



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, September 15, 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 July 21st, 2026
 - 1. Planning Commission Meeting Minutes 7-21-26

2. PLANNING ITEMS

- 2.1 **CU0013-26 - Conditional Use Permit to exceed maximum allowed building height:**
Parcel#'s 01-26-21-0010-11300-0000, 12-26-21-0000-00900-0000, 12-26-21-0000-00900-0010, 12-26-21-0000-00900-0011, 12-26-21-0000-00900-0020
 - 1. 02 STATEMENT OF USE
 - 2. 04 ARCHITECTURAL BUILDING ELEVATIONS
 - 3. Overall Site Plan
- 2.2 **VAC00007-26 Right-of-Way Vacation:** Request for the City to vacate an abandoned section of right-of-way that was created with the original Zephyrhills Colony Company plat. Parcels #'s 01-26-21-0010-11300-0000 & 12-26-21-0000-00900-0010
 - 1. 01 ROW VACATION NARRATIVE
 - 2. 02 ROW SKETCH AND LEGAL DESCRIPTION DSS
 - 3. 03 OVERALL SURVEY DSS

3. BUSINESS ITEMS

- 3.1 Discussion regarding Joint Planning Commission Meeting scheduled for October 20th, 2026.
- 3.2 Discussion to go over the Data Center Moratorium.
 1. Ord-1523-26 Data Center

4. STAFF FOLLOW-UP ITEMS

4.1 Follow-up projects from previous meetings:

- Multi-Use Trail Program Update
- Geiger and North 301 left bound turn lane issue
- Dairy Rd & 54 Flashing lights crosswalk proposal
- Medical Arts turn arrow for the proposed turn lane
- Resiliency tree planting project with the county
- Residential Moratorium follow-up

4.2 Planetizen Courses Discussion

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.**



Planning Commission Meeting Minutes
July 21st , 2026 at 6:00PM

I. Call to Order-Tracy Sullivan

II. Roll Call-Carlos Maldonado

Members Present: Dr. Randy Stovall, David Armstrong, Beth Aker, Tracy Sullivan, Dr.Christa Remington, Ellen Taylor & Clyde Bracknell.
Members Absent: Mayor Monson.

III. Invocation & Pledge Of Allegiance-Beth Aker

1.consent items

1.1 Planning Commission Meeting Minutes Approval for May 27th , 2026.

All members agreed with approval of the minutes with the conditions of a minor name correction to be made.

2. Planning Items

2.1 Ordinance 1519-26-Plat review and development permit review updates.

This discussion was led by William McCaw-Historic Preservation Specialist & Community Planner. This was regarding an updated ordinance for the plat review process. The reason for the change was an update to the current state statute. This change will no longer require plats to get city council approval. The review will be done internally within the department with a new time frame of 5 days for final plat review. If any plat requires a public hearing a 180 day review process will be required and 120 days for any that don't require a public hearing meeting. The applicant for the plat will also be allowed to hire a 3rd party reviewer; however the city's review will still be required. The plat review will still be done by Board member David Armstrong and will get reviewed by the City attorney as well to ensure no issues. The new standard states reviews will take 5 days and the applicant will be notified within 5 days if there are any discrepancies, if there's none then it will be administratively approved. The only issue that is the time frame deadline causing pressure for the staff. Third party reviews could alleviate stress to staff members. Most finalization of the plats will take place via the Planning Department. If there is more clarification required within 5 days then the applicant will be notified. If everything looks complete then the 5 days will apply. Closing comments from the director was



that him and the city manager will not be signing off on any plats until they are fully complete along with a fully completed application on file.

Recommendation: A motion for approval was made by all members of the board.

3. Business Items

3.1 Planetizen Courses Introduction by Hansel Rodriguez-GIS & Community Planner

This item was introduced by Hansel Rodriguez-GIS & Community Planners background. He gave the board a brief summary on his background and education. He has a bachelor's degree in environmental science from the University of South Florida. Prior to starting with the city he had to background in Planning. This discussion was to go over the new program Planetizen, it's a plat form that has numerous courses in the Planning field. It comes with multiple selection of categories within the industry to bring familiarize anyone with the Urban Planning field. Most programs are zoning related but there is additional courses regarding walkability, roads infrastructure, sustainability, environmental topics etc. The goal was to have all members of the board get an account so they can educate themselves more and become more familiar with the Planning/Zoning field. Most courses go up to 60 minutes and could be skipped in case they wanted to move on to the next chapter. All Planning Department members have an account and so far have had a very positive experience with the program. All members of the board agreed with the program and have all been emailed a link to begin the courses.

3.2 Presentation by Planning Director For The Tampa Bay Regional Planning Council

This discussion was led by Cara Woods Serra-Planning Director for The Tampa Bay Regional Planning Council she provided a brief background on her role. The city is currently interested in joining the Regional Planning Council. The region is a council that represents 6 counties within the Tampa Bay region from Citrus County to the North down to the South area of Manatee County. The regional planning council covers the entire state of Florida. There are 9 existing regional planning councils. The goal is to provide a forum to communicate with other cities and counties to familiarize themselves with any existing problems. The options for regional priorities are available when you join, along with other options such as the ability for regional priorities to come forth to public hearing. Having them also provide a regional resiliency action plan. Other topics that the are available when you join are assistance with draft



ordinances, ordinance templates. Each of the cities and counties sends a representative from their elected body to sit on the council. Planning Commission Council has been convening the region since 1962, with 6 counties, 23 municipalities, 13 Gubernatorial Appointees and 3 ex-officious members from FDOT (Florida Department of Environmental Protection) and SFWMD (South Florida Water Management District) . The focus areas has been on economic development, emergency preparedness, environmental planning, planning technologies and resiliency planning. Additional sources that the council could help with are disaster recovery planning. Additional topics covered during the discussion was a program they provide that is the government liaison program, it assigned one of their staff members to be a liaison. The liaison will check on all agenda items for City Council and Planning Commission to assure completion of all related information. Alerts of any news alert that is happening within the region will also be provided. The liaison will be the point of contact and guide who provides assistance to where the next goal will be within the organization. Additional other sources are available such as hazard vulnerability assessments, considering that Pasco County has a high flood zone region. Assessments available allow to apply for state funding for flood adaptation along with regional greenhouse gas assessment. New technology software is available such as 3d visualization that allows the technology to take part of the city and make a 3d visualization of how a new building will look in the location. Numerous other programs that relate to flood prevention were available within numerous counties. Businesses that were affected with prior hurricanes have a program so then can better prepare. The committees are complimentary along with the liaison program being complimentary. The city would pay a \$2,000 yearly fee to receive those services and be a member. Government interlocal agreement will take place if the city joins. Also possibility of consultant work is available for a lower fee. This item was for information only no voting is required. The city council will still require approval. Joining the Tampa Regional group would help the community reach the next level.



3.3 Planning Directors Report: Positioning Zephyrhills In The Tampa Bay Region

This discussion was led by Rodney V Corriveau- AICP, Planning Director. The discussion was to see where the community currently stands and what could be done to improve the future for the city when positioning within the Tampa Bay Region. The goal is to have more opportunities for new residents within the city and existing residents. The city currently shares a lot of similarities with surrounding cities but wants to maintain its own identification. The goal will be to take advantage of opportunities from a historic standpoint. The city has grown as a community since the post Covid era. Currently it looks like there have been numerous people relocating to Florida most of them coming from South Florida and Miami area. Florida has been popular for metro in-migration. Florida is not one of the current states that is losing population, especially after the Covid years. The goal would be when working with population growth to not control it, but mainly to contain it and manage it as best of possible for the region. Even with growth the city would like to maintain the small-town look within the Tampa Bay. Due to the ongoing housing crisis not just happening within Florida but through the United States, Upward mobility could be a key factor. The goal is to provide the community as many options as possible regarding the housing matter. Numerous housing options for the city are currently in the works such as apartments that are smaller in scale rather than just a large bedroom options. A smaller option helps fill the need if someone's not looking for something large. The median household income and house value was discussed and it's currently smaller than South Florida and Miami Area. The discussion was taken over by William McCaw-Historical Preservation Specialist & Community Planner. The review of the current median income for the area was completed by using the census data comparison to the 2010 census and the 2024 ACS survey was evaluated. A comparison was done looking at Zephyrhills versus Pasco County and then compared to the Tampa Bay region as a whole. The Zephyrhills income level compared to Pasco and Tampa Bay was close in terms of median income. Over the last 15 years there was 50% income growth. However the Pasco and Tampa Bay area has outpaced the area by almost 20%. Zephyrhills had a higher home value median than Pasco County 15 years ago. Zephyrhills the population is up 69% over 15 years ago. Areas in Pasco County was 42% and Tampa was 23%. The city has seen a spike in terms of the percentage of population, however income and homes values haven't keep pace and it's a matter that will need to be addressed. Rodney V Corriveau-AICP, Planning Director took over the discussion and began the section that covers education. He mentioned that the city is located within an area that has a lot of sources for education. Currently the city is located within numerous colleges such as University of South Florida, Hillsborough Community College. Numerous citizens within the



area travel from Zephyrhills to attend those universities. The goal is to retain and attract talent to the area, not just university level but technical as well. Pasco Economic Development also has education opportunities that will be coming out soon. Additional campuses within the area mentioned were University of Saint Leo and Pasco Hernando State College. The challenge is to get more of the local citizens to take advantage of the resources. Mentions of shortages of trade workers has been reported. Also the city has a burgeoning healthcare industry within the area. Comments made was the industrial corridor area continuing to grow. Numerous businesses have chosen to relocate within the Tampa Bay area over the past couple of years. The business that have chosen to move were due to the family friendly environment along with the transportation connectivity available. Comments on the Tampa Bay Regional Planning Council was the review for the storm water system in order to prevent future flooding and damages that took place a few years ago. A current storm water fee was approved by City Council recently. Discussion of the proposed trail system that will connect all city parks was mentioned and a map was displayed showing the proposed connectivity. It will start at Sam-Pasco park and will be going through the core of the city and all the way throughout the City. The goal is to boost economic development. Size would be 8-foot wide for the trails. Another important topic was the administrative level annexation area of Tucker Road and Alston Avenue. The goal for this annexation is to improve the areas of the City's when your entering the city. Preferably to have a better-looking business visible when you arrive through Sr-39 and SR 301 split. The proposed annexation will take place within a few years. The live local act was discussed briefly. Possibilities of allowing residential on commercial was mentioned; this could assist as well with the housing crisis and affordable housing matter. More housing options for the commercial properties could also be possible with a more in-depth review. The area that was mentioned to be annexed had concerns from the chief of Police due to it being within a high crime area, he wasn't in agreement at first but after further discussion he agreed it would be a good idea. This area is already is being serviced by city utilities. Incentives for the property owners will be available. An incentive package will be proposed such as waiving of the annexation and rezoning applications. Other topics covered were the sidewalk updates. Sidewalks located within school districts will be higher priority. Small discussion on the bus stop shelters were mentioned of them being installed, also certain road improvements that are in the works. Other topics of discussion were Historic district review such as a pilot alley program for improvement and that will help increase the city's commitment to infrastructure in the core here. Closing comments were regarding the residential moratorium expiring and the city will be accepting new residential and annexation applications. No additional comments were made.



4. Staff Follow-up Items.

4.1 Follow up on projects from meetings:

- Geiger and North 301 left bound turn lane issue
- Dairy Rd & 54 Flashing lights crosswalk proposal
- Medical Arts turn arrow for the proposed turn lane
- Resiliency tree planting project with the county
- Residential Moratorium update

Will McCaw-Historical Specialist & Community Planner led this discussion. The follow-up items that were identified at the last planning commission. The hotspots at Geiger and 301, specifically the left bound turn lane when you're heading north on Gall to Geiger will have a turn lane not a turn signal. Jo Ellen Guthrie with the traffic services, was reached out to she is the traffic services program engineer for FDOT. Working on both Geiger northbound on 301, as well as at the Medical Arts Center. Medical Arts Center court where Panera and Taco Bell are up at the north end of town, signalization needs to be optimized and actually have a dedicated left turn segment on the lanes. They don't have the light for specific left turn control this is currently being reviewed. It might be an opportunity to fold that in with the hotspots, which is Geiger and 301. Then for Dairy Road and 54, Dr. Stovall-Planning Commission Board Member had talked about adding pedestrian mid-block crossing there. Safety of pedestrians along with sidewalk improvements have been reviewed. The tree planting program will move forward along Green slope and the extension of South Avenue by the new National Guard Armory. Mentions of adding 5 retention ponds within the city was made. A two-year maintenance Plan will take place over the next two years following planting for the proposed trees. They're going to have a company come out and do the watering so that it's not excess work for Public Works. This will be going to City Council review soon. Closing comments mentioned the residential moratorium expiring. No additional comments.

