



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, April 25, 2022
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Jodi Wilkeson
Roll Call – City Clerk Lori Hillman
Invocation – Jacqueline Boges
Pledge of Allegiance – Council President Jodi Wilkeson

1. MAYOR

1.1 Swear In Patrol Officers

2. PUBLIC HEARING/UNFINISHED BUSINESS

2.1 First Reading RESOLUTION NO. 791-22 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE R4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 35-25-21-0010-04400-0000; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Resolution No. 791-22 on the First Reading

- 1. Resolution 791-22 Conditional Use Pretty Pond Apartments
- 2. USE-0006-21_Pretty Pond Apartments
- 3. Pretty Pond_Location Map (2)

4. Concept - Pretty Pond Apartments - Bldg Setbacks
5. Conceptual View from the N
6. Conceptual View from the S
7. Conceptual View from the E
8. 147-85 Conditional Requirements-Bldgs. Over 30 ft. in Height (2)

3. CONSENT ITEMS

3.1 Approval of March 28, 2022 Regular Meeting Minutes

1. M03-28-2022 and Attachments

3.2 Approval of Resolution 792-22 Participation in May 5, 2022 MAP Meeting **RESOLUTION NO. 792-22 - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE."**

1. Resolution 792-22 Participation in 05-05-2021 MAP Meeting

3.3 Amendment 1 to Odyssey Manufacturing Agreement 41-21-13 for an Increase in Chlorine Cost per Gallon

1. 20220329201618278
2. Odyssey Amendment 1

3.4 Right of Entry Agreement 41-22-15 with Adventist Health System / Sunbelt, Inc. for Extension of City's Reuse Water Main

1. Advent Access Agreement 4-22

3.5 Approval of Historic Preservation Board Members

1. HPBApp_EileenWestermann
2. HPBApp_EricaFreeman

4. BUSINESS ITEMS/PLANNING DIRECTOR'S REPORT

4.1 Zephyr Lakes/Abbott Park Phase 4C Staff Report

1. Staff Report for Zephyr Lakes Abbot Park Phase 4C Final Plat April 25 2022

4.2 City of Zephyrhills Economic Development & Disaster Resiliency Plan

1. CITY OF ZEPHYRHILLS_20220420_FINAL DRAFT

5. CITY MANAGER'S REPORT

5.1 Eagles/AOK Wheels in the Hills Event

1. Eagles-AOK Wheels in the Hills
2. 277179873_1181461509298442_8187720103528072394_n

6. CITY ATTORNEY'S REPORT

- 6.1 First Reading **ORDINANCE NO. 1433-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**
- 6.2 First Reading **ORDINANCE NO. 1434-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-6 TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.92 ACRES OF REAL PROPERTY LOCATED EAST OF WIRE ROAD AND APPROX. 1,000 FEET NORTH OF COUNTY ROAD 54 AND HAVING PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**
- 6.3 First Reading **ORDINANCE NO.: 1435-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING ORDINANCE NO. 1366-18, AMENDMENT OF ORDINANCE CONDITIONS ASSOCIATED WITH THE ABBOTT PARK (ZEPHYR LAKES) PUD MASTER PLAN IN ACCORDNANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE."**

1. Ordinance 1435-22 Zephyr Lakes PUD Amendment

CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade 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.

City Council Meeting
April 25, 2022

Information Only

MAYOR 1.1

Swear In Patrol Officers

Issue:

Recognition and Oath of Office for two newly hired police officers.

Background:

The Zephyrhills Police Department has three (3) vacant positions due to recent turnover. Two (2) of the three (3) positions are being filled by newly hired officers; Steven Walker and Brandon Furr. ZPD staff would like to introduce and swear-in Officer Walker and Officer Furr.

Attachment(s):

None

Fiscal Impact:

N/A

Staff Recommendation:

N/A

PUBLIC HEARING/UNFINISHED BUSINESS 2.1

First Reading **RESOLUTION NO. 791-22 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE R4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 35-25-21-0010-04400-0000; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Resolution No. 791-22 on the First Reading

Issue:

Application for a Conditional Use to exceed the height limitations of the Zoning District (R4 - 2 story/30 feet) submitted by CBD Real Estate Investment, LLC for 4-story Apartments at 7521 Wire Road (Parcel/Tax ID No. 35-25-21-0010-04400-0000).

Background:

The applicants are proposing construction of 4-story buildings on 12.0 acres of real property generally located at the NW corner of Pretty Pond and Wire Roads (parcel no. 35-25-21-0010-04400-0000). The current zoning of the subject property permits a density of up to 20 dwelling units per acre. The applicants are proposing around 240 units at a density of about 20 units per acre.

The Land Development Code, Section 4.01.01.04 allows for mid-rise structures (between 3 and 5 stories, inclusive) to be considered as a conditional use, subject to the following:

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

The Site Plan Review Committee recommended approval of the conditional use to exceed the height limitations of the R4 zoning district at its regular monthly meeting on January 18, 2022.

The Planning Commission recommended approval of the conditional use to exceed the height limitations of the R4 zoning district at its regular monthly meeting on February 15, 2022.

Attachment(s):

1. Resolution 791-22 Conditional Use Pretty Pond Apartments

2. USE-0006-21_Pretty Pond Apartments
3. Pretty Pond_Location Map (2)
4. Concept - Pretty Pond Apartments - Bldg Setbacks
5. Conceptual View from the N
6. Conceptual View from the S
7. Conceptual View from the E
8. 147-85 Conditional Requirements-Bldgs. Over 30 ft. in Height (2)

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval

RESOLUTION NO. 791-22

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE R4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 35-25-21-0010-04400-0000; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application was filed by Pretty Pond Investors, LLC for a conditional use to exceed the height limitations of the R4 (Multi-Family Residential) zoning district to allow four-story, mid-rise buildings to be located on approximately 12.0 acres of real property generally located at the northwest corner of Pretty Pond Road and Wire Road with the parcel ID no. 35-25-21-0010-04400-0000; and

WHEREAS, the subject property zoning is R4 (Multi-Family Residential) which allows up to 20 units per gross acre of land and a maximum height of two stories; and

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

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

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

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

1. The holder of a conditional use permit shall be authorized to utilize the site or location of the use only in a manner specified in the written approval and conditions specified therein. Any substantial expansion, alteration or change in the conditional use authorized by the written approval must be reviewed by City Council in the same manner in which the original conditional use was reviewed.
2. An expansion, alteration or change of a conditional use shall be deemed to exist where a substantial modification of the standards provided for in number 1 above results from activity associated with the conditional use or a substantial change of circumstances or conditions arise.
3. The conditions and stipulations shall become part of the written approval and must followed by the applicant or any successor in interest.
4. The conditional use shall run with the subject property.
5. The conditional use shall obtain an approved site development plan and all necessary permits from the City of Zephyrhills or other jurisdictional entity, and shall pay all related impact fees.
6. The applicant shall be permitted to construct multi-family apartment buildings to a height not exceeding four stories in accordance with the standards of Subsection 7.01.01.04 and Part 11.10.00 of the City of Zephyrhills Land Development Code pertaining to mid-rise structures, with the following conditions:
 - a. Design and construction of turn lane(s) at the entrances on Wire Road and Pretty Pond Road shall be required.
 - b. Contribution to the design and construction of improvements to the Wire Road and Pretty Pond Road intersection. The terms of this condition shall be outlined in a mutually agreed upon Developer's Agreement. The conditional use is subject to the applicant and the City of Zephyrhills successfully executing an agreed upon Developer's Agreement.
 - c. Installation and maintenance of perimeter screening and buffering enhancements as determined by the Planning Department.

7. The applicant shall construct mid-rise apartment buildings in accordance with the City of Zephyrhills Land Development Code, Building Code, and any applicable codes, ordinances and policies adopted by the city.

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

- Section 1. The foregoing findings are incorporated herein by reference and made a part hereof.
- Section 2. The application to exceed the height limitations of the R4 zoning district for the construction of mid-rise buildings, not to exceed a height of four stories, on property with the parcel ID no. 35-25-21-0010-04400-0000 is hereby approved.
- Section 3. The conditional use is approved for the benefit of the applicant and the applicant's successors and/or assigns and for the use as specified within the application only, subject to the conditions stated herein. The character and benefit of this conditional use shall not change but may be transferred without City Council approval by resolution.
- Section 4. The City Council does hereby expressly find that the provisions of this resolution are in conformity with the Comprehensive Plan of the City of Zephyrhills, as amended.

This Resolution No. 791-22 shall run with the subject property and shall inure to the benefit of and be binding upon Pretty Pond Investors, LLC, as owner, and its successors and assigns. All references to "applicant" herein shall mean Pretty Pond Investors, LLC and its successors and assigns.

The foregoing Resolution No. 791-22 was read and passed, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, FL, on this 25th day of April, 2022.

Attest: _____
Lori L. Hillman, City Clerk

Jodi Wilkeson, Council President

The foregoing Resolution No. 791-22 was approved by me this 25th day of April, 2022.

Gene Whitfield, Mayor

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

Matthew E. Maggard, City Attorney



STAFF REPORT

To: City Council

From: Audrey McGuire, Historic Preservation Specialist & Community Planner

RE: USE-0006-21_Conditional Use (Pretty Pond Apartments)

Date: March 9, 2022

1. BACKGROUND & INFORMATION

Application for a conditional use submitted by RealSource (Steven Moreira) to exceed the height limitations of the R4 (Multi-Family Residential) zoning districts for the proposed construction of 4-story buildings on 12.0 acres of real property at the corner of Wire and Pretty Pond Roads.

APPLICANT:	Real Source (Steven Moreira) 2089 E Fort Union Blvd, Salt Lake City, UT 84121
PROPERTY OWNER:	Pretty Pond Investors, LLC (CBD Real Estate Investment, LLC) PO Box 470176, Celebration, FL 34747
LOCATION:	Generally located at the NW corner of Pretty Ponds and Wire Roads
PARCEL TAX ID #:	35-25-21-0010-04400-0000
ACREAGE:	12.0 Acres MOL
CURRENT LAND USE:	Vacant/Undeveloped
FLU CLASSIFICATION:	RU (Residential Urban, 7.5 to 20 du/ga)
ZONING DESIGNATION:	R4 (Multi-Family Residential, Max. 20 du/ga)
PROPOSED DENSITY:	240 Units (approximately 20 du/ga)

2. DATA & ANALYSIS

Height Regulations (LDC Subsection 7.01.01.04) Applicants are requesting to exceed the 2-story (30-foot) height limitation of the R4 zoning district to construct 4-story apartment buildings. A 4-story building falls under the classification of a “mid-rise structure,” defined by the Land Development Code (LDC), Subsection 7.01.01.04 as buildings of 3 to 5 stories inclusive. Mid-rise structures may be permitted, exceeding the height limitations of a zoning district, as a conditional use, subject to the following:

- A. Mid-rise structures, when permitted, may be erected to a height not exceeding 75 feet if the building is set back from each setback line at least one additional foot for each 2 feet of building height above 30 feet.
- *The minimum setback of the R4 zoning district is 30 feet in the front, 10 feet on the sides and 15 feet in the rear. The conceptual site plan provided by the applicants (see Attachment) shows a building height of 50 feet which would require setbacks to be increased by an additional 10 feet on all sides. The proposed concept plan shows a building setback far exceeding these minimum requirements.*
- B. 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 4-story buildings proposed in this application for conditional use are not expected to be of concern.*
- C. Compliance with Resolution # 147 (attached) is required.
- *City Resolution No. 147 primarily pertains to the allowance of mid-rise structures and additional conditions related to the Fire Department. All plans shall meet the adopted building code and fire code standards, as well as any additional standards which may be required by Pasco County Fire Rescue.*

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.
- *It is not anticipated the construction of 4-story mid-rise structures would adversely affect or contribute to the deterioration of quality of life or property values in the neighborhood. 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 applicants will be required to meet minimum site design standards and enhanced standards can be required 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.
- *The proposed multi-family use is consistent with the current Future Land Use and Zoning Designations in the surrounding area. Similar mid-rise structures (between 3 and 5 stories inclusive) in the area consist of the American House to the west (3-story complex on a hill), Zephyr Commons Apartments (an approved 4-story complex, permits pending) to the west and the Grand Reserve Apartments (3-story complex on a hill) further south on Wire Road. The applicants have provided conceptual renderings of the proposed 4-story buildings in relation to existing development and topography in the area.*

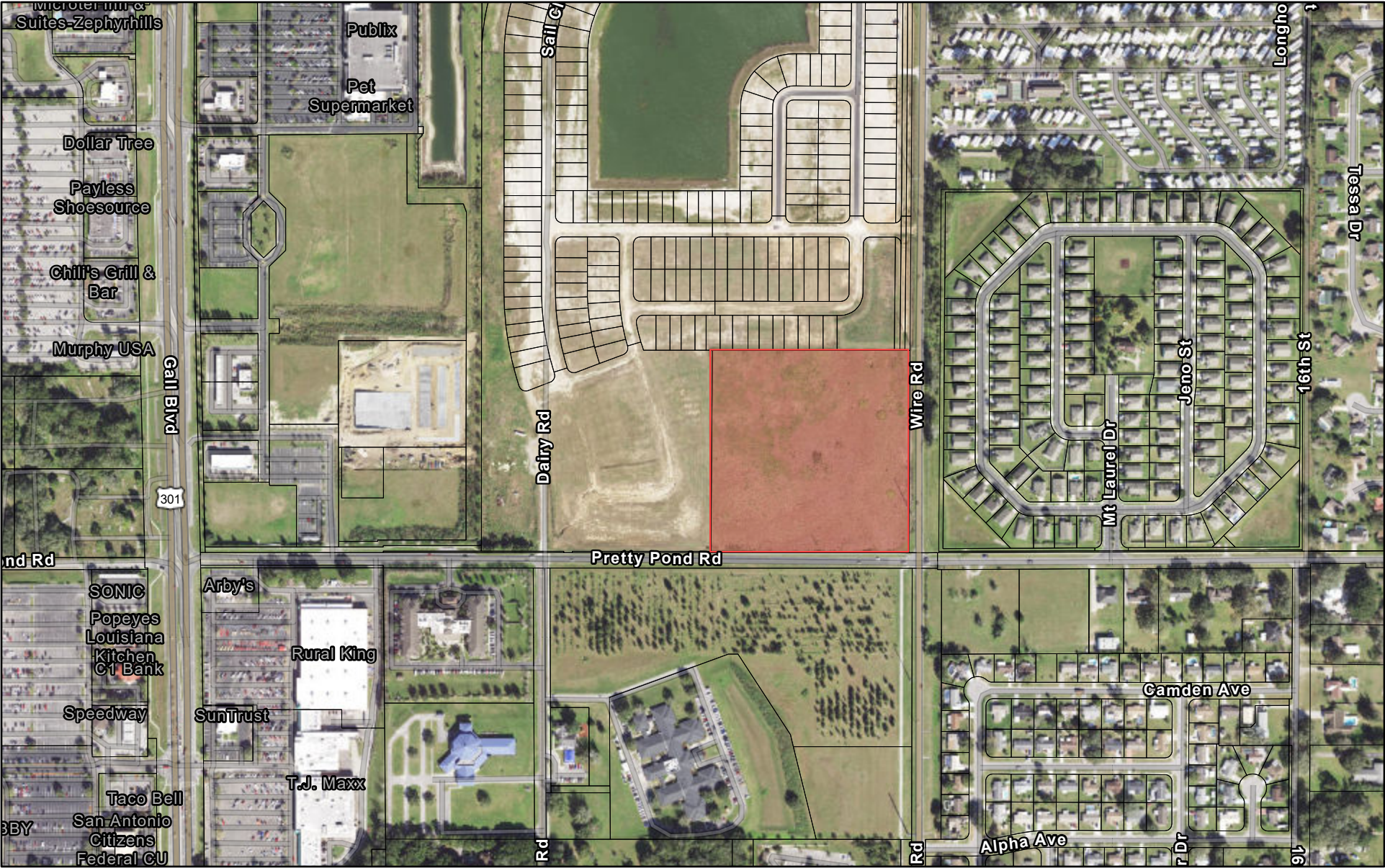
- C. The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.
- *The City requires traffic studies to be submitted at the time of site development plan review. The applicants will be required to submit a traffic study along with their site development plans which will determine any anticipated roadway and intersection improvements required as a result of the project.*
- D. 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.
- *APPLICANT'S RESPONSE: With a master drainage system, adequate soils and 2 roads for access, the site has adequate drainage, access, ingress and egress, off-street parking and loading areas.*
 - *The concept for the project shows 2 points of access into the project site (one located on Wire Road, the other on Pretty Pond Road) and is showing 480 parking spaces (2 parking space per dwelling unit), meeting the minimum parking requirements of the LDC for residential uses. The subject property is located within the Basin of Special Concern and drainage plans and study will be reviewed by the city's consultants at the time of site development plan review.*
- E. The site upon which the proposed conditional use is to be located has or may have screening or buffering 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. 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.*
- F. The proposed site meets applicable requirements of the zoning district in which it is located.
- *The subject site is approximately 12.0 acres, exceeding the minimum lot area requirements of 6,000 square feet for the R4 zoning district. The proposed density of approximately 20 units per acre (240 total units) is consistent with the maximum allowed density of the zoning district. All other zoning district regulations of the LDC will be applicable and assessed at the time of site development plan review.*
- G. 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 standards as outlined in the LDC Article VIII at the time of permitting. Parking lot and pedestrian lighting shall be designed not to spill onto adjacent roadways or properties, and will be approved at the time of site development plan review, if consistent with LDC minimum requirements.*
- H. 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.*

3. RECOMMENDATION

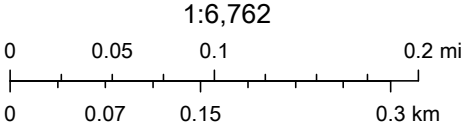
Site Plan Review Committee – The SPRC recommended approval of the conditional use to exceed the height limitations of the R4 zoning district at its regularly scheduled monthly meeting on January 1, 2022.

Planning Commission – The Planning Commission recommended approval of the conditional use at its regularly scheduled meeting on February 15, 2022.

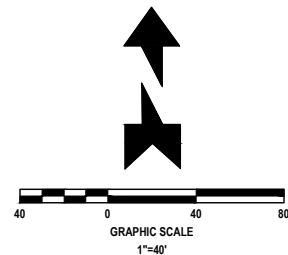
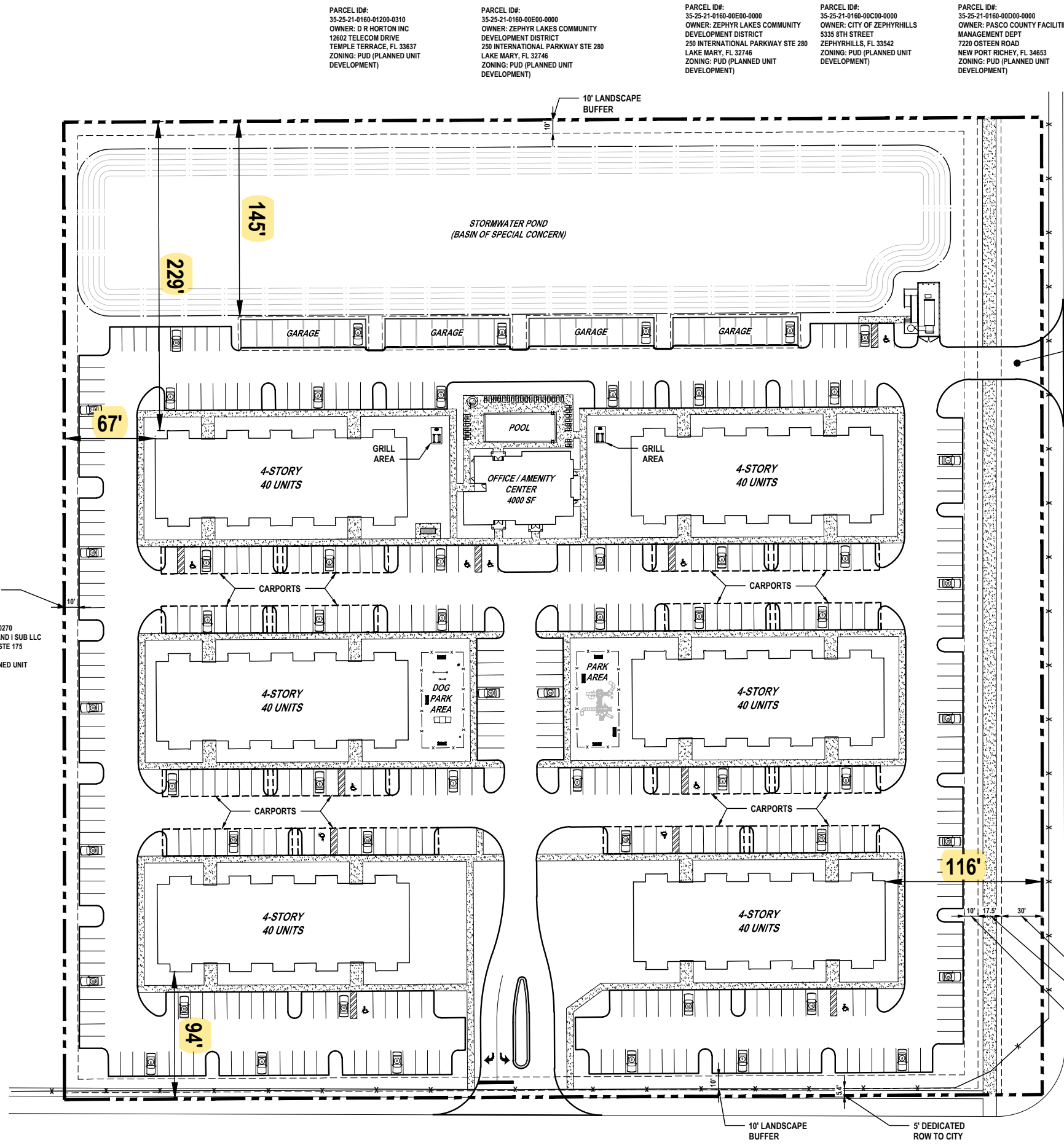
Zephyrhills



2/10/2022



State of Florida, Maxar, Esri Community Maps Contributors, FDEP, ©



1.	PROPERTY INFORMATION	
	FUTURE LAND USE (FLU)	RESIDENTIAL
	ZONING (w/ OVERLAY)	R-4 (MULTI-FAMILY RESIDENTIAL)
	FLOODZONE	X
	BUILDING USES	APARTMENTS

2.	REQUIRED LOT SETBACKS		
	BUILDING	FEET	BUFFER
	PRETTY POND (FRONT)	30'	10'
	WIRE (FRONT)	30'	10'
	NORTH (SIDE)	10'	10'
	WEST (SIDE)	10'	10'
	PROVIDED LOT SETBACKS		
	BUILDING	FEET	BUFFER
	PRETTY POND (FRONT)	30'	10'
	WIRE (FRONT)	30'	10'
	NORTH (SIDE)	10'	10'
	WEST (SIDE)	10'	10'
	INTERNAL BUILDING SETBACKS		
	BUILDING WALL	MIN. DIST.	REQ.
	FRONT	15'	FROM BACK OF CURB
	REAR	20'	FROM INTERIOR ROAD
	SIDE	15'	FROM ROAD/PARKING
		10'	FROM AMENITY EDGE
		10'	FROM STORM POND

3.	DIMENSIONAL REQUIREMENTS		
		REQ.	PROV.
	MAX. BUILDING HEIGHT	35'	50'
	MAX. UNITS PER ACRE	20	20
	MAX. LOT IMPERVIOUS	75%	75%
	MIN. LOT OPEN SPACE	25%	25%
	MIN. LOT WIDTH	N/A	N/A
	MIN. FLOOR AREA	N/A	N/A

TOTAL AMOUNT OF LOTS ALLOWABLE	240
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4.	PROPOSED SITE COVERAGE			
	AREA TYPE	SF	ACRE	% OF SITE
	BUILDING AREA	75,232	1.727	14.4%
	ASPHALT	182,141	4.181	34.8%
	CONCRETE	23,084	0.530	4.4%
	WET POND	0.000		
	GREEN SPACE	242,273	5.562	46.3%
	TOTAL SITE	522,729	12.000	100.0%
	TOTAL IMPERVIOUS	280,457	5.908	49.2%
	TOTAL OPEN SPACE	242,273	6.092	50.8%

	EXISTING SITE COVERAGE			
	AREA TYPE	SF	ACRE	% OF SITE
	BUILDING AREA IMP.	0	0.000	
	DRIVEWAYS/ROADS	0	0.000	
	WETLANDS	23,084	0.530	4.4%
	WET POND	10,480	0.239	2.0%
	GREEN SPACE	499,646	11.470	95.6%
	TOTAL SITE	522,729	12.000	100.0%
	TOTAL IMPERVIOUS*	0	0.000	
	TOTAL OPEN SPACE	522,729	12.000	100.0%

5.	PARKING REQUIREMENTS			
	BUILDING USE	A. SF/UNITS	B. SPACES	C. PER SF D. REQ. SPACES
	RESIDENTIAL	240	2	1 480
	TOTAL REQUIRED SPACES			480

SPECIALTY PARKING REQUIREMENTS		REQ. SPACES
ADA SPACES		9

PROVIDED PARKING		%	PROV. SPACES
STANDARD SPACES		91.3%	438
ADA SPACES		2.1%	10
GARAGE SPACES		6.7%	32
TOTAL PROVIDED SPACES			480

PARCEL ID#:
35-25-21-0160-01200-0310
OWNER: D R HORTON INC
12602 TELECOM DRIVE
TEMPLE TERRACE, FL 33637
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PARCEL ID#:
35-25-21-0160-00E00-0000
OWNER: ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT
250 INTERNATIONAL PARKWAY STE 280
LAKE MARY, FL 32746
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PARCEL ID#:
35-25-21-0160-00E00-0000
OWNER: ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT
250 INTERNATIONAL PARKWAY STE 280
LAKE MARY, FL 32746
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PARCEL ID#:
35-25-21-0160-00C00-0000
OWNER: CITY OF ZEPHYRHILLS
5335 8TH STREET
ZEPHYRHILLS, FL 33542
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PARCEL ID#:
35-25-21-0160-00D00-0000
OWNER: PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN ROAD
NEW PORT RICHEY, FL 34653
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PARCEL ID#:
35-25-21-0010-49900-0020
OWNER: PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN ROAD
NEW PORT RICHEY, FL 34653
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PARCEL ID#:
35-25-21-0180-01200-0270
OWNER: DUNE FL LAND I SUB LLC
15310 AMBERLY DR STE 175
TAMPA, FL 33647
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PARCEL ID#:
35-25-21-0010-49900-0020
OWNER: ADVENTIST HEALTH SYSTEM/
EAST PASCO MEDICAL CENTER
7050 GALL BLVD
ZEPHYRHILLS, FL 33541
ZONING: PUD (PLANNED UNIT DEVELOPMENT)

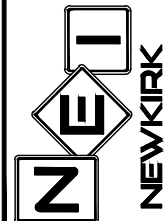
PRETTY POND ROAD
(40'ROW) (45 MPH)(COUNTY)

WIRE ROAD
(40'ROW) (45 MPH)(COUNTY)

REVISIONS

DATE	DESCRIPTION

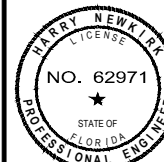
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com
C.A. # 30209
L.C. # 2600384
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Civil Engineering
Transportation, CEI &
Landscape Architecture



OVERALL DEVELOPMENT PLAN SUMMIT APARTMENTS PRETTY POND ROAD ZEPHYRHILLS, FL 33540

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PROJECT No: 2021-308

DATE: FEBRUARY 2022

DESIGN BY: CAB

DRAWN BY: DAB

CHECKED BY: HHN

SCALE: 1"=50'

DRAWING NUMBER

6



Conceptual View from the South





A RESOLUTION OF THE CITY OF ZEPHYRHILLS ESTABLISHING
CONDITIONAL REQUIREMENTS FOR BUILDINGS OVER TWO
STORIES IN HEIGHT OR MORE THAN THIRTY (30) FEET IN
HEIGHT.

WHEREAS, the City of Zephyrhills owns and operates a
Municipal Fire Department, and

WHEREAS, the City of Zephyrhills recognizes that the
health and welfare of its citizens require additional
restrictions and requirements for high rise structures in
addition to the City of Zephyrhills adopted Building and
Fire Codes and State laws.

NOW, THEREFORE, BE IT RESOLVED, by the City of
Zephyrhills sitting in regular session that the following
shall be conditional requirements for high rise
structures (buildings over two stories or more and thirty
(30) feet in height); and the following additional
requirements shall apply for one through three story
buildings in height; where the adopted Building/Fire
Codes and State laws exceed the conditional requirements,
the more restrictive shall be followed.

I. Type III & VI construction shall not be used in
structures over two stories or thirty (30) feet in height
regardless of its occupancy classification.

II. Three Story Buildings - a maximum of 45 feet in
Height. Regardless of the type of construction or its
occupancy classification:

(a) No structure shall be more than two stories or
a maximum of 30 feet in height unless the Zephyrhills
Fire Department has the manpower, apparatus, equipment,
water mains, and fire hydrants necessary to handle
emergencies in that particular structure(s).

(b) The buildings meets all the conditional
requirements for buildings three stories - a maximum of
45 feet in height.

III. Four and Five Story Buildings - a maximum of 60 - 75 feet in height. Regardless of the type of construction or its occupancy classification:

(a) No structure shall be more than five stories - a maximum of 75 feet in height.

(b) Four and five story buildings can be permitted if the Zephyrhills Fire Department has the manpower, apparatus, equipment, water mains, and fire hydrants necessary to handle emergencies in that particular structure(s).

(c) The Building meets all the conditional requirements for buildings more than three stories.

IV. Conditional Requirements for Buildings Three Stories - maximum of 45 feet in height.

(1) Full Automatic Sprinkler System as per NFPA 13 or NFPA 13D & SBC.

(a) Exception - Buildings three stories and a maximum of 45 feet in height without interior halls or corridors or stairs may be exempt from required sprinkler protection if the guest areas, residential units, work units, and office units have direct access to an exterior non-combustible balcony or exit way that has a minimum of two separate and remote exterior non-combustible stairs that lead safely to the ground.

(b) Exception - Sprinkler heads may be omitted from hazard areas when the hazard of water would create a greater hazard than the hazard protected. These areas shall be protected by Smoke/Heat Detectors and/or by suppression systems other than sprinkler heads.

(c) Exception - In Group R - Residential, sprinklers may be omitted in closets 24 square feet or less and in bathrooms 55 square feet or less.

2. Smoke Detectors - Single Station.

(a) All buildings regardless of the type of construction or occupancy classification one through three stories, not required to have an automatic fire alarm system, shall have single station smoke/heat detectors in all units.

(b) One every 30 feet of all hallways and corridors or a part thereof.

(c) In every hazard area and unoccupied storage areas.

(d) SBC - Group R.- Residential occupancies shall have smoke detectors for the deaf and hearing impaired in multiple dwellings located in guest and living units and in halls and corridors.

3. Standpipe - Wet.

(a) In all three story buildings with interior halls, corridors, or stairs and in three story buildings exempt from required automatic sprinklers that have any single floor gross area of more than 3,000 square feet shall have wet standpipe system as per NFPA 14.

(b) In three story buildings where full automatic sprinklers are required, a Class I or Class III system shall be installed and the sprinkler and standpipe system may be combined.

(c) In three story buildings that are not required to have full automatic sprinkler protection, a Class III system shall in installed.

4. Types of Construction.

(a) Three story buildings that have full automatic sprinklers shall be of Type I, Type II, Type IV, or Type V construction. Three story buildings that are not fully protected by automatic sprinklers shall be of Type I, Type II, or Type IV construction.

5. Elevators - Firemen Service.

(a) All three story buildings with interior halls, corridors, or stairs shall have at least one elevator with full firemen emergency service.

6. Stairs & Stairwells.

(a) All three story buildings with interior stairs and stairwells, the stairs and stairwells shall be of non-combustible construction.

(b) The stairwell enclosure shall be of a minimum of two hour fire rated.

(c) Doors from stairs on each floor will be a minimum of "B" (1-1/2 hour) rated with automatic closers.

7. Conditional Requirements for Buildings

Four Story Buildings - a maximum of 60 feet in height and Five Story Buildings - a maximum of 75 feet in height.

1. The Zephyrhills Fire Department shall have, or pending delivery of, an aerial apparatus with a minimum of 75 feet of verticle reach and the necessary manpower to man it before a four or five story building can be permitted.

2. Four story buildings shall be Type I, Type II, or Type IV protected construction regardless of its occupancy classification.

3. Five story buildings shall be Type I or Type II construction regardless of its classification.

4. All four and five story buildings shall have full automatic sprinkler system as per NFPA 13 with the exceptions listed in IV, 1 (b) & (c).

5. Standpipe System - Wet.

(a) All four and five story buildings shall have a wet standpipe system as per NFPA 14 and the SBC.

(b) Standpipe Systems shall be either Class I or Class III and the Sprinkler and Standpipe may be combined.

6. Automatic Fire Alarm; Suppression System; Smoke/Heat Detectors; Manual Pull Stations; and Visual Alarms.

(a) All four and five story buildings shall have an automatic fire alarm system.

(b) Smoke/Heat Detectors shall be located in each unit, each guest and living unit, each hazard area, each unoccupied storage area, and one for each 30 feet of hallways and corridors or a part thereof.

(c) The automatic fire alarm, smoke/heat detectors, manual pull stations, sprinkler systems and other types of suppression systems shall be tied into a central system that when any part of the central system is activated, it will sound an audible alarm in every portion of the building and visual fire alarms will indicate an emergency in all halls, corridors, and in all guest and living units to notify the deaf and hearing impaired.

