



**CITY COUNCIL ZEPHYR PARK WORKSHOP
ZEPHYRHILLS, FLORIDA**

**Monday, September 14, 2026
4:30 PM**

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

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

or dial in using your phone:

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

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

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Council President Steven F. Spina, Ph.D.

Roll Call — City Clerk Ricardo Quiñones

1. WORKSHOP ITEMS

1.1 Zephyr Park Presentation

1. Zephyr Park Update - (20260914)

1.2 Alice Hall - Professional Opinion

1. Alice Hall - Professional Opinion Regarding Demolition and Replacement

CITIZEN COMMENTS

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.

WORKSHOP ITEMS 1.1

Zephyr Park Presentation

Issue:

To review the proposed renovation of Zephyr Park and receive City Council feedback as the project moves forward.

Background:

CRA, City Staff and Kimely-Horn have updated renovation plans for Zephyr Park. The presentation will provide Council with an overview of the proposed improvements and current project direction.

Attachment(s):

1. Zephyr Park Update - (20260914)

Fiscal Impact:

The current project estimate is \$25,826,670, including a \$5 million allowance for Alice Hall. Staff anticipates potential cost savings through direct purchasing, unused contingency, and construction of Alice Hall for less than the current allowance.

Staff Recommendation:

Staff recommends that City Council accept the presentation.

An aerial rendering of Zephyr Park, showing a large pond with a fountain, a baseball field with a large group of people, and various walking paths and trees.

Zephyr Park

CRA UPDATE

SEPTEMBER 14, 2026

Kimley»Horn


Zephyrhills
jump right in

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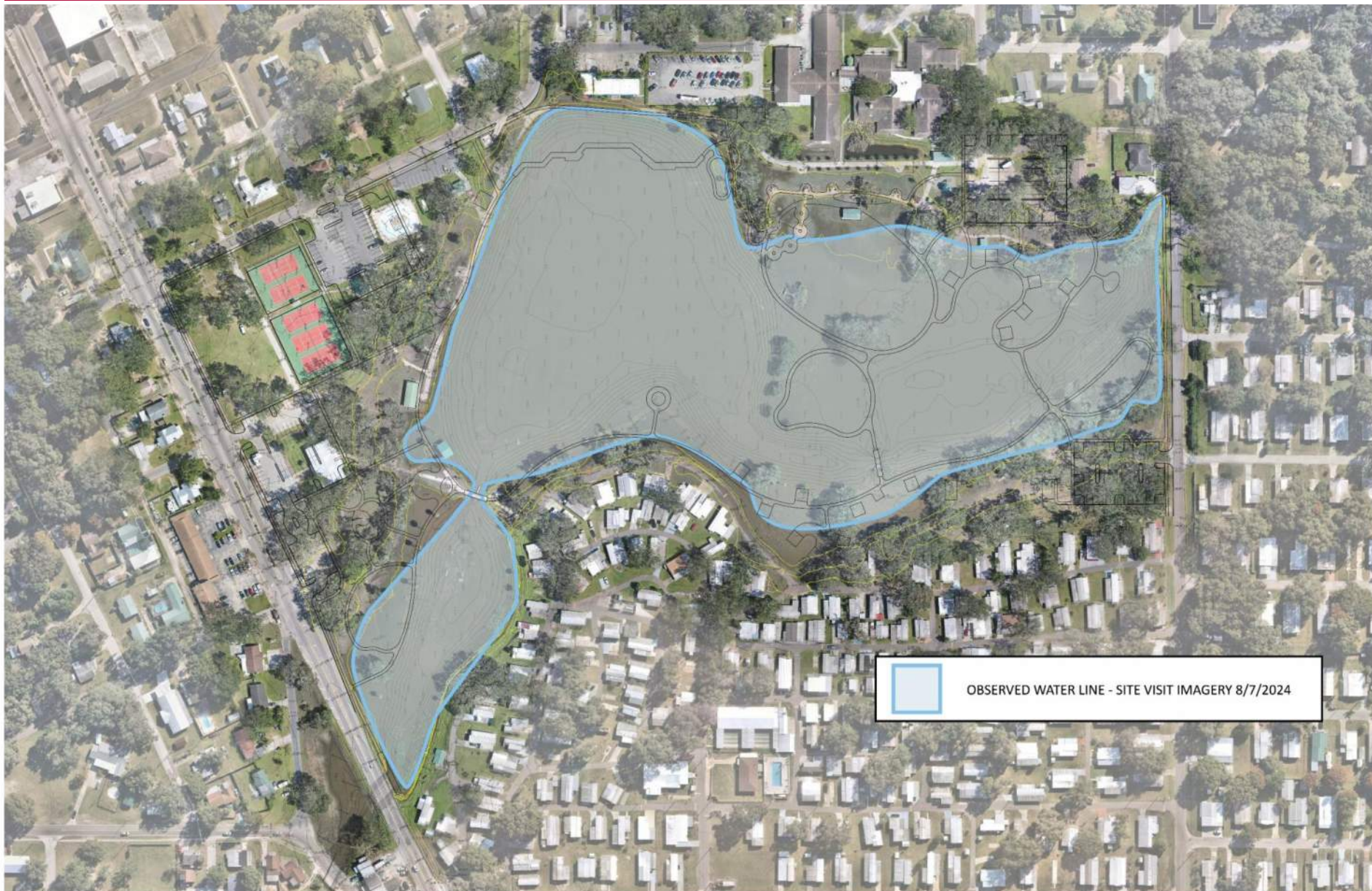
APPROVED MASTER PLAN – BASIS OF CONSTRUCTION DOCUMENTS