Adjourn

PLANNING ITEMS 2.1

CU0013-26 - Conditional Use Permit to exceed maximum allowed building height:

Parcel#'s 01-26-21-0010-11300-0000, 12-26-21-0000-00900-0000, 12-26-21-0000-00900-0010, 12-26-21-0000-00900-0011, 12-26-21-0000-00900-0020

Issue:

Conditional Use Permit to exceed maximum allowed building height of 30 feet to build up to 60 feet in height.

Background:

A. History | Application Summary

1. The applicant proposes to construct a 326,157 square foot industrial food production building up to 60 feet in height on 61.9 acres of industrially zoned land.

B. Site Information

1. Applicant/Owner: Monin / Zephyr-Rail Industrial Park Inc.
2. File #:SPR-0116-26
3. Historic Designation:
4. Acreage: 61.9
5. Existing Land Use: Vacant / Agricultural
6. Current FLU: Industrial (IN)
7. Proposed FLU: IN
8. Existing Zoning: Light Industrial (LI)
9. Current Zoning: LI

C. Character Analysis

1. The proposed use for the project is to construct an industrial food processing facility and associated warehouse for storage and distribution. To accommodate the proposed development is requesting a conditional use permit to exceed the maximum height and build up to 60-feet in height. Access for the development will be provided via an extension of South Avenue that will be permitted and constructed as part of the proposed development. The proposal lies within the industrial corridor and directly borders the National Guard Readiness Center to the north. Unused right-of-way remaining from the original Zephyrhills Colony Company plat bisects the property and aligns with North Avenue and Forbes Road. This unused right-of-way is to be abandoned as a separate right-of-way vacation request (VAC07-26).

D. Compatibility Analysis

1. To the west and south of the proposed development are existing residences and a church. These uses shall be separated from the facility by an extensive stormwater

retention pond, existing trees, landscape buffers, as well as the CSX railroad. To the north and east are vacant / agricultural grazing lands.

E. Natural & Historic Resources Analysis

1. There are no historical resources of note on the site.
2. Based on the applicant's Ecological Survey, the following recommendations were made:
 1. A Florida mottled duck nest was identified on the site and is protected under the Federal Migratory Bird Treaty Act. The duck nest must be avoided until the young are independent of the nest
 2. Due to likelihood of eastern indigo snakes on the property, USFWS Standard Protection Measures for the Eastern Indigo Snake must be adhered to.
 3. 33 potentially occupied gopher tortoise burrows were found within the property. Potentially active burrow entrances must have a 25-foot avoidance buffer in all directions. A Gopher Tortoise Conservation Permit is required for excavating and relocating gopher tortoises through FWC.

F. Public Service Analysis & Impact

1. There is no expected impact to public services at this time.

G. Comprehensive Plan Consistency

1. This project is consistent with the Comprehensive Plan including Objective LU-1-1, Policy LU-1-1-1, Policy LU-1-2-4, and Goal ECO 1-1.

Attachment(s):

1. 02 STATEMENT OF USE
2. 04 ARCHITECTURAL BUILDING ELEVATIONS
3. Overall Site Plan

Fiscal Impact:

No fiscal impact is expected to occur resulting from this Conditional Use permit.

Staff Recommendation:

Staff Report Memorandum

To: Planning Commission
From: William McCaw – Community Planner
RE: CU 13-26 Monin Conditional Use Petition
Date: September 15th, 2026

I. BACKGROUND & INFORMATION

A. History | Application Summary

This is an application for a conditional use petition to exceed the height limitations of the LI (Light Industrial) zoning district. The proposal is for the construction of a 326,157 square foot (SF) industrial food production building on a 61.9 acres, More or Less (mol) lot to the west of the South Avenue extension. The project is located at the north of 6th Avenue, east of the CSX railroad, and west of the proposed South Avenue extension, see Figure 1 - Location Map. Please see conditional use requirements discussion for zoning designation discussion.

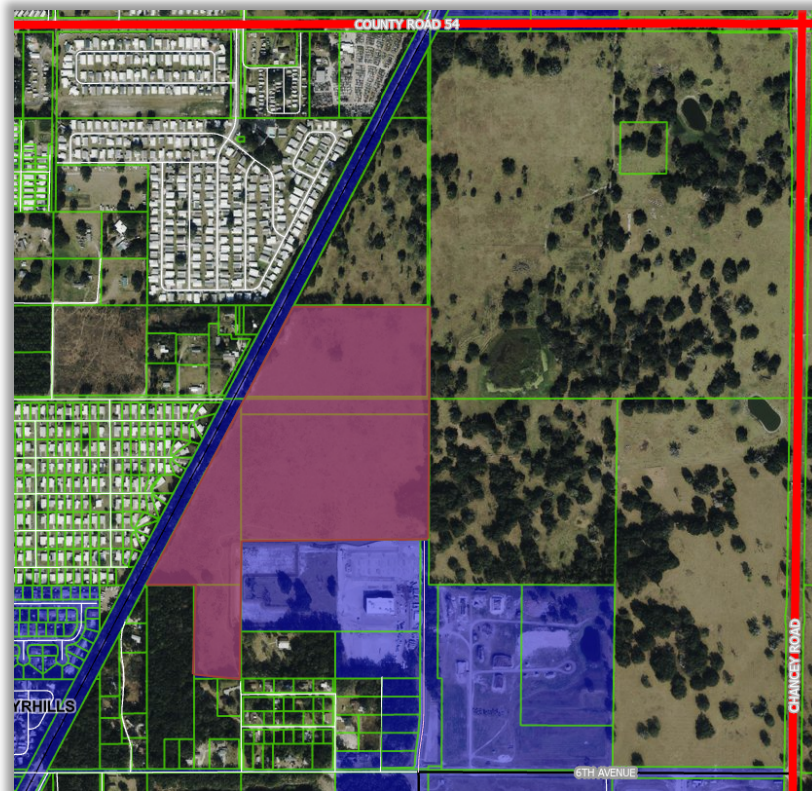


Figure 1 – Site Location

B. Site Information

<u>Property Owner:</u>	Zephyr-Rail Industrial Park, INC
<u>Petitioner:</u>	Monin
<u>Authorized Agent:</u>	Ryan Hileman, P.E., PMP of Bohler Engineering
<u>Location:</u>	North of 6 th Avenue and east of the CSX railroad
<u>Parcel ID Number(s):</u>	01-26-21-0010-11300-0000 12-26-21-0000-00900-0000 12-26-21-0000-00900-0010 12-26-21-0000-00900-0011 12-26-21-002C-00100-0020
<u>Acreage:</u>	61.90 acres (2,696,364 SF), MOL
<u>Existing Use of Land:</u>	Vacant
<u>Existing Land Use:</u>	IN (Industrial)
<u>Existing Zoning:</u>	LI (Light Industrial)
<u>Proposed Floor Area Ratio (FAR):</u>	0.3
<u>Maximum FAR:</u>	0.5

C. Existing Conditions

The proposed assemblage of parcels totals 61.9 acres which is currently vacant, serving only as passive cattle grazing lands. The current zoning for the property is LI zoning.

The parcel adjacent to the main structures to the south is the location of the recently constructed National Guard Readiness Center (commonly referred to as The Armory) which also is within the LI zoning. On the southwestern boundary of the parcel there are existing residential properties and an existing church outside of the city limits under the County's R1MH zoning district (Single-Family/Mobile Home). These properties will be separated by more than 800 feet of retention pond on the National Guard property and the landscaping associated with it. To the north and east of the property is vacant agricultural land within Pasco County that is zoned AC (Agricultural). Abutting the parcel on the western side is the CSX Railroad.

The proposed food processing facility will have its main access from the South Avenue extension that is proposed to be brought further north to their property boundary. There are no other proposed access points for the property at this time, but South Avenue is anticipated to

be extended to either County Road 54 or Chancey Road. The proposed project will tie into a master stormwater, water, and sanitary sewer system lines that were extended with South Avenue as part of the National Guard improvements.

D. Proposed Conditions

The proposed use for the project is to construct an industrial food processing facility and associated warehouse for storage and distribution. To accommodate the proposed development, the applicant is requesting the structures to be allowed to exceed the maximum height for the zoning district via a conditional use permit. Currently the maximum allowed height within the LI district is 30 feet.

Access for the development will be provided via a constructed extension of South Avenue (a City Road). Access to the site will be permitted and constructed as part of the proposed construction. Warrants for off-site road improvements were analyzed during the review of the proposed development with no improvements required at this time.

Stormwater treatment and attenuation will be provided via extensive stormwater ponds constructed as part of the development. This pond will be designed and built to accommodate the proposed project and the extension of South Avenue per City of Zephyrhills and SWFWMD regulations. Per FEMA map 12101C0456F (9/25/14) the site lays mostly within Flood Zone X and AE. Flood plain compensation currently falls under the active SWFWMD ERP Application ID 1000566.

The development will include landscaping according to the City of Zephyrhills LDC requirements. The project lies directly adjacent to the CSX railroad where there is significant vegetation which will offer additional screening.

II. DATA & ANALYSIS REVIEW

1- Subsection 7.01.01.04 – Height Regulations

The applicants are requesting to exceed the 30-foot height limitation of the LI zoning district (LDC Subsection 7.01.01.04, Height Regulations) to construct an industrial food manufacturing and processing facility up to a height of 60 feet. Under Subsection 7.01.01.04 in the LDC, special industrial structures such as cooling towers, or tanks may be permitted to exceed the height limitations of a zoning district as a conditional use. The main structure of the primary building is depicted as just under 46 feet tall, with support structures mounted on the roof reaching up to 57 feet.