(d) The central fire alarm system shall be tied into an annunciator panel located in an area that would be a normal entrance to the building by firefighters.

(e) All parts of the central system shall be installed and maintained as per the NFPA number that pertains to that part and requirements of the SBC.

7. Elevators & Firemen Service.

(a) All four and five story buildings shall have at least one elevator with full firemen service.

(b) Section 506.6 of the SBC shall apply to elevators in four and five story buildings.

8. Stairs and Stairwells.

(a) All four and five story buildings of Group B - Business, Group M - Merchantile, and Group R -

Residential shall have smoke proof enclosures as per SB 1104.5.

(b) All other four and five story buildings shall comply with Section IV - 6a, 6b and 6c; stairs shall also have automatic sprinkler protection.

9. Smoke Control. All four and five story buildings regardless of the occupancy classification or square footage shall comply with the SBC 506.5.

10. Standby Power and Light. All four and five story buildings regardless of the occupancy classification or square footage shall comply with the SBC 506.7.

11. Exits - Doors Locking. All four and five story buildings regardless of the occupancy classification or square footage shall comply with the SBC 506.8 (a).

This Resolution shall become effective March 25, 1985, and shall remain in full effect and force until modified by Resolution or Ordinance.

ATTEST:

Louis E. Holt
CITY MANAGER

Stanley Zachowski
PRESIDENT OF CITY COUNCIL

Robert Johnson
MAYOR

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on March 28, 2022 at 6:00 p.m. in the Council Chambers of City Hall.

President Knight called the meeting to order. Roll call was taken. Present were members Kenneth Burgess, Alan Knight, Charles Proctor, Lance Smith, Jodi Wilkeson and Mayor Whitfield. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, IT Director Mike Panak, Airport Manager Nathan Coleman, Building Official Bill Burgess, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Senior Planner Rodney Corriveau, Historic Preservation Specialist and Community Planner Audrey McGuire, GIS Technician and Community Planner Kevin Kelley, Water Superintendent C.J. Funnell, Water Treatment Plant Operator Eric Martin, Water Treatment Plant Operator Cody Bowden, Water Treatment Plant Operator Trainee Tommy Sheffler and City Clerk Lori Hillman.

Alan Knight asked for a moment of silence for the people of Ukraine prior to delivering the Invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Water Conservation Proclamation

City Clerk Lori Hillman read aloud a Water Conservation Proclamation that was presented to John Bostic by Mayor Whitfield.

1.2 Presentation of Plant Operations Excellence Award

Mayor Whitfield presented a 2021 Plant Operations Excellence Award to Utilities Director John Bostic, Water Superintendent C.J. Funnell, Water Treatment Plant Operator Eric Martin, Water Treatment Plant Operator Cody Bowden and Water Treatment Plant Operator Trainee Tommy Sheffler in recognition of outstanding operation through dedicated professionalism.

1.3 Tartan Day Proclamation

City Clerk Lori Hillman read aloud a Tartan Day Proclamation that was presented to Cliff McDuffie by Mayor Whitfield.

2. CONSENT ITEMS

2.1 Amendment No. 1 Nieman Electric Motor Co. Agreement No. 41-22-06

2.2 Amendment No. 1 Ferguson Enterprises, Inc. Piggyback Agreement No. 41-21-23

2.3 Infotect Design Solutions Inc. Agreement No. 41-22-12 Piggyback with Tampa-Hillsborough County Expressway Authority for General Information Technology Network Support Services

2.4 Approval of B.R.W. Contracting, Inc. Change Order No. 1 for Reclaimed Water Pipeline Extension – Phase I

Lance Smith moved to approve the Consent Items. Seconded by Jodi Wilkeson. Motion passed unanimously.

BUSINESS ITEMS

3. PUBLIC HEARING

3.1 First Reading **RESOLUTION NO. 790-22 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE R4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 03-26-21-0010-02000-0010; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Resolution No. 790-22 by title. Historic Preservation Specialist and Community Planner Audrey McGuire said the applicant is requesting a four story building on the west side of Fort King Road, directly north of the existing four story

Summerset Apartments. The current height limitations are two story or 30 feet in the R4 zoning district. The City's Land Development Code (LDC), Subsection 7.01.01.04, allows for heights in excess of the maximum established for the zoning district to be considered as a conditional use for mid-rise structures between three and five stories. A four story mid-rise structure requires an increase in the setback of one additional foot for each additional two feet of building height above 30 feet and the applicant has provided a concept plan with the required setbacks. The applicant will submit information to the Federal Aviation Administration (FAA) to make sure the proposed buildings do not exceed the height limitations determined to protect the approach and clear zones of the Zephyrhills Municipal Airport. Staff has reviewed the conditional use and applicable zoning district standards as well as suitable access, drainage, parking, and screening / buffering of the site and found no adverse effects to the health, safety and welfare to the surrounding community. Four (4) conditions were added to Resolution No. 790-22 to include screening and buffering enhancements, the creation of a Conservation Easement on the wetlands and storm water areas, turn lanes on Fort King Road into the proposed site and turn lane improvements at the intersection of Fort King Road and Eiland Blvd. Staff recommended approval.

Councilman Burgess stated his position in opposition of all conditional use and variances moving forward until he receives additional information. He said he understands these items can be approved on a project by project basis but is concerned that approval will facilitate more requests. He said the City increased units per acre from 14 to 20 a few years ago to conform with market conditions and proposed reverting back to 14 units per acre. He said the City's height requirement are in conflict with the 20 units per acre allowed and the City is sending mix messages.

Historic Preservation Specialist and Community Planner Audrey McGuire stated the developer's initial plan was approved for 166 two story townhome units. The proposed project is for 144 four story apartments units which equates to 13.4 units per acre.

Councilwoman Wilkeson said she prefers the proposed concept over the original design. She said the rendering depicts open space between the four story apartment buildings and the Valleydale Community to the north. She said the developer is entitled to 166 units per acre and are proposing 144 units, which is less density. She said the benefit of allowing a taller building is the ability to negotiate for increased buffering, improved landscaping plans, screening for parking and turn lanes.

Councilman Smith said the City needs market rate apartments for young people and employees to live local.

Councilman Proctor said he has approved every conditional use that has come before Council but is concerned with solving serious issues prior to moving forward.

City Attorney Matthew Maggard said from a legal standpoint, the developer is requesting to change code and they are not entitled to a conditional use. He said if Council approves a conditional use, it will not set precedent in his opinion from a legal perspective. He reminded Council although there are concerns with future water use and growth, the conditional use is strictly for height. A formal site plan will be brought to Council at a future date for final approval.

Spoke from the floor: Civil Engineer Christine Hall - EXO Limited - 4776 New Broad Street, Suite 100 - Orlando, Florida 32814

Christine was available to answer questions and stated the developer has agreed to transportation upgrades and will visit a school bus stop on site.

A public hearing was held and the following individuals spoke from the floor: Margaret Coughlin of 6772 Erin Circle in Zephyrhills, Florida read aloud a prewritten letter (attached to minutes) in opposition to Nick Apartments; Randy York of 6764 Erin Circle in Zephyrhills, Florida read aloud a prewritten letter (attached to minutes) in opposition to Nick Apartments; Kevin Bahr of 37545 Sky Ridge Circle in Dade City, Florida said he is on the Planning Commission and approved the height for this conditional use and said he appreciates the developer lowering the density. He said it is time for the City to dictate what they will allow and thanked Council for what they do and the decisions they are facing.

City Manager William Poe clarified comments made during the Public Hearing. He said not all residents of Valleydale received letters about the proposed project as only those residents living within 400 feet of the proposed development are required to receive notification. The gopher tortoises and wetlands will be addressed in accordance with the environmental plan. The onsite bus stop will be a conversation with the developer's engineer and the Pasco County School Board in coordination with their transportation department. He said a comment was made that the density would double if the developer was allowed to build a four story building and said that was not the case. He said the original plan was approved for 166 two story townhome units and the proposed plan is for 144 four story apartment units. The density and the number of cars will not increase.

Lance Smith moved to approve Resolution No. 790-22 with conditions. Seconded by Jodi Wilkeson. Motion passed 3-2, opposed Kenneth Burgess and Charles Proctor.

3.2 First Reading RESOLUTION NO. 791-22 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE R4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 35-25-21-0010-04400-0000; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."

City Attorney Matthew Maggard advised the developer has requested to postpone this item to April 25, 2022.

Councilwoman Wilkeson moved to postpone Resolution No. 791-22 to April 25, 2022. Seconded by Lance Smith. Motion passed unanimously.

CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS – N/A

CITY MANAGER ANNOUNCEMENTS – N/A

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilwoman Wilkeson commended Main Street on their recent downtown market and community art project in Transplant Park, and advised the Rotary Club had a great turnout for their Rotary Reading in the Park. She said serving as a councilmember is not an easy job and thanked fellow Councilmembers for working hard to protect the interests of the City, residents and business owners.

Councilman Proctor said tonight's decision was not an easy decision. He has never been against growth but feels the City needs to address some serious issues.

Councilman Smith said this was a difficult decision and respects everyone's opinion on Council. He acknowledged Main Street for doing a great job.

Councilman Burgess said he is a big believer in discussing issues. He acknowledged Main Street for the continuous activity on 5th Avenue and said Hercules Park and the Little But Loud venue discussed at the CRA Meeting will be great additions to the City.

Councilman Knight said when Council makes a decision like this evening, Council receives flack because everyone wants to go back to 1960 but those days are gone.

4. NOTED ITEMS

4.1 March 7, 2022 Council/Planning Commission Workshop Minutes

4.2 Mary Cypert Proclamation

4.3 Provide reconfiguration Flight Inspection of the PAPI on Runway 01 through Department of Transportation Federal Aviation Administration Agreement 41-22-13

Meeting adjourned: 7:19 p.m.
Submitted by Lori Hillman

Attachments: Valleydale Opposition Letters - Margaret Coughlin / Randy York

PLEASE SUBMIT THIS LETTER TO THE PLANNING COMMISSION AND CITY
COUNCIL AND HAVE COMMENTS READ INTO THE RECORD

SUBJECT: NICK APARTMENTS #03-26-21-0010-02000-0010

As one of many fulltime Valleydale residents of Zephyrhills, my concerns for this registered project proposal are as follows:

Valleydale is a resident owned community. Each household is a member of the Association. An equal owner of the land. Not all owners received a letter regarding this proposal. Only owners near the proposed site received letters and this proposal effects all owners who use Fort King Road. We all should have received the notice letters.

I heard at one time this property in question contains a gopher tortoise habitat and considered a wet land.? Is that true? I know they are protected under State Law Regulations.

I do not want another multifamily housing established on Fort King Road.

It is already a hazard for our residents on this road. Emergency vehicles cannot get through when vehicles are in both lanes of this road.

We have this year we have already noticed an increase in vehicles (heading for Eiland Blvd.) often backed up in front of our park entrance with the result of delay entering Fort King Road due to the amount of traffic and the lights on Eiland Blvd.

There are two school bus stops on this road as well as a transit bus stop as well creating delays.

The chance of fire or other emergency responses multiply when such multifamily residents exist. How are the cars going to move off the road to allow emergency vehicles through? That puts all residents at risk.

With all the traffic, I am sure due to the backups accidents will happen. Such as people cutting into the bank entrance off Eiland Blvd. to miss the traffic light, people exiting and turning into the other multifamily apts. Or all going and coming from the fitness center, the bushel-stop during traffic light changes and not to mention, the VA Clinic traffic that will develop soon.

It was my understanding we did not receive letters because this project it would not affect us, but it is now and will grow worse.

Our tiny part of Fort King Road is already congested and additions like this will decrease safety for current residents of Zephyrhills. I do not think these proposed changes will make any Improvements to our lives. We pay taxes and are proud of the downtown changes made and the growth of our city.

Focus should be made to cleanup areas at all the entrances to our city that need changes to present a progressive, clean, growing city and compliment the downtown. We all want a city to be proud of.

Regards,
Maggie Coughlin
Maggie Coughlin, 6772 Erin Circle

Richard Gough
Rico Ader
Carol Smick

Peter J. Smith
Carol LaCourse
Dany LaCourse

Jo Ann Walls
Dean Walls,
Gene McNamee
Al + Holly Schave
George + Libby Ketchman
Sandra R. Hauner

DEK 94
Catherine Shipley
Henry Finley
Joan Ochensider
Larry Lunn
Dyinda Price
Thomas Price
Lela MacLeod
Cheri MacLeod
Ann Skrauger

David T. Kunt
Mary Webster
Ruth Peterson
Nancy Deal
Elizabeth Ketchman
George Keato
Margaret Johnson
M. Kunt

Sandra Rendall
Margaret Summers
Linda A. Corson
Clyde H. Bass
Don A. Corson
Tom M. Lunn
Linda Blodgett
Rose Henry
Sandra H. Corson
Richard Z. Zann

RESOLUTION NO. 792-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Zephyrhills, Florida, and the Municipal Association of Pasco, which includes officials from Dade City, New Port Richey, Port Richey San Antonio and the Town of St. Leo, desire to participate in a joint workshop to discuss matters of mutual interest; and

WHEREAS, Section 166.0213, Florida Statutes, authorizes the governing body of a municipality to meet and discuss matters of mutual interest with the governing body of the county within which the municipality is located or the governing body of another municipality; and

WHEREAS, Section 125.001, Florida Statutes, further states that such meetings may be held at any appropriate public place within the jurisdiction of any participating county or municipality, and requires that due public notice be provided within the jurisdiction of all participating municipalities and counties; and

WHEREAS, Section 166.0213, Florida Statutes, further requires that the governing body of a municipality must first adopt a Resolution or Ordinance authorizing participation in the joint workshop.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Zephyrhills, Florida, as follows:

Section 1. Pursuant to Section 166.0213, Florida Statutes, the City Council of the City of Zephyrhills, Florida, is hereby authorized to participate in a joint meeting with the Municipal Association of Pasco on May 5, 2022 at 6:30 p.m. at the Saint Leo University Wellness Center – 12338 Priory Circle – San Antonio, FL 33576.

Section 2. Notice of this meeting shall be duly advertised and official Association minutes shall be taken.

Section 3. This Resolution shall be effective upon adoption by City Council.

The foregoing Resolution No. 792-22 was read and passed in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 25th day of April, 2022.

Attest: _____
Lori L. Hillman, City Clerk

Jodi Wilkeson, Council President

The foregoing Resolution No. 792-22 was approved by me this 25th day of April, 2022.

Gene Whitfield, Mayor

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

Matthew E. Maggard, City Attorney

CONSENT ITEMS 3.3

Amendment 1 to Odyssey Manufacturing Agreement 41-21-13 for an Increase in Chlorine Cost per Gallon

Issue:

Request Council Approval Upon Odyssey Manufacturing Increase in Chlorine Cost per Gallon

Background:

Odyssey Manufacturing was the awarded bidder for Liquid Sodium Hypochlorite (Bleach) in August of 2021. The Bleach is the disinfecting agent for the drinking water and wastewater facilities. Due to the dramatic cost increases of the supplies they need, they are requesting an increase from \$0.925/gallon to \$1.10/gallon. This is an approximately 18.9% increase.

For comparison purposes, the US BLS Industry Data for the products they use to make Bleach has gone up 76.4%. This does not include the increase in fuel costs for deliveries either.

Attachment(s):

1. 20220329201618278
2. Odyssey Amendment 1

Fiscal Impact:

Our current budget for Chlorine is \$250,000 between water and wastewater. The approximately 18.9% increase will increase the budget by \$47,250. This increase will not go into effect until August of 2022.

Staff Recommendation:

Staffs recommendation to the City Council is to approve the increase request as presented.



March 30, 2022

Ms. Karen Miller
Purchasing Agent
City of Zephyrhills
City Hall
5335 8th Street
Zephyrhills, FL 33542

**Re: CITY OF ZEPHYRHILLS ITB 11-21-05: FURNISH AND DELIVERY OF
LIQUID SODIUM HYPOCHLORITE TO WATER AND WASTEWATER
PLANTS**

Encl: (1) PPI Index PCU325180325180S

Dear Ms. Miller,

As you know, the anniversary date of the subject contract is August 12, 2022. The initial term of this contract was for five years and it has automatic renewals thereafter with mutual agreement. Over the past year, chemical prices have exploded. The purpose of this letter is to request a price increase for the second year of the contract effective August 12, 2022 through August 11, 2023 with a change in pricing from \$.925 per gallon to \$1.10 per gallon.

As you are probably aware, we have been in a period of unprecedented hyper-inflation in the chemical business the past two years. There is no specific Producer Price Index (PPI) Data Table for sodium hypochlorite, but it is a secondary product of the basic inorganic chemical manufacturing index since it is made from chlorine and caustic. In the past twenty-four months of the most currently available data, the index has gone up 76.4%. When the contract was bid last year in April, no one realized the magnitude of the cost increases we would be getting over the past year. In the past twelve months, our electricity costs have increased \$1.2 million, our wages have gone up \$1 million (we wouldn't have any truck drivers otherwise), our caustic prices have increased by \$500,000, our hydrochloric acid costs have gone up \$250,000, our fuel costs have gone up \$2 million and on and on. All of these items are integral to our manufacturing process or to delivery of the product. Our major raw material is salt and our salt cost has increased considerably in the past year as well. Our proposed price increase is only 18.9% far less than the PPI increase over the past twenty-four months.

As you know, chemical prices have been relatively stable over the past ten years or so. Odyssey won the sodium hypochlorite bid in August 2013 at a unit price of \$.90 per gallon and kept that pricing for eight years. In March of 2021, we increased our price to \$.925 on a bid. At that time, our prices had begun to rise slightly but no one had any inkling of the inflation that has hit us since then. The events of the past year including the war in Ukraine

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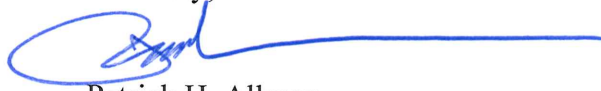
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have totally changed the dynamics of the world economy resulting in rampant inflation and as such should be treated as a force majeure event that no one could have predicted.

Thanks for your consideration. Please do not hesitate to contact me at (813) ODYSSEY or cellular (813) 335-3444 if I can be of further assistance. Production Capacity is very limited in the marketplace right now which is also impacting pricing since the demand is greater than the supply.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick H. Allman', with a long horizontal flourish extending to the right.

Patrick H. Allman
General Manager

C: (1) John Bostic, Utilities



Databases, Tables & Calculators by Subject

Change Output Options: From: 2012 ▼ To: 2022 ▼ 

☐ include graphs ☐ include annual averages

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Data extracted on: March 28, 2022 (9:42:38 AM)

PPI Industry Data

Series Id: PCU3251803251804

Series Title: PPI industry data for Other basic inorganic chemical manufacturing-Sodium hydroxide (caustic soda), not seasonally adjusted

Industry: Other basic inorganic chemical manufacturing

Product: Sodium hydroxide (caustic soda)

Base Date: 198012

Download:  [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016										301.1	311.9	314.4
2017	322.7	339.8	337.0	340.0	338.1	337.6	338.9	348.9	350.7	357.4	373.5	377.9
2018	378.9	430.7	435.6	423.0	440.5	443.4	438.2	436.1	437.1	435.9	423.9	417.6
2019	412.3	411.4	425.2	417.7	411.7	408.6	403.3	404.7	401.5	396.3	392.6	389.6
2020	383.4	375.5	372.9	373.9	381.5	381.7	386.5	387.8	384.0	386.9	374.6	373.2
2021	372.6	371.6	376.1	397.5	381.6	403.9	418.126	426.902	441.086	469.401	475.981(P)	502.066(P)
2022	575.880(P)	585.123(P)										

P : Preliminary. All indexes are subject to monthly revisions up to four months after original publication.

$$\begin{aligned} & \$585.123 - \$371.6 \\ & = \underline{\hspace{2cm}} \\ & \quad \$371.6 \end{aligned}$$

$$= 57.5\% \text{ in post 12 months}$$

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Telephone: 1-202-691-5200 Telecommunications Relay Service: 7-1-1 www.bls.gov [Contact Us](#)

FIRST AMENDMENT TO THE AGREEMENT FOR PURCHASE OF LIQUID SODIUM HYPOCHLORITE – PURCHASE & SERVICE

This First Amendment, made and entered into this _____ day of _____, 2022, effective immediately, by and between the City of Zephyrhills, Florida, a municipal corporation organized and existing in accordance with the laws of the State of Florida with offices located at 5335 8th Street, Zephyrhills, Florida 33542, hereinafter referred to as “City”, and Odyssey Manufacturing Co., a Florida Corporation with offices located at 1484 Massaro, Blvd., Tampa, Florida 33619, hereinafter referred to as “Contractor” (and collectively the “Parties”), both of whom agree that the current Agreement for Liquid Sodium Hypochlorite – Purchase & Service, pursuant to Bid No. 11-21-05 (hereinafter referred to as the “Agreement”), made and entered into by the City and Contractor on the 26th day of April, 2021, is hereby amended in the following manner:

1. Section 4.1 is hereby amended to increase the sodium hypochlorite pricing from \$.925 to \$1.10 per gallon on the anniversary date of the Agreement which shall be August 12, 2022. This price increase is made based on Contractor’s request dated March 30, 2022 which outlined the unprecedented and extraordinary inflationary situation in the world chemical market where prices have increased significantly over the past year.
2. All other Sections and recitals of the above-referenced Agreement shall remain in full force and effect.
3. This First Amendment shall be attached to the current Agreement and shall become a part thereof.

END OF AMENDMENT NO. 1

**FIRST AMENDMENT TO THE AGREEMENT FOR PURCHASE OF
LIQUID SODIUM HYPOCHLORITE – PURCHASE & SERVICE**

IN WITNESS WHEREOF, the City and Contractor have signed and executed this First Amendment with an effective date as noted above.

Signed, Sealed and Delivered
In the presence of:

CITY OF ZEPHYRHILLS

Witness

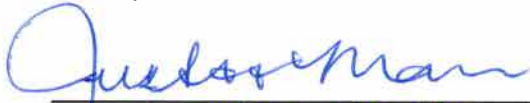
Jodi Wilkeson, Council President

Witness

Attest: _____
Lori L. Hillman, City Clerk

Signed, Sealed and Delivered
In the presence of:

CONTRACTOR:
ODYSSEY MANUFACTURING CO.


Witness Justine Maville


Patrick H. Allman, General Manager


Witness Miya Marcus

CONSENT ITEMS 3.4

Right of Entry Agreement 41-22-15 with Adventist Health System / Sunbelt, Inc. for Extension of City's Reuse Water Main

Issue:

Require access to the east side of the hospital property to change over to reclaim water.

Background:

Some time ago, the City installed a reclaim water line from the Daughtery/Dairy Rd. intersection north to the back side of the hospital for a future connection to the hospital cooling towers. With the construction of the Wire Rd. reclaim water project, the reclaim line will be connected to our system.

Connecting to the hospital may require city employees to enter the hospital property to complete the connection.

Attachment(s):

1. Advent Access Agreement 4-22

Fiscal Impact:

For granting the easements for the reclaim water project, the City has agreed to offset the capacity fees for the reclaim connection along with no cost to change from potable water to reclaim water.

Staff Recommendation:

Staff recommends to the City Council to allow for the Council President to sign the access agreement.



RIGHT OF ENTRY AGREEMENT

PROJECT NAME:	ZEPHYRHILLS REUSE WATER MAIN PROJECT
PROJECT PARCEL NO.	N/A
OWNER:	ADVENTIST HEALTH SYSTEM / SUNBELT, INC., a Florida not for profit corporation
PROPERTY ADDRESS:	7053 Dairy Road Zephyrhills, FL 33541
PASCO CO. PARCEL NO:	35-25-21-0010-10500-0000

THIS AGREEMENT, made and entered into on the date of the last signature appearing below, is by and between **ADVENTIST HEALTH SYSTEM / SUNBELT, INC.**, hereinafter called the "Owner" and the **CITY OF ZEPHYRHILLS, FLORIDA**, hereinafter called the "City."

W I T N E S S E T H:

WHEREAS, Owner and City have entered into an agreement concerning the extension of the City's reuse water main (the "Project") over certain portions of Owner's land;

WHEREAS, in accordance with the agreement, Owner is dedicating non-exclusive, perpetual easements to City for the Project;

WHEREAS, in furtherance of the agreement, and as more particularly illustrated on Exhibit A, attached hereto, City has agreed to have its Project contractor extend an approximate 120 foot length of underground pipe from the meter to be installed along the east side of Dairy Road westerly to a point proximate to Owner's on-site facilities (line shown in red on Exhibit A) (the "Extended Stub-Out");

WHEREAS, City agrees that the Extended Stub-Out will be a pipe which is no smaller than 2 ½ inches in diameter;

WHEREAS, City will connect the Extended Stub-Out to the City's meter, but Owner will be responsible for connecting the Extended Stub-Out to Owner's on-site systems; and

WHEREAS, it is hereby determined to be in the best interest of the Owner that the City shall have access to the Owner's property referenced above to facilitate the City's work associated with the Extended Stub-Out;

NOW, THEREFORE, in consideration of the above stated premises, the Owner and the City hereby agree that the City and/or its duly authorized representative shall have the right to enter upon the Owner's lands for the purposes of facilitating the City's work associated with the Extended Stub-Out. The City or its agents have the authority and permission to perform such work as may be necessary upon said land in order to generally conform to established design specifications for construction. Such work may include but not be limited to the addition, removal, relocation, recontour and/or grading of said lands in order to properly establish and stabilize the Owner's property, as well as the demolition and removal of all impacted improvements (including but not limited to any structures, concrete, curbing, asphalt and site debris).

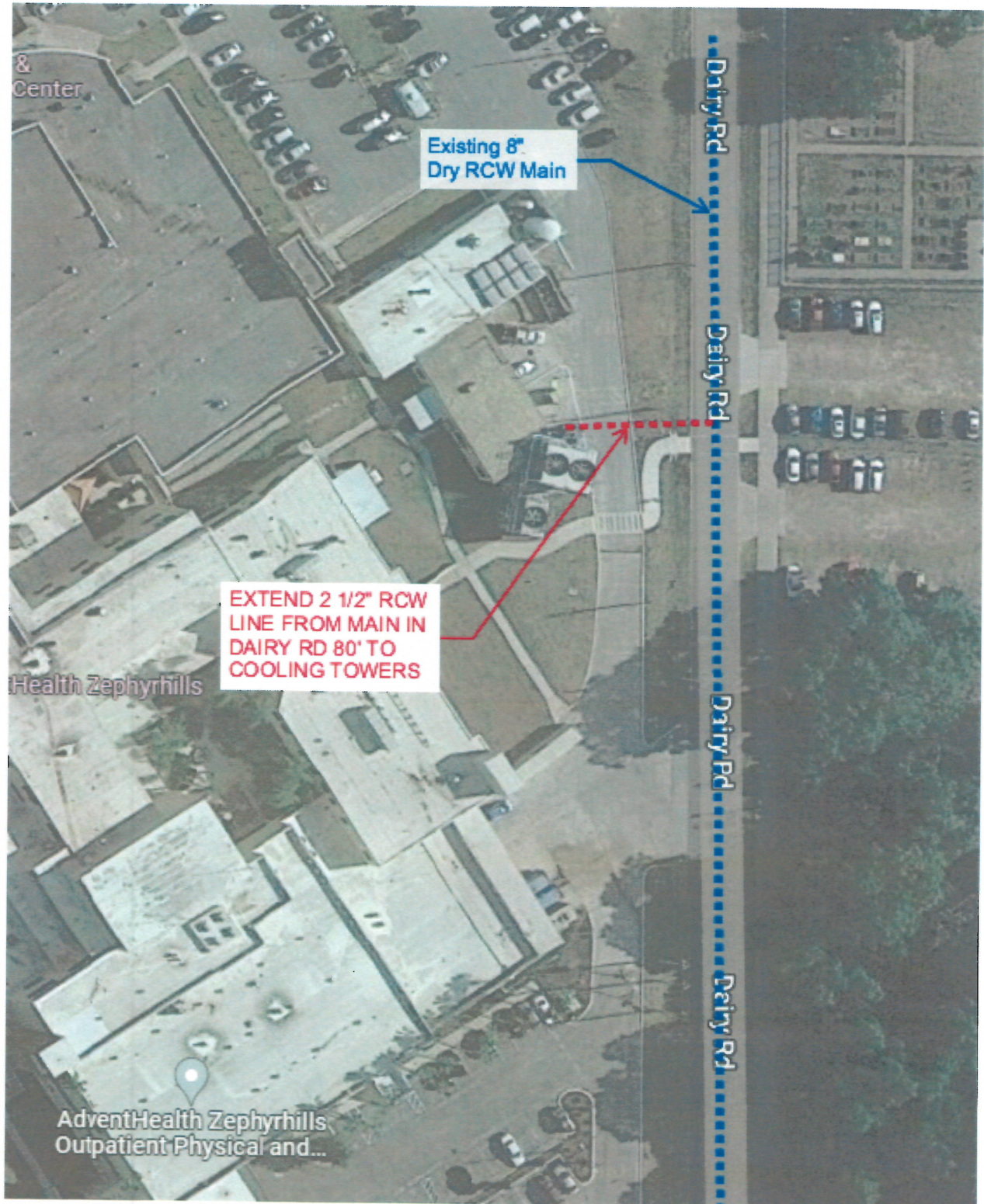
The Owner shall not be held liable for the activities to be performed on the Owner's property by the City or its agents, representatives or assigns, and the City or its assigns shall defend, indemnify and hold harmless the Owner, its successors and assigns from any and all actions, awards, causes, claims, damages, judgments, losses, payments, recoveries and suits, including costs and reasonable attorneys' fees incurred, therefore arising from or out of the City's construction, repair, removal, extension, modification, maintenance or use of the Owner's property.

During the term of the Agreement, neither the City nor its duly authorized representative shall have the right under this Agreement to use the real property as a contractor's storage yard.

This Agreement may not be unilaterally terminated by the Owner. Unless mutually terminated by the parties in writing, this Agreement will expire at the conclusion of the Project.

OWNER:	CITY:
ADVENTIST HEALTH SYSTEM / SUNBELT, INC., a Florida not for profit corporation	CITY OF ZEPHYRHILLS, FLORIDA, a municipal corporation existing under the laws of the State of Florida
By: <u></u> Signature	By: _____ Signature
Print: <u>Dima Didenko</u>	Print: _____
Its: <u>Assistant Secretary</u>	Its: _____
Date: <u>4/18/2022</u>	Date: _____

EXHIBIT A



CONSENT ITEMS 3.5

Approval of Historic Preservation Board Members

Issue:

Historic Preservation Board Assignments

Background:

The Historic Preservation Board currently has 2 seats open for alternate members. Membership for the Historic Preservation Board, shall, to the extent possible in the community, consist of professional members from the disciplines of architecture, history, archeology, real estate, building construction or other historic preservation related professions. Lay persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines shall make up the balance of the board. Staff received several applications, and after consulting with the current Board, recommend that Ms. Eileen (Ann) Westermann and Erica Freeman be appointed to fill the 2 vacant alternate seats. (Applications are attached for review).

Attachment(s):

1. HPBApp_EileenWestermann
2. HPBApp_EricaFreeman

Fiscal Impact:

N/A

Staff Recommendation:

Staff Recommends Approval

From: [Lori Hillman](#)
To: [Todd Vandenberg](#); [Audrey McGuire](#); [Shane LeBlanc](#)
Subject: FW: Online Form Submittal: Application for Board Membership
Date: Wednesday, March 16, 2022 10:28:39 AM

FYI

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, March 16, 2022 10:03 AM
To: Lori Hillman <LHillman@ci.zephyrhills.fl.us>
Subject: Online Form Submittal: Application for Board Membership

EXTERNAL EMAIL

Application for Board Membership

Name:	Eileen Ann Westermann
Address:	5522 17 th Street Zephyrhills, FL 33542
Home Phone:	7273016906
Business Phone:	Field not completed.
Cell Phone:	7273016906
Email:	eawestermann2016@gmail.com

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

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

Board of Adjustment, Code Enforcement & Appeals	Field not completed.
---	----------------------

Planning Commission	2
---------------------	---

Library Board	<i>Field not completed.</i>
Airport Authority	<i>Field not completed.</i>
Historic Preservation Board	1
Parks & Recreation Advisory Board	3
Mayor's Youth Council	<i>Field not completed.</i>
Are you a resident of the city?	<i>Field not completed.</i>
Are you a resident of the county?	<i>Field not completed.</i>
Are you a registered voter?	<i>Field not completed.</i>
Are you a property owner?	<i>Field not completed.</i>
Why do you wish to serve on this city board/committee?	I restored Captain Jeffries house and successfully got it nominated for the National trust of historic preservation
What is it in your background that has prepared you for this volunteer role?	I have restored close to 28 historic buildings here and in Georgia, I have certifications in Florida Friendly gardens
Do you now or have you ever served on a government appointed board or committee?	<i>Field not completed.</i>
What can you contribute to this board?	Founding president of Main street Zephyrhills and past president of the Florida Pioneer museum. I was awarded the presidential award for community service with my work with Southeastern Guide Dogs

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City Clerk
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542
813-780-0004

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Eileen Ann Westermann

5522 17 Street Zephyrhills, FL. 727 301 6906

eawestermann2016@gmail.com

SUMMARY

Accomplished design and retail professional, experienced in shop retail, unique interior design, and landscape and floral design. Successful entrepreneur/small business owner in both retail and wholesale environments, with expertise in merchandising and merchandise selection, marketing and business development, personnel/team and operations management, customer service and retention, and service delivery. Building garden design and restoration work has been featured on HGTV, and in national publications. This Old House, Cottages and Bungalow, Country Sampler, Vintage Style. American Dream cottages, Flea Market Gardens, Southern Lady and Cottage Life.

