



**SITE PLAN REVIEW COMMITTEE MEETING
ZEPHYRHILLS, FLORIDA**

**Tuesday, September 20, 2022
9:30 AM**

The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.

Please join the GoToMeeting
from your computer, tablet or smartphone:
<https://meet.goto.com/624371933>
or dial in using your phone:

+1 (786) 535-3211 - Access Code: 624-371-933

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

**Zephyrhills
City Hall**

**Council
Chambers**

1. BUSINESS ITEM(S)

1.1 SUB-0025-22_Zephyr Lakes Phase 3 Final Plat

Final Plat submitted by DUNE FL LAND I SUB LLC for Phase 3 of the Zephyr Lakes (Abbott Park) project, consisting of approximately 18.46 acres MOL.

1.2 SPR-0048-22_Heyl Trucking Expansion, 43110 Free Fall Ave (Phase I)

Site Development Plans submitted by Alan Heyl for expansion onto approximately 5.00 acres to the north of the existing site for parking-related purposes.

1.3 SPR-0050-22_6923 Gall Blvd, Zephyrhills Storage

PRELIMINARY Site Development Plans submitted by Zephyrhills Storage, LLC for a +/-29,888 square foot self storage facility to be located at 6923 Gall Blvd.

1.4 SPR-0053-22_Summit Apartments

Site Development Plans submitted by Real Source (Steven Moreira) for approximately 316,000 square feet of multi-family apartments (240 dwelling units), generally located at the NW corner of Pretty Pond and Wire Roads.

1.5 RZ-0014-22_Agape Baptist - Rezone to C3

Application, submitted to rezone approximately 10.00 acres of real property, generally located at 39735 Chancey Road, from OP (Office Professional) to C3 (General Commercial).

1. ChanceyRdExhibits_20220310
2. Final CRAS Chancey Property Pasco Co (1)
3. JUSTIFICATION REPORT (2)
4. Topo and Boundary Sruvey

1.6 ANX/FLU/RZ-0014-22_Blue Triton Annexation, Rezoning and Future Land Use Amendment Petition

Application for simultaneous review of the following petitions submitted by the Whiting-Turner Contracting Company, Inc. concerning +/-8.43 acres of real property generally located at 4210-4211 Breezewood Drive, 4210-4211 Camphorwood Lane, and 39040-39119 Woodland Drive:

- Petition to annex;
 - Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU Classification of the Subject Property from Pasco County RES-3 to City IN;
 - Petition to rezone, changing the zoning designation from Pasco County R-1 to City LI.
- *NOTE: This project is a follow-up to a previously reviewed site plan pending approval of these petitions.*

1. Nestle Zephyrhills Plant Boundary Survey
2. Nestle Zephyrhills Plant Sketch
3. BLUE TRITON JUSTIFICATION REPORT FINAL 8-25-2022
4. BLUE TRITON APPENDIX A EXHIBITS 1-11 (1)
5. 55_5177 Nestle Zephyrhills Expansion Ecological Due Diligence Report
6. 06 - Traffic Study - email (1)

1.7 ANX0012-22 Acme Development Corporation

Simultaneous review of the following applications submitted by Acme Development Corporation for 120.3 acres located north and east of the intersection of Chancey Rd & SR 39.

1. Annexation of 9.98 acres into the municipal boundaries of the City of Zephyrhills - Parcels: 23-26-21-0020-00200-0000; 23-26-21-0020-00200-0010.
2. Large-scale future land use map amendment (FLUMA) changing the FLU classification of 120.3 acres from City IN (Industrial) to City MU (Mixed Use); and
3. Application to rezone , changing the zoning category of the subject property from City

IN (Industrial) to City PUD (Planned Unit Development)

1. Zhills Hwy 39 PUD Master Plan REV .2022.08.08
2. Acme Dev Anex- FLU & Zoning staff report

ADJOURN

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

STAFF REPORT

To:

From:

RE: SPR-0050-22 6923 Gall Blvd, Zephyrhills Storage
PRELIMINARY Site Development Plans submitted by Zephyrhills Storage, LLC for a +/-
29,888 square foot self storage facility to be located at 6923 Gall Blvd.

Date: September 20, 2022

I. BACKGROUND & INFORMATION

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

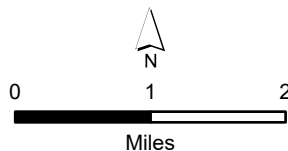
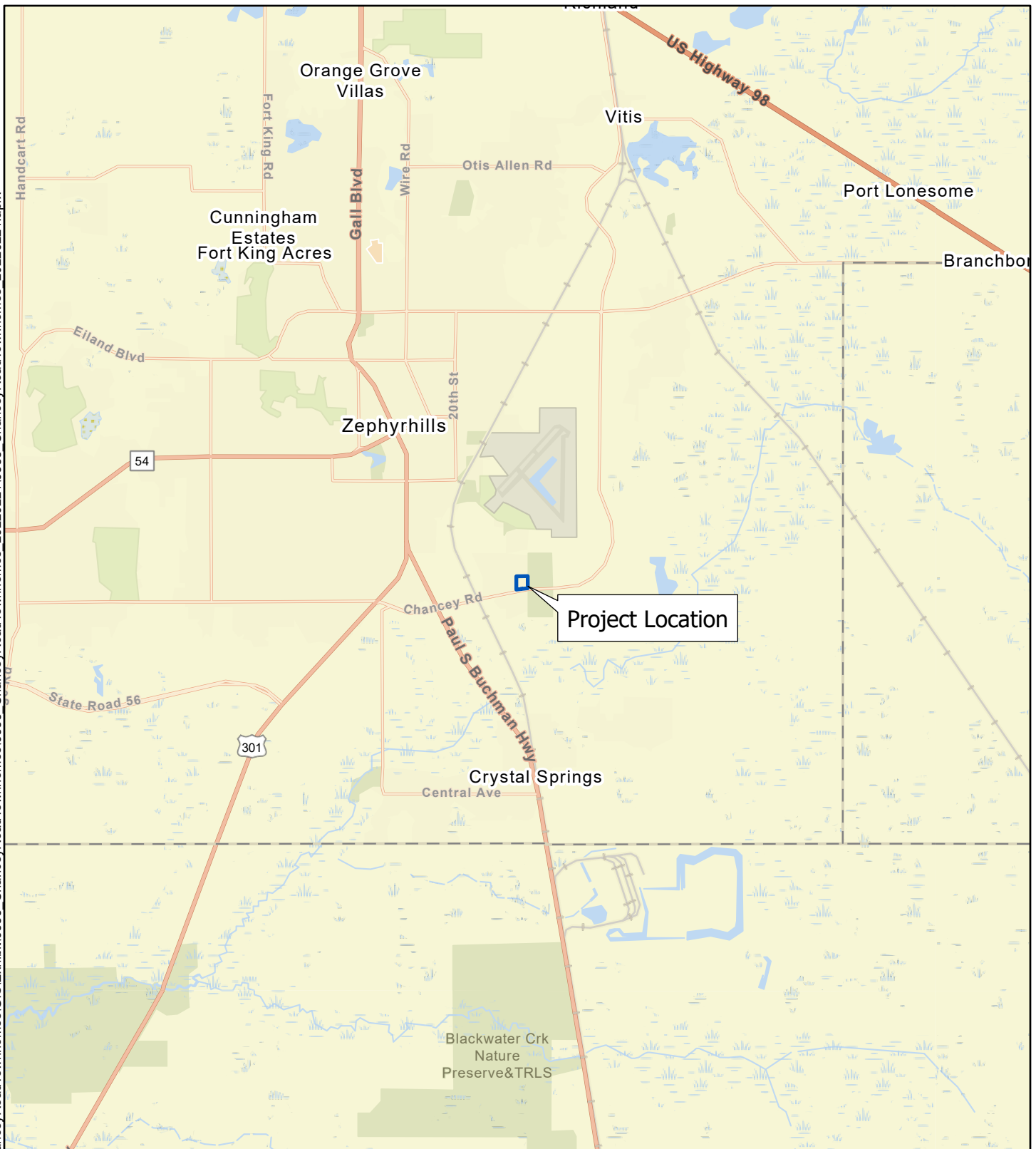
II. DATA & ANALYSIS

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

III. RECOMMENDATION

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

G:\FLA\Projects\golf coast const\9585-00 ChanceyRoadTownhomes\GIS\Exhibit\9585 ChanceyRoadTownhomes 20220221\9585 ChanceyRoadTownhomes 20220221.aprx



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Figure 1: Location Map
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 1 of 7

Prepared By: BGE

Scale: 1:90,000

Job No.: 9585-00

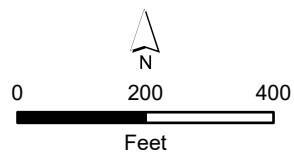
Date: Mar 10, 2022



Legend

Subject Property Boundary

Basemap: NearMap November 14, 2021



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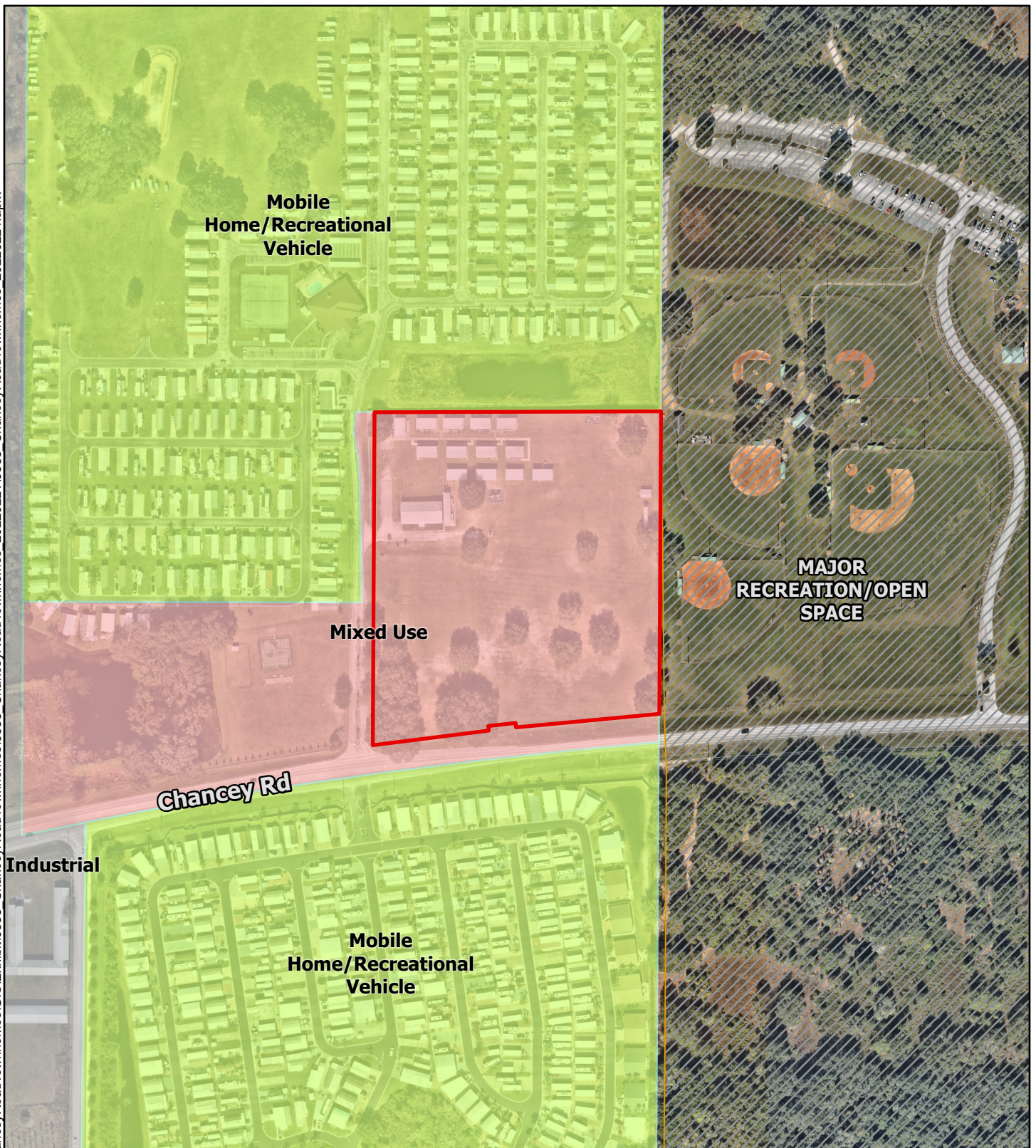
Figure 2: Aerial Project Location
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 2 of 7

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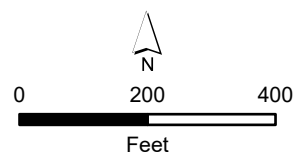
Job No.: 9585-00

Date: Mar 10, 2022



Legend

- Subject Property Boundary
- Existing Future Landuse (Pasco)
- MAJOR RECREATION/OPEN SPACE
- Existing Future Landuse (Zephyrhills)
- Industrial
- Mixed Use
- Mobile Home/Recreational Vehicle



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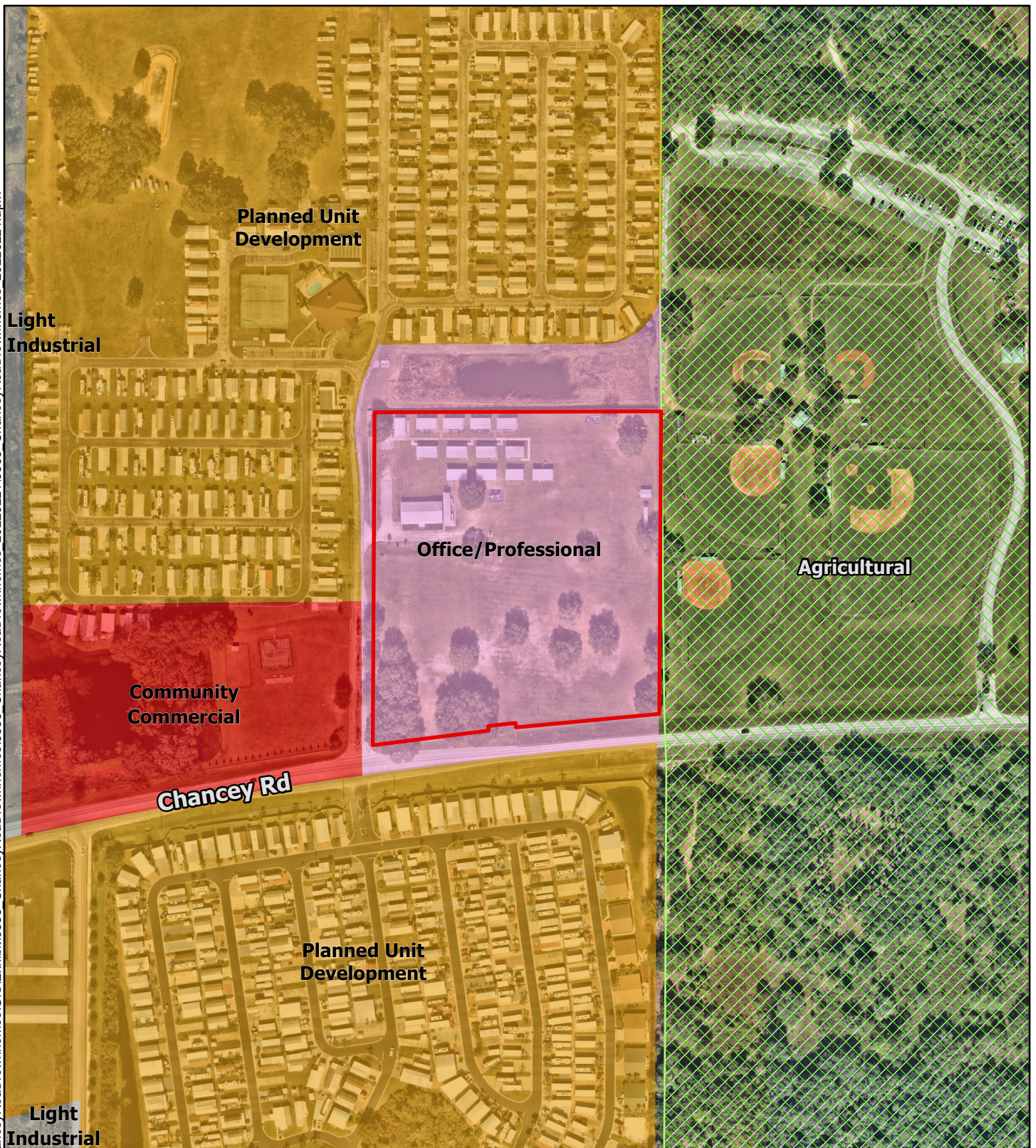
Figure 3: Existing Future Land Use
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 4 of 7

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Scale: 1:3,600

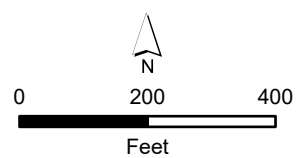
Job No.: 9585-00

Date: Mar 10, 2022



Legend

- Subject Property Boundary
- Zephyrhills City Zoning**
- Community Commercial
- Light Industrial
- Office/Professional
- Planned Unit Development
- Pasco County Zoning**
- Agricultural



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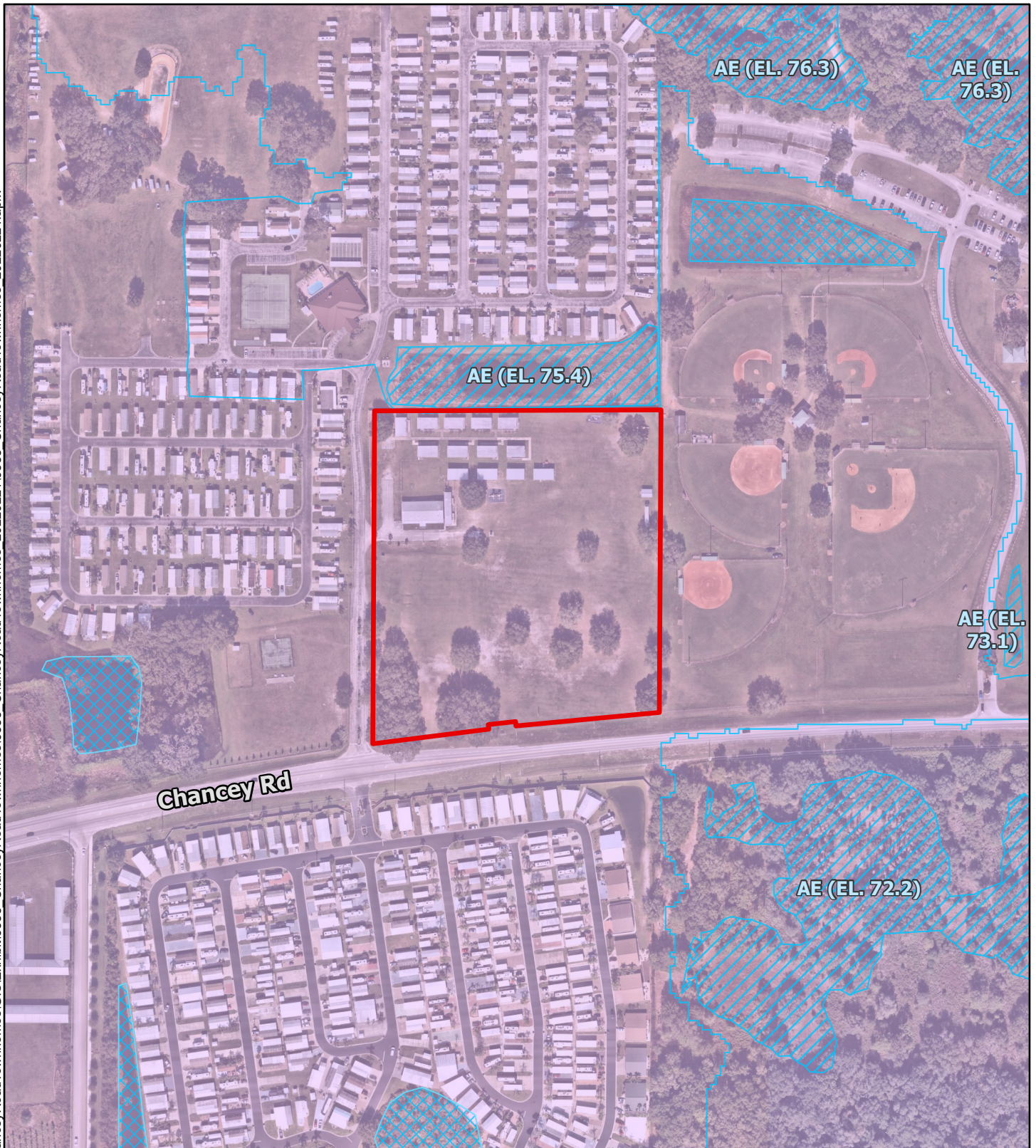
Figure 4: Existing City & County Zoning
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 3 of 7

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 10, 2022



Legend

 Subject Property Boundary

FEMA 100-Year Floodplain

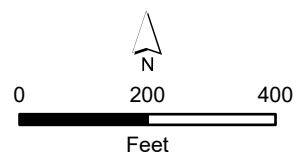
Zone

 A

 AE

 X

 Aquifer Recharge Zone (03.01 - 10.01 inches/yr)



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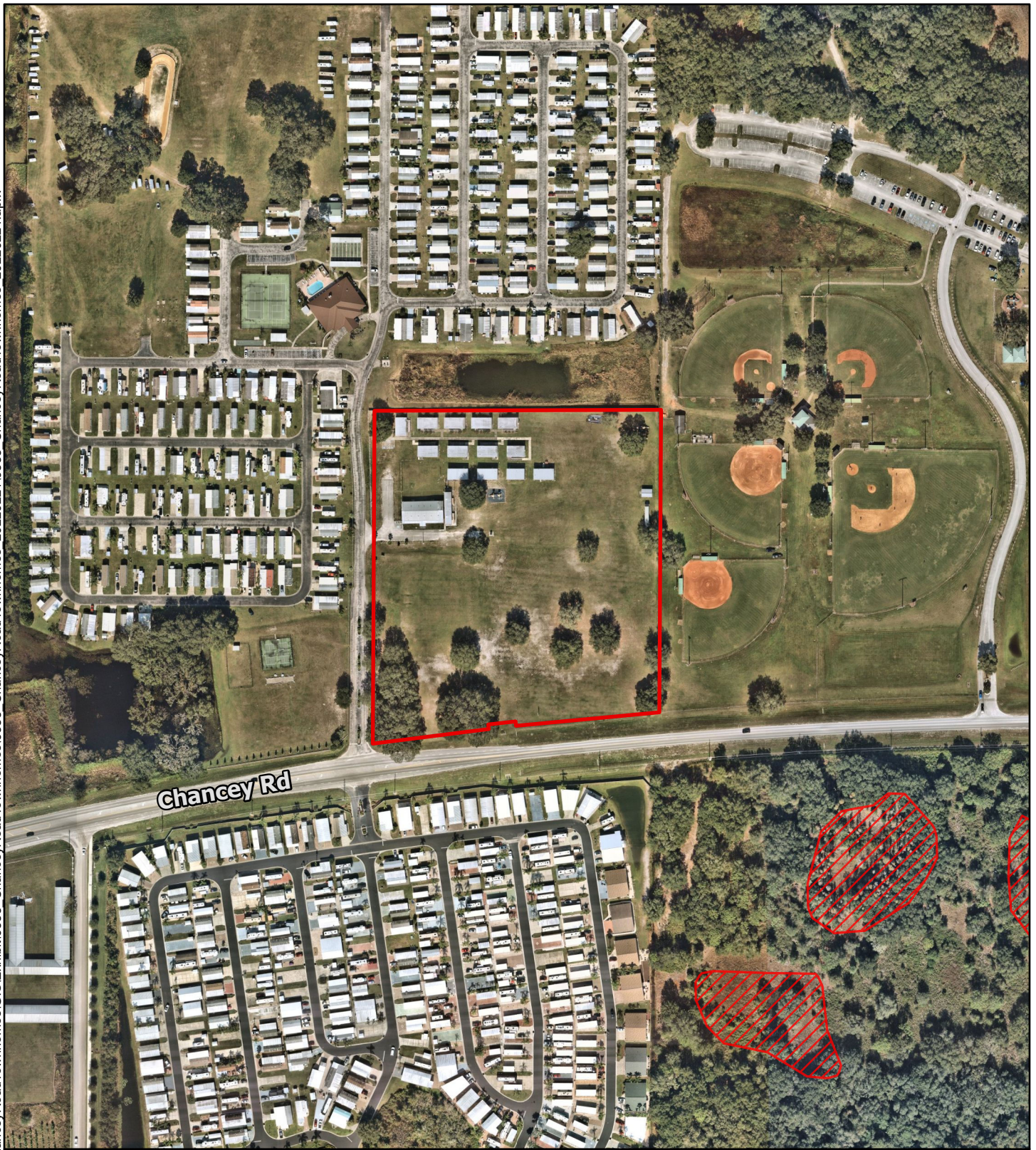
Figure 5a: Floodplain & Aquifer Recharge
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 5 of 7

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 10, 2022



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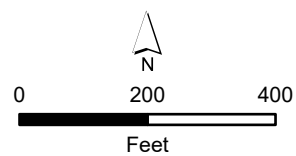
 Subject Property Boundary

Wetlands (Pasco County Classification)

 Type 1

 Type 2

 Type 3



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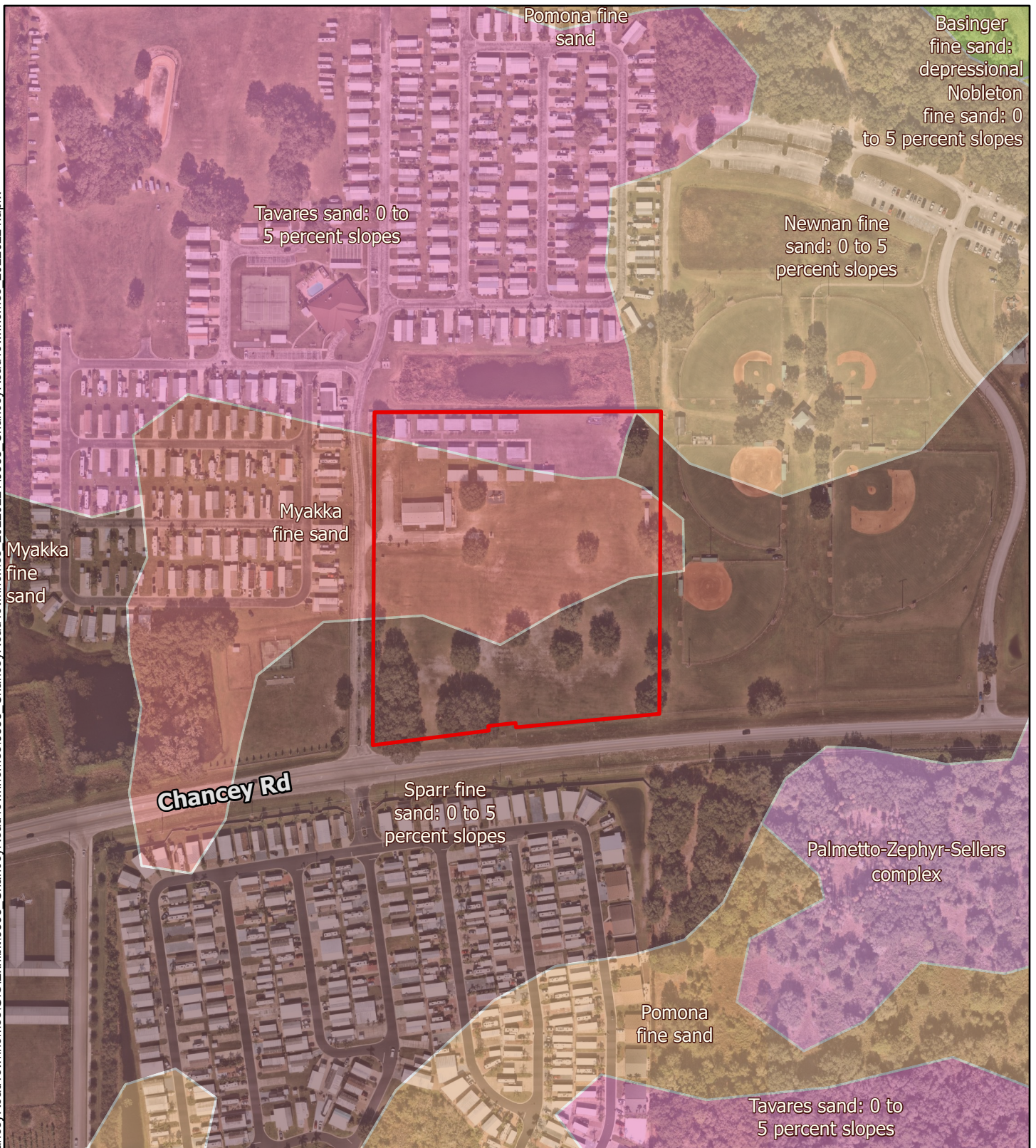
Figure 5b: Wetlands
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 6 of 7

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Job No.: 9585-00

Date: Mar 10, 2022



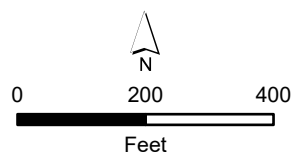
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 Subject Property Boundary

Soils

- Basinger fine sand: depressional
- Myakka fine sand
- Newnan fine sand: 0 to 5 percent slopes
- Nobleton fine sand: 0 to 5 percent slopes
- Palmetto-Zephyr-Sellers complex
- Pomona fine sand
- Sparr fine sand: 0 to 5 percent slopes
- Tavares sand: 0 to 5 percent slopes

*No Environmental Protection Units or Significant Wildlife Habitats occur within the map extent.



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Figure 5c: Natural Resources
Golf Coast Construction
Chancey Road Townhomes
Pasco County, Florida
Page 7 of 7

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 10, 2022

**CULTURAL RESOURCE ASSESSMENT SURVEY
OF THE CHANCEY PROPERTY,
PASCO COUNTY, FLORIDA**

Prepared for:

**Golf Coast Construction, LLC
PO Box 357
Lutz, Florida 33548**

Prepared by:



Florida's First Choice in Cultural Resource Management

**Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240
(941) 379-6206**

April 2022

**CULTURAL RESOURCE ASSESSMENT SURVEY
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Prepared for:

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PO Box 357
Lutz, Florida 33548**

Prepared by:

**Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240**

**Marion Almy – Project Manager
Elizabeth A. Horvath – Project Archaeologist
Nelson Rodriguez – Archaeologist**

April 2022

EXECUTIVE SUMMARY

Archaeological Consultants, Inc. (ACI) performed a Cultural Resource Assessment Survey (CRAS) of the 10-acre Chancey property in Pasco County for Golf Coast Construction, LLC. The project will involve construction of 100 townhomes. The Area of Potential Effects (APE), a portion of which is already developed as the Agape Baptist Church complex, is located on the north side of Chancey Road, east of Laurel Valley Boulevard. This CRAS, conducted in April 2022, was completed as due diligence in anticipation of permitting requirements under Pasco County Code 402.2 C.4.d regarding cultural resources.

The purpose of this investigation was to locate and identify any cultural resources within the project APE and to assess their significance in terms of eligibility for listing in the National Register of Historic Places (NRHP). As defined in 36 CFR Part § 800.16(d), the APE is the “geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist.” Based on the scale and nature of the activities, the project has a limited potential for any indirect (visual or audible) or cumulative effects outside the immediate footprint of construction. Therefore, because of the project type and location of the proposed work, the archaeological and historical APEs are limited to the footprint of the property. All work was carried out in accordance with Section 106 of the *National Historic Preservation Act* of 1966 (Public Law 89-655, as amended), as implemented by 36 CFR 800 (*Protection of Historic Properties*, effective August 2004), as well as Chapters 267 and 373, *Florida Statutes*, Chapter 1A-46, *Florida Administrative Code*, and Florida’s *Coastal Management Program*. All work was performed in accordance with the standards and guidelines contained in the *Cultural Resource Management Standards and Operational Manual: Module 3* (FDHR 2003). The Principal Investigators meet the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44716) for archaeology, history, architecture, architectural history, or historic architecture.

A review of the Florida Master Site File (FMSF) and NRHP indicated that 11 archaeological sites are recorded within one mile of the APE; none of which are within the APE. The APE was considered to have a moderate to low potential for aboriginal archaeological sites based on the environmental setting. There is a low probability for the occurrence of historic archaeological sites. Evidence of timbering and naval stores activities, however, might be uncovered. As a result of these investigations, which included the excavation of 21 shovel tests, no archaeological sites were discovered.

A review of the FMSF and NRHP revealed that no historic (50 years of age or more) resources have been recorded within the APE. The review of the United States (U.S.) Department of Agriculture (USDA) historic aerial photos, U.S. Geological Survey (USGS) quadrangle maps, and property appraiser’s data suggested no potential for historic resources (USDA 1941, 1951, 1957, 1974; USGS 1947; Wells 2022). This was confirmed by the field investigations.

Given the results of background research and field survey, including the excavation of 21 shovel tests, no archaeological sites or historic resources were discovered. Thus, no archaeological sites or historic resources that are listed, determined eligible, or that appear potentially eligible for listing in the NRHP were located within the APE. Therefore, it is the professional opinion of ACI that the proposed undertaking will result in no historic properties affected.

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1.0 INTRODUCTION

Archaeological Consultants, Inc. (ACI) performed a Cultural Resource Assessment Survey (CRAS) of the 10-acre Chancey property in Pasco County for Golf Coast Construction, LLC. The project will involve construction of 100 townhomes. The Area of Potential Effects (APE), a portion of which has been developed as the Agape Baptist Church complex, is located on the north side of Chancey Road, east of Laurel Valley Boulevard (**Figure 1.1**). This CRAS, conducted in April 2022, was completed as due diligence in anticipation of permitting requirements under Pasco County Code 402.2 C.4.d regarding cultural resources.

The purpose of this investigation was to locate and identify any cultural resources within the project APE and to assess their significance in terms of eligibility for listing in the National Register of Historic Places (NRHP). As defined in 36 CFR Part § 800.16(d), the APE is the “geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist.” Based on the scale and nature of the activities, the project has a limited potential for any indirect (visual or audible) or cumulative effects outside the immediate footprint of construction. Therefore, because of the project type and location of the proposed work, the archaeological and historical APEs are limited to the footprint of the property. All work was carried out in accordance with Section 106 of the *National Historic Preservation Act* of 1966 (Public Law 89-655, as amended), as implemented by 36 CFR 800 (*Protection of Historic Properties*, effective August 2004), as well as Chapters 267 and 373, *Florida Statutes*, Chapter 1A-46, *Florida Administrative Code*, and Florida’s *Coastal Management Program*. All work was performed in accordance with the standards and guidelines contained in the *Cultural Resource Management Standards and Operational Manual: Module 3* (FDHR 2003). The Principal Investigators meet the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44716) for archaeology, history, architecture, architectural history, or historic architecture.

Background research preceded field survey. Such research provides an informed set of expectations concerning the kinds of cultural resources that might occur within the APE, as well as a basis for evaluating any newly discovered sites.



Figure 1.1. Location of the Chancey APE, Pasco County.

2.0 ENVIRONMENTAL SETTING

Environmental factors such as geology, topography, relative elevation, soils, vegetation, and water are important in determining where archaeological sites were likely located. These variables influenced what types of resources were available in each area, which in turn influenced decisions regarding settlement location and land-use patterns. Because of the influence of these environmental factors upon the inhabitants, a discussion of the effective environment is included.

2.1 Location and Setting

The 10-acre APE is in Section 24 of Township 26 South, Range 21 East (United States Geological Survey [USGS] Zephyrhills 2013) (**Figure 2.1**). It is on the north side of Chancey Road, east of Laurel Valley Boulevard. The northwest portion of the APE is developed as the Agape Baptist Church complex, with numerous structures, the remainder of the APE is open field with scattered oaks (**Photos 2.1 - 2.2**).



Photo 2.1. Agape Baptist Church complex.

2.2 Physiography and Geology

The APE is characterized by nearly level terrain with a general elevation of 70 to 80 feet (ft) above mean sea level (amsl). It lies within the Zephyrhills Gap physiographic region (White 1970). The APE is underlain by the Hawthorn Group limestone that is surficially evidenced clayey sand (Florida Department of Environmental Protection [FDEP] 2001a, 2001b).

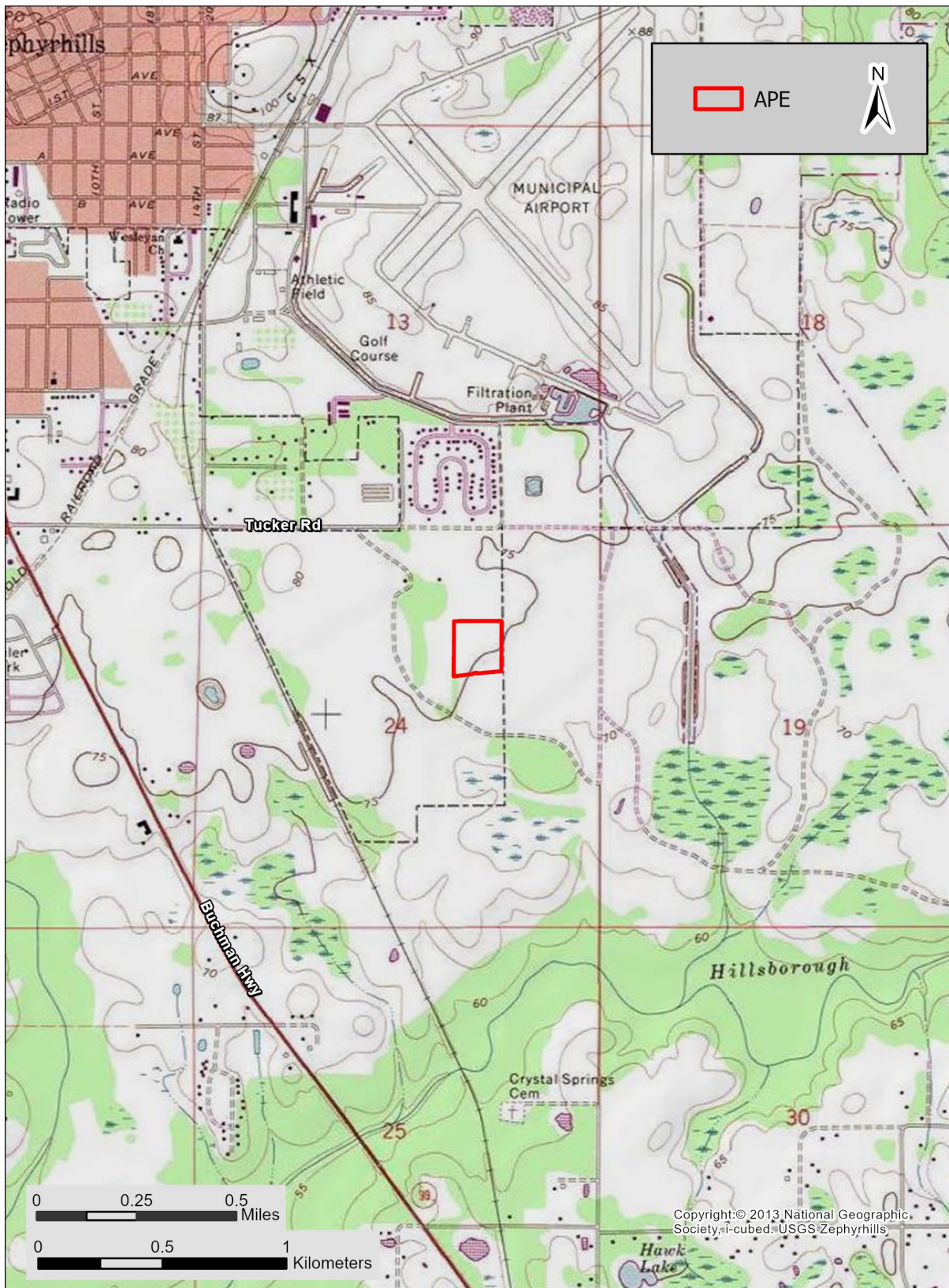


Figure 2.1. Environmental setting of the APE.



Photo 2.2. Pasture, facing southeast from church area.

2.3 Soils and Vegetation

According to the U.S. Department of Agriculture (USDA), the APE falls within the Tavares-Sparr-Adamsville soil association, which is characterized by nearly level to sloping, moderately well to somewhat poorly drained sandy soils. The landscape is mainly one of broad, nearly level to gently sloping ridges and sloping hillsides. There are scattered sinkholes and wet areas with lakes and ponds being common in some locales. The natural vegetation is scattered longleaf pine, slash pine, turkey oak, blackjack oak, post oak, hickory, and sweetgum with an understory of pineland threeawn, creeping bluestem, lopsided indiagrass, panicum, broomsedge, and scattered sawpalmetto (Stankey 1982). **Table 2.1** lists the soils within the APE and their locations are depicted on **Figure 2.2**.

Table 2.1. Soil types within the APE.

Soil Type	Drainage	Setting
Myakka-Myakka, wet fine sands, 0-2%	Poor	Broad areas in the flatwoods
Newnan fine sand, 0-5%	Somewhat poor	Low ridges in the flatwoods
Sparr fine sand, 0-5%	Somewhat poor	Seasonally wet uplands
Tavares sand, 0-5%	Moderately well	Low ridges and knolls

The soils support different vegetative regimes, which in turn provide habitats for the local animal population, and thus provide essential food resources. However, the soils have variable suitability for openland, woodland, and wetland habitats (Stankey 1982: Table 10). The habitat for openland wildlife consists of cropland, pasture, meadows, and areas that are overgrown with grasses, herbs, shrubs, and vines. These areas produce grain and seed crops, grasses, and legumes, and wild herbaceous plants. The wildlife attracted to these areas include bobwhite quail, dove, sparrow hawk, meadowlark, field sparrow, cottontail, and cattle egret. Myakka, Sparr, and Tavares sands are rated as fair for openland wildlife habitat. Woodland wildlife habitat includes area of deciduous plants or coniferous plants or both and associated grasses, legumes, and wild herbaceous plants. Wildlife attracted to these areas include turkey, towhee, woodpeckers, owls, squirrels, gray fox, racoon, and

deer. All the soils are rated fair for this type of habitat. The habitat for wetland wildlife includes areas of open, marshy, or swampy, shallow water areas. Wildlife in these areas include ducks, egrets, herons, kingfishers, alligators, and otters. None of the soils is suited to wetland habitats.

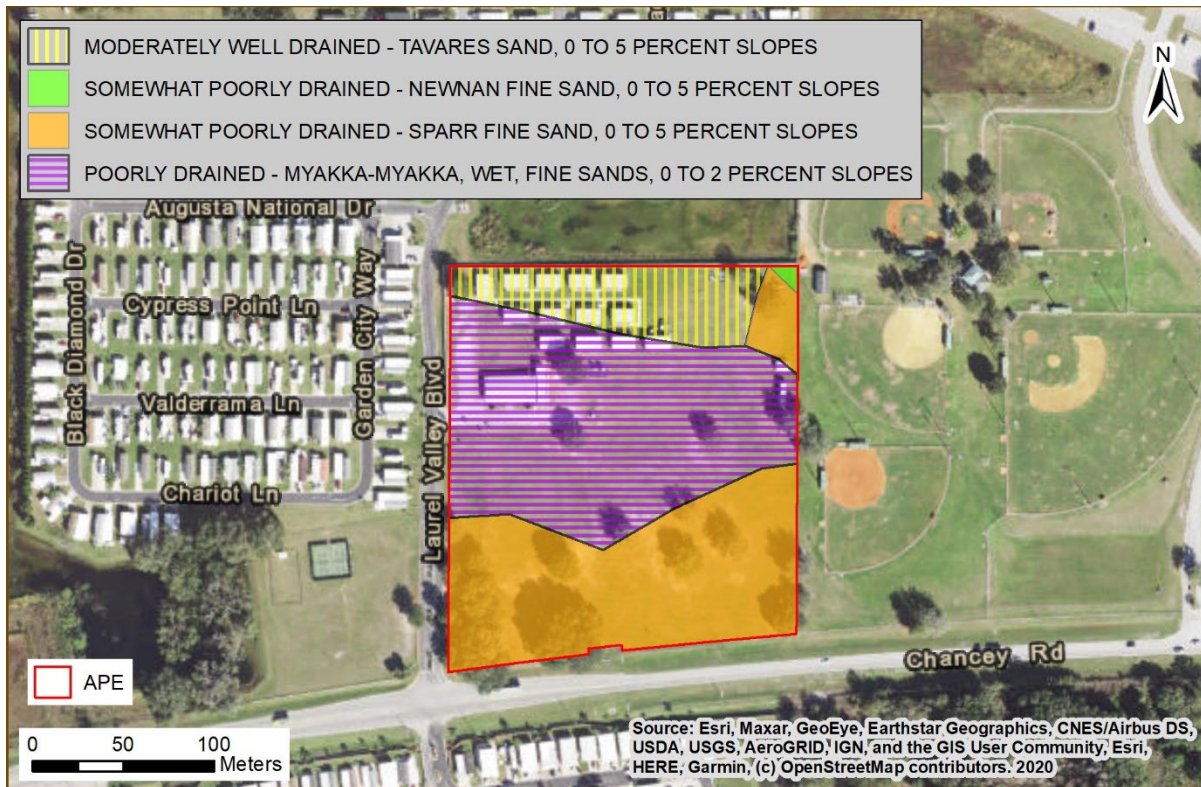


Figure 2.2. Soil type distribution within the APE.

2.4 Paleoenvironmental Considerations

The early environment of the region was different from that seen today. Sea levels were lower, the climate was arid, and fresh water was scarce. An understanding of human ecology during the earliest periods of human occupation in Florida cannot be based on observations of the modern environment because of changes in water availability, botanical communities, and faunal resources. Aboriginal inhabitants would have developed cultural adaptations in response to the environmental changes taking place, which were then reflected in settlement patterns, site types, artifact forms, and subsistence economies. Due to the arid conditions between 16,500 and 12,500 years ago, the perched water aquifer and potable water supplies were absent (Dunbar 2006c). Palynological studies conducted in Florida and Georgia suggest that between 13,000 and 5000 years ago, this area was covered with an upland vegetation community of scrub oak and prairie (Watts 1969, 1971, 1975). The rise of sea level reduced xeric habitats over the next several millennia. Rapid sea level rise took place from roughly 10,000–6000 years ago, at which time the rate significantly decreased (Donoghue 2006).