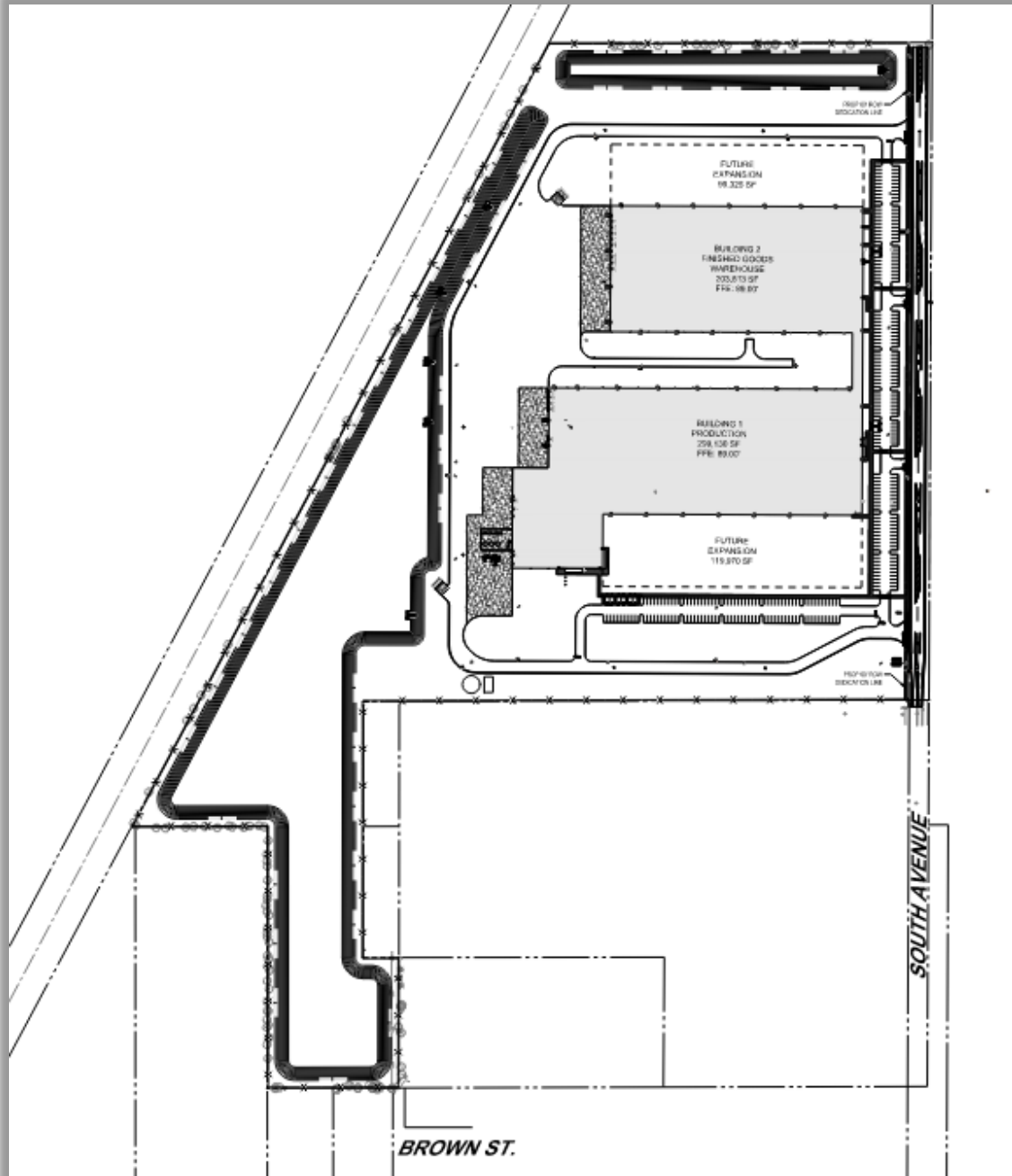


Figure 2 – Proposed Concept Plan

Courtesy of Bohler

The conceptual site plans provided by the applicants indicate a maximum building height of 60 feet, as measured from the centerline of the closest adjacent street, which is the extension of South Avenue. The City of Zephyrhills LDC requires an additional one-foot (1) setback for each two (2) feet of building height above 30 feet (Sec. 7.01.01.04(B)(3)(b)). The proposed structure sits behind the proposed 20-foot landscape buffer and 64-foot wide parking aisle, therefore the proposed development is situated in an optimal location as it achieves the required setback and is separated from South Avenue by the largest required landscape buffer. See Figure 2 – Proposed Concept Plan.

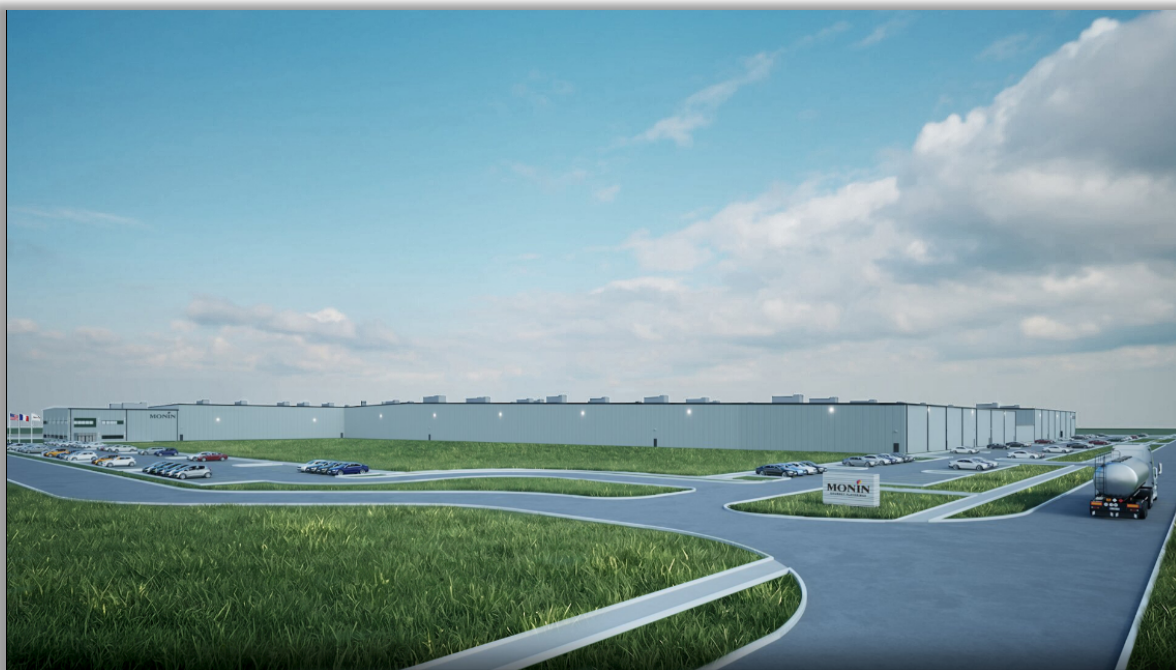


Figure 3 – Perspective View from South Ave. Illustration

Courtesy of Gray AES

- a. In no case shall a structure exceed the height limitations determined to protect the approach and clear air zones established for the Zephyrhills Municipal Airport, as currently adopted or subsequently amended

All applicants for site development/construction plan approvals and permits are required by City Ordinance to complete the FAA's online notice criteria tool. Verification from the FAA that a project is not of concern or a possible obstruction is required to be provided to the city prior to the issuance of any permits. Should a project be determined to be of concern, the FAA will require an extended review process on their end. The subject building proposed in this application for conditional use is not expected to be of concern due to proximity from airport. Written verification through the FAA's notice criteria tool is required.

2 - Conditional Use Requirements (LDC Part 11.10.00)

- A. The proposed conditional use will not adversely affect or contribute to the deterioration of life or property values in the immediate neighborhood

The purpose of a Conditional Use permit is to, in part, mitigate any potential impacts to adjacent properties and the community in general. The applicant's response to this question is that the project will be designed to prevent adverse impacts and avoid deterioration of quality of life or property values in the immediate neighborhood. The applicant will be required to meet minimum site design standards including for landscaping, buffering and screening to reduce any potential impact.

- B. The proposed conditional use is consistent with the character of and existing land use patterns in the surrounding area.

While the proposed facility exceeds the maximum height of the zoning district, it is located near properties with similar height exceptions such as the Bauducco facility. The facility is also consistent with the current Industrial Future Land Use and Light Industrial zoning designations in the surrounding area. The project is located within the City's projected Industrial Corridor and is adjacent to the CSX rail where large industrial uses are both currently being developed and anticipated in the future. The applicants have provided conceptual renderings of the proposed facility showing its height in relation to the surrounding area. The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety. See Figure 4 – Southeast Perspective View.



Figure 4 – Perspective looking Southeast from South Ave

Courtesy of Gray AES

Site access is serviced via an extension of South Avenue where nearly all traffic is projected to exist towards Chancey Road. Additionally, sidewalk improvements to improve pedestrian connectivity have been constructed for the general site.

- C. The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas.

The overall site plan was approved by the SPRC on August 18, 2026 with SPRC recommending approval of the conditional use at the same hearing. The overall site has been designed with a master stormwater drainage system, and access, ingress has been accounted for, as previously stated.

- D. The site upon which the proposed conditional use is to be located has or may have screening or buffering to minimize impact to nearby residential properties and to prevent interference with the enjoyment of surrounding areas.

Perimeter buffer and screening standards of the LDC will be required on all perimeters and around mechanical systems and dumpster enclosures as permissible according to FDA standards for storage and processing of raw food materials. Interior and parking lot landscaping, as well as landscaping along retention areas, will also be required to prevent interference with the enjoyment of surrounding areas. Initial site analysis revealed no wetlands on site. An existing tree canopy lining the CSX parcel to the west will remain to help maintain a significant buffer between the site and the residential development adjacent to the west.



Figure 5 – Perspective View: Looking Northeast from interior access

Courtesy of Gray AES

- E. The proposed site meets applicable requirements of the zoning district in which it is The subject site is approximately 61.90 acres, there are no minimum lot area requirements for the LI zoning district. The proposed floor area ratio (FAR) of 0.3 per acre ($777,894 \text{ square feet} / 2,696,364 \text{ square feet} = 0.288$) is lower than the maximum allowed intensity of the zoning district, which is 0.5. All other zoning district regulations of the LDC will be applicable and assessed at the time of site development plan review.
- F. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.

Proposed signage shall be consistent with the city's updated standards as outlined in the LDC Article VIII at the time of permitting. Parking lot and pedestrian lighting shall be designed as to not spill onto adjacent roadways or properties, and will be reviewed at the

time of site development plan review, and shall be consistent with LDC minimum requirements.

- G. The proposed conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.

There is no indication that the proposed conditional use to exceed the height limitations of the zoning district will negatively impact the health, safety or welfare of the surrounding community. Any and all FAA regulations pertaining to building height shall be reviewed by the proper permitting agencies at the time an engineering site plan is presented to the City.

3 – Consistency with Comp Plan

The conditional use permit is consistent with the Goals, Objectives, and Policies of the City of Zephyrhills 2025 Comprehensive Plan. A review of the City's Comprehensive Plan was conducted by the applicant and verified by Staff. Relevant goals, objectives, and policies are identified (italicized) and analyzed regarding consistency of the proposal to exceed the height limitations.

GOAL LU-1: To achieve an economically and diversified tax base that ensures:

- a. that the residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;*
- b. that recognition of the City of Zephyrhills as a retirement community, a medical/clean industry destination, and an airport community offering recreational and industrial opportunities;*
- c. that enjoyment of natural and man-made recreational resources by citizens and visitors alike; and*
- d. hat threat to health, safety, and welfare posed by hazards, nuisances, incompatible and uses, and environmental degradation are minimized.*

Consistent with the above stated goals, the proposed development will serve as the latest industrial opportunity for new and current residents of City of Zephyrhills.

OBJECTIVE LU-1-1: To encourage efficient development in areas which will have the capacity to contribute more to the City in revenue than it will consume in services that meet the above-mentioned goals and consistent with this adopted plan.

The existing property served as vacant, agricultural grazing lands for cattle within the County prior to annexation within the City. The proposed development shall enhance the visual aspects of the vacant property through adherence to the design standards in the LDC, including, but not limited to large-scale building design (Section 7.10.02) and landscape standards (Section 07.04.04). It is Staff's understanding that the tax and utility service revenue of the City will be increased.

POLICY LU-1-1-1: The City shall continue to enforce land development regulations to ensure orderly development, that at a minimum, contain provisions which:

- a. regulate the subdivision of land;
- b. regulate signage;
- c. provide for drainage and storm water management;
- d. provide requirements for the provision of open space, and safe and convenient on site traffic flow and parking requirements;
- e. coordinate future land uses with soil conditions, topography, and availability of facilities and services;
- f. ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;
- g. protect the limited amount of wetlands and other environmentally sensitive

The proposed development shall be fully designed and permitted in accordance with the City of Zephyrhills Land Development Code. No construction will begin until all relevant permits have been applied for and obtained by the City of Zephyrhills and other applicable state and local authorities. There are no wetland or environmentally sensitive areas on the property.

POLICY LU-1-2-4: Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.

The site is located within the Industrial Corridor and is located directly north of the most recent industrial developments of the City (Bauducco and the National Guard Armory).

POLICY LU-1-4-3: The City shall comply with State law and guidelines for the investigation of archaeological sites and the disposition of all artifacts which might be found.

Per the Florida Master Site File, no cultural resources have been located on the subject development. The applicant has submitted documentation per the petition requirements additionally, as previously discussed, site has been mass-graded under a previous permit. In the event of these resources being discovered, the contractor shall halt all activity on site and contact City of Zephyrhills and State authorities before proceeding with work.

POLICY LU-1-4-4: The City shall prevent the destruction of significant alteration of historic sites located in the National Register of Historic Places or the Florida Master Site File recognized by City of Zephyrhills, by cross checking all requests for remodeling or demolition permits against these files. A significant alteration is one that changes the exterior appearance of the structure in a manner inconsistent with the original design. Nothing in this policy shall be construed to prohibit modernization, rehabilitation, or adaptive reuse provided that the property is not significantly altered.

Per the Florida Master Site File, no cultural resources have been located on the subject development. The applicant has submitted documentation per the petition requirements. Additionally, as previously discussed, the site has already been mass-graded under a previous permit. In the event of these resources being discovered, the contractor is instructed to halt all activity on site and contact City of Zephyrhills and State authorities before proceeding with work.

OBJECTIVE LU-1-7: All development activities shall ensure the protection of natural resources and potable well fields.