SKILLS

Retail Design and Implementation

Interior Design, primitives, mid-century, Florida style

Marketing via print and social marketing

Historic preservationist, employing local and sustainable concepts and materials

Savvy small business strategist

Successful business/year after year growth

Customer Service orientation

Shop merchandise and display

Landscape Design and implementation (heirloom, and native plants)

Food safety and compliance

Office, project and team management

EXPERIENCE

SMALL BUSINESS OWNER AND ENTREPRENEUR

In the community of Lakemont, GA built and restored historic buildings to the town and successfully established art, clothing and antiques, food service, landscape and floral design and Airbnb business.

ANNIE'S LANDSCAPE AND DESIGN

Landscape Design and installation projects on multi-million-dollar homes. Focused on organics gardening using heirloom and native plants. Built clientele using pint media, word of mouth and social media. Managed all aspects of garden design and installation, and care of estate gardens, primarily on Lake Rabun, Georgia.

ANNIE'S OUTPOST

Design and managed the building of Annie's Outpost using material from old flour mill. Developed and implemented shop concept as a seasonal high-end store featuring women's clothing, antiques and fine art, and wedding and event flowers. Selected and displayed merchandise with a view to delighting customers, resulting in a year over year growth in business.

ANNIE'S FISH CAMP

Successfully developed concept and renovated six cabins into "tiny house", style mountain Airbnb cabin rentals. Designed with furnishings and touches aimed at an upscale design.

ANNIE'S MARKET AND DELI

Restored a multi-story building historic to the town of Lakemont and Rabun County, designing and managing extensive renovations. Operated restored property seasonally as a sandwich and desert shop, and purveyor of antiques, fine arts, and flowers, Managed personnel and operations, marketing merchandising and display, food safety and quality, resulting in year after year growth in business.

LAKEMONT LODGE

Rebuilt the Lakemont lodge in the original footprint and existing, stone work. Operated garden center and landscape design and installation business.

ROSE GARDEN FLORIST AND NURSERY

Installed nursery to existing business in Largo Florida. Helped customers select plants and garden essentials for Florida friendly gardens.

OFFICE MANAGER

Steve Herman, Attorney At Law,

Managed billing, appointment scheduling, reception, and prepared real estate documents.

RECEPTIONIST

Zephyrhills Dental Center

Managed three group practices for dentist, Dade City, Brooksville and Zephyrhills, Florida.

TV AND PRINT PUBLICATIONS

Cottage Beautiful, Primitive Instincts 2018

Southern Lady Magazine, Lakemont 2017

Country Sampler, Silver and Old 2017

Flea Market Gardens, Go for a ride and recycle rustic 2016

This Old House, Colorful Cottage Living Room 2016

This Old House, Farmhouse Bedroom 2015

Vintage Dream, Cottages, Letters from camp 2013

Cottage style, into the woods 2010

TRAINING

Paula Pryke Florist 2015 online

St. Petersburg High School 1974

ACTIVITIES and HONORS

Southeaster Guide Dogs puppy raiser

Presidential award for volunteering

Preserve the Burg, member

Mainstreet Zephyrhills, past president

Florida Pioneer Museum, past president

From: [Lori Hillman](#)
To: [Audrey McGuire](#)
Subject: FW: Online Form Submittal: Application for Board Membership
Date: Monday, March 21, 2022 2:15:23 PM

FYI

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, March 21, 2022 12:29 PM
To: Lori Hillman <LHillman@ci.zephyrhills.fl.us>
Subject: Online Form Submittal: Application for Board Membership

EXTERNAL EMAIL

Application for Board Membership

Name:	Erica Freeman
Address:	37519 8th Ave Zephyrhills FL 33542
Home Phone:	1 (813) 782-0848
Business Phone:	Field not completed.
Cell Phone:	1 (813) 843-2517
Email:	ericadawn16@yahoo.com

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

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

Board of Adjustment, Code Enforcement & Appeals	Field not completed.
Planning Commission	Field not completed.

Library Board	<i>Field not completed.</i>
Airport Authority	<i>Field not completed.</i>
Historic Preservation Board	1
Parks & Recreation Advisory Board	<i>Field not completed.</i>
Mayor's Youth Council	<i>Field not completed.</i>
Are you a resident of the city?	No
Are you a resident of the county?	Yes
How long have you been a resident of the county?	Almost 40 years
Are you a registered voter?	Yes
Are you a property owner?	Yes
Why do you wish to serve on this city board/committee?	Zephyrhills has a lot of potential for better utilizing our historical resources and we need to make sure we're preserving that history in a way that will still work 50 years from now. I definitely hope I can help business and property owners to maintain their historic properties.
What is it in your background that has prepared you for this volunteer role?	I've always had an interest in history, from classes at Stewart and ZHS, especially Dale Palmer, but it was at the University of Tampa that I was fully able to appreciate physical history around you and wanting others to share in that. I minored in History with a major in Communication. I filmed multiple meetings of the Historic Preservation Commission and Architectural Review Commission when I interned for Tampa. Since then, I'm serving on the board of the Zephyrhills Historical Association & write regular articles for the newsletter.
Do you now or have you ever served on a government appointed board or committee?	No
What can you contribute to this board?	I've been trying to learn all I can about our community and find ways to pass this learning on. There is a lot of ignorance about

our past aside from Jeffries and a lot has been lost due to this ignorance. I want to help save what we can because knowledge makes people care more about what should be saved and how.

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

Lori Hillman
City Clerk
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542
813-780-0004

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Staff Report Memorandum

To: City Council
From: Rodney Corriveau, AICP – Senior Planner
RE: SUB 08-21
Zephyr Lakes FINAL PLAT Phase 4C
Date: April 25th 2022

I. BACKGROUND & INFORMATION

A. Application Summary

Dune FL Land I Sub LLC has submitted a final plat for phase 4C in the Zephyr Lakes subdivision. The City Council approved the Zephyr Lakes PUD (Planned Unit Development) with Ordinance 1366-18 on May 21 2018. The last plat approved by the City Council was Phase 4B on June 28th 2021.

B. Site Information

<u>Applicant Owner:</u>	Dune Florida Land I Sub LLC
<u>Location:</u>	Southwest corner of subdivision
<u>Subdivision Location:</u>	Bordered by Wire Road to the east and north, Zephyr Commons to the west, and Pretty Pond to the south.
<u>Parcel ID Number (subject area):</u>	35-25-21-0010-00500-0000
<u>Existing Land Use:</u>	Vacant
<u>Existing Future Land Use:</u>	Residential Suburban
<u>Existing Zoning:</u>	Planned Unit Development
<u>Subdivision Size:</u>	235 Acres
<u>Size of area to be platted:</u>	12.5 Acres
<u>Number of lots:</u>	37

Approx. Density: 2.67 DU per acre

Maximum Height: 35 Feet/2-Stories

II. DATA & ANALYSIS REVIEW

A. Background:

The subject phases consist of approximately 37 single-family residential lots and a portion of Dairy Road (approximately 600 linear feet) located north of Pretty Pond Road and east of Zephyr Commons. The infrastructure has not been completed and therefore the applicant has prepared the necessary bonds and related engineer's estimate for the bond amount.

The development is a Community Development District (CDD), therefore the homeowners, through the CDD will be responsible for maintenance and upkeep of the bonded infrastructure. Ordinance No. 1232-14 on June 23 2014, established the Zephyr Lakes Community Development District.

- B. The Planning Department reviewed this submittal per the Planned Unit Development (PUD) approval and applicable sections of Section 11.03.04 of the City's Land Development Code (LDC) and the City's surveyor of record has reviewed the plat per technical sections of Section 11.03.04 of the City's Land Development Code and Florida Statutes Chapter 177.

C. Analysis

This is one final plat in a series of plats to be reviewed by the City Council based upon the originally approved PUD agreement;

The final plat has been reviewed by the Staff and has been found to comply with Section 11.03.04.02 of the City's LDCs for plat submission requirements;

The final plat has been reviewed by the City's surveyor of record and has been found to comply with State Statute Chapter 177, Part I, Platting;

A property information report and boundary survey have been reviewed by Staff and the City's surveyor of record and found to be in compliance with State Statutes and LDRs;

City Staff has reviewed the final plat for adherence to the existing Planned Unit Development (PUD) agreement presented by the developer, reviewed by Staff and approved by the City Council;

The City Attorney has reviewed the submitted subdivider's agreement (and associated bonds), HOA documents and CDD information and found the information legally sufficient;

A subdivider's agreement, maintenance bond, performance bond, and cost estimates for the Phase is part of this submission and report to the Council.

As part of the subdivision approval process, the applicant has submitted, and Staff has reviewed the following:

- A subdivider's agreement is attached and ready for execution by Council:
- A performance bond is executed by the developer and attached:
- A maintenance bond is executed and attached:
- Cost Estimates are devised and attached:

III. IMPORTANT REMINDER OF PUBLIC SERVICES ANALYSIS (WUP UPDATE)

This PUD project has been incorporated into the previously presented analysis of water usage.

IV. PREVIOUS ACTION AND STAFF RECOMMENDATION

A. **Site Plan Review Committee** – The SPRC recommended approval of the Final Plat

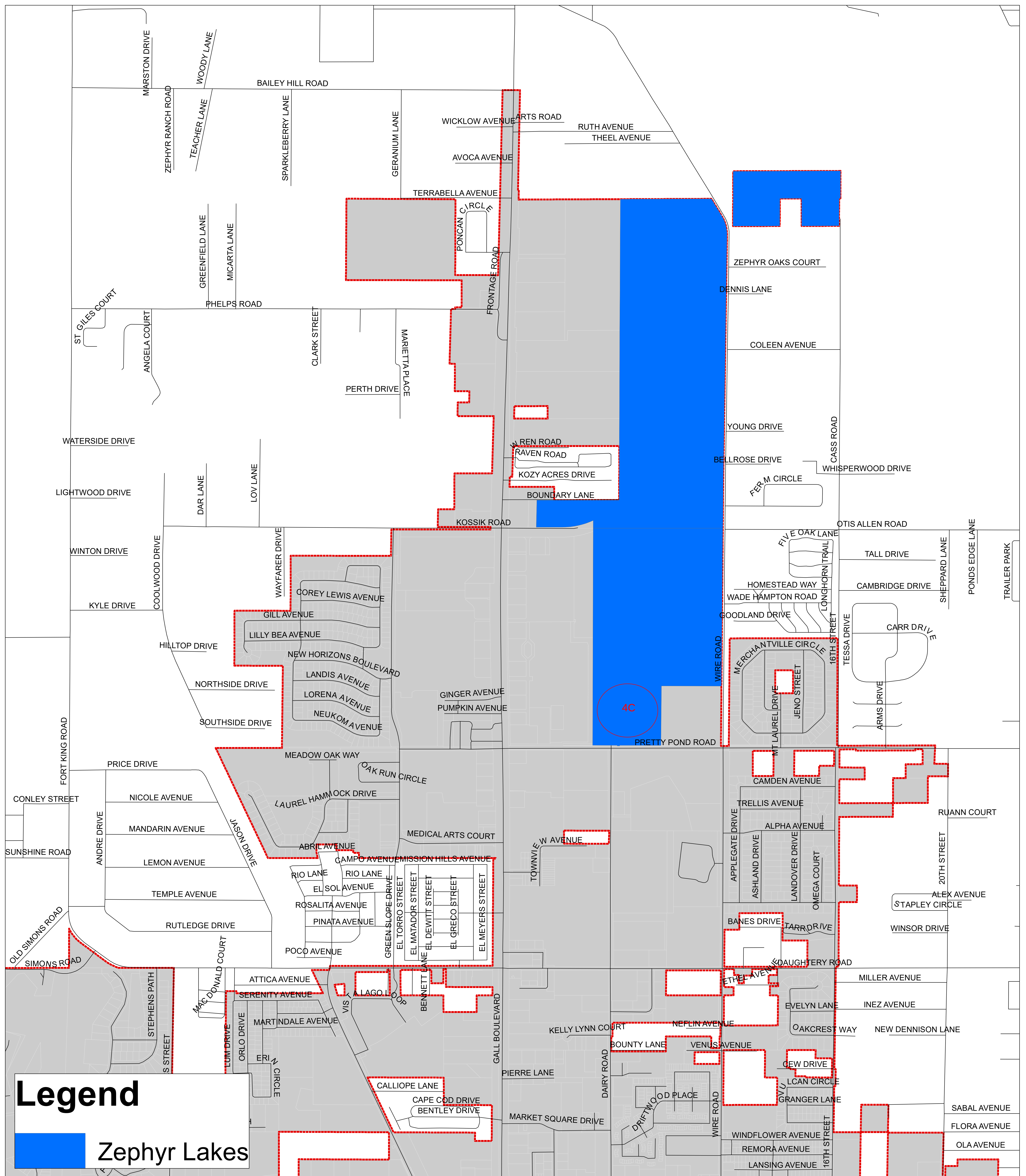
B. **Planning Commission** – Not Applicable – Final Plats are not heard by the Planning Board sitting as the LPA (Local Planning Agency).

Therefore based upon the analysis contained herein, **Staff recommends APPROVAL of the Final Plat for Zephyr Lakes Phase 4C.**

V. ATTACHMENTS

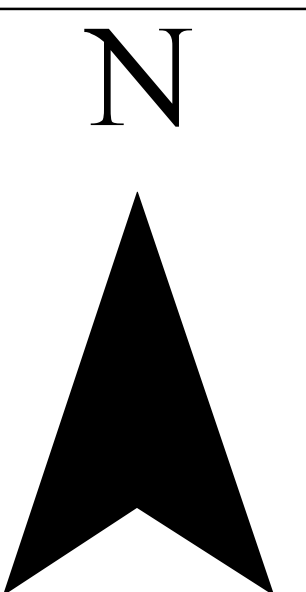
- Location Map
- Maintenance/Performance Cost Estimates
- Executed Bonds
- Subdivider's Agreement (*requires Council execution*)
- Final Plat (*Mylar requires Council execution*)

- Location Map



NOTE: For Planning Purposes Only

City of Zephyrhills Zephyr Lakes General Location Map



Source: Pasco County GIS, Property Appr.

Updated 10/05/19 by R. Corriveau

- Cost Estimates
 - o Performance Cost Estimate
 - o Maintenance Cost Estimate

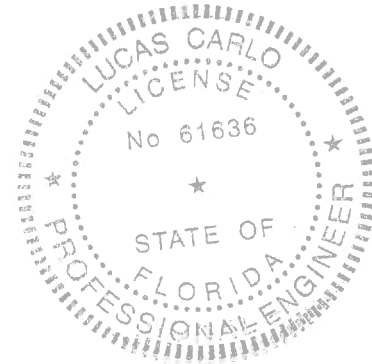
Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE
Engineer's Certification of Total Cost and Quantities

EARTHWORK.....	\$	23,658.75
PAVING.....	\$	113,920.00
STORM DRAINAGE.....	\$	56,028.00
SANITARY SEWER COLLECTION SYSTEM.....	\$	73,408.50
WATER DISTRIBUTION SYSTEM.....	\$	83,829.00
RECLAIM.....	\$	50,537.00
EARTHWORK - DAIRY ROAD.....	\$	45,570.00
PAVING - DAIRY ROAD.....	\$	144,395.00
STORM SEWER - DAIRY ROAD.....	\$	139,520.00
WATER - DAIRY ROAD.....	\$	20,660.00
TOTAL:	\$	751,526.25
125% PERFORMANCE BOND AMOUNT:	\$	939,407.81

LC 5/24/21

Lucas Carlo, P.E.
Florida Registered Professional Engineer #61636

Hamilton Engineering and Surveying, LLC. LB #8474



Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

EARTHWORK

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	BAHIA SOD ROADWAY - 2' BACK OF CURB	SF	6100	\$ 0.40	\$ 2,440.00
	FINAL GRADING	SY	3800	\$ 1.00	\$ 3,800.00
	ROUGH GRADING & SITE PREPARATION	SY	4450	\$ 0.25	\$ 1,112.50
	SEED & MULCH ROW	SY	3625	\$ 0.45	\$ 1,631.25
	CLEARING, GRUBBING AND DISCING	AC	2.5	\$ 1,250.00	\$ 3,125.00
	TEMP "T" TURNAROUND (4,700 SF EA)	EA	2	\$ 3,500.00	\$ 7,000.00
	SILT FENCE - TYPE III	LF	2600	\$ 1.75	\$ 4,550.00
				TOTAL	\$ 23,658.75

Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

PAVING

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	SIGNAGE & STRIPING	LS	1	\$ 4,000.00	\$ 4,000.00
	6" CRUSHED CONCRETE ROADBASE	SY	3750	\$ 12.00	\$ 45,000.00
	12" STABILIZED SUBGRADE	SY	3750	\$ 4.00	\$ 15,000.00
	6" STABILIZATION UNDER CURB	LF	3140	\$ 0.50	\$ 1,570.00
	CONCRETE MIAMI CURB (TYPE A)	LF	3020	\$ 12.50	\$ 37,750.00
	CONCRETE DROP CURB	LF	120	\$ 12.50	\$ 1,500.00
	ADA RAMPS W/ DETECTABLE SURFACE	EA	14	\$ 650.00	\$ 9,100.00
				TOTAL	\$ 113,920.00

Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

STORM DRAINAGE SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
15" RCP		LF	540	\$ 30.00	\$ 16,200.00
18" RCP		LF	236	\$ 40.00	\$ 9,440.00
24" RCP		LF	181	\$ 48.00	\$ 8,688.00
TYPE 1 CURB INLET (201, 202, 203, 205, 206)		EA	5	\$ 2,900.00	\$ 14,500.00
TYPE 2 CURB INLET (200, 204)		EA	2	\$ 3,600.00	\$ 7,200.00
				TOTAL	\$ 56,028.00

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE

SANITARY SEWAGE COLLECTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	4" SDR 26 PVC PIPE	LF	349	\$ 15.00	\$ 5,235.00
	6" SDR 26 PVC PIPE	LF	460	\$ 17.00	\$ 7,820.00
	8" SDR 26 PVC PIPE - 0-6' DEEP	LF	216	\$ 23.00	\$ 4,968.00
	8" SDR 26 PVC PIPE - 6-8' DEEP	LF	521	\$ 24.00	\$ 12,504.00
	8" SDR 26 PVC PIPE - 8-10' DEEP	LF	287	\$ 24.50	\$ 7,031.50
	8" SDR 26 PVC PIPE - 10-12' DEEP	LF	50	\$ 26.00	\$ 1,300.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 0-6' DEEP	EA	2	\$ 2,800.00	\$ 5,600.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 6-8' DEEP	EA	3	\$ 3,900.00	\$ 11,700.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 8-10' DEEP	EA	1	\$ 4,100.00	\$ 4,100.00
	FITTINGS AND MEGALUGS	LS	1	\$ 500.00	\$ 500.00
	SINGLE SANITARY SERVICE	EA	5	\$ 450.00	\$ 2,250.00
	DOUBLE SANITARY SERVICE	EA	16	\$ 650.00	\$ 10,400.00
				TOTAL	\$ 73,408.50

Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

WATER DISTRIBUTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	1" HDPE TUBING	LF	654	\$ 10.00	\$ 6,540.00
	6" DR-18 C-900 PVC	LF	1739	\$ 18.00	\$ 31,302.00
	6" GATE VALVE - WATER	EA	8	\$ 1,350.00	\$ 10,800.00
	FIRE HYDRANT ASSEMBLIES	EA	3	\$ 4,000.00	\$ 12,000.00
	LONG SINGLE SERVICE	EA	5	\$ 650.00	\$ 3,250.00
	SHORT SINGLE SERVICE	EA	12	\$ 450.00	\$ 5,400.00
	LONG DOUBLE SERVICE	EA	5	\$ 800.00	\$ 4,000.00
	SHORT DOUBLE SERVICE	EA	8	\$ 700.00	\$ 5,600.00
	2" SLEEVE	LF	109	\$ 5.00	\$ 545.00
	3" SLEEVE	LF	132	\$ 6.00	\$ 792.00
	FITTINGS & MEGALUGS	LS	1	\$ 3,600.00	\$ 3,600.00
				TOTAL	\$ 83,829.00

Zephyr Lakes Phase 4C SUBDIVISION INFRASTRUCTURE

RECLAIM DISTRIBUTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	1" PURPLE HDPE TUBING	LF	1180	\$ 8.00	\$ 9,440.00
	4" PURPLE C-900 PVC	LF	1107	\$ 15.00	\$ 16,605.00
	6" PURPLE C-900 PVC	LF	287	\$ 16.00	\$ 4,592.00
	4" GATE VALVE - RECLAIM	EA	2	\$ 950.00	\$ 1,900.00
	6" GATE VALVE - RECLAIM	EA	2	\$ 1,350.00	\$ 2,700.00
	LONG SINGLE SERVICE	EA	2	\$ 650.00	\$ 1,300.00
	SHORT SINGLE SERVICE	EA	2	\$ 450.00	\$ 900.00
	SHORT DOUBLE SERVICE	EA	6	\$ 700.00	\$ 4,200.00
	LONG DOUBLE SERVICE	EA	10	\$ 800.00	\$ 8,000.00
	FITTINGS AND MEGALUGS	LS	1	\$ 900.00	\$ 900.00
				TOTAL	\$ 50,537.00

Zephyr Lakes Phase 4C (Dairy Road)
SUBDIVISION INFRASTRUCTURE

EARTHWORK OFFSITE IMPROVEMENTS - DAIRY ROAD

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	SILT FENCE - TYPE III	LF	870	\$ 1.75	\$ 1,522.50
	ROUGH GRADING AND SITE PREPARATION	SY	10750	\$ 0.25	\$ 2,687.50
	PROPOSED FINISH GRADING	AC	3700	\$ 0.75	\$ 2,775.00
	BAHIA SOD ROADWAY/ROW-OFFSITE WORK	EA	15800	\$ 0.40	\$ 6,320.00
	SOD POND BANKS	EA	63000	\$ 0.40	\$ 25,200.00
	SEED AND MULCH DISTURBED AREAS	EA	5700	\$ 0.45	\$ 2,565.00
	CLEARING AND GRUBBING	AC	3	\$ 1,500.00	\$ 4,500.00
				TOTAL	\$ 45,570.00

PAVING OFFSITE IMPROVEMENTS - DAIRY ROAD

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	2.25" SP 9.5 ASPHALT - (2 LIFTS)	SY	2275	\$ 15.00	\$ 34,125.00
	6" CRUSHED CONCRETE ROAD BASE	SY	2275	\$ 12.00	\$ 27,300.00
	6" TYPE B STABILIZATION UNDER CURB	LF	1240	\$ 0.50	\$ 620.00
	12" TYPE "B" STABILIZED SUBGRADE	SY	2275	\$ 10.00	\$ 22,750.00
	5 FOOT SIDEWALK 4" THICK	SF	9300	\$ 4.00	\$ 37,200.00
	FDOT DROP CURB	LF	90	\$ 12.50	\$ 1,125.00
	FDOT MIAMI CURB	LF	1150	\$ 12.50	\$ 14,375.00
	ADA RAMPS W/ DETECTABLE WARNING	EA	6	\$ 650.00	\$ 3,900.00
	STRIPING AND SIGNAGE - THERMO	LS	1	\$ 3,000.00	\$ 3,000.00
				TOTAL	\$ 144,395.00

STORM DRAINAGE SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	18" CLASS III RCP	LF	124	\$ 30.00	\$ 3,720.00
	24" CLASS III RCP	LF	130	\$ 40.00	\$ 5,200.00
	30" CLASS III RCP	LF	1188	\$ 75.00	\$ 89,100.00
	TYPE "P" MANHOLE	EA	4	\$ 2,500.00	\$ 10,000.00
	TYPE D CONTROL STRUCTURE	EA	3	\$ 4,600.00	\$ 13,800.00
	TYPE 1 CURB INLET 3'6 x 4'0	EA	2	\$ 2,900.00	\$ 5,800.00
	TYPE 1 CURB INLET 4'0X4'0	EA	1	\$ 3,200.00	\$ 3,200.00
	18" MES	EA	1	\$ 1,200.00	\$ 1,200.00
	24" MES	EA	2	\$ 1,500.00	\$ 3,000.00
	RIP RAP	SF	300	\$ 15.00	\$ 4,500.00
				TOTAL	\$ 139,520.00

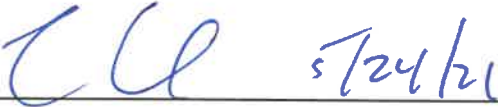
Zephyr Lakes Phase 4C (Dairy Road)
SUBDIVISION INFRASTRUCTURE

POTABLE WATER SYSTEM OFFSITE IMPROVEMENTS - DAIRY ROAD

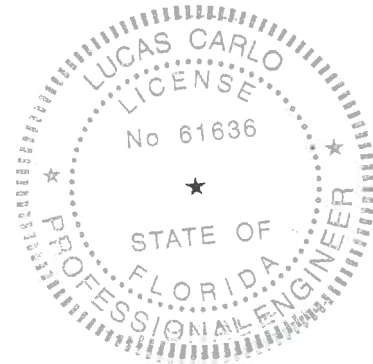
Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	12" x 8" TAPPING SLEEVE & VALVE	EA	1	\$ 4,500.00	\$ 4,500.00
	8" DR-18 C-900 PVC	LF	312	\$ 22.00	\$ 6,864.00
	6" GATE VALVES	EA	3	\$ 1,750.00	\$ 5,250.00
	8" x 6" REDUCER	EA	1	\$ 350.00	\$ 350.00
	18" STEEL CASING	LF	48	\$ 52.00	\$ 2,496.00
	FITTINGS & MEGALUGS	LS	1	\$ 1,200.00	\$ 1,200.00
				TOTAL	\$ 20,660.00

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE
Engineer's Certification of Total Cost and Quantities

EARTHWORK.....	\$	23,658.75
PAVING.....	\$	113,920.00
STORM DRAINAGE.....	\$	56,028.00
SANITARY SEWER COLLECTION SYSTEM.....	\$	73,408.50
WATER DISTRIBUTION SYSTEM.....	\$	83,829.00
RECLAIM.....	\$	50,537.00
EARTHWORK - DAIRY ROAD.....	\$	45,570.00
PAVING - DAIRY ROAD.....	\$	144,395.00
STORM SEWER - DAIRY ROAD.....	\$	139,520.00
WATER - DAIRY ROAD.....	\$	20,660.00
TOTAL:	\$	751,526.25
10% WARRANTY BOND AMOUNT:	\$	75,152.63

 5/24/21

Lucas Carlo, P.E.
Florida Registered Professional Engineer #61636
Hamilton Engineering and Surveying, LLC. LB #8474



Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

EARTHWORK

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	BAHIA SOD ROADWAY - 2' BACK OF CURB	SF	6100	\$ 0.40	\$ 2,440.00
	FINAL GRADING	SY	3800	\$ 1.00	\$ 3,800.00
	ROUGH GRADING & SITE PREPARATION	SY	4450	\$ 0.25	\$ 1,112.50
	SEED & MULCH ROW	SY	3625	\$ 0.45	\$ 1,631.25
	CLEARING, GRUBBING AND DISCING	AC	2.5	\$ 1,250.00	\$ 3,125.00
	TEMP "T" TURNAROUND (4,700 SF EA)	EA	2	\$ 3,500.00	\$ 7,000.00
	SILT FENCE - TYPE III	LF	2600	\$ 1.75	\$ 4,550.00
				TOTAL	\$ 23,658.75

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE

PAVING

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	SIGNAGE & STRIPING	LS	1	\$ 4,000.00	\$ 4,000.00
	6" CRUSHED CONCRETE ROADBASE	SY	3750	\$ 12.00	\$ 45,000.00
	12" STABILIZED SUBGRADE	SY	3750	\$ 4.00	\$ 15,000.00
	6" STABILIZATION UNDER CURB	LF	3140	\$ 0.50	\$ 1,570.00
	CONCRETE MIAMI CURB (TYPE A)	LF	3020	\$ 12.50	\$ 37,750.00
	CONCRETE DROP CURB	LF	120	\$ 12.50	\$ 1,500.00
	ADA RAMPS W/ DETECTABLE SURFACE	EA	14	\$ 650.00	\$ 9,100.00
				TOTAL	\$ 113,920.00

Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

STORM DRAINAGE SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
15" RCP		LF	540	\$ 30.00	\$ 16,200.00
18" RCP		LF	236	\$ 40.00	\$ 9,440.00
24" RCP		LF	181	\$ 48.00	\$ 8,688.00
TYPE 1 CURB INLET (201, 202, 203, 205, 206)		EA	5	\$ 2,900.00	\$ 14,500.00
TYPE 2 CURB INLET (200, 204)		EA	2	\$ 3,600.00	\$ 7,200.00
				TOTAL	\$ 56,028.00

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE

SANITARY SEWAGE COLLECTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	4" SDR 26 PVC PIPE	LF	349	\$ 15.00	\$ 5,235.00
	6" SDR 26 PVC PIPE	LF	460	\$ 17.00	\$ 7,820.00
	8" SDR 26 PVC PIPE - 0-6' DEEP	LF	216	\$ 23.00	\$ 4,968.00
	8" SDR 26 PVC PIPE - 6-8' DEEP	LF	521	\$ 24.00	\$ 12,504.00
	8" SDR 26 PVC PIPE - 8-10' DEEP	LF	287	\$ 24.50	\$ 7,031.50
	8" SDR 26 PVC PIPE - 10-12' DEEP	LF	50	\$ 26.00	\$ 1,300.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 0-6' DEEP	EA	2	\$ 2,800.00	\$ 5,600.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 6-8' DEEP	EA	3	\$ 3,900.00	\$ 11,700.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 8-10' DEEP	EA	1	\$ 4,100.00	\$ 4,100.00
	FITTINGS AND MEGALUGS	LS	1	\$ 500.00	\$ 500.00
	SINGLE SANITARY SERVICE	EA	5	\$ 450.00	\$ 2,250.00
	DOUBLE SANITARY SERVICE	EA	16	\$ 650.00	\$ 10,400.00
				TOTAL	\$ 73,408.50

Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

WATER DISTRIBUTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	1" HDPE TUBING	LF	654	\$ 10.00	\$ 6,540.00
	6" DR-18 C-900 PVC	LF	1739	\$ 18.00	\$ 31,302.00
	6" GATE VALVE - WATER	EA	8	\$ 1,350.00	\$ 10,800.00
	FIRE HYDRANT ASSEMBLIES	EA	3	\$ 4,000.00	\$ 12,000.00
	LONG SINGLE SERVICE	EA	5	\$ 650.00	\$ 3,250.00
	SHORT SINGLE SERVICE	EA	12	\$ 450.00	\$ 5,400.00
	LONG DOUBLE SERVICE	EA	5	\$ 800.00	\$ 4,000.00
	SHORT DOUBLE SERVICE	EA	8	\$ 700.00	\$ 5,600.00
	2" SLEEVE	LF	109	\$ 5.00	\$ 545.00
	3" SLEEVE	LF	132	\$ 6.00	\$ 792.00
	FITTINGS & MEGALUGS	LS	1	\$ 3,600.00	\$ 3,600.00
				TOTAL	\$ 83,829.00

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE

RECLAIM DISTRIBUTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	1" PURPLE HDPE TUBING	LF	1180	\$ 8.00	\$ 9,440.00
	4" PURPLE C-900 PVC	LF	1107	\$ 15.00	\$ 16,605.00
	6" PURPLE C-900 PVC	LF	287	\$ 16.00	\$ 4,592.00
	4" GATE VALVE - RECLAIM	EA	2	\$ 950.00	\$ 1,900.00
	6" GATE VALVE - RECLAIM	EA	2	\$ 1,350.00	\$ 2,700.00
	LONG SINGLE SERVICE	EA	2	\$ 650.00	\$ 1,300.00
	SHORT SINGLE SERVICE	EA	2	\$ 450.00	\$ 900.00
	SHORT DOUBLE SERVICE	EA	6	\$ 700.00	\$ 4,200.00
	LONG DOUBLE SERVICE	EA	10	\$ 800.00	\$ 8,000.00
	FITTINGS AND MEGALUGS	LS	1	\$ 900.00	\$ 900.00
				TOTAL	\$ 50,537.00

Zephyr Lakes Phase 4C (Dairy Road)
SUBDIVISION INFRASTRUCTURE

EARTHWORK OFFSITE IMPROVEMENTS - DAIRY ROAD

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	SILT FENCE - TYPE III	LF	870	\$ 1.75	\$ 1,522.50
	ROUGH GRADING AND SITE PREPARATION	SY	10750	\$ 0.25	\$ 2,687.50
	PROPOSED FINISH GRADING	AC	3700	\$ 0.75	\$ 2,775.00
	BAHIA SOD ROADWAY/ROW-OFFSITE WORK	EA	15800	\$ 0.40	\$ 6,320.00
	SOD POND BANKS	EA	63000	\$ 0.40	\$ 25,200.00
	SEED AND MULCH DISTURBED AREAS	EA	5700	\$ 0.45	\$ 2,565.00
	CLEARING AND GRUBBING	AC	3	\$ 1,500.00	\$ 4,500.00
				TOTAL	\$ 45,570.00

PAVING OFFSITE IMPROVEMENTS - DAIRY ROAD

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	2.25" SP 9.5 ASPHALT - (2 LIFTS)	SY	2275	\$ 15.00	\$ 34,125.00
	6" CRUSHED CONCRETE ROAD BASE	SY	2275	\$ 12.00	\$ 27,300.00
	6" TYPE B STABILIZATION UNDER CURB	LF	1240	\$ 0.50	\$ 620.00
	12" TYPE "B" STABILIZED SUBGRADE	SY	2275	\$ 10.00	\$ 22,750.00
	5 FOOT SIDEWALK 4" THICK	SF	9300	\$ 4.00	\$ 37,200.00
	FDOT DROP CURB	LF	90	\$ 12.50	\$ 1,125.00
	FDOT MIAMI CURB	LF	1150	\$ 12.50	\$ 14,375.00
	ADA RAMPS W/ DETECTABLE WARNING	EA	6	\$ 650.00	\$ 3,900.00
	STRIPING AND SIGNAGE - THERMO	LS	1	\$ 3,000.00	\$ 3,000.00
				TOTAL	\$ 144,395.00