Around 5000 years ago, a climatic event marking a brief return to Pleistocene climatic conditions induced a change toward more open vegetation. Southern pine forests replaced the oak savannahs. Extensive marshes and swamps developed along the coasts and subtropical hardwood forests became established along the southern tip of Florida (Delcourt and Delcourt 1981). Northern Florida saw an increase in oak species, grasses, and sedges (Carbone 1983). At Lake Annie, in south central Florida, wax myrtle and pine dominated pollen cores. The assemblage suggests that by this time,

a forest dominated by longleaf pine along with cypress swamps and bayheads existed in the area (Watts 1971, 1975). By about 3500 BCE (Before Common Era), surface water was plentiful in karst terrains and the level of the Floridan aquifer rose to five feet above present levels. After this time, modern floral, climatic, and environmental conditions began to be established.

3.0 CULTURAL CHRONOLOGY

A discussion of the regional culture history is included to provide a framework within which the local historical and archaeological records can be examined. Archaeological sites and historic features are not individual entities, but rather are part of once dynamic cultural systems. Thus, individual sites cannot be adequately examined or interpreted without reference to other sites and resources in the area. In general, archaeologists summarize the culture history of an area (i.e., an archaeological region) by outlining the sequence of archaeological cultures through time. These are defined largely in geographical terms but also reflect shared environmental and cultural factors. The APE is located in the Central Peninsular Gulf Coast archaeological region (Milanich 1994; Milanich and Fairbanks 1980). This region extends from just north of Tampa Bay southward to the northern portion of Charlotte Harbor (**Figure 3.1**). Within this zone, the Paleoindian, Archaic, Formative, and Mississippian stages have been defined based on unique sets of material culture traits such as stone tools and ceramics as well as subsistence, settlement, and burial patterns. These broad temporal units are further subdivided into culture phases or periods.

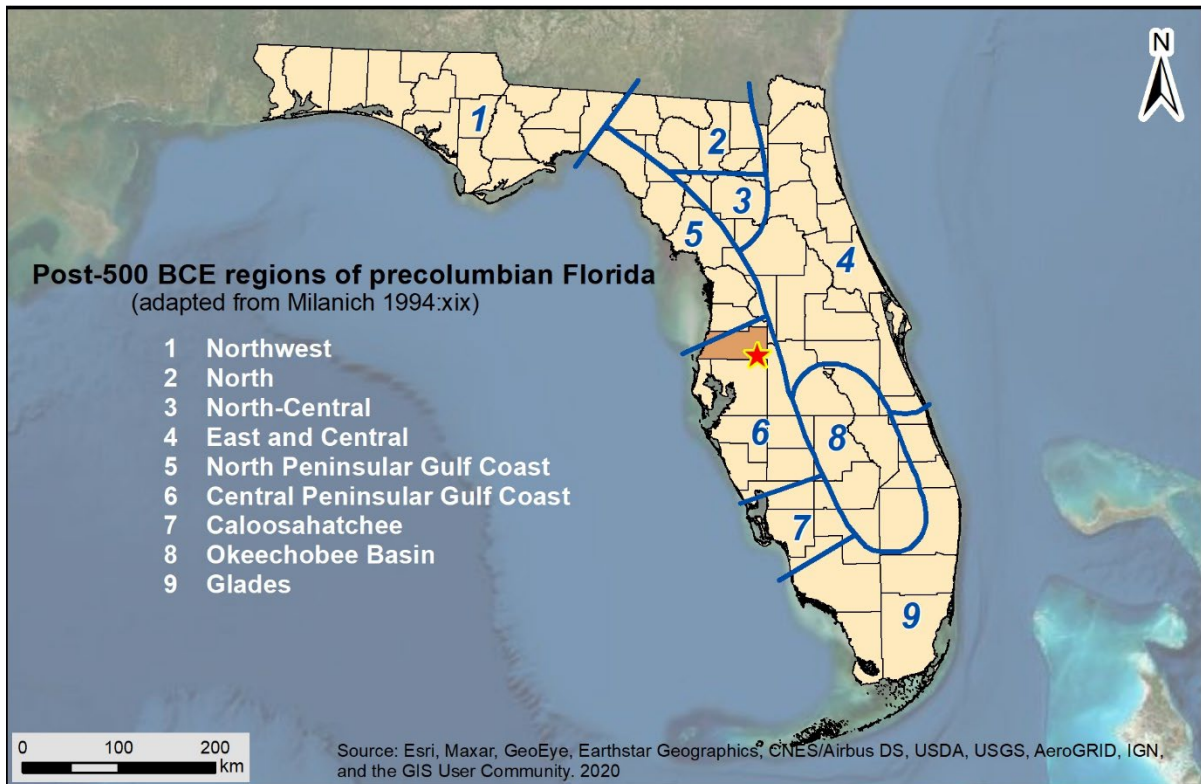


Figure 3.1. Florida Archaeological Regions.

The local history of the region is divided into four broad periods based initially upon the major governmental powers. The first period, Colonialism, occurred during the exploration and control of Florida by the Spanish and British from around 1513 until 1821. At that time, Florida became a territory of the U.S. and 21 years later became a State (Territorial and Statehood). The Civil War and Aftermath (1861-1899) period deals with the Civil War, the period of Reconstruction following the war, and the late 1800s, when the transportation systems were dramatically increased and development throughout the state expanded. The Twentieth Century includes subperiods defined by important historic events such as the World Wars, the Boom of the 1920s, and the Depression. Each of these periods evidenced differential development and utilization of the region, thus effecting the historic site distribution.

3.1 Paleoindian

The Paleoindian stage is the earliest known cultural manifestation in Florida, dating from roughly 20,000 to 7500 BCE (Before Common Era) (Milanich 1994; Webb and Dunbar 2006). Archaeological evidence for Paleoindians consists primarily of scattered finds of diagnostic lanceolate-shaped projectile points. The Florida peninsula at that time was quite different than today. In general, the climate was cooler and drier with vegetation typified by xerophytic species with scrub oak, pine, open grassy prairies, and savannas (Milanich 1994:40). When human populations were arriving in Florida, the sea levels were still as much as 130 to 200 ft below present levels and coastal regions of Florida extended miles beyond present-day shorelines (Faught 2004). Thus, many sites have been inundated (Faught and Donoghue 1997).

The Paleoindian period has been sub-divided into three horizons based upon characteristic tool forms (Austin 2001). Traditionally, it is believed that the Clovis Horizon (10,500-9000 BCE) represents the initial occupation of Florida and is defined based upon the presence of the fluted Clovis points. These are somewhat more common in north Florida. Research suggests that Suwannee and Simpson points may be contemporary with or predate Clovis (Dunbar 2006a, 2016; Stanford et al. 2005). Research at the Page-Ladson site, in the Aucilla River, has provided evidence of a pre-Clovis occupation as early as 22,000 years ago, with the latest dated level from 4100 to 3400 years ago (Webb and Dunbar 2006). Pre-Clovis materials were also reported from the Sloth Hole site, also within the Aucilla River (Hemmings 1999). The Suwannee Horizon (9000-8500 BCE) is the best known of the three Paleoindian horizons. The lanceolate-shaped, unfluted Simpson and Suwannee projectile points are diagnostic of this time (Bullen 1975; Daniel and Wisenbaker 1987; Purdy 1981). The Suwannee tool kit includes a variety of scrapers, adzes, spokeshaves, unifacially retouched flakes, and blade-like flakes as well as bone and ivory foreshafts, pins, awls, daggers, anvils, and abraders (Austin 2001:23).

Following the Suwannee Horizon is the Late Paleoindian Horizon (8500-8000 BCE). The smaller Tallahassee, Santa Fe, and Beaver Lake projectile points have traditionally been attributed to this horizon (Milanich 1994). However, many of these points have been recovered stratigraphically from Late Archaic and Early Woodland period components and thus, may not date to this period at all (Austin 2001; Farr 2006). Florida notched or pseudo-notched points, including the Union, Greenbriar, and Hardaway-like points may represent late Paleoindian types, but these types have not been recovered from datable contexts and their temporal placement remains uncertain (Dunbar 2006a:410).

Archaeologists hypothesize that Paleoindians lived in migratory bands and subsisted by gathering and hunting, including the now-extinct Pleistocene megafauna. In addition, they likely trapped smaller animals such as mink, muskrat, and rabbit for their fur and medium sized mammal such as deer for food as well as raw materials for bone tools (Dunbar 2016; Dunbar and Vojnovski 2007). It is likely that these nomadic hunters traveled between permanent and semi-permanent sources of water, such as artesian springs, exploiting the available resources. These watering holes would have attracted the animals, thus providing food and drink. In addition to being tied to water sources, most of the Paleoindian sites are close to good quality lithic resources. The settlement pattern consisted of the establishment of semi-permanent habitation areas and the movement of the resources from their sources of procurement to the residential locale by specialized task groups (Austin 2001:25).

Although the Paleoindian period is generally considered to have been cooler and drier, there were major variations in the inland water tables resulting from large-scale environmental fluctuations. There have been two major theories as to why most Paleoindian materials have been recovered from inundated sites. The Oasis theory, put forth by Wilfred T. Neill, was that due to low water tables and scarcity of potable water, the Paleoindians, and the game animals upon which they depended, clustered around the few available water holes that were associated with sinkholes (Neill 1964). Whereas Ben

Waller postulated that the Paleoindians gathered around river-crossings to ambush the large Pleistocene animals as they crossed the rivers (Waller 1970). This implies periods of elevated water levels. Based on the research along the Aucilla and Wacissa Rivers, it appears that both theories are correct, depending upon what the local environmental conditions were at that time (Dunbar 2006b, 2016). As such, during the wetter periods, populations became more dispersed because the water resources were abundant and the animals that they relied on could roam over a wider range.

Some of the information about this period has been derived from the underwater excavations at two inland spring sites in Sarasota County: Little Salt Spring and Warm Mineral Springs (Clausen et al. 1979). Excavation at the Harney Flats Site in Hillsborough County has provided a rich body of data concerning Paleoindian life ways. Analysis indicates that this site was used as a quarry-related base camp with special use activity areas (Daniel and Wisenbaker 1987). It has been suggested that Paleoindian settlement may not have been related as much to seasonal changes as generally postulated for the succeeding Archaic period, but instead movement was perhaps related to the scheduling of tool-kit replacement, social needs, and the availability of water, among other factors (Daniel and Wisenbaker 1987:175). Investigations along the Aucilla and Wacissa Rivers, as well as other sites within the north Florida rivers, have provided important information on the Paleoindian period and how the aboriginals adapted to their environmental setting (Webb 2006). Studies of the Pleistocene faunal remains from these sites clearly demonstrate the importance of these animals not for food alone, but as the raw material for their bone tool industry (Dunbar and Webb 1996).

3.2 Archaic

Climatic changes occurred, resulting in the disappearance of the Pleistocene megafauna and the demise of the Paleoindian culture. The disappearance of the mammoths and mastodons resulted in a reduction of open grazing lands, and thus, the subsequent disappearance of grazers such as horse, bison, and camels. With the reduction of open habitat, the herd animals were replaced by the more solitary, woodland browser: the white-tailed deer (Dunbar 2006a:426). The intertwined data of megafauna' extinction and cultural change suggests a rapid and significant disruption in both faunal and floral assemblages. The Bolen people represent the first culture adapted to the Holocene environment (Carter and Dunbar 2006). This included a more specialized toolkit, and the introduction of chipped-stone woodworking implements.

Due to a lack of excavated collections and the poor preservation of bone and other organic materials in the upland sites, our knowledge of the Early Archaic artifact assemblage is limited (Carter and Dunbar 2006; Milanich 1994). Discoveries at the Page-Ladson, Little Salt Spring, and Windover sites indicate that bone and wood tools were used (Clausen et al. 1979; Doran 2002; Webb 2006). The archaeological record suggests a diffuse, yet well-scheduled, pattern of exploiting both coastal and interior resources. Because water sources were much more numerous and larger than previously, the Early Archaic peoples could sustain larger populations, occupy sites for longer periods, and perform activities requiring longer occupations at a specific locale (Milanich 1994:67).

Marked environmental changes, which occurred some 6500 years ago, had a profound influence upon human settlement and subsistence practices. Among the landscape alterations were rises in sea and water table levels that resulted in the creation of more available surface water. In addition to changed hydrological conditions, this period is characterized by the spread of mesic forests and the beginnings of modern vegetation communities including pine forests and cypress swamps. Humans adapted to this changing environment and regional and local differences are reflected in the archaeological record (Russo 1994a, 1994b; Sassaman 2008).

The Middle Archaic archaeological record is better understood than the Early Archaic. The material culture inventory included several stemmed, broad blade projectile point types including the Newnan, Levy, Marion, and Putnam types (Bullen 1975). Population growth, as evidenced by the increased number of Middle Archaic sites and accompanied by increased socio-cultural complexity, is assumed for this time (Milanich and Fairbanks 1980). Site types included large base camps, smaller special-use campsites, quarries, and burial areas. The most common sites are the smaller campsites, which were most likely used for hunting or served as special-use extractive sites for such activities as gathering nuts or other botanical materials. At quarry sites, aboriginal populations mined stone for their tools. They usually roughly shaped the stone prior to transporting it to another locale for finishing. Larger artifact assemblages and wider variety of tools characterize base camps.

During the Late Archaic period, population increased and became more sedentary. The broad-bladed, stemmed projectile styles of the Middle Archaic continued to be made with the addition of Culbreath, Lafayette, Clay, and Westo types (Bullen 1975). A greater reliance on marine resources is indicated in coastal areas. Subsistence strategies and technologies reflect the beginnings of an adaptation to these resources. Around 4000 years ago, evidence of fired clay pottery appears in Florida. The first ceramic types, tempered with fibers (Spanish moss or palmetto), are referred to as the Orange series. Initially, it was thought that they lacked decoration until about 1700 BCE, when they were decorated with geometric designs and punctations. Research has called this ceramic chronology into question; accelerator mass spectrometry dates from a series of incised Orange sherds from the middle St. Johns River Valley, have produced dates contemporaneous with the plain varieties (Sassaman 2003).

Milanich (1994:86-87) suggests that while there may be little difference between Middle and Late Archaic populations, there are more Late Archaic sites, and they were primarily located near wetlands. The abundant wetland resources allowed larger settlements to be maintained. It is likely that the change in settlement patterns was related to the environmental changes. By the end of the Middle Archaic, the climate closely resembled that of today and the vegetation changed from those species which preferred moist conditions to pines and mixed forests (Watts and Hansen 1988). Sea levels rose, inundating many sites located along the shoreline. The adaptation to this environment allowed for a wider variety of resources to be exploited and a wider variation in settlement patterns. No longer were the scarce waterholes dictating the location of sites. Shellfish, fish, and other food sources were now available from coastal and freshwater wetlands resulting in an increased population size.

The Late Archaic Transitional stage refers to that portion of the ceramic Archaic when sand was mixed with the fibers as a tempering agent. The same settlement and subsistence patterns were being followed. It has been suggested that during this period there was a diffusion of cultural traits as a result of the movement of small groups (Bullen 1959, 1965). This resulted in the appearance of several different ceramic and lithic tool traditions, and the beginning of cultural regionalism.

3.3 Formative

The Formative stage is comprised of the Manasota and Weeden Island-related cultures (ca. 500 BCE to 800 CE [Common Era]). Settlement patterns consisted of permanent villages located along the coast with seasonal forays into the interior to hunt, gather, and collect those resources unavailable along the coast. Most Manasota sites are shell middens found on or near the shore where aboriginal villagers had easiest access to fish and shellfish (Milanich 1994). The subsistence economy focused on the coastal exploitation of maritime resources, supplemented by hunting and gathering inland resources (Luer and Almy 1982). Investigations at the Shaw's Point, Fort Brooke Midden, Yat Kitischee, and Myakkahatchee sites have provided a wealth of information on site formation, subsistence economies, and technology and their changes over time (Austin 1995; Austin et al. 1992; Luer et al. 1987;

Schwadron 2002). The major villages were located along the shore with smaller sites being located up to 12 to 18 miles inland. These inland sites, which probably served as seasonal villages or special-use campsites, were often located in the pine flatwoods on elevated lands proximate to a source of freshwater where a variety of resources could be exploited (Austin and Russo 1989; Luer and Almy 1982). Hardin and Piper (1984) suggest that some of the larger inland sites may actually be permanent or semi-permanent settlements as opposed to seasonal campsites.

Manasota is characterized by a wide range of material cultural traits such as a well-developed shell and bone tool technology, sand tempered plain ceramics, and burials within shell middens (Luer and Almy 1982). Much of the shell and bone technology evolved out of the preceding Archaic period. Through time, the burial patterns became more elaborate, with burials being placed within sand burial mounds located near the villages and middens. The early burial patterns consisted of primary flexed burials in the shell middens, while later sites contained secondary burials within sand mounds. However, new research has revealed that burial monuments were beginning to be built in the early Woodland period, as evidence from Yellow Bluffs Mound indicates that the burials were placed in the mound around 200 to 50 BCE (Luer 2011; Luer and Hughes 2011).

Temporal placement within the Manasota period can be determined based upon diagnostic ceramic rim and vessel forms (Luer and Almy 1982). The early forms (ca. 500 BCE to 400 CE) are characterized as flattened globular bowls with incurving rims and chamfered lips. Pot forms with rounded lips and inward curving rims were utilized from about 200 BCE until 700 CE. Deeper pot forms with straight sides and rounded lips were developed around 400 CE and continued into the Safety Harbor period. Simple bowls with outward curving rims and flattened lips were used from the end of the Late Weeden Island period (ca. 800 CE) into the Safety Harbor period. Vessel wall thickness decreased over time.

The lithic assemblage of the Manasota culture was scarce along the coast especially in the more southern portions of the region where stone suitable for tool manufacture was absent. Projectile point types associated with the Manasota period include the Sarasota, Hernando, and Westo varieties (Luer and Almy 1982).

Influences from the Weeden Island “heartland,” located in north-central Florida, probably resulted in the changes in burial practices. These influences can also be seen in the increased variety of ceremonial ceramic types through time. The secular, sand tempered ware continued to be the dominant ceramic type. Manasota evolved into what is referred to as a Weeden Island-related culture. The subsistence and settlement patterns remained consistent. Hunting and gathering of the inland and coastal resources continued. Evidence of a widespread trade network is seen by the ceramic types and other exotic artifacts present within the burial mounds, such as greenstone pendants, Deptford Check Stamped pottery, bifaces, copper, quartz, galena, mica, and other stone artifacts (Luer 2014).

Ceremonialism and its expressions, such as the construction of complex burial mounds containing exotic and elaborate grave offerings, reached their greatest development during this period. Similarly, the subsistence economy, divided between maritime and terrestrial animals and perhaps horticultural products, represents the maximum effective adjustment to the environment. Many Weeden Island-related sites consist of villages with associated mounds, as well as ceremonial/burial mound sites. The presence of Weeden Island ceramic types distinguishes the artifact assemblage. These are among some of the finest ceramics in the Southeast; they are often thin, well fired, burnished, and decorated with incising, punctations, complicated stamping, and animal effigies (Milanich 1994:211). Coastal sites are marked by the presence of shell middens, indicating a continued pattern of exploitation of marine and estuarine resources. Interaction between the inland farmer-gatherers and coastal hunter-gatherers may have developed into mutually beneficial exchange systems (Kohler 1991:98). This could

account for the presence of non-locally made ceramics at some of the Weeden Island-related period sites. There is no definitive evidence for horticulture in the coastal area (Milanich 1994:215).

3.4 Mississippian

The final aboriginal cultural manifestation in the Central Peninsular Gulf Coast region is Safety Harbor, named for the type-site in Pinellas County. The presence of datable European artifacts (largely Spanish) in sites, along with radiocarbon dates from early Safety Harbor contexts associated with Englewood ceramics, provide the basis for dividing the Safety Harbor period into two pre-Columbian phases: Englewood (900-1000 CE) and Pinellas (1000-1500 CE) and two colonial period phases: Tatham (1500-1567 CE) and Bayview (1567-1725 CE) (Mitchem 1989). The Safety Harbor variant in Hillsborough, northern Manatee, Pinellas, and southern Pasco counties is identified as the Circum-Tampa Bay regional variant.

Although inland sites do occur, the Safety Harbor culture was primarily a coastal phenomenon (Mitchem 1989, 2012). Large coastal towns or villages often had a temple mound, plaza, midden, and a burial mound associated with them. Although some maize agriculture may have been practiced by the Safety Harbor peoples, the coastal environment was not suitable for intensive maize agriculture (Luer and Almy 1981; Mitchem 2012). Away from the coastal plain, a more dispersed pattern of smaller settlements was evident, and the burial mounds appear to have been located away from the habitation areas (Mitchem 1988, 1989).

Influences from the north led to the incorporation of some Mississippian traits by the late Manasota peoples, which became the Safety Harbor culture. Most Safety Harbor components are located on top of the earlier Manasota deposits and there is evidence of significant continuity from Manasota into Safety Harbor. However, in some areas, Manasota continued later than previously thought, while in other areas Englewood did not appear to have occurred at all (Austin et al. 2008). The lack of the diagnostic Englewood ceramics at many sites may indicate that the Englewood phase was skipped in the developmental sequence from Manasota to Safety Harbor (Mitchem 2012).

The primary difference between Manasota and Safety Harbor is the ceramic assemblage. The utilitarian ceramics include the Pasco (limestone tempered), Pinellas (laminated paste), and sand tempered plain varieties. The decorated ceramics, primarily recovered from burial mounds, include Englewood Incised, Sarasota Incised, Lemon Bay Incised, St. Johns Check Stamped, Safety Harbor, Incised, and Pinellas Incised (Willey 1949). The adoption of Mississippian traits such as bottles, beakers, and bowls with effigy rim adornos and collared jars and collared bowls with rim lugs and loop handles are indicative of this period (Luer 2014). However, unlike most Mississippi period ceramics, the use of mussel shell as the aplastic is not present (Mitchem 2012).

The Safety Harbor people traded with other Southeastern Mississippian cultures. It is likely that marine whelks and conchs were traded with groups in the Southeast and Midwest. In turn, items such as copper and ground-stone artifacts made their way south. Based on Spanish accounts, the Safety Harbor culture had evolved into a chiefdom form of government, albeit minus the maize agriculture of other Mississippian period groups in the Southeast. This lack of agriculture was likely due to the extremely successful adaptation to the local environment and the lack of suitable soils to produce maize. Mitchem notes that although contact with Mississippian people may have led to political and religious changes, there was not a compelling reason to change their lifestyle completely (Mitchem 2012:185).

3.5 Colonialism

The Timucuan Indians are the historic counterparts of the Safety Harbor people. In the Tampa Bay area, they are referred to as the Tocobaga, extending from roughly Tarpon Springs southward to the Sarasota area (Bullen 1978). The Tocobaga consisted of many small chiefdoms whose leaders frequently waged war against each other. The most powerful chiefdom was Tocobaga, located at the head of Old Tampa Bay at the Safety Harbor site; other major chiefdoms included the Mocoço (at the mouth of the Alafia River) and Ucita (at the mouth of the Little Manatee River) (Hann 2003).

The cultural traditions of the native Floridians ended with the advent of European expeditions to America. The initial events, authorized by the Spanish crown in the 1500s, ushered in devastating European contact. After Ponce de Leon's landing near St. Augustine in 1513, Spanish explorations were confined to the west coast of Florida; Narvaéz is thought to have made shore in 1528 in St. Petersburg and de Soto's 1539 landing is commemorated at De Soto Point on the south bank of the Manatee River. The Spaniards briefly established a fort and garrison at Tocobaga in the 1560s. In 1568, the Tocobaga killed all of the soldiers and when a Spanish supply ship arrived, the Tocobaga left, and the Spanish burned the village (Hann 2003).

The area that now constitutes the State of Florida was ceded to Britain in 1763 after two centuries of Spanish possession. The British governed Florida until 1783 when the Treaty of Paris returned Florida to Spain; however, Spanish influence was nominal during this second period of ownership. Prior to the American colonial settlement of Florida, members of the Muskogean Creek, Yamassee, and Oconee tribes moved into Florida and repopulated the demographic vacuum created by the decimation of the original aboriginal inhabitants. These migrating groups of Native Americans became known as the Seminoles. They had an agriculturally based society, focusing upon cultivation of crops and the raising of horses and cattle. The material culture of the Seminoles remained like the Creeks; the dominant aboriginal pottery type being Chattahoochee Brushed. European trade goods, especially British, were common. The Creek settlement pattern included large villages located near rich agricultural fields and grazing lands.

Their early history can be divided into two basic periods: *colonization* (1716-1767) when the initial movement of Creek towns into Florida occurred, and *enterprise* (1767-1821) which was an era of prosperity under the British and Spanish rule prior to the American presence (Mahon and Weisman 1996). The Seminoles formed at various times loose confederacies for mutual protection against the new American Nation to the north (Tebeau 1980:72). The Seminoles crossed back and forth into Georgia and Alabama conducting raids and welcoming escaped slaves. This resulted in General Andrew Jackson's invasion of Florida in 1818, which became known as the First Seminole War.

3.6 Territorial and Statehood

With the signing of the Adams-Onís Treaty between the U.S. and Spain in 1819, Florida became a U.S. Territory in 1821. Andrew Jackson, named provisional governor, divided the territory into St. Johns and Escambia Counties. At that time, St. Johns County encompassed all of Florida lying east of the Suwannee River. Escambia County included the land lying to the west. The first territorial census in 1825, recorded some 5077 living east of the Suwannee River; by 1830, that number had risen to 8956 (Tebeau 1980:134).

Even though the First Seminole War was fought in north Florida, the Treaty of Moultrie Creek in 1823, at the end of the war, was to affect the settlement of south Florida. The Seminoles relinquished their claim to the whole peninsula in return for occupancy of an approximately four-million-acre

reservation south of Ocala and north of Charlotte Harbor (Mahon 1985). The eastern half of what is now Pasco County was included within the new reservation boundary. The treaty never satisfied the Native Americans or the incoming settlers. The inadequacy of the reservation and desperate situation of the Seminoles living there, plus the mounting demand of the settlers for their removal, soon produced another conflict.

In 1824, Cantonment (later Fort) Brooke was established on the south side of the mouth of the Hillsborough River, in what is now downtown Tampa, by Colonel George Mercer Brooke for overseeing the angered Seminoles. Frontier families followed the soldiers, and the settlement of the Tampa Bay area began. This caused problems for the military as civilian settlements were not in accord with the Treaty of Moultrie Creek (Guthrie 1974:10). By 1830, the U.S. War Department established a military reserve around Fort Brooke with boundaries extending 16 miles to the north, west and east (Chamberlin 1968:43). The 256-square-mile military reservation included a guardhouse, barracks, storehouse, powder magazine, and stables. With the establishment of Fort Brooke, Fort King Road was cleared in 1825 between Fort Brooke and Fort King (now Ocala) (Horgan et al. 1992).

Hillsborough County was established in 1834 by the Territorial Legislature of Florida. At that time, the county covered an area that today comprises Pasco, Polk, Manatee, Sarasota, DeSoto, Charlotte, Highlands, Hardee, Pinellas, and Hillsborough Counties. By the early 1830s, governmental policy shifted in terms of relocating the Seminoles to lands west of the Mississippi River. Outrage at this policy of forced relocation resulted in the Second Seminole War (1835-1842). On December 28, 1835, the Seminole under Chief Jumper attacked Major Francis Langhorne Dade and his company of soldiers along the Fort King Road. Only five of the 111 men under Dade's command survived the attack, which served as a trigger for the Second Seminole War and as a battle cry for the removal of the Seminoles. This action, which became known as the Dade Massacre, occurred near the settlement of Darby, one of the oldest settlements in Pasco County (Hendley 1941:16). In 1837, General Thomas Jessup was traveling from Fort King to Fort Brooke and recognized the need for a supply depot between the two forts. In commemoration of the slain company and their leader, he established Fort Dade in 1837, near the site of the original battle. It operated only for a few months before closing (Horgan et al. 1992:25, 94-96).

In 1837, Fort Brooke became the headquarters for the Army of the South and the main garrison for the Seminole wars. The fort also served as a haven for settlers who had left their farms seeking protection from the warring Seminoles. Several forts, including Alabama (later Fort Foster), Thonotosassa, and Simmons (Bruton and Bailey 1984), were established around the area during the Seminole war years. Their uses varied from military garrisons to military supply depots and were built to protect the nearby settlers during Seminole uprisings.

The war lasted until 1842, when the federal government decided to end the conflict by withdrawing troops from Florida. Some of the battle-weary Seminoles were persuaded to migrate west where the federal government had set aside land for Native American occupation. By 1843, 3824 Seminoles were shipped west. However, those who were adamant about remaining could do so, but were pushed further south into the Everglades and Big Cypress Swamp. This area became the last stronghold for the Seminoles (Mahon 1985:321). The surveys, military trails, and forts resulting from the war provided invaluable assistance in the settlement of Florida.

In 1840, the population of Hillsborough County was 452 with 360 of those residing at Fort Brooke (HT/HCPB 1980:7). Encouraged by the passage of the Armed Occupation Act in 1842, designed to promote settlement and protect the Florida frontier, pioneer families moved south through Florida. The Act made available 200,000 acres outside the already developed regions south of Gainesville to the Peace River, barring coastal lands and those within a two-mile radius of a fort. The

Act stipulated that any family or single man over 18 years of age able to bear arms could earn title to 160 acres by erecting a habitable dwelling, cultivating at least five acres of land, and living on it for five years. During the nine-month period the law was in effect, 1184 permits were issued totaling some 189,440 acres (Covington 1961:48).

Tampa became a distribution center for settlements in south Florida. In 1843, William G. Ferris established the first general merchandising business at Fort Brooke. The Tampa area now developed into a commercial center for the Florida Gulf Coast. The state legislature created Hernando County in 1843 from portions of Hillsborough, Mosquito, and Alachua Counties and included present day Hernando, Citrus, and Pasco Counties. In 1845, the Union admitted the State of Florida with Tallahassee as the state capital. The land surrounding Fort Brooke continued to belong to the U.S. government until 1846. The following year, the military reservation was reduced to four square miles and John Jackson was hired to survey and plat the town (Robinson 1928:26). A stagecoach between Brooksville and Tampa, with relay stations in Pasco County, started during the 1850s.

With the induction of Florida into the U.S., the federal government began surveying the public lands. Township 26 South, Range 21 East was surveyed between 1843 and 1848 by Benjamin F. Whitner, A.M. Randolph, and A.H. McCormick (McCormick 1848; Randolph 1843; Whitner 1845). The 1849 plat depicts no development within the APE (**Figure 3.2**) (McCormick et al. 1849). The lands proximate to the APE were described as 3rd rate pine and palmetto; the southern boundary of the section was described as 2nd rate hammock and 3rd rate pine with water and live oak, hickory, and pine (McCormick 1848:345-347; Whitner 1845:59).

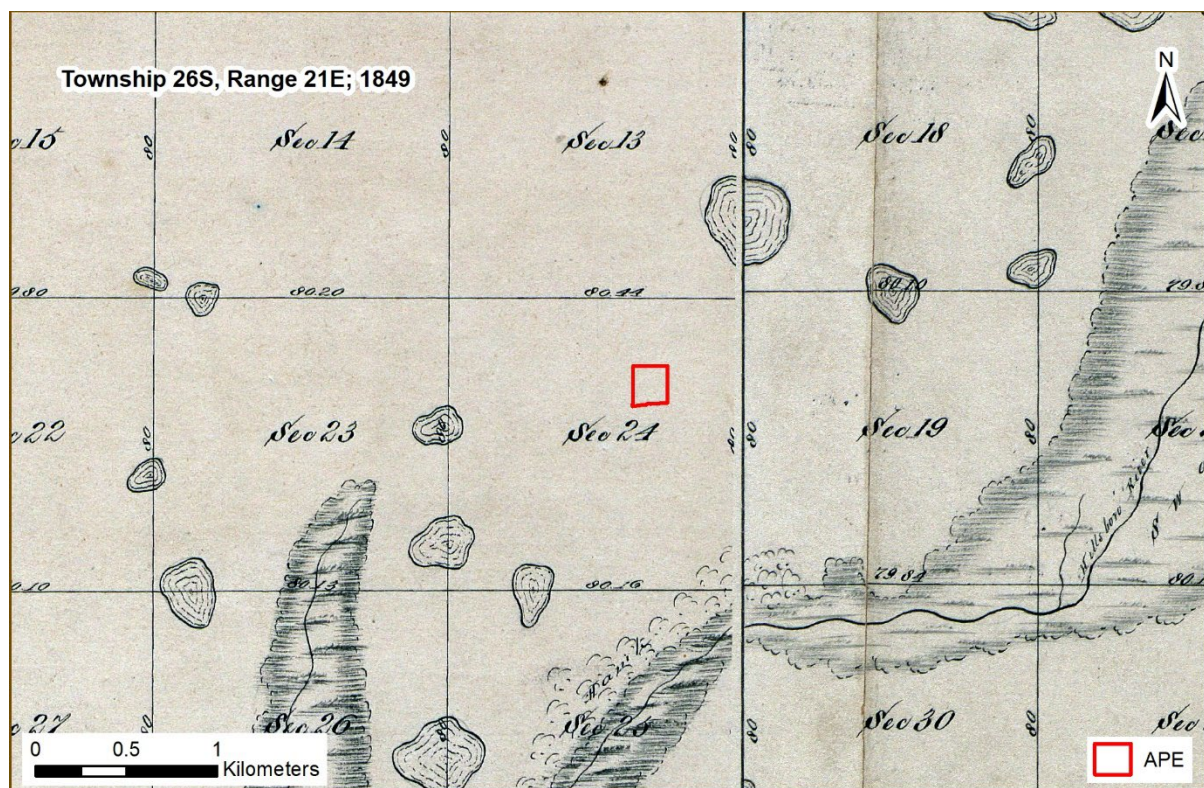


Figure 3.2. 1849 plat showing the APE.

Due to increasing unrest, Fort Dade was reestablished in 1849 south of the original site, in present day Dade City, where a post office was opened in 1845 (Horgan et al. 1992:25). The first

skirmish occurred at the settlement of Darby. In the fall of 1855, the home of Captain Robert Bradley came under attack by angered Seminoles, resulting in the death of two Bradley children. Prior to the attack, Bradley killed a Seminole Chief, and this act may have been in retaliation for that deed.

In December of 1855, the Third Seminole War or the Billy Bowlegs War began because of pressure placed on Native Americans remaining in Florida to emigrate west. The war started in what is now Collier County when Seminole Chief Billy Bowlegs and 30 warriors attacked an army camp killing four soldiers and wounding four others. The attack was in retaliation for damage done by several artillerymen to banana plants belonging to Billy Bowlegs. This hostile action renewed state and federal interest in the final elimination of the Seminoles from Florida.

Military action was not decisive in this Third Seminole War; therefore, in 1858 the U.S. government resorted to monetary persuasion to induce the remaining Seminoles to migrate west. Chief Billy Bowlegs accepted \$5000 for himself and \$2500 for his lost cattle. Each warrior received \$500, and \$100 was given to each woman and child. On May 4, 1858, the ship *Grey Cloud* set sail from Fort Myers with 123 Seminoles; 41 captives and a Seminole woman guide were added at Egmont Key. On May 8, the Third Seminole War was declared over (Covington 1982).

3.7 Civil War and Aftermath

In 1861, Florida followed South Carolina's lead and seceded from the Union in a prelude to the Civil War. Florida had much at stake in this war as evidenced in a report released from Tallahassee in June of 1861. It listed the value of land in Florida as \$35,127,721, and the value of the slaves at \$29,024,513 (Dunn 1989:59). Even though the coast of Florida, including the port of Tampa, experienced a naval blockade during the war, the interior of the state saw very little military action (Robinson 1928:43). Many male residents abandoned their farms and settlements to join the Hernando Wildcats, part of the Third Florida Infantry (McKethan 1989); others joined the Confederate Cow Cavalry. The Cow Cavalry provided one of the state's primary contributions to the Confederate war effort by supplying and protecting the transportation of beef (Akerman 1976:93-95). Salt works along the Gulf Coast also functioned as a major contributor to the efforts of the Confederacy (Lonn 1965). The war lasted until 1865.

Immediately following the war, the South underwent a period of "Reconstruction" to prepare the Confederate States for readmission to the Union. On July 25, 1868, Florida officially returned to the Union (Tebeau 1980:251). Two companies of U.S. soldiers were garrisoned Fort Brooke during this time (Robinson 1928:47-48). Civilian activity slowly resumed a normal pace after recovery from wartime depressions, and federal lands were opened for purchase. In the 1870 census, Tampa's population numbered 3216. By the end of the decade, Tampa was linked to Gainesville by way of stagecoach, but remained in relative isolation until the railroad arrived.

During the Reconstruction period, Florida's fiscal crisis, born of pre-war railroad bonded indebtedness, led Governor William Bloxham to search for a buyer for an immense amount of state lands. Bloxham's task was to raise adequate capital in one sale to free from litigation the remainder of state lands for desperately needed revenue. In 1881, Hamilton Disston, a Philadelphia investor and friend of Governor Bloxham, formed the Florida Land and Improvement Company, which purchased four million acres of swamp and overflowed land for one million dollars from the State of Florida to clear the state's debt. This transaction, which became known as the Disston Purchase, enabled the distribution of large land subsidies to railroad companies, inducing them to begin extensive construction programs for new lines throughout the state. Hamilton Disston and the railroad companies in turn sold

smaller parcels of land (Harner 1973). The APE was deeded to Thomas R. Tucker in 1890 (State of Florida n.d.:127).

Improvements in the transportation systems played a significant role in establishing cities and fostering growth within the area. The railroad had an immediate impact on the entire region. In 1883, Henry Bradley Plant, who was a prominent railroad operator in Georgia and South Carolina, wanted to expand his railway lines into Florida, a place he considered the only isolated area remaining in the south. He purchased a charter to build a railroad from Kissimmee to Tampa from Alfred M. Parslow. Because the charter had only a seven-month life remaining, Plant constructed the railroad from both ends to meet in the middle. With this segment complete, there was a cross-state railroad from Sanford connecting Tampa with the St. Johns River with Jacksonville (Bruton and Bailey 1984:72).

The Orange Belt Railroad Company (OBR), organized by Peter A. Demens, acquired large tracts of land in the county and constructed a railway line from Lake Monroe to the Gulf Coast location of St. Petersburg (Horgan et al. 1992). The railroad entered Pasco County in 1888, linking the county diagonally from Lacoochee in the northeast through San Antonio to Odessa in the southwest. The railway had many financial difficulties while under construction and in its early operation. Consequently, the Plant System subsumed the OBR in 1895, thereafter operating under the names Sanford & St. Petersburg Railroad and the Florida Central & Peninsular Railroad. In 1902, it became part of the Atlantic Coast Line and served the area until merging with the Seaboard Air Line Railroad in 1967, which discontinued service along this line in the early 1970s (Covington 1957:182; Horgan et al. 1992:126, 156-157).

Pasco County was formed on June 2, 1887, when Hernando County was divided into Hernando, Citrus, and Pasco Counties. The county was named for Judge Samuel Pasco, a Florida U.S. Senator. Dade City, the largest early settlement in the county, was chosen as the county seat. Pasco County was primarily agricultural in nature at the time of its establishment; however, a scattering of small communities existed prior to the county's creation (Hendley 1941:4-5; Morris 1995:191).

In 1887, Tampa became a port of entry and received a U.S. Customs House. The following year, the Plant Railway system extended its lines to Port Tampa and developed docks, storage, and shipping facilities (Tebeau 1980:285). Due to the stimulus caused by the capital of the railroads and the improved transportation systems, central Florida prospered. As more settlers gained access to the state, land for citrus groves grew more accessible and adequate and economical transportation for citrus crops and naval stores destined for northern markets became a reality. Most of the communities of the 1880s and 1890s disappeared when the virgin pine forests were cut down or after the "great freeze" of 1895, which severely damaged the citrus industry in the area. The citrus industry was virtually destroyed along with several settlements. Owners were deprived of their primary source of income, causing them to relocate and/or diversify from citrus. Tobacco became a principal crop for a period of around twenty years following the freeze. Turpentine and lumber were also major contributors to the local economy and helped other communities survive this period.

3.8 Twentieth Century

The turn of the century prompted optimism and excitement about growth and development. With increased financial resources and machinery, extensive reaches of the county's lands were now available for development. An improving road system, increasing services, and a growing population were additional noteworthy features of the era. The first twenty years of the new century witnessed the advent of progressivism in which governments expanded their services beyond the traditional limits of

the previous century. Prior to 1900, there were still no roads in Pasco County, only trails created by wagons and turpentine carts.

The great Florida land boom of the 1920s saw widespread development of towns and highways. Several reasons prompted the boom, including the mild winters, the growing number of tourists, the larger use of the automobile, the completion of roads, the prosperity of the 1920s, and the promise by the state legislature never to pass state income or inheritance taxes. By 1926-27, the bottom fell out of the Florida real estate market. Massive freight car congestion from hundreds of cars loaded with building materials sitting idle in railroad yards caused the Florida East Coast Railway to embargo all but perishable goods in August of 1925 (Curl 1986). The embargo spread to other railroads throughout the state, and thus, most construction halted. The 1926 real estate economy in Florida was based upon such wild land speculations that banks could not keep track of loans or property values (Eriksen 1994:172). By October, rumors were rampant in northern newspapers concerning fraudulent practices in the real estate market in south Florida. Confidence in the Florida real estate market quickly diminished, investors could not sell lots, and the Great Depression hit Florida earlier than the rest of the nation (Curl 1986).

At the same time, the agriculture industry suffered a devastating infestation by the Mediterranean fruit fly, which endangered the future of the citrus industry (Mormino and Pizzo 1983:167). To make the situation even worse two hurricanes hit south Florida in 1926 and 1928. The hurricanes destroyed confidence in Florida as a tropical paradise, creating a flood of refugees fleeing northward. In addition, freezes in the winters of 1926-27 and 1927-28 destroyed much of the local citrus, and most of the citrus raising families left the area. Soon after, the collapse of the Florida Land Boom, the October 1929 stock market crash, and the onset of the Great Depression left the area in a state of stagnation. The 1930s saw the closing of mines and mills and widespread unemployment.

By the mid-1930s, the New Deal programs, implemented by the Franklin D. Roosevelt administration, started employing large numbers of workers, helping to revive the economy of the state. The programs, aimed at pulling the nation out of the Depression, were instrumental in the construction of parks, bridges, and public buildings. Pasco County and the metropolitan Tampa area benefited from several Public Works Administration projects such as the construction of the Woman's Clubhouse in Zephyrhills, and the Old State Farmer's Market and City Hall in Dade City. The Works Progress Administration constructed a 5-mile-long road from Ehren to Pasco Station. The men were paid 10 cents an hour, and thus, the road was named TenCent Road. During the war, it was used by the Army for a night driving course (MacManus and MacManus 1998:211).

In 1938, a blight infested the sponge beds, killing many of the sponges, which prompted a decline in the industry (HPA 1988). By the end of the 1930s, citrus cultivation revived, and the Pasco Packing Association, which pioneered development of fruit juice concentrate, was organized in 1936. In 1938, the company experimented with canned citrus sections and canned juice. By 1941, canned juice represented the largest segment of its output. The plant expanded during World War II, shipping to overseas Army Air Corps bases, to British children, and to school lunch programs in the U.S. (Horgan et al. 1992).

By 1940, recovery from the Great Depression was imminent. The incoming service members renewed the area economy. Federal roads, channel building, and airfield construction for the wartime defense effort brought numerous Americans into Florida, the growing Tampa metropolitan area, and Pasco County. Cattle ranching, subsistence farming, and turpentine production characterized the local economy of western Pasco County. No development had taken place within the APE as of 1947 (USGS 1947) (**Figure 3.3**)

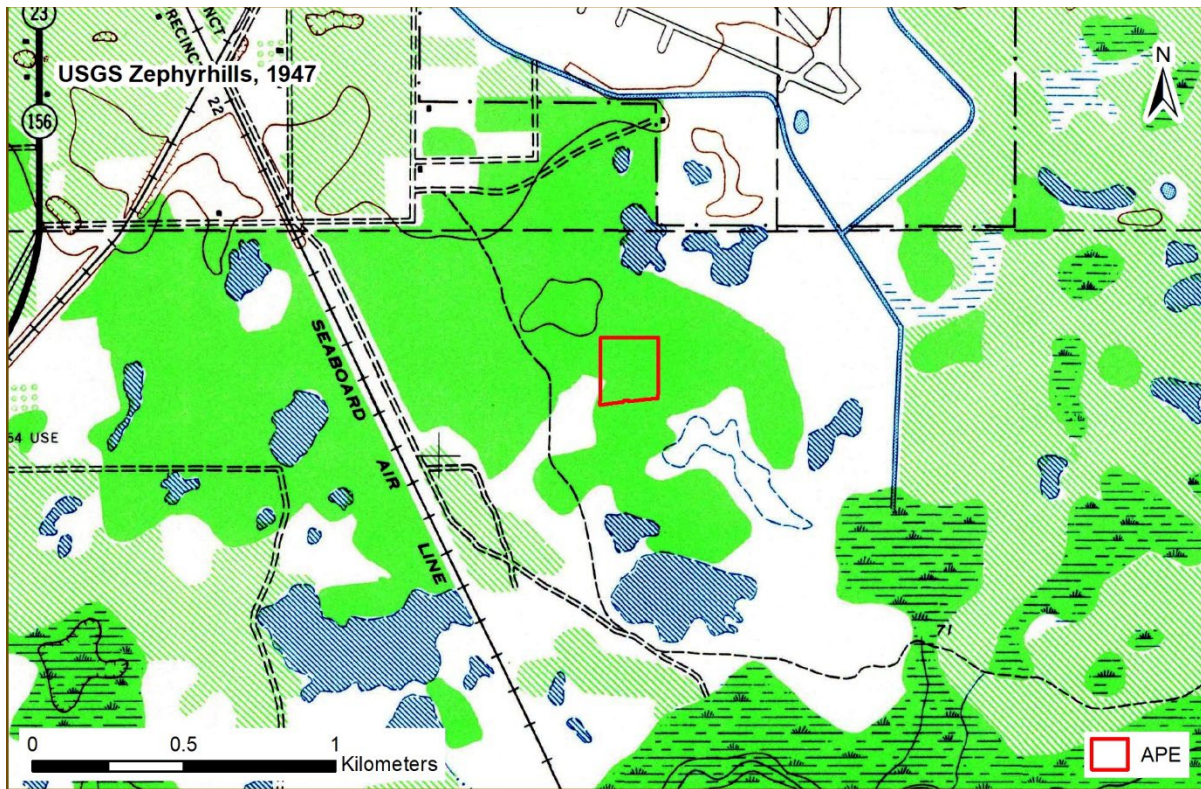


Figure 3.3. 1947 Zephyrhills quad map showing the APE.