Natural resources shall be preserved on site as site constraints allow. According to City records, no well fields exist on the subject property.

GOAL ECO 1-1: To provide a diverse economic base which affords the City of Zephyrhills and its residents a maximum amount of economic opportunity.

The subject development continues a trend of growth of employment and economic opportunities for the City and its residents. The proposed development shall bring dozens of jobs in the short term, with hundreds planned in the long term.

4- Consistency with LDC and City Ordinances

The subject development shall be designed in accordance with the City of Zephyrhills Land Development Code and City Ordinances.

The self-storage development shall be designed in accordance with City of Zephyrhills LDC ARTICLE VII: DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS

7.01.00 ZONING DISTRICT PERFORMANCE AND DIMENSIONAL STANDARDS:

The subject development shall meet the performance and dimensional standards as stated in the City LDC, except for the maximum height limitation which they are requesting an exemption to. The applicant is requesting the conditional use permit to allow to build up to 60 feet whereas the LI zoning allows for a maximum height of 30 ft or 2 stories. Applicant shall meet the required FAR, Buffers, Setbacks, Lot Requirements, and Off-Street Parking requirements as stated for LI zoning. Section 7.10.02, additional design standards for large retail buildings shall be adhered to as well.

7.02.02.04 STORMWATER MANAGEMENT

The subject development will be served by an stormwater ponds constructed with the as part of the proposed development.

7.02.02.07 POTABLE WATER SUPPLY

The subject development will be served by an extension of the utilities constructed as part of the proposed development.

7.02.02.08 SANITARY SEWER SYSTEM

The subject development will be served by an extension of the utilities constructed as part of the proposed development.

7.02.02.09 SCREENING WALLS AND LANDSCAPING

The subject development shall meet the required landscaping standard presented in the City LDC. The subject parcel intends to utilize the existing trees and landscaping bordering the CSX railroad to serve as an additional buffer between it and adjacent uses.

7.03.03 ACCESS AND CIRCULATION

The proposed development will supply a truck turning plan that illustrates effective circulation around and in the site for fire truck, RV, and garbage vehicles. The proposed development has proposed multiple access points utilizing an extension of South Avenue to be constructed as part of the development.

7.03.03.02 PEDESTRIAN ACCESS STANDARDS

The proposed development shall have sufficient pedestrian access via pedestrian circulation connecting the parking lots to a sidewalk extension along South Avenue.

7.03.04 OFF-STREET PARKING AND LOADING

The proposed development shall supply off-street parking in accordance with City LDC requirements for self-storage. Handicap spaces will be provided per ADA requirements for number and size of spaces. Loading areas will be provided per 7.03.06.

7.06.00 LANDSCAPING

The subject development shall be designed in accordance to City of Zephyrhills LDC Landscaping. Existing landscaping along the western side of the property abutting the CSX Railroad is to remain. Additional on-site landscaping between all surrounding properties, including the extension of South Avenue, shall be provided.

III. Recommendation

Staff - Recommends approval of this petition for a conditional use to exceed height limitations.

July 31, 2026

City of Zephyrhills
Planning Department
5335 8th St. Zephyrhills, FL 33542
Attn: William McCaw

**RE: Statement of Use
Project Wonka
North of 6th Ave, along South Ave.**

To Whom it may concern,

The proposed development consists of a beverage manufacturing and distribution facility to be constructed on the subject property within the City of Zephyrhills. The facility will support the production, processing, packaging, storage, and distribution of beverage products. Associated site improvements will include parking, truck loading areas, internal circulation, utilities, stormwater management facilities, landscaping, and lighting.

Operations will be conducted primarily within an enclosed industrial building designed to accommodate modern manufacturing equipment, warehouse functions, employee support areas, and administrative offices. The facility is intended to provide employment opportunities, support economic development within the City, and operate in compliance with all applicable federal, state, and local regulations. The proposed use is consistent with the area's planned industrial development pattern and is designed to protect the health, safety, and welfare of the surrounding community.

Should you have any questions or would like to discuss the project at any time, please contact me at rhileman@bohlereng.com or (321) 234-2880.

Sincerely,

BOHLER

Ryan Hileman, P.E.
Branch Manager



APPROVAL STAMP
NOT FOR CONSTRUCTION

SHEET NUMBER
0-G-100



NOT FOR CONSTRUCTION

SHEET NUMBER
1-A-200



SHEET NUMBER
2-A-200

NOT FOR CONSTRUCTION



10

ITE TRIP GENERATION				
DESCRIPTION	ITE CODE	ADT	AM	PM
MANUFACTURING	140	852	109	120

THE PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF ZEPHYRHILLS - SITE DEVELOPMENT PLAN LAND DEVELOPMENT CODE.

THE DUMPSTER SHALL HAVE OPAQUE GATING AND THE WALL SHALL HAVE A DECORATIVE CONCRETE CAP. WALL SHALL BE ARCHITECTURALLY COMPATIBLE MATERIAL TO THE PRINCIPLE BUILDING.

BILLBOARDS & POLE SIGNS SHALL BE PROHIBITED. GROUND & FASCIA SIGNS SHALL BE PER CITY OF ZEPHYRHILLS - SITE DEVELOPMENT PLAN LAND DEVELOPMENT CODE.

TYPE 2B (II (000)), UNPROTECTED - FULLY SPRINKLERED.

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

LIGHTING SHALL COMPLY WITH CITY OF ZEPHYRHILLS - SITE DEVELOPMENT PLAN COMMERCIAL DESIGN STANDARDS.

LEGEND	
SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE SIDEWALK	

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
3. THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
4. THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
5. ALL RAIL DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
7. STANDARD INDICES REFER TO THE LATEST1 VERSION OF F 0.07 HIGHWAY AND TRAFFIC DESIGN STANDARDS' AT THE TIME OF DRAWING PREPARATION.

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED INTO THE NGS BENCHMARK NO. DK5510 WITH A PUBLISHED ELEVATION OF 82.07 FEET.

THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF ZEPHYRHILLS, FLORIDA AND INCORPORATED AREAS, PANEL 456 OF 500, MAP NUMBER 12101C0456F, WITH A MAP REVISION DATE OF SEPTEMBER 26, 2014.

THE PROPERTY IS LOCATED IN ZONE A (WITHOUT BASE FLOOD ELEVATION) AND ZONE AE (WITH BFE 81.7' AND 84.7') PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF ZEPHYRHILLS, FLORIDA AND INCORPORATED AREAS, PANEL 457 OF 500, MAP NUMBER 12101C0457F, WITH A MAP REVISION DATE OF SEPTEMBER 26, 2014.

6 - TAVARES SAND, 0 TO 5 PERCENT SLOPES
48 - LOCHLOOSA FINE SAND, 0 TO 5 PERCENT SLOPES

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT AREA.

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLD260029.00

PROJECT No.: FLD260029.0
DRAWN BY: ~ AJ
CHECKED BY: ~ RH / GR
DATE: 06/17/2021
CAD I.D.: P-CIVL-SITE

PROJECT:

FO



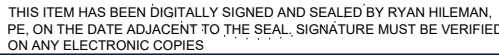
PROJECT WONKA

**NORTH OF 6TH AVE & SOUTH AVE
ZEPHYRHILLS, FL 33542
PASCO COUNTY**

BOHLER™

**135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880**

FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:

NUMBER:

C-300

REVISION 1 - 08/31/2026

PLANNING ITEMS 2.2

VAC00007-26 Right-of-Way Vacation: Request for the City to vacate an abandoned section of right-of-way that was created with the original Zephyrhills Colony Company plat. Parcels #'s 01-26-21-0010-11300-0000 & 12-26-21-0000-00900-0010

Issue:

Vacation of abandoned right-of-way

Background:

A. History | Application Summary

1. The applicant proposes to construct a 326,157 square foot industrial food production building on 61.9 acres of industrially zoned land.

B. Site Information

1. Applicant/Owner: Monin / Zephyr-Rail Industrial Park Inc.
2. File #:SPR-0116-26
3. Historic Designation:
4. Acreage: 61.9
5. Existing Land Use: Vacant / Agricultural
6. Current FLU: Industrial (IN)
7. Proposed FLU: IN
8. Existing Zoning: Light Industrial (LI)
9. Current Zoning: LI

C. Character Analysis

1. The proposed use for the project is to construct an industrial food processing facility and associated warehouse for storage and distribution. To accommodate the proposed development, the applicant will also be requesting a conditional use permit to exceed the maximum height and build up to 60-feet in height (CU13-26). Access for the development will be provided via an extension of South Avenue that will be permitted and constructed as part of the proposed development. The proposal lies within the industrial corridor and directly borders the National Guard Readiness Center to the north.

D. Compatibility Analysis

1. To the west and south of the proposed development are existing residences and a church. These uses shall be separated from the facility by an extensive stormwater retention pond, existing trees, landscape buffers, as well as the CSX railroad. To the north and east are vacant / agricultural grazing lands.

E. Natural & Historic Resources Analysis

1. There are no historical resources of note on the site.
2. Based on the applicant's Ecological Survey, the following recommendations were

made:

1. A Florida mottled duck nest was identified on the site and is protected under the Federal Migratory Bird Treaty Act. The duck nest must be avoided until the young are independent of the nest
2. Due to likelihood of eastern indigo snakes on the property, USFWS Standard Protection Measures for the Eastern Indigo Snake must be adhered to.
3. 33 potentially occupied gopher tortoise burrows were found within the property. Potentially active burrow entrances must have a 25-foot avoidance buffer in all directions. A Gopher Tortoise Conservation Permit is required for excavating and relocating gopher tortoises through FWC.

F. Public Service Analysis & Impact

1. There is no expected impact to public services at this time.

G. Comprehensive Plan Consistency

1. This project is consistent with the Comprehensive Plan including Objective LU-1-1

Attachment(s):

1. 01 ROW VACATION NARRATIVE
2. 02 ROW SKETCH AND LEGAL DESCRIPTION DSS
3. 03 OVERALL SURVEY DSS

Fiscal Impact:

No fiscal impact is expected to occur as a result of this right-of-way vacation.

Staff Recommendation:

- At the August 18th Site Plan Review Committee meeting, the Site Plan Review Committee recommended approval of the Vacation of Right-of-Way.
- Staff recommends approval of the Vacation of Right-of-Way.

Staff Report Memorandum

To: City Council

From: William McCaw, Community Planner

RE: VAC 07-26 – Vacation of Right of Way for Portion of North Avenue and South Avenue