STORM DRAINAGE SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	18" CLASS III RCP	LF	124	\$ 30.00	\$ 3,720.00
	24" CLASS III RCP	LF	130	\$ 40.00	\$ 5,200.00
	30" CLASS III RCP	LF	1188	\$ 75.00	\$ 89,100.00
	TYPE "P" MANHOLE	EA	4	\$ 2,500.00	\$ 10,000.00
	TYPE D CONTROL STRUCTURE	EA	3	\$ 4,600.00	\$ 13,800.00
	TYPE 1 CURB INLET 3'6 x 4'0	EA	2	\$ 2,900.00	\$ 5,800.00
	TYPE 1 CURB INLET 4'0X4'0	EA	1	\$ 3,200.00	\$ 3,200.00
	18" MES	EA	1	\$ 1,200.00	\$ 1,200.00
	24" MES	EA	2	\$ 1,500.00	\$ 3,000.00
	RIP RAP	SF	300	\$ 15.00	\$ 4,500.00
				TOTAL	\$ 139,520.00

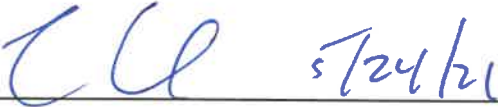
Zephyr Lakes Phase 4C (Dairy Road)
SUBDIVISION INFRASTRUCTURE

POTABLE WATER SYSTEM OFFSITE IMPROVEMENTS - DAIRY ROAD

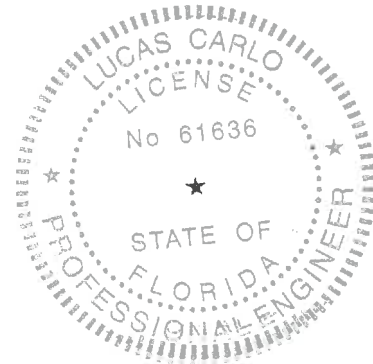
Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	12" x 8" TAPPING SLEEVE & VALVE	EA	1	\$ 4,500.00	\$ 4,500.00
	8" DR-18 C-900 PVC	LF	312	\$ 22.00	\$ 6,864.00
	6" GATE VALVES	EA	3	\$ 1,750.00	\$ 5,250.00
	8" x 6" REDUCER	EA	1	\$ 350.00	\$ 350.00
	18" STEEL CASING	LF	48	\$ 52.00	\$ 2,496.00
	FITTINGS & MEGALUGS	LS	1	\$ 1,200.00	\$ 1,200.00
				TOTAL	\$ 20,660.00

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE
Engineer's Certification of Total Cost and Quantities

EARTHWORK.....	\$	23,658.75
PAVING.....	\$	113,920.00
STORM DRAINAGE.....	\$	56,028.00
SANITARY SEWER COLLECTION SYSTEM.....	\$	73,408.50
WATER DISTRIBUTION SYSTEM.....	\$	83,829.00
RECLAIM.....	\$	50,537.00
EARTHWORK - DAIRY ROAD.....	\$	45,570.00
PAVING - DAIRY ROAD.....	\$	144,395.00
STORM SEWER - DAIRY ROAD.....	\$	139,520.00
WATER - DAIRY ROAD.....	\$	20,660.00
TOTAL:	\$	751,526.25
10% WARRANTY BOND AMOUNT:	\$	75,152.63



Lucas Carlo, P.E.
Florida Registered Professional Engineer #61636
Hamilton Engineering and Surveying, LLC. LB #8474



Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

EARTHWORK

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	BAHIA SOD ROADWAY - 2' BACK OF CURB	SF	6100	\$ 0.40	\$ 2,440.00
	FINAL GRADING	SY	3800	\$ 1.00	\$ 3,800.00
	ROUGH GRADING & SITE PREPARATION	SY	4450	\$ 0.25	\$ 1,112.50
	SEED & MULCH ROW	SY	3625	\$ 0.45	\$ 1,631.25
	CLEARING, GRUBBING AND DISCING	AC	2.5	\$ 1,250.00	\$ 3,125.00
	TEMP "T" TURNAROUND (4,700 SF EA)	EA	2	\$ 3,500.00	\$ 7,000.00
	SILT FENCE - TYPE III	LF	2600	\$ 1.75	\$ 4,550.00
				TOTAL	\$ 23,658.75

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE

PAVING

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	SIGNAGE & STRIPING	LS	1	\$ 4,000.00	\$ 4,000.00
	6" CRUSHED CONCRETE ROADBASE	SY	3750	\$ 12.00	\$ 45,000.00
	12" STABILIZED SUBGRADE	SY	3750	\$ 4.00	\$ 15,000.00
	6" STABILIZATION UNDER CURB	LF	3140	\$ 0.50	\$ 1,570.00
	CONCRETE MIAMI CURB (TYPE A)	LF	3020	\$ 12.50	\$ 37,750.00
	CONCRETE DROP CURB	LF	120	\$ 12.50	\$ 1,500.00
	ADA RAMPS W/ DETECTABLE SURFACE	EA	14	\$ 650.00	\$ 9,100.00
TOTAL					\$ 113,920.00

Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

STORM DRAINAGE SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	15" RCP	LF	540	\$ 30.00	\$ 16,200.00
	18" RCP	LF	236	\$ 40.00	\$ 9,440.00
	24" RCP	LF	181	\$ 48.00	\$ 8,688.00
	TYPE 1 CURB INLET (201, 202, 203, 205, 206)	EA	5	\$ 2,900.00	\$ 14,500.00
	TYPE 2 CURB INLET (200, 204)	EA	2	\$ 3,600.00	\$ 7,200.00
				TOTAL	\$ 56,028.00

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE

SANITARY SEWAGE COLLECTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	4" SDR 26 PVC PIPE	LF	349	\$ 15.00	\$ 5,235.00
	6" SDR 26 PVC PIPE	LF	460	\$ 17.00	\$ 7,820.00
	8" SDR 26 PVC PIPE - 0-6' DEEP	LF	216	\$ 23.00	\$ 4,968.00
	8" SDR 26 PVC PIPE - 6-8' DEEP	LF	521	\$ 24.00	\$ 12,504.00
	8" SDR 26 PVC PIPE - 8-10' DEEP	LF	287	\$ 24.50	\$ 7,031.50
	8" SDR 26 PVC PIPE - 10-12' DEEP	LF	50	\$ 26.00	\$ 1,300.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 0-6' DEEP	EA	2	\$ 2,800.00	\$ 5,600.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 6-8' DEEP	EA	3	\$ 3,900.00	\$ 11,700.00
	SANITARY MANHOLE, UNLINED, 4' DIAMETER, 8-10' DEEP	EA	1	\$ 4,100.00	\$ 4,100.00
	FITTINGS AND MEGALUGS	LS	1	\$ 500.00	\$ 500.00
	SINGLE SANITARY SERVICE	EA	5	\$ 450.00	\$ 2,250.00
	DOUBLE SANITARY SERVICE	EA	16	\$ 650.00	\$ 10,400.00
				TOTAL	\$ 73,408.50

Zephyr Lakes Phase 4C
SUBDIVISION INFRASTRUCTURE

WATER DISTRIBUTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	1" HDPE TUBING	LF	654	\$ 10.00	\$ 6,540.00
	6" DR-18 C-900 PVC	LF	1739	\$ 18.00	\$ 31,302.00
	6" GATE VALVE - WATER	EA	8	\$ 1,350.00	\$ 10,800.00
	FIRE HYDRANT ASSEMBLIES	EA	3	\$ 4,000.00	\$ 12,000.00
	LONG SINGLE SERVICE	EA	5	\$ 650.00	\$ 3,250.00
	SHORT SINGLE SERVICE	EA	12	\$ 450.00	\$ 5,400.00
	LONG DOUBLE SERVICE	EA	5	\$ 800.00	\$ 4,000.00
	SHORT DOUBLE SERVICE	EA	8	\$ 700.00	\$ 5,600.00
	2" SLEEVE	LF	109	\$ 5.00	\$ 545.00
	3" SLEEVE	LF	132	\$ 6.00	\$ 792.00
	FITTINGS & MEGALUGS	LS	1	\$ 3,600.00	\$ 3,600.00
				TOTAL	\$ 83,829.00

Zephyr Lakes Phase 4C

SUBDIVISION INFRASTRUCTURE

RECLAIM DISTRIBUTION SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	1" PURPLE HDPE TUBING	LF	1180	\$ 8.00	\$ 9,440.00
	4" PURPLE C-900 PVC	LF	1107	\$ 15.00	\$ 16,605.00
	6" PURPLE C-900 PVC	LF	287	\$ 16.00	\$ 4,592.00
	4" GATE VALVE - RECLAIM	EA	2	\$ 950.00	\$ 1,900.00
	6" GATE VALVE - RECLAIM	EA	2	\$ 1,350.00	\$ 2,700.00
	LONG SINGLE SERVICE	EA	2	\$ 650.00	\$ 1,300.00
	SHORT SINGLE SERVICE	EA	2	\$ 450.00	\$ 900.00
	SHORT DOUBLE SERVICE	EA	6	\$ 700.00	\$ 4,200.00
	LONG DOUBLE SERVICE	EA	10	\$ 800.00	\$ 8,000.00
	FITTINGS AND MEGALUGS	LS	1	\$ 900.00	\$ 900.00
				TOTAL	\$ 50,537.00

Zephyr Lakes Phase 4C (Dairy Road)
SUBDIVISION INFRASTRUCTURE

EARTHWORK OFFSITE IMPROVEMENTS - DAIRY ROAD

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	SILT FENCE - TYPE III	LF	870	\$ 1.75	\$ 1,522.50
	ROUGH GRADING AND SITE PREPARATION	SY	10750	\$ 0.25	\$ 2,687.50
	PROPOSED FINISH GRADING	AC	3700	\$ 0.75	\$ 2,775.00
	BAHIA SOD ROADWAY/ROW-OFFSITE WORK	EA	15800	\$ 0.40	\$ 6,320.00
	SOD POND BANKS	EA	63000	\$ 0.40	\$ 25,200.00
	SEED AND MULCH DISTURBED AREAS	EA	5700	\$ 0.45	\$ 2,565.00
	CLEARING AND GRUBBING	AC	3	\$ 1,500.00	\$ 4,500.00
				TOTAL	\$ 45,570.00

PAVING OFFSITE IMPROVEMENTS - DAIRY ROAD

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	2.25" SP 9.5 ASPHALT - (2 LIFTS)	SY	2275	\$ 15.00	\$ 34,125.00
	6" CRUSHED CONCRETE ROAD BASE	SY	2275	\$ 12.00	\$ 27,300.00
	6" TYPE B STABILIZATION UNDER CURB	LF	1240	\$ 0.50	\$ 620.00
	12" TYPE "B" STABILIZED SUBGRADE	SY	2275	\$ 10.00	\$ 22,750.00
	5 FOOT SIDEWALK 4" THICK	SF	9300	\$ 4.00	\$ 37,200.00
	FDOT DROP CURB	LF	90	\$ 12.50	\$ 1,125.00
	FDOT MIAMI CURB	LF	1150	\$ 12.50	\$ 14,375.00
	ADA RAMPS W/ DETECTABLE WARNING	EA	6	\$ 650.00	\$ 3,900.00
	STRIPING AND SIGNAGE - THERMO	LS	1	\$ 3,000.00	\$ 3,000.00
				TOTAL	\$ 144,395.00

STORM DRAINAGE SYSTEM

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	18" CLASS III RCP	LF	124	\$ 30.00	\$ 3,720.00
	24" CLASS III RCP	LF	130	\$ 40.00	\$ 5,200.00
	30" CLASS III RCP	LF	1188	\$ 75.00	\$ 89,100.00
	TYPE "P" MANHOLE	EA	4	\$ 2,500.00	\$ 10,000.00
	TYPE D CONTROL STRUCTURE	EA	3	\$ 4,600.00	\$ 13,800.00
	TYPE 1 CURB INLET 3'6 x 4'0	EA	2	\$ 2,900.00	\$ 5,800.00
	TYPE 1 CURB INLET 4'0X4'0	EA	1	\$ 3,200.00	\$ 3,200.00
	18" MES	EA	1	\$ 1,200.00	\$ 1,200.00
	24" MES	EA	2	\$ 1,500.00	\$ 3,000.00
	RIP RAP	SF	300	\$ 15.00	\$ 4,500.00
				TOTAL	\$ 139,520.00

Zephyr Lakes Phase 4C (Dairy Road)
SUBDIVISION INFRASTRUCTURE

POTABLE WATER SYSTEM OFFSITE IMPROVEMENTS - DAIRY ROAD

Item No.	Description	Unit	Contractor's Quantity	Unit Price	Total Amount
	12" x 8" TAPPING SLEEVE & VALVE	EA	1	\$ 4,500.00	\$ 4,500.00
	8" DR-18 C-900 PVC	LF	312	\$ 22.00	\$ 6,864.00
	6" GATE VALVES	EA	3	\$ 1,750.00	\$ 5,250.00
	8" x 6" REDUCER	EA	1	\$ 350.00	\$ 350.00
	18" STEEL CASING	LF	48	\$ 52.00	\$ 2,496.00
	FITTINGS & MEGALUGS	LS	1	\$ 1,200.00	\$ 1,200.00
				TOTAL	\$ 20,660.00

- Executed Performance & Maintenance Bonds

PERFORMANCE BOND

BY THIS BOND, WE, ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT, as PRINCIPAL, and United States Fire Insurance Company, as SURETY, are bound to City of Zephyrhills, Florida, a municipal corporation of the State of Florida, hereinafter call "CITY", in the sum of Nine Hundred Thirty Nine Thousand Four Hundred Seven and 81/100 \$939,407.81 dollars for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named PRINCIPAL has applied to the CITY for approval of a plat of a certain area of land within the City to be known as Zephyr Lakes Phase 4C and has agreed, as a condition to the approval of said plat by the CITY, to install all required, approved, or dedicated improvements. Said improvements consisting of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the PROJECT; and

WHEREAS, the approval of said plat by the CITY is further conditioned upon the furnishing of an adequate Surety Bond to the CITY.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the PRINCIPAL:

- a. Shall in all respects comply with the terms and conditions of the approval of said plat, these conditions being more specifically the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the PROJECT pursuant to the approved plans and specifications heretofore filed with the CITY, and in accordance with the ordinances and regulations of the CITY;
- b. Shall complete all improvements within one (1) year after the final plat has received approval from the CITY, unless a longer time for completion shall be allowed by said CITY;
- c. Shall submit a written request for an inspection of all improvements to the Public Works Department at least sixty (60) days prior to the termination of the completion period; and
- d. Shall submit an appropriate maintenance guarantee as required by the City of Zephyrhills; then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said SURETY, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said SURETY on this bond and the SURETY does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the CITY if it should elect to proceed with said work upon the failure or refusal of the PRINCIPAL within the time hereinabove specified, or any subsequent date provided through an agreement between the PRINCIPAL and the CITY for an extension of time.

IT IS FURTHER understood that should the City of Zephyrhills be required to institute legal proceedings in order to collect any funds under this bond, the PRINCIPAL, shall be responsible for attorney's fees and court costs incurred by the CITY and SURETY.

IN WITNESS WHEREOF, the PRINCIPAL and the SURETY have caused these presents to be duly executed on this
10th day of June, 20 21.

Witness:

Katessa Boyd

Witness:

Holly Buffam, Witness

Zephyr Lakes Community Development District
 PRINCIPAL (Seal)

By

Michael Lawson, Chairman

United States Fire Insurance Company
 SURETY (Seal)

By

Kathryn Pryor, Attorney-in-Fact

There shall be no release of this performance bond without a written release from the City of Zephyrhills Public Works Department.

CITY OF
 ZEPHYRHILLS

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimee R. Perondine, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turecamo, Kathryn Pryor, Michelle Anne McMahon, Alexis R. Apostolidis, Bryan M. Caneschi, Phillip M. Knower, Brendan William Fletcher, Cassandra Baez, Jacqueline Rose Susco

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **UNLIMITED.**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 10th day of March, 2016.

UNITED STATES FIRE INSURANCE COMPANY



Anthony R. Slimowicz

Anthony R. Slimowicz, President

State of New Jersey }
County of Morris }

On this 10th day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

**SONIA SCALA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 3/25/2024 No. 2163686**

Sonia Scala
Sonia Scala (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 10th day of June 20 21

UNITED STATES FIRE INSURANCE COMPANY



Peter M. Quinn
Peter M. Quinn, Senior Vice President

MAINTENANCE BOND

BY THIS BOND WE, ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT, as PRINCIPAL and, United States Fire Insurance Company as SURETY, are bound to the City of Zephyrhills, Florida, a political subdivision of the State of Florida, herein called City, in the sum of **Seventy Five Thousand One Hundred Fifty Two and 63/100 Dollars \$75,152.63** for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if, for a period of one (1) year commencing on the latter of the date upon which a Certificate of Completion has been issued by the City, or the date upon which the Performance Bond has been released by the City for the platted subdivision known as Zephyr Lakes Phase 4C, hereinafter called "PROJECT", PRINCIPAL:

1. Maintains all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the PROJECT; and
2. Repairs or replaces all such improvements which are found by the Director of Public Works not to comply with CITY approvals or requirements, or which are found to be deficient in materials, workmanship, or structural integrity under City, State, or Federal regulations, whichever may be applicable, or industry standards; and
3. Submits a written request for an inspection of improvements to the Public Works Department at least sixty (60) days prior to the termination of the completion of the one (1) year maintenance period referenced above; and
4. Pays all costs and expenses incurred for or incidental to compliance with the requirements of Subparagraphs 1 and 2 above; then this obligation shall be void. Otherwise, it remains in full force and effect.

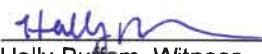
IT IS FURTHER understood that should the City be required to institute legal proceedings in order to collect any funds under this bond, the PRINCIPAL and SURETY shall be responsible for attorney's fees and court costs incurred by the City.

DATED June 10, 2021

WITNESS AS TO PRINCIPAL:


Karessa Boyd

WITNESS AS TO SURETY:


Holly Buffam, Witness

Zephyr Lakes Community Development District (Seal)
 PRINCIPAL

BY: 
Michael Lawson, Chairman

United States Fire Insurance Company
 SURETY

BY: 
Kathryn Pryor, Attorney-in-Fact

There shall be no release of this maintenance bond without a written release from the City of Zephyrhills Public Works Department.

CITY OF
 ZEPHYRHILLS

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimee R. Perondine, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turecamo, Kathryn Pryor, Michelle Anne McMahon, Alexis R. Apostolidis, Bryan M. Caneschi, Phillip M. Knower, Brendan William Fletcher, Cassandra Baez, Jacqueline Rose Susco

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **UNLIMITED.**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 10th day of March, 2016.

UNITED STATES FIRE INSURANCE COMPANY



State of New Jersey }
County of Morris }

Anthony R. Slimowicz, President

On this 10th day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

**SONIA SCALA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 3/25/2024 No. 2163686**

Sonia Scala

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 10th day of June 20 21

UNITED STATES FIRE INSURANCE COMPANY



Peter M. Quinn, Senior Vice President

- Subdivider's Agreement (*requires Council execution*)

SUBDIVIDER'S AGREEMENT

This Agreement made and entered into this _____ day of _____, 20____, by and between Zephyr Lakes Community Development District hereinafter referred to as "Subdivider," Dune FL Land I Sub, LLC, a Delaware limited partnership hereinafter referred to as "Owner", and the City of Zephyrhills, a political subdivision of the State of Florida, hereinafter referred to as "City."

Witnesseth

WHEREAS, the City Council of the City of Zephyrhills has established a Land Development Code, hereinafter referred to as the LDC, pursuant to authority contained in Chapters 125, 163 and 177 , Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the incorporated areas of the City of Zephyrhills; and

WHEREAS, the Subdivider has filed with the City of Zephyrhills Planning Department drawings, plans, specifications and other information relating to construction, of roads, grading, sidewalks, stormwater drainage systems, easements and rights-of-way as shown on such plat, in accordance with the specifications found in the aforementioned LDC and required by the City; and

WHEREAS, the Subdivider will build and construct the aforementioned improvements in the platted area; and

WHEREAS, pursuant to the LDC, the Subdivider requests the City to accept the improvements for performance and maintenance as listed below and identified as applicable to this project:

1. Paving
2. Storm Drainage
3. Sanitary Gravity Sewer System
4. Sanitary Sewer Distribution System
5. Water Mains/Services

WHEREAS, the City requires the Subdivider to warranty the aforementioned improvements against any defects in workmanship and materials and agree to correct any such defects which arise during the warranty period; and

WHEREAS, the City requires the Subdivider to submit to the City an instrument guaranteeing the performance of said warranty and obligation to repair.

NOW THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, and to gain acceptance for maintenance by the City of the aforementioned improvements, the Subdivider and City agree as follows:

1. The terms, conditions and regulations contained in the City of Zephyrhills LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to warranty all improvement facilities located in Zephyr Lakes Phase 4C subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of one (1) year following the date of acceptance of said improvements for maintenance by the City. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the City.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the City an instrument ensuring the performance of the obligations

described in paragraph 2, above, specifically identified as:

- a. A Performance Bond (No.6213005658), Dated June 10, 2021,
With Zephyr Lakes Community Development District as Principal,
and United Fire Insurance Company as Surety
- b. A Maintenance Bond (No.6213005667), Dated June 10, 2021,
With Zephyr Lakes Community Development District as Principal,
and United Fire Insurance Company as Surety

Copies of said letters of credit, bonds, escrow agreements, or cashier/certified checks is/are attached hereto and by reference made a part hereof.

4. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of the Subdivider's failure or neglect to perform.
5. The City agrees, pursuant to the terms contained in the LDC to accept the Improvement Facilities for maintenance, upon proper completion, approval by the City's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
6. The City agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of the Engineer-of-Records' Certification, signed and sealed, stating that the improvements have been completed in accordance with the plans, drawings and specifications submitted to and approved by the City's Planning Department, in accordance with all applicable City regulations relating to the construction of the improvement facilities.
7. If any article, section, clause or provision of this agreement is held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which will remain in full force and effect.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this

_____ day of _____, 20____.

ATTEST:

George S. Bazzogluppi
Witness Signature

George S. Bazzogluppi
Printed Name of Witness

[Signature]
Witness Signature

TENN APPLSACH
Printed Name of Witness

SUBDIVIDER: Zephyr Lakes Community Development District

By: [Signature]
Authorized Corporate Officer or Individual
(Sign before a Notary Public and 2 Witnesses))

Michael Lawson
Name (typed, printed or stamped)

Chairman
Title

250 International Pkwy #280, Lake Mary, FL 32746
Address of Signer

(813) 288-8078
Phone Number of Signer

ATTEST:

George S. Bazzogluppi
Witness Signature

George S. Bazzogluppi
Printed Name of Witness

[Signature]
Witness Signature

TENN APPLSACH
Printed Name of Witness

OWNER: Dune FL Land I Sub, LLC

By: [Signature]
Authorized Corporate Officer or Individual
(Sign before a Notary Public and 2 Witnesses))

John M. Ryan
Name (typed, printed or stamped)

Manager
Title

2502 N. Rocky Point Dr. #1050, Tampa, FL 33607
Address of Signer

(813) 288-8078
Phone Number of Signer

ATTEST:

CITY OF ZEPHYRHILLS, FLORIDA

BY: _____
Lori L. Hillman, City Clerk

By: _____
W. Alan Knight, City Council President

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

By: _____
Matthew E. Maggard, City Attorney

- Final Plat (Mylar *requires Council execution*)

ZEPHYR LAKES SUBDIVISION PHASE 4C

BEING A REPLAT OF TRACTS 42, 43, 54, 55, 58, 59, AND PORTIONS OF THOSE PLATTED RIGHTS-OF-WAY ABUTTING SAID TRACTS OF ZEPHYRHILLS COLONY COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 55, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

PLAT
BOOK ____ PAGE ____

LEGAL DESCRIPTION:

A PART OF TRACTS 42, 43, 54, 55, 58, 59, AND PORTIONS OF THOSE PLATTED RIGHTS-OF-WAY ABUTTING SAID TRACTS OF ZEPHYRHILLS COLONY COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 55, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 12 OF ZEPHYR LAKES SUBDIVISION PHASE 4B AS RECORDED IN PLAT BOOK 85, PAGE 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND PROCEED S 89°53'26" E, ALONG THE SOUTH BOUNDARY OF SAID ZEPHYR LAKES SUBDIVISION PHASE 4B, A DISTANCE OF 245.42 FEET; THENCE LEAVING SAID SOUTH BOUNDARY, S 00°21'24" W, A DISTANCE OF 718.00 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF PRETTY POND ROAD; THENCE N 89°53'26" W, ALONG SAID NORTH RIGHT OF WAY AND PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 824.90 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY, N 00°09'32" E, ALONG THE EASTERLY LINE OF ZEPHYR COMMONS PHASE 1, PLAT BOOK 65, PAGE 132 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, A DISTANCE OF 564.82 FEET; THENCE, DEPARTING SAID EASTERLY LINE, S 89°50'28" E, A DISTANCE OF 59.30 FEET; THENCE N 71°59'42" E, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID ZEPHYR LAKES SUBDIVISION PHASE 4B, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 64°16'27" E, A DISTANCE OF 36.13 FEET; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING 10 COURSES: 1) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 40.38 FEET TO THE END OF SAID CURVE; 2) N 69°27'24" E, A DISTANCE OF 84.45 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 25°53'23" E, A DISTANCE OF 34.46 FEET; 3) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 38.02 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 975.00 FEET AND A CHORD WHICH BEARS N 17°31'05" W, A DISTANCE OF 5.42 FEET; 4) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 5.42 FEET; 5) THENCE N 72°38'29" E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 63°57'03" E, A DISTANCE OF 36.32 FEET; 6) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 40.86 FEET; 7) THENCE N 69°27'24" E, A DISTANCE OF 180.35 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 26°26'52" E, A DISTANCE OF 34.11 FEET; 8) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 37.53 FEET; 9) THENCE N 73°26'20" E, A DISTANCE OF 50.00 FEET THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 645.00 FEET AND A CHORD WHICH BEARS S 17°56'47" E, A DISTANCE OF 31.18 FEET; 10) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 31.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 12.50 ACRES MORE OR LESS.

DEDICATION:

DUNE FL LAND I SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS ZEPHYR LAKES SUBDIVISION PHASE 4C AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS.

1. THE ADDITIONAL RIGHT-OF-WAY FOR PRETTY POND ROAD AND DAIRY ROAD AS DEPICTED AS TRACT "E", AS SHOWN HEREON, ARE HEREBY DEDICATED BY THE OWNER TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF ZEPHYRHILLS, FLORIDA (THE "CITY"), FOR ANY AND ALL PURPOSES INCIDENTAL THERETO.
2. THE OWNER HEREBY DEDICATES ALL ROADS, STREETS, AND RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT "A" TO THE ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT"). AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING ROADS, STREETS, AND RIGHTS-OF-WAY.
3. LEGAL TITLE TO TRACTS "B" (DRAINAGE AREA, DRAINAGE EASEMENT, AND UTILITY EASEMENT), "C" (COMMON AREA, LANDSCAPE EASEMENT, AND UTILITY EASEMENT), AND "D" (LANDSCAPE AREA AND LANDSCAPE/WALL EASEMENT), AS SHOWN HEREON, ARE HEREBY GRANTED, CONVEYED, AND DEDICATED TO THE DISTRICT TO MAINTAIN THE FOREGOING TRACTS AND EASEMENTS FOR THE PURPOSE FOR WHICH THEY WERE INTENDED.
4. OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE CITY, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A" (CDD RIGHT-OF-WAY) FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.
5. OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "CITY" ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE "CITY".
6. OWNER FURTHER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE CITY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE CITY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.
7. THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE "CITY", A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER, OR THEIR SUCCESSORS AND OR ASSIGNS, FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE CITY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

OWNER: DUNE FL LAND I SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY

JOHN M. RYAN, MANAGER

WITNESS (SIGN) WITNESS (PRINT)

WITNESS (SIGN) WITNESS (PRINT)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF ____, 2022 BY JOHN M. RYAN AS MANAGER OF DUNE FL LAND I SUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.

SIGNATURE

PRINTED NAME

TITLE

SERIAL NUMBER, IF APPLICABLE

ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT

A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S.

MICHAEL LAWSON, CHAIRMAN

WITNESS WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF ____, 2022 BY MICHAEL LAWSON, CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION

SIGNATURE

PRINTED NAME

TITLE

SERIAL NUMBER, IF APPLICABLE

CERTIFICATE OF TITLE
STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

WE, FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC), A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2061-5067880. AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN DUNE FL LAND I SUB, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT. FATIC FILE NO. 2061-5067880.

THIS THE ____ DAY OF ____, 2022.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: DAVID H. ROBERTS, AUTHORIZED SIGNATORY

REVIEW OF PLAT BY REGISTERED SURVEYOR, CITY OF ZEPHYRHILLS

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS ____ DAY OF ____, 2022.

PRINTED NAME DAVID G. ARMSTRONG, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4970

CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON THIS THE ____ DAY OF ____, 2022, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF ZEPHYRHILLS, FLORIDA.

JODI WILKESON, PRESIDENT

ATTEST:

WILLIAM C. POE JR., CITY MANAGER

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE ____ DAY OF ____, 2022, IN PLAT BOOK ____, PAGE(S) ____.

NIKKI ALVAREZ-SOWLES ESQ., PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART I.

SIGNED AND SEALED THIS 16TH DAY OF JUNE, 2021.

AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768
FOR HAMILTON ENGINEERING & SURVEYING, INC.
LICENSE NO. LB7013

BEING A REPLAT OF TRACTS 42, 43, 54, 55, 58, 59, AND PORTIONS OF THOSE PLATTED RIGHTS-OF-WAY ABUTTING SAID TRACTS OF ZEPHYRHILLS COLONY COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 55, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

PLAT
BOOK ____ PAGE ____

SURVEYOR'S NOTES

3. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 (OR LATEST EDITION): (PCDLC 306.10) THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT (AL8095).
3. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 35-25-21, HAVING A BEARING OF N 89°53'26" W.
4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE CITY OF ZEPHYRHILLS BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
6. DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS. THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED OR THE CONSTRUCTION, INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
7. THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND/OR EASEMENTS:
A. NOTICE OF ESTABLISHMENT OF THE ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R.B. 9074, PAGE 2458.