Several military bases and encampments were established during World War II in Pasco County. Dade City had a prisoner-of-war (POW) camp from around 1942 until 1946. Known as Company 7, the compound could accommodate approximately 200 POWs, mostly from Erwin Rommel's *Afrika Korps*. They worked outside the camp making limestone bricks at the McDonald Mine near Brooksville, building warehouses at the Pasco Packing Association citrus processing plant, and making boxes at the Cummer & Sons Cypress Company. A radar base was established in San Antonio from 1943 through 1945. The base was part of a network throughout Florida to keep track of pilot trainees and to provide training for members of the 661st Army Signal Corps in the use of radar (Horgan et al. 1992). The Radar Base Site contained barracks and personnel accommodations. It was first established near the railroad depot at Pasco. The barracks consisted only of tents that were washed away by floods, causing the base to relocate east, finally settling on San Antonio. Zephyrhills received an Army Air Corps Base for the training of the 10th Fighter Squadron in 1942. The Squadron boasted 220 enlistees and 36 officers, and the site offered a mess hall, a command office, orderly room, unmarried officers' quarters, an infirmary and dentist office, a United Service Organization Club, as well as an airfield with 5,000-foot runways. After the base was phased out, it briefly functioned as a flying school before becoming the city's municipal airport (Horgan et al. 1992).

As World War II ended, Pasco County, like most of Florida, experienced a population boom in the 1950s. According to the U.S. Census Bureau (USCB), Florida's population increased from 1,897,414 to 2,771,305 from 1940 to 1950 (Forstall 1995). Communities continued to develop in Pasco County, making the county part of the greater Tampa Bay metropolitan area. Some historic communities dissolved as residents moved closer to population centers, while other areas decided to incorporate. Communities continued to develop in Pasco County, making the county part of the greater Tampa Bay metropolitan area. Some historic communities dissolved as residents moved closer to population centers, while other areas decided to incorporate. Communities continued to develop in

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Agriculturally, citrus continued to be a mainstay while increasing amounts of tomatoes, poultry, and shellfish were being harvested. By 1948, the Pasco Packing Association ceased handling fresh fruit and shipped only frozen concentrated orange juice. The following year Lykes Brothers, Inc. acquired 20 percent of the company's stock and in 1954 acquired the remaining stock in the company. Although severe freezes once again devastated the local citrus industry in 1983-84, the company continued to be a financial stronghold for the area and acquired its present name, Lykes Pasco, Inc., in 1987 (Horgan et al. 1992).

With the population explosion in Pasco County, the character of the county changed dramatically. Completion of Interstate 4 (I-4) in 1965, and I-275 and I-75 in the late 1960s and 1970s, respectively, provided convenient access throughout the region. By 1970, development of residential communities, mobile home parks, and villages was well underway countywide. Currently, Pasco County is ranked as the 12th most populous county in the state, with over 553,000 residents, an increase of 19.2% since 2010 (USCB 2021). The largest employers are in the management, sales/slaves related, and office/administration support fields; these each account for over 10% of the employees in the county (Enterprise Florida 2021). The 2017 Agricultural Census reveals that there were 1165 farms in Pasco County, covering 191,517 acres, or 43.6% of the land (USDA 2017). The county is ranked 2nd in poultry and eggs and 6th in terms of horses, ponies, mules, burros, and donkeys. Pasco County was designated, along with Hillsborough, Hernando, and Pinellas Counties, as the Tampa–St. Petersburg–Clearwater Metropolitan Area by the USCB.

3.9 APE Specifics

A review of the historic aerial photos available from the Publication of Archival and Museum Materials (PALMM) indicated that in 1941 the area was lightly forested with several trails crossing the APE. By 1957, much of the property had been cleared for pasture and has remained that way until the 1980s when Chancey Road was built (USDA 1941, 1951, 1957, 1974) (**Figure 3.4**). By 1994, the Agape Baptist Church was built, a recreational ball field was located to the east of the APE, and Laurel Valley Boulevard had been constructed (USGS 1994). By 2002, the Majestic Oaks housing development had been built to the north of the APE (USGS 2002). The other Agape Baptist Church buildings had been constructed by 2012 (Landsat/Copernicus 2012).

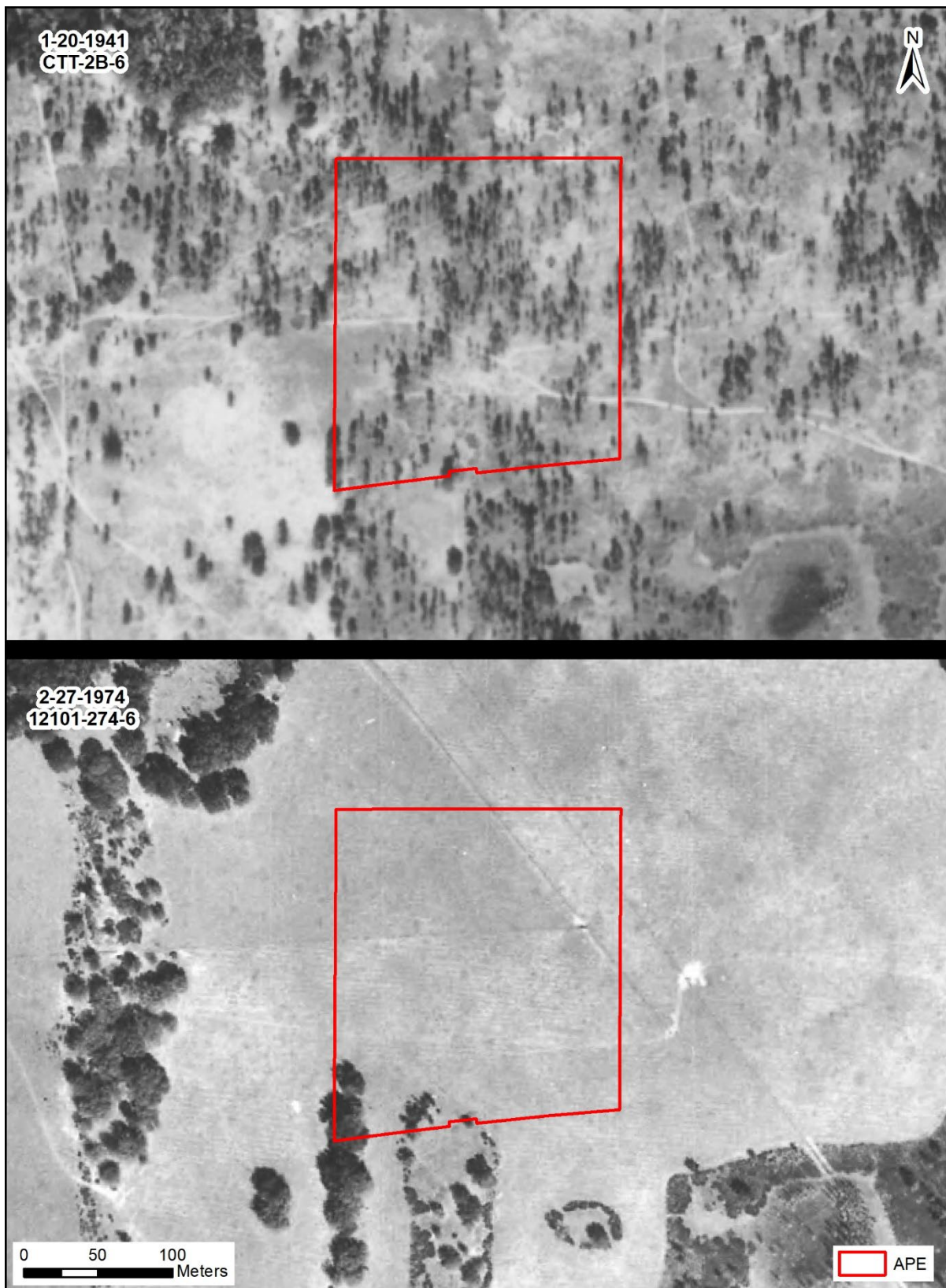


Figure 3.4. 1941 and 1974 aerial photographs showing the APE.

4.0 RESEARCH CONSIDERATIONS AND METHODS

A review of archaeological and historical literature, records, and other documents and data pertaining to the APE was conducted. Research designs are formulated prior to initiating fieldwork to delineate project goals and strategies. Primarily, an attempt is made to understand, based on prior investigations, the spatial distribution of known resources. Such knowledge generates an informed set of expectations concerning the kinds of sites that may be expected to occur within the APE, as well as providing a valuable regional perspective, and a basis for evaluating any new sites discovered. This included a review of the sites listed in the NRHP, the Florida Master Site File (FMSF) (April 2022 GIS update), published books and articles, and CRAS reports.

4.1 Archaeological Considerations

The archaeological background research indicated that 11 sites are located within one mile of the APE; none are within the APE (**Figure 4.1**). Data on these sites are presented in **Table 4.1**. These are generally low-density lithic scatters that have been determined ineligible for listing in the NRHP by the State Historic Preservation Officer (SHPO). 8PA02123 also produced some Pasco Plain pottery. 8PA02468 is an early 20th century, hand-dug, phosphate mine that has been determined eligible for listing in the NRHP by the SHPO. **Table 4.2** provides a list of the CRAS projects conducted proximate to the APE.

Table 4.1. Previously recorded archaeological sites proximate to the APE.

FMSF #	SITE NAME	SITE TYPE	CULTURE	REFERENCE	SHPO EVAL
8PA01144	Danny	Quarry	Indeterminate	ACI 2003; Estabrook 2000; Estabrook et al. 2000	Ineligible
8PA01145	Erin	Lithic Scatter	Indeterminate	ACI 2004; Estabrook 2000	Ineligible
8PA01146	Wise #1	Quarry	Indeterminate	Estabrook 2000; Estabrook et al. 2000	Ineligible
8PA02055	North Sink	Lithic Scatter	Indeterminate	ACI 2003	Ineligible
8PA02056	South Sink	Lithic scatter	Indeterminate	ACI 2003	Ineligible
8PA02121	Hidden River	Campsite	Middle Archaic	ACI 2004	Ineligible
8PA02122	Emerald Pointe	Campsite	Middle Archaic	ACI 2004	Ineligible
8PA02123	Hidden River 2	Campsite	Weeden Island	ACI 2004	Ineligible
8PA02147	Feliciano 2	Lithic scatter	Indeterminate	Stokes 2005	Ineligible
8PA02467	Plaza	Lithic scatter	Indeterminate	White 2007	Ineligible
8PA02468	Hillsborough Hand Mine	Building remains, mine, historic refuse	19th & 20th century	White 2007	Eligible

Based on these data, and other regional site location predictive models (ACI 1999a; de Montmollin 1983; Deming 1980; Ellis et al. 1998; Horvath 1986; Janus Research 2004; Smith et al. 2008) informed expectations concerning the types of sites likely to occur within the project area, as well as their probable environmental settings, was generated. As archaeologists have long realized, aboriginal populations did not select their habitation sites and activity areas in a random fashion. Rather, many environmental factors had a direct influence upon site location selection including soil drainage, distance to freshwater, relative topography, and proximity to food and other resources.

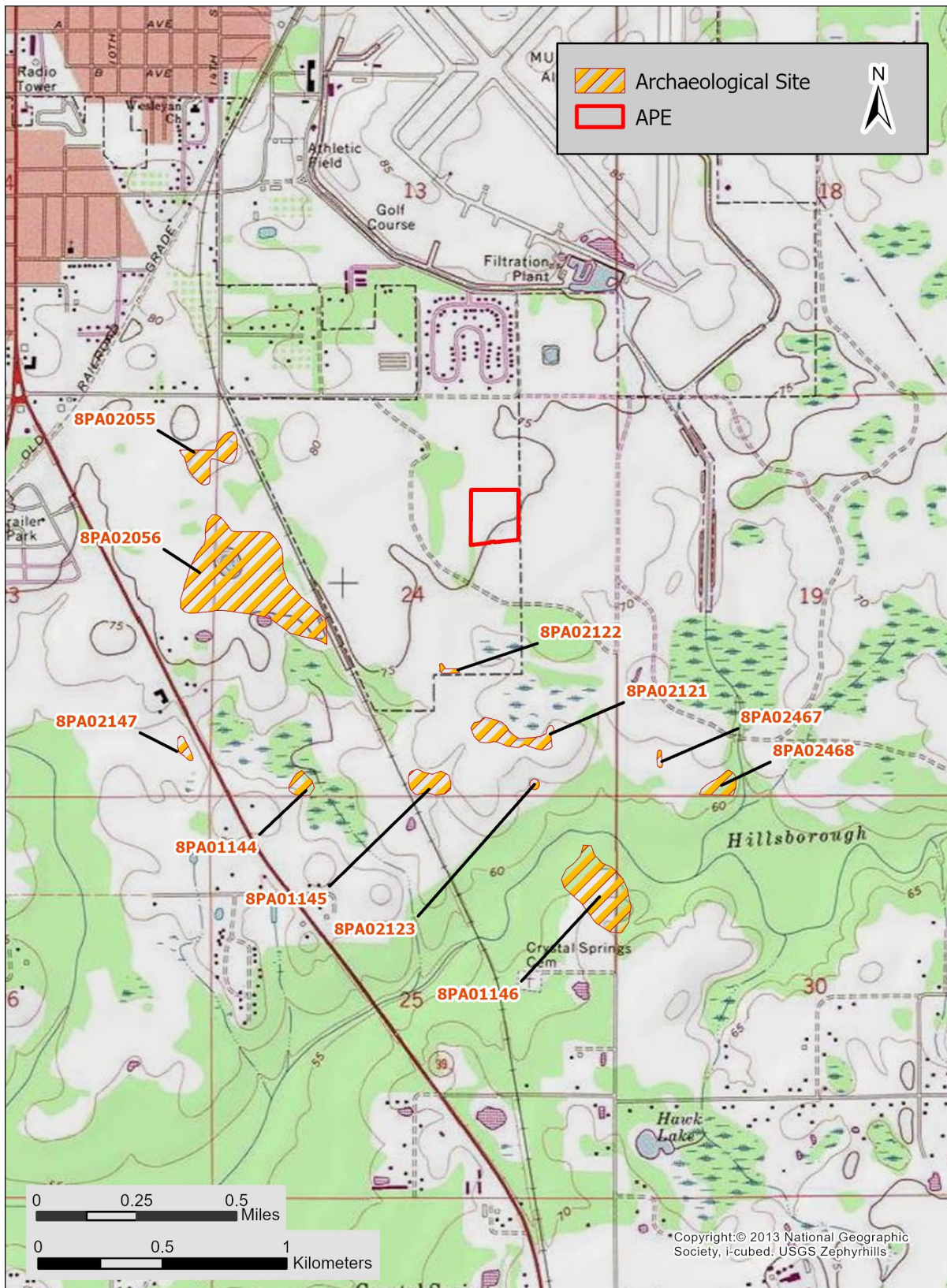


Figure 4.1. Location of the previously recorded archaeological sites proximate to the APE.

Table 4.2. CRAS projects conducted proximate to the APE.

FMSF Manuscript # / Reference	Project	# of newly recorded resources	# of previously recorded resources
252 / Wharton 1979	An Archaeological Assessment Survey of the Construction Impact Areas of the Upper Hillsborough Flood Detention Area, Southeastern Pasco County	9	0
3618 / ACI 1992	A Cultural Resources Survey of State Road 39 from I-4 to US 301 in Hillsborough and Pasco Counties	64	0
5603 / Quatrefoil Consulting 1999	City of Zephyrhills Historic Preservation Survey Grant No. F9802	440	3
5840 / Estabrook 2000	Cultural Resources Assessment Survey of the Proposed Buccaneer Gas Pipeline, Florida	90	5
6060 / ACI 1999b	Cultural Resource Assessment Survey Update Technical Memorandum S.R. 39 from I-4 to U.S. 301 Project Development and Environment (PD&E) Study Hillsborough and Pasco Counties, Florida	10	58
6800 / Janus Research 2002	Cultural Resource Follow-up Surveys for Lines 500 and 600 (Supplemental Report 5)	2	0
11798 / Streelman 2005	Historic Resources Survey of East Pasco County	176	34
10809 / ACI 2003	Cultural Resource Assessment Survey, Rucks Parcels, Pasco County, Florida	5	6
11053 / Stokes 2005	Phase I Cultural Resource Survey of the Feliciano Property, Pasco County, Florida	3	0
12725 / ACI 2004	Cultural Resource Assessment Survey of the Hidden River Parcel Pasco County, Florida	3	1
14551 / White 2007	Phase I Cultural Resources Survey of the Zephyrhills Mine Expansion Project, Pasco County, Florida	6	7
18014 / ACI 2010	Final Cultural Resource Assessment Survey Update Technical Memorandum US 301 (SR 41) from SR 39 to South of CR 54, Pasco County, Florida	53	108
21932 / Dickinson and Wayne 2015	Cultural Resources Survey and Assessment, Crystal Springs Substation, Pasco County, Florida	0	0
21416 / ACI 2014	Cultural Resource Assessment Survey, Technical Memorandum, Selected Pond Sites, US 301 (Gall Boulevard) from SR 39 to South of CR 54, Pasco County, Florida	0	1

It should be noted that this settlement pattern cannot be applied to sites of the Paleoindian and Early Archaic periods, which precede the onset of modern environmental conditions. These were tied to water and lithic resources much more so than during the later periods.

Analysis of the data for the 157 Pasco County aboriginal archaeological sites, with known locations in the Zephyrhills Gap physiographic region, was conducted. Historic archaeological sites and aboriginal archaeological sites that were plotted “per vague verbal description” were deleted from this analysis. Of course, it should be noted, that as more data are collected, the model is likely to change

Proximity to water is clearly an important site location feature as 87% of the sites are located within 100 m of a water source (**Table 4.3**). Only 5% (N=8) of the sites are located greater than 200 m of an identified water source. It is possible that smaller water sources many have been present but were not identified based on the maps and soil types. Swamps/wetlands seem to be the preferred water source as 87% of the sites are associated with that type. However, it could also be that these are simply the

most common type of water found throughout the area. Seven percent of the sites are located next to a creek/river and 5% are associated with lakes/ponds. One site was located next to a spring. Fourteen of the sites occurred completely within a wetland/swamp, suggesting either occupation during periods of lower water tables, or an area of higher relief within the swamp.

Table 4.3. Distribution of sites by water type and distance.

Type	≤100 m		≤200 m		≤300 m		≤400 m		Total	
	cnt	%	cnt	%	cnt	%	cnt	%	cnt	%
creek	7	4.46%	1	0.64%		0.00%	1	0.64%	9	5.73%
lake		0.00%		0.00%	1	0.64%		0.00%	1	0.64%
pond	3	1.91%	1	0.64%	2	1.27%	1	0.64%	7	4.46%
river	2	1.27%		0.00%		0.00%		0.00%	2	1.27%
spring		0.00%	1	0.64%		0.00%		0.00%	1	0.64%
wetland	124	78.98%	10	6.37%	2	1.27%	1	0.64%	137	87.26%
Total	136	86.62%	13	8.28%	5	3.18%	3	1.91%	157	100.00%

Elevation of the sites within the area ranged from 60-90 ft amsl throughout the area. It is more likely that sites are distributed in terms of relative elevation as opposed to a specific elevation, although the greatest density of sites occur between 75 and 80 ft amsl. Sites would be located at a high elevation relative to the water resources or more poorly drained soils. **Figure 4.2** provides the distribution of sites by elevation throughout the Zephyrhills Gap.

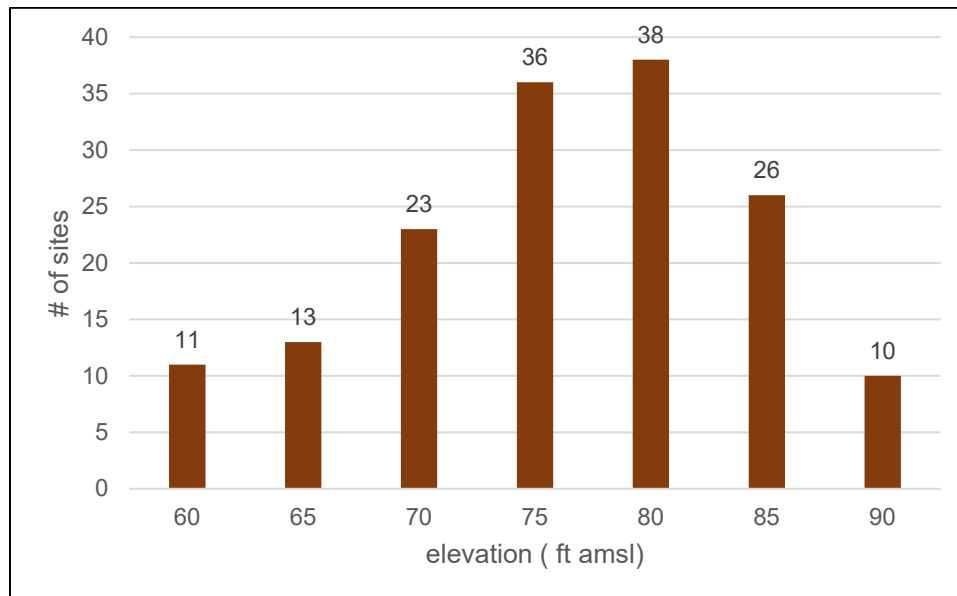


Figure 4.2. Site distribution by elevation.

Soil types and their drainage characteristics can also be used to assess the likelihood for aboriginal site occurrence (Almy 1978). There are 48 soil types within the Zephyrhills Gap of Pasco County; of which 28 have recorded archaeological sites (**Table 4.4**). Those soil types within the APE are shaded orange on the table. Many of the sites occurred on more than one soil type. This analysis only includes the four types covering the greatest acreage for each site, which totaled 261 soil type occurrences. The first soil column indicates that this soil type had the greatest area of the site, and so on down the line, so that the 4th column had the smallest site acreage.

Table 4.4. Distribution of sites by soil drainage and type.

DRAINAGE/Soil type, slope	% of Area	Soil					% of sites	difference
		1	2	3	4	total		
EXCESSIVE								
Astatula fine sand (fs), 0-5%	0.49%					0	0.00%	-0.49%
Lake fs, 0-5%	0.31%					0	0.00%	-0.31%
Total	0.80%	0	0	0	0	0	0.00%	-0.80%
MODERATELY WELL								
Millhopper fs, 0-5%	2.36%			1		1	0.38%	-1.98%
Pomello fs, 0-5%	0.12%					0	0.00%	-0.12%
Tavares sand, 0-5%	7.85%	5	4			9	3.45%	-4.40%
Tavares-Urban land complex, 0-5%	3.19%	1		1		2	0.77%	-2.42%
Total	13.52%	6	4	2	0	12	4.60%	-8.92%
POOR								
Basinger fs	0.11%					0	0.00%	-0.11%
Blichton fs, 0-2%	0.26%					0	0.00%	-0.26%
EauGallie fs	7.09%	14	3	1		18	6.90%	-0.19%
Felda fs	0.72%			1		1	0.38%	-0.34%
Flemington variant fs, 2-5%	0.05%					0	0.00%	-0.05%
Immokalee fs	0.08%					0	0.00%	-0.08%
Kanapaha fs, 0-5%	0.17%					0	0.00%	-0.17%
Myakka fs	0.94%	5	1	1		7	2.68%	1.74%
Ona fs	0.01%					0	0.00%	-0.01%
Paisley fs	0.23%	1	3			4	1.53%	1.30%
Palmetto-Zephyr-Sellers complex	7.38%	6	8	4	1	19	7.28%	-0.10%
Pineda fs	0.12%					0	0.00%	-0.12%
Pomona fs	23.25%	53	16	2	1	72	27.59%	4.33%
Pompano fs	0.01%					0	0.00%	-0.01%
Pompano fs, frequently flooded	0.20%					0	0.00%	-0.20%
Smyrna fs	0.51%	1	1			2	0.77%	0.26%
Wabasso fs	2.42%	11	4	1		16	6.13%	3.71%
Wauchula fs, 0-5%	2.83%	6	1	2		9	3.45%	0.62%
Total	46.38%	97	37	12	2	148	56.70%	10.32%
SOMEWHAT POOR								
Adamsville fs	1.49%	1	2			3	1.15%	-0.34%
Cassia fs, 0-5%	0.16%	1	1			2	0.77%	0.60%
Electra variant fs, 0-5%	3.60%	11	4			15	5.75%	2.15%
Lochloosa fs, 0-5%	1.11%	2	1			3	1.15%	0.04%
Narcoossee fs	0.90%	3				3	1.15%	0.25%
Newnan fs, 0-5%	2.55%	8	2	2		12	4.60%	2.05%
Nobleton fs, 0-5%	0.88%	6	1			7	2.68%	1.81%
Sparr fs, 0-5%	6.30%	6	5			11	4.21%	-2.09%
Zolfo fs	0.08%					0	0.00%	-0.08%
Total	17.06%	38	16	2	0	56	21.46%	4.40%
VERY POOR								
Anclote-Tavares-Pomello association, flooded	0.02%		1			1	0.38%	0.36%
Basinger fs, depressional	0.71%	1	1	1		3	1.15%	0.44%
Chobee soils, frequently flooded	9.16%	4	5	2		11	4.21%	-4.95%
Delray mucky fs	0.97%	1	2	1		4	1.53%	0.56%
Placid fs	0.02%					0	0.00%	-0.02%
Samsula muck	0.19%					0	0.00%	-0.19%

DRAINAGE/Soil type, slope	% of Area	Soil					% of sites	difference
		1	2	3	4	total		
Sellers mucky loamy fs	3.56%	5	4	1	3	13	4.98%	1.42%
Tomoka muck	0.24%	1				1	0.38%	0.14%
Zephyr muck	4.20%	2	1	3	3	9	3.45%	-0.75%
Total	19.07%	14	14	8	6	42	16.09%	-2.98%
WELL								
Arredondo fs, 0-5%	0.99%					0	0.00%	-0.99%
Kendrick fs, 0-5%	0.38%	2	1			3	1.15%	0.77%
Total	1.38%	2	1	0	0	3	1.15%	-0.23%
OTHER								
Pits	0.11%					0	0.00%	-0.11%
Quartzipsaments, shaped, 0-5%	0.73%					0	0.00%	-0.73%
Urban land	0.22%					0	0.00%	-0.22%
Water	0.74%					0	0.00%	-0.74%
Total	1.80%	0	0	0	0	0	0.00%	-1.80%
Grand Total	100.00%	157	72	24	8	261	100.00%	0.00%

The poorly drained soils cover 46.4% of the area and have 56.7% of the sites and the very poorly drained soils cover another 19.1% of the area, but only have 16.1% of the sites. The somewhat poorly drained soils account for 17.1% of the area but have 21.5% of the sites. Although the moderately well drained soils account for 13.5% of the area, only 4.6% of the sites have been recorded on those soils. The well drained soils cover 1.4% of the area and have 1.2% of the sites. Only .8% of the area is underlain by excessively drained soils, but no sites have been recorded there. The remaining 1.8% of the area is covered by water, been excavated for pits, or reworked quartzipsaments.

Those soils that have a higher percentage of sites as compared to area (2% or greater) are marked in red on the table, while those that seem to be avoided (-2% or less) are marked in blue. Contrary to the expected, two of the moderately well drained soils (Tavares, Tavares-Urban land) and one of the somewhat poorly drained soil (Sparr) have a negative correlation with sites, while two of the poorly drained soils (Pomona, Wabasso) have a positive correlation with sites. The two other soils with a noticeable correlation with sites are the somewhat poorly drained Electra and Newnan sands, while the other negative correlation soil was the very poorly drained Chobee soils.

Based on the above analyses, the APE was considered to have a moderate to low potential for aboriginal archaeological sites. Newnan sand has a slight correlation with sites and the nearest water is over 100 m away; Sparr and Tavares sands, however, have a slight negative correlation with sites. The types of sites that might be expected are low-density lithic or artifact scatters. There is a low potential for historic archaeological sites, although evidence of the naval stores and timber industries that would have been in the area during the early part of the century may be encountered.

4.2 Historical Considerations

A review of the FMSF and NRHP revealed that no historic (50 years of age or more) resources have been recorded within the APE. The review of the historic aerial photos, quad maps, and property appraiser's data suggested no potential for historic resources (USDA 1941, 1951, 1957, 1974; USGS 1947; Wells 2022).

4.3 **Field Methodology**

The FDHR's Module Three, *Guidelines for Use by Historic Professionals*, indicates that the first stage of the archaeological field survey is a reconnaissance of the APE to "ground truth," or ascertain the validity of the predictive model (FDHR 2003). During this part of the survey, the researcher assesses whether the predictive model needs adjustment based on disturbance or conditions such as constructed features (i.e., parking lots, buildings, etc.), underground utilities, landscape alterations (i.e., ditches, swales, mined land, dredged and filled land, agricultural fields), or other constraints that may affect the archaeological potential. Additionally, the Guidelines indicate that non-systematic "judgmental" testing may be appropriate in urbanized environments where pavement, utilities, and constructed features make systematic testing unfeasible; in geographically restricted areas such as proposed pond sites; or within APEs that have limited high and moderate probability zones, but where a larger subsurface testing sample may be desired. While predictive models are useful in determining preliminary testing strategies in a broad context, it is understood that testing intervals may be altered due to conditions encountered by the field crew during the survey. A reasonable and good faith effort was made to locate the historic properties within the APE (Advisory Council on Historic Preservation n.d.).

Archaeological field methods consisted of surface reconnaissance with systematic subsurface testing. Shovel tests were placed at 50 m intervals throughout the APE, modify location to avoid buildings. Shovel tests were circular and measured approximately 50 centimeters (cm) in diameter by at least one meter in depth, unless precluded by groundwater intrusion or impenetrable subsoil. All soil removed from the tests was screened through 0.64 cm mesh hardware cloth to maximize the recovery of artifacts. The location of all tests was recorded using the data collection application by ESRI, Field Maps, with an Android OS device. Following the recording of relevant data such as stratigraphic profile and artifact finds the shovel tests were refilled.

Had any historic resources been located, an in-depth study of each identified resource would have been conducted. Photographs would have been taken and information needed for the completion of FMSF forms gathered. In addition to architectural descriptions, each historic property would have been reviewed to assess style, historic context, and potential NRHP eligibility. Pertinent records housed at the FMSF, State Library of Florida, local libraries, and the Pasco County Property Appraiser's Office, via the internet, would have examined. In addition, residents or other knowledgeable persons would have been interviewed to obtain information concerning site-specific building construction dates and/or possible association with individuals or events significant to local or regional history.

4.4 **Inadvertent/Unexpected Discovery of Cultural Materials**

Occasionally, archaeological deposits, subsurface features or unmarked human remains are encountered during development, even though the project area may have previously received a thorough and professionally adequate cultural resources assessment. Such events are rare, but they do occur. If human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts are found, then the provisions and guidelines set forth in Chapter 872.05, *FS* (Florida's Unmarked Burial Law) are to be followed.

In the event such discoveries are made during the development process, all activities in the immediate vicinity of the discovery will be suspended, and a professional archaeologist will be contacted to evaluate the importance of the discovery. The area will be examined by the archaeologist, who, in consultation with the staff of the Florida SHPO, will determine if the discovery is significant or potentially significant.

In the event the discovery is found to be not significant, the work may immediately resume. If, on the other hand, the discovery is found to be significant or potentially significant, then development activities in the immediate vicinity of the discovery will continue to be suspended until a mitigation plan, acceptable to the SHPO, is developed and implemented. Development activities may then resume within the discovery area, but only when conducted in accordance with the guidelines and conditions of the approved mitigation plan.

4.5 Laboratory Methods and Curation

No cultural materials were recovered; thus, no laboratory methods were used. The project related materials including field notes, photographs, maps, and digital data will remain on file at ACI (P22078) in Sarasota unless the client requests otherwise.

5.0 RESULTS AND CONCLUSIONS

5.1 Archaeological

Archaeological field methods consisted of surface reconnaissance with systematic subsurface testing. Shovel tests were placed at 50 m intervals throughout the APE, avoiding the structures in the northwest portion of the APE (**Figure 5.1**). There were 21 shovel tests excavated, none of which produced cultural materials and no cultural materials were noted on the surface. A reasonable and good faith effort was made to locate the historic properties within the APE (Advisory Council on Historic Preservation n.d.). The **Appendix** contains the Survey Log.

The typical soil stratigraphy included:

- 0-20 cm gray or dark gray sand and 20-100 cm tan or light brown sand (**Photo 5.1**)
- 0-20 cm dark gray sand, 20-40 cm light gray sand, 40-60 cm reddish brown hardpan, and 60-100 cm light brown sand (**Photo 5.2**)



Photo 5.1. General stratigraphic profile in the better drained soils.

5.2 Historical/Architectural

A review of the FMSF and NRHP revealed that no historic (50 years of age or more) resources have been recorded within the APE. The review of the historic aerial photos, quadrangle maps, and property appraiser's data suggested no potential for historic resources (USDA 1941, 1951, 1957, 1974; USGS 1947; Wells 2022). This was confirmed by the field investigations.



Figure 5.1. Location of the shovel tests.



Photo 5.2. Shovel test in the poorly drained soils with a hardpan layer.

5.3 Conclusions

Given the results of background research and field survey, including the excavation of 21 shovel tests, no archaeological sites or historic resources were discovered. Thus, no archaeological sites or historic resources that are listed, determined eligible, or that appear potentially eligible for listing in the NRHP were located within the APE. Therefore, it is the professional opinion of ACI that the proposed undertaking will result in no historic properties affected.

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APPENDIX

Survey Log

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

CRAS Chancey, PA Co. - Phase I

Report Title (exactly as on title page)

Cultural Resource Assessment Survey of the Chancey Property, Pasco County, Florida

Report Authors (as on title page)

1. ACI 3. _____
2. _____ 4. _____

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Conducted for Golf Coast Construction, LLC, Lutz by ACI, Sarasota. P22078

Supervisors of Fieldwork (even if same as author) Names

Horvath, Elizabeth A.

Affiliation of Fieldworkers: Organization

Archaeological Consultants Inc

City Sarasota

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. _____ 3. _____ 5. _____ 7. _____
2. _____ 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name Golf Coast Construction, LLC

Organization _____

Address/Phone/E-mail PO Box 357, Lutz, FL 33548

Recorder of Log Sheet

Horvath, Elizabeth A.

Date Log Sheet Completed 4-22-2022

Is this survey or project a continuation of a previous project?

☒ No☐ Yes:

Previous survey #s (FMSF only) _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. Pasco 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name ZEPHYRHILLS Year 2013 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 4-21-2022 End 4-21-2022 Total Area Surveyed (fill in one) _____ hectares 10.00 acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

Research and Field Methods

Types of Survey (select all that apply): ☒ archaeological ☒ architectural ☒ historical/archival ☐ underwater
☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures

background research, surface reconnaissance; systematic and judgmental subsurface testing (50 m)
 N=21, all negative; 50 cm diameter, 1 m deep, 1/4" screen; historic resources reconnaissance

Preliminary Methods (select as many as apply to the project as a whole)

☐ Florida Archives (Gray Building) ☐ library research- *local public* ☒ local property or tax records ☒ other historic maps ☐ LIDAR
☐ Florida Photo Archives (Gray Building) ☐ library-special collection ☐ newspaper files ☒ soils maps or data ☐ other remote sensing
☒ Site File property search ☒ Public Lands Survey (maps at DEP) ☒ literature search ☒ windshield survey
☒ Site File survey search ☐ local informant(s) ☐ Sanborn Insurance maps ☒ aerial photography
☐ other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** archaeological methods were used.
☐ surface collection, controlled ☐ shovel test-other screen size ☐ block excavation (at least 2x2 m) ☐ metal detector
☒ surface collection, uncontrolled ☐ water screen ☐ soil resistivity ☐ other remote sensing
☒ shovel test-1/4" screen ☐ posthole tests ☐ magnetometer ☒ pedestrian survey
☐ shovel test-1/8" screen ☐ auger tests ☐ side scan sonar ☐ unknown
☐ shovel test 1/16" screen ☐ coring ☐ ground penetrating radar (GPR)
☐ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ LIDAR
☐ other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** historical/architectural methods were used.
☐ building permits ☐ demolition permits ☐ neighbor interview ☐ subdivision maps
☐ commercial permits ☒ windshield survey ☐ occupant interview ☐ tax records
☐ interior documentation ☒ local property records ☐ occupation permits ☐ unknown
☐ other (describe): _____

Survey Results

Resource Significance Evaluated? ☐ Yes ☐ No

Count of Previously Recorded Resources _____ Count of Newly Recorded Resources _____ 0

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

NA

List Newly Recorded Site ID#s (attach additional pages if necessary)

NA

Site Forms Used: ☐ Site File Paper Forms ☐ Site File PDF Forms

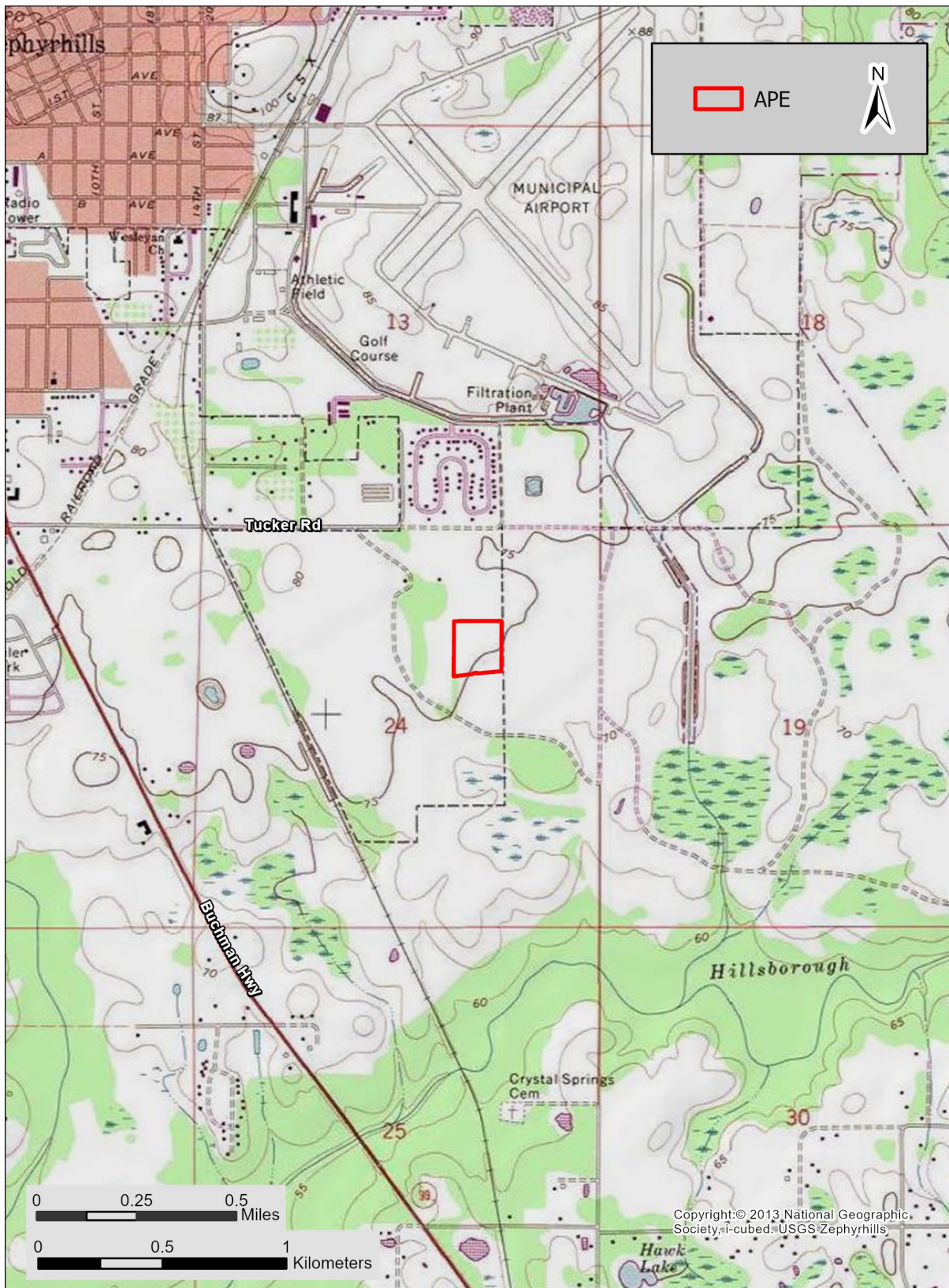
REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY

SHPO USE ONLY

SHPO USE ONLY

Origin of Report: ☐ 872 ☐ Public Lands ☐ UW ☐ 1A32 # _____ ☐ Academic ☐ Contract ☐ Avocational
☐ Grant Project # _____ ☐ Compliance Review: CRAT # _____
Type of Document: ☐ Archaeological Survey ☐ Historical/Architectural Survey ☐ Marine Survey ☐ Cell Tower CRAS ☐ Monitoring Report
☐ Overview ☐ Excavation Report ☐ Multi-Site Excavation Report ☐ Structure Detailed Report ☐ Library, Hist. or Archival Doc
☐ Desktop Analysis ☐ MPS ☐ MRA ☐ TG ☐ Other: _____
Document Destination: Plottable Projects **Plotability:** _____



Chancey Property
Township 26 South, Range 21 East, Section 24
USGS Zephyrhills
Pasco County, Florida

SHELLY MAY JOHNSON, PA
ATTORNEYS AT LAW

6400 Madison Street, New Port Richey, Florida 34652
TELEPHONE: (727) 376-7300
FAX: (727) 376-7337

Chancey Blvd
Zoning Amendment Application

ZONING REPORT AND PROJECT NARRATIVE

This is a Euclidean zoning amendment to C-3. The area subject to this rezoning, is located 1.5 miles from US 301 (Gall Blvd) and a mile north of SR 56.

The Applicant is proposing a warehouse space that could be used as industrial flex space that would allow their offices up front and storage/ equipment / supplies in the back of the building. The maximum building area for the project is 120,000 square feet. Utilities are available to the site which has minimal existing vegetation.

1. ANALYSIS FOR COMPLIANCE

A. Consistency with the Comprehensive Plan

The property has a Mixed Use FLUM designation.

FUTURE LAND USE ELEMENT

The City of Zephyrhills is situated as the center of a growing urban region. While opportunities exist for significant new development within the city boundaries and expansion is expected through annexation, the City is strongly focused on infill and redevelopment and the management of its growth through enhanced annexation policies and improved coordination with Pasco County. The Comprehensive Plan policies provide a framework for Mixed use land use categories.

The property has a FLUM of MU. The purpose of the Mixed-Use category is to achieve a more balanced mix of uses to increase convenience and provide greater transportation choices. When a wide variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for improved mobility and reduced congestion. Infill development success can be enhanced by planning a mutually supportive mix of uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or recreational amenities can enhance the attractiveness of infill development. Infill development can fill gaps to benefit the entire neighborhood including existing residents, for instance by including a grocery store or park where none exists.

\

Locational Characteristics

This category is generally appropriate to locations within the urban area that are appropriate for more intensive residential, office and retail commercial uses. These areas are typically in close proximity to and served by the arterial highway network where mixed use developments allow interaction among land uses and encourage mass transit and non-vehicular trips.

Residential. This category encompasses the full range of residential uses including single family detached units, single family attached (duplex/triplex) units, multi-family developments, and mobile homes, mobile home parks and subdivisions, recreational vehicle campgrounds.

As evidenced by the remainder of the application narrative, reports and data , the development proposal comports with a variety of Goals Objectives and Policies of the City's Comprehensive Plan such as:

GOAL

LU-1:

To achieve an economically and diversified tax base that ensures:

a. that the residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base.

Commercial. This category encompasses a variety of activities that are predominantly connected with the sale, rental, and distribution of products or the performance of services. In Zephyrhills, these uses range from single building stores to community shopping centers.

POLICY

PUB-1-2-2:

No building permits will be issued for new residential, office or commercial development which is not served by a public water supply.

POLICY

PUB-5-2-1:

The design of drainage facilities shall comply with the ambient water quality standards of SWFWMD, DEP, and Chapter 17 – 25 and other applicable water quality regulations for discharge.

**POLICY
PUB-5-1-2:**

Developers will be financially responsible for on-site stormwater detention.

**POLICY
PUB-4-1-2:**

New development or redevelopment is not permitted unless the finished floor elevation is at least 8 inches above the crown of the adjacent road unless waived by the Building Official and at or above the 100-year flood elevation.

**POLICY
PUB-4-1-3:**

All new development or redevelopment is required to provide on-site retention of stormwater of sufficient capacity to assure that post-development runoff is no greater than pre-development runoff. The adopted level of service standard is a 25-year storm of 3.6 inches of rainfall in 1 hour. Improvements undertaken to correct existing localized ponding of water will be based on meeting or making progress toward achievement of the adopted LOS standards for drainage facilities. The City will vigorously enforce present policy to require all development to connect to a public sewer when the wastewater collection line is within 200 feet of the property.

**POLICY
PUB-2-2-2:**

Mixed Use (MU) MU Purpose The purpose of the Mixed-Use category is to achieve a more balanced mix of uses to increase convenience and provide greater transportation choices. When a wide variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for improved mobility and reduced congestion. Infill development success can be enhanced by planning a mutually supportive mix of uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or

recreational amenities can enhance the attractiveness of infill development. Infill development can fill gaps to benefit the entire neighborhood including existing residents, for instance by including a grocery store or park where none exists. Use Characteristics Those uses appropriate to and consistent with this category include:

MU Primary Uses: Secondary Uses: • Residential; Residential Equivalent1 ; Office; Retail Commercial: Personal/Business Service; Commercial/Business Service; Transient Accommodation • Public/Semi-Public

Locational Characteristics This category is generally appropriate to locations within the urban area that are appropriate for more intensive residential, office and retail commercial uses. These areas are typically in close proximity to and served by the arterial highway network where mixed use developments allow interaction among land uses and encourage mass transit and non-vehicular trips.