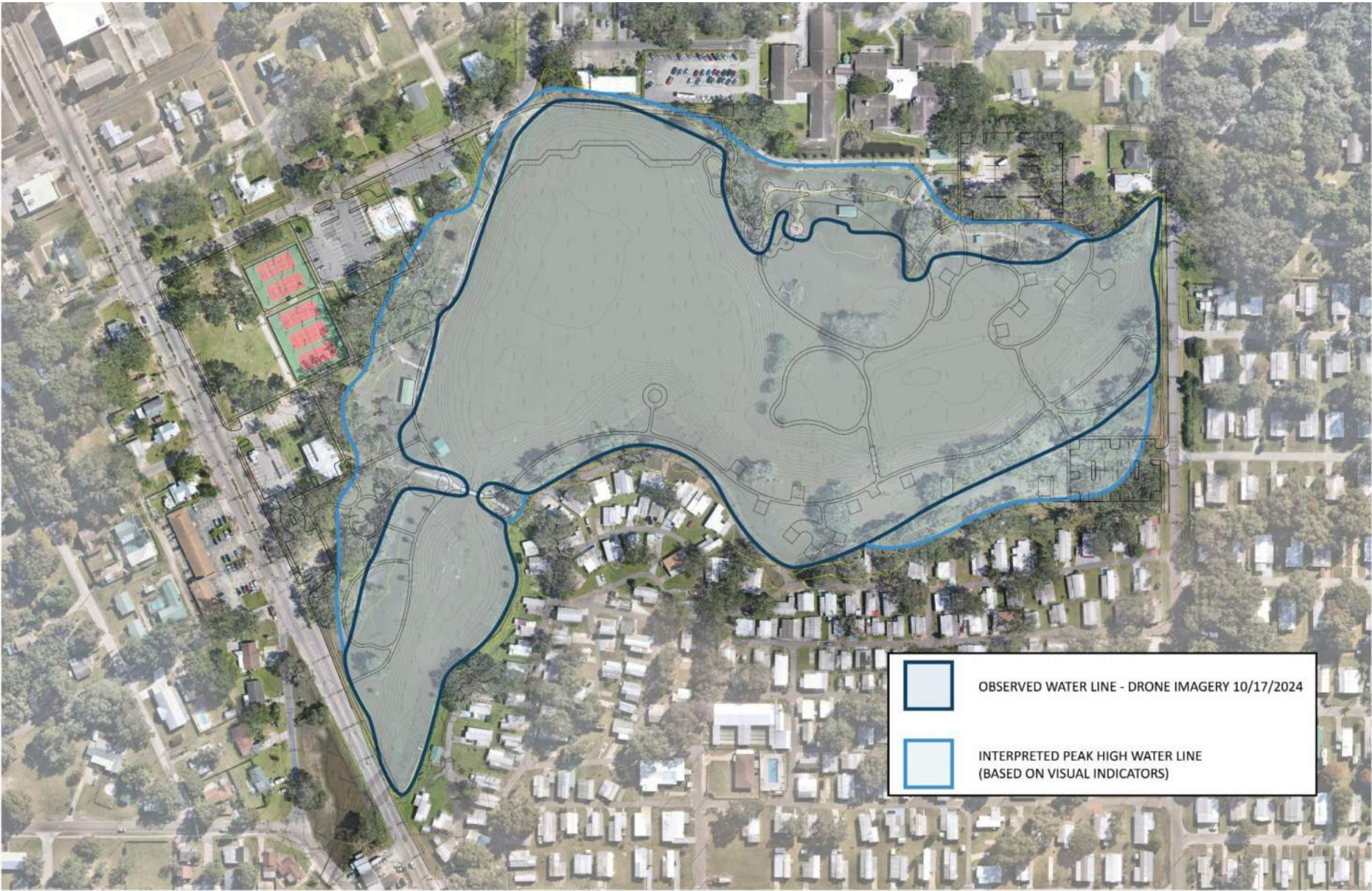
FLOOD STUDY – TROPICAL STORM DEBBY



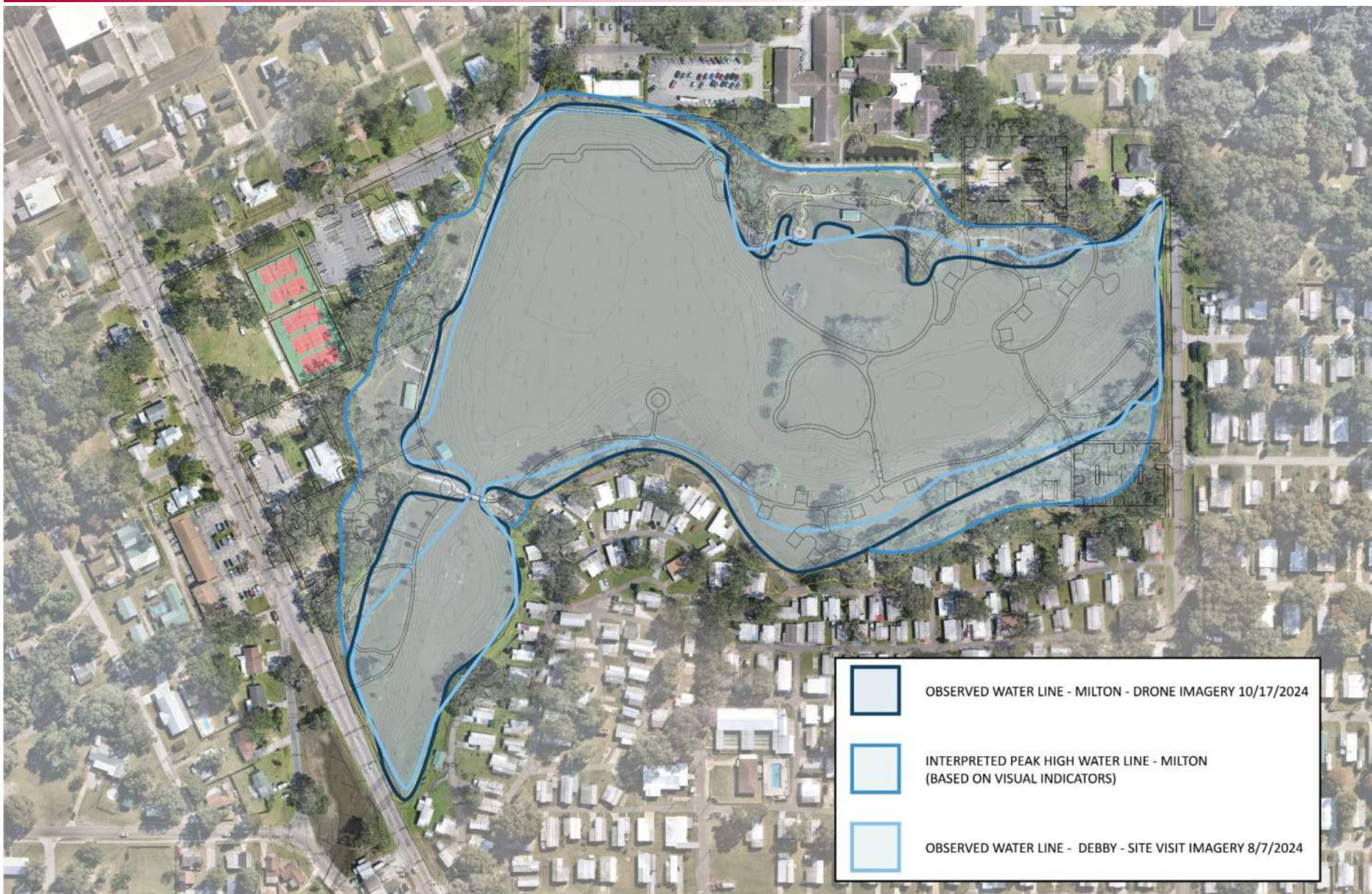
FLOOD STUDY – HURRICANE MILTON



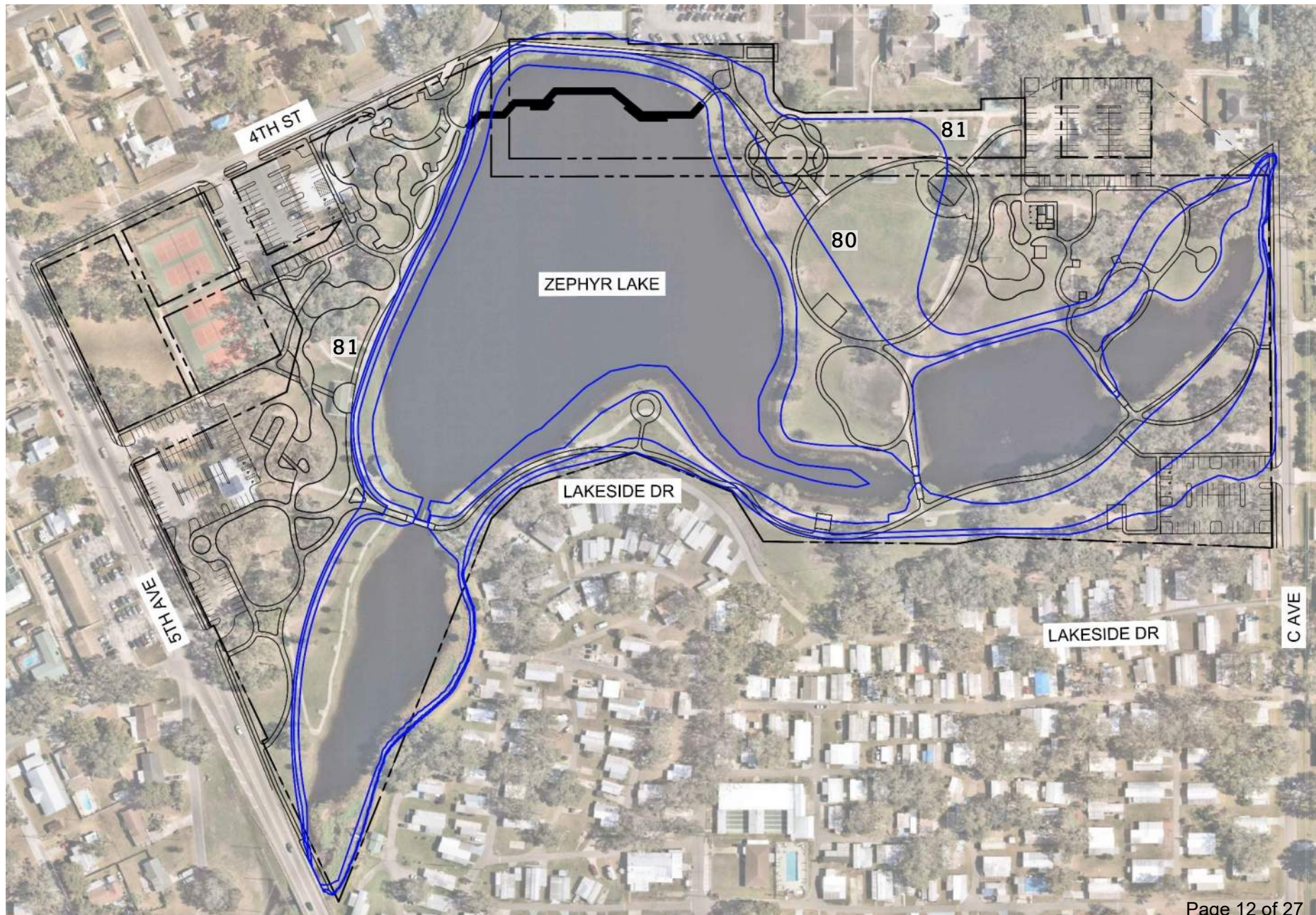
FLOOD STUDY – HURRICANE MILTON



FLOOD STUDY – HURRICANE MILTON AND TROPICAL STORM DEBBY



OVERALL SITE PLAN WITH GRADING MODIFICATIONS



MASTER PLAN REFINEMENTS

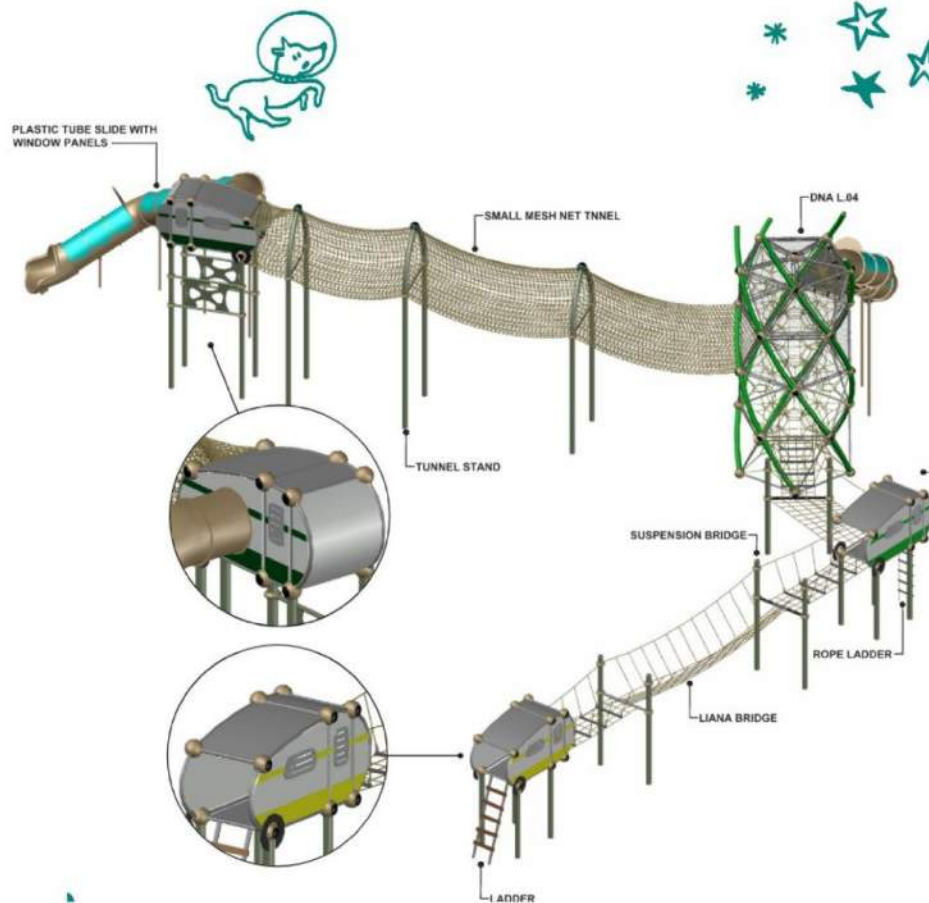