TRACT TABULATION

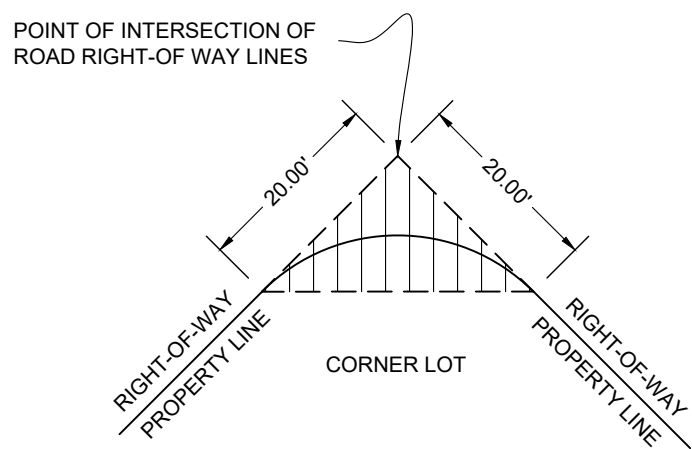
TRACT A - PRIVATE CDD RIGHT-OF-WAY
TRACT B - DRAINAGE AREA (PRIVATE), DRAINAGE EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC)
TRACT C - COMMON AREA (PRIVATE), LANDSCAPE EASEMENT (PRIVATE), AND UTILITY EASEMENT (PUBLIC)
TRACT D - LANDSCAPE AREA (PRIVATE) AND LANDSCAPE/WALL EASEMENT (PRIVATE)
TRACT E - PUBLIC RIGHT-OF-WAY (CITY OF ZEPHYRHILLS)

NOTE:
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH
CHAPTER 177.091(9) OF THE FLORIDA STATUTES

LEGEND

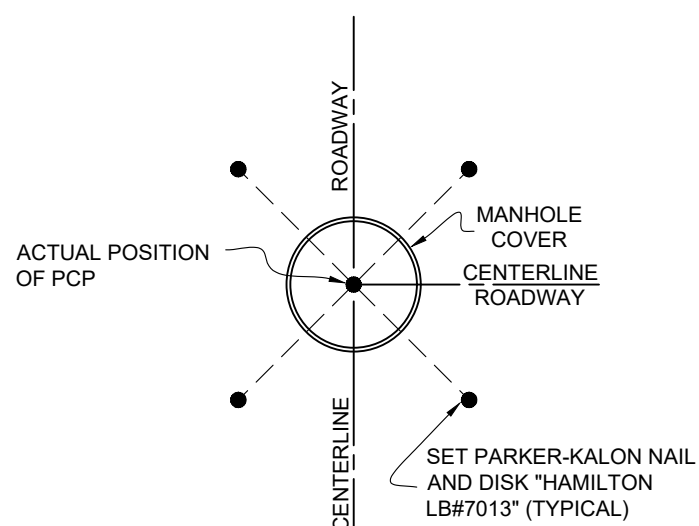
LEGEND

- = FOUND PRM 1/2" CAPPED IRON ROD LB#7013
- = SET (PRM) PERMANENT REFERENCE MONUMENT
- 1/2" IRON ROD WITH PRM BLUE CAP LB#7013
- 4" CONCRETE MONUMENT LB#7013
- = (PCP) PERMANENT CONTROL POINT LB#7013
- (R) = RADIAL LINE
- (NR) = NON-RADIAL LINE
- LB = LICENSED BUSINESS
- C.C.R. = CERTIFIED CORNER RECORD
- (CDD) = COMMUNITY DEVELOPMENT DISTRICT
- O.R.B. = OFFICIAL RECORDS BOOK
- (PCP) = PERMANENT CONTROL POINT
- PG. = PAGE
- P.B. = PLAT BOOK
- (O/A) = OVERALL

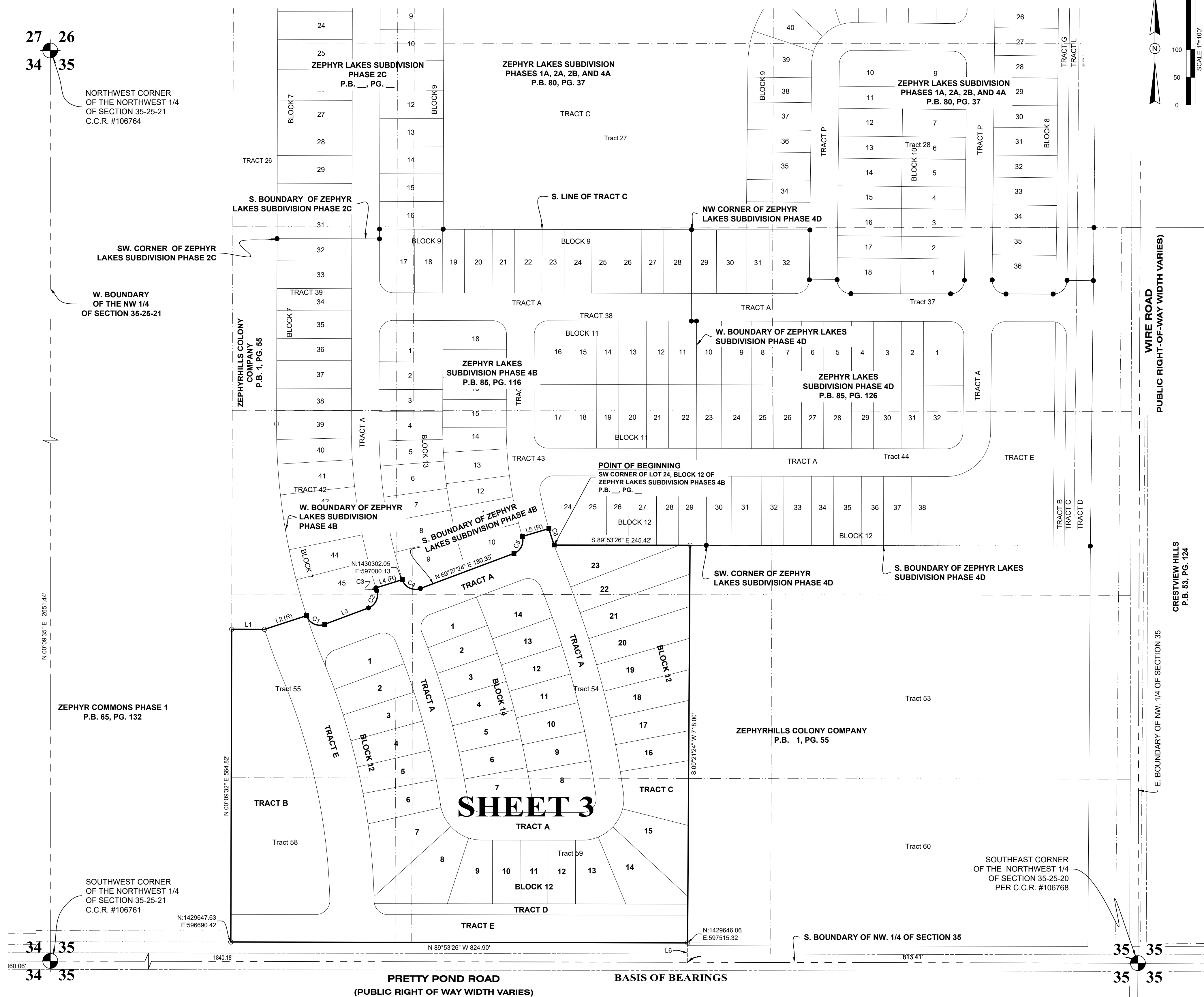


NOTE: ON ALL CORNER LOTS, NOTHING WILL BE ERECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20.00' OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS.

CLEAR SIGHT TRIANGLE DETAIL
NOT TO SCALE

PERMANENT CONTROL POINT
(P.C.P.) MANHOLE DETAIL

NOT TO SCALE



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 89°50'28" E	59.30'
L2	N 71°59'42" E	80.00'
L3	N 69°27'24" E	84.45'
L4	N 72°38'29" E	50.00'
L5	N 73°26'20" E	50.00'
L6	N 00°02'33" W	35.00'

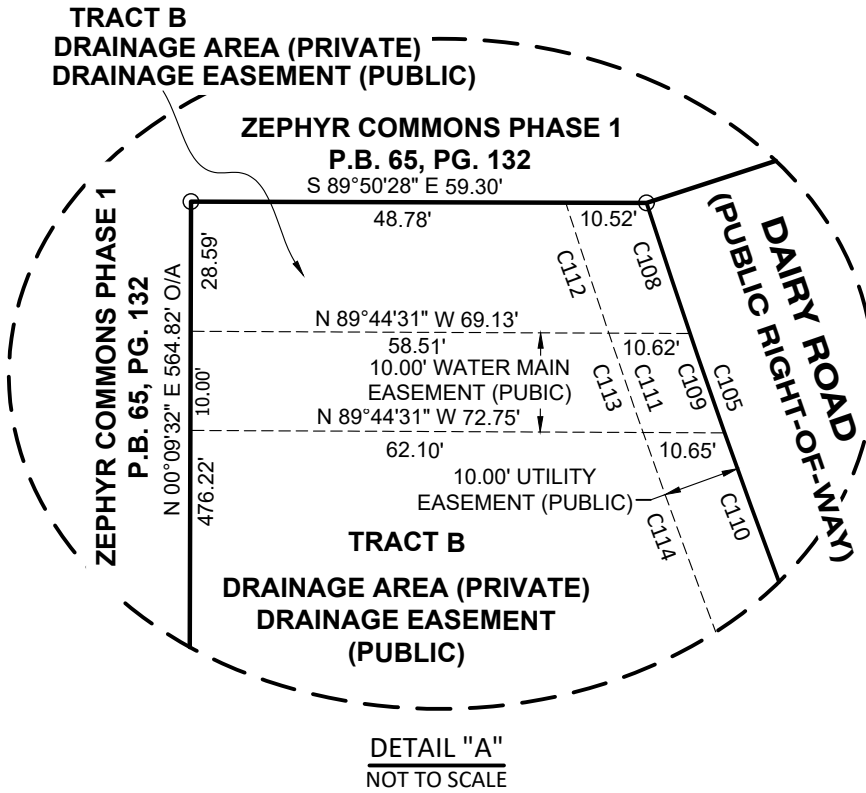
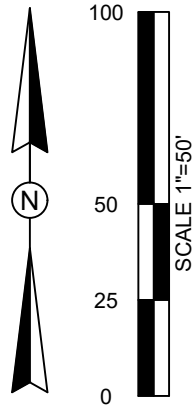
CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	S 64°16'27" E	36.13'	40.38'	92°32'18"
C2	25.00'	N 25°53'23" E	34.46'	38.02'	87°08'02"
C3	975.00'	N 1°31'105" W	5.42'	5.42'	0°19'08"
C4	25.00'	S 63°57'03" E	36.32'	40.66'	93°11'05"
C5	65.00'	N 26°26'52" E	34.11'	37.53'	88°06'10"
C6	245.00'	N 1°26'54" E	31.18'	31.19'	2°46'13"



ZEPHYR LAKES SUBDIVISION PHASE 4C

BEING A REPLAT OF TRACTS 42, 43, 54, 55, 58, 59, AND PORTIONS OF THOSE PLATTED RIGHTS-OF-WAY ABUTTING SAID TRACTS OF ZEPHYRHILLS COLONY COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 55, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

PLAT
BOOK ____ PAGE ____



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 64°16'27" W	36.13'	40.38'	92°32'18"
C2	25.00'	N 25°53'23" E	34.46'	38.02'	87°08'02"
C3	975.00'	S 17°31'05" E	5.42'	5.42'	0°19'08"
C4	25.00'	N 63°57'03" W	36.32'	40.66'	93°11'05"
C5	25.00'	S 26°26'52" W	34.11'	37.53'	86°01'05"
C6	645.00'	S 17°56'47" E	31.18'	31.19'	2°46'13"
C10	670.00'	N 19°34'44" W	70.54'	70.58'	6°02'08"
C11	670.00'	N 18°33'08" W	46.56'	46.57'	3°58'55"
C12	670.00'	N 21°34'12" W	24.01'	24.01'	2°03'12"
C13	1630.00'	N 15°09'24" W	422.14'	423.32'	14°52'49"
C14	50.00'	N 41°11'47" E	75.37'	85.37'	97°49'34"
C15	50.00'	N 49°18'37" W	65.05'	70.83'	81°09'37"
C16	1350.00'	N 15°39'49" W	325.92'	326.72'	13°51'59"
C17	950.00'	N 19°58'39" W	86.82'	86.85'	5°14'17"
C19	950.00'	N 18°57'03" W	52.80'	52.80'	3°11'05"
C20	1150.00'	N 20°18'00" W	92.10'	92.13'	4°35'24"
C21	1150.00'	N 19°19'22" W	52.89'	52.90'	2°38'07"
C22	1150.00'	N 21°37'04" W	39.23'	39.23'	1°57'17"
C23	1150.00'	N 11°13'05" W	453.71'	456.70'	22°45'14"
C24	645.00'	N 19°34'44" W	67.91'	67.94'	6°02'08"
C25	645.00'	N 20°57'51" W	36.75'	36.76'	3°15'55"
C26	1655.00'	N 15°09'24" W	428.61'	429.82'	14°52'49"
C27	1655.00'	N 21°49'25" W	44.65'	44.65'	1°32'45"
C28	1655.00'	N 20°11'44" W	49.40'	49.40'	1°42'37"
C29	1655.00'	N 18°29'08" W	49.40'	49.40'	1°42'37"
C30	1655.00'	N 16°46'31" W	49.40'	49.40'	1°42'37"
C31	1655.00'	N 15°03'54" W	49.40'	49.40'	1°42'37"
C32	1655.00'	N 13°21'17" W	49.40'	49.40'	1°42'37"
C33	1655.00'	N 11°38'40" W	49.40'	49.40'	1°42'37"
C34	1655.00'	N 09°56'03" W	49.40'	49.40'	1°42'37"
C35	1655.00'	N 08°23'52" W	39.36'	39.36'	1°21'45"
C36	75.00'	N 41°11'47" E	113.06'	128.05'	97°49'34"
C37	75.00'	N 03°13'47" E	28.48'	28.66'	11°53'33"
C38	75.00'	N 28°29'29" E	37.09'	37.48'	28°37'51"
C39	75.00'	N 55°11'18" E	32.16'	32.41'	24°45'45"
C40	75.00'	N 78°50'22" E	29.31'	29.50'	22°32'24"
C41	75.00'	N 49°18'37" W	97.58'	106.24'	81°09'37"
C42	75.00'	N 80°54'59" W	23.40'	23.49'	17°56'54"
C43	75.00'	N 57°06'05" W	38.42'	38.85'	29°40'54"
C44	75.00'	N 27°25'11" W	38.42'	38.85'	29°40'54"
C45	75.00'	N 10°39'17" W	5.04'	5.04'	3°50'55"
C46	1325.00'	N 15°21'04" W	305.54'	306.22'	13°14'30"
C47	1325.00'	N 09°43'37" W	46.10'	46.10'	1°59'37"
C48	1325.00'	N 11°54'00" W	54.39'	54.39'	2°21'07"
C49	1325.00'	N 14°15'07" W	54.39'	54.39'	2°21'07"
C50	1325.00'	N 16°36'14" W	54.39'	54.39'	2°21'07"
C51	1325.00'	N 18°57'21" W	54.39'	54.39'	2°21'07"
C52	1325.00'	N 21°03'07" W	42.55'	42.55'	1°50'24"
C53	25.00'	N 66°15'27" W	34.91'	38.65'	88°34'17"
C54	25.00'	N 23°44'24" E	35.79'	39.90'	91°26'01"
C55	1110.00'	S 19°19'28" E	51.12'	51.12'	2°38'20"
C56	1110.00'	S 21°37'10" E	37.80'	37.80'	1°57'04"
C57	1190.00'	N 22°17'10" W	12.84'	12.84'	0°37'06"
C58	1190.00'	N 11°35'38" W	428.94'	431.30'	20°45'58"
C59	1190.00'	N 21°00'21" W	40.34'	40.34'	1°56'32"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C60	1190.00'	N 18°51'29" W	48.87'	48.88'	2°21'12"
C61	1190.00'	N 16°30'17" W	48.87'	48.87'	2°21'11"
C62	1190.00'	N 14°09'06" W	48.87'	48.87'	2°21'11"
C63	1190.00'	N 11°47'55" W	48.86'	48.87'	2°21'10"
C64	1190.00'	N 09°17'08" W	55.53'	55.53'	2°40'25"
C65	1190.00'	N 04°47'19" W	131.20'	131.26'	6°19'12"
C66	1190.00'	N 01°25'11" W	8.67'	8.67'	0°25'03"
C67	25.00'	N 45°33'03" W	34.95'	38.69'	88°40'47"
C68	25.00'	N 06°19'09" W	4.45'	4.46'	10°13'00"
C69	25.00'	N 00°39'32" W	31.62'	34.24'	78°27'47"
C70	25.00'	N 66°07'52" W	34.99'	38.76'	88°49'29"
C71	1605.00'	N 14°43'03" W	391.26'	392.24'	14°00'08"
C72	25.00'	N 41°11'47" E	37.69'	42.68'	97°49'34"
C73	25.00'	N 49°18'37" W	32.53'	35.41'	81°09'37"
C74	1375.00'	N 15°18'00" W	314.64'	315.33'	13°08'22"
C75	25.00'	N 23°47'36" E	35.76'	39.85'	91°19'36"
C76	1375.00'	N 15°30'35" W	49.28'	49.28'	2°03'12"
C77	1375.00'	N 19°37'00" W	49.28'	49.28'	2°03'12"
C78	1375.00'	N 17°33'48" W	49.28'	49.28'	2°03'12"
C79	1375.00'	N 15°30'35" W	49.28'	49.28'	2°03'12"
C80	1375.00'	N 13°27'23" W	49.28'	49.28'	2°03'12"
C81	1375.00'	N 11°24'11" W	49.28'	49.28'	2°03'12"
C82	1375.00'	N 09°33'12" W	39.50'	39.50'	1°38'45"
C83	1605.00'	N 08°53'56" W	66.24'	66.24'	2°21'53"
C84	1605.00'	N 11°02'15" W	53.57'	53.57'	1°54'45"
C85	1605.00'	N 12°56'59" W	53.57'	53.57'	1°54'45"
C86	1605.00'	N 14°51'44" W	53.57'	53.57'	1°54'45"
C87	1605.00'	N 16°46'28" W	53.57'	53.57'	1°54'45"
C88	1605.00'	N 18°41'13" W	53.57'	53.57'	1°54'45"
C89	1605.00'	N 20°40'51" W	58.14'	58.14'	2°04'32"
C90	1490.00'	N 14°59'12" W	402.61'	403.85'	15°31'46"
C91	1490.00'	N 21°41'51" W	54.82'	54.82'	2°06'29"
C92	1490.00'	N 21°11'50" W	80.82'	80.83'	3°06'30"
C93	1490.00'	N 19°37'00" W	53.40'	53.40'	2°03'12"
C94	1490.00'	N 18°41'13" W	49.73'	49.73'	1°54'45"
C95	1490.00'	N 17°33'48" W	53.40'	53.40'	2°03'12"
C96	1490.00'	N 16°46'28" W	49.73'	49.73'	1°54'45"
C97	1590.84'	N 15°30'35" W	53.40'	53.40'	1°55'24"
C98	1490.00'	N 14°51'44" W	49.73'	49.73'	1°54'45"
C99	1490.00'	N 13°27'23" W	53.40'	53.40'	2°03'12"
C100	1490.00'	N 12°56'59" W	49.73'	49.73'	1°54'45"
C101	1490.00'	N 11°24'11" W	53.40'	53.40'	2°03'12"
C102	1490.00'	N 11°02'15" W	49.73'	49.73'	1°54'45"
C103	1490.00'	N 08°47'57" W	82.01'	82.02'	3°09'15"
C104	1490.00'	N 08°39'06" W	74.34'	74.35'	2°51'33"
C105	1190.00'	S 20°18'00" E	95.31'	95.33'	4°35'24"
C106	1110.00'	S 11°58'56" E	408.87'	411.21'	21°13'34"
C107	25.00'	S 44°22'13" W	35.81'	39.92'	91°28'43"
C108	1190.00'	S 18°44'09" E	30.35'	30.35'	1°27'41"
C109	1190.00'	S 19°43'21" E	10.64'	10.64'	0°30'44"
C110	1190.00'	S 21°17'13" E	54.34'	54.34'	2°36'59"
C111	1200.00'	S 20°13'19" E	99.38'	99.41'	4°44'48"
C112	1200.00'	S 18°34'19" E	30.30'	30.30'	1°26'48"
C113	1200.00'	S 19°32'57" E	10.63'	10.63'	0°30'27"
C114	1200.00'	S 21°11'56" E	58.48'	58.48'	2°47'32"

LINE TABLE		
LINE#	DIRECTION	LENGTH
L4	N 72°38'29" E	50.00'
L5	N 73°26'20" E	50.00'
L6	N 00°02'33" W	35.00'

TRACT TABULATION:

TRACT A - PRIVATE CDD RIGHT-OF-WAY
TRACT B - DRAINAGE AREA (PRIVATE), DRAINAGE EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC)
TRACT C - COMMON AREA (PRIVATE), LANDSCAPE EASEMENT (PRIVATE), AND UTILITY EASEMENT (PUBLIC)
TRACT D - LANDSCAPE AREA (PRIVATE) AND LANDSCAPE/WALL EASEMENT (PRIVATE)

LEGEND:

● = FOUND PRM 1/2" CAPPED IRON ROD LB#7013
○ = SET (PRM) PERMANENT REFERENCE MONUMENT
1/2" IRON ROD WITH PRM BLUE CAP LB#7013
■ = FOUND 4" x 4" CONCRETE MONUMENT LB#7013
■ = (PCP) PERMANENT CONTROL POINT LB#7013
(R) = RADIAL LINE
(NR) = NON-RADIAL LINE
LB = LICENSED BUSINESS
C.C.R. = CERTIFIED CORNER RECORD
(CDD) = COMMUNITY DEVELOPMENT DISTRICT
O.R.B. = OFFICIAL RECORDS BOOK
(PCP) = PERMANENT CONTROL POINT
PG. = PAGE
P.B. = PLAT BOOK
(O/A) = OVERALL

NOTE:
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(6) OF THE FLORIDA STATUTES

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BUSINESS ITEMS/PLANNING DIRECTOR'S REPORT 4.2

City of Zephyrhills Economic Development & Disaster Resiliency Plan

Issue:

Draft Economic Development & Disaster Resiliency Plan

Background:

Challenges imposed by the COVID-19 pandemic further highlighted the importance and need of a diverse and resiliency economy in Zephyrhills. The City was awarded a \$35,000 grant from the Florida Department of Economic Opportunity (DEO), through its Competitive Florida Partnership Program to develop an economic and disaster resiliency plan tailored to the needs of the city. The purpose of the plan is to facilitate the identification and prioritization of assets in the community and set goals for increased economic development activity.

The city's consultant's at Kimley-Horn facilitated 3 community meetings to gather public input and identify our community's assets. Agency experts from the Department of State, DEO and FDOT attended (both virtually and in person) the last meeting held on April 5th where staff and Kimley-Horn gave a presentation on the community assets identified in the two previous meetings, answered questions and heard comments/recommendations from the public and agency experts in attendance. The meeting was followed by a tour of the community, including stops at the SVB Tennis Center, SkyDive City/Airport, and downtown 5th Avenue.

Following the community meetings, utilizing data and information collected during the meetings, and after meeting with staff, Kimley-Horn drafted the Draft Economic Development and Resiliency Plan for your consideration. This plan outlines the community meetings and survey, economic development strategies as well as goals for disaster preparedness and resiliency. The intent of this plan is to provide city staff and officials with a concise vision for the future and identify opportunities to strengthen our resiliency.

Attachment(s):

1. CITY OF ZEPHYRHILLS_20220420_FINAL DRAFT

Fiscal Impact:

\$35,000 Grant awarded by the Florida Department of Economic Opportunity through its Competitive Florida Partnership Program.

Staff Recommendation:

Staff recommends preparing the final document for adoption.



DRAFT

CITY OF ZEPHYRHILLS

ECONOMIC DEVELOPMENT AND RESILIENCY PLAN

Prepared for:

The City of Zephyrhills

Prepared by:

Kimley-Horn and Associates, Inc.

048797122

April 2022

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Kimley»Horn

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ACKNOWLEDGEMENTS

The City of Zephyrhills extends their gratitude to the Florida Department of Economic Opportunity for providing the necessary funding and support that made this planning exercise feasible.

We sincerely appreciate the Director of Planning Todd Vande Berg, Community Planner and Historic Preservation Specialist Audrey McGuire and the City Council for allowing Kimley-Horn to facilitate this process and prepare this report to be submitted to the Florida Department of Economic Opportunity on behalf of the great citizens of Zephyrhills, Florida.

Honorable Gene Whitfield, Mayor

Jodi Wilkeson, President

Lance Smith, Vice President

Kenneth Burgess, Councilman

W. Alan Knight, Councilman

Charles E. Proctor, Councilman

Special thanks to the following

Todd Vande Berg, Director of Planning

Audrey McGuire, Community Planner and Historic Preservation Specialist

This project would not have been possible without the assistance of the following State agency experts who participated in the community's **Asset Mapping Exercise**:

Joshua Askey, Department of Economic Opportunity

Sean Lewis, Department of Economic Opportunity

Alayna Gould, Department of State

Ruben Acosta, Department of State

Daniel Santos, AICP, Florida Department of Transportation

The City of Zephyrhills community is applauded for their dedication and participation throughout the community meetings. Citizens and stakeholders provided honest feedback and operated as a united community to help create this **Economic Development and Disaster Resiliency Plan**. This Plan is unique to Zephyrhills and focuses on the bright future it has ahead. The following stakeholders participated in the process:

Erica Freeman

Tammy Vrana

Beth Aker

Barbara Conklin

Randy Stovall

Christopher Johnson

Kim Barker

Kevin Kelley

Ed Goolsby

Mike Camunas

Rosie Paulsen

Deborah Murray

Katie Duncan

Vicki Glissin

Dennis Murray

Tony Kerns

Shane Baker

Keith Weiss

Melonie Monson

Vicki Wiggins

Daniel Armstrong

Gail Hamilton

(Please accept our apologies for any misspelling or omission of names of community participants.)

DRAFT

COMPETITIVE FLORIDA PARTNERSHIP PROGRAM

The Competitive Florida Partnership Grant Program began in 2013 (163.3168, Florida Statutes) to assist communities in utilizing their unique assets to their maximum potential for economic growth. The intent of the program is to develop strategies to improve economic vitality and promote partnerships between city residents, staff, and stakeholders while also developing relationships with State and Federal agencies throughout this process. The Competitive Florida Partnership Program gives communities the opportunity to come together and brainstorm ideas of how to reach their highest economic potential, working towards a resilient community.

EXECUTIVE SUMMARY

The City of Zephyrhills is a blossoming community nestled between Tampa and Dade City, expanding 9.6 square miles in East Pasco County, Florida. Known as the “City of Pure Water,” Zephyrhills is home to the Nestle bottling company which is a prosperous industry within the City.

The City secured a grant from the Florida Department of Economic Opportunity (DEO) through the Competitive Florida Partnership (CFP) Program to create an **Economic Development and Resiliency Plan** (the “Plan”) unique to the City of Zephyrhills. The City retained Kimley-Horn to facilitate the CFP process. This process included a Community Inventory, community meetings with Zephyrhills’ residents, City staff, DEO staff, and representatives from Florida Department of Transportation and Florida Department of State Historical Resources. After two (2) community meetings, Kimley-Horn created a survey specific to the conversations had during those meetings. The survey’s purpose was to capture various demographics of the community residents to better understand and identify ways to meet the community’s needs.

This Plan consists of an Executive Summary and a “Dashboard” of Zephyrhills’ statistics/information (i.e., current conditions, background, demographics, etc.). Following is **Chapters 1-8**. **Chapter 1** gives an overview of the Community Meetings held through the Competitive Florida Partnership Program process. **Chapter 2** provides the results of the Community-Wide survey conducted by Kimley-Horn to gain targeted community information. **Chapter 3** gives the City Tools and Actionable projects to be implemented within short-, mid-, and long-term time frames using the 15 Ways to Make Florida Communities More Competitive as the framework. **Chapter 4** identifies Regional Partnerships that the City should begin or continue building, **Chapter 5** starts the Resiliency component of the Plan and tying into the Resiliency component is **Chapter 6** identifying Zephyrhills’ Social Vulnerabilities. Lastly, **Chapter 7** gives guidance on how to make sure the Plan implementation stays active, and **Chapter 8** is the Plan’s Conclusion.

ZEPHYRHILLS’ DASHBOARD

CURRENT CONDITIONS

The City’s most recent efforts have been the development of a five-year strategic action plan, Comprehensive Plan audits and currently a full update of the Comprehensive Plan, the creation of the Sustainable Zephyrhills plan, a Downtown Zephyrhills Residential and Office Market Position plan, a Preliminary Industrial Corridor Master Plan, and many more. The City has an active Main Street program, CRA, Chamber of Commerce, and Historic Preservation Board.

BACKGROUND

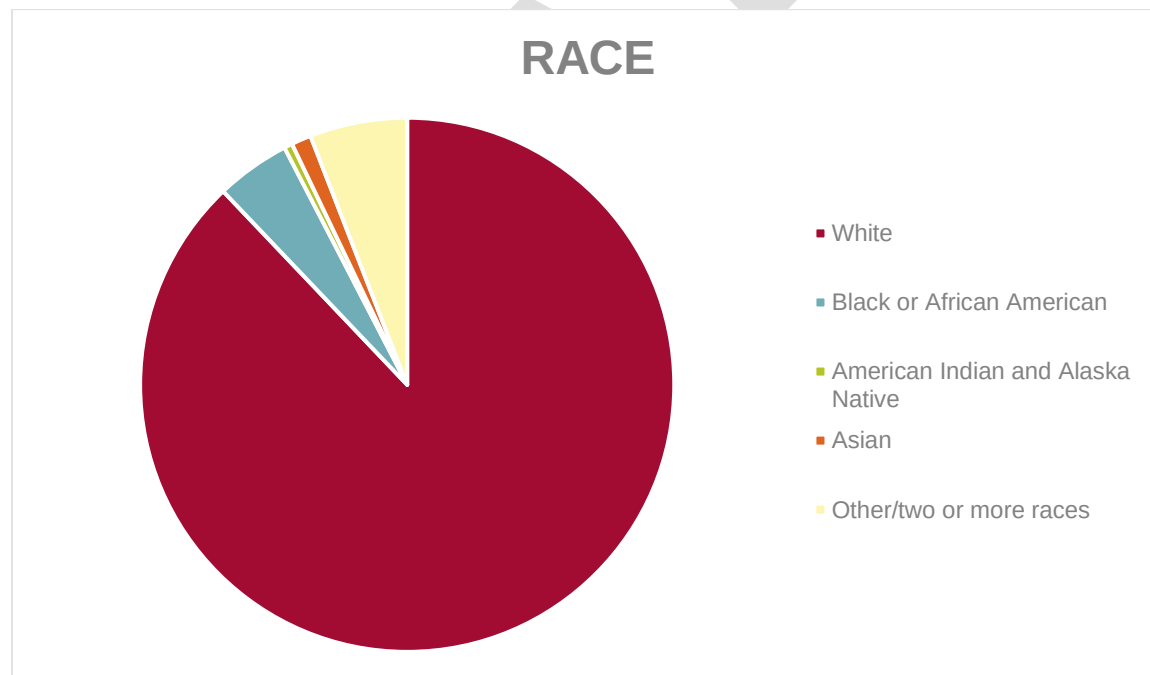
With a population of 18,055, Zephyrhills is now the largest city in Pasco County according to the 2020 US Census. Just south of Pasco County is Hillsborough County with Hernando County to the north.

The main roadway running north and south through the City is U.S. Route 301 (Fort King Highway/Gall Boulevard). State Road 39 (Paul S. Buchman Highway/Gall Boulevard) traverses northwest and southeast from Plant City to US 301 in Zephyrhills. The main roadways running east & west are SR 54 & CR 54.

Zephyrhills, formerly “Abbott” was first settled in 1882 that consisted of booming lumber and turpentine industries. Once the Seaboard Coastline Railroad established their depot, the town changed to “Abbott Station”. The City’s name was changed officially in 1910 due to Howard Jeffries’, a retired Union Army Captain, establishment of a retirement community for other veterans named Zephyrhills Colony Company. Today’s most successful industries in Zephyrhills are health care and retail.

The City’s small town, hometown feel is what Zephyrhills’ residents desire to preserve while providing economic prosperity. The City’s historic properties and thriving Main Street offer a unique experience to the City’s residents and visitors alike.

DEMOGRAPHICS



Source: American Community Survey 2015-2019 Estimates

Figure 1: Demographics

EMPLOYMENT INDUSTRY/MARKET

	2015-2019 ACS Estimate	Percent
CIVILIAN EMPLOYED POPULATION 16+ BY INDUSTRY		
Total	5,437	100%
Agriculture, forestry, fishing and hunting	57	1.0%
Mining, quarrying, and oil and gas extraction	1	0.0%
Construction	569	10.5%
Manufacturing	356	6.5%
Wholesale trade	93	1.7%
Retail trade	827	15.2%
Transportation and warehousing	317	5.8%
Utilities	37	0.7%
Information	71	1.3%
Finance and insurance	228	4.2%
Real estate and rental and leasing	116	2.1%
Professional, scientific, and technical services	200	3.7%
Management of companies and enterprises	5	0.1%
Administrative and support and waste management services	228	4.2%
Educational services	300	5.5%
Health care and social assistance	894	16.4%
Arts, entertainment, and recreation	166	3.1%
Accommodation and food services	440	8.1%
Other services, except public administration	396	7.3%
Public administration	135	2.5%

Source: American Community Survey 2015-2019 Estimates

Figure 2: Employment Industry/Market

HOUSING

According to the 2015-2019 American Community Survey (ACS) of the U.S. Census, the City of Zephyrhills consists of mostly detached single-family homes (38.9% of population) and mobile homes (39.8%). Approximately only 37.8% of the home owning population have a mortgage, contract to purchase, etc. and 62.2% have no mortgage payment. The average value of a home with a mortgage is \$142,167.

The City's median gross rent payment is \$848 per month with 94.2% of those renters paying extra for one or more utilities (ACS 2015-2019 estimate).

COMMUNITY ORGANIZATION ENGAGEMENT

The City of Zephyrhills has many active community organizations that are enthusiastic about providing Zephyrhills residents, existing and potential business owners, and visitors with the best possible experience, resources, events, and opportunities when in Zephyrhills.

The Greater Zephyrhills Chamber of Commerce

The City of Zephyrhills' Chamber of Commerce serves as the City's business and visitors center providing quality programs and services to local businesses, residents, visitors, and the Zephyrhills' community.

Main Street Zephyrhills, Inc.

The Main Street Approach™ is to offer community-based revitalization enterprises for a downtown transformation strategy. The transformation strategy is a route to renew and strengthen the downtown through four (4) points: 1) Economic Vitality, 2) Design, 3) Organization, and 4) Promotion.

Zephyrhills Community Redevelopment Agency

The Community Redevelopment Agency is a special district that is dependent upon any future increases in property values that are set aside in a Trust Fund to support redevelopment and economic development projects within the City's designated Community Redevelopment Area (CRA). The City's CRA is the same boundary as the City's Historic District.

Pasco County Economic Development Council

The Pasco County Economic Development Council is a strong partner to the City of Zephyrhills. This organization provides services focused on promoting economic vitality and providing resources to businesses including funding, coordinating job and workforce training programs, stands as a liaison with various State and Federal Agencies, and provides information on manufacturing trends, available commercial and industrial buildings/sites in the County, and more.

MISSION STATEMENT

This Mission Statement was created using the Community's comments and ideas collected throughout the Competitive Florida Partnership Program process. Specifically, during Community Meeting #1, attendees were asked to, in their own words, describe Zephyrhills "today" and in the "future". These conversations and comments provided Kimley-Horn with enough background to create a Mission Statement exclusive to Zephyrhills.

The City of Zephyrhills is a fully engaged community striving to maintain its small-town atmosphere, diverse businesses, and unique history, while preparing for economic growth and change in local demographics. Zephyrhills' mission is to advance quality of life by improving the City's traffic flow, walkability, open spaces, and employment opportunities.

Implementing an effective economic development strategy positions Zephyrhills to be a robust and resilient community.

CHAPTER 1: COMMUNITY MEETINGS

COMMUNITY MEETING #1: ECONOMIC DEVELOPMENT COMPONENT

OVERVIEW

Community Meeting #1 was held December 1, 2021 in the City Council Chambers. The intent of this meeting was to introduce the public to the CFP Program, its benefits, and anticipated outcomes.