Zoning Compatibility TMU – Traditional Mixed Use TMU-H – Traditional MU - Historical The following zoning TCBD - Tradit. Central Business Dist. districts are compatible TCBD-H – Traditional CBD - Historic with the MU land use category: R2 – Single Family Residential R3 – Medium Density Residential R4 – Multi-family Residential OP – Office Professional C1 – Neighborhood Commercial C2 – Community Commercial C3 – General Commercial OP – Office Professional PUD – Planned Unit Development

C. Consistency with F.S. 163 and F.S. 171.

There is no annexation or FLUM amendment proposed with this request.

D. Consistency with LDC (Zoning) Ordinances and City Ordinances

Please see the enclosed Plan which has been created consistent with the applicable comprehensive plan goals and objectives and land development regulations. The intent of the C-3 district is to identify areas of the city appropriate for location of commercial activities with potential land use conflicts resulting from truck traffic, materials storage, emission of noise, odor or air pollutants or other environmental and public safety considerations. The Applicant has provided analysis as well as a variety of reports, cultural, environmental, transportation that demonstrates that the development will efficiently utilize the available land and will protect and preserve to the extent possible, natural features. The development is located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are available and adequate for the uses proposed.

d. Local Development Pattern

As can be seen on the Plan, the zoning results in a logical and orderly development pattern. The property is surrounded by industrial (Beter Mix), commercial and residential urban density development. Infill development can fill gaps to benefit the entire neighborhood including existing residents, for instance by including a grocery store or park where none exists. Infill development can fill gaps to benefit the entire neighborhood including existing residents, for instance by including the availability of a new use such as storage where none existed before.

e. Pre-Mature Development

The proposed zoning district will not create premature development. It is in an already developed area that is targeted for growth pursuant to the City Comprehensive Plan and serves as infill development for this area.

2. SUITABILITY ANALYSIS -Water, Sewer, Emergency Services, Schools, Parks.

Further facilities analysis and capacity demands of the proposed development are being provided with this amendment. The following standard condition of approval is anticipated to be included as well for this project addressing public facilities: The City shall provide water and/or wastewater service to the project. A utility service agreement shall be executed and a master utility plan for the project shall be submitted for review and approval prior to construction plan approval. The developer shall construct all water and wastewater facilities within the development to current City standards. The development will be required to build a neighborhood park. There is also a YMCA in close proximity to the development. The site will be served by Pasco County Schools and Fire and City Police Services.

The Applicant has submitted correspondence from a Traffic Engineer indicating the impacts of the proposed use are de minimis. When daily trip generation is calculated in terms of Land Use Code (LUC) 151 - Mini-warehouse, resultant trips are 174 vehicles per day (vpd). Note that the City's de minimus threshold is 1,200 trips per day, and the estimated trip generation is much lower than that threshold.

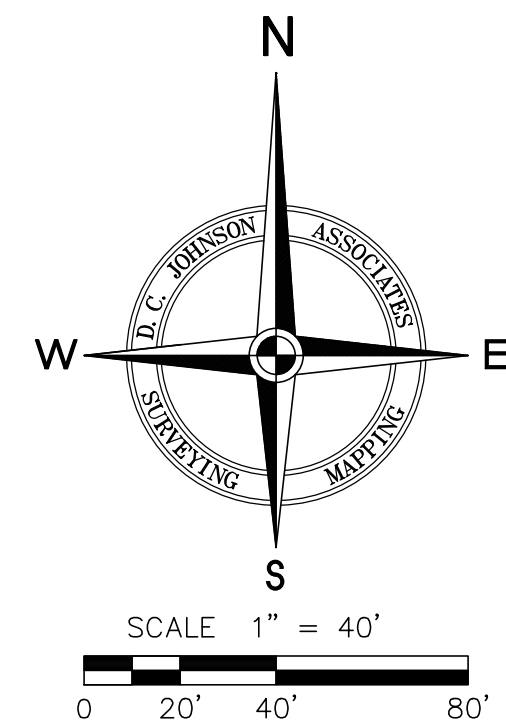
3. RESIDENTIAL IMPACT STATEMENT

The property is surrounded by industrial and non-residential development as well as a mobile home park. Given the existing mix of development surrounding the property and the availability of sufficient infrastructure to serve it, no negative impacts are anticipated.

Exhibit List

Deed
Concept Plan
Existing Future Land Use
Existing Zoning
Proposed Zoning
Natural Resources
Aerial Map of Site and Surrounding Area
Topographic and Survey
Cultural Assessment
Environmental Report
Traffic Methodology

A PORTION OF
SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



LEGEND

- IP, IR = IRON PIPE, IRON ROD
CM = CONCRETE MONUMENT
(F) = FIELD DERIVED MEASUREMENT
(D) = MEASUREMENT PER DESCRIPTION
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
EL. = ELEVATION
I.E. = INVERT ELEVATION
F.F. = FINISHED FLOOR ELEVATION
PVC = POLY-VINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
O = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
□ = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
■ = VERTICAL CONTROL BENCHMARK
P = POWER POLE/TELEPHONE POLE
L = LIGHT POLE
M = METER POLE
C = GUY ANCHOR
B = BOLLARD
R = ROAD SIGN
M = MAILBOX
F = FLAG POLE
A = AIR CONDITIONER
C = CLEANOUT
S = SPRINKLER CONTROL BOX
C = CHAIN LINK FENCE
V = VINYL FENCE
W = WIRE FENCE
O = WOOD FENCE
S = SPOT ELEVATION
O = OAK TREE (SIZE AS NOTED)
S = STORM MANHOLE
S = SANITARY MANHOLE
G = GATE VALVE - SANITARY
W = WATER METER
G = GATE VALVE - WATER
P = BACKFLOW PREVENTER - WATER
A = AIR RELEASE VALVE - WATER
W = WATER LINE WITNESS POST
F = FIRE HYDRANT
F = FIRE DEPARTMENT CONNECTION
G = GATE VALVE - FIRE
U = UTILITY BOX
U = UTILITY VAULT/HAND HOLE
E = ELECTRIC METER
E = ELECTRIC BOX
E = ELECTRIC VAULT/HAND HOLE
E = ELECTRIC TRANSFORMER
OHP = OVERHEAD POWER LINE
T = TELEPHONE EQUIPMENT BOX
T = TELEPHONE PEDESTAL
T = TELEPHONE VAULT/HAND HOLE
T = TELEPHONE LINE WITNESS POST
C = CABLE TELEVISION EQUIPMENT BOX
C = CABLE TELEVISION WITNESS PEDESTAL
C = CABLE TELEVISION VAULT/HAND HOLE
C = CABLE TELEVISION WITNESS POST
F = FIBER OPTIC EQUIPMENT BOX
F = FIBER OPTIC PEDESTAL
F = FIBER OPTIC VAULT/HAND HOLE
F = FIBER OPTIC WITNESS POST

- ASPHALT
CONCRETE
WOOD DECK

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	315.86'	11519.16'	1°34'16"	S 84°34'05" W	315.85'
C1(D)	316.01'	11519.16'	1°34'19"	S 84°26'57" W	316.00'
C2	256.53'	11519.16'	1°16'33"	S 82°47'42" W	256.52'
C2(D)	256.44'	11519.16'	1°16'32"	S 82°43'33" W	256.44'



DESCRIPTION: (per Official Records Book 2036, Page 1885, public records of Pasco County, Florida)

For a Point of Reference commence at the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 24, Township 26 South, Range 21 East, Pasco County, Florida; thence S.00°16'02"W., along the East boundary thereof, a distance of 1272.50 feet for a POINT OF BEGINNING; thence continue S.00°16'02"W., along said East boundary, a distance of 663.44 feet to the Northerly right-of-way line of Zephyrhills Bypass East; thence along said right-of-way line and along the arc of a curve to the left a distance of 316.01 feet (said curve having a radius of 11,519.16 feet, delta of 01°34'19", and a chord bearing and distance of S.84°26'57"W., 316.00 feet); thence N.06°20'11"W., a distance of 10.00 feet; thence S.83°30'49"W., a distance of 60.37 feet; thence S.06°38'11"E., a distance of 10.00 feet; thence along the arc of a curve to the left a distance of 256.44 feet (said curve having a radius of 11,519.16 feet, delta of 01°16'32", and a chord bearing and distance of S.82°43'33"W., 256.44 feet); thence leaving said Northerly right-of-way line, N.00°17'43"E., a distance of 730.93 feet; thence N.89°47'04"E., parallel with the North boundary of said Section 24, a distance of 628.15 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
- This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
- No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- No underground installations, improvements or encroachments, have been located except those shown hereon.
- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the East boundary of the West 1/2 of the Northeast 1/4 of Section 24-26-21 having a grid bearing of S.00°19'53"W.
- Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey benchmark "R 682", located North of Chancey Road and South of Samuel W Pasco Recreation, published elevation = 73.97' (NAVD88).
- Bearings and distances shown hereon are field measured, unless otherwise indicated.
- The text for ties to improvements indicates the direction they lie in relation to the boundary.
- Subject property appears to lie in Flood Zone "X" according to F.I.R.M. Community Panel 12101C0458F, dated 9/26/2014.
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).

BY

REVISION

DATE

DATE OF FIELD SURVEY: 10/29/21

Digitally signed by Daniel C. Johnson

FLS/PSM License Number 3653

08/26/2021 09:36:05-0500

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

SEAL

DATE: 11/4/21

DATE: 11/4/21

BOUNDARY & TOPOGRAPHIC SURVEY

GOLF COAST CONSTRUCTION, LLC

39735 CHANCEY ROAD

PROJECT NO: 2021-288A01.00001

SEC: 24 TWP: 26S RNG: 21E COUNTY: PASCO

SCALE: 1"=40'

SHEET NO: 1 of 1

Legend of Symbols & Abbreviations

●	Found Iron Pipe or Rod	☐	Telephone Pull Box
○	Set 5/8" Capped Iron Rod	⊗	Sign
(F)	Field Measurement	AC	Air Conditioning Unit
(D)	Deed Reference	○	Oak
PSM	Professional Surveyor and Mapper	*	Palm
Id.	Identification	●	Pine
LB	Licensed Business	●	Magnolia
OR	Official Records	•	Spot Elevation
CCR	Certified Corner Record	•	Spot Elevation on Hard Surface
○	Fire Hydrant	+	Temporary Benchmark
		TBM	Temporary Benchmark

Boundary Survey Nestle Zephyrhills Plant Section 13, Township 26 South, Range 21 East Pasco County, Florida

As-Surveyed Description

A parcel of land lying and being in the West 1/2 of Section 13, Township 26 South, Range 21 East, Pasco County, Florida; said parcel being a portion of ZEPHYRHILLS COLONY COMPANY LANDS, according to the plat thereof recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the Northwest corner of the Southwest 1/4 of Section 13, Township 26 South, Range 21 East, Pasco County, Florida; thence coincident with the North boundary of the Southwest 1/4 of said Section 13, S 89°58'35" E a distance of 25.00' to a point coincident with the East right-of-way boundary of 20th Street; thence departing said North boundary, coincident with said East right-of-way boundary, S 00°04'24" E a distance of 1664.57' to a point coincident with the South boundary of Tract 104, ZEPHYRHILLS COLONY COMPANY LANDS, according to the plat thereof recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING; thence departing said East right-of-way boundary, coincident with said South boundary, N 89°49'26" E a distance of 633.81' to a point coincident with the East boundary of said Tract 104, thence departing said South boundary, coincident with said East boundary, N 00°05'15" W a distance of 332.95' to a point marking the Northwest corner of Tract 103 of said Plat of ZEPHYRHILLS COLONY COMPANY LANDS; thence departing said East boundary, coincident with the North boundary of said Tract 103, N 89°51'34" E a distance of 644.57' to a point marking the Northeast corner of said Tract 103; thence departing said North boundary, coincident with the East boundary of said Tract 104, S 00°03'16" E a distance of 249.98' to a point marking the Southeast corner of the lands described in Official Records Book 7746, Page 1412 of the Public Records of Pasco County, Florida; thence departing said East boundary, coincident with the South boundary of said lands, S 89°57'39" W a distance of 181.55' to a point coincident with the East boundary of the lands described in Official Records Book 7774, Page 1667 of the Public Records of Pasco County, Florida; thence departing said South boundary, coincident with said East boundary, S 00°03'32" E a distance of 10.51' to a point marking the Southeast corner of said lands; thence departing said East boundary, coincident with the South boundary of said lands and the Westerly extension thereof, S 89°49'28" W a distance of 308.00' to a point marking the Northeast corner of the lands described in Official Records Book 7631, Page 1180 of the Public Records of Pasco County, Florida; thence departing said South boundary, coincident with said East boundary, S 00°03'32" E a distance of 260.46' to a point marking the Southeast corner of said lands; thence departing said East boundary, coincident with the South boundary of said lands and the Westerly extension thereof, S 89°49'45" W a distance of 245.15' to a point marking the Northeast corner of the lands described in Official Records Book 7364, Page 354 of the Public Records of Pasco County, Florida; thence coincident with the East, South, and West boundary of said lands the following three (3) courses: 1.) S 00°07'02" E a distance of 145.00' feet, 2.) thence S 89°49'45" W a distance of 276.50' feet; 3.) thence N 00°07'02" W a distance of 145.00' feet to a point coincident with the South boundary of the lands described in Official Records Book 7631, Page 1182 of the Public Records of Pasco County, Florida; thence departing said West boundary, coincident with said South boundary and the Westerly extension thereof, S 89°49'45" W a distance of 266.95' to a point coincident with the East right-of-way boundary of 20th Street; thence coincident with said East right-of-way boundary, N 00°04'24" W a distance of 187.89' feet to the POINT OF BEGINNING.

Containing an area of 365386.18 Square Feet, 8.388 acres, more or less.

Certifications:
Nestle Waters North America, Inc.

Surveyor's Notes

- Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- The bearing structure for this survey is based on Florida West NAD 1983 (2011 Adjustment) State Plane Coordinate System bearing of N 00°04'24" W for the West Boundary of the SW 1/4 of Section 13-26S-21E.
- The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Control Station "C-663" with an elevation of 81.57 feet.
- All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- No underground foundations or footers were excavated or located for this survey.
- Surveyor makes no guarantees as to the species of trees or to the health of each tree depicted hereon, if this information is necessary a certified arborist should be contacted.
- The trees shown hereon were located utilizing methods adequate for their accurate location and identification. However, this company and the signing surveyor reserves the right to verify the location of all trees critical to the design of buildings, parking and other permanent features. It is the responsibility of the design professional to inform this company and/or the signing surveyor of any trees critical to their design so that those trees can be verified prior to the completion of the design.
- This Survey has been performed without benefit of title policy or abstract. Therefore surveyor can make no guarantees to ownership or encumbrances. There may be additional easements and restrictions that can be found within the Public Records of Pasco County.
- Subject property consists of the following addresses: 4211 Breezewood Drive, 4210 Breezewood Drive, 4210 Camphorwood Lane, 4211 Camphorwood Lane, 39119 Woodland Drive, 39040 Woodland Drive, 39101 Woodland Drive

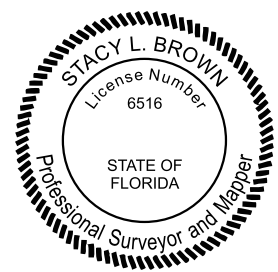
Southwest Corner of
Section 13-26S-21E
Found 4"x4" Concrete
Monument "LS 5720"

Line Information:	
LINE	BEARING
L1	S 89°58'35" W 25.00'
L2	S 00°03'32" E 10.51'

Benchmark Information: NAVD 1988

TBM #1 Not Shown
Northing: 1413926.0
Easting: 602015.5
Elevation = 84.22
Set PK nail & disk labeled "SurvTech Trav. Pl"

TBM #2
Elevation = 78.92
Set PK nail & disk labeled "SurvTech Trav. Pl" in asphalt; ±33' Southeast of a light pole; ±5' West of the end of asphalt.



Digitally
signed by
Stacy L Brown
Date:
2022.08.24
16:35:17
-04'00'

Stacy L. Brown PSM No. 6516
SurvTech Solutions, Inc. LB No. 7340

Project Name: BlueTriton - Zephyrhills
Address: Multiple Addresses

Project No.: 22939
City: Zephyrhills
State: Florida

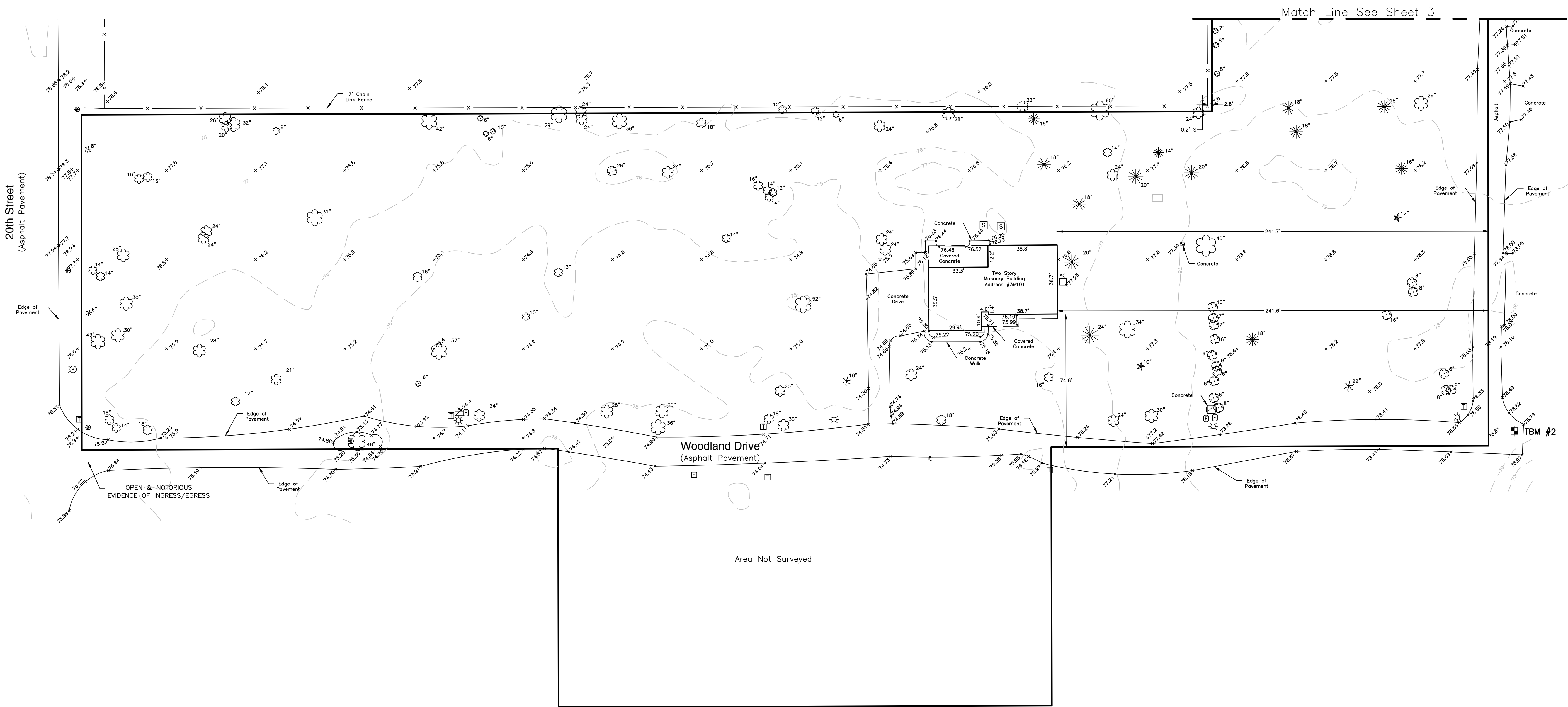
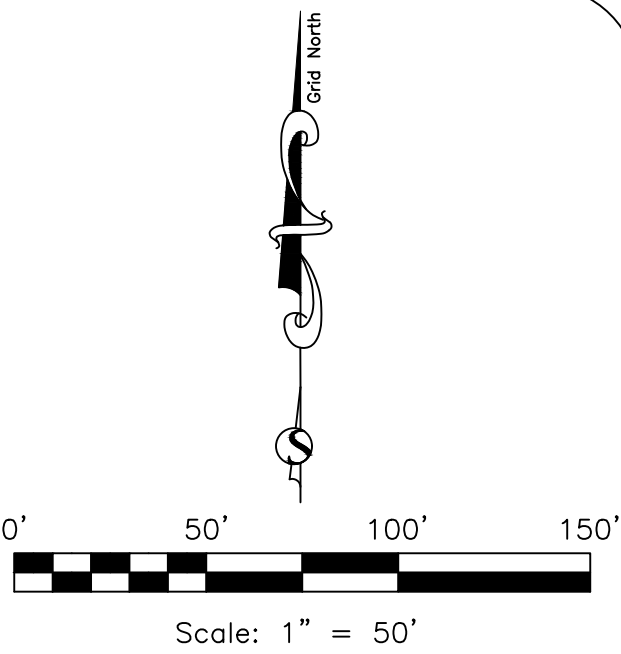
SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: M. Rook
Date Drafted: 08/22/22
Approved By: S. Brown
Date Approved: 08/24/22

Drawing Name: 221770_B
Prior Job No.: N/A
Last Field Date: 05/20/22
Field Book/Page: 22-14/1

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

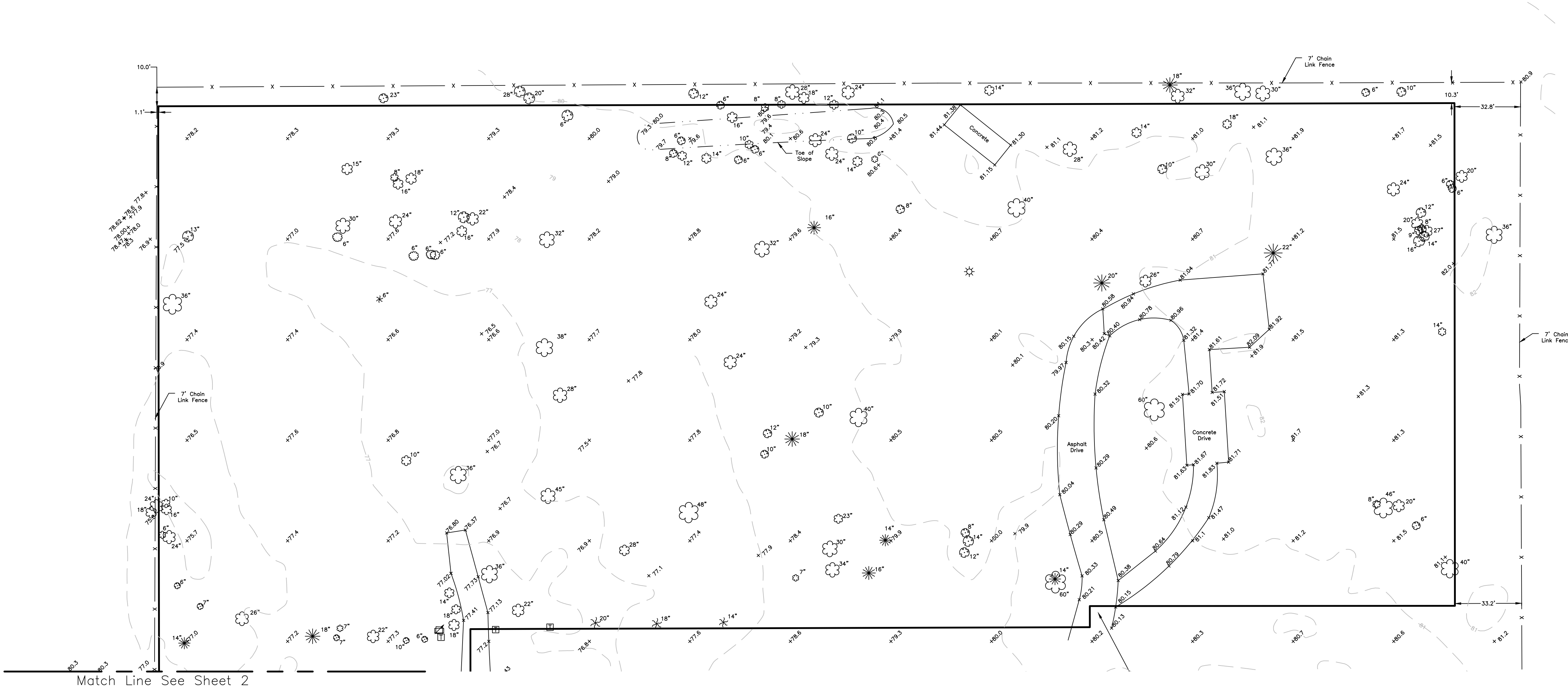
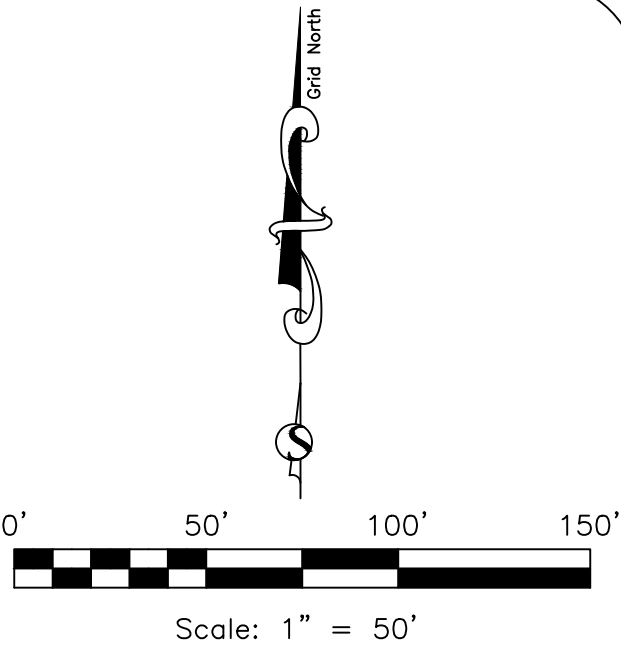
Topographic Detail



Boundary and Partial Topographic Survey
Nestle Zephyrhills Plant

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http://www.survtechsolutions.com

Topographic Detail



Match Line See Sheet 2

Boundary and Partial Topographic Survey
Nestle Zephyrhills Plant

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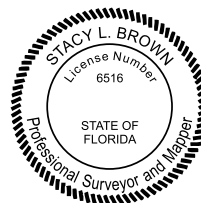
Sketch & Description
Nestle Zephyrhills Plant
Section 13, Township 26 South, Range 21 East
Pasco County, Florida

As-Surveyed Legal: As Written by SurvTech Solutions

A parcel of land lying and being in the West 1/2 of Section 13, Township 26 South, Range 21 East, Pasco County, Florida; said parcel being a portion of ZEPHYRHILLS COLONY COMPANY LANDS, according to the plat thereof recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the Northwest corner of the Southwest 1/4 of Section 13, Township 26 South, Range 21 East, Pasco County, Florida; thence coincident with the North boundary of the Southwest 1/4 of said Section 13, S 89°58'35" E a distance of 25.00 feet to a point coincident with the East right-of-way boundary of 20th Street; thence departing said North boundary, coincident with said East right-of-way boundary, S 00°04'24" E a distance of 1664.57 feet to a point coincident with the South boundary of Tract 104, ZEPHYRHILLS COLONY COMPANY LANDS, according to the plat thereof recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING; thence departing said East right-of-way boundary, coincident with said South boundary, N 89°49'26" E a distance of 633.81 feet to a point coincident with the East boundary of said Tract 104, thence departing said South boundary, coincident with said East boundary, N 00°05'15" W a distance of 332.95 feet to a point marking the Northwest corner of Tract 103 of said Plat of ZEPHYRHILLS COLONY COMPANY LANDS; thence departing said East boundary, coincident with the North boundary of said Tract 103, N 89°51'34" E a distance of 644.57 feet to a point marking the Northeast corner of said Tract 103; thence departing said North boundary, coincident with the East boundary of said Tract 103, S 00°03'16" E a distance of 249.98 feet to a point marking the Southeast corner of the lands described in Official Records Book 7746, Page 1412 of the Public Records of Pasco County, Florida; thence departing said East boundary, coincident with the South boundary of said lands, S 89°57'39" W a distance of 181.55 feet to a point coincident with the East boundary of the lands described in Official Records Book 7774, Page 1667 of the Public Records of Pasco County, Florida; thence departing said South boundary, coincident with said East boundary, S 00°03'32" E a distance of 10.51 feet to a point marking the Southeast corner of said lands; thence departing said East boundary, coincident with the South boundary of said lands and the Westerly extension thereof, S 89°49'28" W a distance of 308.00 feet to a point marking the Northeast corner of the lands described in Official Records Book 7631, Page 1180 of the Public Records of Pasco County, Florida; thence coincident with the East boundary of said lands, S 00°03'32" E a distance of 260.46 feet to a point marking the Southeast corner of said lands; thence departing said East boundary, coincident with the South boundary of said lands and the Westerly extension thereof,

Legal Continued on Sheet 2



Digitally
signed by
Stacy L Brown
Date:
2022.08.24
16:35:58
-04'00'

Stacy L. Brown PSM No. 6516
SurvTech Solutions, Inc. LB No. 7340

THIS IS NOT A BOUNDARY SURVEY.

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on Florida West NAD 1983 (2011 Adjustment) State Plane Coordinate System bearing of N 00°04'24" W for the West Boundary of the SW 1/4 of Section 13-26S-21

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Project No.: 221770
Prior Project Number: 22939
Drawing Name: 221770S_SK
Last Field Date: N/A
Field Book/Page: N/A

Drafted By: M. Rook
Date Drafted: 08/24/22
Revision Date: N/A
Approved By: S. Brown
Date Approved: 08/24/22

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Sketch & Description
Nestle Zephyrhills Plant
Section 13, Township 26 South, Range 21 East
Pasco County, Florida

Legal Continued from Sheet 1

S 89°49'45" W a distance of 245.15 feet to a point marking the Northeast corner of the lands described in Official Records Book 7364, Page 354 of the Public Records of Pasco County, Florida; thence coincident with the East, South, and West boundary of said lands the following three (3) courses: 1.) S 00°07'02" E a distance of 145.00 feet; 2.) thence S 89°49'45" W a distance of 276.50 feet; 3.) thence N 00°07'02" W a distance of 145.00 feet to a point coincident with the South boundary of the lands described in Official Records Book 7631, Page 1182 of the Public Records of Pasco County, Florida; thence departing said West boundary, coincident with said South boundary and the Westerly extension thereof, S 89°49'45" W a distance of 266.97 feet to a point coincident with the East right-of-way boundary of 20th Street; thence coincident with said East right-of-way boundary, N 00°04'32" W a distance of 187.89 feet to the POINT OF BEGINNING.

Containing an area of 365386.18 Square Feet, 8.388 acres, more or less.

Legal Qualifying Calls

- | | |
|---|--|
| <p>(A) West Boundary of the SW 1/4 of Section 13-26S-21E</p> <p>(B) East Right-of-way Boundary of 20th Street</p> <p>(C) South Boundary of Tract 104</p> <p>(D) East Boundary of Tract 104</p> <p>(E) North Boundary of Tract 103</p> <p>(F) Northeast Corner of Tract 103</p> <p>(G) East Boundary of Tract 103</p> <p>(H) Southeast Corner of the lands Described in OR Book 7746, Page 1412</p> <p>(I) East Boundary of the lands Described in OR Book 7774, Page 1667</p> <p>(J) Southeast Corner of the lands Described in OR Book 7774, Page 1667</p> | <p>(K) South Boundary of the lands Described in OR Book 7774, Page 1667</p> <p>(L) Northeast Corner of the lands Described in OR Book 7631, Page 1180</p> <p>(M) East Boundary of the lands Described in OR Book 7631, Page 1180</p> <p>(N) Southeast Corner of the lands Described in OR Book 7631, Page 1180</p> <p>(O) South Boundary of the lands Described in OR Book 7631, Page 1180</p> <p>(P) Northeast Corner of the lands Described in OR Book 7364, Page 354</p> <p>(Q) East Boundary of the lands Described in OR Book 7364, Page 354</p> <p>(R) South Boundary of the lands Described in OR Book 7364, Page 354</p> <p>(S) West Boundary of the lands Described in OR Book 7364, Page 354</p> <p>(T) South Boundary of the lands Described in OR Book 7631, Page 1182</p> <p>(U) Northeast Corner Tract 104</p> |
|---|--|

PROJECT NO.: 221770
Prior #22939
LAST FIELD DATE: N/A



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Sketch & Description
Nestle Zephyrhills Plant
Section 13, Township 26 South,
Range 21 East
Pasco County, Florida

Line Information

LINE	BEARING	DISTANCE
L1	S 89°58'35" W	25.00'

Point of Commencement
 Northwest Corner of
 the Southwest 1/4
 of Section 13-26S-21E
 CCR #087665

Tract 104

West 10' for
 Road Right-of-way (D)

Point of Beginning

N 89°49'26" E 633.81' (F)

Portion of
 Tract 105

Parcel ID 13-26-21-
 0110-00000-0010
 Nestle Waters North
 America, Inc
 PO Box 120029
 Stamford, CT 06912-0029
 OR Book 7396, Page 1196

Total Acreage
 365,386.18 Square Feet
 8.388 Acres

Parcel ID: 13-26-21-
 0110-00000-0020
 Ellison, Tommy & Jennifer
 39012 Woodland Drive
 Zephyrhills, FL 33542-6784
 OR Book 6184, Page 1015

Tract 120
 Parcel ID13-26-21-0070-12000-0010
 Gwede, Clement & Itai Munodawafa
 10642 Grand Riviere Drive
 Tampa, FL 33647-3330
 OR 9432, Page 592

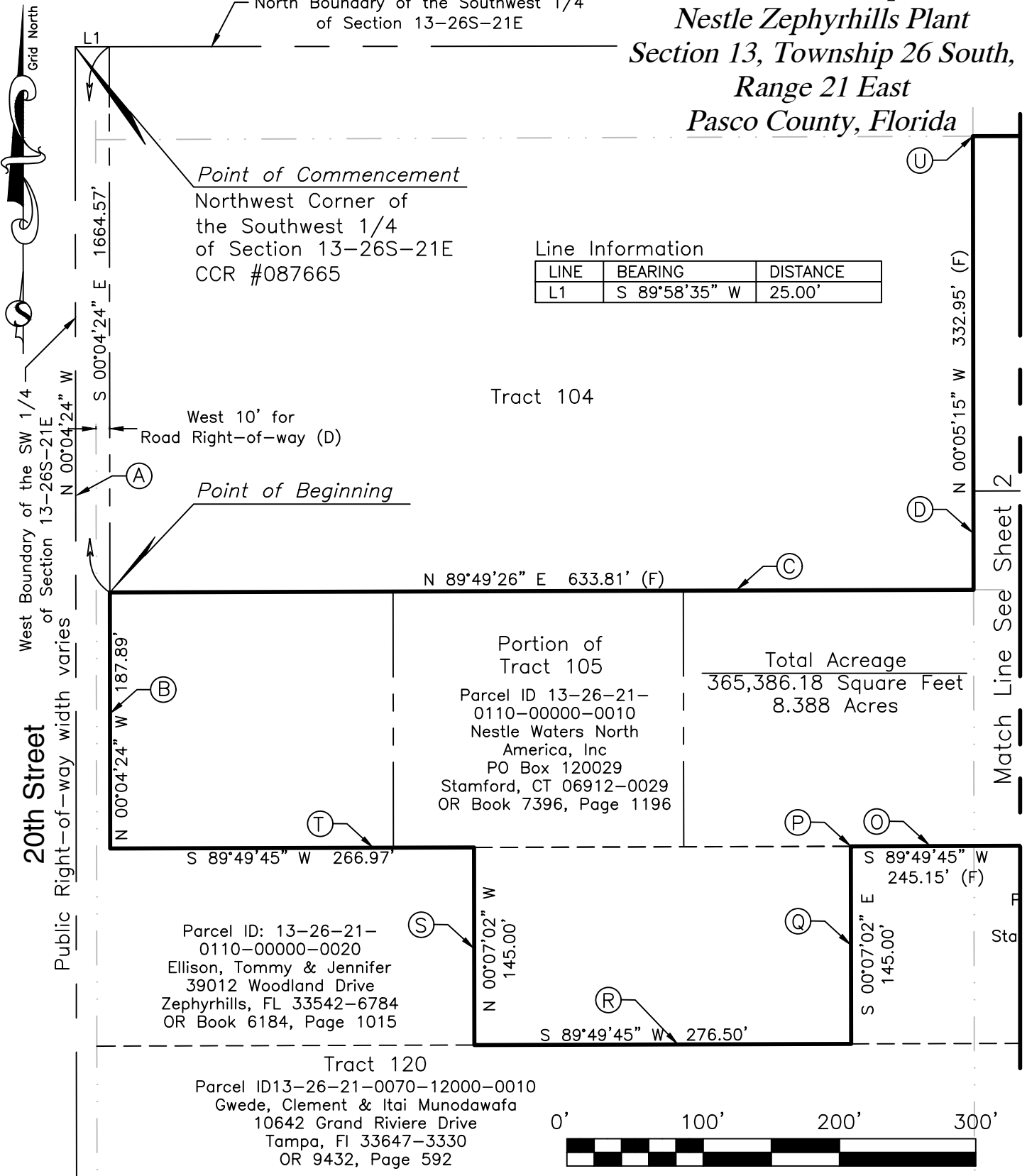


Scale: 1" = 100'

20th Street
 Public Right-of-way width varies

Match Line See Sheet 2

West Boundary of the SW 1/4
 of Section 13-26S-21E
 Grid North



PROJECT NO.: 221770
 Prior #22939
 LAST FIELD DATE: N/A

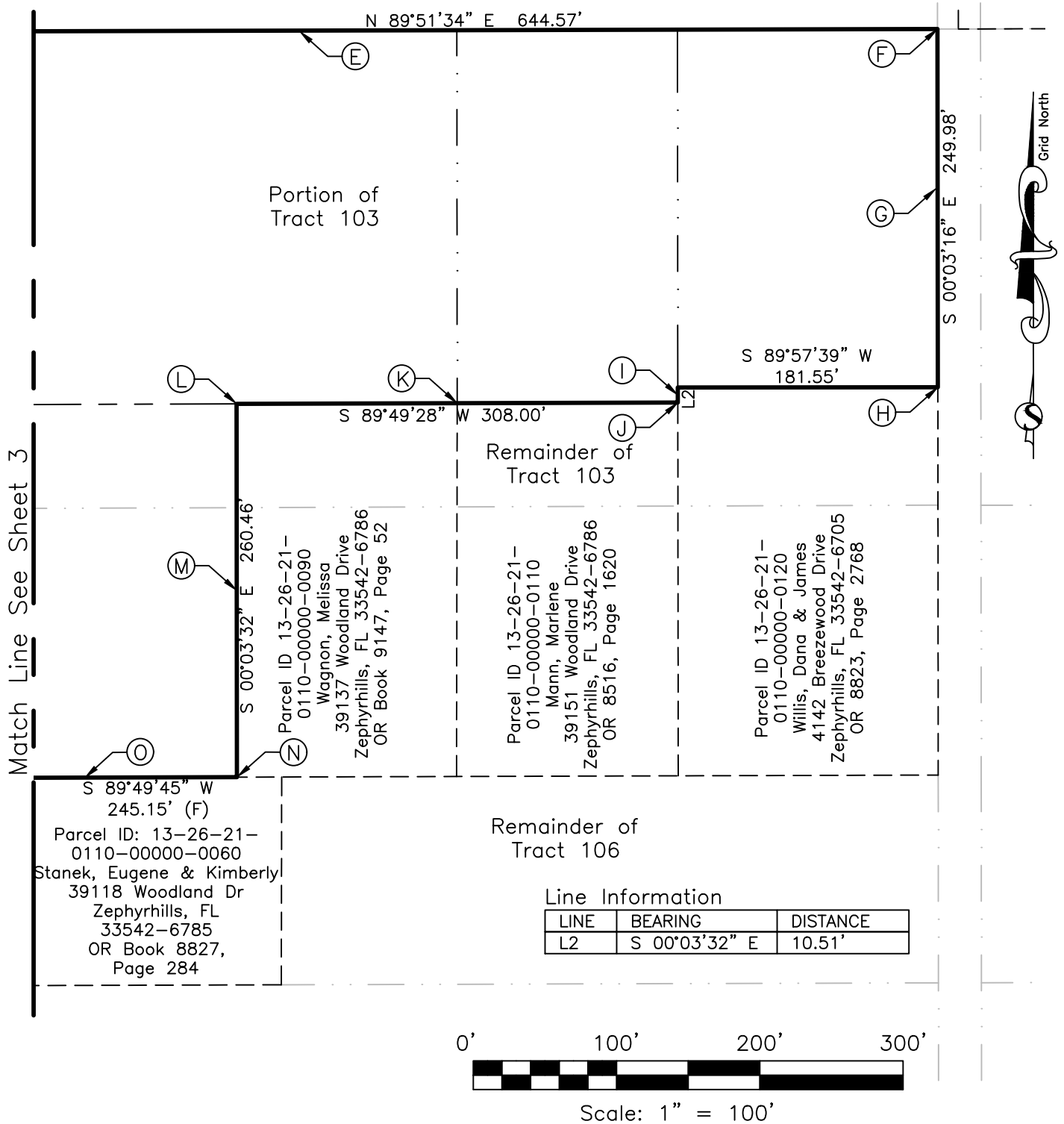


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Drawing Name: 221770_SK.dwg

SHEET: 3 OF 4

Sketch & Description
Nestle Zephyrhills Plant
Section 13, Township 26 South, Range 21 East
Pasco County, Florida



PROJECT NO.: 221770
 Prior #22939
 LAST FIELD DATE: N/A



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BLUETRITON™

City of Zephyrhills Florida

Applications For:

Annexation, Comprehensive Plan Amendment, Rezoning

August 26, 2022



ABOUT

BRANDS

SUSTAINABILITY

BLUETRITON™

WELLNESS

COMMUNITY

NEWS

We provide North America with a quality selection of trusted bottled water brands

Our Mission

BlueTriton Brands' mission is to sustainably provide fresh water to communities throughout North America. Our name comes from Triton, a god of the sea in classical Greek mythology.

BlueTriton Brands is proud of our role as a guardian of its resources and a provider of fresh water. Moreover, BlueTriton will continue its commitment as an independent business, to sustainable high-quality products and services.



We are committed to minimizing the environmental impact of our operations. That's why during every step of our production cycle, from manufacturing to delivery, BlueTriton Brands works diligently to find efficiencies across our facilities, fleet and operations.

Specifically, we are focused on increasing our overall water efficiency and maintaining certifications such as [ISO 14000](#) and [U.S. Green Building Council Leadership in Energy and Environmental Design \(LEED\)](#) certification.

Some of our accomplishments so far include:

- Between 2009 and 2014, we saw a 14 percent reduction in greenhouse emissions per 1,000 liters of packaged beverages produced due to efficiencies in areas such as packing, production, and transportation.
- We're using low emission vehicles in our fleet, alternative transportation approaches such as rail, and technology that optimizes routes for fuel efficiency.
- We're investing in renewable energy and finding ways to use water and energy more efficiently.
- In 2020, we announced that ReadyRefresh® direct-to-consumer beverage delivery service has achieved carbon neutrality and earned the CarbonNeutral® company certification for the year 2020 in accordance with The CarbonNeutral Protocol, a global standard for carbon neutral programs.

Expert Team

Owner/Developer: Blue Triton Brands, Inc.
900 Long Ridge Road Building #2
Stamford, CT 06902

Local Site Location:
4330 20th Street
Zephyrhills, FL Zip 33542

Contractor The Whiting-Turner Construction Company
Luke Schneider, Project Manager
300 E. Joppa Road
Baltimore, Maryland 21286
www.whiting-turner.com

Planner: Linda Pearson, AICP (Ret.)
Land Use Consultant
146 Polo Drive
Blountville, TN 37617
Mobile: 813-493-9006
lpcox1998@gmail.com

TAB 1

APPLICATIONS

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Comprehensive Plan Amendment
Rezoning Application
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PROJECT DESCRIPTION

Blue Triton Brands, Inc. consists of the former United States and Canadian operations of Nestle Waters North America, Inc. Blue Triton Brands, Inc. became the new owners of the North America operations in April 2021. The subject property is generally located east of SR 39 in the southeastern portion of Pasco County and the City of Zephyrhills. The subject of this concurrent application process includes approximately 8.4 acres. (Tab Appendix – 1A City Boundary and A-1 Location Map) It is irregular in shape and is bordered on the north, east, and west by the Blue Triton Brands properties. The existing water plant operation is directly north, to the west of the subject is 20th Street, the plant entrance, water plant land, and associated uses. The property on the east is improved by the plant operations and utilized for retention. (Tab Appendix – 2 Annexation/Aerial Photograph Map)

This application identifies Parcel ID# 13-26-21-0110-00000-0100 and includes the seven individually addressed lots listed below within its boundary.

4210 and 4211 Breezewood Drive
4210 and 4211 Camphorwood Lane
39040, 39101, and 39119 Woodland Acres

These lots are in unincorporated Pasco County and make up the entire number of lots within the assigned Parcel ID number. These properties were previously obtained when the business was owned by Nestle North America.

The Zephyrhills future land use map indicates the subject area to the north, east, and west of the subject property as Industrial. The City Zoning Map assigns the Light Industrial Zoning District to the surrounding areas of the subject. Blue Triton Brands wishes to annex these lots from unincorporated Pasco County into the City of Zephyrhills.

This application for Annexation, Comprehensive Plan Amendment, and Rezoning coincides with an independent application with Pasco County to vacate right-of-way for the unrecorded and unimproved rights-of-way designated as such. The specific roadways being requested for vacation include only the areas of Leaf Lane, Breezeway Drive, and Camphorwood Lane that are owned by the applicant and located totally within or abut the subject area of this application. The vacation request does not include the balance of the rights-of-way that currently serve and will continue to serve and provide ingress/egress access to the existing residential properties to the south. There is no action requested in the vacation of right-of-way that will impact the residential continued use of the balance of these roadways.

