modification, and resource allocation.

ROS 1.6.5 Recreation Facilities Development

Pursue the development and operation of recreation facilities, including a recreation center with indoor gymnasium and aquatics, through interlocal agreements and public-private partnerships, as feasible.

ROS 1.6.6 Facility Reuse and Repurposing

Evaluate and determine the future use of existing structures such as Alice Hall Community Center and Zephyrhills Golf Course to meet recreational demand.

ROS 1.6.7 Joint Use Agreements

Coordinate with the School Board of Pasco County to utilize school-owned recreational facilities for community use during non-school hours through joint use agreements.

Objective ROS 1.7. Operations

Expand and strengthen parks and recreation operations to meet the needs of a growing community, respond to shifting demographics

and evolving recreation preferences, and deliver high-quality services to all residents.

POLICIES

It shall be the City's policy to:

ROS 1.7.1 Parks and Recreation Department

Establish and maintain a dedicated Parks and Recreation Department to oversee planning, operations, programming, maintenance, partnerships, and long-term system development, with staffing levels adjusted over time to meet service demands.

ROS 1.7.2 Sustainable Funding

Identify, evaluate, and pursue sustainable funding mechanisms to support parks and recreation operations, including user fees, impact fees, dedicated revenues, and public-private partnerships.

ROS 1.7.3 Operations and Maintenance Master Plan

Prepare and implement an Operations and Maintenance Master Plan to assess staffing, funding, and resource needs, and to guide operational expansion in alignment with community growth.

ROS 1.7.4 Maintenance and Park Appearance

Maintain a high standard of cleanliness and upkeep across all parks and recreation facilities through routine maintenance, including litter removal, restroom servicing, and landscape management. Encourage community stewardship through partnerships, volunteer programs, and public education.

ROS 1.7.5 Implementation Triggers for Service Expansion

Evaluate the need for expanded staffing, maintenance capacity, and organizational structure based on factors such as population growth, increased park acreage, and demand for recreation programming.

ROS 1.7.6 Asset Management Systems

Maintain a GIS-based asset management system to track park infrastructure, maintenance needs, and lifecycle replacement, and to inform budgeting and capital planning.

ROS 1.7.7 Strategic Partnerships

Maintain and expand partnerships with key organizations, such as the YMCA, Pasco County, Pasco County School District, Southwest Florida Water Management District, Florida Department of Transportation, and community-based organizations, to enhance recreation programming, facility connectivity and access, and shared resources. Develop a formal partnership strategy that defines roles, expectations, and shared opportunities for collaboration in recreation service delivery.

ROS 1.7.8 Cost Recovery

Develop a fee structure and cost recovery philosophy that balances affordability, equity, and financial sustainability, while supporting expanded program offerings and facility use.

Objective ROS 1.8. Public Awareness and Engagement

Ensure that the public is informed, engaged, and has a sense of ownership in the development and use of parks and recreation facilities.

POLICIES:

It shall be the City's policy to:

ROS 1.8.1 Community Participation in Design

Involve residents in the planning and design of new parks and park upgrades to ensure park development reflects community needs and preferences.

ROS 1.8.2 Park System Branding

Develop and implement a visual brand and wayfinding system that enhances visibility, consistency, and awareness of parks and recreational offerings in the city.

ROS 1.8.3 Communication Channels

Utilize a comprehensive communication strategy coordinated through the City's Public Information Office that combines traditional and digital media, including email, SMS text messaging, social media, the City website, and on-site signage, to inform and engage a broad and diverse audience about recreation facilities, programs, and events.

6. Influence on Other Plan Elements

The Recreation and Open Space Element plays a cross-cutting role in advancing the community's vision by supporting the goals of other PlanZephyrhills 2050 elements.

FUTURE LAND USE

Parks and open space help shape land use patterns by guiding the placement of neighborhoods, civic amenities, and mixed-use centers. The Recreation and Open Space Element supports compact and connected development through park siting standards, infill park strategies, and integration of recreation into new subdivisions. Preserving and integrating open space into the built environment also helps protect community character and maintain a sense of place.

TRANSPORTATION AND MOBILITY

Well-designed parks contribute to walkable and bikeable communities. By expanding trails, sidewalks, and safe crossings, the Recreation and Open Space Element complements the Transportation and Mobility Element's goals for multimodal access, reduced automobile dependence, and safer streets. The focus on 10-minute walk access aligns directly with broader efforts to increase active transportation options and equitable mobility.

HOUSING

Access to parks is a key component of livable neighborhoods. The Recreation and Open Space Element helps support the Housing Element by improving quality of life, increasing neighborhood desirability, and supporting mixed-income and multi-generational housing. Proximity to parks is particularly important for households without private outdoor space.

CONSERVATION

By preserving open spaces, tree canopy, and natural features, the Recreation and Open Space Element supports environmental

protection and resilience. Integration of green infrastructure, native landscaping, and nature-based recreation aligns with the goals of the Conservation Element to enhance ecological health, manage stormwater, and protect sensitive areas.