Date: August 18th, 2026

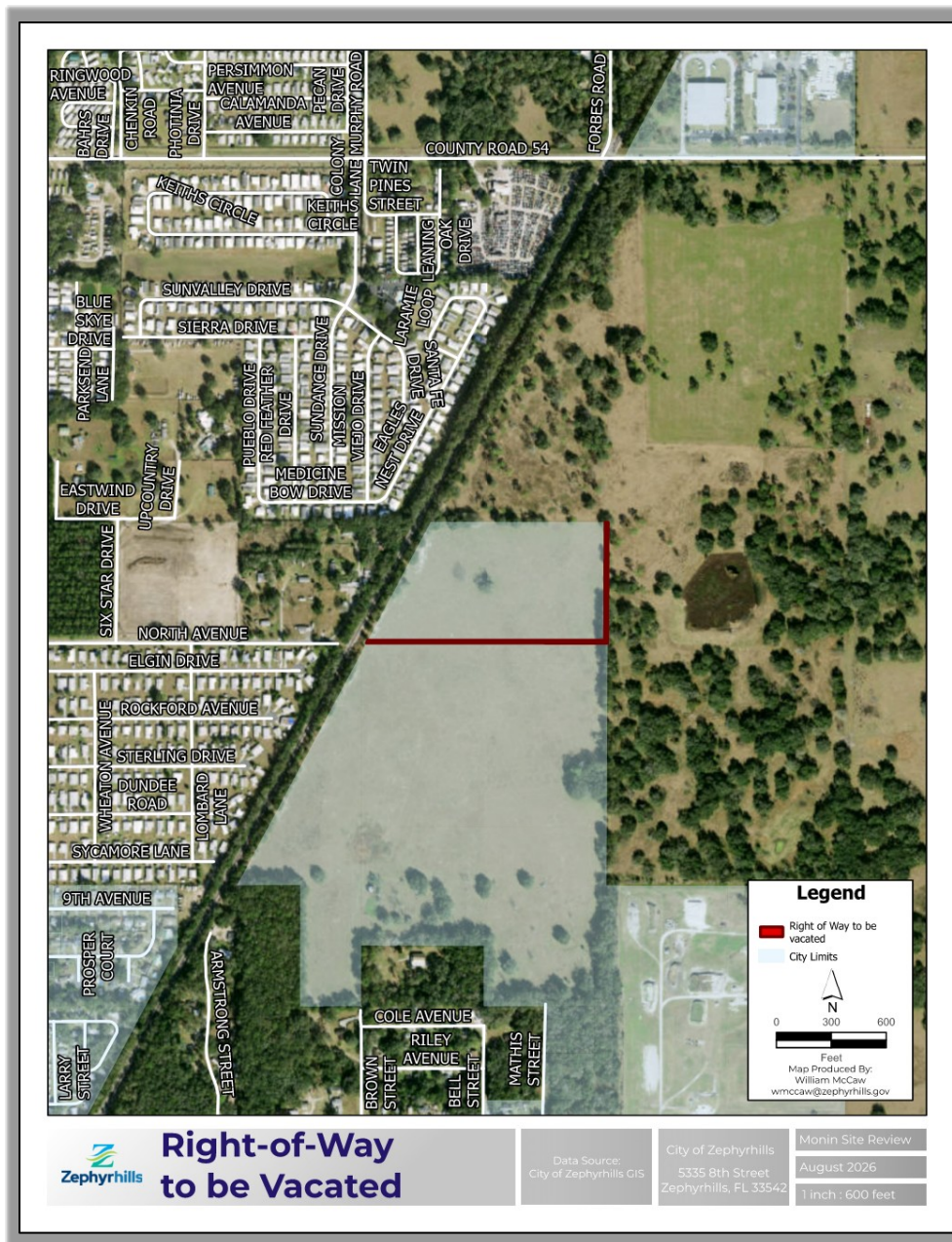


Figure 1 – Location Map

I. BACKGROUND & INFORMATION

A. History | Application Summary

This is a petition for a vacation of a portion of Right of Way within and abutting the Zephyr-Rail Industrial Park land, see Figure 1 – Location Map, above.¹

The Zephyrhills Colony Company was originally platted in 1910 with the yet to be named Henry Drive as a private road. The plat includes roadways with 30 feet width of right of way. Please see Figure 2 – Zephyrhills Colony Company Subdivision Plat. When the CSX rail came in the parcels south and east of the proposed right-of-way combined their portion of the right-of-way leading to an incomplete, unused right-of-way. The area to be vacated is a 15-foot strip of land that runs east-west for approximately 1,317 feet along the northern boundary of parcel 12-26-21-0000-00900-0010, then runs north-south for approximately 661 feet along the eastern boundary of parcel 01-26-21-0010-11300-0000, please see Figure 3 – Sketch of Area to be Vacated. This vacation resolves the unused right-of-way.

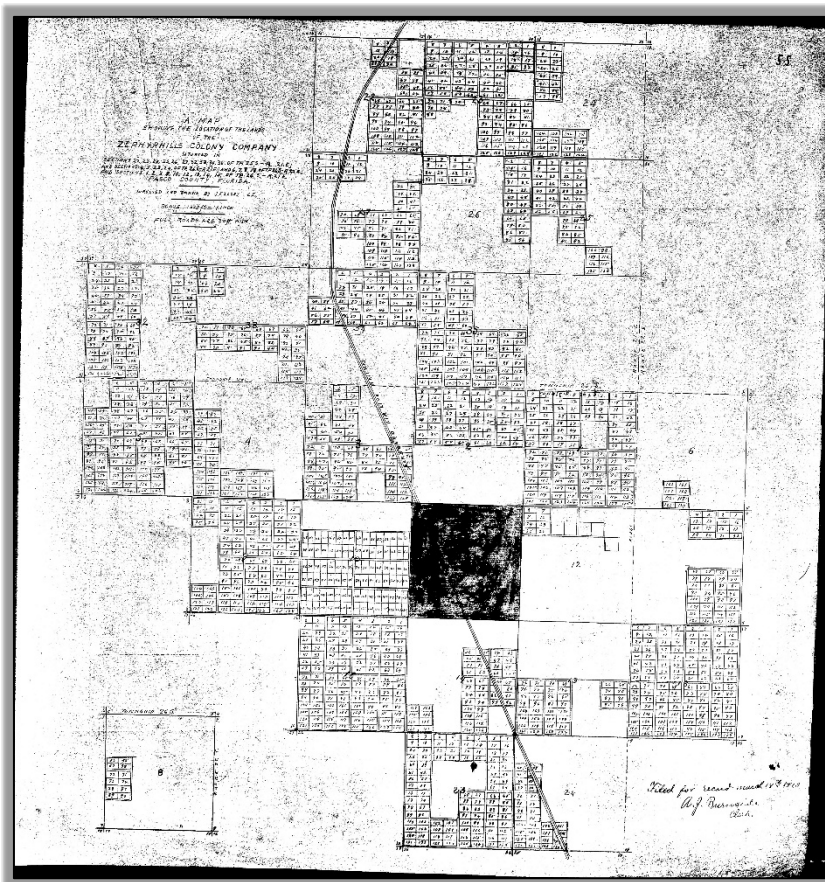


Figure 2 – Zephyrhills Colony Company Plat

¹ All “Figures” are attached to this Staff report.

B. Site Information

<u>Property Owner:</u>	City of Zephyrhills
<u>Petitioner:</u>	City of Zephyrhills
<u>Parcel ID Number:</u>	No assigned parcel ID
<u>Subject site Acreage:</u>	29,050 square feet
<u>Location:</u>	The right-of-way is a continuation of North Avenue starting at the CSX Railroad and a continuation of Forbes Road running south from State Road 54.

C. Subsection 7.03.02.03 Review

Per the Land Development Code, Subsection 7.03.02.03, Vacation of Rights-of-Way, applications to vacate a right-of-way may be approved subject to the following requirements:

- 1) **The requested vacation is consistent with the traffic element of the city's Comprehensive Plan.** Staff has found the requested vacation to be consistent with the transportation element of the city's Comprehensive Plan.
- 2) **The right-of-way does not provide the sole access to any property (remaining access shall not be by easement).** This right-of-way does not serve as an access for any parcel currently.
- 3) **The vacation will not jeopardize the current or future location of any utility.** The vacation will not jeopardize the current or future location of any utility. Utility easements will be provided to the city as a condition of the development order.
- 4) **The proposed vacation is not detrimental to public interest and will not have a negative impact on the city.** Staff has found that the vacation is not detrimental to public interest and is not expected to have a negative impact on the city.

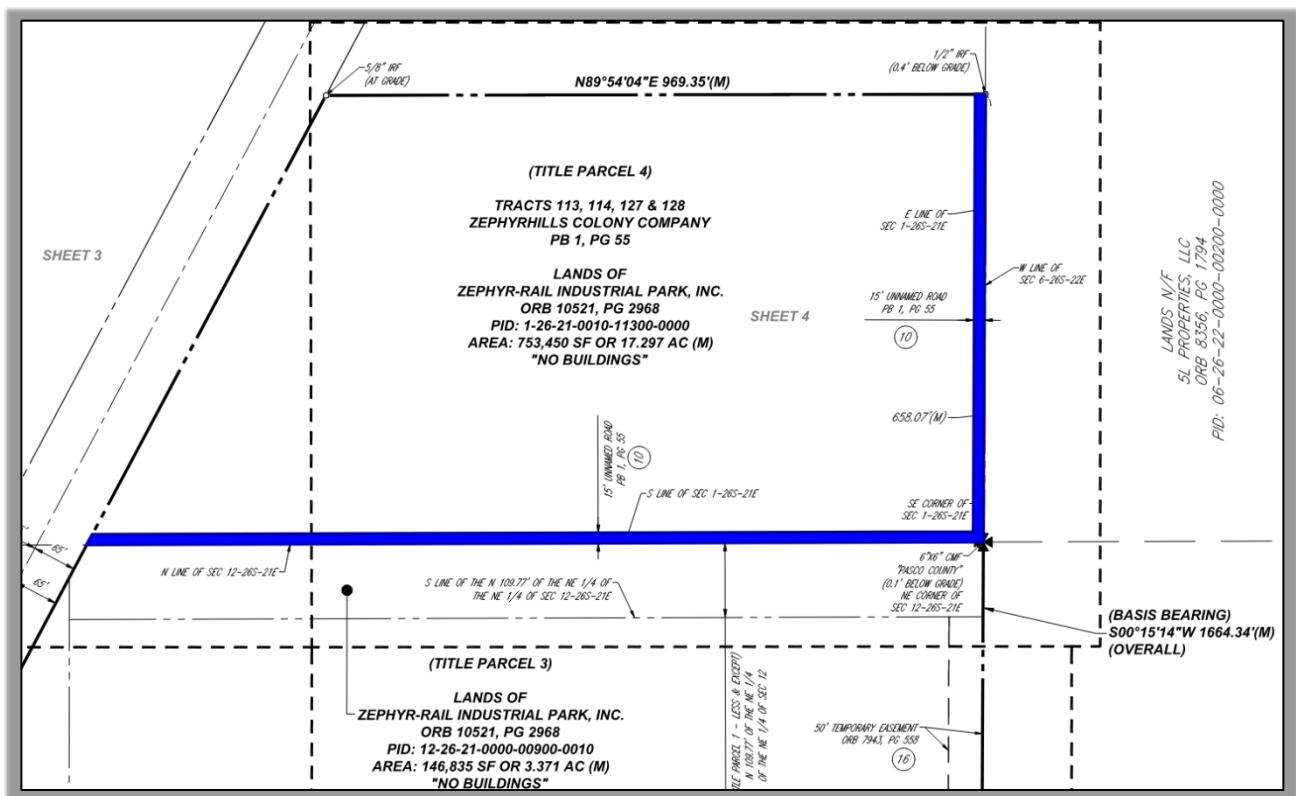


Figure 3 – Sketch of area to be vacated

II. PREVIOUS ACTION AND STAFF RECOMMENDATION

Staff recommends approval the Vacation of ROW.

III. ATTACHMENTS:

- Location Map
- Zephyrhills Colony Company Subdivision Plat
- Sketch of area to be Vacated

July 31, 2026

City of Zephyrhills
Planning Department
5335 8th St. Zephyrhills, FL 33542
Attn: William McCaw

**RE: RIGHT-OF-WAY ABANDONMENT REQUEST NARRATIVE
Project Wonka
North of 6th Ave, along South Ave.**

To Whom it may concern,

The Applicant respectfully requests approval of the proposed abandonment of the existing public right-of-way located within the subject property. The right-of-way traverses the central portion of the project site and extends along the eastern boundary of the overall development area. Existing project documentation identifies this abandonment request as part of the overall entitlement and site development process for the proposed beverage manufacturing facility in Zephyrhills.

The subject right-of-way is currently unimproved and has not been developed for roadway or transportation purposes. The corridor does not provide an existing public roadway connection and is not utilized for vehicular circulation, pedestrian access, or other transportation functions. As a result, the right-of-way no longer serves a practical public purpose in support of the surrounding transportation network.

The proposed abandonment is necessary to facilitate the orderly and efficient development of the property as a unified industrial and manufacturing campus. Retention of the existing right-of-way would unnecessarily divide the site and create constraints on the coordinated design of the proposed development. Eliminating this unused corridor will allow the project to be planned and constructed as an integrated development consistent with the overall site layout and operational needs of the facility.

Following abandonment, the right-of-way area will be incorporated into the comprehensive site design and utilized in support of the proposed development. The area may accommodate building improvements, internal private circulation, truck maneuvering and circulation areas, stormwater management facilities, landscaping, buffering, utility infrastructure, and other site improvements necessary to support the planned operation. Integrating the abandoned right-of-way into the overall development plan will improve site functionality while promoting more efficient land use and development patterns.

Approval of the abandonment will not adversely affect the public interest and will support substantial private investment, job creation, and economic development within the City of Zephyrhills. The request eliminates an unused and unnecessary public corridor while allowing the property to be developed in a manner consistent with the City's planning objectives and the intended future use of the site.