The general area of southeastern Zephyrhills contains a blend of Industrial, Mixed Use and Residential uses. The county jurisdiction is generally approximately 800 feet (More or Less) in depth from the south side of the subject property before reaching the existing city boundary along Tucker Road. The properties in this area contain Future Land Use Map Plan categories of Industrial and General Commercial within the Zephyrhills city boundary. The unincorporated county lands that abut the south side of the subject property are platted for large lot residential uses. (Tab Appendix – 2 Annexation/Aerial Photograph Map)

NEIGHBORHOOD DESCRIPTION/LAND DEVELOPMENT PATTERN

The immediate area of southeastern Zephyrhills includes lands that are publicly owned tracts owned by both the city and the county. The Pasco County owned land is on the south side of Tucker Road which provides mixed uses until the pavement terminates near the Samuel W. Pasco Recreation Park.

The general area of this portion of the city includes the existing water plant, offices, general businesses, and single family detached residential. Other uses in the vicinity include the City of Zephyrhills Airport, city golf course, and various city utility wastewater infrastructure operations. To the immediate west is a strip of land owned by the city, which appears to be the previously vacated ACL railroad right-of-way that parallels that portion of 20th Street.

The subject property abuts 20th Street at the Woodland Drive intersection. At this location, the west side of 20th Street contains city and county owned parcels and additional unincorporated mixed use county parcels. It is at this intersection that all the residential lots immediately south of the subject property gain access to their properties from the 20th Street public right-of-way. There are no changes proposed to Woodland Drive or to the various areas of Leaf Lane, Breezewood Drive or Camphorwood Lane that have historically served this area.

As previously stated, the subject parcel tract is predominantly surrounded on three sides by Industrial uses owned by the applicant.

PROPOSED DEVELOPMENT

Blue Triton Brands plans an expansion to the existing water plant. These building improvements will be located on the parent tract that is located north of the subject property. The new building construction will take place adjacent to the east side of the plant operation. The existing parking lot will be extended in a southerly direction to provide additional plant parking for the expanded operations. The balance of the land being annexed will be utilized for an expanded retention area. The annexation and vacation of

unused and unimproved platted rights-of-way will be used to connect to and provide an enlarged retention to serve the existing and proposed plant facility.

The final design of these improvements is subject to review and ultimate approval by the City of Zephyrhills and will comply with all associated city, county, and state development standards. Access to the expanded operation will continue to be via 20th Street at the plants existing location. No commercial plant traffic will be utilizing the residential roadways (Woodland Drive, Breezewood Drive, Camphorwood Lane, Leaf Lane) for ingress/egress to the plant site. The southern boundary of the new expanded plant operation will be secured to avoid any intrusion into the residential area to or from the south.

The purpose of the Pasco right-of-way vacation application is to eliminate the unrecorded, unimproved, rights-of-way that dead end into the parent tract of the plant property. These rights of way include the northernmost portions of Leaf Lane, Camphorwood Lane and Breezeway Drive. The subject abutting areas of the vacation areas of these three streets are owned by Blue Triton and Pasco County. They are not utilized for serving any of the existing properties that are privately owned by others.

As proposed, a three-part concurrent development application requires three actions by the city. The first is an annexation to be reviewed along with a comprehensive plan amendment, and a rezoning application. Preliminary discussions with city planners have provided positive feedback and it is the desire of the developer and their expert team to work with and provide the necessary application and supporting documentation for this to occur within the framework of the City's laws, ordinances, and regulations. (Refer to Appendix Tab - 3 Conceptual Site Plan)

ANNEXATION

The accompanying annexation application to the Pasco County Board of County Commissioners totals approximately 8.43 acres. The boundary of the annexation property fronts on Woodland Drive, Camphorwood Lane, Breezeway Drive and Leaf Lane. The annexed property will be joined with the two Blue Triton properties that are presently within the city's boundary and owned by the applicant. Currently the subject property is surrounded on three sides (north, east, and west) by plant properties that are already located within the city limits. The applicant believes that an annexation of its southern tract at this location is reasonable and meets the legal requirements for inclusion into the City boundary. (Refer to Appendix Tab-2 Annexation/Aerial Photograph Map)

COMPREHENSIVE PLAN

A comprehensive plan amendment is also included in this three-part application process. Bringing the applicants 8.43 acres, which is surrounded by the existing Blue Triton Brands facility, will allow for a future unified development of the existing and proposed water plant project and its supporting uses.

In June 2019, the City of Zephyrhills adopted the Industrial Corridor Master Plan. This Plan was a result of a collaborative effort of the Zephyrhills Industrial Corridor Task Force, numerous citizens, businesses, and various agencies within the city and county. The Florida Department of Economic Opportunity was also instrumental in the preparation of this study. Of key importance is that this document recognizes the importance of business development within a community to provide employment-generating industrial companies within a vibrant community. (Refer to Appendix Map A-5 Industrial Corridor Map)

Other statements within this adopted document specifically states:

"The main premise of this plan is that targeted and planned industrial development offers 'whole community' benefits." Other key points about the importance of Industrial projects include the following statements:

"Goal 6: Attract and grow manufacturing and other employment-generating industrial companies to increase stable, good-paying jobs, generate property and sales tax revenues, and increase economic activity throughout Zephyrhills.

"Issues: Base industries are the primary movers and stimulators of growth in local economies due to the multiplier effect (i.e., one dollar of basic income generates more than one dollar of total community income). Job growth, particularly jobs paying 'family wages' or higher, leads to improved quality of life in a community and enhanced prospects for future economic development..."

"A vibrant job market proves opportunities for residents to work within their community and reduce transportation costs..."

"Supporting Actions: ...f) Proactively support existing business expansions and new enterprise startups."

"The main premise of this plan is that targeted and planned industrial development offers 'whole community' benefits."

As previously stated, Blue Triton Brands is planning an expansion to the existing plant operation that lies in the city, directly north on their abutting property which is the subject of this application. The purpose of this request is to utilize the subject property for supporting uses to the planned expansion—specifically the supporting uses currently planned for the subject will provide for expanded parking and retention areas for the existing and proposed expansion operations.

The existing plant operation in the city is designated with an Industrial (I) future land use plan category. Upon approval, this request will assign the entire Blue Triton Brands tracts with the same category that is consistent with the abutting and surrounding mixed-use properties within this vicinity of southeast Zephyrhills. (Refer to Appendix Tab A-Existing Combined City/County* Future Land Use Map). The

boundary of the proposed Industrial category is shown on Appendix A – 7 Proposed Future Land Use Map).

REZONING

An application to rezone the subject properties contained within this application requests the City to adopt the zoning district of Light Industrial (LI) on this site. This zoning district is identical to the balance of the Blue Triton Brands adjoining city operation property.

The city's Land Development Code describes the LI zoning district as being established to identify areas of the city appropriate for location of light manufacturing, materials processing, storage of bulk commodities, distribution facilities and similar processes which usually require extensive site area to avoid adverse environmental risks to adjacent land and conflict with other urban activities. The general area of the subject contains a variety of zoning districts and uses including LI on the parent tract, and other large properties along Tucker Road. Zoning districts in the southeastern area of the city include the airport, general commercial businesses, recreational parks, golf course, city wastewater facility, and residential uses.

The request for LI on the subject property is consistent with the zoning on the north, east, and western sides. Further, it is consistent with the mixture of commercial and light industrial uses in the area. It is also within the adopted boundary of the City's Industrial Corridor and furthers the goals of that document as the type of businesses that provides job growth to the community as well as expansions to a well-established business operation of which Zephyrhills is well-known nationally. (Refer to Appendix Tab A- 8 Existing Combined City County Zoning Map and Appendix Tab-9 Proposed Zoning Map)

Development Analysis

Once approved by the completed annexation, comprehensive plan amendment, and rezoning process, the proposed project will comply with the Zephyrhills Land Development Code and adopted ordinances. Further its development will be consistent with the surrounding area, future land use categories of the comprehensive plan, the established zoning pattern, and the existing development pattern of the area. It is not premature in that it expands on its existing operation of a nationally known beverage operation. This use has operated at this location for a number of decades and brings national notoriety to the city. Further, it creates jobs for workers who live in the community.

The actions requested within each of these three applications will be consistent with local ordinances, codes, laws, and any other development requirements of the City of Zephyrhills, Pasco County, and the State of Florida.

TAB 3
UTILITY ANALYSIS

UTILITY ANALYSIS

Potable Water/Wastewater

A City of Zephyrhills public water line is located along the west side of 20th Street and crosses to the east at the intersection of 20th Street and Woodside Drive. Information provided by Mr. John Bostic, Public Utilities Director, indicates that there are no sewer lines within a couple hundred feet from the subject property. He further added that capacity should not be an issue since the proposed improvements on the subject property is basically planned for parking and stormwater retention.

Stormwater

The proposed stormwater system will be designed to provide storage and treatment of runoff as required by state and local jurisdictional requirements. Detailed engineering site plans will meet each of these regulatory issues. The on-site retention will be provided by establishing the required size of the stormwater pond based on soil conditions and geotechnical data. Stormwater ponds will be designed and constructed in accordance with these requirements and with consideration of the surrounding neighboring collection systems in place within the existing property boundaries and public rights-of-way in the vicinity of the subject property.

Flood Zone

A Florida Emergency Management Agency (FEMA) map of the subject property confirms that the subject property fully lies in flood Zone X. Zone X is assigned to property that lies outside any area threatened by flooding. The property survey demonstrates the elevation of the subject property is shown to be between approximately mid-70s to low 80s feet in elevation. (Tab Appendix A- 10 FEMA National Flood Hazard Layer FIRMette).

Solid Waste

The City's Sanitation Department is charged with the collection of waste. The Adequate Public Facilities Ordinance adopted by the City on March 12, 2007, indicates that the city's Sanitation Department operates a solid waste collection system. Yard waste is disposed of in a city-owned composting facility. The remaining domestic waste is disposed of in the Pasco County landfill east of Dade City. There is an interlocal agreement in place for the city to convey all un-composted solid waste to the Pasco County resource recovery facility. It is anticipated that any waste (yard or otherwise) will be minimal due to the

proposed use of parking lot and wastewater retention pond. Further, any future waste generated on the expansion area will be incorporated with that of the waste generated from the parent tract which will continue to be served by the city sanitation department.

PRIVATE UTILITIES

Electricity

The public utility provider for the City of Zephyrhills is Duke Energy. Duke serves Zephyrhills, Southwest Pasco, south Central Pasco and some miscellaneous smaller areas within unincorporated Pasco County. Duke reportedly has the capacity to service the subject property. The developer will be required to coordinate service connections with Duke and the City of Zephyrhills during construction.

Telephone/Television/Internet Providers

There are numerous providers for communication services in the general vicinity. Primarily telephone services or cable services can provide telephone, internet, and television viewing either by fixed cable/satellite connections i.e., Verizon/Dish/EarthLink/Frontier/or Spectrum. Further, these companies provide services through internet streaming for any variety of security monitoring/digital/electronic/streaming services. Technology has consistently provided any number of choices in this regard and specific franchise areas are not required.

The proposed expansion is not anticipated to create any increased demand to city utilities based on the proposed uses at this location.

TAB 4

COMPLIANCE ANALYSIS

PUBLIC FACILITIES

FIRE PROTECTION/EMS

Approximately one year ago, the City of Zephyrhills Fire Department merged with the Pasco County Fire Rescue Department. It is noted that there remains adequate fire/rescue service currently available to serve the needs of this site and neighboring properties.

There are two Fire Stations within the City limits:

Fire Rescue Station #25 – is located at 38410 6th Street

Fire Rescue Station #29 – is located at 6907 Dairy Road

A third station is Fire Rescue Station #16 – located in unincorporated Pasco County at 35801 FL 54 in Crystal River.

Fire Station #25 is approximately 1.9 miles from the subject property and response time is approximately 5-9 minutes. Fire Station #29 is farther north of the subject with a response time of approximately 10-15 minutes. Fire/Rescue #16 is located south of the subject in unincorporated Pasco County. Travel time by this unit can be provided within approximately 10-15 minutes.

LAW ENFORCEMENT

The subject property will be served by the City of Zephyrhills Police Department. Police actively patrol this area as part of their jurisdiction. The property south of the subject contains residential properties and further southeast is the Samuel W. Pasco Recreation Area. These properties and others remain in unincorporated Pasco County. The Pasco County Sheriff's Office actively patrols this area. In the event of needed emergency support within the jurisdictions of either of these agencies, both agencies can respond in order to be of assistance to serve either jurisdiction.

The Zephyrhills Police Station is located at 6118 8th Street a distance of approximately 2.9 miles from the subject property.

HOSPITAL/HEALTH FACILITIES

Health care in the city area(s) is served primarily by the Advent Health Zephyrhills Hospital, located at H

There are numerous private physician offices with specified specialties in the city. In addition, walk-in urgent care clinics are available that can serve medical needs on an as needed basis for the convenience of area residents. Most all are within an acceptable short driving distance from the subject and the hospital.

SCHOOLS

There will be no negative impact on the local school jurisdictions based on the planned improvements outlined in this application process.

RECREATION

The proposed expansion of the water plant will not create an increased demand for additional recreational services provided by the City of Zephyrhills.

DRAINAGE

There are reportedly few areas of the city which experience flooding with average rain events. Measures are being taken by the city to conduct a city-wide master stormwater drainage plan. The plan's purpose will identify areas with drainage problems and solutions. Otherwise, the City system appears to be operating at a satisfactory level relative to the issue of flooding. As new development and redevelopment are permitted, stormwater facilities are being brought up to current standards per Southwest Florida Water Management District (SWFWMD) rules. With regard to stormwater design and requirements to meet state standards, SWFWMD will be reviewing all construction design plans for the subject and expanded site during the permitting process, construction, and design of the proposed plan improvements to the existing plant site and this proposed application site.

COMPREHENSIVE PLAN

Implementation

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

- a. The residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base;...*

The proposed Blue Triton Brands development will meet this goal as it refers to the considerations and requirements of the Land Development Code for the adjoining residential lots to the south. Further this plant operation is a tremendous economic benefit to both Pasco and Zephyrhills. In 2021, the existing Blue Triton Brands facilities provided combined taxes of approximately \$442,000.00 for the two city properties and the subject parcel. An operation of this type also further contributes to a vibrant community with income paid in taxes, employee salaries, vendors, and participation in community charitable opportunities. Employee household wages are generally spent with local retail establishments, businesses, health-care and/or other professionals, churches and other charitable organizations.

LAND DEVELOPMENT REGULATION

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

The Mercatus Center at George Mason University in Arlington Virginia published a Mercatus Working Paper entitled “Does Land Development Pay for Itself?” The subtitle was *A Critique of Cost-of-Community-Service Studies*. In this article by John Estill and Tom Means, they included a Table that compared the annual cost and Revenues from Different Development Proposals. Costs of providing public services based on existing land uses were analyzed in urban cities throughout the nation. The categories included Single-Family Residential, Multi-Family Residential, Industrial, and Retail. The use that required the lowest demand for services was Industrial. The Paper demonstrated how a combination of property values, plus tax revenues contributed significantly to the government authority while demands for police, fire, public works, planning, and library services are generally minimal in comparison to the other use comparisons. Approval for the requests contained within the accompanying applications will not increase the demand for public services. However, the planned improvements are expected to experience an increase in ad valorem property taxes, which will be available to the county and city to support the efforts of the local jurisdiction’s budgets.

The goal of Blue Triton Brands is to provide an enlarged and improved plant operation site to serve its growing production demand of popular beverages utilized throughout North America.

Further, this expansion will continue to serve additional Zephyrhills residents with well-paying family employment for the Zephyrhills community. It will not create urban sprawl as it is considered an infill light industrial project located in a community with a varied development pattern. The annual property tax paid by the existing facility on its local properties was approximately \$442,000.00 in 2021. Blue Triton Brands will continue to make a positive contribution to the local treasury with a minimal demand for city services.

POLICY

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

- a. *regulate the subdivision of land;*
- b. *regulate signage;*
- c. *provide for drainage and storm water management;*
- d. *provide requirements for the provision of open space, and safe and convenient on site traffic flow and parking requirements;*
- e. *coordinate future land uses with soil conditions, topography, and availability of facilities and services;*

- f. *ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development;*
- g. *protect the limited amount of wetlands and other environmentally sensitive natural resources;*
- h. *protect the potable well fields by designating appropriate activities and land uses*
- i. *within well-head protection areas and environmentally sensitive land;*
- j. *provision of mixed land use designations....*
- k. *discourage the proliferation of urban sprawl.*

The proposed Blue Triton Brand project will comply with each of the above criteria. The owners/contractors will be submitting all plans to the appropriate governmental agency for review and comment. The proposed project will comply with all applicable regulations and requirements as required by the reviewing agencies, departments, and adopted codes, ordinances, and regulations as required by city, county, and state regulations. Any revision or amendments necessary will be positively acted upon to assure compliance in each instance. Any revision or amendments necessary will be positively acted upon to assure compliance in each instance.

URBAN SUPPORT CLASSIFICATION

Industrial (IN)

The purpose of this category to depict those areas of the city that are now developed, or appropriate to be developed, in an industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics. Use Characteristics

Those uses appropriate to and consistent with this category include:

Primary Uses: Research/Development; Light Manufacturing/Assembly; Wholesale/Distribution; Storage/Warehouse;

Secondary Uses: Office; Retail Commercial; Personal Business Service; Commercial/Business Service; Transient Accommodations; Public/Semi-Public.

Locational Characteristic:

This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provisions for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major collector, arterial roadway network, rail facilities, airports, and mass transit.

Standards... An appropriate buffer as determined by the Zephyrhills Land Development Code shall be provided in and between the IN designated land and adjoining Residential designated land.

Buffering: An appropriate buffer as determined by the Zephyrhills Land Development code shall be provided in and between the IN designated land and adjoining Residential designated land.

Zoning Compatibility The following zoning districts are compatible with the IN land use category:
LI – Light Industrial PUD – Planned Development

Each of the above-referenced criteria will be accomplished with the approval of the accompanying applications and construction development plans proposed for the subject property.

OBJECTIVE

LU-1-2: *The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.*

The proposed expanded Blue Triton Brands project is compatible with the surrounding area and will not interfere with the integrity of the areas established neighborhoods or quality of life of current residents.

POLICY

LU-1-2-3-4: *Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.*

The proposed development on the subject property will be in compliance with the city's Land Development Code. It will be developed with supporting uses for expanded parking and retention pond associated with the plant modifications. All construction will comply with current standards in order to take into consideration the company needs and those of the residential properties to the south that will be remaining in unincorporated Pasco County.

The subject site is surrounded on three sides with an Industrial future land use category and well-established Light Industrial zoned property of the parent tract and current owner, Blue Triton Brands. It is considered to be compatible with the surrounding Industrial land use category, surrounding Light Industrial zoning district sites, and the established development pattern of the area, as well as the city's adopted Industrial Corridor Master Plan. (Refer to Appendix A-5 Industrial Corridor Map)

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

OBJECTIVE

LU-1-4: *The City will develop mechanisms to ensure the protection of archaeological and historical resources.*

The subject property lies outside the historical district and that there are no historical structures or archaeological areas identified within the boundaries of the subject property. (Refer to Appendix A-12 Staff Memo)

NATURAL RESOURCES

OBJECTIVE

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

LU-1-7-1: *...The clearing of trees and wetland vegetation shall be prohibited unless permits are obtained from the property government entities.*

LU-1-7-2: *Species of flora and fauna identified as endangered, threatened, or species of special concern, as defined by Federal Law or Florida Statutes, and found to exist in Zephyrhills by the Florida Game Fresh Water Fish commission, shall be protected through compliance with appropriate Federal and State regulations.*

LU-1-7-3: *Consider in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land water and other natural resources to meet demands; and the potential for flooding.*

LU-1-7-4: *The clearing of trees and wetland vegetation shall be prohibited unless permits are received from appropriate governmental entities.*

LU-1-7-5: *The developer/owner of any new development or redevelopment shall be responsible for on-site management of stormwater run-off in a manner so that post-development run-off rates, volumes and pollutant loads do not exceed existing conditions.*

The owner and its contractor will comply with each of these provisions during the planning, design, engineering, staff review, permitting, construction, and inspection process of the Blue Triton Brands, Inc. expansion project.

ZONING ANALYSIS

The area zoning is primarily Light Industrial and General Commercial for properties located within the City of Zephyrhills in this vicinity. Uses are mixed in the general area with some city services including wastewater treatment facilities, municipal airport, city golf course, a variety of mixed light industrial and general commercial uses along 20th Street and Tucker Road. The predominant political boundary is within the city limits along the east side of 20th Street and Tucker Road. The area immediate south of the subject are residential homes remaining in unincorporated Pasco County.

PREMATURE DEVELOPMENT ANALYSIS

As previously described, the subject property is located within a varied development pattern ranging from Industrial, General Commercial and Residential. It has previously been established that the subject property and surrounding area lies within the planned Industrial Corridor adopted by the City.

There are a number of single-family detached residential uses with a suburban development pattern, along with an area mobile home community form that apparently blends well with the mix of business and residential zoning districts within this general area. These mixed residential uses have established the cohesiveness to co-exist within the proximity of governmental offices, wastewater treatment plants, municipal airport, and a variety of light industrial and general commercial uses in close proximity.

The land area in this request provides a location for a natural expansion of the Blue Triton Brands plant needs. In addition to providing a positive increase to the local tax base, it is considered a natural infill opportunity and is not an isolated premature intrusion. Further, approval of this request will provide positive employment opportunities for area residents.

TAB 5
IMPACT ANALYSIS

Estimated Population Prior to 2020 Census

Table 1 - Estimates of Population by County and City in Florida 2019

City	April 1, 2019 Estimate	Total Change 2010-2019	April 1, 2010 Census	Inmates	April 1, 2019 Estimates Less Inmates
Zephyrhills	16,670	3,382	13,288	0	16,670

Source: University of Florida College of Liberal Arts and Sciences – Bureau of Economic and Business Research (BEBR) Florida Estimates of Population 2019 – Table 1. Estimates of Population by County and City in Florida, 2019.

Estimated Population Subsequent to the 2020 Census

Table 2 - Estimates of Population Growth by County and City in Florida 2021

City	April 1, 2021 Estimate	Total Change 2020-2021	April 1, 2020 Census	Increase/Decrease In Estimated Population
Pasco County	575,891	62,425	561,891	575,274 less 617 Inmates = 525,738 = +10.8%
Dade City	7,541	266	7,275	*7,541 = +3.5%
New Port Richey	16,812	84	16,728	*16,812 = +0.49%
Port Richey	3,185	133	3,052	*3,185 = +4.17%
St. Leo	2,363	1	2,362	*2,363 = -0.04%
San Antonio	1,297	182	1,138	*1,297 = 14.03%
Zephyrhills	17,788	594	17,194	*17,788 = 3.34%

Source: BEBR Table 1. Estimates of Population by County and City in Florida, 2021, as amended to demonstrate percentages of growth by Pasco County as a whole and by Cities within Pasco County.

*Denotes no inmates reported in the 2020 Census in each of the cities in Pasco County.

The growth in Zephyrhills has been impressive.

The 2020 Census showed a population of 17,194 residents. The population in 2010 was 13,288 residents (17,194 – 13,288 = 3,906 new residents / 13,288 = a 29.39% population increase in ten years)

The 2020 Census documents that the anticipated growth in the City of Zephyrhills has grown substantially during the last ten years. The documented growth in 2020 as confirmed by the census in that year actually exceeded that anticipated for 2021. The city has planned well to provide both employment, housing, healthcare, schools, and recreational opportunities for residents. New residents create a new demand for housing, jobs, and public services. New and existing residents are looking for opportunities to seek and secure employment in either full time or part time jobs in order to provide for their families, or just to seek enhancement and enjoyable work opportunities during the early years of

retirement. The planned expansion to the Blue Triton Brands existing operation will provide additional employment opportunities within the established community for residents to live and work within the community in which they choose to live. Approval of this request will make a positive contribution to the community.

TAB 6

SUPPORTING REPORTS DOCUMENTATION

ENVIRONMENTAL REPORT

TRANSPORTATION REPORT

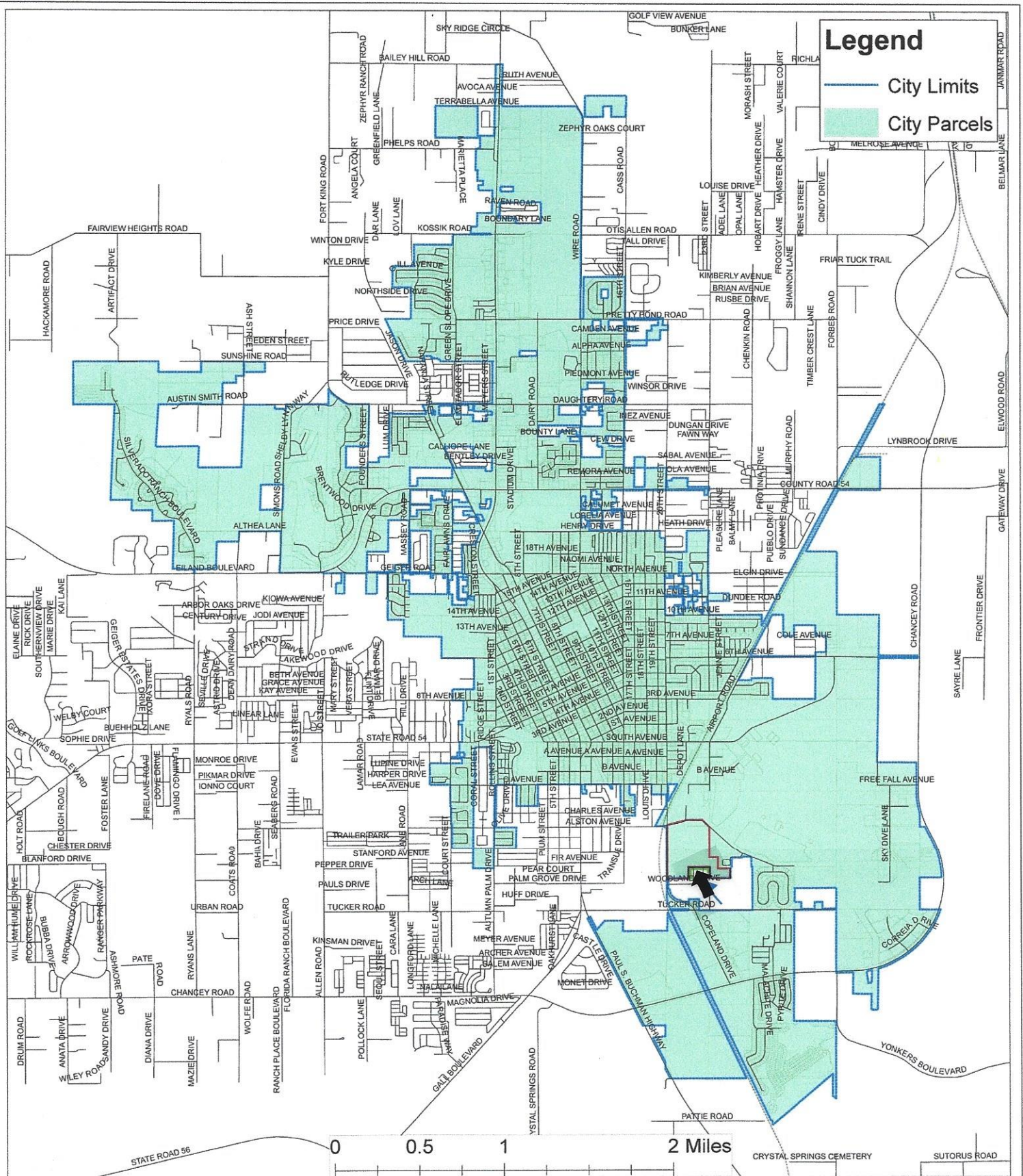
TAB 7
APPENDIX A

Appendix A

Table of Content

A – 1A	City Boundary
A – 1	Location Map
A – 2	Annexation/Aerial Photograph
A – 3	Conceptual Site Plan
A – 4	Survey
A – 5	Industrial Corridor Map
A – 6	Existing Combined City/County*Future Land Use Categories
A – 7	Proposed Future Land Use Map
A – 8	Existing Combined City/County* Zoning Districts
A – 9	Proposed Zoning Map
A – 10	FEMA National Flood Hazard Layer FIRMette
A – 11	Archaeological and Historical Staff Memo

TAB 8
SITE PLAN AND SURVEY



City of Zephyrhills Boundary

August 2019

APPENDIX A-1A

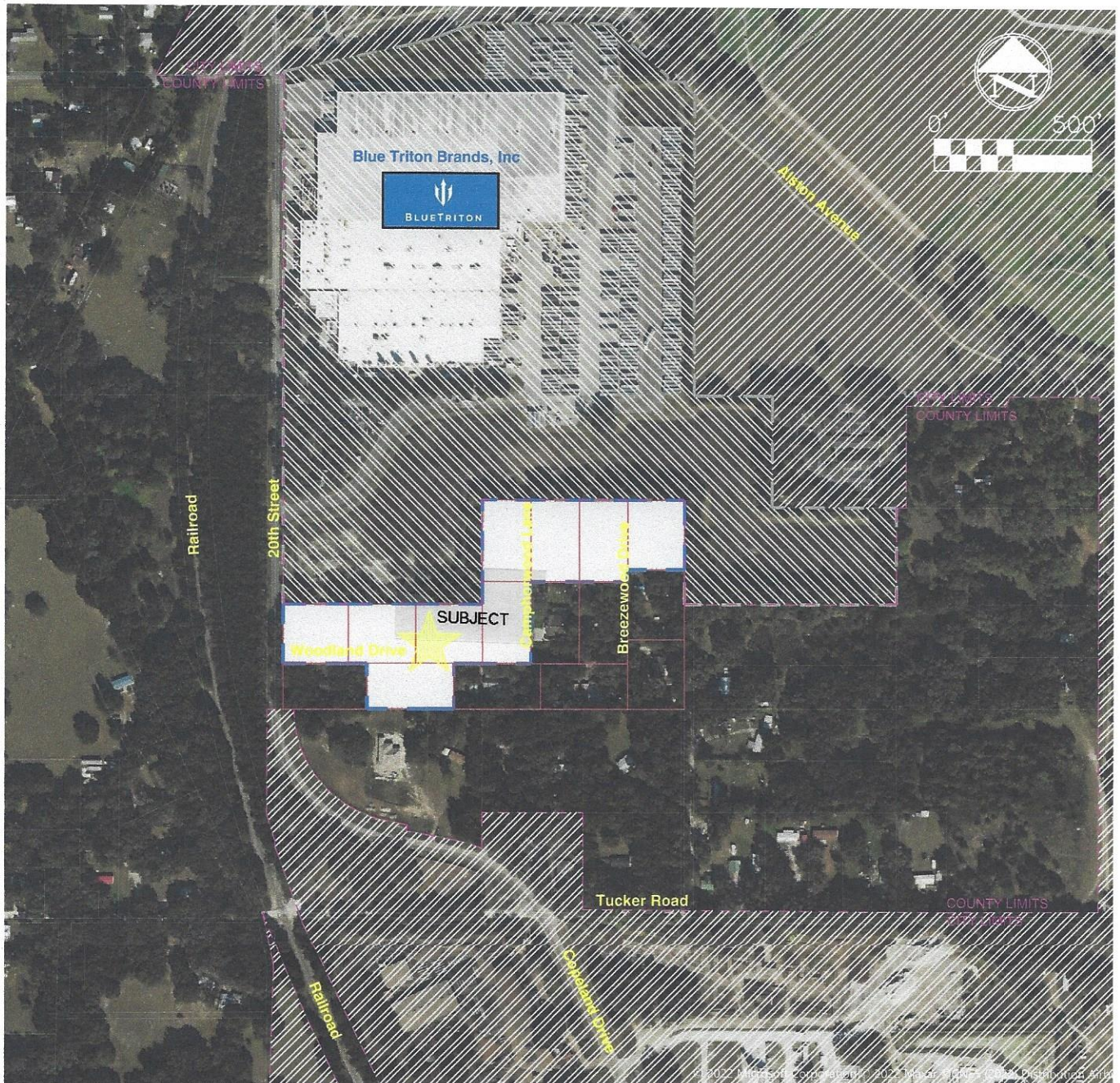
NOTE: For Planning Purposes Only

N



Source: Pasco County GIS, Property Appr.
Prepared 8/1/19 by K. DeFranc

 CITY PARCELS  CITY LIMITS



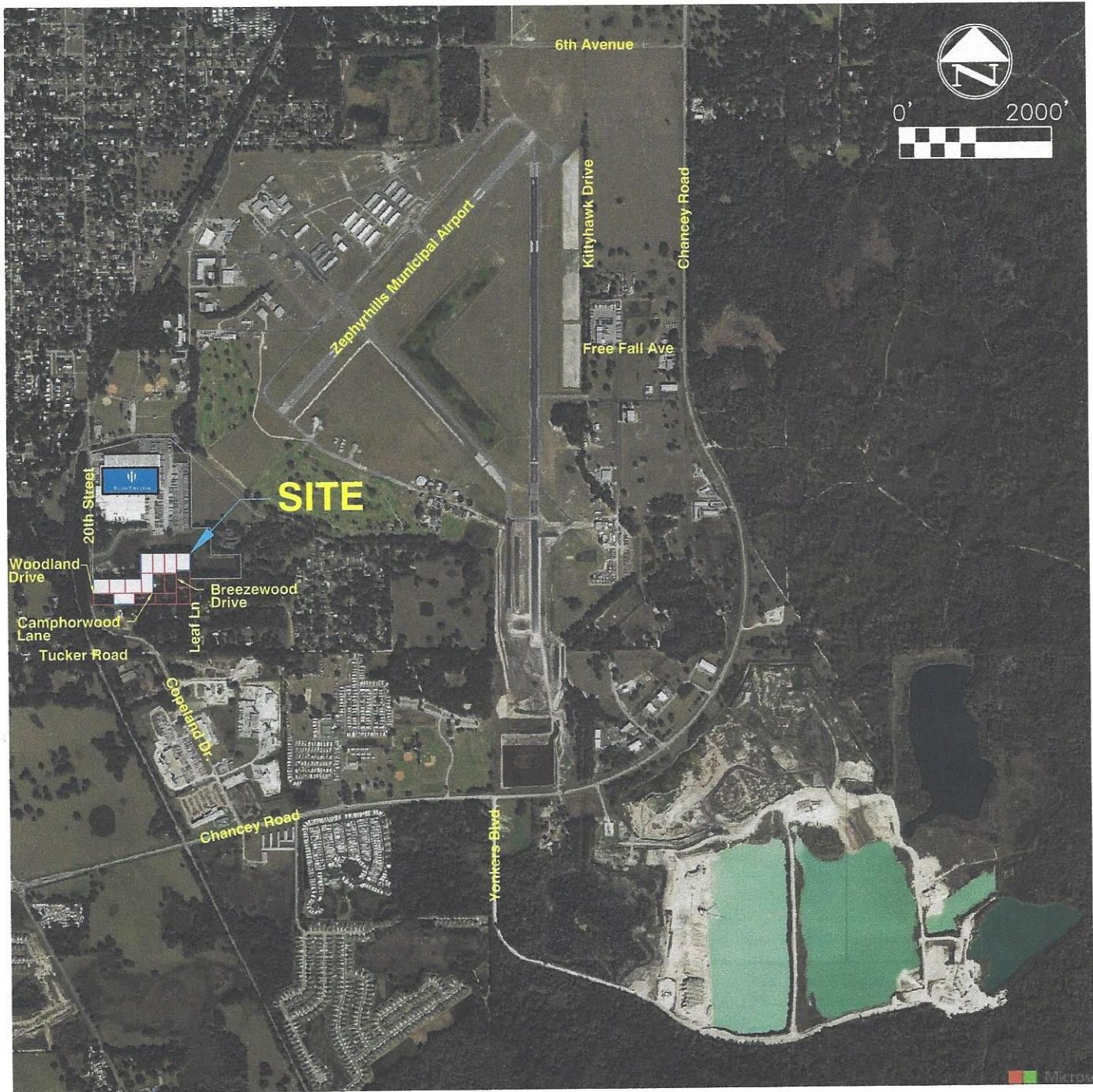
Location/Annexation Map

8/9/22
#22131



BLUE TRITON BRANDS, INC.

4210 & 4211 BREEZEWOOD DR.
4210 & 4211 CAMPHORWOOD LN.
39040, 39101 & 39119 WOODLAND DR.
ZEPHYRHILLS, FL 33542



Aerial Map

**8/9/22
#22131**

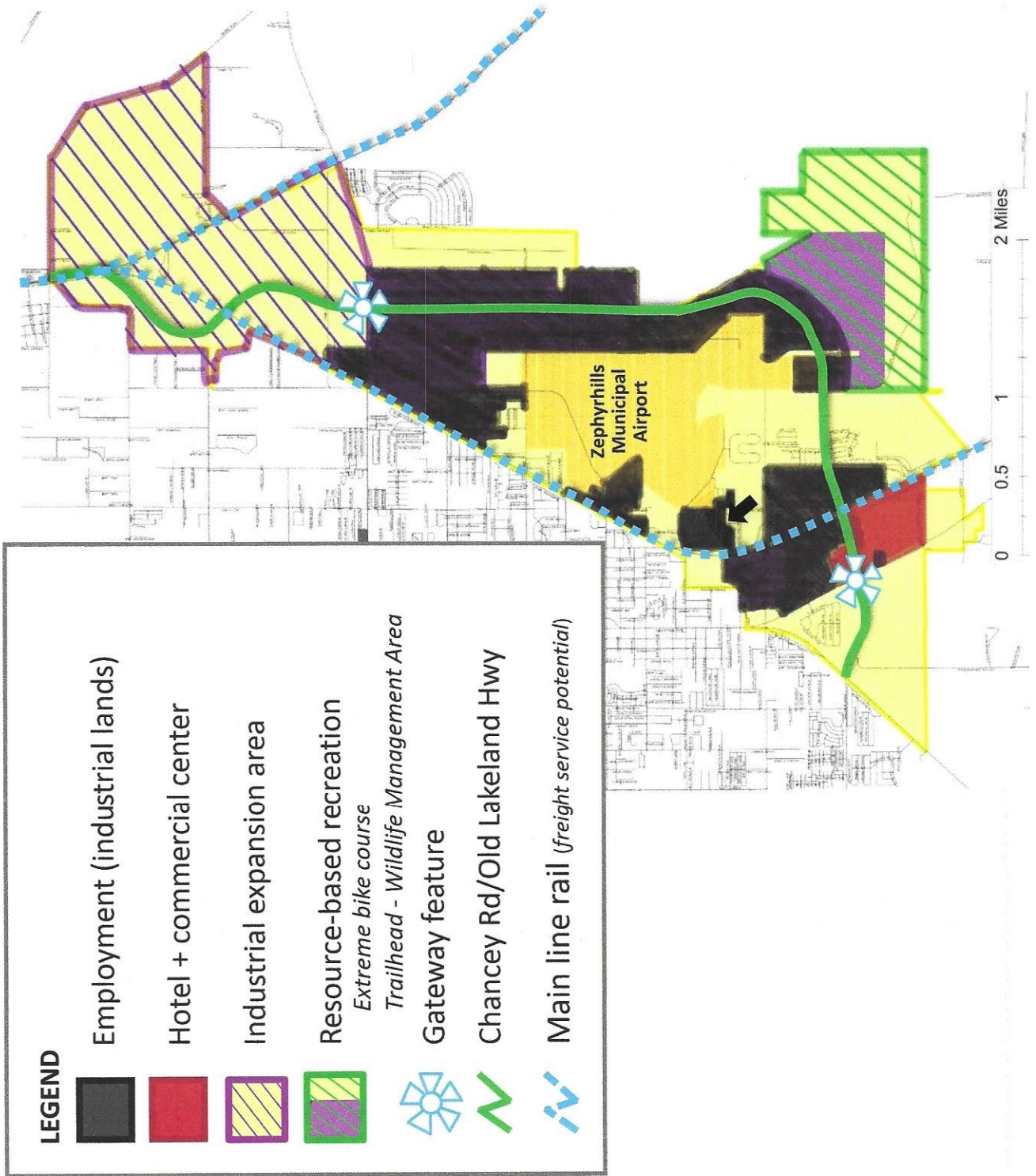


BLUE TRITON BRANDS, INC.

**4210 & 4211 BREEZEWOOD DR.
4210 & 4211 CAMPHORWOOD LN.
39040, 39101 & 39119 WOODLAND DR.
ZEPHYRHILLS, FL 33542**

CORRIDOR LAND USE CONCEPT

This drawing will be regenerated in GIS by the Planning Department (Vision Framework Map with new descriptions)





Land Use-Existing
8/10/22
#22131

	INDUSTRIAL		MIXED USE
	RECREATION & OPEN SPACE		RESIDENTIAL/ SUBURBAN MOBILE HOME/
	PUBLIC/ SEMI PUBLIC		RECREATIONAL VEHICLE



BLUE TRITON BRANDS, INC.

4210 & 4211 BREEZEWOOD DR.
4210 & 4211 CAMPHORWOOD LN.
39040, 39101 & 39119 WOODLAND DR.
ZEPHYRHILLS, FL 33542



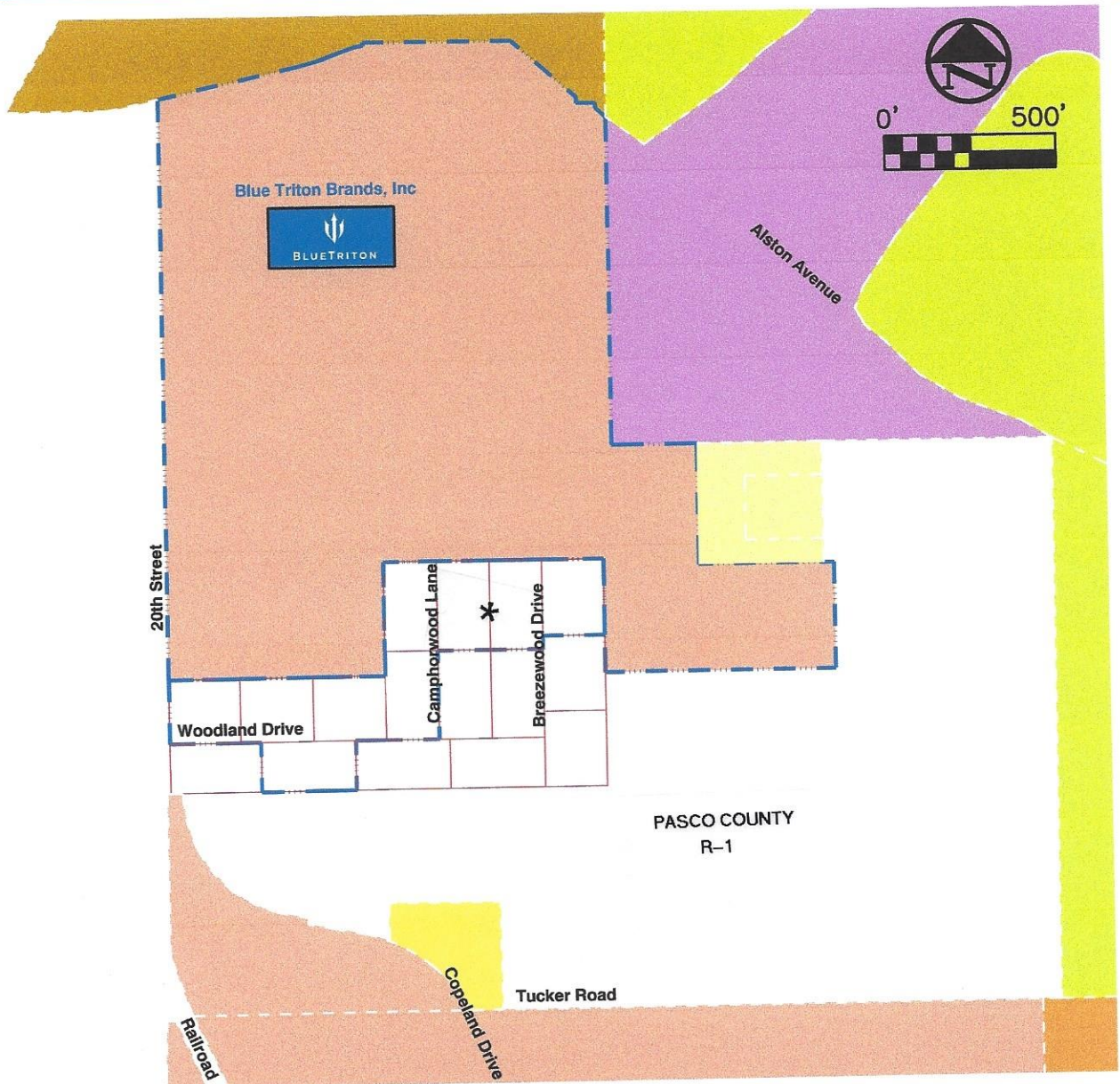
Land Use-Proposed
8/10/22
#22131

	INDUSTRIAL		MIXED USE
	PROPOSED INDUSTRIAL		RESIDENTIAL/ SUBURBAN
	RECREATION & OPEN SPACE		MOBILE HOME/ RECREATIONAL VEHICLE
	PUBLIC/ SEMI PUBLIC		



BLUE TRITON BRANDS, INC.