After the introduction of the program, Kimley-Horn discussed the economic portion of the Plan by explaining the asset-based economic development approach and the Asset Inventory. ***The goal is to leverage the City of Zephyrhills' existing assets and economic advantages into sustainable economic growth and prosperity for the community.*** Kimley-Horn provided an overview of current community statistics and recent community planning efforts that have been completed or are on-going.

Next, Kimley-Horn began the Asset Inventory process. This was an interactive activity with the public collecting feedback as to what they feel are assets to them and their community and also what potentially could be an asset. Out of the exercise, the list of assets within Zephyrhills was created. The public identified over 80 assets within Zephyrhills that ranged from “great” to “needs improvement.”

Kimley-Horn then asked the public for feedback on what they view Zephyrhills as “today” and what they would like to see for Zephyrhills in the “future”. The feedback from the public was collected and compiled identifying which responses were stated most. Below in Figures 3 and 4 are word clouds representing the responses. The larger the text means that word was specified the most in the responses.



Figure 3: Describe Zephyrhills Today

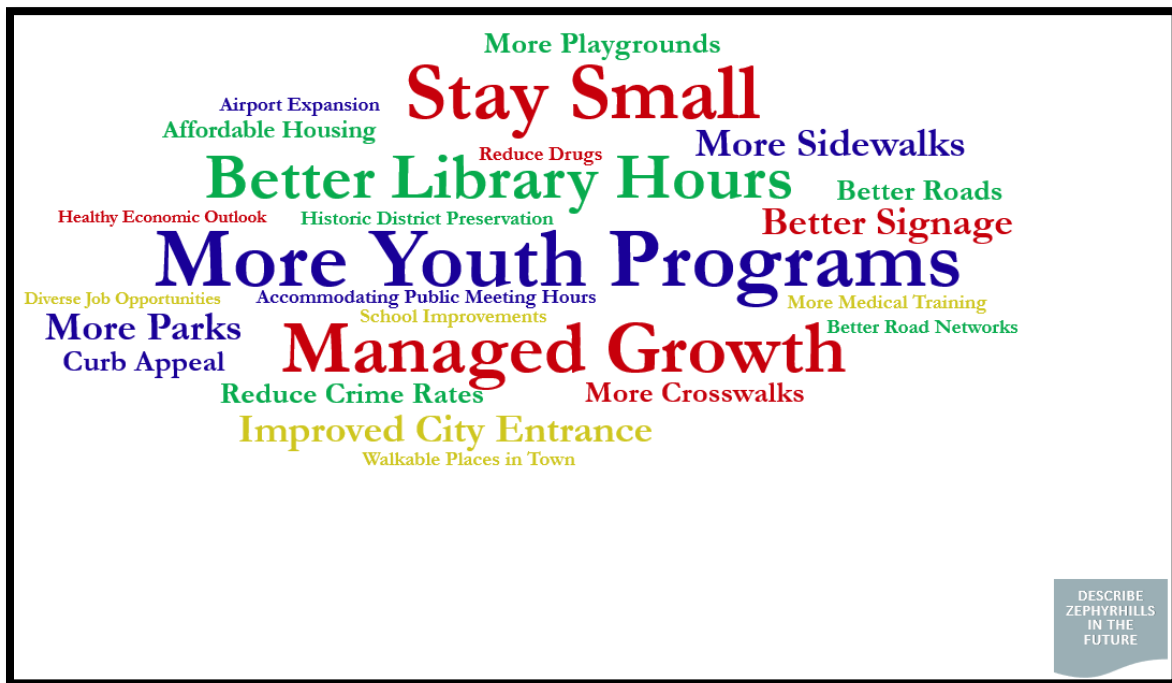


Figure 4: Describe Zephyrhills in the Future

Kimley-Horn asked the attendees their feedback and comments regarding the meeting, assets listed, and overall thoughts of the program. Some of the attendee's comments and questions stated below:

- We need programs and activities for youth and longer library hours
- The traffic needs to be drastically improved and there should be more trails and sidewalks throughout the City
- Better access to medical care
- Need public art programs
- Need jobs that pay living wages and affordable housing
- We need to have managed growth
- How long will this program last?
- Will we be able to read the report?

Kimley-Horn closed the meeting with a review of the project schedule and a brief synopsis of what was to come in Community Meeting #2.

COMMUNITY MEETING #2: RESILIENCY PLAN COMPONENT

OVERVIEW

Community Meeting #2 was held on January 27, 2022 in the City Council Chambers. The focus of Community Meeting #2 was to discuss the Resiliency Component of the Economic Development and Resiliency Plan.

The meeting started with a review of the CFP Program and of Community Meeting #1. Kimley-Horn then presented the draft Asset Inventory, which was created by the public's input during Community Meeting #1. The draft Asset Inventory consisted of assets listed by the public to better understand all the assets Zephyrhills has to offer and to determine the assets to focus on during the Asset Mapping Exercise. Attendees also reviewed the Economic Development Mission Statement, prepared by Kimley-Horn, based on the feedback questions describing Zephyrhills today and Zephyrhills in the future, from Community Meeting #1.

Kimley-Horn asked the attendees their feedback and comments regarding the Mission Statement. Some of the attendee's comments and questions regarding the draft Mission Statement are stated below:

- Explain Interconnectivity. The interconnectivity is the connected routes, sidewalks, and roadways within the City.
- Zephyrhills should aim to be economically robust to handle any disaster.

Kimley-Horn presented the Resiliency component of the CFP Program. The Resiliency component defined disaster related terminology and goals to create a specific disaster preparedness and resiliency component.

Kimley-Horn closed the meeting with a review of the project schedule and a brief synopsis of what was to come in Community Meeting #3 – the Community Inventory Process (Asset Mapping Exercise).

COMMUNITY MEETING #3: ASSET INVENTORY & MAPPING

ASSET INVENTORY PROCESS

As part of the CFP Program, the City needed to create an Asset Inventory, identifying resources within the community that residents saw as economic drivers. As previously mentioned, during Community Meeting #1 City attendees, staff, and Kimley-Horn worked together to complete this exercise and the outcome was over 80 assets identified. The Asset Inventory list that was developed during this process is not an all-inclusive list of every business, school, organization within the City. It is a document developed through an engagement exercise identifying what the residents viewed as an already positive asset or an asset that can be enhanced to be an economic builder.

COMMUNITY INVENTORY PROCESS (ASSET MAPPING EXERCISE)

On April 5, 2022, City Staff, citizens, and State agency experts and Kimley-Horn met in the Council Chambers at City Hall to discuss and tour specific assets the City and citizens wanted to highlight to the State agency experts. The Asset Mapping Exercise began at 1:00 p.m. and after a welcome from City Manager, William (Billy) Poe Jr., Kimley-Horn presented an outline of how the exercise would work and an overview of the two (2) previous meetings. Josh Askey, CFP Program Manager, gave the public a brief description of the program and explained that this process is used for building relationships with the State agencies for future projects that will bring economic development and more attention to the City of Zephyrhills. Kimley-Horn explained how the Asset Inventory was created from the public and staff's suggestions.



Figure 5: Community Meeting # 3

Approximately 30 people attended the Asset Mapping Exercise. The exercise allowed City Staff, attendees, and State agency experts to build relationships and partnerships based on the needs and assets in Zephyrhills.

Present at the meeting were the following State Employees:

- **Department of Economic Opportunity (DEO)**
 - Joshua Askey and Sean Lewis
- **Florida Department of State (DOS)**
 - Alayna Gould and Ruben Acosta
- **Florida Department of Transportation (FDOT)**
 - Daniel Santos, AICP

The Asset Mapping Exercise consisted of a presentation of highlighted assets, chosen by City staff and residents, and a driving tour. The assets were presented by City Staff. Both the State agency experts as well as citizens provided feedback regarding each asset. The feedback included pros and cons and actionable items that could make an asset shine again, and possible grants to assist with each asset.

Following the Asset Mapping Exercise presentation, approximately 10 people attended the driving tour to the assets listed in the Asset Mapping Exercise. The attendees included State agency experts, citizens, and Kimley-Horn employees.

MAIN STREET ZEPHYRHILLS

The Asset Mapping Exercise presentation started with Main Street of Zephyrhills. The Main Street of Zephyrhills Asset was presented by Gail Hamilton, Director of the CRA. Main Street of Zephyrhills puts on

at least five (5) events each year. The events include Founders to Futures parade, Festival of Lights parade, Veterans Day parade, Music and Motorcycles, and Summerfest & Fireworks. Main Street of Zephyrhills also hosts a monthly market for all residents.

Comments from the public and State agency experts regarding Main Street of Zephyrhills include:

- Main Street of Zephyrhills has several committees open for volunteers.
- The Main Street geographic district needs to be expanded; Main Street and the Historic District of Zephyrhills share the same boundary.
- The goal is to extend the identity of Main Street down to the retail areas of Gall Boulevard.
- Need sidewalks along the retail area of Gall Boulevard.
- Main Street and the CRA are working to incorporate side streets for more businesses to be part of Main Street.

HISTORIC PRESERVATION OF ZEPHYRHILLS

Audrey McGuire, Community Planner and Historic Preservation Specialist, presented on Historic Preservation for the City of Zephyrhills. The Zephyrhills' Historic District started in 2001 and has approximately 126 historic structures.

Comments from the public and State agency experts regarding Historic Preservation of Zephyrhills include:

- Provide future survey to encapsulate properties in the future.
- The City of Zephyrhills is part of the Historic Preservation Program.
- Need an inventory of properties 50 years and older. (Zephyrhills does have an inventory available upon request)
- Need a better process to determine which historic properties are most endangered and need to be saved.
- Need a meeting with the Historic Preservation program and the public to explain the current level of the City's historic properties and what actions are in place to help endangered properties. The meeting can be once every 2 years.
- There is a need for money to help restore historic properties.



Figure 6: Historic Jeffries House

INDUSTRIAL CORRIDOR OF ZEPHYRHILLS

Todd Vande Berg, Director of Planning, presented on the Industrial Corridor of Zephyrhills. The Industrial Corridor is an area of Zephyrhills dedicated to industrial lands and existing/planned transportation infrastructure. The Industrial Corridor plan area is bounded by Melrose Avenue to the north, the CSX railroad and US 301 to the west, Pattie Road to the south, and Berry Road and the Upper Hillsborough Wildlife Management Area to the east.

Comments from the public and State agency experts regarding the Industrial Corridor include:

- Maintain proper balance of industry factory, residents, and the Zephyrhills municipal airport.
- Could bring new jobs for people to live and work in Zephyrhills.
- Need to improve transportation routes because companies desire good access to the interstate system.
- Zephyrhills has environmental land to the east of the Industrial Corridor. Need proper companies that will be good to the environmental land, possibly ecotourism companies.
- Update interactive map of businesses in the Industrial Corridor on the Zephyrhills' website.
- Preserve industrial lands along the corridor from development of residential housing.

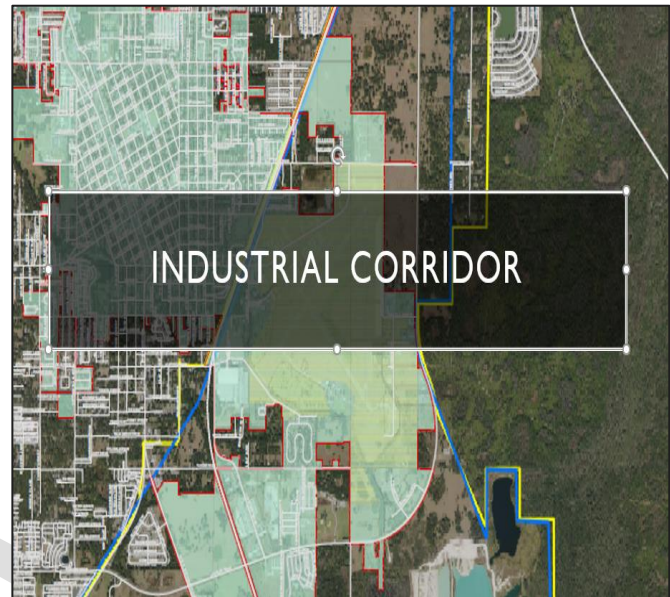


Figure 7: Industrial Corridor

ZEPHYRHILLS MUNICIPAL AIRPORT

Billy Poe, City Manager, presented on the Zephyrhills Municipal Airport. The Zephyrhills Municipal Airport is a general aviation airport, catering to local pilots. As of April 2022, Zephyrhills is in the process of constructing a runway extension to accommodate a 22-passenger jet.

Comments from the public and State agency experts regarding Main Street of Zephyrhills include:

- All projects done to the airport will enhance the airport and tourism in Zephyrhills, but it will not come overnight. Need to advertise the airport extension.
- For future extensions of the airport, portions of 6th Avenue will need to be relocated. This relocation does not include any residential development.
- Need to strengthen asphalt of the runways in the next couple of years.
- Need economic impact analysis of the airport expansion.
- Because neighboring cities also have municipal airports, it is important to offer something unique to passengers and pilots flying into Zephyrhills. Need to have a competitive advantage.

SARAH VANDE BERG TENNIS CENTER

Todd Vande Berg, Director of Planning, presented on the Sarah Vande Berg Tennis Center (SVB Tennis Center). The SVB Tennis Center is a world class tennis center created through a private/public partnership between the City of Zephyrhills and Tennis Pro, LLC. The SVB Tennis Center brings in hundreds of people to the City of Zephyrhills through tournaments. The SVB Tennis Foundation provides local after school and summer programs.

Comments from the public and State agency experts regarding the SVB Tennis Center include:

- City is responsible for the parking lot, HVAC, and roof. All other expenses are paid by Tennis Pro, LLC.
- SVB Housing, LLC (private corporation) in partnership with Tennis Pro, LLC (operator) is constructing dorms for 90 tennis students from all over the country and world.
- Partner with North Tampa Christian for schooling for dorm students. It is disappointing that the school provided to the dorm students will not be in Zephyrhills.
- There are membership fees to attend the SVB Tennis Center however scholarships and discounted rates are possible for Zephyrhills' residents, especially elementary and middle school students.
- SVB Tennis Center has meeting spaces available.
- City to provide financial impact analysis to the public of the SVB Tennis Center. (Financial impact analyses are provided to DEO and are available to the public upon request.)

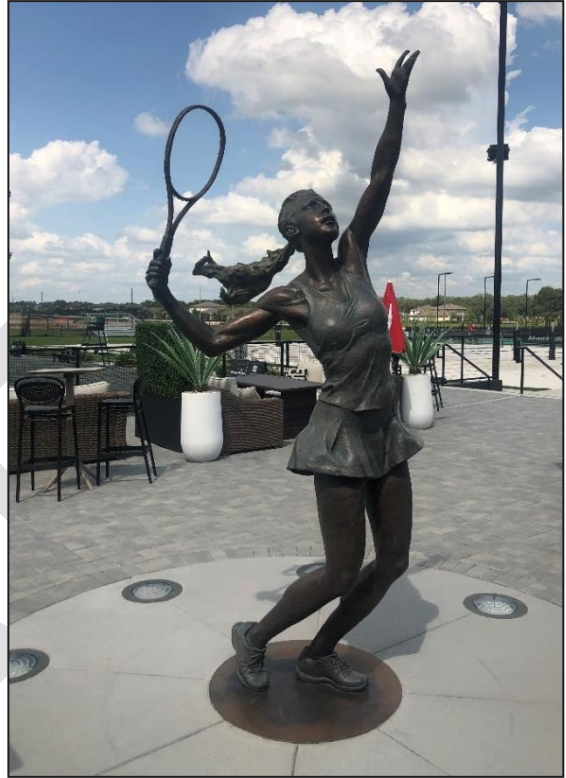


Figure 8: Sarah Vande Berg Tennis Center

CONCLUSION

The Asset Mapping Exercise lasted approximately three (3) hours. During the first two (2) hours, assets were presented, and participants provided feedback and comments. The last hour consisted of a driving tour viewing the assets discussed in the presentation. The following conclusions were made by the participants:



Figure 9: Asset Mapping Exercise

- Zephyrhills needs better transportation accommodations for residents and the industrial corridor.
- Need to expand the Main Street boundary to include more businesses, especially businesses located on side streets.
- More activities and spaces for youth.
- Need sidewalks especially along Gall Boulevard near the retail area.
- Have a great Historic Preservation program. The public would like to be involved in how resources are allocated for endangered historic structures.
- The SVB Tennis Center is a great asset to Zephyrhills.
- Need more land to expand and market the Zephyrhills Municipal Airport for bigger passenger jets.

CHAPTER 2: COMMUNITY SURVEY

COMMUNITY SURVEY RESPONSES

Kimley-Horn conducted a community-wide survey for the City of Zephyrhills to better understand the current demographics of the community and identify what the residents would like to see within their community and how the City can begin fulfilling the community's needs. The responses to the questions are explained below.

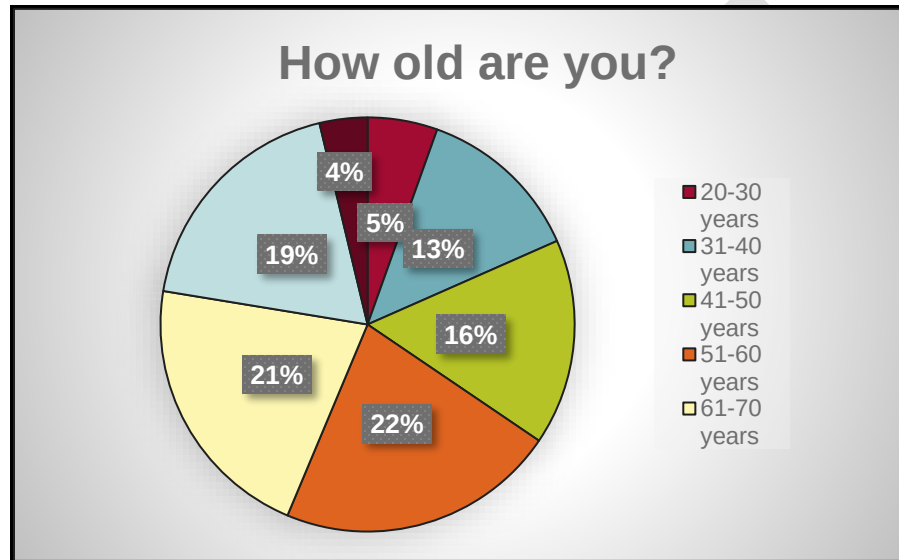


Figure 10: How Old Are You?

Kimley-Horn received approximately 360 responses to the survey. Most of the people that responded to the survey were between 51 and 60 years old.

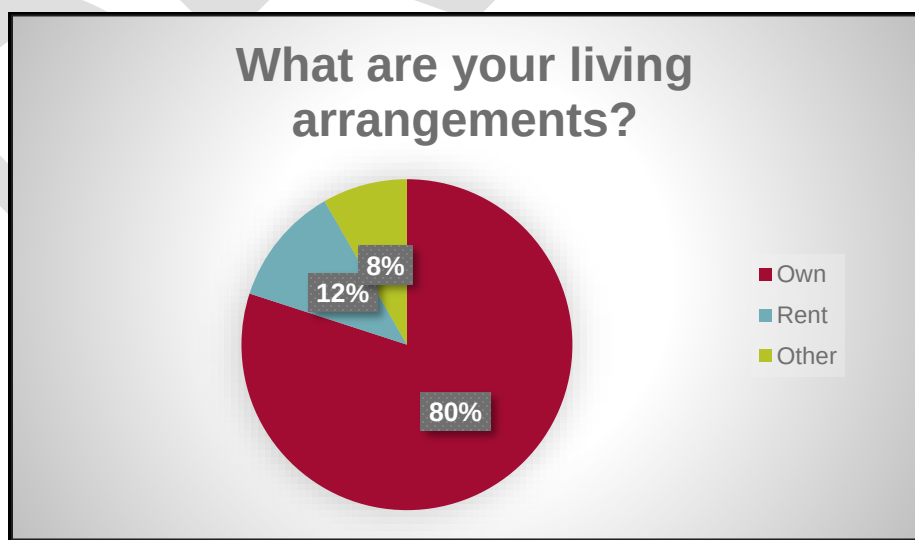


Figure 11: What Are Your Living Arrangements?

The majority of people who responded to the survey own their homes. A portion of the people who rent are living with other family members or multiple generations of family members. The people who responded in the “other” category range from living in their vehicle, snowbirds, living with family members, and living in the Department of Housing and Urban Development (HUD) apartments.

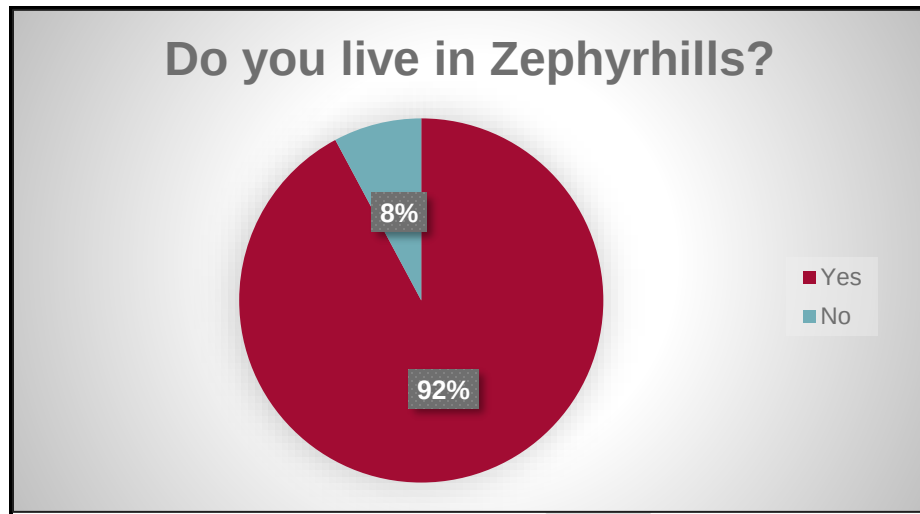


Figure 12: Do You Live in Zephyrhills?

Out of the 360 people who responded to the question of living in Zephyrhills, approximately 8% checked “no”. People who checked “no” stated they live in Dade City, Wesley Chapel, Tampa, and some stated they were snowbirds and are not permanent residents of Zephyrhills.

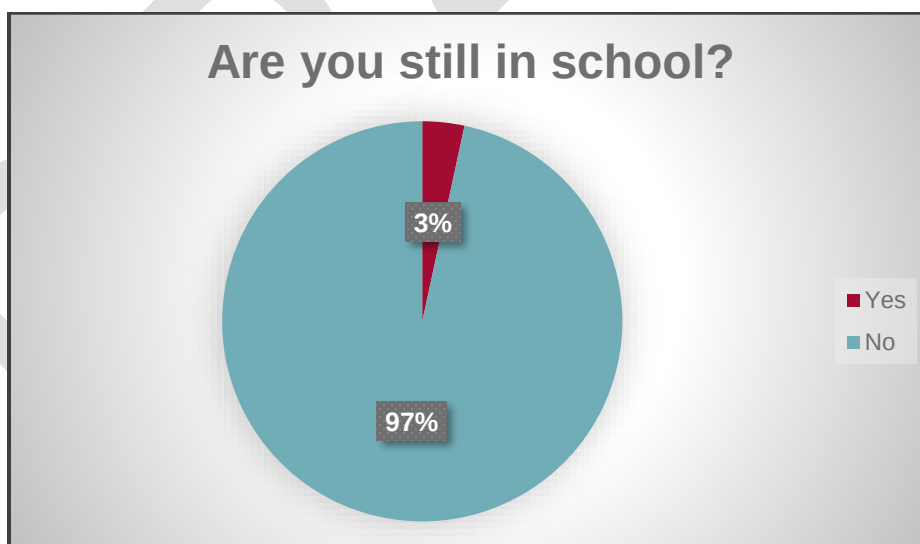


Figure 13: Are You Still in School?

Approximately 3% of the 360 people who responded to the community wide survey are still in school. The people still attending school are attending college level classes. The closest colleges and universities are outside of the City of Zephyrhills.

A look at the total population data from ACS 2015-2019 estimates, 3+ years old by school enrollment, 82.3% of Zephyrhills residents are not currently enrolled in school.

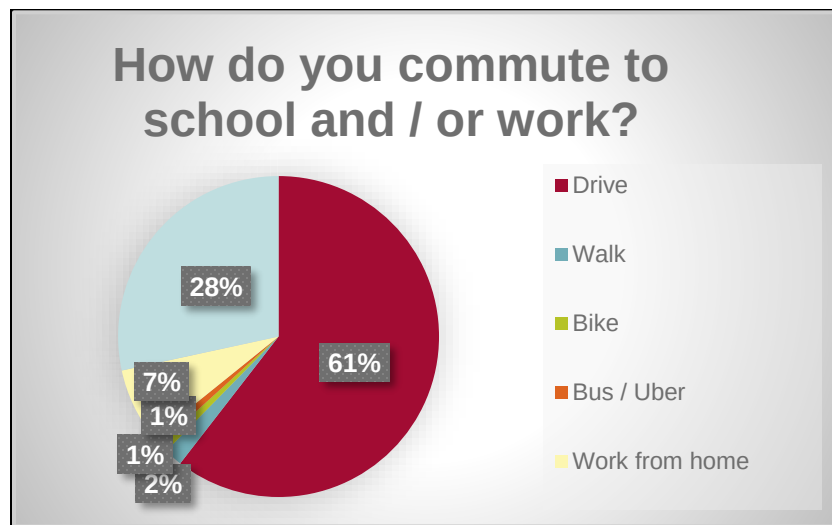


Figure 14: How Do You Commute to School/Work?

Most commuters drive to work and / or school. Approximately 28% of the residents who took the survey are retired, stay at home, or unemployed. A small percentage of people walk, bike, and ride a bus or Uber. Approximately 7% of people are working from home.

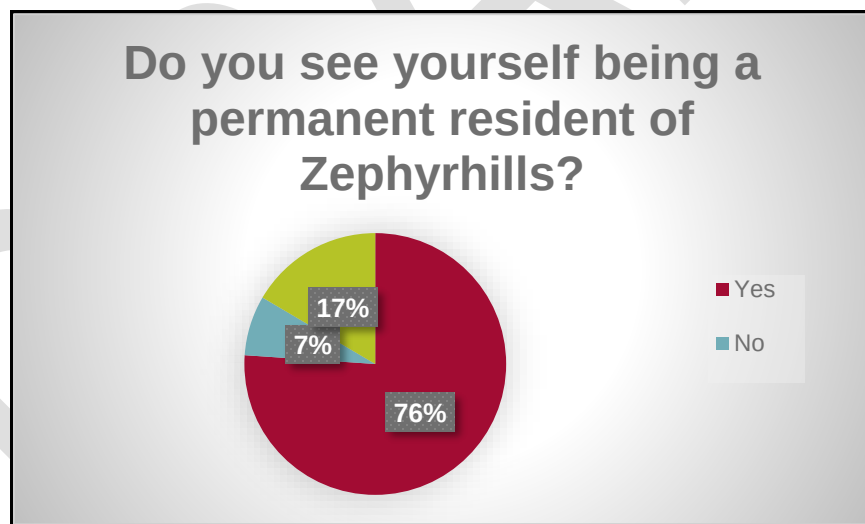


Figure 15: Do You See Yourself Being Permanent Resident of Zephyrhills?

Of the 360 people who responded to the question of being a permanent resident of Zephyrhills, the majority said they would / are a permanent resident. A small percentage of people stated they do not see themselves as permanent residents and approximately 17% stated they were unsure about becoming a permanent resident.



Figure 16: Why Would You Leave Zephyrhills?

The most common answers as to why people would leave Zephyrhills is due to the traffic congestion and lack of road infrastructure. Most people commute to work daily and due to the lack of expansion of the roadways and limited routes to the interstate, congestion and traffic is inevitable. Zephyrhills continues to expand and have many people move into new developments causing overcrowding. The next common reason for people to leave Zephyrhills would be due to a career change, relocation, or career growth. Many people would leave for a better or higher paying job in surrounding cities or other states. People have concerns about the rising crime rates (see statistics below), rising homeless population, and the lack of youth activities. Most people mentioned they would like to make sure their kids are safe to play in the local neighborhoods and want more youth activities.

CRIME RATE STATISTICS

According to ESRI forecasts for 2021 and 2026 the City of Zephyrhills has a Total Crime Index of 118. Crime Index is an indication of the relative risk of a crime occurring and measured against the national level's overall risk. Values over 100 indicates the City is at an above average risk of occurring compared to the United States. Out of the seven (7) major crime types that are assessed, larceny, property crime, and burglary are the three (3) highest indexes in Zephyrhills.



Figure 17: Are You Involved in Zephyrhills Community Organizations?

While most people who responded to the survey are not involved in community organizations, the people who are active in organizations include a variety of organizations. These organizations include the Chamber of Commerce, Main Street, religious organizations, Eagles and Moose lodges, Historic Preservation board, Zephyrhills Railroad Museum, Zephyrhills Shuffleboard Club, Rotary Club, Pilot Club, Women's Club, and Main Street.

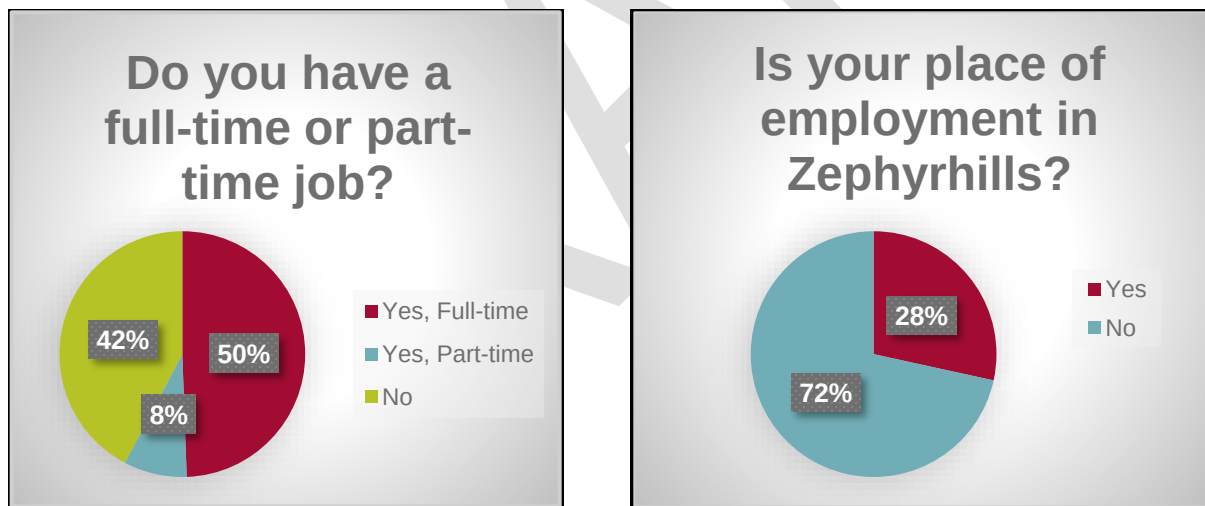


Figure 18: Do You Have Full/Part-Time Job, In Zephyrhills?

Approximately 42% of people who responded to the survey do not hold jobs due to retirement. More than half of the respondents do hold a job and work within Zephyrhills or work from home. The 28% of people who work outside of Zephyrhills work in New Tampa, Tampa, Lutz, MacDill, Brandon, Wesley Chapel, Temple Terrace, Plant City, Dade City, Lakeland, St Petersburg, Valrico, and Brooksville.



Figure 19: What Employment Opportunities Would Make You Want to Work in Zephyrhills?

The survey question “What employment opportunities would make you want to work in Zephyrhills?” resulted in many answers. The most common response was having college-level jobs for the community of Zephyrhills. Comments also included having living-wage jobs in the healthcare, customer service, and public relations jobs. People also mentioned they would like to see industrial warehouse jobs and aviation jobs which corresponds to the existing Zephyrhills Industrial Corridor Master Plan.

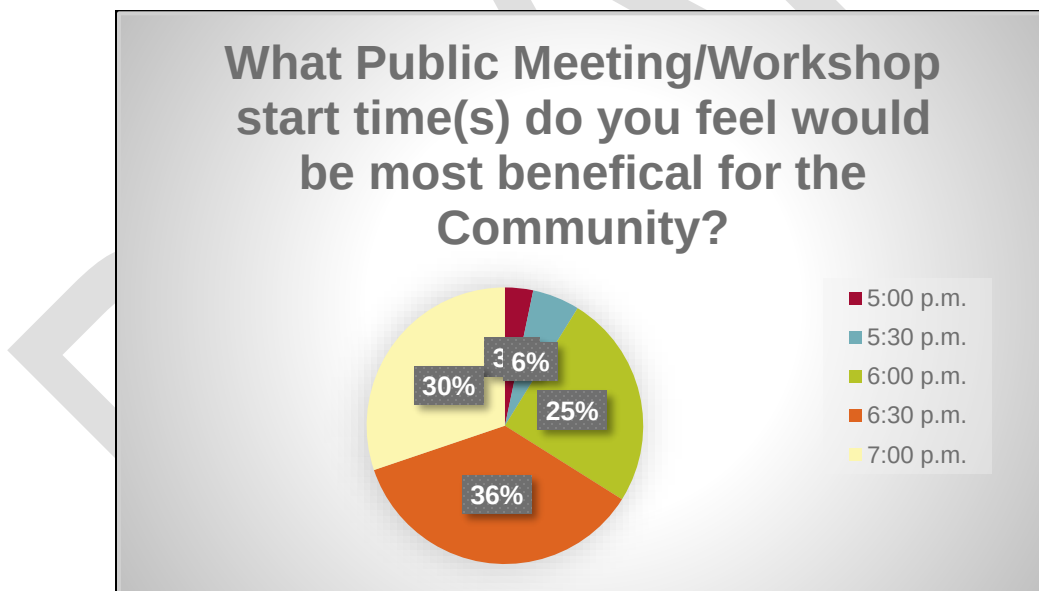


Figure 20: What Public/Workshop Start Time(s) would Be Beneficial for the Community?