For these reasons, the Applicant respectfully requests approval of the proposed abandonment of the existing public right-of-way. The abandonment will facilitate the coordinated development of the property, eliminate a corridor that no longer serves a public purpose, and support the successful implementation of the proposed project.

Should you have any questions or would like to discuss the project at any time, please contact me at rhileman@bohlereng.com or (321) 234-2880.

Sincerely,

Ryan Hileman, P.E.
Branch Manager

EXHIBIT "A"

DESCRIPTION OF A 15' WIDE RIGHT-OF-WAY ABANDONMENT (NOT A SURVEY)

DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1; THENCE RUNNING ALONG THE SOUTH LINE OF SAID SECTION 1, SOUTH 89°49'16" WEST, FOR A DISTANCE OF 1317.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CSX RAILWAY (130' WIDE); THENCE DEPARTING SAID SOUTH LINE OF SECTION 1 AND RUNNING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 28°01'03" EAST, FOR A DISTANCE OF 17.02 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND RUNNING ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 1, NORTH 89°49'16" EAST, FOR A DISTANCE OF 1294.96 FEET TO A POINT ON A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 1; THENCE RUNNING ALONG SAID PARALLEL LINE, NORTH 00°15'14" EAST, FOR A DISTANCE OF 643.09 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTH 89°54'04" EAST, FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF SECTION 1; THENCE RUNNING ALONG SAID EAST LINE, SOUTH 00°15'14" WEST, FOR A DISTANCE OF 658.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 29,355 SQUARE FEET OR 0.674 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 1, AS BEING SOUTH 00°15'14" WEST.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A 15' WIDE RIGHT-OF-WAY ABANDONMENT.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. INFORMATION IS NOT COMPLETE WITHOUT ACCOMPANYING SKETCH.

PATRICK M. DALY
LS. 7636
JULY 31, 2026

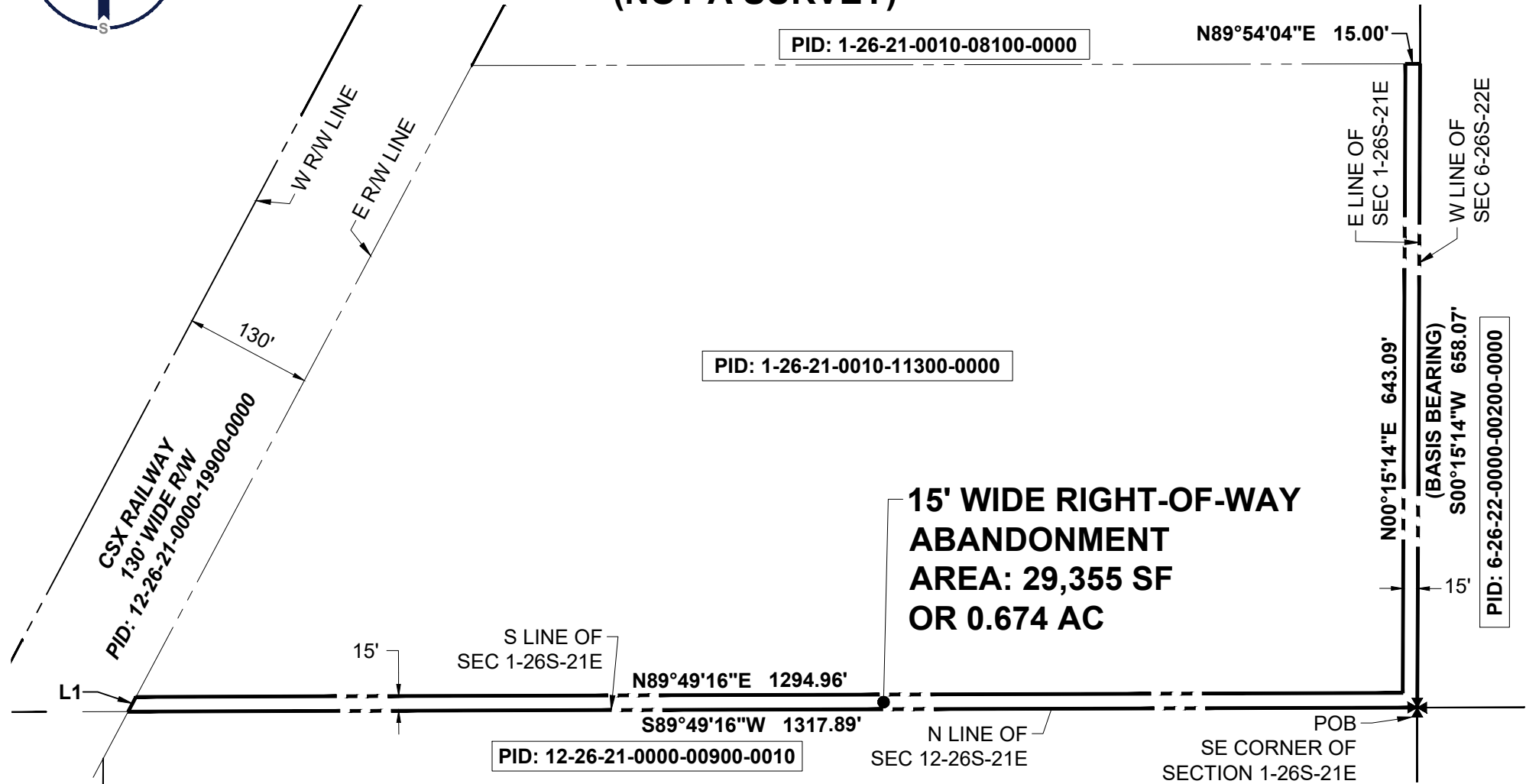
SHEET 1 OF 2

SCALE: N/A	DATE 07/31/2026	DRAWN PD	PROJECT FLD260029.01	SEC. 1 TWP. 26S RNG. 21E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "A"

SKETCH OF A 15' WIDE RIGHT-OF-WAY ABANDONMENT (NOT A SURVEY)



LEGEND

N	NORTH	POB	POINT OF BEGINNING	SEC.	SECTION
E	EAST	PSM	PROFESSIONAL SURVEYOR AND MAPPER	TWP.	TOWNSHIP
S	SOUTH	PID	PARCEL IDENTIFICATION	RNG.	RANGE
W	WEST	R/W	RIGHT OF WAY	✠	SECTION CORNER
AC	ACRES	SF	SQUARE FEET		

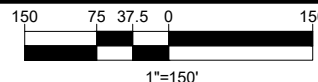
LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°01'03\"E	17.02'

SHEET 2 OF 2

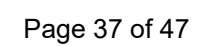
SCALE: 1"=150'
DATE: 07/31/2026
DRAWN: PD
PROJECT: FLD260029.01

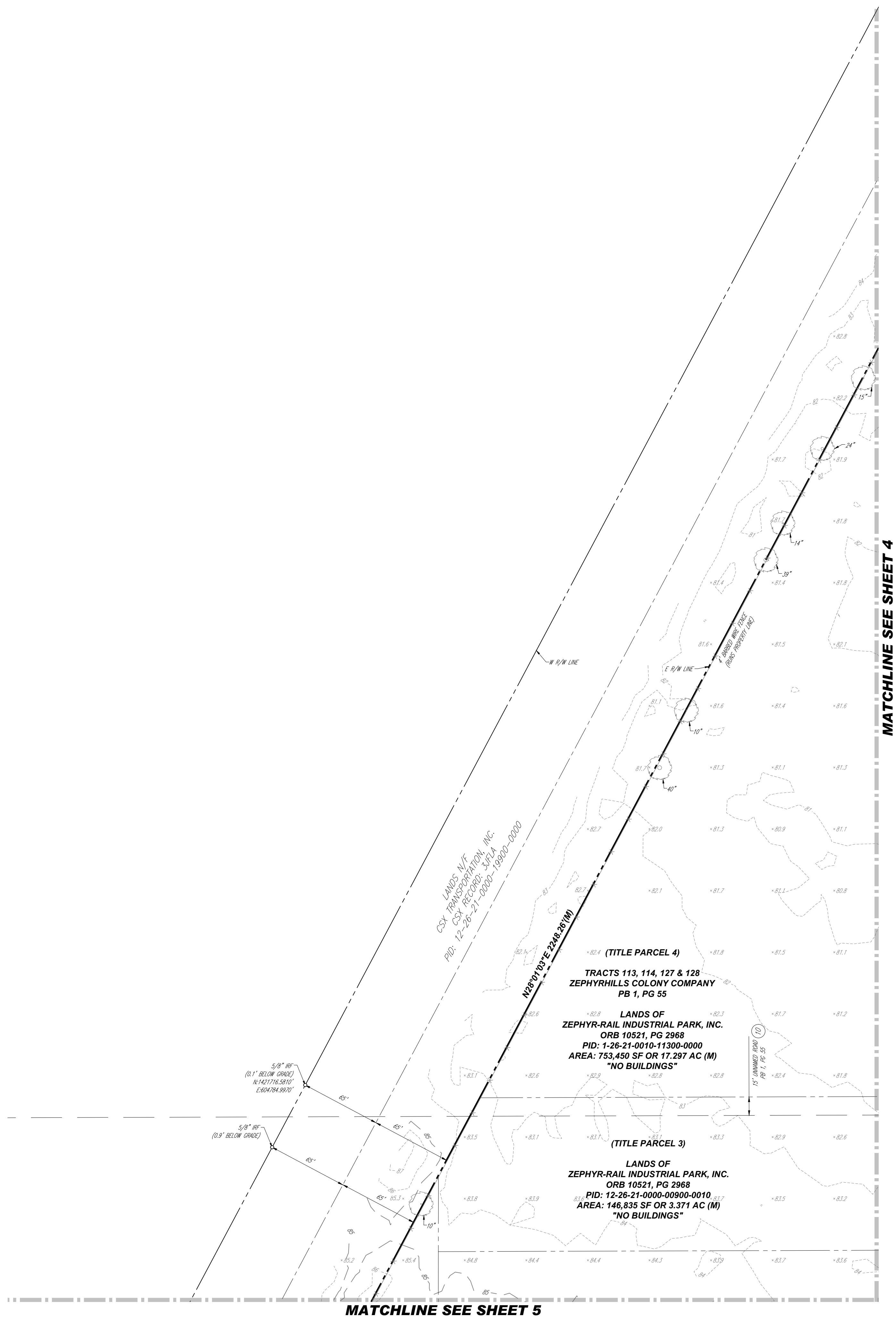
SEC. 1
TWP. 26S
RNG. 21E



1900 NW CORPORATE BLVD., SUITE 101E
BOCA RATON, FL 33431 561.571.0280
CERT. OF AUTHORIZATION: LB#8085

BOHLER





LEGEND

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	OVERHEAD WIRES
	FENCE
	PULL BOX
	UTILITY POLE
	GUY WIRE
	TREE (SIZE AS NOTED)
	IRON PIN TO BE SET
	TITLE REPORT EXCEPTION
	BENCHMARK
	MONITORING WELL
	REINFORCED CONCRETE PIPE
	RIGHT-OF-WAY
	SECTION
	NORTH
	EAST
	SOUTH
	WEST
	REINFORCED CONCRETE PIPE
	NOW OR FORMERLY
	PARCEL IDENTIFICATION
	FLORIDA COORDINATE SYSTEM
	PLAT BOOK
	OFFICIAL RECORDS BOOK
	PAGE
	CAPPED IRON REBAR FOUND
	CONCRETE MONUMENT FOUND
	IRON REBAR FOUND
	IRON PIPE FOUND
	CAPPED IRON REBAR SET
	INVERT
	NORTH AMERICAN DATUM
	MEASURED
	RECORD

TOPOGRAPHIC EXHIBIT

SCALE: 1" = 50'

**CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES**

REVISIONS

[illegible]

PROJECT No.:	FLD260029.00-0a
DRAWN BY:	JV
CHECKED BY:	SM
DATE:	06/04/2026
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	06/10/2026
CREW CHIEF:	JL/BS/SH
APPROVED:	PD



PROJECT: **ALTA INSPS
LAND TITLE
SURVEY**

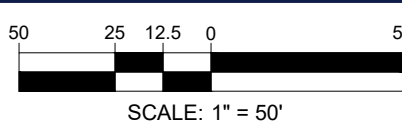
————— FOR —————

**STREAM REALTY -
NATIONAL SERVICES,
LLC**

NW CORNER OF BROWN STREET
& COLE AVENUE
ZEPHYRHILLS, FLORIDA
PASCO COUNTY

BOHLER //

**1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281**



SHEET NUMBER:

3

REVISION 1 - 07/02/2026



	EXISTING SPOT ELEVATION
	OVERHEAD WIRES
	FENCE
	PULL BOX
	UTILITY POLE
	GUY WIRE
	TREE (SIZE AS NOTED)
	IRON PIN TO BE SET
	TITLE REPORT EXCEPTION
	BENCHMARK
	MONITORING WELL
	REINFORCED CONCRETE PIPE
	RIGHT-OF-WAY
	SECTION
	NORTH
	EAST
	SOUTH
	WEST
	REINFORCED CONCRETE PIPE
	NOW OR FORMERLY
	PARCEL IDENTIFICATION
	FLORIDA COORDINATE SYSTEM
	PLAT BOOK
	OFFICIAL RECORDS BOOK
	PAGE
	CAPPED IRON REBAR FOUND
	CONCRETE MONUMENT FOUND
	IRON REBAR FOUND
	IRON PIPE FOUND
	CAPPED IRON REBAR SET
	INVERT
	NORTH AMERICAN DATUM
	MEASURED
	RECORD

The Bohler logo, featuring the word "BOHLER" in a bold, dark blue, sans-serif font. To the right of the text is a stylized graphic consisting of two parallel orange diagonal lines, with a small "TM" trademark symbol above them.

CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

[illegible]

PROJECT No.:	FLD260029.00-0a
DRAWN BY:	JV
CHECKED BY:	SM
DATE:	06/04/2026
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	06/10/2026
CREW CHIEF:	JLBS/SH
APPROVED:	PD



PROJECT:

***ALTA/NSPS
LAND TITLE
SURVEY***

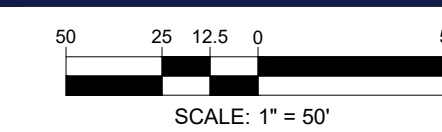
————— FOR —————

**STREAM REALTY -
NATIONAL SERVICES,
LLC**

NW CORNER OF BROWN STREET
& COLE AVENUE
ZEPHYRHILLS, FLORIDA
PASCO COUNTY

BOHLER //

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. LB#8005



SHEET NUMBER:

4

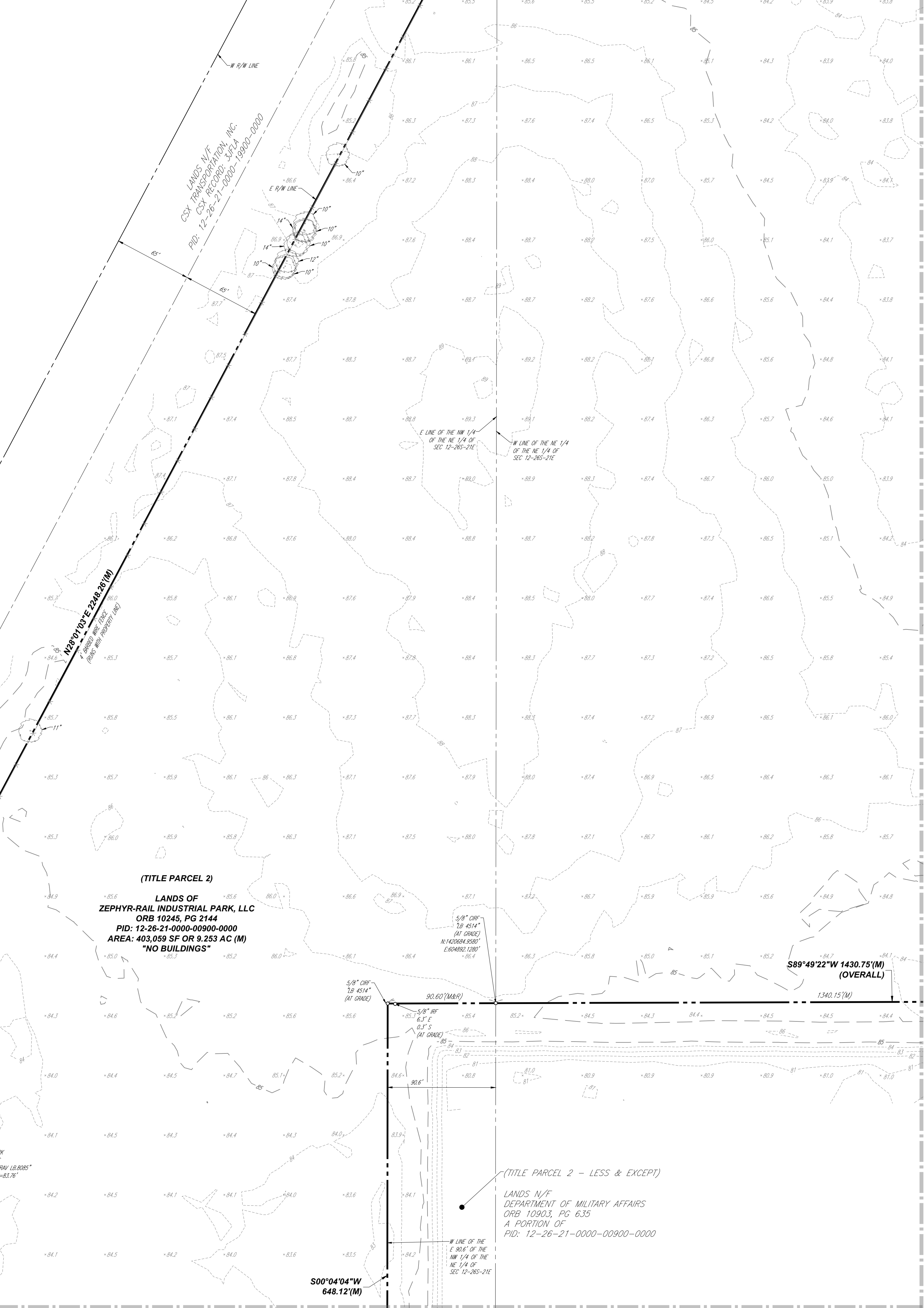
OF 7

REVISION 1 - 07/02/2026

H:\02026\FLA20039-000\SURVEY\CADDRAWINGS\SURVEYS\ALTA-SURV\FLA20039B-00-1A-----LAYOUT-5

S.M.

MATCHLINE SEE SHEET 3



MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6



LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- OVERHEAD WIRES
- FENCE
- PULL BOX
- UTILITY POLE
- GUY WIRE
- TREE (SIZE AS NOTED)
- IRON PIN TO BE SET
- TITLE REPORT EXCEPTION
- BENCHMARK
- MONITORING WELL
- REINFORCED CONCRETE PIPE
- RIGHT-OF-WAY
- SECTION
- NORTH
- EAST
- SOUTH
- WEST
- REINFORCED CONCRETE PIPE
- NOW OR FORMERLY
- PARCEL IDENTIFICATION
- FLORIDA COORDINATE SYSTEM
- PLAT BOOK
- OFFICIAL RECORDS BOOK
- PAGE
- CAPPED IRON REBAR FOUND
- CONCRETE MONUMENT FOUND
- IRON REBAR FOUND
- IRON PIPE FOUND
- CAPPED IRON REBAR SET
- INVERT
- NORTH AMERICAN DATUM
- MEASURED
- RECORD

TOPOGRAPHIC EXHIBIT

SCALE: 1" = 50'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	07/02/2026	ADDED ROADWAY TOPOGRAPHIC INFORMATION	S.M.

PROJECT No.: FLD260029-00-0a
DRAWN BY: JV
CHECKED BY: SM
DATE: 06/04/2026
CAD ID: S-ALTA-SURV
FIELD DATE: 06/10/2026
CREW CHIEF: JLB/SH
APPROVED: PD

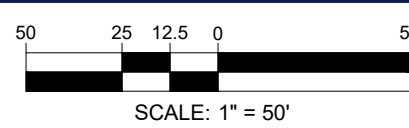


PROJECT:
**ALTAINSPS
LAND TITLE
SURVEY**
FOR
**STREAM REALTY -
NATIONAL SERVICES,
LLC**

NW CORNER OF BROWN STREET
& COLE AVENUE
ZEPHYRHILLS, FLORIDA
PASCO COUNTY

BOHLER

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FLORIDA BUSINESS CERT. OF AUTH. NO. LB00005



SHEET NUMBER:

5

OF 7

REVISION 1 - 07/02/2026



LEGEND

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	OVERHEAD WIRES
	FENCE
	PULL BOX
	UTILITY POLE
	GUY WIRE
	TREE (SIZE AS NOTED)
	IRON PIN TO BE SET
	TITLE REPORT EXCEPTION
	BENCHMARK
	MONITORING WELL
	SIGN
	GRATE INLET
	SANITARY MANHOLE
	WATER VALVE
	REINFORCED CONCRETE PIPE
<i>RCP</i>	
<i>R/W</i>	RIGHT-OF-WAY
<i>SEC</i>	SECTION
<i>N</i>	NORTH
<i>E</i>	EAST
<i>S</i>	SOUTH
<i>W</i>	WEST
<i>PVC</i>	POLYVINYL CHLORIDE
<i>UNK</i>	UNKNOWN
<i>N/F</i>	NOW OR FORMERLY
<i>PID</i>	PARCEL IDENTIFICATION
<i>FCS</i>	FLORIDA COORDINATE SYSTEM
<i>PB</i>	PLAT BOOK
<i>ORB</i>	OFFICIAL RECORDS BOOK
<i>PG</i>	PAGE
<i>CRF</i>	CAPPED IRON REBAR FOUND
<i>CMF</i>	CONCRETE MONUMENT FOUND
<i>IRF</i>	IRON REBAR FOUND
<i>IPF</i>	IRON PIPE FOUND
<i>CRS</i>	CAPPED IRON REBAR SET
<i>INV</i>	INVERT
<i>NAD</i>	NORTH AMERICAN DATUM
<i>DSL</i>	DOUBLE SOLID YELLOW LINE
(M)	MEASURED
(R)	RECORD

TOPOGRAPHIC EXHIBIT

SCALE: 1" = 50'

[illegible]

PROJECT No.:	FLD260029.00-0a
DRAWN BY:	JV
CHECKED BY:	SM
DATE:	06/04/2026
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	06/10/2026
CREW CHIEF:	JL/BS/SH
APPROVED:	PD



PROJECT: ***ALTA/INSPS
LAND TITLE
SURVEY***

_____ FOR _____

**STREAM REALTY -
NATIONAL SERVICES,
LLC**

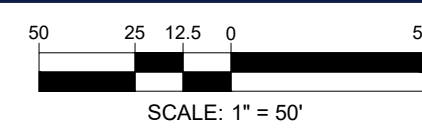
NW CORNER OF BROWN STREET
& COLE AVENUE
ZEPHYRHILLS, FLORIDA
PASCO COUNTY

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FLORIDA BUSINESS CERT. OF AUTH. No. LB#8085



SHEET NUMBER:

6

OF 7

REVISION 1 - 07/02/2026



	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	OVERHEAD WIRES
	FENCE
	PULL BOX
	UTILITY POLE
	GUY WIRE
	TREE (SIZE AS NOTED)
	IRON PIN TO BE SET
	TITLE REPORT EXCEPTION
	BENCHMARK
	MONITORING WELL
	REINFORCED CONCRETE PIPE
	RIGHT-OF-WAY
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	NORTH
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	SOUTH
	WEST
	REINFORCED CONCRETE PIPE
	NOW OR FORMERLY
	PARCEL IDENTIFICATION
	FLORIDA COORDINATE SYSTEM
	PLAT BOOK
	OFFICIAL RECORDS BOOK
	PAGE
	CAPPED IRON REBAR FOUND
	CONCRETE MONUMENT FOUND
	IRON REBAR FOUND
	IRON PIPE FOUND
	CAPPED IRON REBAR SET
	INVERT
	NORTH AMERICAN DATUM
	MEASURED
	RECORD

SCALE: 1" = 50'

PROJECT No.:	FLD260029.00-0a
DRAWN BY:	JV
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DATE:	06/04/2026
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APPROVED:	PD