4210 & 4211 BREEZEWOOD DR.
 4210 & 4211 CAMPHORWOOD LN.
 39040, 39101 & 39119 WOODLAND DR.
 ZEPHYRHILLS, FL 33542



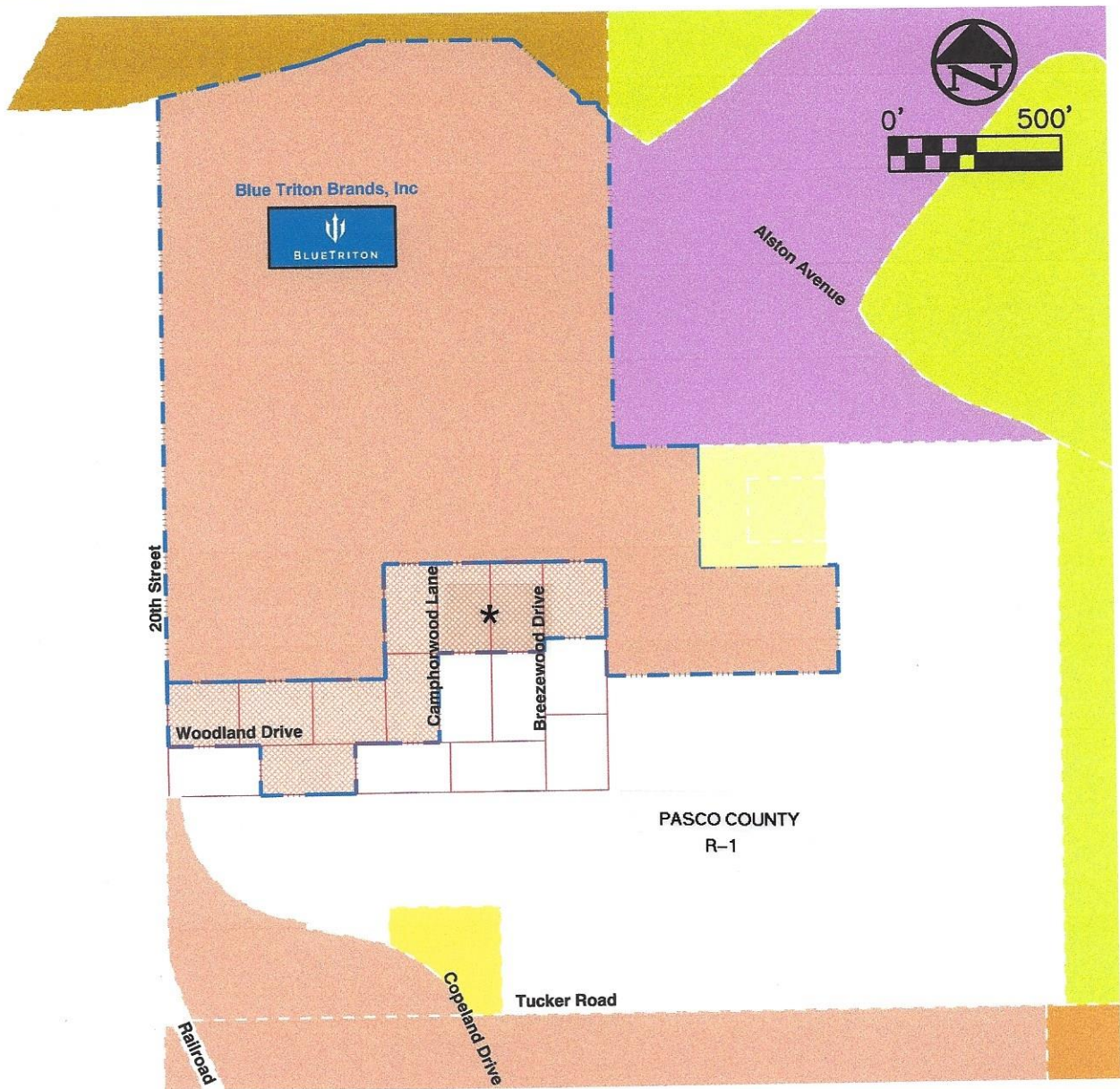
Zoning-Existing
8/10/22
#22131

	R4 MULTI FAMILY RESIDENTIAL		PUD PLANNED UNIT DEVELOPMENT
	R2 SINGLE FAMILY RESIDENTIAL		AP2 AIRPORT RELATED
	AP1 PUBLIC/ SEMI PUBLIC		LI LIGHT INDUSTRIAL
			RC RECREATIONAL/ CONSERVATION



BLUE TRITON BRANDS, INC.

4210 & 4211 BREEZEWOOD DR.
 4210 & 4211 CAMPHORWOOD LN.
 39040, 39101 & 39119 WOODLAND DR.
 ZEPHYRHILLS, FL 33542



Zoning-Proposed
8/10/22
#22131

	PROPOSED LI		PUD PLANNED UNIT DEVELOPMENT
	R4 MULTI FAMILY RESIDENTIAL		AP2 AIRPORT RELATED
	R2 SINGLE FAMILY RESIDENTIAL		LI LIGHT INDUSTRIAL
	AP1 PUBLIC/ SEMI PUBLIC		RC RECREATIONAL/ CONSERVATION



BLUE TRITON BRANDS, INC.

4210 & 4211 BREEZEWOOD DR.
4210 & 4211 CAMPHORWOOD LN.
39040, 39101 & 39119 WOODLAND DR.
ZEPHYRHILLS, FL 33542

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, V, A99
Regulatory Floodway

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

**Future Conditions 1% Annual
Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to
Levee. See Notes, Zone X**

Levee. See Notes. Zone X
Area with Flood Risk due to Levee

Area of Minimal Flood Hazard **Zone X**
Effective LOMRs

Area of Undetermined Flood Hazard Zone I

Levee, Dike, or Floodwall

**Cross Sections with 1% Annual Chance
Water Surface Elevation**

Coastal Transect
Base Flood Elevation Line (BFE)

Limit of Study

Coastal Transect Baseline

Hydrographic Feature

Digital Data Available

Illustrated

authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/12/2022 at 11:26 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.

APPENDIX A-10



From: Audrey McGuire
Sent: Monday, August 15, 2022 8:22 AM
To: lpcox1998@gmail.com
Subject: Re: Historical/Archaeological Resources Request

Good morning Linda,
Nothing has been identified within our records on the subject property to date. However, we ask that we be notified should any resources (or evidence of resources) be found during site demo/grading and construction activities.

Thank you,

From: lpcox1998@gmail.com <lpcox1998@gmail.com>
Sent: Sunday, August 14, 2022 6:07 PM
To: Audrey McGuire <AMcGuire@ci.zephyrhills.fl.us>
Subject: Historical/Archaeological Resources Request

EXTERNAL EMAIL

Audrey,

Good Morning, Hope you had a relaxing and "cool" weekend!

I am continuing to work on the applications for Blue Triton Brands and need to confirm that there is nothing of historical or archaeological importance on the property. Parcel ID is 13-26-21-0110-00000-0010.

Is it possible for you to check on your inventory and reply via email to this status?

Thanks,
Linda Pearson
lpcox1998@gmail.com
[813-493-9006](tel:813-493-9006)

Sent from [Mail](#) for Windows

Audrey McGuire
Historic Preservation Specialist/Community Planner
City of Zephyrhills
[5335 8th Street](#)
[Zephyrhills, FL 33542](#)
[813-780-0000](tel:813-780-0000) Ext. 3502



ECS Florida, LLC

Ecological Due Diligence Report

Nestle Zephyrhills Expansion
4330 20th Street, Zephyrhills, Pasco County, Florida 33539

For: Alliance

555 Main St. , Suite 1214, Norfolk, Virginia 23510

ECS Project Number 55:5177

August 19, 2022





August 19, 2022

Mr. Tony Delgado
Alliance
555 Main St. , Suite 1214
Norfolk, Virginia 23510

ECS Project No. 55:5177

Reference: Results of an Ecological Due Diligence Report, Nestle Zephyrhills Expansion, 4330 20th Street, Zephyrhills, Pasco County, Florida

Dear Mr. Delgado:

ECS Florida, LLC (ECS) is pleased to provide you with results of our Ecological Due Diligence Report for the Nestle Zephyrhills Expansion. ECS services were provided in general accordance with ECS Proposal No. 55:7220 authorized on August 3, 2022. This report addresses Tasks 1 through 4 from our proposal.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

ECS Florida, LLC

A handwritten signature in black ink that reads 'Jackson Reagan'.

Jackson Reagan
Environmental Staff Project Manager
JKReagan@ecslimited.com
407-859-8378

A handwritten signature in black ink that reads 'Jason R Adams'.

Jason Adams
Environmental Senior Project Manager
JAdams2@ecslimited.com
813-255-4174

INTRODUCTION

ECS Florida, LLC (ECS) completed a Preliminary Wetlands Determination/Jurisdictional Flagging and Preliminary Threatened & Endangered Species Survey for the Nestle Zephyrhills Expansion Site located on 4330 20th Street in Zephyrhills, Pasco County, Florida. An aerial view of the site is provided in **Appendix I**. The field portion of the survey was conducted on August 11, 2022.

The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species (and their habitat).

The following report (and referenced exhibits) describes relevant ecological conditions observed on the site during the field investigation and the results of documented literature regarding the presence of protected wildlife species and/or habitat on the site and its relevant surroundings.

SITE LOCATION AND DESCRIPTION

The site is located in the physiographic area known as the Ocala Uplift District (Southwest Florida Water Management District). The site is an approximately 26.62-acre property located on 4330 20th Street in Zephyrhills, Pasco County, Florida and is identified by the Pasco County Property Appraiser as Parcel Number 13-26-21-0110-00000-0010, 13-26-21-0070-09100-0000, and 13-26-21-0070-07400-0000 (**Figure 1**).

The site is classified by Pasco County as Mfr < 10 units (Use Code 00800), vacant (Use Code 00000), and bottler (Use Code 04500). At the time of the survey the site was occupied by undeveloped, wooded and vegetated land (**Figure 2**).

Site photographs taken at the time of this survey are included in **Appendix II**.

Soils

Three (3) native soil types were identified by the Natural Resource Conservation Service's (NRCS) *Soil Survey of Pasco County, Florida*. The following soil units and descriptions were mapped by the soil survey on the site:

- Unit 2 - Pomona fine sand consists of poorly drained soils that formed from sandy and loamy marine deposits. These soils are on flats on marine terraces. Slopes range from 0 to 2 percent. Pomona fine sand is classified as non-hydric. These soils cover approximately 0.3% of the site by area.
- Unit 6 - Tavares sand, 0 to 5 percent slopes consists of moderately well drained soils that formed from eolian or sandy marine deposits. These soils are in flats, ridges, and knolls on marine terraces. Slopes range from 0 to 5 percent. Tavares sand, 0 to 5 percent slopes is classified non-hydric. These soils cover approximately 44.9% of the site by area.
- Unit 7 - Sparr fine sand, 0 to 5 percent slopes consists of somewhat poorly drained soils that formed from sandy and loamy marine deposits. These soils are in flats and rises on marine terraces. Slopes range from 0 to 5 percent. Sparr fine sand, 0 to 5 percent slopes is classified as non-hydric. These soils cover approximately 54.8% of the site by area.

Figure 3 shows the site and soils as mapped by the Soil Survey.

Vegetative Communities and Land Uses

Prior to the field visit, Geographic Information System (GIS) data from the Southwest Florida Water Management District (SWFWMD) was reviewed to identify documented vegetative communities and land uses on the site (**Figure 4**). These site conditions are documented using the Florida Land Use, Cover and Forms Classification System (FLUCCS, Florida Department of Transportation, 1999). FLUCCS classifications for the land covers and uses (as adapted from SWFWMD coverages) on the property are as follows:

LANDUSE DESCRIPTION		1100: Residential Low Density, <2 dwelling units/acre	
LEVEL 1 LANDUSE CODE		1000	
LEVEL 1 LANDUSE DESCRIPTION		Urban and Built-Up	
LEVEL 2 LANDUSE CODE		1100	
LEVEL 2 LANDUSE DESCRIPTION		Residential Low Density	
LANDCOVER CODE		1100	
LANDCOVER DESCRIPTION		1100: Residential Low Density, <2 dwelling units/acre	
WATER MANAGEMENT DISTRICT		SWF	
LANDUSE DESCRIPTION		1300: Residential High Density	
LEVEL 1 LANDUSE CODE		1000	
LEVEL 1 LANDUSE DESCRIPTION		Urban and Built-Up	
LEVEL 2 LANDUSE CODE		1300	
LEVEL 2 LANDUSE DESCRIPTION		Residential High Density	
LANDCOVER CODE		1300	
LANDCOVER DESCRIPTION		1300: Residential High Density	
WATER MANAGEMENT DISTRICT		SWF	
LANDUSE DESCRIPTION		1500: Industrial	
LEVEL 1 LANDUSE CODE		1000	
LEVEL 1 LANDUSE DESCRIPTION		Urban and Built-Up	
LEVEL 2 LANDUSE CODE		1500	
LEVEL 2 LANDUSE DESCRIPTION		Industrial	
LANDCOVER CODE		1500	
LANDCOVER DESCRIPTION		1500: Industrial	
WATER MANAGEMENT DISTRICT		SWF	

LANDUSE DESCRIPTION		1900: Open Land
LEVEL 1 LANDUSE CODE		1000
LEVEL 1 LANDUSE DESCRIPTION		Urban and Built-Up
LEVEL 2 LANDUSE CODE		1900
LEVEL 2 LANDUSE DESCRIPTION		Open Land
LANDCOVER CODE		1900
LANDCOVER DESCRIPTION		1900: Open Land
WATER MANAGEMENT DISTRICT		SWF
LANDUSE DESCRIPTION		6410: Freshwater Marshes
LEVEL 1 LANDUSE CODE		6000
LEVEL 1 LANDUSE DESCRIPTION		Wetlands
LEVEL 2 LANDUSE CODE		6400
LEVEL 2 LANDUSE DESCRIPTION		Vegetated Non-forested Wetlands
LANDCOVER CODE		6410
LANDCOVER DESCRIPTION		6410: Freshwater Marshes
WATER MANAGEMENT DISTRICT		SWF
LANDUSE DESCRIPTION		6530: Intermittent Ponds
LEVEL 1 LANDUSE CODE		6000
LEVEL 1 LANDUSE DESCRIPTION		Wetlands
LEVEL 2 LANDUSE CODE		6500
LEVEL 2 LANDUSE DESCRIPTION		Non-vegetated wetlands
LANDCOVER CODE		6530
LANDCOVER DESCRIPTION		6530: Intermittent Ponds
WATER MANAGEMENT DISTRICT		SWF

PRELIMINARY WETLANDS DETERMINATION/JURISDICTIONAL FLAGGING METHODS

A Preliminary Wetlands Determination/Jurisdictional Flagging was performed August 11, 2022 via visual transect in the field to establish potential wetlands on-site. On-site soils, hydrology indicators, and plant communities were generally observed in the field.

Results and Discussion

Based on field observations and a review of FLUCCS classifications and the U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) online mapper, ECS confirmed the presence of a man-made surface water feature present on the site. (**Figure 5**.)

ECS performed a jurisdictional flagging of one man-made surface water feature located on the site (Hydric Feature A). Hydric Feature A is approximately 11.05 acres in size. Please refer to **Figure 6** for the approximate delineation lines flagged by ECS.

PRELIMINARY THREATENED AND ENDANGERED SPECIES METHODS

A protected wildlife species survey and habitat assessment was conducted over the property on August 11, 2022. Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). Random locations throughout the site were sampled for potential threatened and endangered species of Pasco County, Florida.

Results of Survey

Federal and state listed threatened and endangered species for Pasco County were reviewed from the USFWS North Florida Ecological Services Office website and the Florida Natural Areas Inventory (FNAI) website prior to the site visit (**Appendix III**). Biota was broken down into six categories:

Amphibians

No potential habitat for the striped newt (*Notophthalmus perstriatus*) was noted by the FWC Terrestrial Resources GIS database on, or in the immediate vicinity, of the site. No individuals were directly observed on the site at the time of this survey.

No other threatened or endangered species or their habitats were encountered at the time of this survey.

Birds

ECS reviewed the FWC's Historical Bald Eagle Nesting Areas online database. The nearest documented bald eagle (*Haliaeetus leucodephalus*) nest is located approximately 4.5 miles southwest of the site. This nest is located outside of the FWC recommended buffer distance of 660 feet.

ECS reviewed the USFWS' map of Wood Stork (*Mycteria americana*) Nesting Colonies and Core Foraging Areas Active Within 2010-2019. The site appears to be located within a Core Foraging Area (**Figure 7**). Suitable potential habitat was observed on the site at the time of this survey.

The site appears to be located within the historical range of the Florida scrub jay (*Aphelocoma coerulescens*) (depicted in gray in **Figure 8**). However, no individuals or suitable potential habitat were observed on the site at the time of this survey.

No potential habitat for the red-cockaded woodpecker (*Picoides borealis*) was noted by the FWC Terrestrial Resources GIS database on, or in the immediate vicinity of, the site. No individuals were directly observed on the site at the time of this survey.

The site appears to be located within of the USFWS' Audubon's Crested Caracara (*Polyborus plancus audubonii*) Consultation Area. No individuals or suitable habitat were directly observed on the site at the time of this survey

(Figure 9).

No other threatened or endangered species or their habitats were encountered at the time of this survey.

Fish

No threatened or endangered species or their habitats were encountered at the time of this survey.

Mammals

No threatened or endangered species or their habitats were encountered at the time of this survey.

Reptiles

Suitable gopher tortoise (*Gopherus polyphemus*) habitat was noted at various locations throughout the undeveloped portions of the site. Two potentially occupied gopher tortoise burrows were observed on the site at the time of this survey (**Figure 10**). A 100% survey will be required by FWC during the regulatory permitting review cycle as the habitat is suitable for this species in portions of the site.

The Eastern indigo snake (*Drymarchon corais couperi*) is considered to have a commensal relationship with gopher tortoises, utilizing gopher tortoise burrows as nesting spots. Due to the potential gopher tortoise habitat located on the site, potential Eastern indigo snake habitat is also considered to be present on the site.

No other threatened or endangered species or their habitats were encountered during the time of this survey.

Vascular Plants

No threatened or endangered species or their habitats were encountered at the time of this survey.

LIMITED FLORIDA MASTER SITE FILE TRS SEARCH FOR RECORDED CULTURAL/HISTORIC RESOURCES

On August 16, 2022, ECS submitted a Florida Master Site File (FMSF) TRS Search form to the Florida Department of State Bureau of Historic Preservation in order to perform a preliminary investigation of previously recorded cultural resources in the area of the site.

On August 16, 2022, Mr. Eman Vovia, Ph.D, Sr. Data Base Analyst, responded that no cultural resources were detected for the designated area.

A copy of the correspondence with the Florida Department of State Bureau of Historic Preservation, as well as a figure depicting the site location are included in **Appendix IV**.

CONCLUSIONS

Wetlands

Based on field observations and a review of FLUCCS classifications and the U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) online mapper, ECS confirmed the presence of a man-made surface water feature present on the site.

ECS performed a jurisdictional flagging of one man-made surface water feature located on the site (Hydric Feature A). Hydric Feature A (retention pond) is approximately 11.05 acres in size. Please refer to **Figure 6** for the approximate delineation lines flagged by ECS.

General Property Development Permitting Requirements

Pasco County environmental consultation is recommended in addition to state and federal authorizations for proposed impacts to the retention pond. ECS will assist with consultation with Pasco County and submittal of the appropriate Environmental Resource Permit Application to the Southwest Florida Water Management District (SWFWMD) and Florida Department of Environmental Protection (FDEP) 404 Program.

Mitigation for primary and secondary impacts to the retention pond may also be needed. Mitigation bank credits will be calculated via a UMAM (Uniform Mitigation Assessment) and coordinated with a local wetlands mitigation bank. Both the SWFWMD and FDEP 404 advise during their permit review that a proposed development be designed to avoid and minimize impacts to wetlands as much as practicable. Permitting timelines for a SWFWMD ERP permit is approximately 3 to 4 months. The FDEP 404 program has a significant backlog on FJD reviews at this time and will likely take 2 to 3 months for authorization.

Hydric Feature A (the retention pond) is an isolated man-made feature that appears to classify as an Other Surface Water (OSW) with the SWFWMD. ECS recommends further coordination with the District to confirm status of the pond.

ECS will proceed with a requesting a Jurisdictional Review from both the SWFWMD and the FDEP 404 with your civil engineer. The formal District review will determine the exact extent of potential jurisdictional wetlands on this site.

The State Historic Preservation Office (SHPO) has commented via email that there were no recorded historic or cultural assessments in their database at this time. During regulatory permit application review, its possible a full Cultural Resources Assessment Study (CRAS) could still be requested by the SWFWMD and SHPO.

Species

- **Wood Stork Nesting Colonies and Core Foraging Areas**

Suitable potential habitat was observed on the site at the time of this survey. The site generally falls within a Wood Stork Core Foraging Area (CFA). The USFWS typically issues project specific guidance during federal and state permitting. ECS can assist at the time of permit review should USFWS require additional information.

- **Crested Caracara Permitting Guidance**

Crested caracaras are federally protected. They are listed as threatened by the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission. Prospective applicants are advised to avoid activities that may violate the Federal Endangered Species Act with regards to crested caracaras.

Regulatory Environmental Permitting staff will determine if a permit applicant's parcel falls within an official mapped crested caracara habitat. If the parcel falls within the mapped habitat, staff will help guide the applicant through the process of obtaining a take permit with the U.S. Fish and Wildlife Service.

- **FWC Gopher Tortoise Permitting Guidance**

Suitable gopher tortoise (*Gopherus polyphemus*) habitat was noted throughout the site. Two potentially occupied gopher tortoise burrows were directly observed on the site at the time of this survey. A more detailed survey will be required by FWC during the regulatory permitting review cycle as the habitat is suitable for this species in portions of the site.

- A permit is required for any site preparation activity conducted as a precursor to development that disturbs vegetation or the ground which impacts gopher tortoises or their burrows at the time of or as a result of development. To conduct these activities without a permit is a violation of Rule 68A27.003, F.A.C.
- On sites where tortoises are present and burrows (active or inactive) are present, most site preparation activities require a permit. These activities include building construction, bulldozing, paving, clearing, or grading.
- The FWC uses a multi-tiered approach to permitting actions involving gopher tortoises. These permits are divided into three main types: 1) Authorized Agent permits, which authorize persons to capture, transport, and release tortoises; 2) Site-specific relocation permits, which authorize capturing and relocation of tortoises either within the boundaries of the area being impacted (onsite) or from the area being impacted to a permitted recipient site (off-site); and 3) Recipient Site permits, which authorize the use of designated sites meeting specific criteria as recipient areas for tortoises.
- ECS recommends a 100% Gopher Tortoise Survey be conducted prior to construction.

- If gopher tortoises are present, ECS recommends a gopher tortoise relocation permit application be submitted no earlier than 90 days prior to construction as per the FWC and Rule 68A27.003, F.A.C. Upon your request, ECS can proceed with a proposal for incidental take and relocation mitigation activities.

- **Indigo Snake General Permitting Guidance**

The FWC may request additional measures be taken by an applicant during regulatory permit review of this property as a result of the presence of suitable potential indigo snake habitat observed on the site at the time of this due diligence investigation. An eastern indigo snake protection/education plan (Plan) has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least 30 days prior to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented. As long as the signatory of the e-mail certifies compliance with the USFWS Plan no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project. ECS can provide this documentation support on your behalf for future permit applications.

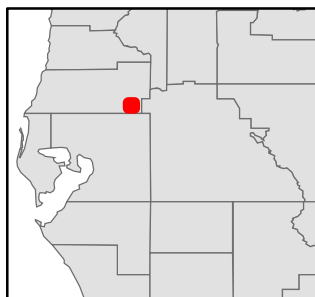
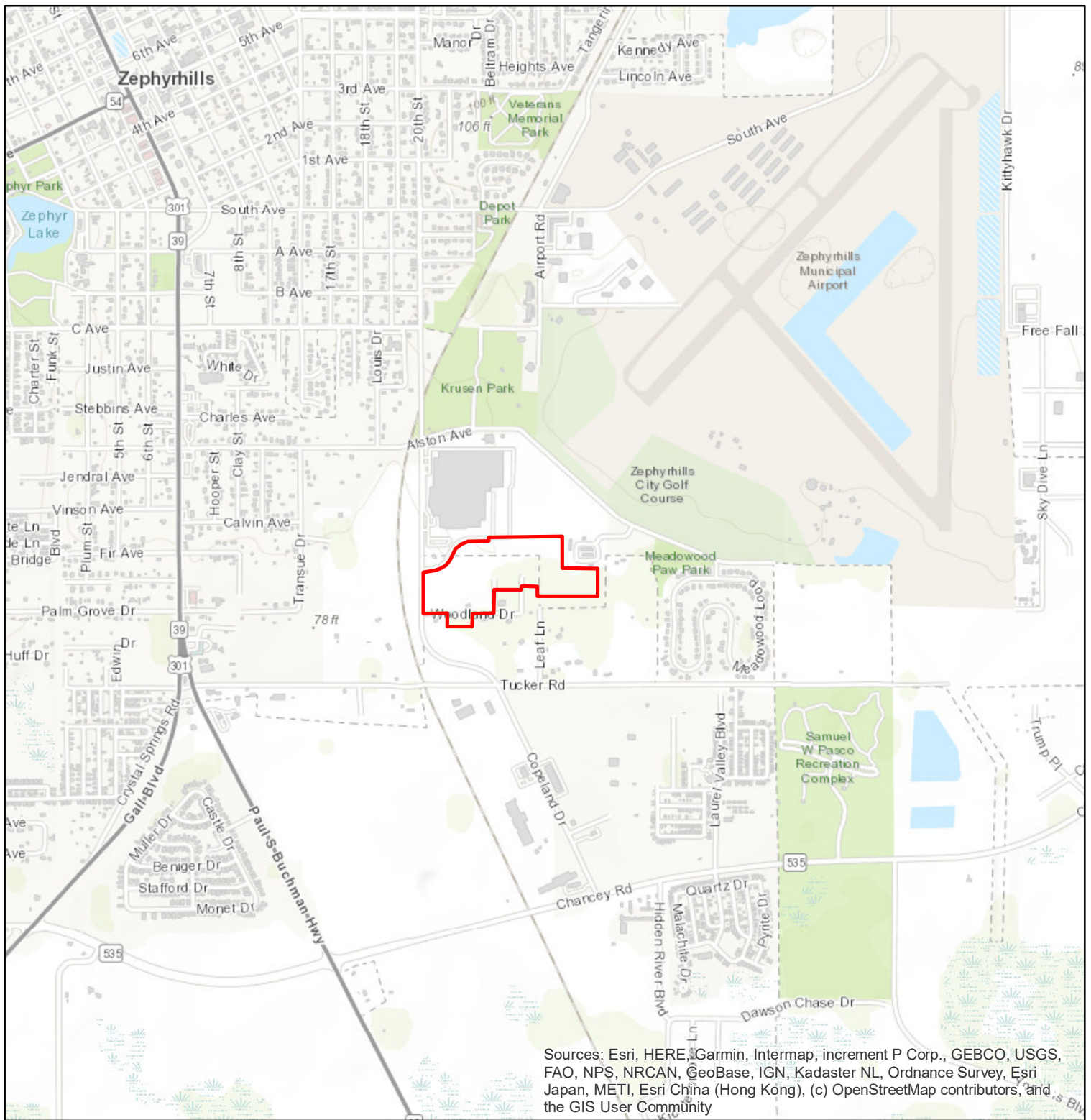
Additional assessment of the site may be required by the appropriate regulatory agencies.

LIMITATIONS OF THIS REPORT

It is important to note that the conclusions of this report are necessarily based on the conditions observed on the day of the field investigation, as well as our scientific judgment of the site's potential to support wetlands or protected species (based on each species' optimal habitat requirements). Due to this "snapshot" view of the site, the results presented in this report may not accurately reflect changing site conditions and/or potential wetland or wildlife species' temporal and spatial locations.

This report is provided for the exclusive use of the listed client. This report is not intended to be used or relied upon in conjunction with other projects or by other unidentified third parties. The use of this report by any undesignated party will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

Appendix I: Figures



**Pasco County,
Florida**

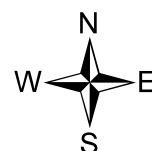
Nestle Zephyrhills Site
4330 20th St., Zephyrhills, FL 33539
55:5177

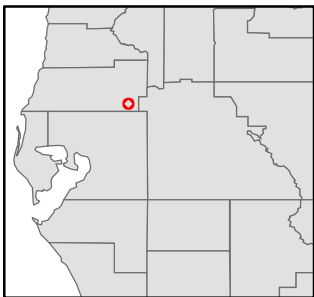
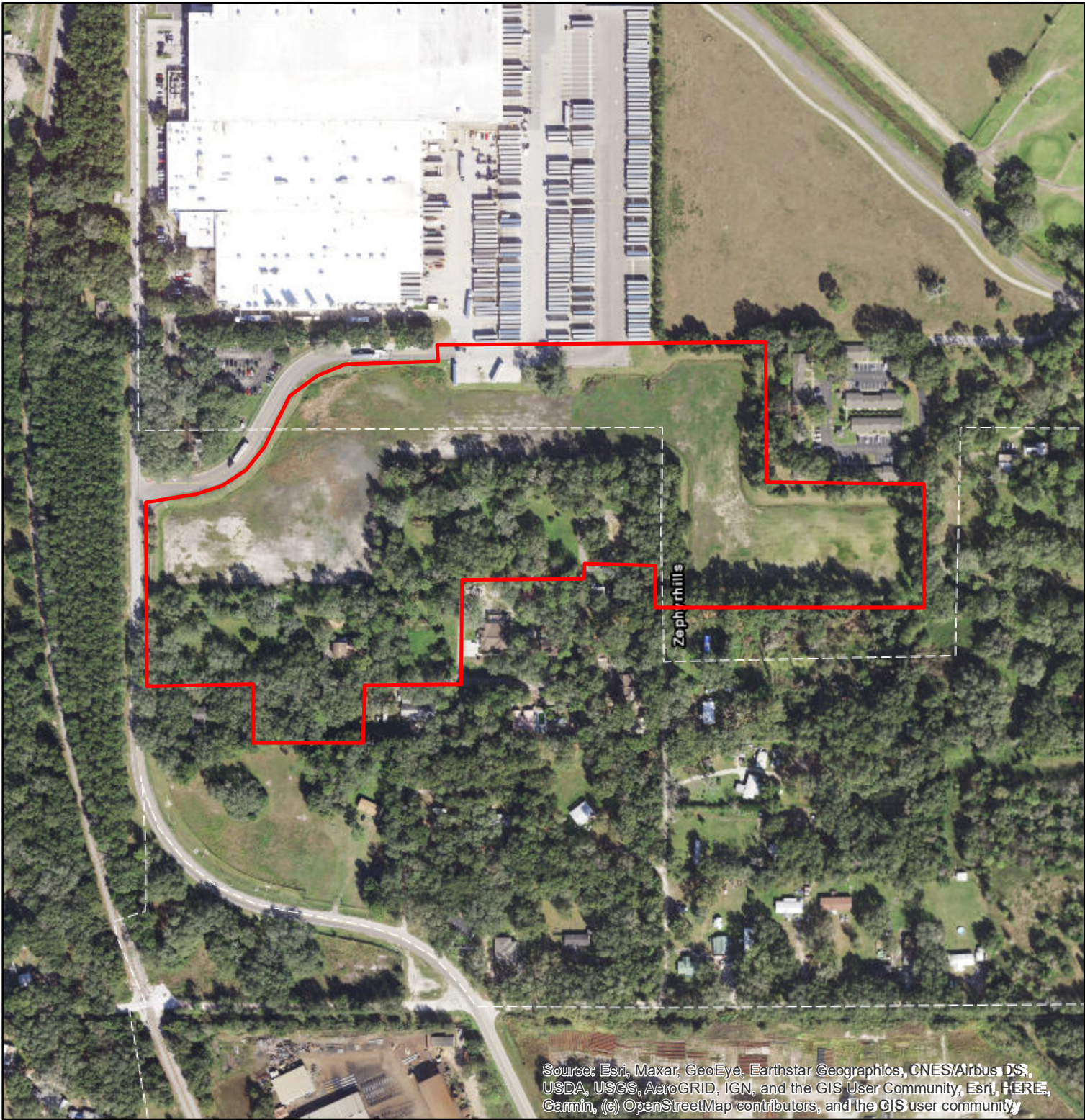


Approximate Project Boundary

Figure 1: USGS Topographic Map

0 450 900 1,800 2,700 3,600
 Feet





Pasco County,
Florida

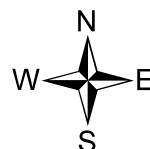
Nestle Zephyrhills Site
4330 20th St., Zephyrhills, FL 33539
55:5177



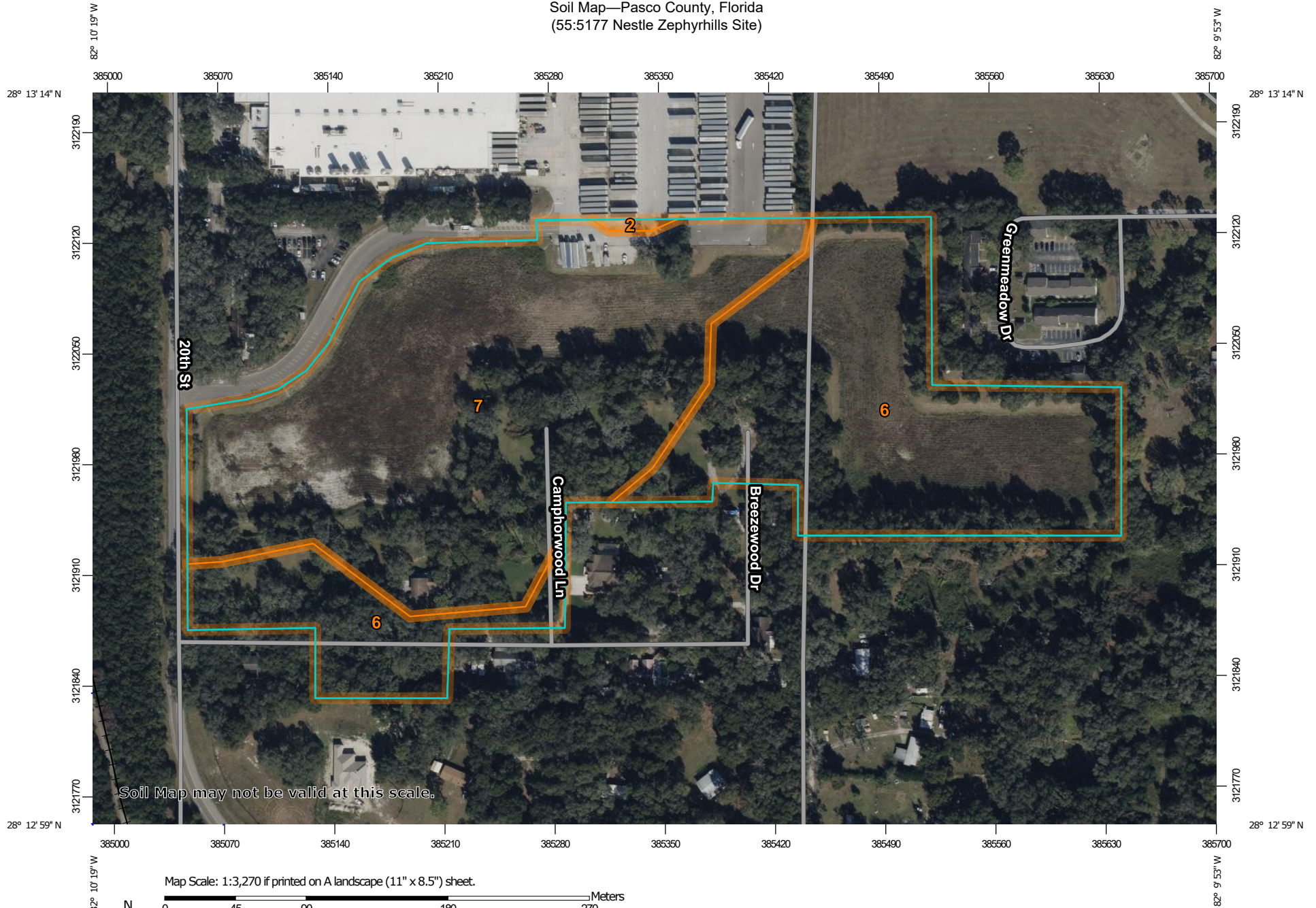
Approximate Project Boundary

Figure 2: Aerial Map

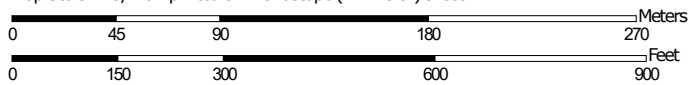
0 100 200 400 600 800
 Feet



Soil Map—Pasco County, Florida
(55:5177 Nestle Zephyrhills Site)



Map Scale: 1:3,270 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pasco County, Florida

Survey Area Data: Version 20, Aug 27, 2021

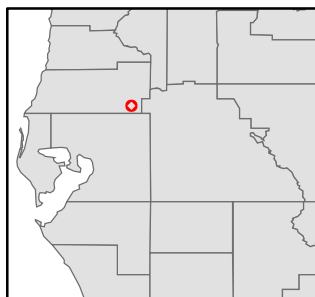
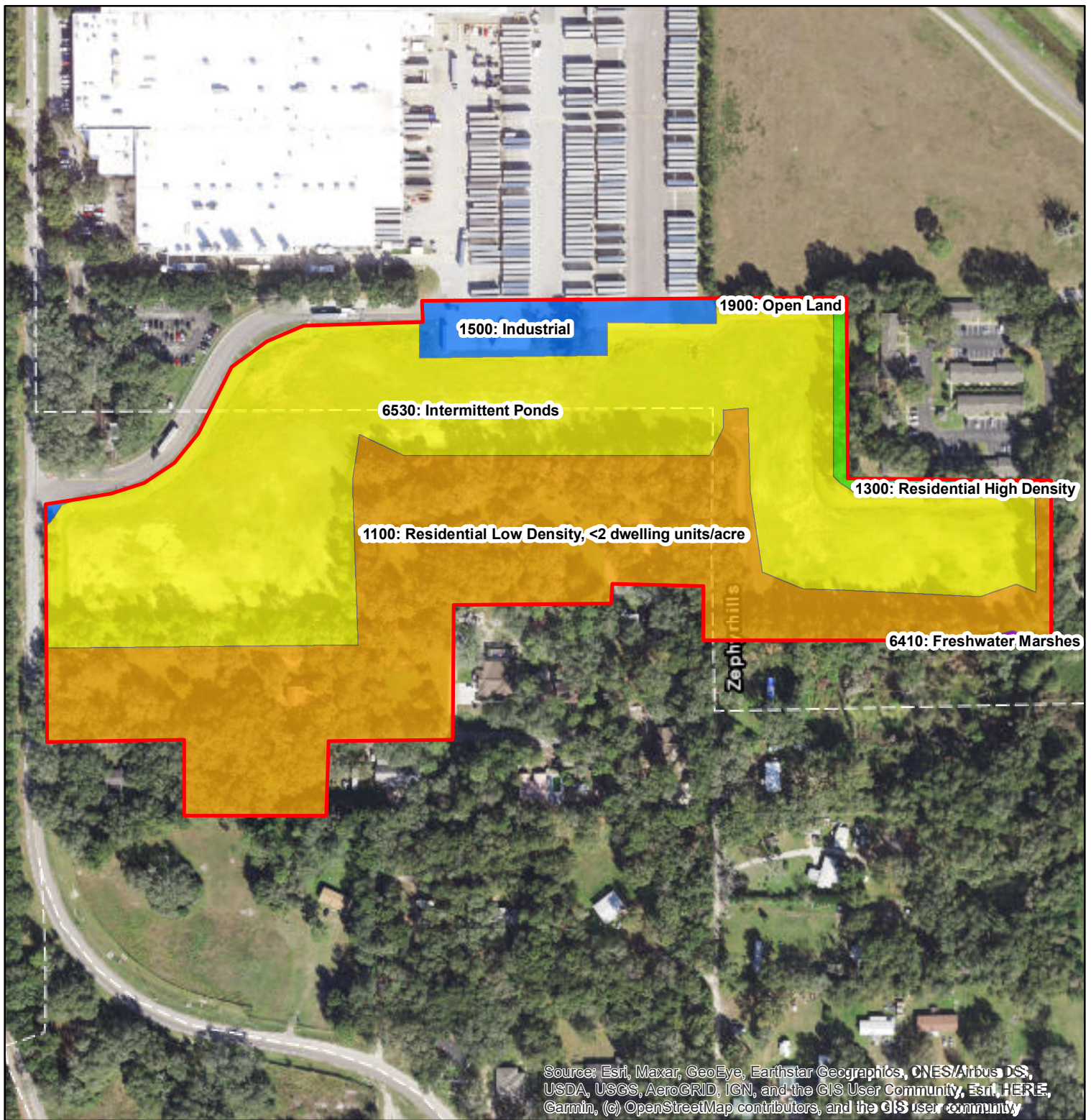
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Pomona fine sand	0.1	0.3%
6	Tavares sand, 0 to 5 percent slopes	12.0	44.9%
7	Sparr fine sand, 0 to 5 percent slopes	14.6	54.8%
Totals for Area of Interest		26.6	100.0%



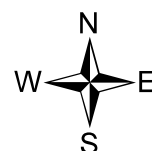
**Pasco County,
Florida**

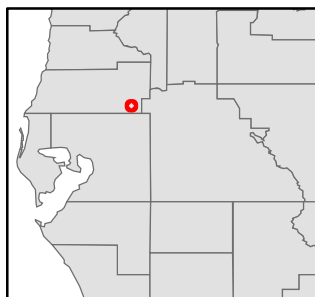
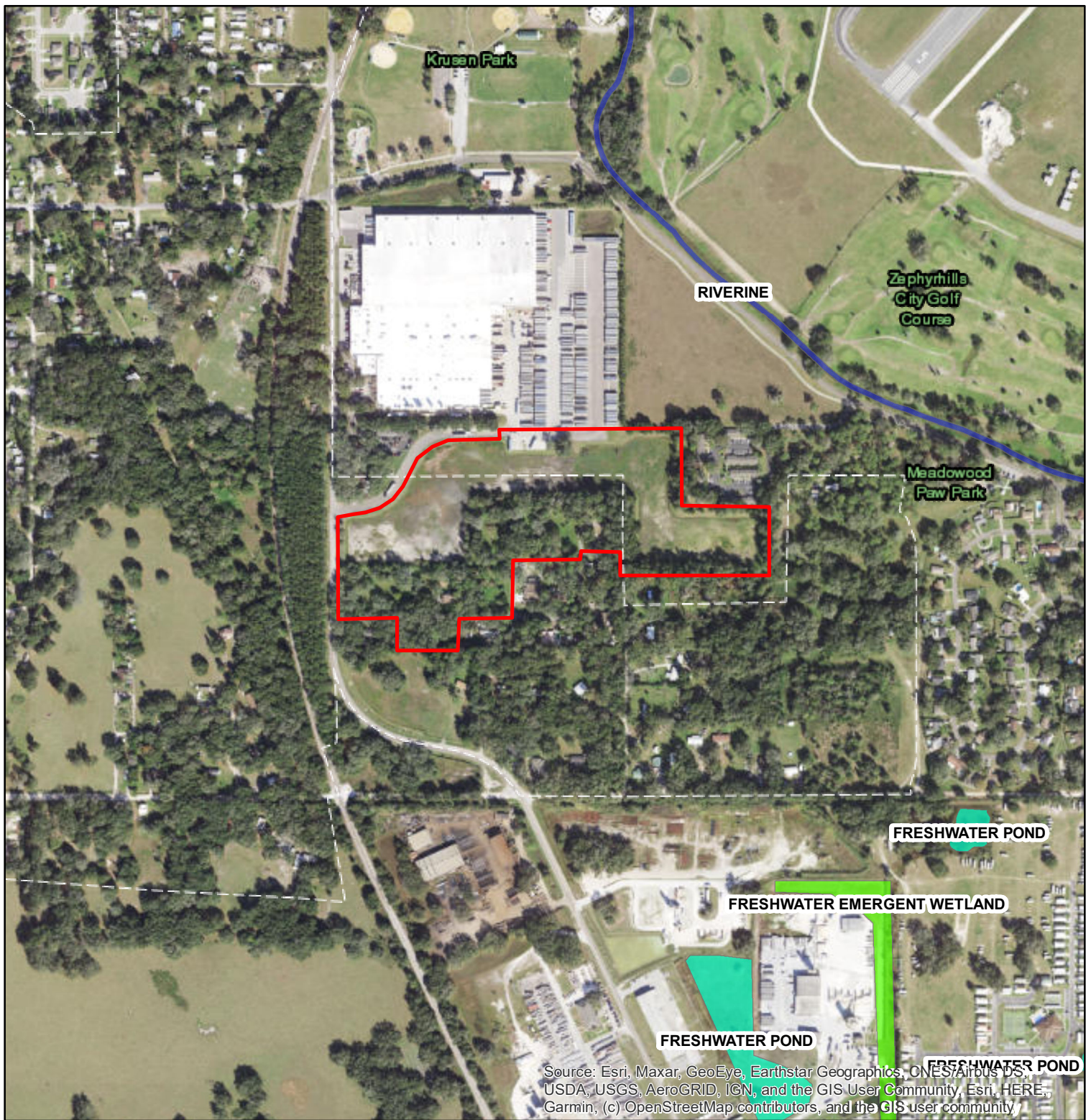
**Nestle Zephyrhills Site
4330 20th St., Zephyrhills, FL 33539
55:5177**

- Approximate Project Boundary
- 1100: Residential Low Density, <2 dwelling units/acre
- 1300: Residential High Density
- 1500: Industrial
- 1900: Open Land
- 6410: Freshwater Marshes
- 6530: Intermittent Ponds