CHALLENGE COURSE – TEEN AREA



LARGE PLAYGROUND – “TIN CAN TOURIST” THEME

Berliner
160 Years of Ideas



"Dream come true"
Cemer



LARGE PLAYGROUND DESIGN INTENT IMAGERY BOARD
SEPTEMBER 2024

ZEPHYR PARK
ZEPHYRHILLS, FLORIDA

Kimley»Horn

SPLASH PAD – “TIN CAN TOURIST” THEME

TINY TOWN
STUDIOS



CONCEPT VIEW 2: TENT CAMPER STANDOFF



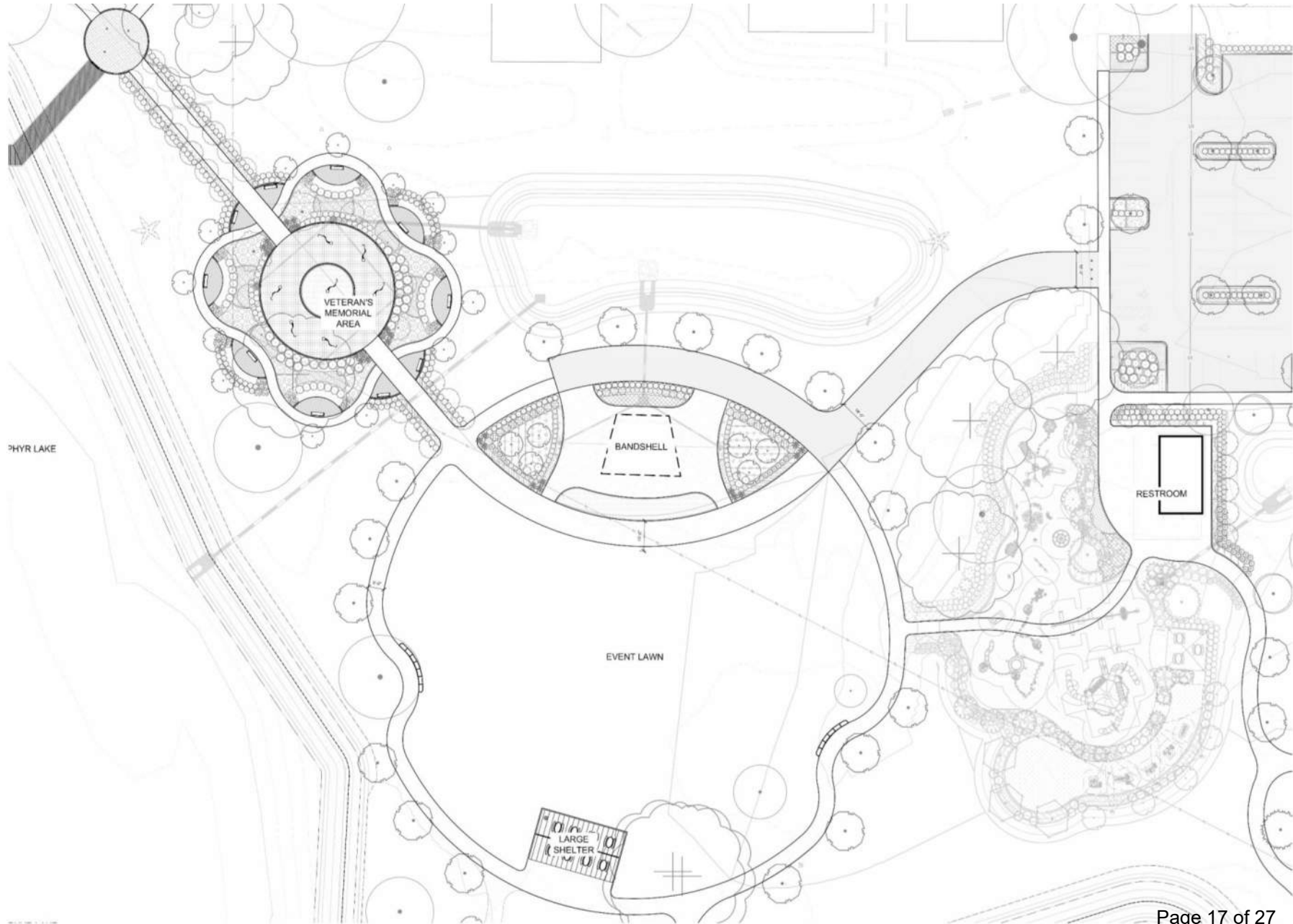
Zephyrhills Splashpad