According to the survey, most respondents would prefer to have Public Meeting start times after 6:00 p.m., preferably 6:30 p.m. Community residents would have enough time to travel from work or home to attend meetings while being home in time for dinner after a one-hour meeting.

The survey also asked for feedback regarding their general comments. The most common comments are listed below.

Table 1: Community-Wide Survey Comments

Community-Wide Survey Comments			
Too much traffic downtown and along the US 301 road corridor. Better road infrastructure	Improve the traffic signal timing. The timing does not change no matter what part of day it is.	Incorporate and protect pastures and beautiful landscapes	Revitalize downtown to attract residents and visitors. Need more meeting rooms
Too much growth of new subdivisions and apartments-Keep the small-town feel	Overcrowded	Need sidewalks for pedestrians – Less car centric city and more walkable landscapes	Focus on saving and expanding the Historic District
High property taxes	Need a volunteer coordinator	Improve public transportation	Need for a community pool / aquatic center
Takes long for businesses to get approval versus requests for developments	More control over the noise and City spending	More native plants and natural landscapes around Zephyrhills	Improve the City look. Look rundown and dirty
Need youth activities	Clean parks, stores, and schools	What is the City's plan for growth of businesses?	More cell phone towers-Better phone service and internet
Protect our water and environment	Lower city bills such as water and trash	Improve timing of posting public development and finances in the newspaper	Improvement in quality of school system
Build more hangers at the airport and keep the airport recreational	Need affordable housing and updated schools	Too many stray cats in the City of Zephyrhills	Crime rate and stolen property happens often
Decreased quality of life due to fast paced growth	More retail on Main Street. Raise standards for big businesses coming in	Move Founder's Day back to a Saturday morning parade in March	Weekly recycle and horticulture pick up
Need an Aldi	Need more police patrol at Crystal Springs	Need City to inform the public about upcoming community public meetings and the topics covered	Better employment system. Better wages for people who do work in Zephyrhills

CONCLUSION

The survey provided important feedback regarding the public's reasons for living and working within Zephyrhills and other important comments on ways to help improve the City. While many responses were received, many participants had similar comments. A major comment received was the need for improvement of road infrastructure to improve traffic, traffic lights, lighting, cross walks, and sidewalks. Another commonly mentioned comment was fast paced development and overcrowding in Zephyrhills. Many of the respondents want Zephyrhills to have managed growth while maintaining its small-town feel.

DRAFT

CHAPTER 3: ECONOMIC DEVELOPMENT

The Competitive Florida Partnership Program promotes an all-inclusive approach to creating jobs, attracting new businesses and industries, and retaining existing businesses and industries. The projects below have been identified using the 15 Ways to Make Florida Communities More Competitive (see below) as the guiding principles for creating these projects.

15 WAYS TO MAKE FLORIDA COMMUNITIES MORE COMPETITIVE

1) Take a Whole Community Approach to Planning and Implementation.

Arguably one of the most important aspects of community development and increasing competitiveness is having a long-term vision that lays out future development priorities and actions with which to plan for improved economic development. In addition, it is vital for a community to develop or participate in a countywide economic development organization that serves as the lead agency for coordinating future projects in the community's surrounding area. DEO recommends that the community view their local comprehensive plan as a tool for promoting economic development.

2) Work to Retain Current Businesses and Support their Expansion.

Historically, up to 80 percent of net new job growth comes from the expansion and enhancement of existing businesses. For this reason, it is important that communities support existing businesses and give them the tools they need to grow their businesses and explore new opportunities.

3) Attract New Businesses and Industries.

A new business or industry in a community can not only increase the number of jobs but can also work to diversify the economy. A diverse economy is more resilient to the ups and downs experienced by all communities.

4) Build Human Capacity and Develop the Workforce.

It's important to ensure that those in need of jobs are ready to enter the workforce. Programs that work towards building human capacity can help to reduce unemployment rates by increasing the skills of the labor pool and take steps to end the cycle of multi-generational poverty.

5) Encourage Innovation and Entrepreneurship.

When developing strategies for economic development, communities may overlook one of the most important community assets: local entrepreneurs. There is evidence that small businesses generate 75 percent of the net new job growth in the United States. Communities that foster the growth of these individuals and encourage innovation are likely to be more competitive. In fact, communities are unlikely to capture the "big fish," a major industrial facility, unless their local entrepreneurs are succeeding.

6) Create and Preserve Sense of Place and Important Resources.

The local economy in Florida communities is often driven and supported by natural, cultural, and historical resources that make it a unique place. It's important to prioritize and preserve these local assets to ensure they continue to add value to the community.

7) Build Community Leadership.

Successful communities are built by passionate leaders who love their hometown and want to see amazing things happen. Communities can do things to support these champions and foster the development of new local leadership along the way.

8) Improve Resiliency to Disasters.

Coastal storms and other hazards are part of the way of life in Florida. By taking steps to increase disaster resiliency, communities can ensure that local government services, businesses, and the overall economy can rebound quickly and efficiently after a disaster. Promoting hazard mitigation techniques to residents and business owners can also decrease the amount of damage to structures and impact to the local economy caused by future disasters.

9) Provide Quality Education.

Our schools are training the next generation of members of the local workforce. Excellent K-12 and post-secondary educational opportunities help improve the ability of future generations to enhance the local economy. In addition, they act as an attractive feature for businesses looking for a new location.

10) Support Neighborhood District Revitalization.

Safe neighborhoods where people can live, shop, work, and play are an important feature to any community wishing to lure in new opportunities. Supporting neighborhood district revitalization draws upon the understanding that efforts led by the community members themselves result in great places that are self-sustained due to community leadership having a stake in the outcome.

11) Encourage Commercial District Revitalization.

Commercial district revitalization efforts can breathe life into downtown corridors that may otherwise be suffering. In communities with declining downtown or commercial centers, visioning efforts driven by community and business leaders can help a community retain current businesses and attract new opportunities to important town centers.

12) Increase the Availability of Affordable Housing for the Workforce.

The availability of housing that is priced appropriately for the industries a community is trying to attract or retain is key element of enhancing the ability of a community to grow its economy. Communities should explore grant opportunities and planning strategies that promote affordable housing for the workforce.

13) Provide and Promote Recreational Opportunities.

Communities should prioritize quality of life factors that make it an attractive place to live, work, and play. Recreational opportunities are not only essential for the promotion of a destination community, but also provide a competitive advantage when trying to attract new businesses and industries.

14) Ensure the Availability of Quality Healthcare Facilities.

Access to quality healthcare facilities is vital to community growth. Infrastructure such as hospitals, senior care and specialized medical practices can help support a growing population of employees.

Furthermore, these facilities are essential for part-time residents wishing to locate to your community. Programs that promote opportunities to age-in-place also encourage lifelong commitments to an area.

15) Promote Sustainable Building and Economic Development Practices.

Economic development and community planning practices should think ahead to consider future vulnerabilities and take into consideration practices to reduce energy consumption and promote adaptation to changing climates through the promotion of green building and other sustainable practices.

IDENTIFIED PROJECTS

1. Update the City's Land Development Code

SUMMARY: Once the City has completed their current update of the Comprehensive Plan, the City is statutorily required to update their Land Development Code (LDC) within one (1) year. The City is encouraged to look into providing incentives to developers for affordable housing.

POTENTIAL PROJECT LEAD: All City Departments

POTENTIAL GRANT OPPORTUNITIES:

- Florida Department of Economic Opportunity Community Planning Technical Assistance Grant.
 - <https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/technical-assistance/community-planning-technical-assistance-grant>

2. Wayfinding Signage

SUMMARY: Wayfinding signage gives ease to visitors locating the City's Historic District landmarks, sites, and Main Street's businesses. Providing the directional signage is an easy way to direct visitors easily to particular assets, improve the Downtown Historic District's appearance, and potentially growing the number of customers for Main Street businesses.

POTENTIAL PROJECT LEAD: Planning Department; Community Redevelopment Agency; Greater Zephyrhills Chamber of Commerce

Main Street Zephyrhills

POTENTIAL GRANT OPPORTUNITIES:

- State of Florida Division of Historical Resources Small Matching Grant
 - <https://dos.myflorida.com/historical/grants/>

3. Social Events/Programs

SUMMARY: The City of Zephyrhills already has an abundance of social events throughout the City that brings in many visitors. It has been expressed during these community meetings that there are not enough active social events/programs targeted for the youth. It is encouraged that the City try to create a program focused more on the City's adolescence.

POTENTIAL PROJECT LEAD: All City Departments; Citizens; Greater Zephyrhills Chamber of Commerce; Main Street Zephyrhills

POTENTIAL GRANT OPPORTUNITIES:

- TD Charitable Foundation
 - <https://www.td.com/us/en/about-us/communities/ready-commitment/funding-opportunities/>

4. Historical Landmarks Tour

SUMMARY: Creating a walking tour map that tourists can pick up at the Greater Zephyrhills Chamber of Commerce, City Hall, etc. would bring more tourists to Zephyrhills due to the uniqueness of the City's historical sites. Creating a walking tour map brings an economic advantage to the City, Main Street businesses, and the CRA.

POTENTIAL PROJECT LEAD: Planning Department; CRA; Greater Zephyrhills Chamber of Commerce; Main Street Zephyrhills

POTENTIAL GRANT OPPORTUNITIES:

- State of Florida Division of Historical Resources Small Matching Grant
 - <https://dos.myflorida.com/historical/grants/>

5. Historic Building Upgrades

SUMMARY: The City of Zephyrhills should work with the Department of State Division of Historical Resources to continue to preserve the City's historic buildings. Putting forth more efforts into upgrades and beautification of historic buildings and the Historic District will encourage more visitors wanting to learn more about these sites.

POTENTIAL PROJECT LEAD: Planning Department; CRA; and Florida Department of State; Main Street Zephyrhills

POTENTIAL GRANT OPPORTUNITIES:

- State of Florida Division of Historical Resources Small Matching Grant
 - <https://dos.myflorida.com/historical/grants/>
- State of Florida Division of Historical Resources Special Category Grant
 - <https://dos.myflorida.com/historical/grants/>

6. Homebuyer Education and Down Payment Assistance

SUMMARY: Assist residents to find affordable housing and the ability to invest in homes in Zephyrhills by developing a program to educate interested citizens. Work with agencies such as HUD and USDA for guidance.

POTENTIAL PROJECT LEAD: Planning Department

POTENTIAL GRANT/LOAN OPPORTUNITIES:

- Florida Housing Finance Corporation - loans
 - <https://www.floridahousing.org/programs/homebuyer-overview-page>

- <https://www.floridahousing.org/programs/developers-multifamily-programs>
- Homeowner Assistance Programs in Pasco County:
 - Pasco County Community Development Division
 - Tampa Bay Community Development Corporation
 - Clearwater Neighborhood Housing Services

7. Real Estate Inventory

SUMMARY: Compile and maintain documentation of available industrial and commercial real estate (buildings and sites) within the City. Maintain this list on the City's webpage for potential site selectors.

POTENTIAL PROJECT LEAD: Planning Department; Greater Zephyrhills Chamber of Commerce

POTENTIAL OPPORTUNITIES:

- Florida Housing Data Clearinghouse
 - <http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory/results?nid=5500>

8. Young Entrepreneurs and Professionals

SUMMARY: A competitive study that compares Zephyrhills with other cities comparable in size that studies the programs offered, characteristics, and services that lead to the successful retention of young citizens. Create a young entrepreneur's advisory group that works to retain these individuals.

POTENTIAL PROJECT LEAD: City Administration; and retain a consultant to assist with this effort.

POTENTIAL GRANT OPPORTUNITIES:

- Small Business Administration – Young Entrepreneurs
 - <http://www.sba.gov/content/young-entrepreneurs>

9. Community Resource Center

SUMMARY: The City has expressed its concerns with crime, drug use, and homelessness. It is encouraged the City create a center where there are after school activities for youth, public arts, technical/GED classes, phone charging stations, "Safe Place", social work, addiction support meetings, etc.

POTENTIAL PROJECT LEAD: City Administration; Community Organizations

POTENTIAL RESOURCES:

- Pasco Youth Initiative
 - (Resource Guide): <http://mtec.pasco.k12.fl.us/wp-content/uploads/mtec/2014/11/PYI-Resource-Guide-1.32.pdf>

10. Complete Streets Program

SUMMARY: The City currently lacks connectivity via sidewalks and trails/multi-use paths. The City should implement a Complete Streets Program to connect residential neighborhoods to places such as Main Street, Shopping Districts, and City Hall.

POTENTIAL PROJECT LEAD: Administration, CRA, Parks and Recreation, Planning Department, Public Works Department

POTENTIAL GRANT OPPORTUNITIES:

- Safe Streets and Roads for All (SS4A) Grant Program
 - <https://www.transportation.gov/SS4A>
- Recreational Trails Program
 - <https://floridadep.gov/lands/land-and-recreation-grants/content/rtp-assistance>

11. Infrastructure Upgrades

SUMMARY: The City is encouraged to pursue funding opportunities to expand utilities and transportation infrastructure – including funding for water treatment plant expansion.

POTENTIAL PROJECT LEAD: Public Works Department; City Administration; Florida Department of Environmental Protection; FDOT

POTENTIAL GRANT OPPORTUNITIES:

- Building Resilient Infrastructure and Communities (BRIC) Grant Program
 - <https://www.floridadisaster.org/dem/mitigation/building-resilient-infrastructure-and-communities-bric-grant-program/>
- RAISE Discretionary Grants
 - <https://www.transportation.gov/RAISEgrants>

CHAPTER 4: REGIONAL PARTNERSHIPS

The City of Zephyrhills has an opportunity to engage in, or fortify, regional partnerships with the Pasco County, the Tampa Bay Regional Planning Council, Dade City, and Wesley Chapel. With the major throughfare US 301 running north-south through Zephyrhills, it provides easy access to major highways and even rail. Interstate 75 is just a few miles west of the City via State Road 54 or 56. With these roadway connections there is a convenient connection to regional partners. Pasco County Economic Development Council is a great resource to the City and the City is encouraged to continue strengthening that close relationship.

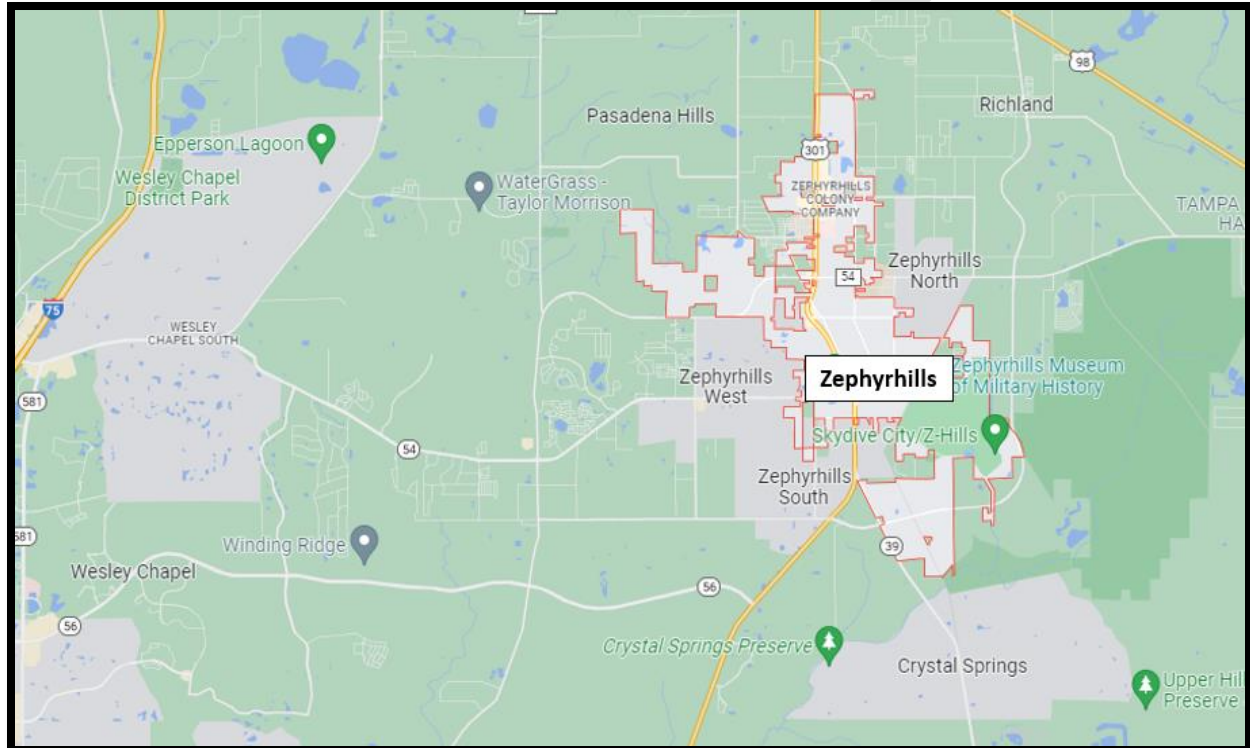


Figure 21: Regional Partnerships

Regional partnerships could benefit the City's economic development and help build a more robust community using the City's assets. While many of Zephyrhills' assets could be used in partnership with neighboring municipalities and organizations, the Zephyrhills Municipal Airport and SVB Tennis Center are two (2) assets that can be easily marketed in neighboring municipalities.

The Zephyrhills Municipal Airport could partner with neighboring cities with airports to market the Zephyrhills Municipal Airport as a final landing destination. Marketing efforts can highlight unique aviation assets to Zephyrhills such as SkyDive City Zephyrhills and the Zephyrhills Museum of Military History and Airfield, located next to the municipal airport.

The SVB Tennis Center caters to many tennis students not only in Florida but around the world. The SVB Tennis Center is an important economic development driver to the City of Zephyrhills by providing revenue through tournaments and out of city tennis players utilizing the Center. Partnering with neighboring colleges and the University of South Florida tennis players to use and have tournaments at the SVB Tennis Center

could increase awareness to Zephyrhills and provide revenue. With the new construction of dorm rooms for tennis players at the SVB Tennis Center, new regional partnerships can be formed with schools, colleges, and universities as well as incentives for families with serious tennis players to move to Zephyrhills.

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CHAPTER 5: RESILIENCY COMPONENT

It is imperative for the City of Zephyrhills to have a Resiliency Plan in place to be prepared to maintain normal City, businesses, and utility infrastructure operation in the event of an unpredicted natural or manmade disaster. Incorporating this component to this Plan will prepare the City, businesses, and infrastructure to return to normal operation quickly during and following a disastrous event.

GOALS FOR SPECIFIC PREPAREDNESS AND RESILIENCY COMPONENT

The Resiliency Plan for the City of Zephyrhills should be guided by the specific preparedness goals such as minimizing interruptions to normal operations, provide for rapid restoration of service, limit the extent of disruption and damage, minimize the economic impact of the interruption, establish alternative means of operation in advance of a disaster, and social vulnerability determination.

1. Minimize Interruptions to Normal Operations

SUMMARY: The goal minimizing interruptions to normal operations includes overcoming shortfalls during an emergency and preparing for future interruptions. It is recommended the City of Zephyrhills have plans in place for disaster management. Disaster management requires multilevel governance systems that can enhance the capacity to cope with manmade or natural disasters (Disaster Resilience; Disaster Management).

One example of disaster management would be the use of risk communication. Risk communication is the flow of information regarding shelters, rehabilitation of buildings and services, employment opportunities, distribution of food, and employment opportunities across the City and other local and nearby municipalities. It is recommended the City put in place plans and teams designated to handle specific tasks if and/or when disasters strike. These plans can be similar structure to the utility companies when power lines are down, with recovery efforts split across designated areas and designated equipment set aside to restore normal operations.

The City is recommended to incorporate pre-disaster planning and practice. When a disaster strikes, it is essential that the City, businesses, the infrastructure industry (utility companies), and volunteers have tested the plans and procedures when a disaster strikes (National Academies of Sciences, Engineering, and Medicine. A Safer Future: Reducing the Impacts of Natural Disasters 1991).

POTENTIAL LEAD: Planning Department, Public Works Department

POTENTIAL GRANT OPPORTUNITIES:

- Economic Development Administration's Economic Development Disaster Supplemental Funding
 - <https://www.eda.gov/disaster-recovery/supplemental/>

2. Provide for rapid restoration of service

SUMMARY: Providing for rapid restoration of service is essential to being resilient. It is recommended that the City plan restoration efforts in addition to regular services when a natural or manmade disaster occurs. A list of recovery resources should be identified for both the City and local businesses to identify which restoration services need to be applied.

A list of recovery resource services is below:

1. Local fire department
2. Police department
3. Ambulance services
4. Computer equipment and supplies
5. Resources for freezer space/freezer trucks
6. Local volunteers and/or temporary help

From the list of recovery resource services, it is recommended that City create a Community Emergency Response Team (CERT) who would provide the extra support needed during and after a disaster. Although Pasco County does have a CERT program, the City could benefit from its own CERT program to implement plans and actionable items on a community scale followed by the CERT program implemented by the County. Following the general model of the more formal CERT program known nationally, the Zephyrhills CERT could be comprised of voluntary members within the community (as approved by the City staff) and provide an additional first-response capability.

To provide rapid response and restoration of service, task groups should be established within the CERT program using the local recovery resource services.

The following task groups are suggested:

1. Hazard task group to establish and define the actual hazard information and impacts to the utilities
2. Transport task group to establish transportation means for employees and citizens
3. Energy (electricity, gas) task group to help restore and provide power to the City
4. Communication task group
5. Civil (water, sewerage, storm water)
6. Critical facilities

Having a plan in place for rapid response and restoration of service will help to restore infrastructure and businesses and provide for minimal interruption to normal operations.

POTENTIAL LEAD: Planning Department

POTENTIAL GRANT OPPORTUNITIES:

- Community Development Block Grants (Disaster Recovery Assistance)
 - <https://www.hud.gov/hudprograms/disaster-recovery>

3. Limit the extent of disruption and damage

SUMMARY: The goal limiting the extent of disruption and damage should include awareness, education, prediction, and warning systems. It is recommended the City implement risk mitigation tools to reduce disruption and damage. Risk mitigation is a strategy to prepare for and lessen the effects of threats faced by a disaster (What is Risk Mitigation? Definition, Strategies and Planning. (2022). Retrieved 18 April 2022, from <https://www.techtarget.com/searchdisasterrecovery/definition/risk-mitigation>).

Risk mitigation options should be evaluated in terms of the risk reduction and the benefits or opportunities created. At the City level, a range of hazard mitigation tools can be implemented and are listed below.

1. Public education
2. Communication
3. Policy for critical and public facilities
4. Building codes and standards
5. Research

Risk mitigation is key to limiting the extent of disruption and damage. A major factor in limiting the extent of disruption is public education. Education is crucial for the public to understand potential hazards and how to handle them, alternative hours for the City and / or businesses, and instructions to follow with open lines of communication.

The City of Zephyrhills has already implemented a community alert system (the Nixle App). The Nixle App delivers community alerts instantly through text, email, and web message. Other suggested means to notify the public are social media platforms, automated phone calls, City notice via mail, and door-to-door communication.

POTENTIAL LEAD: Planning Department

POTENTIAL GRANT OPPORTUNITIES:

- Federal Emergency Management Agency's Building Resilient Infrastructure and Communities (BRIC)
 - <https://www.fema.gov/grants/mitigation/building-resilient-infrastructure-communities>

4. Minimize the economic impact of interruptions

SUMMARY: Minimizing the economic impact of the interruption is key to being resilient and goes together with the goal of minimizing interruptions to normal operations. Action plans are recommended to put in place to avoid economic impacts of an interruption.

During the COVID-19 pandemic, many small businesses went out of business due to the economic impacts regarding shut-downs. To help businesses keep their doors open and take on any unexpected interruptions it is recommended to establish action plans.

Examples of action plans to minimize the economic impact of interruptions are listed below:

1. Regional training programs for disaster recovery relief.
2. Public awareness and community preparedness.
3. Identification of populations and geographical areas that may be vulnerable in the event of a disaster.
4. Improved communication and monitoring.

Overcoming economic impacts due to an interruption can be difficult unless effective plans are in place. This can become especially important as it relates to vulnerable communities and geographically isolated

areas of the City. Although the above list may cost more upfront to implement, the result of not having them in the event of an interruption can cost the City and businesses much more.

POTENTIAL LEAD: Planning Department

POTENTIAL GRANT OPPORTUNITIES:

- Florida Department of Economic Opportunity Community Planning Technical Assistance Grant
 - <https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/technical-assistance>

5. Establish alternative means of operation in advance of a disaster

SUMMARY: It is recommended the City of Zephyrhills establish alternative means of operation in advance of a disaster to be better equipped post disaster. Alternative means of operations can provide a path for small businesses to keep their doors open post-disaster. The City of Zephyrhills is recommended to implement alternative means of operation by incorporating the following:

1. Specific days for the community to shop locally or at farmer markets.
2. Educate the community regarding economic resiliency including biking, walking, or carpooling instead of driving to work and/or appointments.
3. Establish alternative business hours for small businesses and staff.

Having alternative means of operation in advance of this project can avoid trauma and panic post disaster. The COVID-19 pandemic brought about creative ways to do business, such as the shop locally movement. Having plans set in place for the specified alternative means can reduce stress and continue operations creatively.

POTENTIAL LEAD: Planning Department, Greater Zephyrhills Chamber of Commerce

POTENTIAL GRANT OPPORTUNITIES:

- Economic Development Agency's Economic Adjustment Assistance Program
 - <https://www.eda.gov/programs/eda-programs>

CONCLUSION

The overarching recommendation to the City of Zephyrhills related to disaster preparedness and resiliency is to encourage the City and the entire community to be involved and “get organized.” Getting organized and having plans in place to navigate through and beyond disasters consists of implementing measures such as providing information to the appropriate staff for emergency situations.

CHAPTER 6: SOCIAL VULNERABILITY

Social Vulnerability refers to a community's resilience in the event of threats to human health, natural or manmade disasters, or disease outbreaks, such as Covid-19. There are four (4) themes that determine a community's social vulnerabilities, Socio Economic Status, Household Composition and Disability, Minority Status and Language, and Housing and Transportation (CDC/ATSDR Social Vulnerability Index). Below is information specific to Zephyrhills and those four (4) themes.

ZEPHYRHILLS STATISTICS

SOCIOECONOMIC STATUS

Socio Economic Status consists of the City's persons in poverty, income, no high school diploma, etc. The City of Zephyrhills currently has 17.8% of their population in poverty (2020 ACS 5 Year Estimates) and holds a median household income of \$36,799 (ACS 2016-2020). 1.5% of the 25+ population (11,953 persons) have no schooling experience, approximately 3.4% completed only between Kindergarten and the 8th grade, 9.5% had some high school experience, and 6.0% retained a GED.

HOUSEHOLD COMPOSITION AND DISABILITY

The City of Zephyrhills has approximately 33.6% of their population aged 65+ and 17.9% under 18 years old. 18.1% of the population is under the age of 65 with a disability and out of 6,877 households, there is 36.6% with 1+ persons with a disability. There are approximately 1,425 households with one or more people under 18 years of age with 10.2% being single-parent households.

MINORITY STATUS AND LANGUAGE

The City of Zephyrhills has approximately 2.7% of the population aged 5-65+ that speak English "less than well".

HOUSING AND TRANSPORTATION

There are approximately 1,226 multi-family units and 3,440 mobile homes within the City of Zephyrhills. Out of the 6,877 housing units 9.5% do not have access to a vehicle. (ACS 2015-2019 estimates)

RECOMMENDATIONS

It is important that the City of Zephyrhills recognize these different minorities and be prepared to respond and provide the proper assistance and supplies in the event of a disaster. Making sure that in the event of a disaster there are enough resources to assist impoverished persons in the community, provide evacuation transportation to residents that do not have access to vehicles, having the ability to communicate with residents that do not speak/understand English well, and providing shelter to those persons that are in unsafe housing or even mobile homes. It is recommended for the City to consider having estimates of how many supplies, such as food, medicine, water, and emergency personnel would be needed to respond rapidly in the event of a disaster. Also, it is encouraged that the City identify neighborhoods in the community that will need continued support following an emergency or disaster.

CHAPTER 7: MONITORING

The City of Zephyrhills Economic Development and Resiliency Plan is intended to be useful to all community stakeholders and partners within the City. **Chapter 3** and **Chapter 5** identify specific projects and goals for the City to begin implementing the Plan. The City's stakeholders who joined the Community Meetings and Community Inventory (Asset Mapping Exercise) are passionate about the City and stand ready to begin implementing the Plan and beginning intentional economic development and resiliency projects.

The City's Planning Department is encouraged to prepare brief monitoring reports for discussion at City Council meetings to inform the public and the City Council the standings of the actionable projects.

The projects listed in **Chapter 3** and goals listed in **Chapter 5** will be used as the starting points to get these items completed. With the dedication of the City and its residents, this Plan provides the framework to meet these goals. An annual monitoring report of the projects' successes will help to quantify the efficiency of these projects and how much of a positive economic impact it has had for Zephyrhills.

CHAPTER 8: CONCLUSION

This ***Economic Development and Resiliency Plan*** was developed by the dedication of the community taking time to provide their honest feedback, experiences, ideas, and goals for Zephyrhills. This Plan provides a road map for the City to get where it needs to be economically. This Plan will benefit City residents, businesses and organizations, various stakeholders, and potentially neighboring communities by providing partnerships with State and Federal organizations to assist the City of Zephyrhills in economic development and resiliency based on the unique assets in the City,

The Economic Development Component will promote community design, economic diversity, and economic viability. The Resiliency Component focuses on the capacity of the City to recover and/or adapt to natural or manmade disasters through implemented strategies. Kimley-Horn encourages the community to stay involved in the execution of this Plan and keep up the project's momentum.

CITY MANAGER'S REPORT 5.1

Eagles/AOK Wheels in the Hills Event

Issue:

Request to have alcoholic beverages (beer/wine) on 5th Avenue as part of the event.

Background:

The Fraternal Order of the Eagles, co-sponsored by Axe of Kindness, will be hosting another Wheels in the Hills event on downtown 5th Avenue May 14th from 2-10PM. The applicants are requesting to be allowed to have alcoholic beverages (beer and wine only) in the streets and in Clock Plaza during the event. The applicants have already had a logistics meeting with the Police Department, Planning Department and Public Works for the event. Applicants are working on obtaining the necessary increase in liability insurance coverage prior to the event.

Attachment(s):

1. Eagles-AOK Wheels in the Hills
2. 277179873_1181461509298442_8187720103528072394_n

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval with the condition that an updated Certificate of Insurance be provided, meeting the city's requirements, prior to the event.

SPECIAL EVENT PERMIT

City of Zephyrhills
Planning Department
5335 8th Street, Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0000



TERMS & CONDITIONS

1. Applications must be filed with the City of Zephyrhills Planning Department no less than 60 days and no more than 12 months prior to an event. Permits for recurring events may be applied for and approved annually.
2. The grant of a permit shall constitute the issuance of a limited license, and shall not create a property right, or entitle the applicant to violate any general city rules, or regulations applicable to the use of public property adopted by ordinance.
3. The applicant shall be responsible for the payment of fees, deposits, or reimbursement of costs where a request is made to use City services, equipment, or property for a special event. In addition, the applicant shall be responsible for all costs incurred should inspection services be required in order ensure compliance with City ordinances. **Any costs of repairs to or restoration of public facilities caused by the event shall be charged to the applicant.**
4. It is the applicant's responsibility to contact the City of Zephyrhills Police Department immediately upon the occurrence of any criminal activity or medical incidents where fire rescue is called or treatment is given. In addition, the applicant shall document all incidents in the Post-Event-Report to be provided to the City of Zephyrhills a minimum of 1 week after the event.
5. All forms contained in this packet are required to be completed. Please refer to the checklist contained in this packet for additional documents required for submittal. Incomplete applications will not be accepted.

*Event Contact Person

Reed Sutton

*Phone

813-479-8999

*Email

RonaldSutton325@gmail.com

*Organization Name

F.O.E.

*Date Incorporated

Dec / 2017

*Employer ID # (EIN)

☒ ACTIVE

☐ INACTIVE

*Event Name

Wheels IN THE HILLS

*Event Date

May 14th 2022

*Event Times

2-10pm

Entry Fee

☒

Co-Sponsor

A.O.K.

*Type of Event

☐ Run / Walk

☐ Parade

☐ Festival

☒ Other

Roads shut down at 11am

*Has this event taken place in Zephyrhills before?

☐ Yes - Annual Event

☒ Yes - Once

☐ No

*Requested City Facility - Mark All that Apply (\$\$ symbol indicates associated fees).

☐ Zephyr Park

☒ Downtown 5th Ave.

☐ Krusen Park

☐ Airport Venue \$\$

☐ Alice Hall @ Zephyr Park \$\$

☒ Clock Plaza on 5th Ave.