Figure 4: FLUCCS Map

0 75 150 300 450 600
Feet





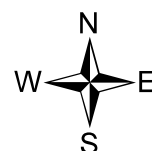
Pasco County,
Florida

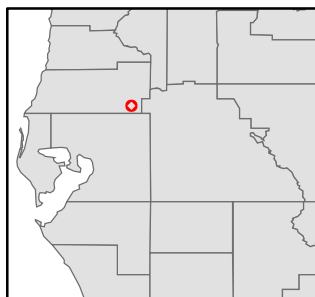
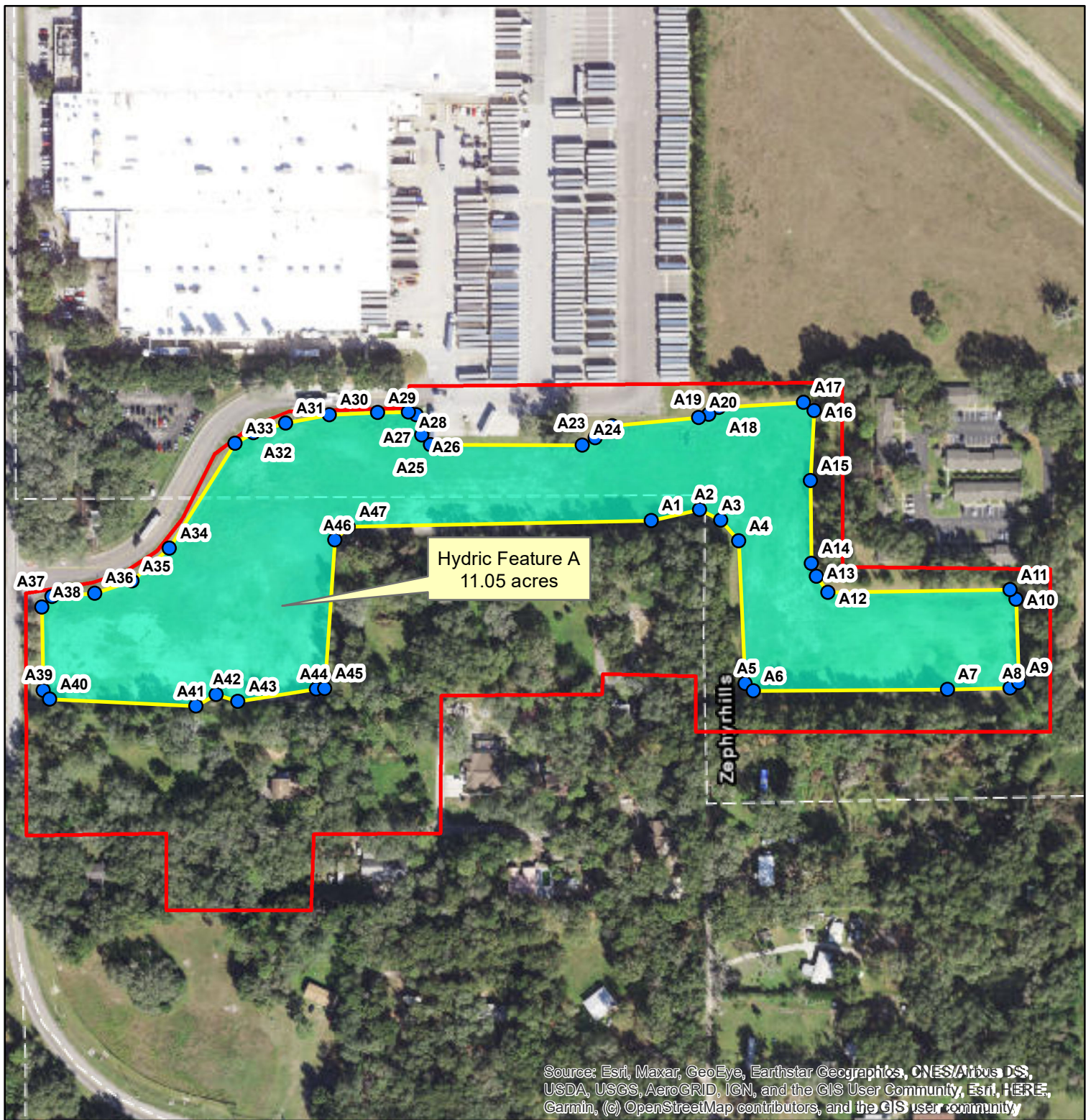
Nestle Zephyrhills Site
4330 20th St., Zephyrhills, FL 33539
55:5177

- Approximate Project Boundary
- ESTUARINE AND MARINE DEEPWATER
- ESTUARINE AND MARINE WETLAND
- FRESHWATER EMERGENT WETLAND
- FRESHWATER FORESTED/SHRUB WETLAND
- FRESHWATER POND
- LAKE
- OTHER
- RIVERINE

Figure 5: NWI Map

0 180 360 720 1,080 1,440 Feet





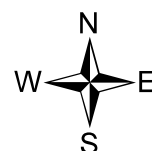
**Pasco County,
Florida**

Nestle Zephyrhills Site
4330 20th St., Zephyrhills, FL 33539
55:5177

- ECS Delineated Preliminary Hydric Feature Point
- ECS Delineated Preliminary Hydric Feature Line
- Preliminary Hydric Feature
- Approximate Project Boundary

Figure 6: Wetland Features Map

0 75 150 300 450 600
Feet



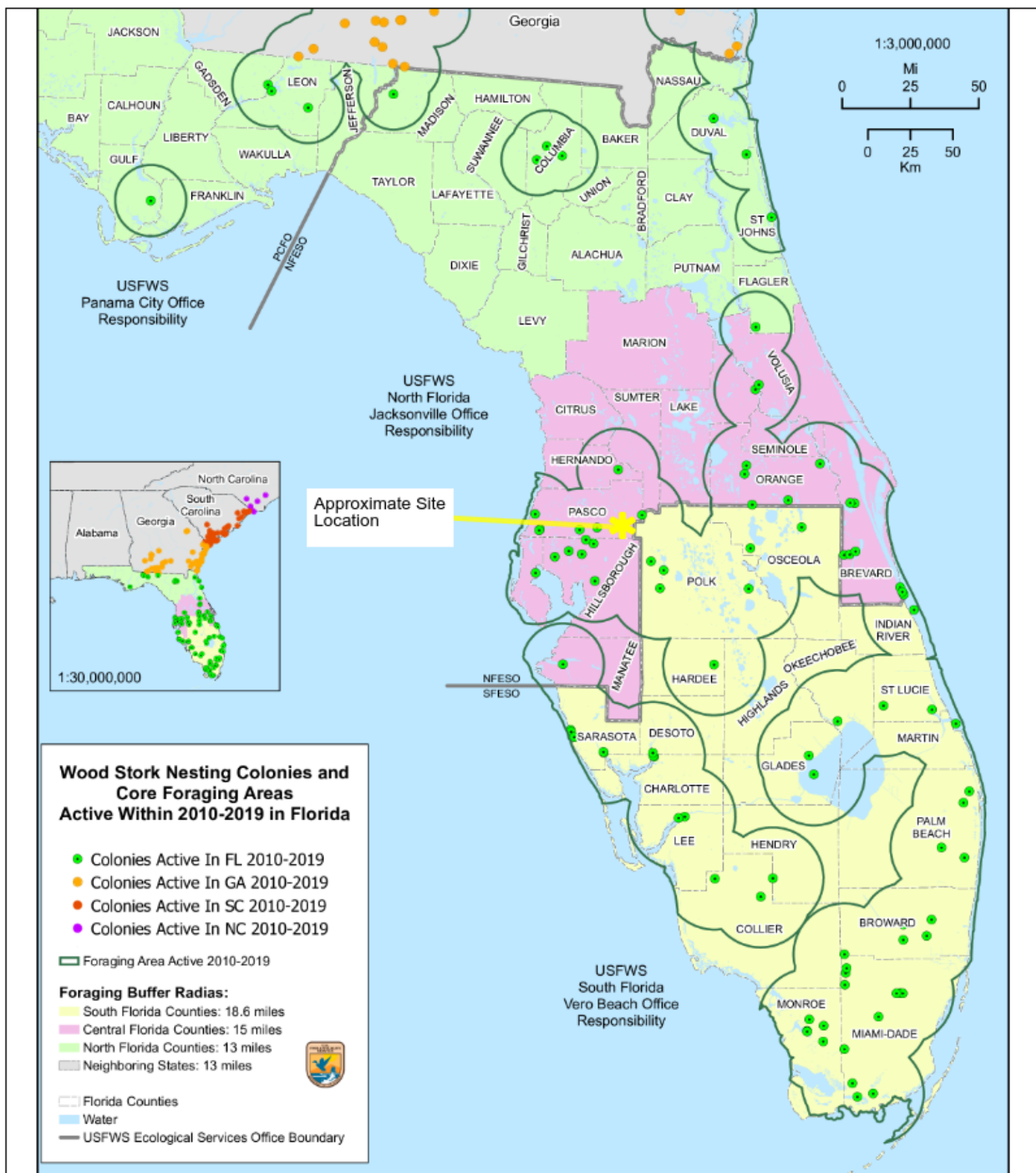


Figure 7

Wood Stork Nesting Colonies and Core Foraging Areas Map

Nestle Zephyrhills Expansion

4330 20th Street

Zephyrhills, Florida 33539

ECS Project No. 55:5177



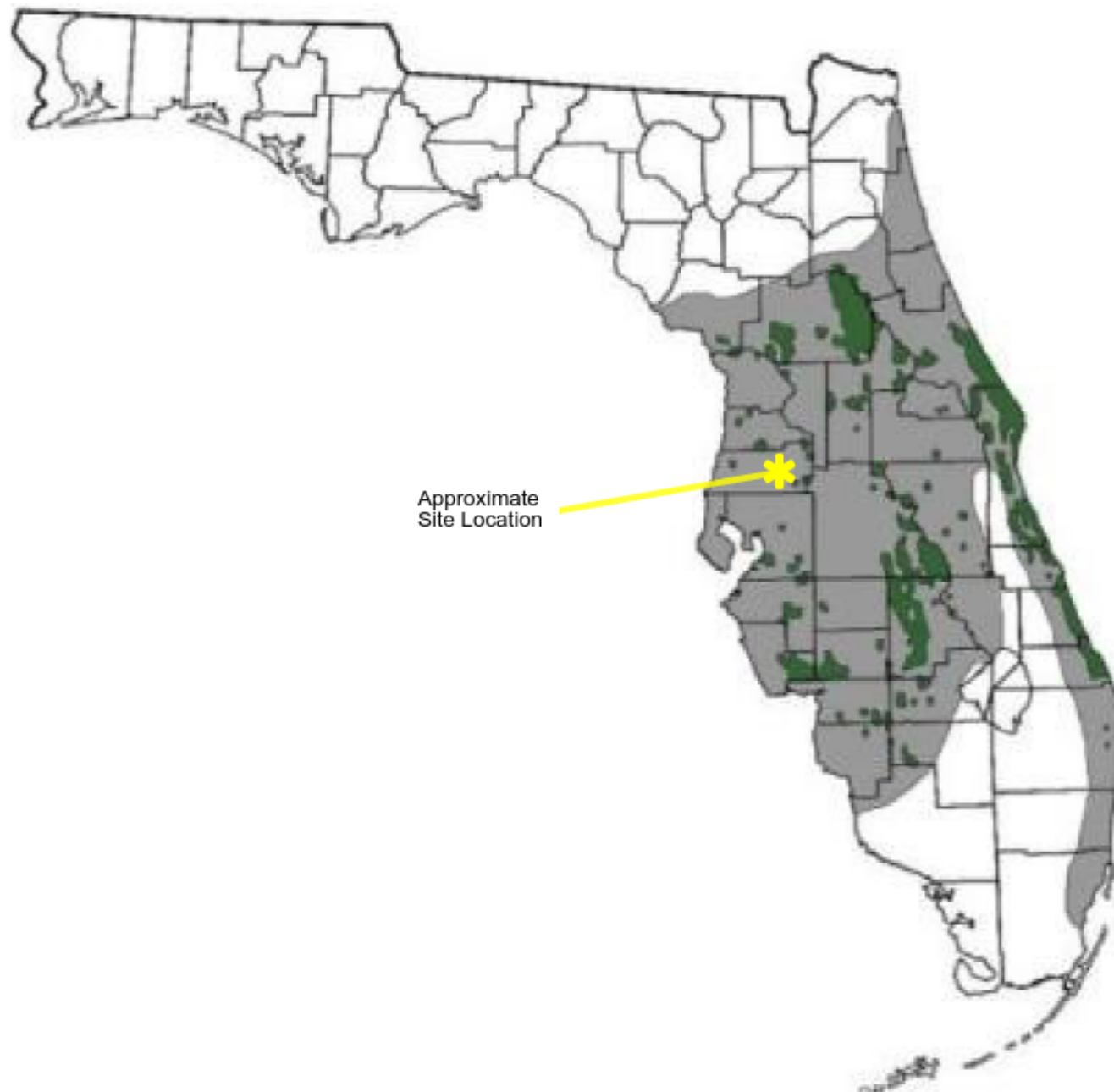
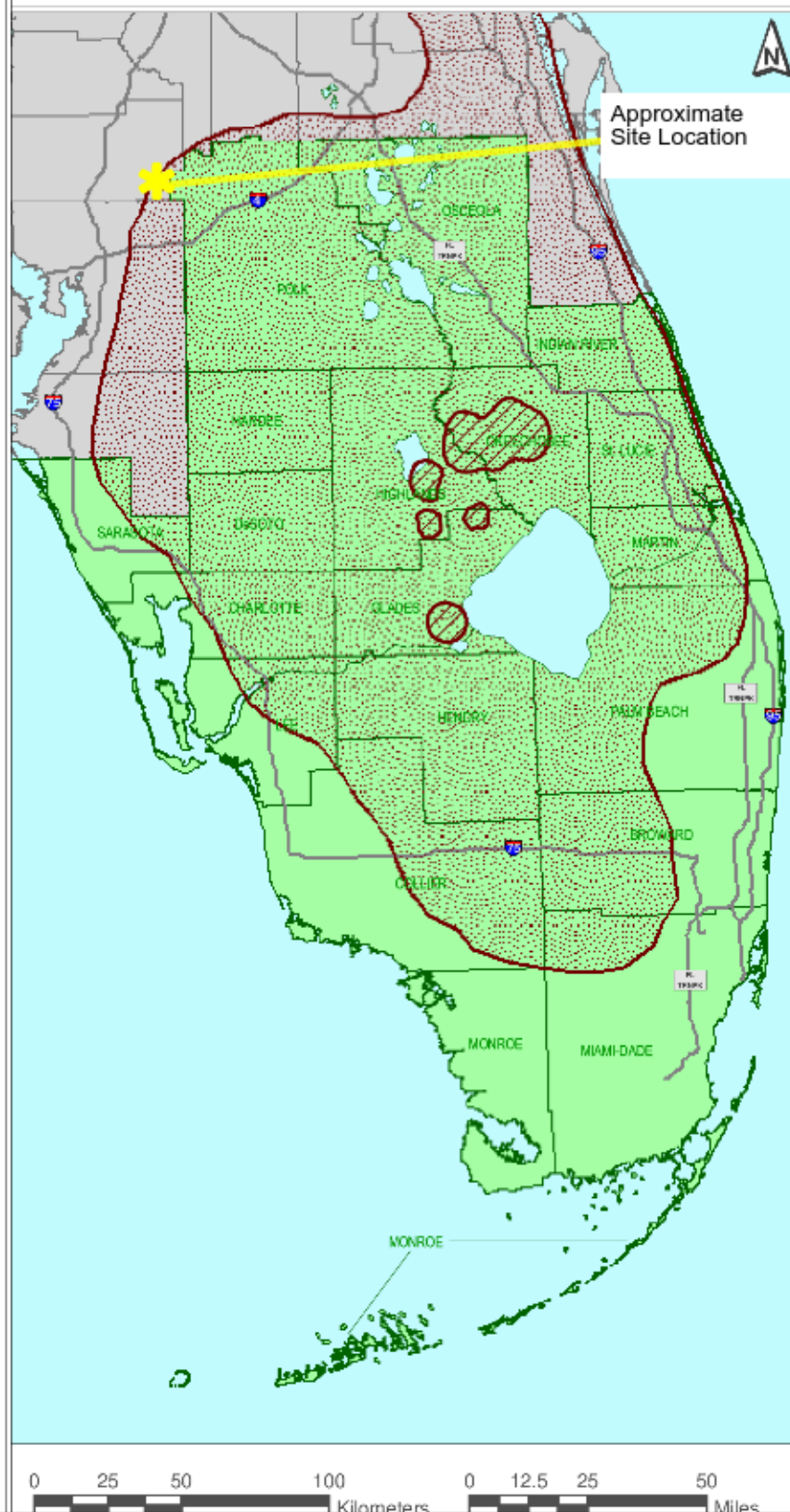


Figure 8

Florida Scrub Jay Range Map
Nestle Zephyrhills Expansion
4330 20th Street
Zephyrhills, Florida 33539
ECS Project No. 55:5177



Crested Caracara



Consultation Area Map

July 14, 2003

-  Crested Caracara Juvenile Gathering Areas
-  Crested Caracara Consultation Area
-  South Florida Service Area



Produced by:
South Florida Ecological Services Office
<http://verobeach.fws.gov>
Phone: 772.562.3909

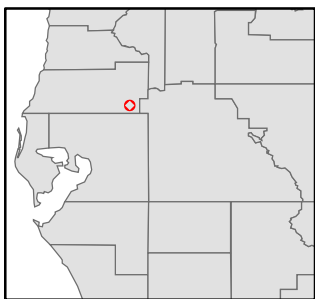
Disclaimer:
The information on this map has been compiled from a variety of sources and is intended for illustration purposes only.



Figure 9

Crested Caracara Consultation Area Map
Nestle Zephyrhills Expansion
4330 20th Street
Zephyrhills, Florida 33539
ECS Project No. 55:5177





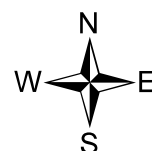
**Pasco County,
Florida**

**Nestle Zephyrhills Site
4330 20th St., Zephyrhills, FL 33539
55:5177**

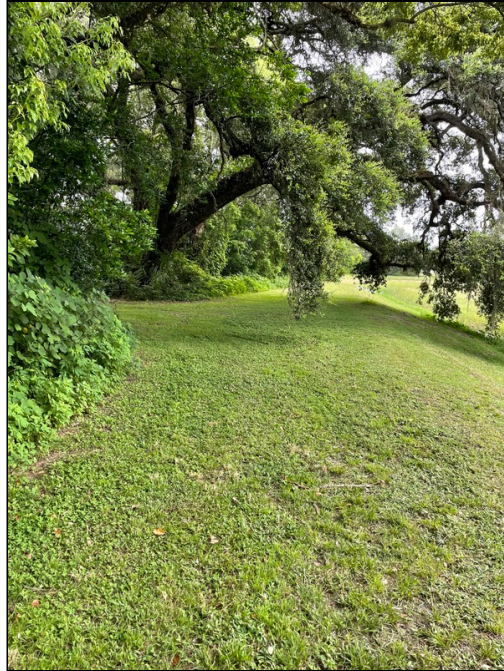
-  Potentially Occupied Gopher Tortoise Burrow
-  Approximate Project Boundary

Figure 10: Gopher Tortoise Burrow Map

0 40 80 160 240 320 Feet



Appendix II: Site Photos



1 - Representative View of the Site



2 - Representative View of the Site



3 - Representative View of the Site



4 - Representative View of the Site



5 - Representative View of Hydric Feature A



6 - Representative View of Hydric Feature A



7 - Representative View of Hydric Feature A



8 - Representative View of Hydric Feature A



9 - Representative View of Hydric Feature A



10 - Representative View of Hydric Feature A



11 - Representative View of Hydric Feature A

Appendix III: List of Threatened & Endangered Species of Pasco County

Federally Listed Species in Pasco County, Florida

The following table lists those federally-listed species known to be present in the county.
Code Key: E = Endangered, T = Threatened, CH = Critical Habitat Designated,
C = Candidate

Category	Species Common Name	Species Scientific Name	Code
Mammals	West Indian (Florida) Manatee	<i>Trichechus manatus latirostris</i>	E/CH
Birds	Everglade snail kite	<u>Rostrhamus sociabilis plumbeus</u>	E
	Audubon's Crested Caracara	<i>Polyborus plancus audubinii</i>	T
	Piping Plover	<i>Charadrius melodus</i>	T
	Florida Scrub-jay	<i>Aphelocoma coerulascens</i>	T
	Wood Stork	<i>Mycteria americana</i>	E
	Red-cockaded Woodpecker	<i>Picoides borealis</i>	E
Fish	Gulf Sturgeon	<i>Acipenser oxyrhynchus desotoi</i>	T
Reptiles	Gopher Tortoise	<u>Gopherus polyphemus</u>	C
	Eastern Indigo Snake	<i>Dymarchon corais couperi</i>	T
	Green Sea Turtle	<i>Chelonia mydas</i>	E
	Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	E
	Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	E
	Loggerhead Sea Turtle	<i>Caretta caretta</i>	T
Amphibians	Striped Newt	<u>Notophthalmus perstriatus</u>	C**
Mollusks	None		
Crustaceans	None		
Plants	None		

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Pasco County, Florida



Local office

Florida Ecological Services Field Office

✉ fw4flesregs@fws.gov

<https://www.fws.gov/office/florida-ecological-services>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork <i>Mycteria americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon couperi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6994	Candidate
Loggerhead Sea Turtle <i>Caretta caretta</i> There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/1110	Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel *Falco sparverius paulus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9587>

Breeds Apr 1 to Aug 31

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Breeds Sep 1 to Jul 31

Chimney Swift *Chaetura pelagica*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Mar 15 to Aug 25

Great Blue Heron *Ardea herodias occidentalis*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Jan 1 to Dec 31

Lesser Yellowlegs *Tringa flavipes*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Breeds elsewhere

Magnificent Frigatebird *Fregata magnificens*

Breeds Oct 1 to Apr 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Prairie Warbler *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of

presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

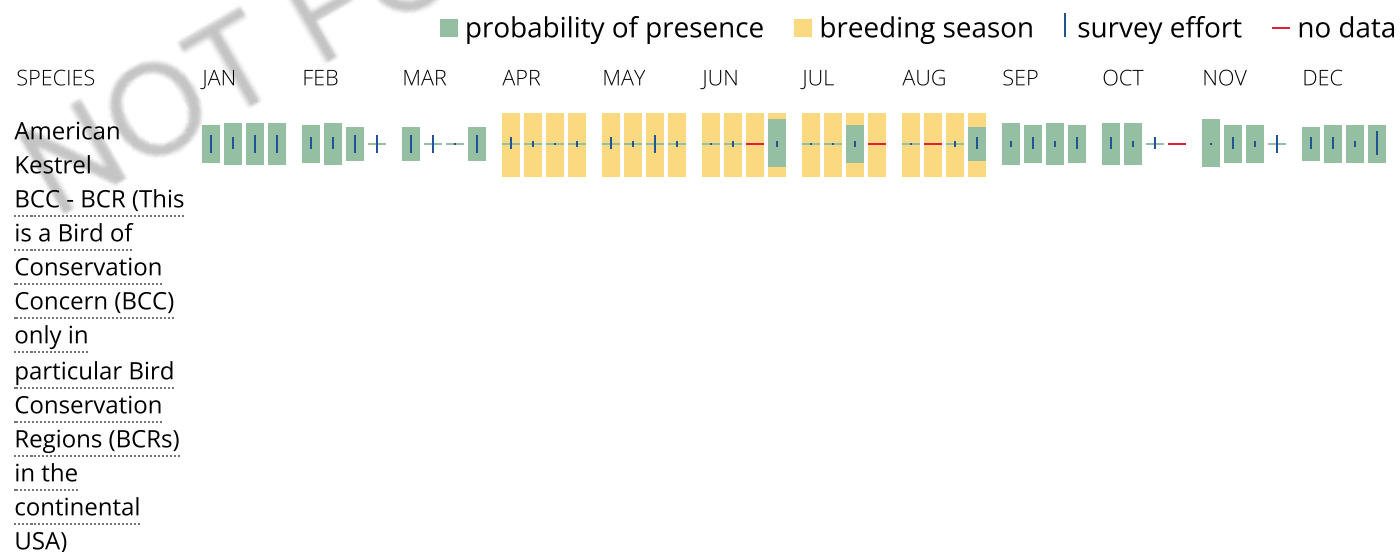
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald Eagle
Non-BCC
Vulnerable
(This is not a
Bird of
Conservation
Concern (BCC)
in this area, but
warrants
attention
because of the
Eagle Act or for
potential
susceptibilities
in offshore
areas from
certain types of
development
or activities.)



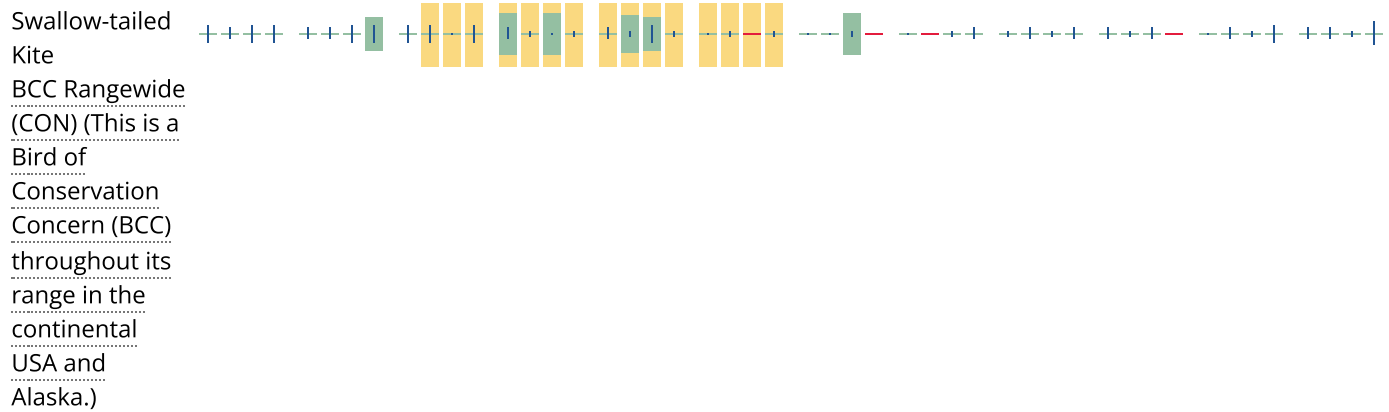
Chimney Swift
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental
USA and
Alaska.)



Great Blue
Heron
BCC - BCR (This
is a Bird of
Conservation
Concern (BCC)
only in
particular Bird
Conservation
Regions (BCRs)
in the
continental
USA)







Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

THERE ARE NO KNOWN COASTAL BARRIERS AT THIS LOCATION.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be

subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Appendix IV: Limited FMSF TRS Search

Jackson Kyle Reagan

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Tuesday, August 16, 2022 11:30 AM
To: Jackson Kyle Reagan
Subject: [EXTERNAL] RE: Request for Review - Nestle Zephyrhills Expansion
Attachments: 4330 20th Street in Zephyrhills.pdf

Completed; no cultural resources detected

From: Jackson Kyle Reagan <JKReagan@ecslimited.com>
Sent: Tuesday, August 16, 2022 10:59 AM
To: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Cc: Jason Adams <JAdams2@ecslimited.com>; Billy Pratsch <BPratsch@ecslimited.com>
Subject: Request for Review - Nestle Zephyrhills Expansion

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Eman –

I have a request for a site lookup of a property located at 4330 20th Street in Zephyrhills, Pasco County, Florida 33539.

I have attached the application and site location maps. Please let me know if you need any further information.

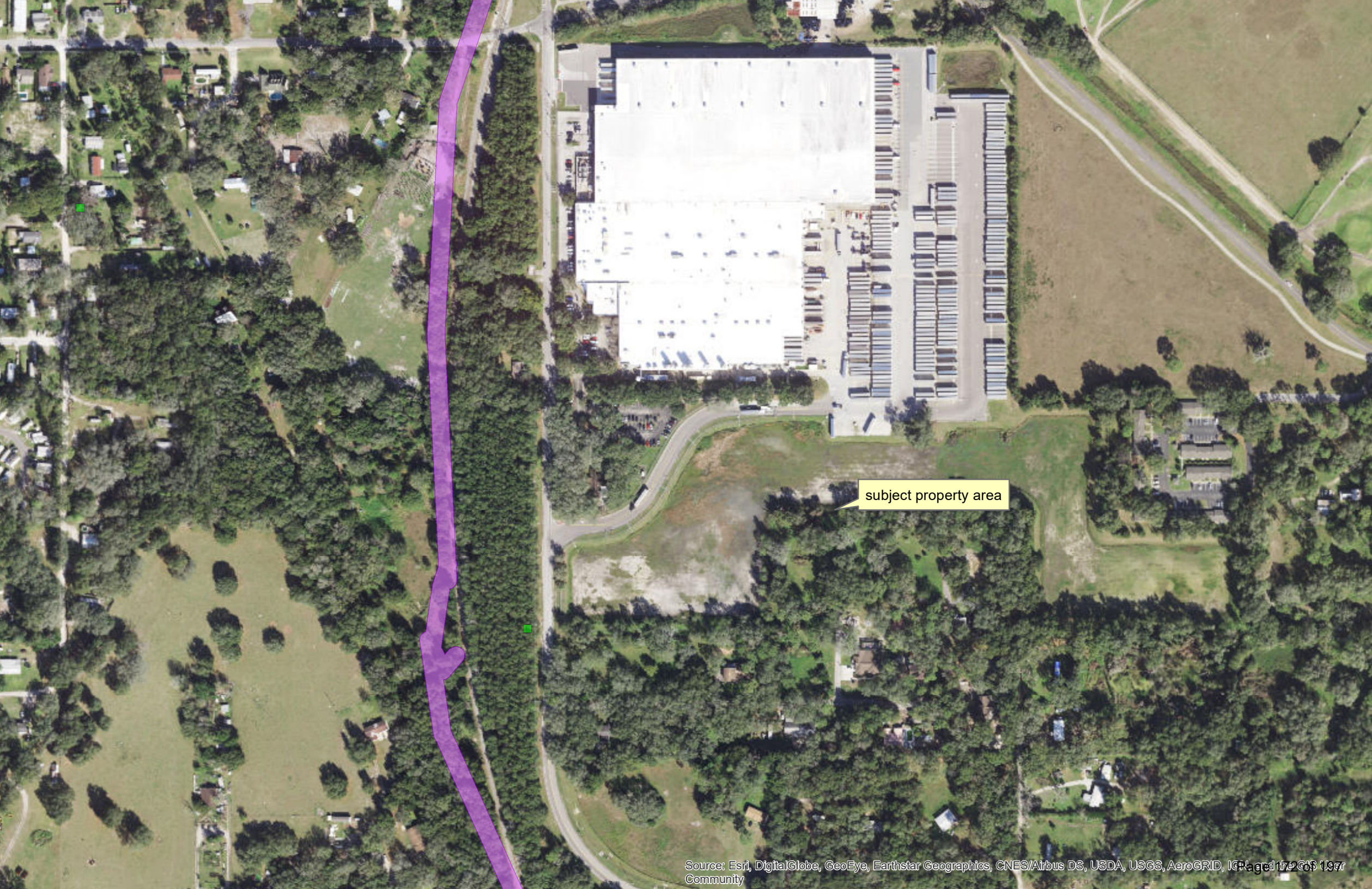
Thank you!

JACKSON KYLE REAGAN | Environmental Staff Project Manager
ECS FLORIDA, LLC
T 407.859.8378 **C** 407.883.9471
2815 Directors Row, Suite 500, Orlando, FL 32809
JKReagan@ecslimited.com | www.ecslimited.com

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subject property area

Schneider, Luke

From: Schneider, Luke
Sent: Wednesday, May 25, 2022 1:33 PM
To: Todd Vandeberg
Subject: RE: 4330 20th St. - Site Plan Review Submission Questions

Hi Todd,

Please see the following response from BlueTriton. Let me know if any additional information is needed.

External

RE: ZEP13 Building Mods - Weekly Design Call

MB

McConnell,Leo,US-HOLLIS,BlueTriton Brands <Leo.McConnell@

To

Schneider, Luke; Garen,Micheal,US-Coppell,BlueTriton Brands; Wilkinson,Shawn,US-Zephyrhills,BlueTriton Brands

Cc

Frank, Charles; tony.delgado@merrick.com; Aaron Seal

Retention Policy

18 Year Delete (18 years)

Expires

Expiration Suspended (5/20/2040)

External

Reply

Reply All

Forward

T

...

Wed 5/25/2022 12:31 PM

Luke, we’ve confirmed internally that we currently trucking averages 150 hauls per day with a max of 225. The incremental increase will average between 30-40 per/day depending on line utilization, therefore the 1-2 additional trips per/hr as outlined.

Please let me know if any questions. -Leo

WT

WHITING-TURNER

Luke Schneider

Project Manager

The Whiting-Turner Contracting Company

300 East Joppa Road

Baltimore, Maryland 21286

Phone: 410-821-1100

Mobile: 410-227-7505

www.whiting-turner.com

From: Todd Vandeberg <tvandeberg@ci.zephyrhills.fl.us>
Sent: Monday, May 23, 2022 10:28 AM
To: Schneider, Luke <Luke.Schneider@whiting-turner.com>
Subject: RE: 4330 20th St. - Site Plan Review Submission Questions

Hi Luke,

Are you able to provide the City with the daily average of truck traffic both pre and post the expansion? Thanks,

From: Schneider, Luke <Luke.Schneider@whiting-turner.com>
Sent: Friday, May 20, 2022 1:41 PM
To: Todd Vandeberg <tvandeberg@ci.zephyrhills.fl.us>
Subject: RE: 4330 20th St. - Site Plan Review Submission Questions

EXTERNAL EMAIL

Hi Todd,

We have one other follow up question. BlueTriton expects a small increase in truck traffic from this expansion project. Based on their logistics teams calculations this would be approximately +1-2 additional trucks per hour. One of the deliverables for Site Plan Review is a Traffic Study. Is this traffic increase significant enough to require a formal traffic study?

RE: ZEP13 Building Mods - Weekly Design Call

MB

McConnell,Leo,US-HOLLIS,BlueTriton Brands <Leo.McConnell@

To

Schneider, Luke; Garen,Micheal,US-Coppell,BlueTriton Brands; Wilkinson,Shawn,US-Zephyrhills,BlueTriton Brands

Retention Policy

18 Year Delete (18 years)

Expires

Expiration Suspended (5/14/2040)

External

You forwarded this message on 5/19/2022 1:30 PM.

Reply

Reply All

Forward

T

...

Thu 5/19/2022 1:27 PM

Luke, we’ve met internally to conclude that the building application should reflect a traffic impact of +1-2 trucks per hour.

We can discuss in more detail, but would like this shared on an hourly basis to the city.

Let me know if any questions, Leo



Luke Schneider
Project Manager
The Whiting-Turner Contracting Company
300 East Joppa Road
Baltimore, Maryland 21286
Phone: 410-821-1100
Mobile: 410-227-7505
www.whiting-turner.com

From: Schneider, Luke <Luke.Schneider@whiting-turner.com>
Sent: Thursday, May 19, 2022 8:17 AM
To: Todd Vandenberg <tvandenberg@ci.zephyrhills.fl.us>
Subject: RE: 4330 20th St. - Site Plan Review Submission Questions

Hi Todd,

Thank you for the quick response. We look forward to connecting with you and the rest of the Zephyrhills team next week.

Thanks,
Luke



Luke Schneider
Project Manager
The Whiting-Turner Contracting Company
300 East Joppa Road
Baltimore, Maryland 21286
Phone: 410-821-1100
Mobile: 410-227-7505
www.whiting-turner.com

From: Todd Vandenberg <tvandenberg@ci.zephyrhills.fl.us>
Sent: Thursday, May 19, 2022 8:09 AM
To: Schneider, Luke <Luke.Schneider@whiting-turner.com>
Subject: RE: 4330 20th St. - Site Plan Review Submission Questions

Luke,

The site plan review fee is: \$1,000.00 or \$45.00 per 1,000 GSF, whichever is greater. Yes, the City will be open on Tuesday, May 31st.

From: Schneider, Luke <Luke.Schneider@whiting-turner.com>
Sent: Wednesday, May 18, 2022 3:39 PM
To: Todd Vandenberg <tvandenberg@ci.zephyrhills.fl.us>
Subject: 4330 20th St. - Site Plan Review Submission Questions

EXTERNAL EMAIL

Hi Todd,

I had two questions regarding our upcoming submission for our Site Plan Review.

1. I had called the planning department last month and the person I spoke with stated the plan review fee is \$1,000. Is there a place I can find this back backup or could you send me an email with this amount so I can use this for our request for check?
2. Can you confirm the city will be open on Tuesday 5/31 for submitting our Site Plan Review Submission? I want to make sure we know the submission deadline as it falls around a Memorial Day Weekend.

Thanks,
Luke



Luke Schneider
Project Manager
The Whiting-Turner Contracting Company
300 East Joppa Road
Baltimore, Maryland 21286
Phone: 410-821-1100
Mobile: 410-227-7505
www.whiting-turner.com

Todd Vandenberg
Planning Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542
813-780-0006 Ext. 3505

Todd Vandeberg
Planning Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542
813-780-0006 Ext. 3505

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STAFF REPORT

To:

From:

RE: ANX0012-22 Acme Development Corporation
Simultaneous review of the following applications submitted by Acme Development Corporation for 120.3 acres located north and east of the intersection of Chancey Rd & SR 39.
1. Annexation of 9.98 acres into the municipal boundaries of the City of Zephyrhills -
Parcels: 23-26-21-0020-00200-0000; 23-26-21-0020-00200-0010.
2. Large-scale future land use map amendment (FLUMA) changing the FLU classification of 120.3 acres from City IN (Industrial) to City MU (Mixed Use); and
3. Application to rezone , changing the zoning category of the subject property from City IN (Industrial) to City PUD (Planned Unit Development)

Date: September 20, 2022

I. BACKGROUND & INFORMATION

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

II. DATA & ANALYSIS

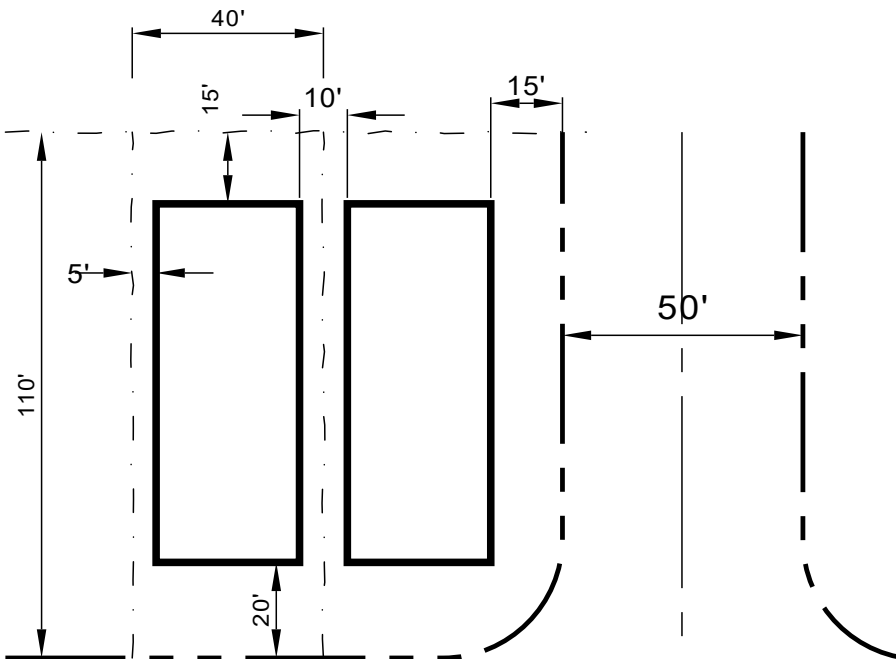
- A. Character Analysis
- B. Compatibility Analysis
- C. Natural & Historic Resources Analysis
- D. Public Service Analysis & Impact
- E. Comprehensive Plan Consistency

III. RECOMMENDATION

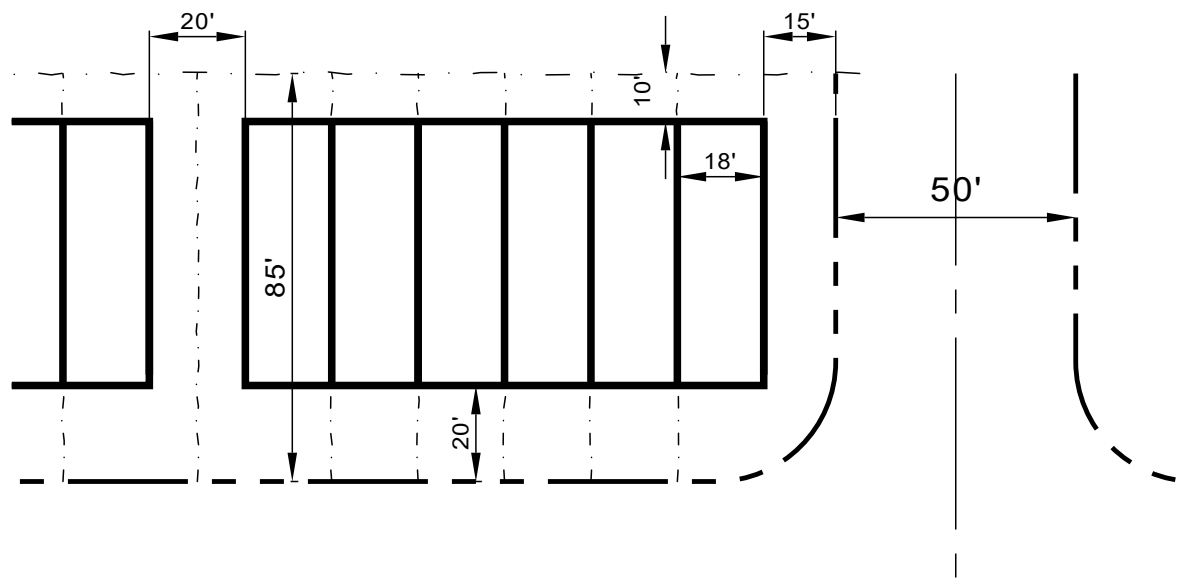
- A. Staff / Site Plan Review Committee
- B. Historic Preservation Board
- C. Planning Commission
- D. Board of Adjustment

NOTES

1. TIMING OF DEVELOPMENT: THE TIMING OF DEVELOPMENT FOR EACH PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER.
2. ENVIRONMENTAL: WETLAND INFORMATION WAS PROVIDED BY HORNER ENVIRONMENTAL PROFESSIONALS. THE SITE CONTAINS ± 3.94 AC. OF ESTIMATED WETLANDS, WITH ± 3.77 AC. OF ESTIMATED PRESERVED WETLANDS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, WITH ± 0.17 AC. OF PROPOSED WETLAND IMPACTS.
3. WATER AND WASTEWATER UTILITIES: TO BE PROVIDED BY PASCO COUNTY AND CITY OF ZEPHYRHILLS.
4. PROVISION FOR MAINTENANCE OF COMMON AREAS: THE DEVELOPER SHALL ESTABLISH LEGAL ENTITIES FOR THE MAINTENANCE OF COMMON AREAS WITHIN THE PROJECT.
5. INTERIM USES: AGRICULTURAL USES ARE ALLOWED ON THE SITE PRIOR TO CONSTRUCTION AND UNTIL THE SITE IS DEVELOPED.
6. PEDESTRIAN/BICYCLE CONNECTIVITY: SIDEWALKS AND MULTI-USE TRAIL CONNECTIVITY SHALL BE PROVIDED AS DEPICTED ON THE PRELIMINARY DEVELOPMENT PLAN. SIDEWALKS AND MULTI-USE PATHS INTERNAL TO THE PROJECT SHALL BE IN COMPLIANCE WITH LDC REQUIREMENTS.
7. NEIGHBORHOOD PARKS: THERE SHALL BE 7.50 ACRES OF NEIGHBORHOOD PARK PROVIDED FOR THE DEVELOPMENT AS DEPICTED ON THE PRELIMINARY DEVELOPMENT PLAN. RECREATION SITE DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE AND THE PARK IMPACT FEE ORDINANCE AS AMENDED.
8. ACCESS POINTS: THE ACCESS POINTS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN ARE CONCEPTUAL ONLY. PERMANENT PLACEMENT OF EACH ACCESS POINT SHALL BE DETERMINED AT THE TIME OF REVIEW WITH THE CORRESPONDING FINAL DEVELOPMENT PLAN AND SHALL MEET ESTABLISHED ACCESS-MANAGEMENT CRITERIA.
9. LANDSCAPE BUFFERS: ALL LANDSCAPE BUFFERS SHALL BE PROVIDED AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN. DETAILED LANDSCAPE BUFFERS AND FENCING SHALL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.
10. SIGNAGE: ENTRY FEATURES AND SIGNAGE SHALL BE SHOWN ON FINAL DEVELOPMENT PLAN.
11. LIGHTING: STREET LIGHTS SHALL BE OPERATED AND MAINTAINED BY A STREET LIGHTING DISTRICT OR HOMEOWNER'S ASSOCIATION.
12. ACREAGES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL DEVELOPMENT REVIEW.
13. THE LOT LAYOUT SHOWN ON THIS MASTER PLAN IS CONCEPTUAL AND SINGLE FAMILY ATTACHED AND DETACHED USES ARE INTERCHANGEABLE WITHIN THE LIMITS OF THE PUD.



TYPICAL SINGLE FAMILY LAYOUT
40' MINIMUM WIDTH X 115' MINIMUM DEPTH
NOT TO SCALE



TYPICAL TOWNHOME LAYOUT
4,6 & 8 UNIT BUILDINGS, 35' MAXIMUM HEIGHT
NOT TO SCALE

DEVELOPMENT STANDARDS

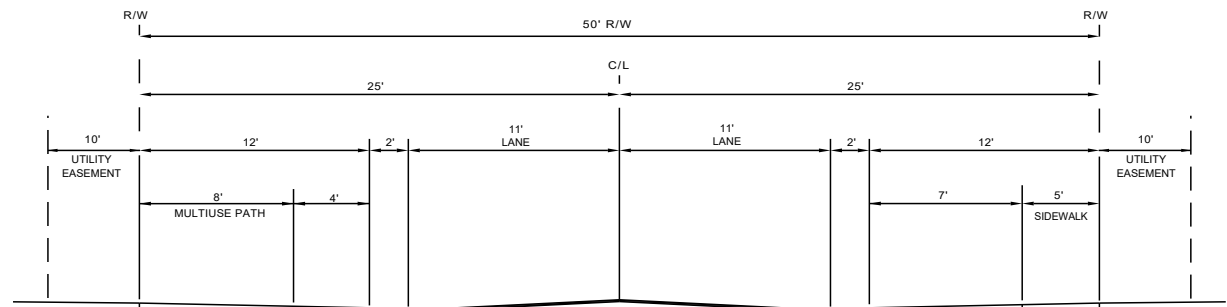
DESCRIPTION	MIN. LOT WIDTH	MIN. LOT SIZE	YARD SETBACKS				MIN. BUILDING SEPARATION	MAX. HEIGHT
			FRONT	SIDE	CORNER SIDE	REAR		
SINGLE FAMILY DETACHED	40'	4,600	20'	5'	15'	10'	10'	35'
SINGLE FAMILY ATTACHED-TOWNHOMES	18'	1,530	20'	10'	15'	10'	20'	35'
MULTI-FAMILY*	N/A	N/A	20'	N/A	N/A	20'	20'	52'
COMMERCIAL*	N/A	N/A	20'	N/A	N/A	20'	N/A	35'

NOTE: * FRONT AND REAR SETBACKS ARE FROM THE PROPERTY LINE OR RIGHT-OF-WAY

LAND USE SUMMARY

PROPOSED USE	SQUARE FOOTAGE (SF)	DWELLING UNITS (DU)
COMMERCIAL	30,000	
MULTI-FAMILY		450
SINGLE FAMILY ATTACHED-TOWNHOMES		110
SINGLE FAMILY DETACHED		200
TOTAL	30,000	760

NOTE: SINGLE FAMILY ATTACHED AND DETACHED ARE INTERCHANGEABLE WITHIN MAXIMUM DU LIMITS.