CONCEPT VIEW: WATER-PIPE RV DUAL CENTERPIECE

KEY FEATURES:
WATERFALL CENTRAL PIPE & WATERFALL ENTRY "DOORS"
WATER CROSS-PIPES
HEADLIGHT AND WHEEL SPRAYS



VETERAN'S MEMORIAL AREA ENLARGEMENT



Alternate #1

Alternate #2

Alternate #3

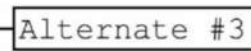
Alternate #4

Alternate #5

Alternate #6

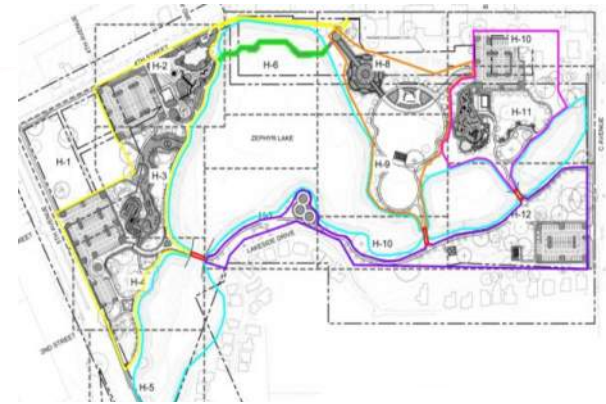
KEY

- AREA 1 - Yellow
- AREA 2 - Teal