PUBLIC FACILITIES

Parks and recreation facilities depend on reliable water, wastewater, and stormwater infrastructure to function safely and efficiently. Irrigation systems, splash pads, public restrooms, and drinking fountains must be supported by a sustainable water supply.

Parks can contribute to stormwater solutions through green infrastructure like bioswales and permeable surfaces that complement stormwater system goals.

Aligning recreation planning with the timing and placement of utility investments also ensures that new parks and upgraded facilities are served by the necessary infrastructure to support long-term use, sustainability, and public health.

INTERGOVERNMENTAL COORDINATION

The Recreation and Open Space Element relies on coordination with other governments, such as Pasco County, the Pasco County School District, and state resource agencies, to enhance access, avoid service duplication, and create a seamless regional recreation network. These partnerships are also critical to joint-use agreements, trail/greenway connectivity, and shared facility funding.

ECONOMIC DEVELOPMENT

Investments in parks, trails, and event spaces contribute to economic development by attracting visitors, supporting local businesses, and increasing property values. Parks serve as community "anchors" that promote placemaking, tourism, and quality of life, key factors in retaining talent and attracting employers.

Appendix

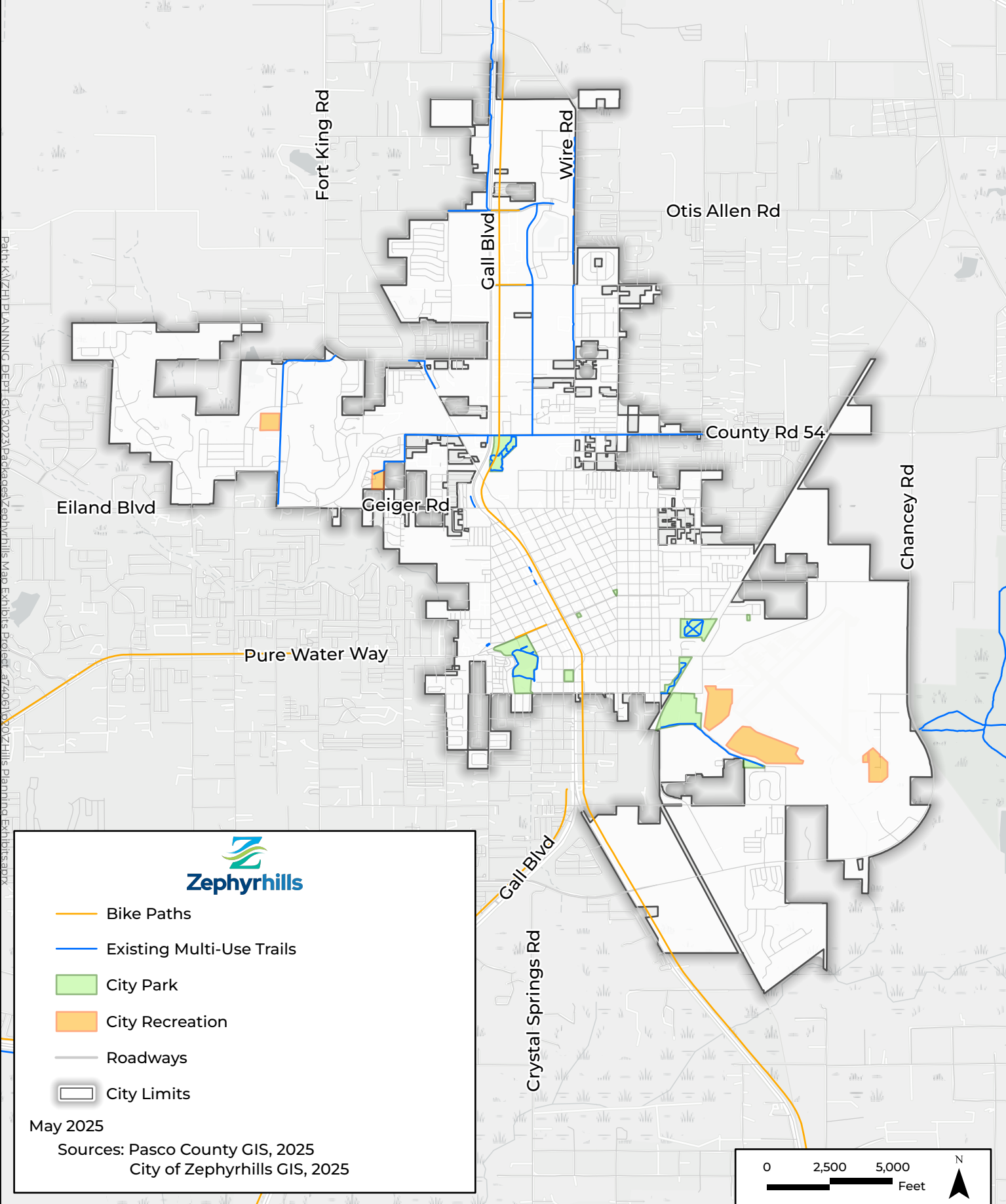
Map ROS-1 Recreation System
Map ROS-2 Park System