PROJECT: **ALTA/NSPS
LAND TITLE
SURVEY**

_____ FOR _____

**STREAM REALTY -
NATIONAL SERVICES,
LLC**

NW CORNER OF BROWN STREET
& COLE AVENUE
ZEPHYRHILLS, FLORIDA
PASCO COUNTY

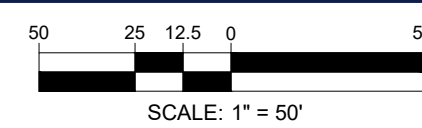
BOHLER //

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FLORIDA BUSINESS CERT. OF AUTH. No. LB#8005



SHEET NUMBER: **7**
OF 7

REVISION 1 - 07/02/2026

ORDINANCE NO. 1523-26

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, REVIEW, APPROVAL, OR ISSUANCE OF BUILDING PERMITS, REZONINGS, SITE PLANS, CONDITIONAL USE APPROVALS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS, OR OTHER CITY APPROVALS FOR THE CONSTRUCTION, ESTABLISHMENT, EXPANSION, OR INTENSIFICATION OF DATA CENTERS, DATA CENTER FACILITIES, LARGE-SCALE DATA CENTERS, AND LARGE LOAD CUSTOMER FACILITIES WITHIN THE MUNICIPAL LIMITS OF CITY OF ZEPHYRHILLS; PROVIDING LEGISLATIVE FINDINGS OF FACT; PROVIDING DEFINITIONS; DIRECTING CITY STAFF TO REVIEW AND PREPARE LAND DEVELOPMENT CODE AND RELATED REGULATORY AMENDMENTS; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

WHEREAS, as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and section 166.021(1), Florida Statutes, the City of Zephyrhills, Florida (the “City”), a municipal corporation, enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state Legislature may act, except when expressly prohibited by law; and

WHEREAS, section 166.041, Florida Statutes, establishes procedures for the adoption of municipal ordinances; and

WHEREAS, the City Council recognizes the importance of maintaining land development regulations that reflect current law, promote orderly development, protect public infrastructure, and preserve the health, safety, and welfare of the community; and

WHEREAS, data centers, data center facilities, large-scale data centers, and large load customer facilities may require significant and continuous electric demand, water supply, cooling infrastructure, wastewater capacity, stormwater infrastructure, backup generation, fuel storage, fire protection, emergency response planning, security infrastructure, and related public facilities and services; and

WHEREAS, such facilities may present unique planning, infrastructure, compatibility, environmental, utility, and public safety considerations; and

WHEREAS, Chapter 2026-65, Laws of Florida, created section 163.326, Florida Statutes, relating to large load customer considerations; and

WHEREAS, section 163.326, Florida Statutes, recognizes that certain land uses, including facilities with substantial electric or other utility demands, such as data centers and other large load customers, may present unique planning, infrastructure and compatibility considerations; and

WHEREAS, section 163.326, Florida Statutes, further recognizes that local governments maintain authority to exercise powers and responsibilities for comprehensive planning and land development regulation with respect to large load customers; and

WHEREAS, the City Council finds that the City’s current Land Development Code and related development regulations do not contain sufficient specific standards addressing the siting, compatibility, infrastructure capacity, water demand, environmental impacts, emergency service impacts, and operational characteristics of data centers, data center facilities, large-scale data centers, and large load customer facilities; and

WHEREAS, the City Council finds that allowing such facilities to be constructed, established, expanded, intensified, approved, or vested before the City has completed appropriate study and regulatory review could create risks to the City's land use planning objectives, infrastructure capacity, water and wastewater systems, electric infrastructure coordination, emergency response capacity, environmental resources, surrounding properties, and long-term community development strategy; and

WHEREAS, Courts have recognized that local governments may enact temporary land use moratoria when such moratoria are intended to preserve the status quo and are rationally related to the government's effort to study and adopt appropriate land development regulations. *See WCI Communities Inc. v. City of Coral Springs*, 885 So. 2d 912 (Fla. 4th DCA 2004); *see Tahoe-Sierra Pres. Council, Inc. v. Tahoe Reg'l Planning Agency*, 535 U.S. 302, 337, 122 S.Ct. 1465, 152 L.Ed.2d 517 (2002); and

WHEREAS, the City Council finds that a temporary moratorium is necessary and appropriate to preserve the status quo while City staff, consultants, and legal counsel review the City's Land Development Code and related regulations and prepare appropriate amendments addressing data centers, data center facilities, large-scale data centers, and large load customer facilities; and

WHEREAS, the City Council finds that a one-year moratorium is reasonable in duration and necessary to allow for staff review, technical analysis, utility coordination, public input, drafting, legal review, notice, public hearings, adoption, and implementation of appropriate regulations; and

WHEREAS, the City Council finds that this Ordinance serves a valid municipal purpose and is necessary to protect the public health, safety and welfare of the residents, businesses, property owners, and visitors of the City of Zephyrhills.

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

Section 1. Authority.

This Ordinance is enacted pursuant to Chapter 163, Florida Statutes, and Chapter 166, Florida Statutes, under the home rule powers of the City.

Section 2. Legislative Findings of Fact.

The foregoing **WHEREAS** clauses are hereby adopted as legislative findings of the City Council of the City of Zephyrhills and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 3. Intent.

The intent of this Ordinance is to establish a temporary moratorium on the acceptance, processing, review, approval, or issuance of applications and approvals for data centers, data center facilities, large-scale data centers, and large load customer facilities within the municipal limits of the City of Zephyrhills while the City studies and prepares appropriate amendments to its Land Development Code and related regulations.

Section 4. Definitions.

For the purposes of this Ordinance, the following words, terms, and phrases, including their respective derivatives, have the following meanings:

- a. *Data Center* means a facility, building, dedicated space within a building, or group of buildings whose primary purpose is to process, store, transmit, distribute, host, or manage digital information, data, or electronic information, and which contains computer systems, servers, networking equipment, telecommunications equipment, data processing systems, digital storage systems, environmental control equipment, cooling systems, power distribution equipment, or other associated components.

b. *Data center facility* means a data center and any accessory, supporting, or related infrastructure, equipment, structure, or use, including but not limited to air handlers, chillers, cooling towers, water cooling systems, water storage facilities, electrical rooms, electrical substations transformers, switchgear, backup generators, battery energy storage systems, fuel storage, security infrastructure, telecommunications infrastructure, and other infrastructure used to support data center operations.

c. *Covered Facility* means any Data Center, Data Center Facility, Large-Scale Data Center, or Large Load Customer Facility, as those terms are defined in this Ordinance.

d. *Large load customer facility* means any facility, use, development, or operation with an anticipated monthly peak electric load of fifty megawatts or more, calculated as the highest average load over a fifteen-minute interval at a single location. A customer, applicant, owner, operator, tenant, affiliate, or related entity may not separate or divide electrical load into multiple smaller connections, meters, accounts, parcels, phases, tenants, buildings, or related facilities at a single location for the purpose of avoiding this definition. The term includes customers or other entities that have entered into a colocation, hosting, leasing, service, or similar agreement at a single location where the aggregate anticipated monthly peak load at that location meets or exceeds fifty megawatts.

e. *Large-scale data center* means a data center, data center facility, or single location containing one or more data center uses that has an anticipated monthly peak electric load of fifty megawatts or more, calculated as the highest average load over a fifteen-minute interval. The term includes customers, tenants, users, operators, or other entities that have entered into colocation, hosting, leasing, services, or similar agreement at a single location where the aggregate anticipated monthly peak load at that location meets or exceeds fifty megawatts.

f. *Development approval* means any rezoning, comprehensive plan amendment, conditional use approval, special exception, variance, site plan approval, development agreement, development order, development permit, building permit, construction plan approval, engineering approval, certificate of concurrency, capacity reservation, utility capacity approval, or other City approval necessary to establish, construct, expand, intensify, or operate a Covered Facility.

g. *Expansion or intensification* means any physical, operational, electrical, utility, site, structural, or equipment related change that increases or is reasonably expected to increase floor area, impervious area, electric load, water demand, wastewater generation, cooling capacity, generator capacity, battery storage capacity, fuel storage capacity, server capacity, operational intensity, or public facility demand associated with a Covered Facility.

h. *Moratorium Period* means the period beginning on the effective date of this Ordinance and ending one year thereafter, unless earlier terminated or extended by ordinance of the City Council.

Section 5. Temporary Moratorium

A temporary moratorium is hereby imposed on the acceptance, processing, review, approval, or issuance of any Development Approval for the establishment, Expansion or Intensification of any Covered Facility within the municipal limits of the City of Zephyrhills.

During the Moratorium Period, City staff shall not accept, process, review, approve, or issue any such application or approval, except as expressly provided in this Ordinance. Examples of uses or activities covered by this Ordinance include, but are not limited to, cryptocurrency mining, artificial intelligence computing, machine learning computing, high-performance computing, weather modeling, genome sequencing, application hosting, cloud storage, data hosting, data processing, and similar computationally intensive uses.

Section 6. Duration.

The temporary moratorium imposed by section 5 of this Ordinance expires as of the earliest of the following occurrences:

- a. Twelve (12) months from the effective date of this Ordinance; or
- b. A date before the expiration in subsection 6(a) above, if provided by Ordinance of the City Council of the City of Zephyrhills, Florida.

Section 7. Applicability and Pending Applications.

This Ordinance applies to all new applications submitted on or after the effective date of this Ordinance.

This Ordinance also applies to all pending applications, including any application submitted before the effective date of this Ordinance, regardless of whether the application has been deemed complete.

No applicant shall obtain vested rights by submitting an application on or after the effective date of this Ordinance.

Section 8. Study and Evaluation.

The City Council hereby directs City staff, in consultation with the City Attorney, consultants, utility providers, and other appropriate agencies or stakeholders, to review the City's Land Development Code and related development regulations and prepare proposed amendments addressing the siting, design, review, compatibility, infrastructure capacity, environmental impacts, water resource impacts, emergency service impacts, public safety impacts, and public facility impacts of Covered Facilities. During the Moratorium Period, City staff shall conduct a comprehensive review of the potential impacts associated with Covered Facilities, including but not limited to:

1. Groundwater withdrawal impacts, particularly as they relate to the Floridan Aquifer and regional aquifer management policies.
2. Water supply and wastewater treatment capacity, including potential impacts on municipal and regional water systems.
3. Electrical grid capacity and infrastructure requirements, including consultation with regional electric utilities regarding potential long-term demand impacts.
4. Land use compatibility, including appropriate zoning classifications and development standards for such facilities.
5. Environmental considerations, including impacts on wetlands, coastal ecosystems, noise, lighting, and surrounding land uses.
6. Best practices adopted by other jurisdictions in Florida and throughout the United States for the regulation of data center development.

Section 9. Enforcement.

Any Development Approval issued in violation of this Ordinance shall be null and void. Any person who commences or continues the construction, establishment, Expansion, or Intensification of a Covered Facility in violation of this Ordinance shall be subject to code enforcement proceedings and the penalties provided in the City of Zephyrhills Code of Ordinances. The city may seek injunctive or other equitable relief in a court of competent jurisdiction to enforce this Ordinance. Each day a violation continues shall constitute a separate offense.

Section 10. Notice to Applicants.

Within thirty (30) days after the effective date of this Ordinance, City staff shall provide written notice of this moratorium to all applicants with pending applications for Development

Approvals for Covered Facilities. City staff shall also post notice of this moratorium on the City's official website and at City Hall. Such notice shall include a summary of the moratorium, the anticipated duration, and contact information for the City Clerk.

Section 11. Repealer.

Any and all ordinances in conflict herewith are hereby repealed or suspended to the extent any conflict exists during the Moratorium Period.

Section 12. Severability.

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

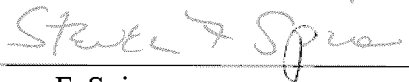
Section 13. Effective Date.

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

The foregoing Ordinance No. 1523-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 8th day of June, 2026.

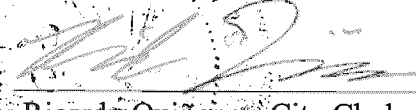
Attest:


Ricardo Quinones, City Clerk


Steven F. Spina
Council President

The foregoing Ordinance No. 1523-26 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 22nd day of June, 2026.

Attest:


Ricardo Quinones, City Clerk


Steven F. Spina
Council President

The foregoing Ordinance No: 1523-26 was approved by me this 22nd day of June, 2026.


Melonie Bahr Monson, Mayor

Approved as to legal form and content:


Matthew E. Maggard, Esq.
City Attorney