- AREA 3 - Green
- AREA 4 - Purple
- AREA 5 - Pink
- AREA 6 - Orange



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COST ESTIMATE SUMMARY



DESCRIPTION

TOTAL

00 - GENERAL REQUIREMENTS	\$ 2,752,334
02 - SITE DEVELOPMENT	\$ 2,801,932
AREA 1 - YELLOW	\$ 8,336,912
AREA 2 - TEAL	\$ 48,489
AREA 4 - PURPLE	\$ 826,993
AREA 5 - PINK	\$ 1,464,571
AREA 6 - ORANGE	\$ 2,863,469

DIRECT COST SUBTOTAL

\$ 19,094,699

BUILDERS RISK INSURANCE - NON-COMBUSTIBLE NEW CONSTRUCTION	0.20%	\$ 44,172
GENERAL LIABILITY INSURANCE	1.10%	\$ 242,944
SUBCONTRACTOR DEFAULT INSURANCE	1.50%	\$ 286,420
PAYMENT & PERFORMANCE BOND	0.80%	\$ 176,686
DESIGN CONTINGENCY	3.00%	\$ 572,841
CONSTRUCTION CONTINGENCY	3.00%	\$ 572,841
REEVES YOUNG FEE	5.00%	\$ 1,049,530
PRECONSTRUCTION FEE - ADDITION OVER \$120,000 PO	0.21%	\$ 45,643