☐ Skate Park

☐ Veteran's Memorial Park

☐ Wickstrom Stage @ Zephyr Park

☐ Gunner Paw Park

☐ Shepard Park

*Estimated Attendance

500-700

Estimated Number of Vendors

20

Number of Parade or Run/Walk Entries (if applicable)

21A

SPECIAL EVENT PERMIT

City of Zephyrhills
Planning Department
5335 8th Street, Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0000



***City Street or Avenue Closure Request?**

☒ Yes (indicate location below) ☐ No

5th AVE

***State Highway Closure (FDOT Lane Closure Permit Required)**

☐ Yes (indicate location below) ☒ No

***Equipment to be brought on City property (mark all that apply)**

- ☐ Tents (smaller than 10' x 10')
- ☐ Tents (larger than 10' x 10' – requires fire rating certificate)
- ☐ Vehicles
- ☐ Stage
- ☐ Start / Finish Line
- ☐ Signs

☐ Tables

☐ Porta lets

☐ Bounce – House / Inflatables (requires own COI)

☐ Sound Equipment

☐ People Barricades (City does not own or provide)

☐ Other (please list below)

***Requested City equipment / utilities for event (mark all that apply)**

- ☒ Bathroom Facilities
- ☒ Electricity (5th Avenue Median)
- ☒ Electricity (Stage Areas)
- ☒ Garbage Cans
- ☒ Cones / Barricades
- ☐ Other (please list below)

***Brief Description of Event**

2nd Wheels in the Hills event, motorcycles, food trucks, vendors

I/We agree to obtain and maintain the required liability insurance and secure all necessary local, state and federal permits and to comply with all terms and conditions applicable to the conduct of special events, as set forth in Ordinance No. 943.06, as amended.

I/We certify that the information contained in this application is complete, true and accurate to the best of my/our knowledge. As applicant for the event, I/we agree to release and hold harmless the City of Zephyrhills from liability of any kind for any and all damages arising out of any loss or injury resulting from the conduct of this event and for any and all losses or injury arising while conducting the event using City of Zephyrhills facilities or property and for any and all losses or injury to persons attending this special event.

I/We certify that individuals will not be barred from participation in this event due to race, creed, color, national origin, sex, age or physical impairment.

I/We fully understand, acknowledge and agree to all terms and conditions of this form and that failure to meet the terms and conditions shall result in cancelation of the event.

Signature:

Date:

Mar 17th 2022

Print Name:

Shawn Sisk

ALCOHOLIC BEVERAGE CONSUMPTION PERMIT

City of Zephyrhills
Planning Department
5335 8th Street, Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0000



TERMS & CONDITIONS

1. Applications for Consumption of Alcoholic Beverages in conjunction with Special Events must be approved by City Council. Applications must be filed with the City Manager not less than 2 months prior to an event.
2. Events including the consumption of alcoholic beverages must attach proof of liability insurance in the amount of \$2,000,000 (Two Million Dollars) naming the City of Zephyrhills as an additional insured (Certificate Holder).
3. No applicant shall be issued more than 3 (three) permits per year, and no permitted events may exceed two days in duration.

Required Supportive Materials

1. Diagram / map depicting specific, clearly identifiable, designated and secure areas within the event venue where beverage sales and consumption are to occur.
2. Documentation of appropriate applications for State Alcoholic Beverage licensing for the event.

*Event Name

Wheels in the Hills

*Event Date(s)

MAY 14th

*Event Time(s)

2-10pm

*Please provide a general description of how the use of alcohol will be incorporated into the proposed event. *Attach extra sheets if necessary.*

Beverages on Streets / Beer truck by Perin or JO Taylor
B

*Provide a description of how security and beverage law compliance will be provided, including hours of sale and consumption during the event. *Attach extra sheets if necessary.*

Will Pay for ZPD to be at event
Will have 21+ UP
Volunteers will also be monitoring

*Provide a description of the types(s) of beverages(s) and beverage containers to be used in conjunction with the event. *Attach extra sheets if necessary.*

Beer, wine, margs, ciders.
PLASTIC EVENT CUPS

By signing below, the applicant fully understands, acknowledges and agrees to all terms and conditions stated on this form. Failure to meet the terms and conditions stated above shall result in a void of permit for alcoholic beverages.

*Event holder signature

[Signature]

*Date

MAY 17 2002

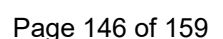
CITY USE ONLY

Submittal Date

Approval Date

Signature

City of Zephyrhills
Planning Department
5335 8th Street, Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0000



INDEMNITY AGREEMENT

Hold Harmless

City of Zephyrhills
Planning Department
5335 8th Street, Zephyrhills, FL 33542
www.ci.zephyrhills.fl.us
813-780-0000



Paula Setten, here on known as the APPLICANT shall indemnify and hold harmless the CITY OF ZEPHYRHILLS and all of the CITY OF ZEPHYRHILLS' officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of the APPLICANT, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. The APPLICANT recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the CITY OF ZEPHYRHILLS when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the CITY OF ZEPHYRHILLS in support of this indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the APPLICANT of its liability and obligation to defend, hold harmless and indemnify the CITY OF ZEPHYRHILLS as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the CITY OF ZEPHYRHILLS' liability beyond that provided in Section 768.28, Florida Statutes.

Paula Setten
Applicant Signature

March 17th 2022
Date

Paula Setten
Printed Name

F.O.E. / A.O.E.
Name of Affiliated Entity

Representative Capacity of Person Signing



Special Event Planning Checklist

POLICE PLANNING MATRIX

Events that require 4 or more officers for an alcohol event, or 5 or more officers for a non-alcohol event, are required to have 1 (or more) supervisors. All extra duty assignments will be paid at the minimum rate of \$38.00 per hour for an officer with a minimum of three (3) hours of pay. If a supervisor is deemed necessary for the extra duty assignment, the supervisor will be paid \$43.00 per hour worked with a minimum of three (3) hours of pay. The below matrix is subject to modification based on factors including the type of event, history of the event, intelligence reports, and logistics. Additionally, the matrix **does not** include personnel working a fixed traffic post or money collection security posts. The number of officers needed for running races (such as marathons, triathlons, 5ks, etc.) will be determined based on the factors necessary to ensure the safety of all participants, and the planning matrix **is not** applicable. Please contact the Zephyrhills Police Department at 813-780-0050 for assistance determining officers needed for the event.

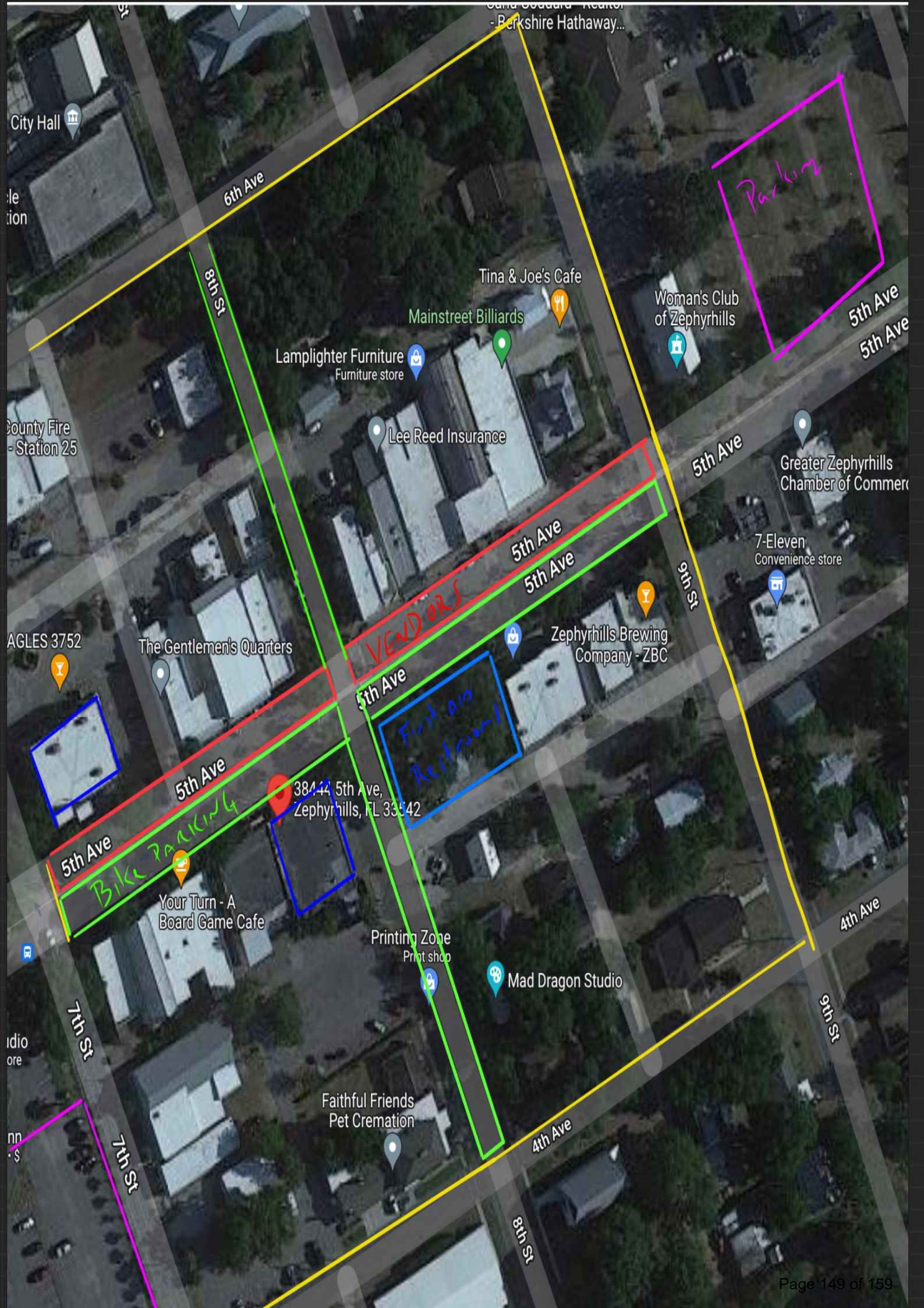
Number of Attendees at Any One time	Non-Alcohol (Passive) Event	Alcohol (Active) Event
0-100	0	2
101-500	1	2
501-1000	3	4 + 1 Supervisor
1001-3000	5 + 1 Supervisor	6 + 1 Supervisor
3001-5000	7 + 1 Supervisor	8 + 2 Supervisors
5001-7500	9 + 2 Supervisors	10 + 2 Supervisors
7500+	TBD	TBD

NON-ALCOHOL - Passive Event (Hours X Officer Rate of Pay)

Attendance	# of officers	3	4	5	6	7	8	9	10	11	12
0-100	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
101-500	1	\$114.00	\$152.00	\$190.00	\$228.00	\$266.00	\$304.00	\$342.00	\$380.00	\$418.00	\$456.00
501-1000	3	\$342.00	\$456.00	\$570.00	\$684.00	\$798.00	\$912.00	\$1,026.00	\$1,140.00	\$1,254.00	\$1,368.00
1001-3000	5 + 1	\$699.00	\$932.00	\$1,165.00	\$1,398.00	\$1,631.00	\$1,864.00	\$2,097.00	\$2,330.00	\$2,563.00	\$2,796.00
3001-5000	7 + 1	\$927.00	\$1,236.00	\$1,545.00	\$1,854.00	\$2,163.00	\$2,472.00	\$2,781.00	\$3,090.00	\$3,399.00	\$3,708.00
5001-7500	9 + 2	\$1,311.00	\$1,748.00	\$2,185.00	\$2,622.00	\$3,059.00	\$3,496.00	\$3,933.00	\$4,370.00	\$4,807.00	\$5,244.00
7500+	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

ALCOHOL- Active Event (Hours X Officer Rate of Pay)

Attendance	# of officers	3	4	5	6	7	8	9	10	11	12
0-100	2	\$228.00	\$304.00	\$380.00	\$456.00	\$532.00	\$608.00	\$684.00	\$760.00	\$836.00	\$912.00
101-1000	4 + 1	\$585.00	\$780.00	\$975.00	\$1,170.00	\$1,365.00	\$1,560.00	\$1,755.00	\$1,950.00	\$2,145.00	\$2,340.00
1001-3000	6 + 1	\$813.00	\$1,084.00	\$1,355.00	\$1,626.00	\$1,897.00	\$2,168.00	\$2,439.00	\$2,710.00	\$2,981.00	\$3,252.00
3001-5000	8 + 2	\$1,170.00	\$1,560.00	\$1,950.00	\$2,340.00	\$2,730.00	\$3,120.00	\$3,510.00	\$3,900.00	\$4,290.00	\$4,680.00
5001-7500	10 + 2	\$1,398.00	\$1,864.00	\$2,330.00	\$2,796.00	\$3,262.00	\$3,728.00	\$4,194.00	\$4,660.00	\$5,126.00	\$5,592.00
7500+	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD



Santa Barbara Theater
- Berkshire Hathaway...

City Hall

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County Fire
- Station 25

AGLES 3752

idio
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nn
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6th Ave

8th St

Tina & Joe's Cafe

Mainstreet Billiards

Lampighter Furniture
Furniture store

Lee Reed Insurance

Woman's Club
of Zephyrhills

5th Ave
5th Ave

Greater Zephyrhills
Chamber of Commerce

7-Eleven
Convenience store

5th Ave

5th Ave
5th Ave

9th St

Zephyrhills Brewing
Company - ZBC

The Gentlemen's Quarters

VENDORS

38444 5th Ave,
Zephyrhills, FL 33542

First Aid
Restroom

5th Ave

5th Ave

Bike Parking

Your Turn - A
Board Game Cafe

Printing Zone
Print shop

Mad Dragon Studio

Faithful Friends
Pet Cremation

4th Ave

4th Ave

9th St

7th St

7th St

8th St

CITY ATTORNEY'S REPORT 6.1

First Reading **ORDINANCE NO. 1433-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

Issue:

This is a three-fold petition for an Annexation, Future Land Use Map Amendment (FLUMA), and Zoning Assignment. The annexation will remedy a County enclave within the City.

Background:

An Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition has been presented to the City by Commercial Site Solutions, Inc. (CSS) on behalf of the property owner (ACME Development Inc.) for a 4.92 acre parcel on Wire Road north of County Road 54. A 55-unit townhome community is anticipated to be developed if this petition is approved.

Attachment(s):

None

Fiscal Impact:

Staff Recommendation:

Staff requests this item be placed on the May 23, 2022 regularly scheduled Council meeting agenda.

CITY ATTORNEY'S REPORT 6.2

First Reading **ORDINANCE NO. 1434-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-6 TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.92 ACRES OF REAL PROPERTY LOCATED EAST OF WIRE ROAD AND APPROX. 1,000 FEET NORTH OF COUNTY ROAD 54 AND HAVING PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

Issue:

Background:

Attachment(s):

None

Fiscal Impact:

Staff Recommendation:

Staff requests this item be placed on the May 23, 2022 regularly scheduled Council meeting agenda.

CITY ATTORNEY'S REPORT 6.3

First Reading **ORDINANCE NO.: 1435-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING ORDINANCE NO. 1366-18, AMENDMENT OF ORDINANCE CONDITIONS ASSOCIATED WITH THE ABBOTT PARK (ZEPHYR LAKES) PUD MASTER PLAN IN ACCORDNANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE."**

Issue:

Zephyr Lakes (Abbott Park) ordinance amendment.

Background:

Staff has been working through the Duke transmission pole issue with Metro and their representative - Attorney Clarke Hobby. Conditions 12 a and b have rafted in an amended ordinance to outline the agreement between the City of Zephyrhills and Metro. The conditions confirm Metro's commitment to connect Kossik Rd (design / engineering / permitting and construction) to Wire Road. In lieu of designing / constructing lanes 3 and 4 the conditions provide the financial contributions that will be made to the City by Metro and foregoing \$59,000.00 worth of transportation impact fee credits. Metro is also in agreement to design and permit a roundabout at the intersection at Pretty Pond and Wire Road.

Attachment(s):

1. Ordinance 1435-22 Zephyr Lakes PUD Amendment

Fiscal Impact:

Fiscal impacts associated with Ordinance amendments are identified in condition 12(a)

Staff Recommendation:

Appropval

ORDINANCE NO.: 1435-22

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING ORDINANCE NO. 1366-18, AMENDMENT OF ORDINANCE CONDITIONS ASSOCIATED WITH THE ABBOTT PARK (ZEPHYR LAKES) PUD MASTER PLAN IN ACCORDNANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, in December 2005, site plan approval was granted by the City to allow the project current known as “Zephyr Lakes”; and

WHEREAS, on February 27, 2006, the City Council adopted Ordinance 948-06, which approved the rezoning of the Zephyr Lakes PUD from County Agriculture and County Residential to City Zoning Category PUD; and

WHEREAS, The City received a request on behalf of Metro Development for approval of an amendment permitting modifications; and

WHEREAS, Planning and Zoning have reviewed the application and have approved the proposed amendments and modifications; and

WHEREAS, the City Council, as the governing body of the City of Zephyrhills, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the City’s Land Development Regulations, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the City Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various City of Zephyrhills review agencies and staff; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the health, safety, and welfare of the residents and citizens of the City of Zephyrhills, and the public at large.

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

Section 1: The above Whereas clauses are hereby adopted and incorporated herein.

Section 2: The City Council for the City of Zephyrhills has determined that the PUD (“PD”), Planned Unit Development, zoning category would promote the general welfare and encourage proper development within the City, and that the following described lands, lying and being situated in Pasco County, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED BY REFERENCE AS EXHIBIT “A”.

PARCEL I.D. NOS.: 26-25-21-0000-00300-0000; 35-25-21-0010-02100-0010; 26-25-21-0000-00400-0010; 26-25-21-0000-00500-0000; 26-25-21-0000-00800-0000; 26-25-21-0010-03500-0000; 26-25-21-0010-03600-0000; 26-25-21-0020-00100-0010; and 35-25-21-0010-00500-0000.

CONTAINS APPROXIMATELY 235 ACRES M.O.L.

are hereby rezoned to PUD (“PD”), Planned Unit Development, subject to the following conditions:

1. Development shall be in accordance with the amended Preliminary Development Plan landscape/hardscape specifications approved with Ordinance No.: 1223-14, on February 10th, 2014 (the “PD Plan”), and the Zephyr Lakes Residential Design Guidelines submitted by

the developer, as may be amended from time to time and which will be approved by the City Planning Department at or prior to the time of plat. Unless otherwise stipulated or modified herein by the revised PUD Master Plan.

2. Development of the project shall be limited to a maximum of 541 single-family detached units and 54 single-family attached units, or 108 multi-family units in lieu of the 54 single-family attached units.

3. Development shall meet the following development standards:

SITE DATA			
PHASE	ACREAGE	UNITS	MIN LOT WIDTH
IA and IB	46.5	123	50'
II	45.21	100	50'
IV	40.98	191	40', 50', & 60' (subject to notes below)
III and V	66.21	127	50'
VI	17.57	0	=
VII	5.83	54/108	18'/APT.
TOTAL UNITS		595 649	

- a. Single-Family Detached Setbacks:

Minimum front yard setback:

20 feet/25 feet to Garage

Minimum front yard functioning as side yard setback:

15 feet

Minimum rear yard setback:

15 feet

Minimum side yard setback:

5 feet

Maximum building height:

35 feet/2-stories
- b. Single-Family Detached Supplemental Standards:

1. Home builders shall provide staggered front yard setbacks, not less than two feet on adjacent lots and shall be allowed to reduce the rear yard setback a distance equal to the additional front setback.

2. Monotony Control – houses shall be required to have sufficient differences in both front elevation and color schemes, and includes the following situations being subject to the monotony code:

2.1 Two houses on each side of a proposed home that all face the same street.

2.2 The houses directly across the street from the proposed home.

2.3 One house on each side of the house directly across the street from the proposed home.

3. Phase IV shall have a maximum of 100 – 40 foot lots, subject to 40 foot wide lots being matched on a one to one basis with 60 foot wide lots. The 40 foot wide lots may not be adjacent to, nor abutting, Pretty Pond Road.

4. Roofing shingles shall be dimensional type shingles, commonly referred to as architectural shingles.
 5. Minimum of two (2) trees shall be provided on each lot.
 6. Notwithstanding any other condition herein to the contrary, if 40 foot lots are commingled (located next to one another and across the street from one other) with 50 foot lots in Phase IV and do not exceed a total of seventy (70) 40 foot lots, then the one for one match of 40 foot and 60 foot lots under Condition No. 3(b)(3) shall not be required.
- c. Single-Family Attached Setbacks:
- | | |
|-----------------------------|-------------------|
| Minimum lot width: | 18 feet |
| Minimum lot size: | 1,700 sf |
| Minimum front yard setback: | 20 feet |
| Minimum rear yard setback: | 20 feet |
| Minimum side yard setback: | 10 feet |
| Maximum building height: | 35 feet/2-stories |
- d. Multi-Family dimensional standards shall adhere to City of Zephyrhills Land Development Code (LDC) Section 7.01.00 – Zoning District Performance and Dimensional Standards.
- e. Perimeter Landscape/Hardscape:
1. The entrance at the Kossik Road and future Dairy Road intersection shall include water features. The ponds in Phases 1A/1B and II on either side of Kossik Road shall include water features. Monuments and water features shall be owned and maintained by an entity other than the City of Zephyrhills or Pasco County.
 2. Perimeter screening along Kossik Road shall be a masonry or precast wall with columns at regular intervals.
 3. Perimeter screening along Wire Road may be PVC fencing, and shall undulate at regular intervals. All fencing adjacent to or abutting the rear property line of a residential lot shall be opaque. Any portion of the fence that is not adjacent to or abutting a residential lot may be less opaque. The degree of opacity shall be at the discretion of the developer.
 4. Northern retention pond abutting Wire Road shall provide a perimeter landscape buffer.
4. All wetlands and adjoining buffers, conservation/preservation areas, and wildlife habitat/corridor areas shall be granted, conveyed, or dedicated to an entity other than the City of Zephyrhills. Conveyance may be by recorded instrument or dedicated through the Final Plat as a tract or easement.
5. The property located on the east side of Wire Road, depicted on the PUD Master Plan as Phase VI, shall be used for stormwater treatment and attenuation, floodplain mitigation, and environmental mitigation purposes only.
6. The developer shall create a mandatory homeowners' association in the form of a non-profit corporation registered with the Florida Secretary of State. The developer shall convey in fee simple to the association, or an approved community development district for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) are required to be dedicated to some entity other than the City of Zephyrhills. Recreation areas and neighborhood parks shall be conveyed to the association or community development district. Prior to approval of the final plat, the homeowners' association, documents, including Articles of Incorporation with proof of filing with the Secretary of State, restrictive covenants, and all exhibits, shall be submitted to the Planning Director for review along with copies of

instruments to be used to convey in fee simple the above-mentioned areas to said association or community development district.

7. In addition to these PUD conditions of approval, the developer shall comply with all City of Zephyrhills ordinances including all impact fee ordinances. In the event ordinances/resolutions are subsequently adopted by the City Council including, but not limited to, utilities, public safety, impact fee or other, the developer shall be required to comply with same except if such ordinances/resolutions materially and adversely change any conditions of the approval granted herein.

8. All internal local roadways, including streetlights, shall be owned and maintained by the Zephyr Lakes Community Development District, established by Ordinance No. 1232-14 on June 23rd, 2014.

9. The developer has submitted an updated traffic study which has been reviewed by City staff and Kimley-Horn, the City's consultant. The following issues shall be addressed based on comments provided from Kimley Horn: 1) The applicant must construct the warranted eastbound turn-lane at the intersection of Kossik Road and project access; 2) at the time Applicant proposes a connection to Wire Road, Applicant will apply for a right-of-way use permit from Pasco County, notify the City of Zephyrhills Planning Department of the same, and the County will evaluate the connection and make recommendations for any improvements to Wire Road at the time; and 3) Applicant shall meet with the City to discuss future traffic control of the intersection of Pretty Pond Road and Wire Road. The Developer shall be required to address City/engineer comments accordingly on the construction plans. An updated traffic impact analysis will be required only if a unit increase is proposed. The developer shall apply for a right-of-way use permit(s) from the appropriate governmental entity prior to access/driveway connection, and shall comply with Pasco County's Access Management Ordinance and Substandard road analysis standards, as applicable.

10. Developer shall convey to City or Pasco County as appropriate, at no cost to the City or Pasco County, up to 47.5 feet of right-of-way along Wire Road as may be required by Pasco County. The easternmost 30 feet of right-of-way shall be dedicated to Pasco County, and the westernmost 17.5 feet of right-of-way shall be dedicated to the City of Zephyrhills.

11. Developer shall convey to the City, at no cost to the City, 50 feet of right-of-way along Pretty Pond Road and 80 feet of right-of-way for Dairy Road extension on its property as shown on the PUD Master Plan. In addition the developer shall construct Dairy Road to City street standards as reflected on the PUD Master Plan from the south boundary of the property to the entrance of Phase IV 4 as shown on the PUD Master Plan.

12. The developer shall convey to Pasco County the proposed 120 ft. right of way for Kossik Road as depicted on the PUD Master Plan. In addition, the developer shall:

- a. Design and permit Kossik Road from the eastern boundary of the Commercial Parcel (at its existing eastern terminus) to Wire Road as a two 2-lane collector road and construct 2 lanes thereof. Subject to any Executive Order extensions previously-approved by the City, Applicant shall construct or bond such section of Kossik Road by December 31, 2022. In lieu of any obligation to design, permit or construct lanes 3 and 4 of Kossik Road, Applicant hereby consents to the City's imposition of a transportation impact fee surcharge of \$1,000 per unit on all remaining, 291 un-platted units within the PUD (Phases 3, 4C, 5 and 6) (the "Surcharge"). The Surcharge will be payable and collected by the City at the time of the issuance of each certificate of occupancy for each such unit (the remaining 291 un-platted units in Phases 3, 4C, 5 and 6 of the PUD). Additionally, Applicant is willing to, and does hereby, forego (subject to there being no appeal of the subject rezoning) \$59,000.00 worth of transportation impact fee credits that Applicant is otherwise due from the City in accordance with Condition No. 23 hereof for Applicant's design and engineering of the portion of Dairy Road lying south of Kossik Road and north of the entry to Phase IV. The intent of the parties is that Applicant is foregoing an amount roughly equal to the consideration it received from Duke Energy's predecessor as part of its acquisition from Applicant of the existing easement along the east end of the PUD (along Wire

Road) pursuant to which Duke Energy has installed a transmission pole in the future right-of-way of Kossik Road (the “Duke Pole”). As such, the City does hereby, for itself and its successors and assigns, fully remise, release, acquit and forever discharge Applicant and its members, managers, affiliates, successors and assigns (the “Released Parties”), of and from any and all duties, rights, claims, demands, actions and causes of action, civil or administrative remedies, of any nature whatsoever, whether arising at law or in equity, concerning the Duke Pole or the design, engineering, permitting or construction of the 3rd and 4th lanes of Kossik Road through the PUD.

- b. Design and permit a single-lane roundabout at the intersection of Wire Road and Pretty Pond Road (the “Roundabout”). Developer shall submit the plans for approval no later than December 31, 2022. In order to expedite and facilitate Developer’s design and permitting of the Roundabout, the City shall deliver to Developer (and provide reliance letters as requested by Developer) all survey, utility and other relevant information in the City’s possession or control concerning the existing rights-of-way or improvements at or near the intersection of Wire Road and Pretty Pond Road, including the construction plans, permits, approvals and “as-built” surveys for any above-ground and below-ground improvements within three hundred fifty feet (350’) of the intersection. The City acknowledges and agrees that: (i) the design of the Roundabout may require that the City acquire additional right-of-way on Wire Road and/or Pretty Pond Road; and (ii) Developer has no obligation to provide or acquire any additional right-of-way, nor to construct the Roundabout.

13. The Developer shall not be entitled to transportation impact fee credits for the right-of-way conveyance or roadway construction described in conditions 9, 10, 11 or 12 hereof, except the construction of the 3rd and 4th lanes of Kossik Road if developer, in its sole discretion, elects to construct the same. The multi-Purpose trail construction on Wire Road as described in Condition No. 14 shall not be eligible for transportation impact fee credits.

14. All improvements to Kossik Road and Dairy Road described herein shall include sidewalks, a pedestrian trail, and bike lanes as depicted on the PUD Master Plan. Ownership and maintenance of each roadway and associated stormwater pond areas shall be set in the Final Plat dedication. The developer shall construct a 10’ wide concrete multi-purpose trail on the west side of Wire Road within the 17.5 feet of ROW to be dedicated to the City of Zephyrhills. The trail shall be constructed along the entire boundary of the development when Kossik Road connects to Wire Road. Pursuant to Land Development Code Section 7.02.02.02, subdivision streets (Kossik Road is a collector road for purposes of this sentence) abutting existing streets shall require subject streets to be built to a minimum standard of 20’ pavement. A County ROW use permit shall also be required for connections to County rights-of-way.

15. Stormwater management and drainage plans shall be designed in accordance with Southwest Florida Water Management District (SWFWMD) requirements for open/closed drainage basins, whichever is applicable. The total post-development volume leaving the site shall be no more than the total pre-development volume leaving the site for the design of a 100-year storm. Maintenance of pre-development off-site low flow may be required in hydrologically sensitive areas. The developer shall also comply with the City of Zephyrhills Basins of Special Concern Ordinance. All proposed retention ponds and flood plain mitigation areas shall comply with the City’s landscape ordinance.

16. The developer will submit site/lot grading plan to the City prior to the final approval of its construction plans.

17. The City of Zephyrhills will provide water and wastewater services to the project. The Developer shall construct reclaimed water line infrastructure in each phase of the project that will be served by a master meter. City agrees to provide potable water until such time as reclaimed water is available.

18. Vacation of any existing rights-of-way on the subject property must be completed prior to or concurrent with approval of the final plat.

19. All FDEP/environmental issues pertaining to closure and/or mitigation of the dairy shall be completed and receive final approval by FDEP as necessary, prior to approval of each final plat.

20. Recreation site development standards shall be in accordance as reflected on the PUD Master Plan.

21. Unless required elsewhere within the conditions of approval, all conveyances to the homeowners' association or community development district if applicable as required pursuant to this rezoning shall occur prior to the issuance of the first certificate of occupancy in a form acceptable to the City Attorney, and shall be free and clear of all liens and encumbrances except for any homeowners' association or community development district restrictions or encumbrances, standard exceptions, easements, permit requirements and plat restrictions.

22. Construction plans shall provide full details concerning the development interior street enhancements to be provided at crosswalks/intersections.

23. Developer shall design and engineer the portion of Dairy Road lying south of Kossik Road and north of the entry to Phase IV. The City shall provide impact fee credits to developer for all costs reasonably incurred by developer as part of such design and engineering for the subject portion of Dairy Road.

24. The locations of ponds and park/recreation areas are conceptual and are subject to relocation without constituting an amendment to the PUD.

Section 3: This ordinance shall supersede all ordinances or parts of ordinances in conflict herewith.

Section 4: That if any section, sentence, clause or phrase of this ordinance is held to be invalid of unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 5: This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

The foregoing Ordinance No. 1435-22 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 25th day of April, 2022.

Attest: _____
Lori L. Hillman, City Clerk Jodi Wilkeson, Council President

The foregoing Ordinance No. 1435-22 was read and passed on the second reading, following a public hearing, in an open and special meeting of the City Council of the City of Zephyrhills, Florida, on this 9th day of May, 2022.

Attest: _____
Lori L. Hillman, City Clerk Jodi Wilkeson, Council President

The foregoing Ordinance No. 1435-22 was approved by me this 9th day of May, 2022.

Gene Whitfield, Mayor

Approved as to legal form and legal content

Matthew E. Maggard, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; TOGETHER WITH THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACTS 7, 10, 23, 26, 39, 42, 43, 44, 54, 55, 58 AND 59; AND TRACTS 5, 6, 11, 12, 21, 22, 27, 28, 37 AND 38, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND TOGETHER WITH LOTS 1-20, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-20, BLOCK 3; LOTS 1-20, BLOCK 4; LOTS 1-20, BLOCK 5; AND LOTS 1-20, BLOCK 6, ZEPHYRHILLS SMALL FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS::

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, N.89°58'32"W., 7.21 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301 AND TO THE POINT OF A NON TANGENT CURVE; THENCE 338.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 38,082.19 FEET, CENTRAL ANGLE OF 00°30'33", CHORD BEARING AND DISTANCE OF N.01°25'14"E., 338.37 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N.89°57'59"E., 1,327.09 FEET; THENCE N.00°12'47"E., 653.30 FEET; THENCE S.89°56'53"W., 1,279.48 FEET TO SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.01°45'40"E., 330.56 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N.89°55'48"E., 1,270.55 FEET; THENCE N.00°12'47"E., 1,323.22 FEET; THENCE N.00°12'56"E., 1,322.55 FEET; THENCE N.89°45'51"E., 1,097.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD WIRE ROAD (DIXIE HIGHWAY(PLAT)) THE FOLLOWING SIX (6) COURSES 1) S.31°28'01"E., 240.30 FEET TO A POINT OF CURVATURE; 2) 245.45 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 435.00 FEET, CENTRAL ANGLE OF 32°19'43", CHORD BEARING AND DISTANCE OF S.15°18'10"E., 242.20 FEET; 3) S.00°51'42"W., 3,101.11 FEET; 4) S.00°30'41"W., 434.21 FEET; 5) S.00°29'09"W., 1,328.35 FEET; 6) S.00°39'05"W., 575.33 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N.89°53'12"W., 723.00 FEET; THENCE S.00°21'59"W., 718.00 FEET TO THE NORTH RIGHT OF WAY LINE OF PRETTY POND ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°53'06"W., 825.11 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N.00°09'45"E., 2,603.58 FEET; THENCE N.89°59'50"W., 1000.05 FEET; THENCE N.00°09'45"E., 15.00 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE ALONG SAID NORTH LINE, N.89°59'50"W., 15.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 217.16 ACRES, MORE OR LESS

TOGETHER WITH:

LEGAL DESCRIPTION

THE SOUTH $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 35.00 FEET THEREOF FOR ROAD RIGHT OF WAY TOGETHER WITH TRACT 35, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS AND EXCEPT THE WEST 197.00 FEET THEREOF.

TOGETHER WITH

THE WEST 584.00 FEET OF TRACT 36, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 20.00 FEET THEREOF FOR ROAD RIGHT OF WAY.

CONTAINING 17.57 ACRES, MORE OR LESS