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Map ROS-1 Recreation System

Plan Zephyrhills2045

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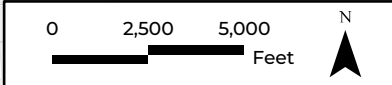




Zephyrhills

- Bike Paths
- Existing Multi-Use Trails
- City Park
- City Recreation
- Roadways
- City Limits

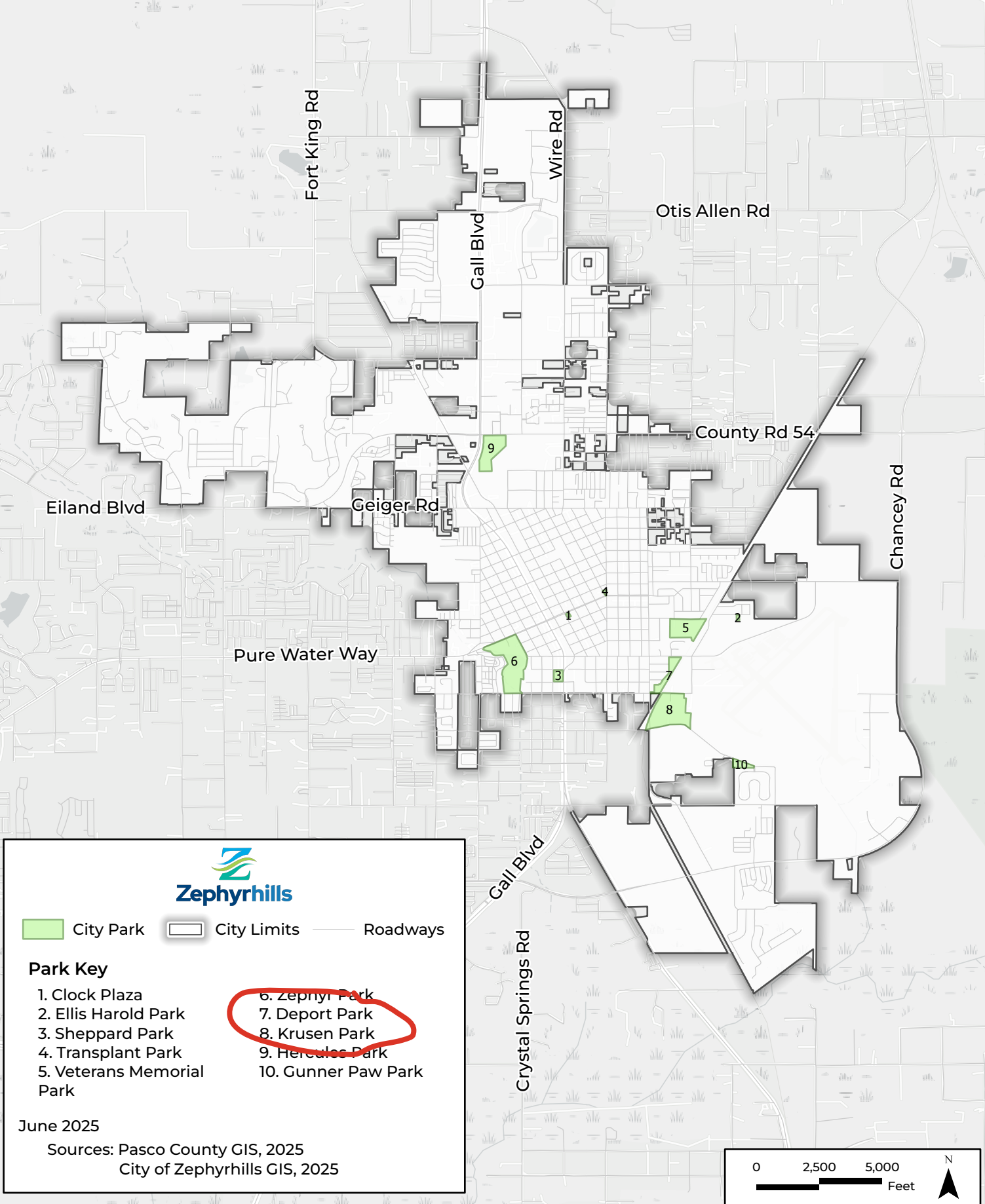
May 2025
 Sources: Pasco County GIS, 2025
 City of Zephyrhills GIS, 2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Map ROS-2 Park System Plan Zephyrhills 2045

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Zephyrhills

City Park
 City Limits
 Roadways

Park Key

1. Clock Plaza	6. Zephyr Park
2. Ellis Harold Park	7. Deport Park
3. Sheppard Park	8. Krusen Park
4. Transplant Park	9. Hercules Park
5. Veterans Memorial Park	10. Gunner Paw Park

June 2025

Sources: Pasco County GIS, 2025
City of Zephyrhills GIS, 2025