INDIRECT COST SUBTOTAL

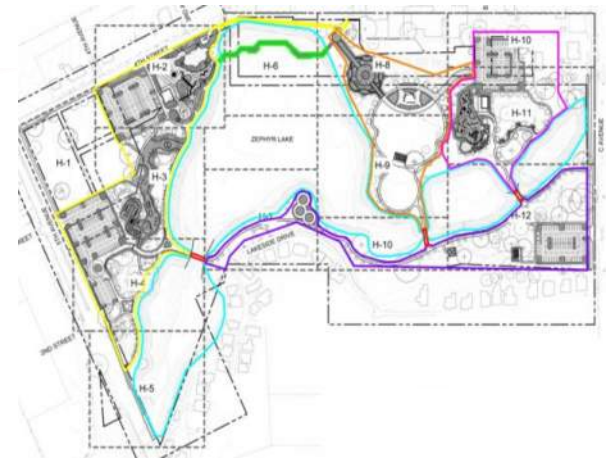
\$ 2,991,077

ESTIMATE TOTAL

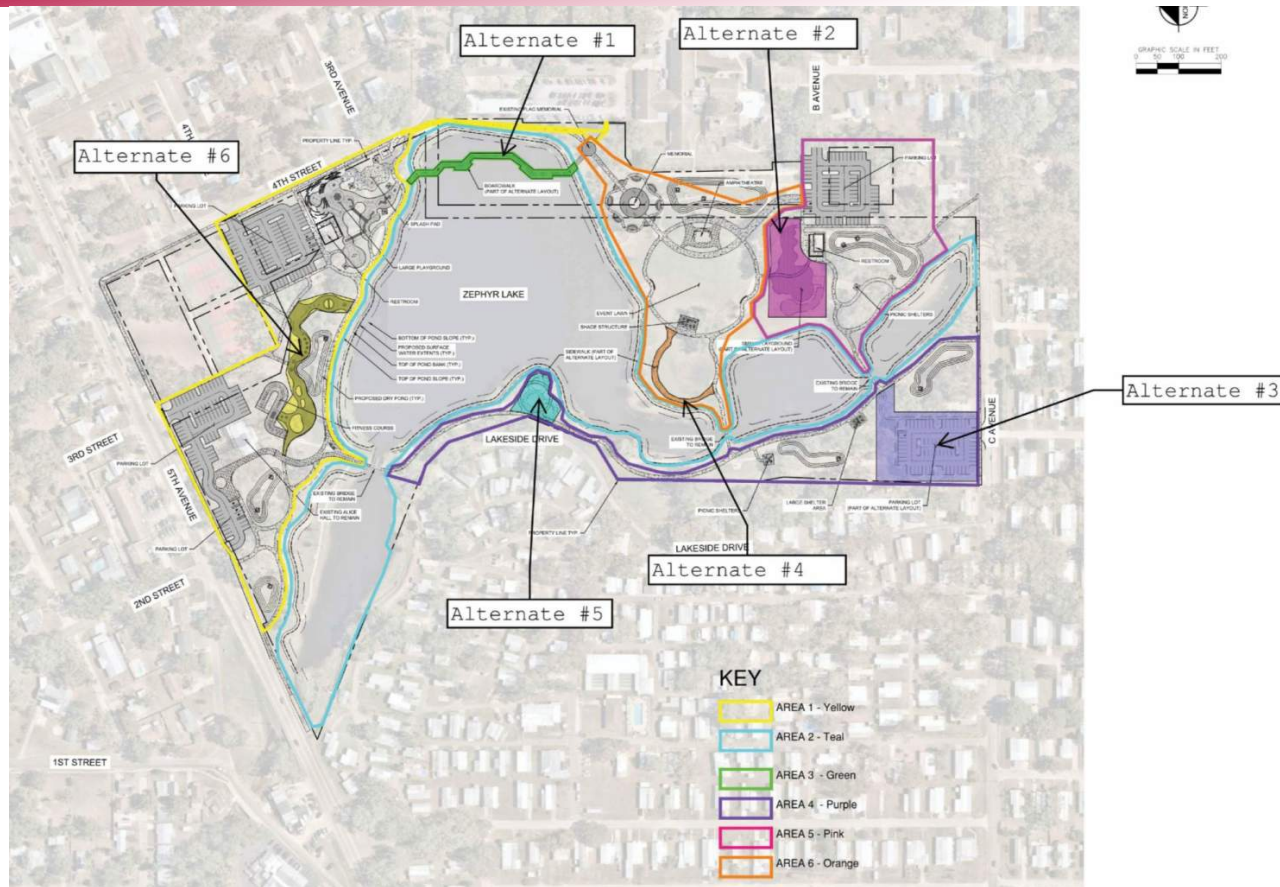
\$22,085,777

COST ESTIMATE SUMMARY

DESCRIPTION		TOTAL
GENERAL REQUIREMENTS		\$2,752,334
SITE DEVELOPMENT		\$2,801,932
AREA 1 (YELLOW)		\$8,336,912
AREA 2 (TEAL)		\$48,489
AREA 5 (PINK)		\$1,464,571
AREA 6 (ORANGE)		\$2,863,469
DIRECT COST SUBTOTAL		\$17,835,593
BUILDERS RISK INSURANCE - NON-COMBUSTIBLE NEW CONSTRUCTION	0.20%	\$44,172
GENERAL LIABILITY INSURANCE	1.10%	\$242,944
SUBCONTRACTOR DEFAULT INSURANCE	1.50%	\$286,420
PAYMENT & PERFORMANCE BOND	0.80%	\$176,686
DESIGN CONTINGENCY	3.00%	\$572,841
CONSTRUCTION CONTINGENCY	3.00%	\$572,841
REEVES YOUNG FEE	5.00%	\$1,049,530
PRECONSTRUCTION FEE - ADDITION OVER \$120,000 PO	0.21%	\$45,643
INDIRECT COST SUBTOTAL		\$2,991,077
ESTIMATE TOTAL		\$20,826,670
ALICE HALL		\$5,000,000
TOTAL WITH ALICE HALL		\$25,826,670



COST ESTIMATE SUMMARY - ALTERNATES



01 – BOARDWALK	\$1,356,570
02 – SMALL PLAYGROUND	\$2,314,795
03 – PARKING LOT	\$352,510
04 – SIDEWALK	\$23,346
05 – READING CIRCLE / PUBLIC ART NODE	\$61,505
06 – PEDESTRIAN CONCRETE ILO PAVERS	(\$432,113)

FUNDING STRATEGY

DESCRIPTION	TOTAL
2025 BONDS	\$13,047,653
STATE APPROPRIATION	\$2,650,000
PARKS IMPACT FEES	\$1,672,000
CRA FUND	\$1,000,000
ARPA	\$935,000
ALICE HALL	\$5,000,000
TOTAL	\$24,304,563



ALTERNATE 01 - BOARDWALK



ALTERNATE 02 - SMALL PLAYGROUND – “CITRUS FARMING” THEME



SMALL PLAYGROUND DESIGN INTENT IMAGERY BOARD
SEPTEMBER 2024

ZEPHYR PARK
ZEPHYRHILLS, FLORIDA

Kimley»Horn

WORKSHOP ITEMS 1.2

Alice Hall - Professional Opinion

Issue:

Background:

As the City considers the facility's long-term needs, Furr, Wegman & Banks Architects, P.A. was asked to evaluate the existing building and provide a professional opinion regarding its condition and future viability.

Attachment(s):

1. Alice Hall - Professional Opinion Regarding Demolition and Replacement

Fiscal Impact:

N/A

Staff Recommendation:

No Action required. Information only.

August 20, 2026

Billy Poe

City Manager
City of Zephyrhills
Zephyrhills, Florida

RE: Alice Hall – Professional Opinion Regarding Demolition and Replacement

Dear Mr. Poe:

Based on our professional evaluation of Alice Hall, it is our opinion that the existing building has reached the end of its useful life and that demolition and replacement with a new, purpose-built facility is the most appropriate course of action for the City of Zephyrhills.

Alice Hall was constructed in **1982 and is now approximately 44 years old**. The building exhibits significant deficiencies in its structure, building envelope, mechanical systems, accessibility, interior finishes, and overall functionality, including:

- **Structural concerns:** Stepped cracking is evident in the masonry block walls at multiple locations, indicating compromises within the existing structure that warrant significant concern.
- **Building envelope:** The existing walls, windows, doors, and roof structure were not designed to meet current wind-load criteria. Although the roof covering has been replaced recently, the existing roof trusses are believed to lack the strapping and connections necessary to meet current code requirements.
- **Mechanical systems:** The mechanical units are approximately **22 years old**, beyond their typical useful life, and do not meet current energy-efficiency standards. Replacement would be necessary regardless of any renovation strategy.
- **Lighting:** Existing surface-mounted tube fixtures are visually dated and contribute to excessive glare, reducing the quality and functionality of the interior environment.
- **Accessibility:** The restrooms do not meet the minimum requirements of the **Americans with Disabilities Act (ADA)**, and the existing configuration does not provide adequate space to modify the restrooms to achieve compliance without substantial reconstruction.
- **Interior condition:** Existing finishes, including the suspended ceiling and countertops, are of relatively low quality and have experienced significant deterioration.
- **Inefficient layout:** The existing floor plan is inefficient and includes former restroom areas that have been gutted and are now being used for storage. The building lacks a proper vestibule and pre-function space between the entrance and the primary assembly area.
- **Limited functionality:** The facility essentially consists of one primary usable space with limited occupant capacity, restricting the types and sizes of events the City can accommodate.
- **Missed site opportunities:** The existing building does not take meaningful advantage of the exceptional opportunity provided by its location adjacent to the park and lake. Views, natural light, and connection to the surrounding public spaces are largely underutilized.
- **Poor civic presence:** The building provides little architectural significance along 5th Street and does not appropriately respond to the City's **form-based code, CRA guidelines, or sound planning principles** for this important location.

While individual building components could be repaired or replaced, addressing these deficiencies collectively would require substantial investment while leaving the City with an inherently inefficient building configuration and a facility that was not originally designed to meet today's or tomorrow's needs.

From a professional planning, architectural, and long-term value perspective, **continued investment in the existing building is not recommended.** The combination of structural concerns, an outdated building envelope, obsolete mechanical and lighting systems, accessibility limitations, deteriorated finishes, inefficient planning, limited capacity, and the building's poor relationship to the surrounding park, lake, and 5th Street make renovation an inefficient use of public resources.

It is therefore our professional opinion that **Alice Hall should be demolished and replaced with a new, purpose-built facility** designed specifically around the current and anticipated future needs of the City of Zephyrhills. A new facility would provide the City with an opportunity to create a flexible, accessible, energy-efficient, and durable civic space; appropriately address 5th Street; establish a stronger relationship with the park and lake; and create a facility capable of serving the community for decades to come.

This approach represents not simply the replacement of an aging building, but an opportunity for the City to create a facility that better serves its residents, supports community events, and appropriately responds to the significant civic and redevelopment potential of this important site.

Respectfully,

Aaron Banks, AIA, LEED AP
President
Furr, Wegman & Banks Architects, P.A.