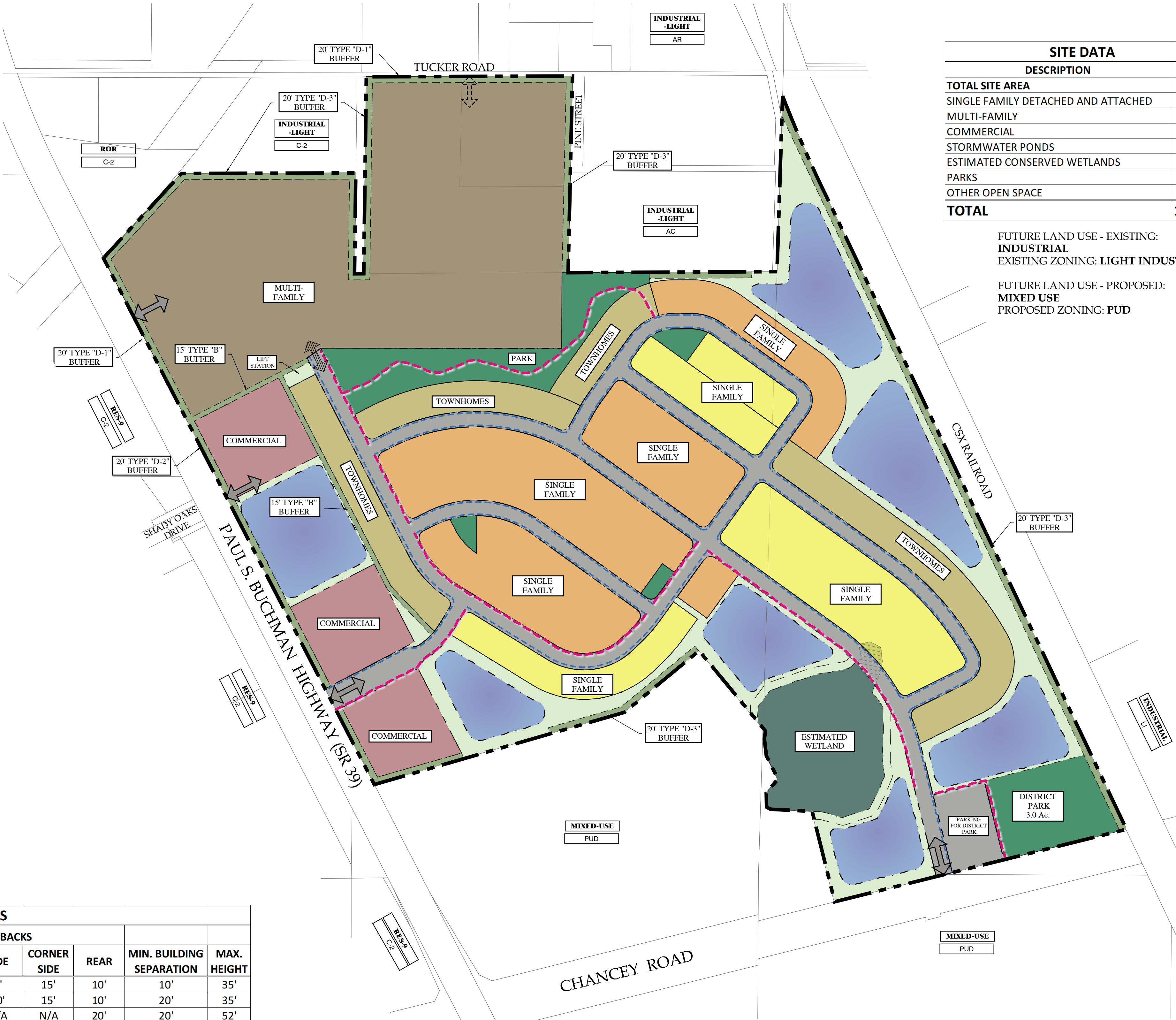
TYPICAL ROADWAY CROSS-SECTION 50' ROW
NOT TO SCALE

SITE DATA

DESCRIPTION	±Ac.
TOTAL SITE AREA	110.32
SINGLE FAMILY DETACHED AND ATTACHED	42.87
MULTI-FAMILY	24.75
COMMERCIAL	6.00
STORMWATER PONDS	11.89
ESTIMATED CONSERVED WETLANDS	3.77
PARKS	7.60
OTHER OPEN SPACE	13.44
TOTAL	110.32

FUTURE LAND USE - EXISTING:
INDUSTRIAL
EXISTING ZONING: **LIGHT INDUSTRIAL**

FUTURE LAND USE - PROPOSED:
MIXED USE
PROPOSED ZONING: **PUD**



LEGEND

- SINGLE FAMILY DETACHED
- 40'S
- 50'S
- SINGLE FAMILY ATTACHED-TOWNHOMES
- MULTI-FAMILY
- COMMERCIAL
- PONDS/FLOODPLAIN/WETLAND MITIGATION
- PARKS
- LANDSCAPE BUFFER
- OPEN SPACE
- 8' MULTI-USE PATH
- 5' SIDEWALK
- ESTIMATED WETLAND
- PROPOSED WETLAND IMPACT
- ACCESS POINT
- INTERNAL CROSS-ACCESS POINT
- EMERGENCY ACCESS
- INDUSTRIAL** FUTURE LAND USE
- LI** EXISTING ZONING

DRAWING INDEX

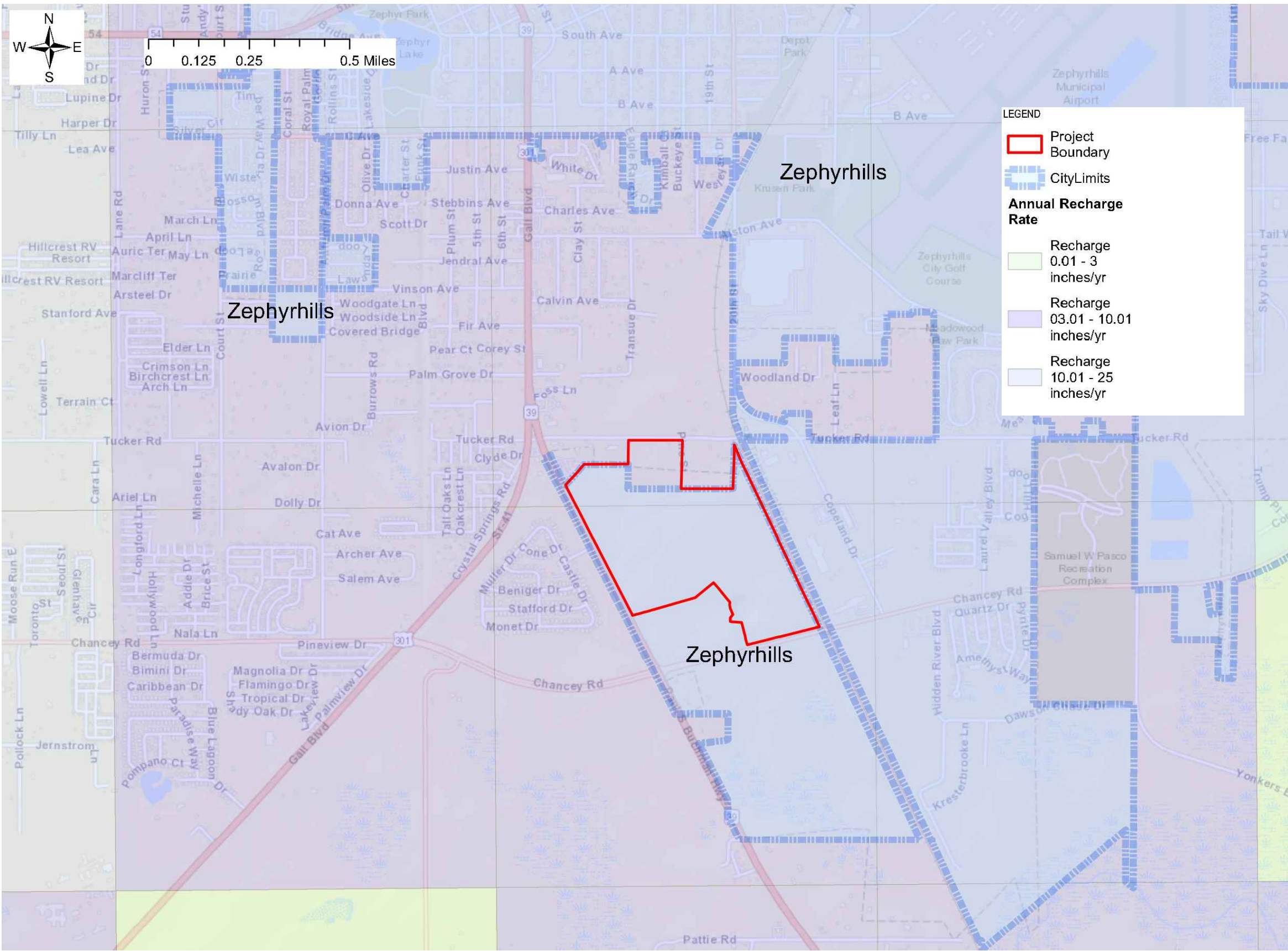
PAGE	DESCRIPTION
1	PLANNED UNIT DEVELOPMENT MASTER PLAN
2-5	MAP SERIES
6	LANDSCAPE BUFFERS
7	ANNEXATION INFORMATION



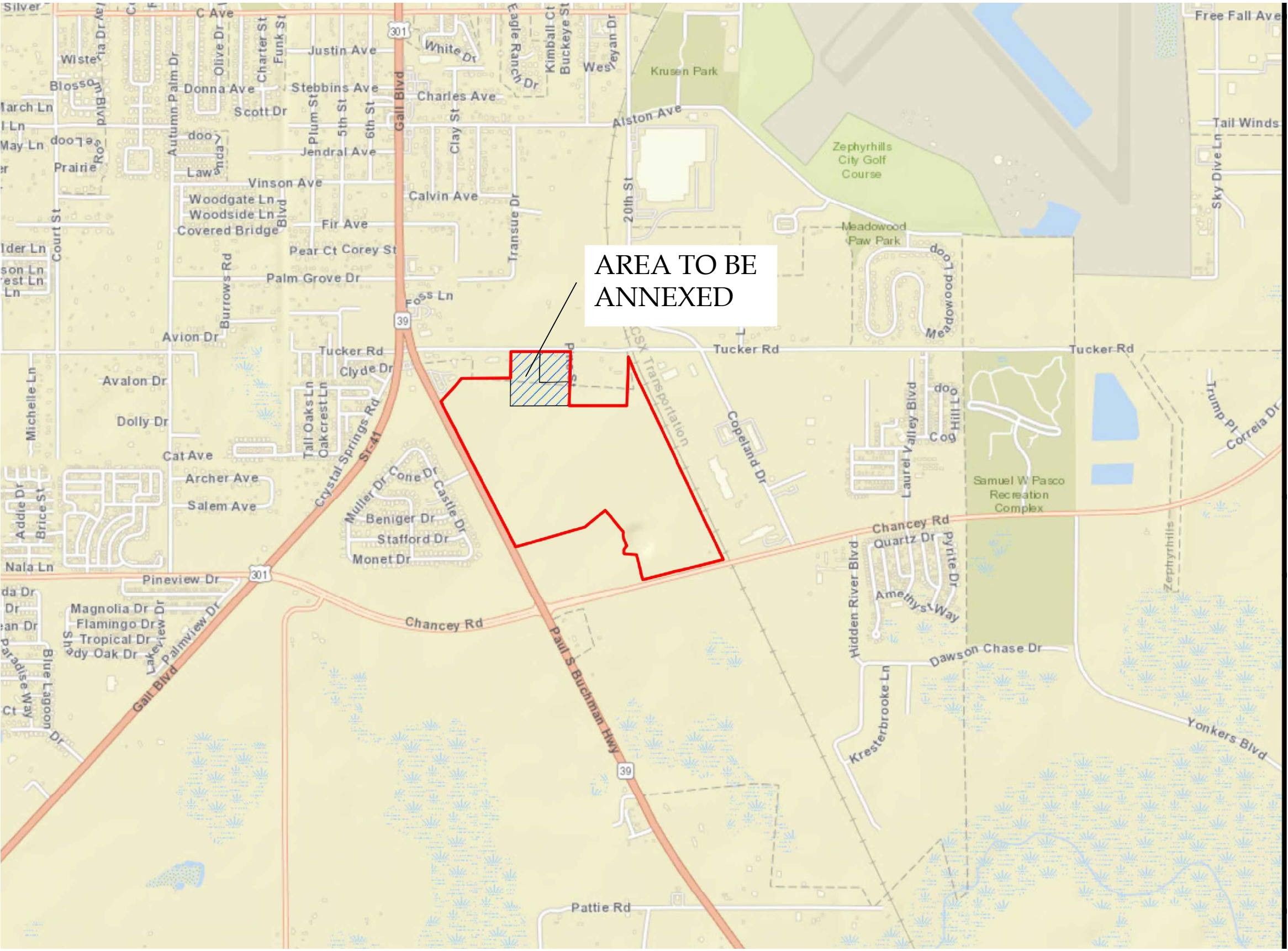
FLORIDA DESIGN CONSULTANTS, INC.
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20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

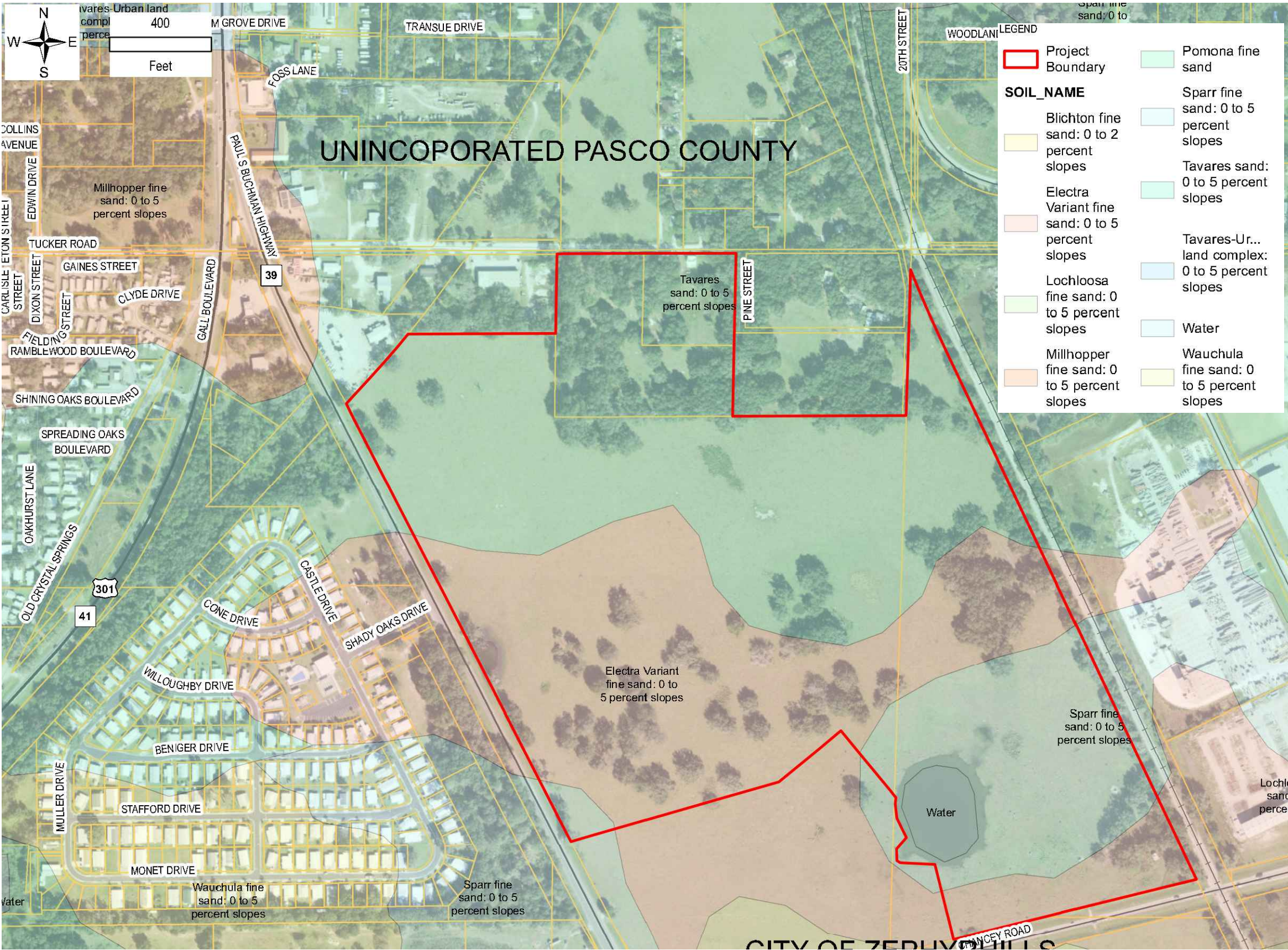
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05/25/2022	08/08/2022	BRK	1 OF 7



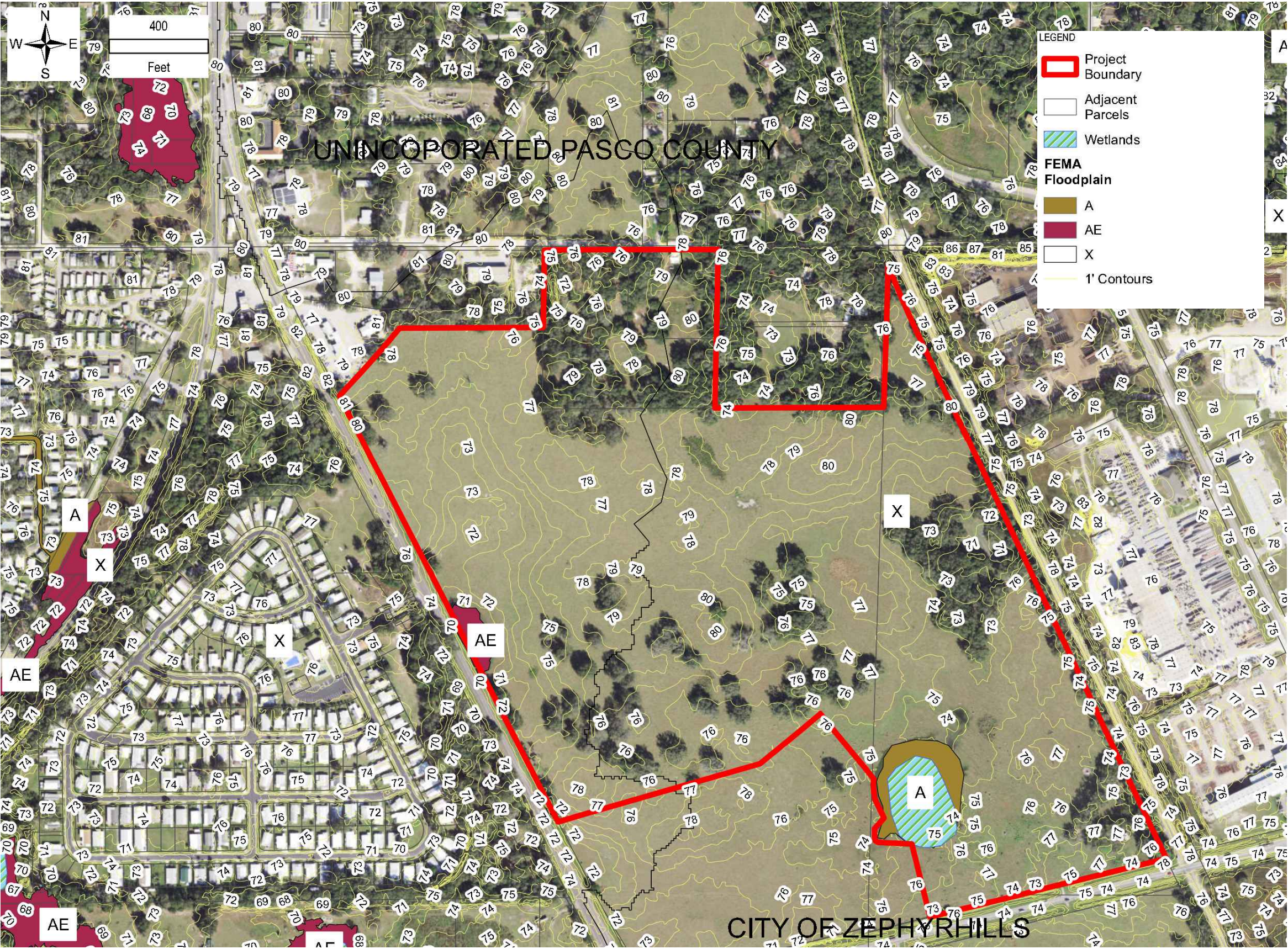
VICINITY MAP AND
AQUIFER RECHARGE



AREA TO BE ANNEXED
INTO THE CITY OF ZEPHYRHILLS



SOILS MAP



TOPOGRAPHY, WETLANDS,
AND FEMA FLOODPLAIN

PROJECT NAME:
**ZHILLS HWY 39
ANNEXATION,
FUTURE LAND
USE
AMENDMENT,
AND REZONING**

SHEET NAME:
MAP SERIES

PREPARED FOR:
ZHILLS HWY 39, LLC

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7	ANNEXATION INFORMATION



20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638 PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM			
CREATION DATE: 05/17/2022	REVISED DATE: 08/08/2022	DRAWN BY: BRK	SHEET NUMBER: 3 of 7

PROJECT NAME:

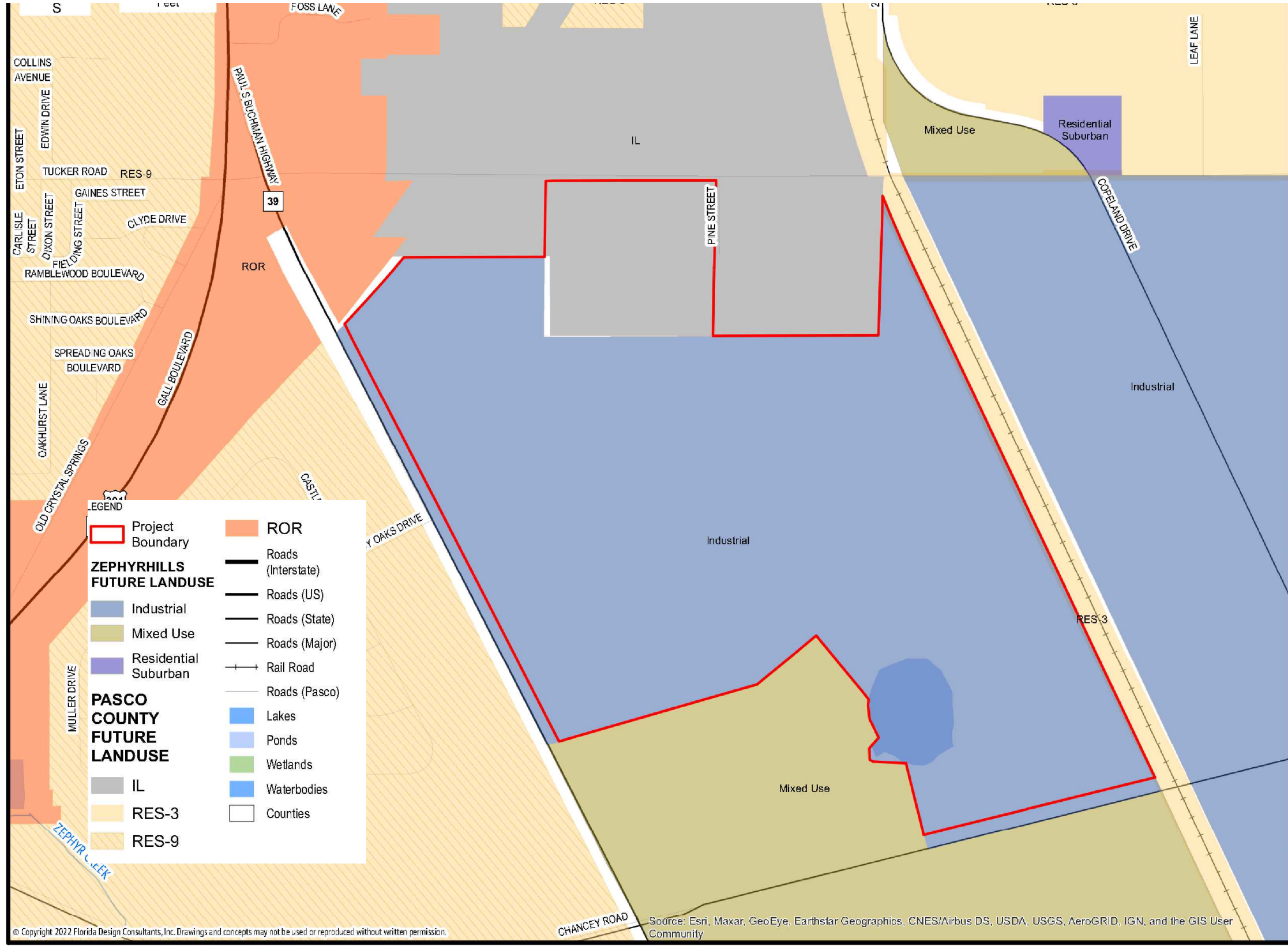
ZHILLS HWY 39 ANNEXATION, FUTURE LAND USE AMENDMENT, AND REZONING

SHEET NAME:

MAP SERIES

PREPARED FOR:

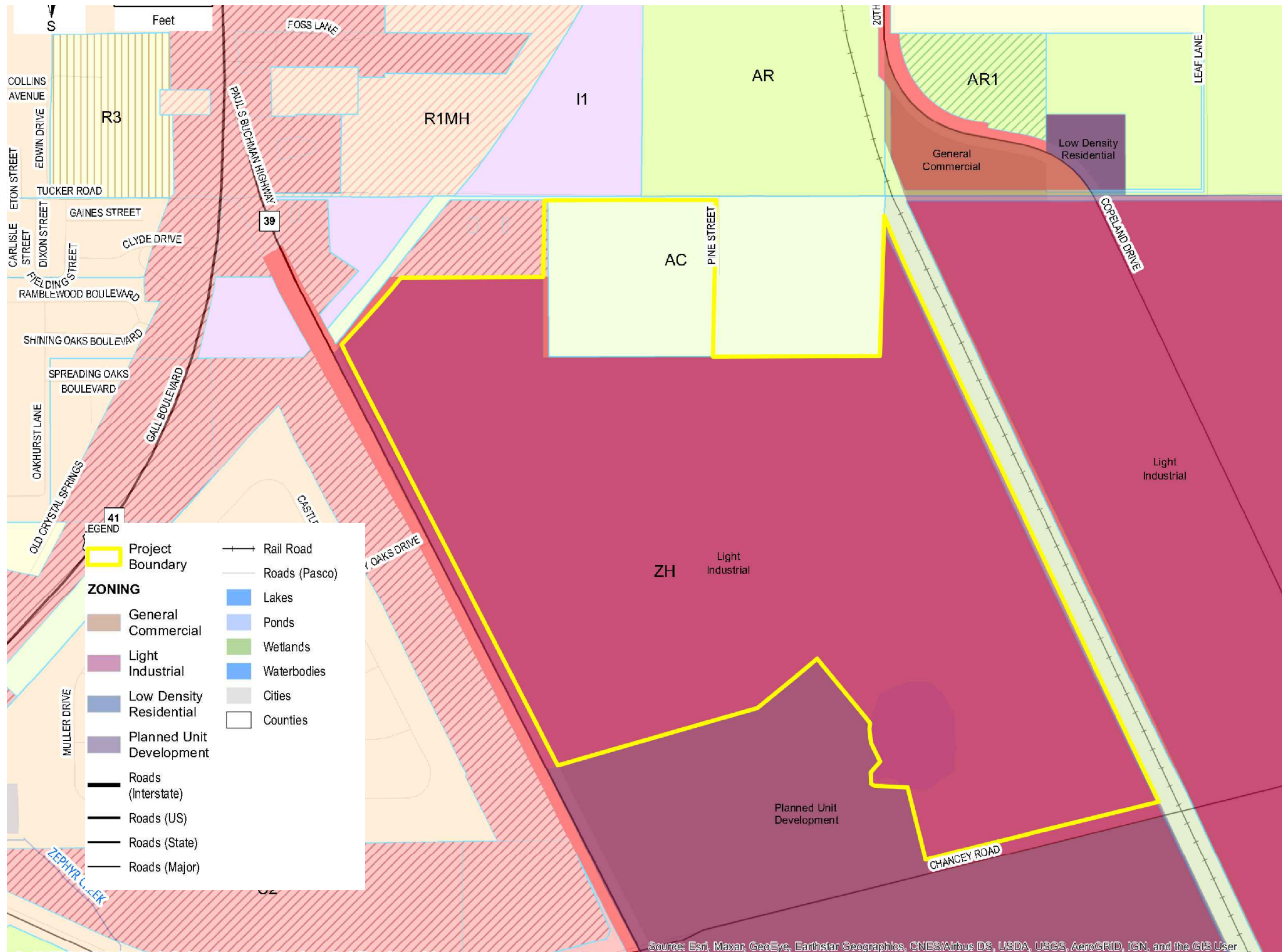
ZHILLS HWY 39, LLC



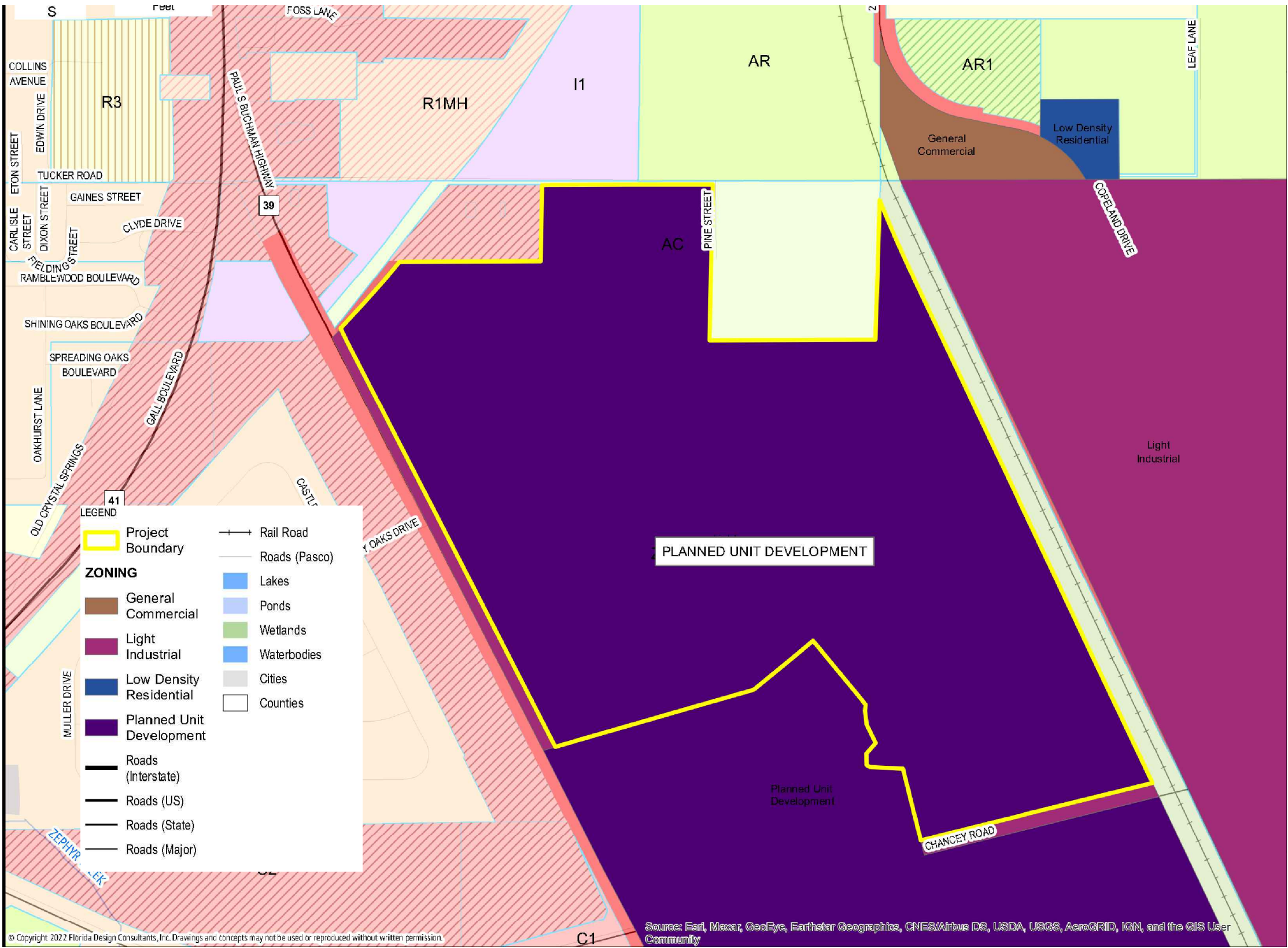
FUTURE LAND USE - EXISTING



FUTURE LAND USE - PROPOSED



ZONING - EXISTING



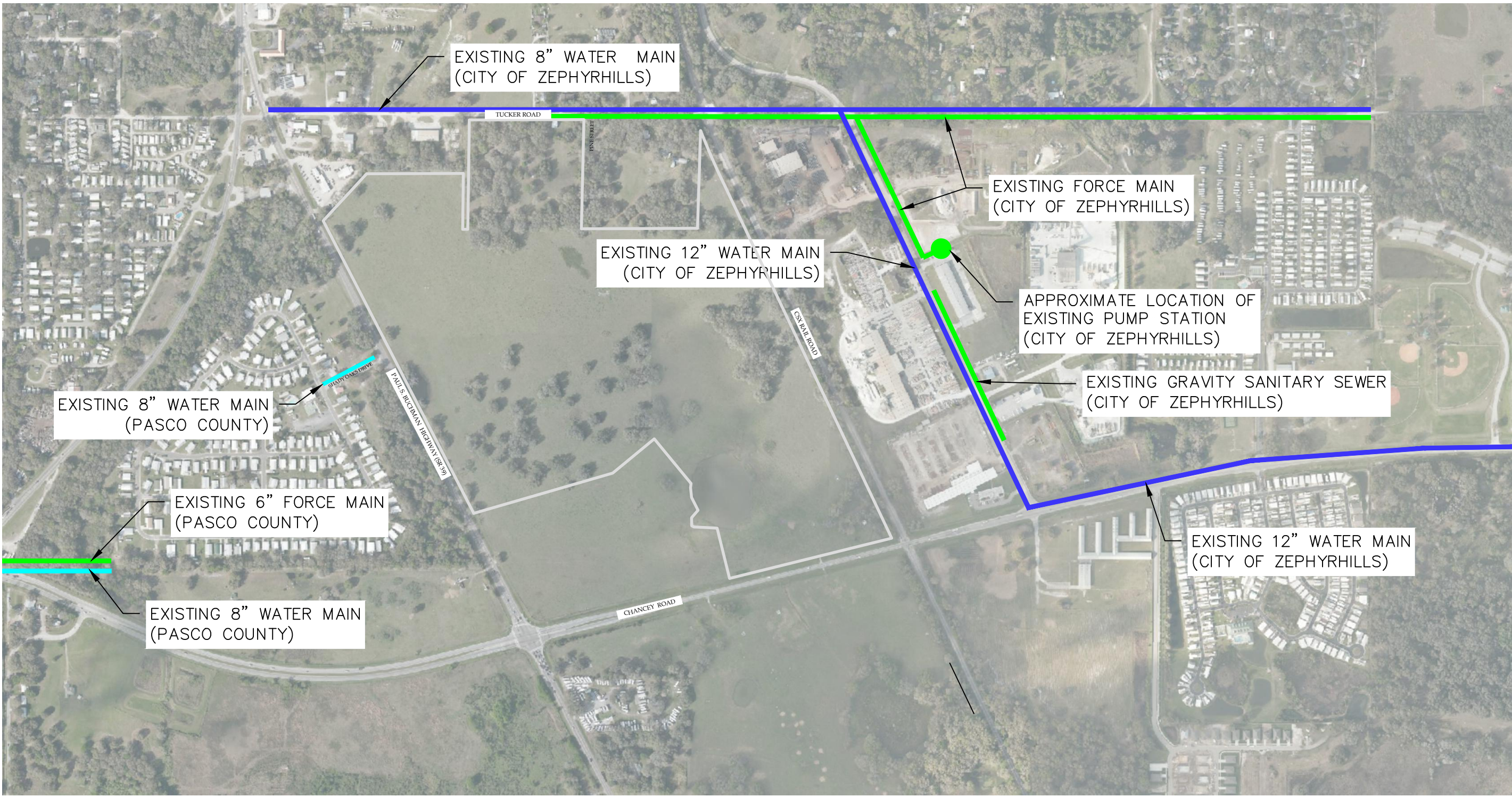
ZONING - PROPOSED

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PHONE: (727) 845-7558 FAX: (727) 845-3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
05/02/2022		BRK	4 OF 7



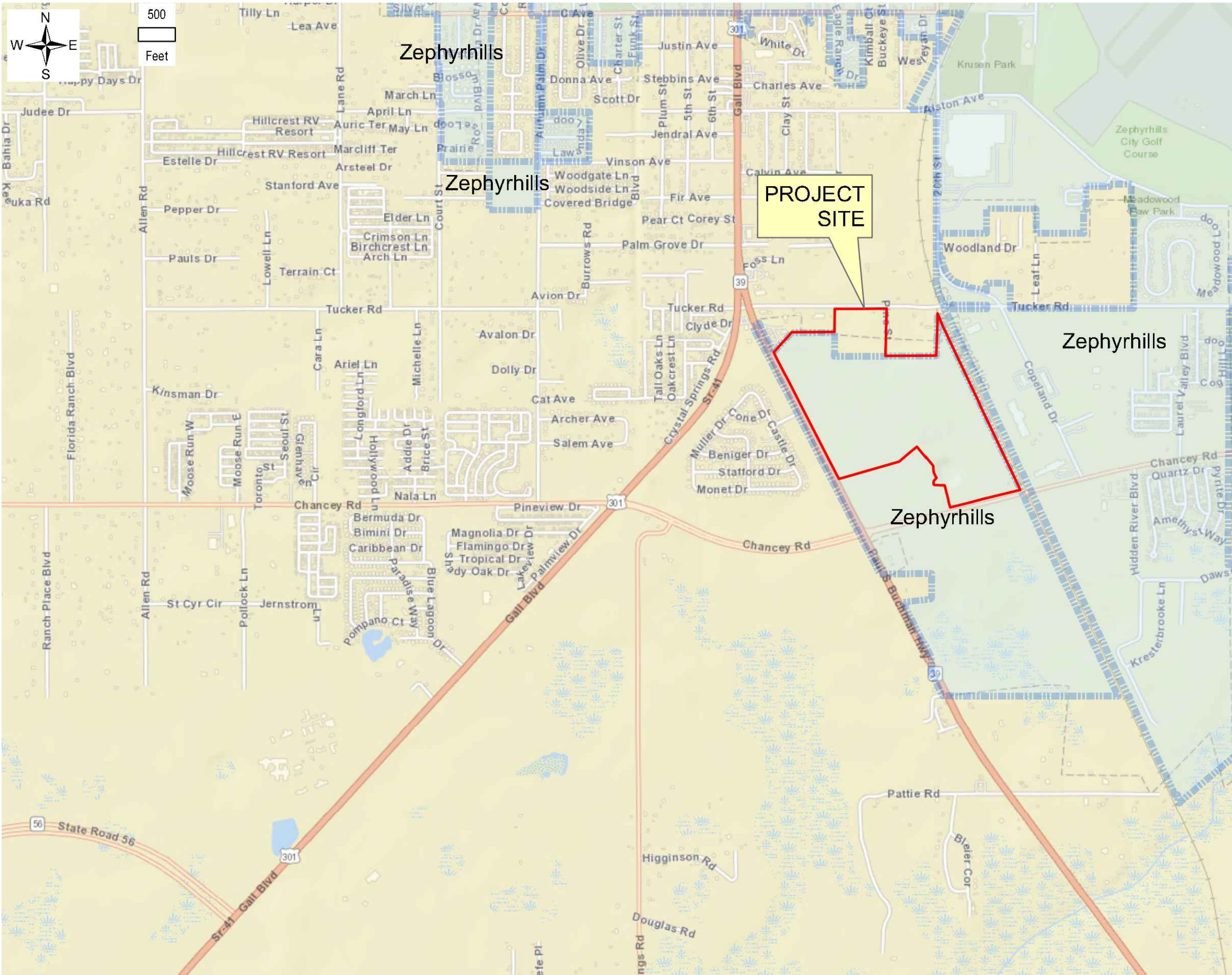
EXISTING UTILITIES

POTABLE WATER AND WASTEWATER ESTIMATED DEMAND			
WATER DEMAND			
PROPOSED USE	SF/ DU	AVERAGE WATER DEMAND/DAY	WATER DEMAND (GPD)
COMMERCIAL	30,000	0.15 GPD/SF	4,500
MULTI-FAMILY	450	175 GDP/ERU	78,750
SINGLE FAMILY ATTACHED-TOWNHOMES	100	175 GDP/ERU	17,500
SINGLE FAMILY DETACHED	200	215 GDP/ERU	43,000
TOTAL			143,750
WASTEWATER DEMAND			
PROPOSED USE	SF/ DU	AVERAGE WATER DEMAND/DAY	WASTEWATER DEMAND (GPD)
COMMERCIAL	30,000	0.14 GPD/SF	4,200
MULTI-FAMILY	450	170 GDP/ERU	76,500
SINGLE FAMILY ATTACHED-TOWNHOMES	100	170 GDP/ERU	17,000
SINGLE FAMILY DETACHED	200	200 GDP/ERU	40,000
TOTAL			137,700

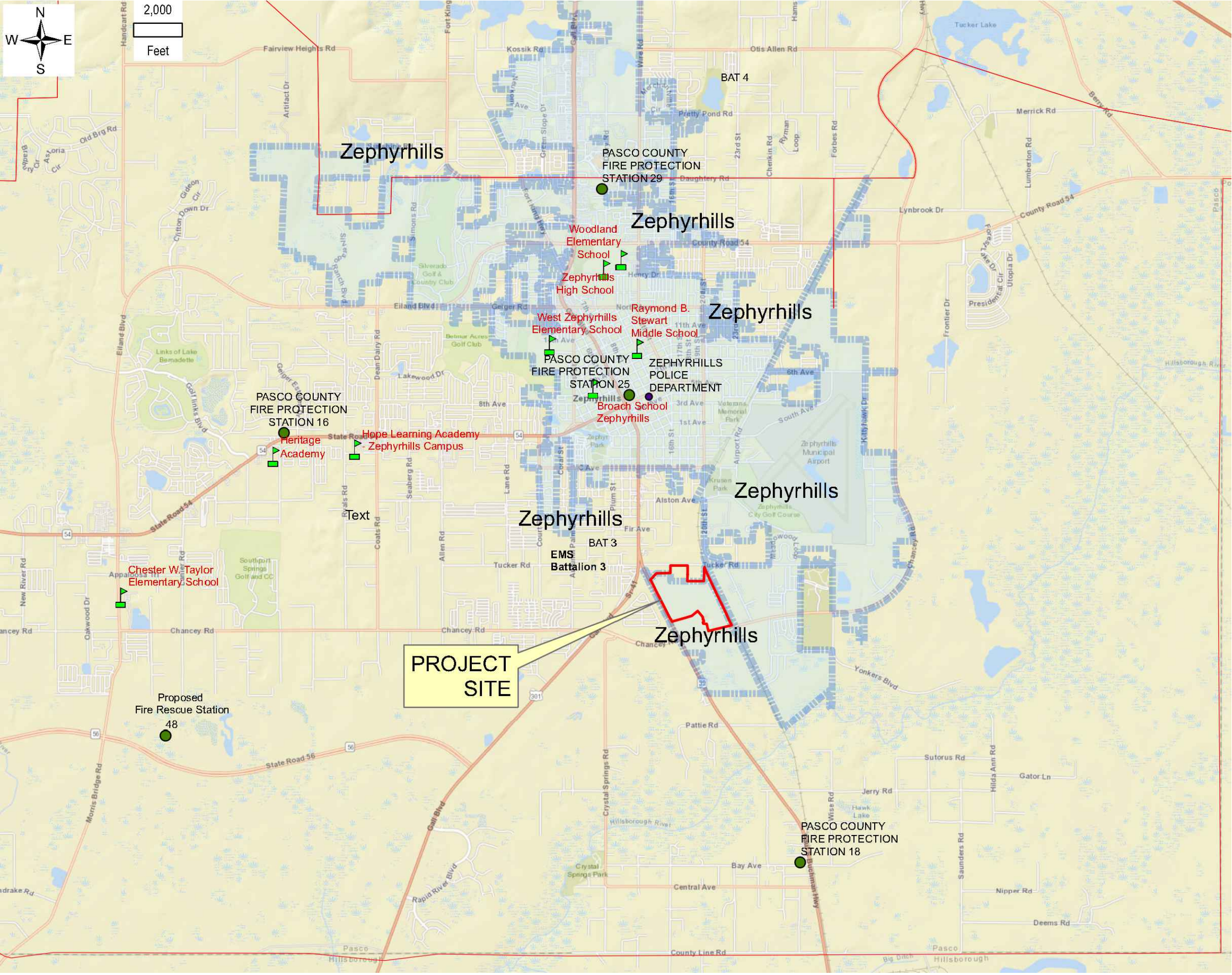
PROJECT NAME:
ZHILLS HWY 39
ANNEXATION,
FUTURE LAND
USE
AMENDMENT,
AND REZONING

SHEET NAME:
MAP SERIES

PREPARED FOR:
ZHILLS HWY 39, LLC



ROAD NETWORKS



PUBLIC FACILITIES

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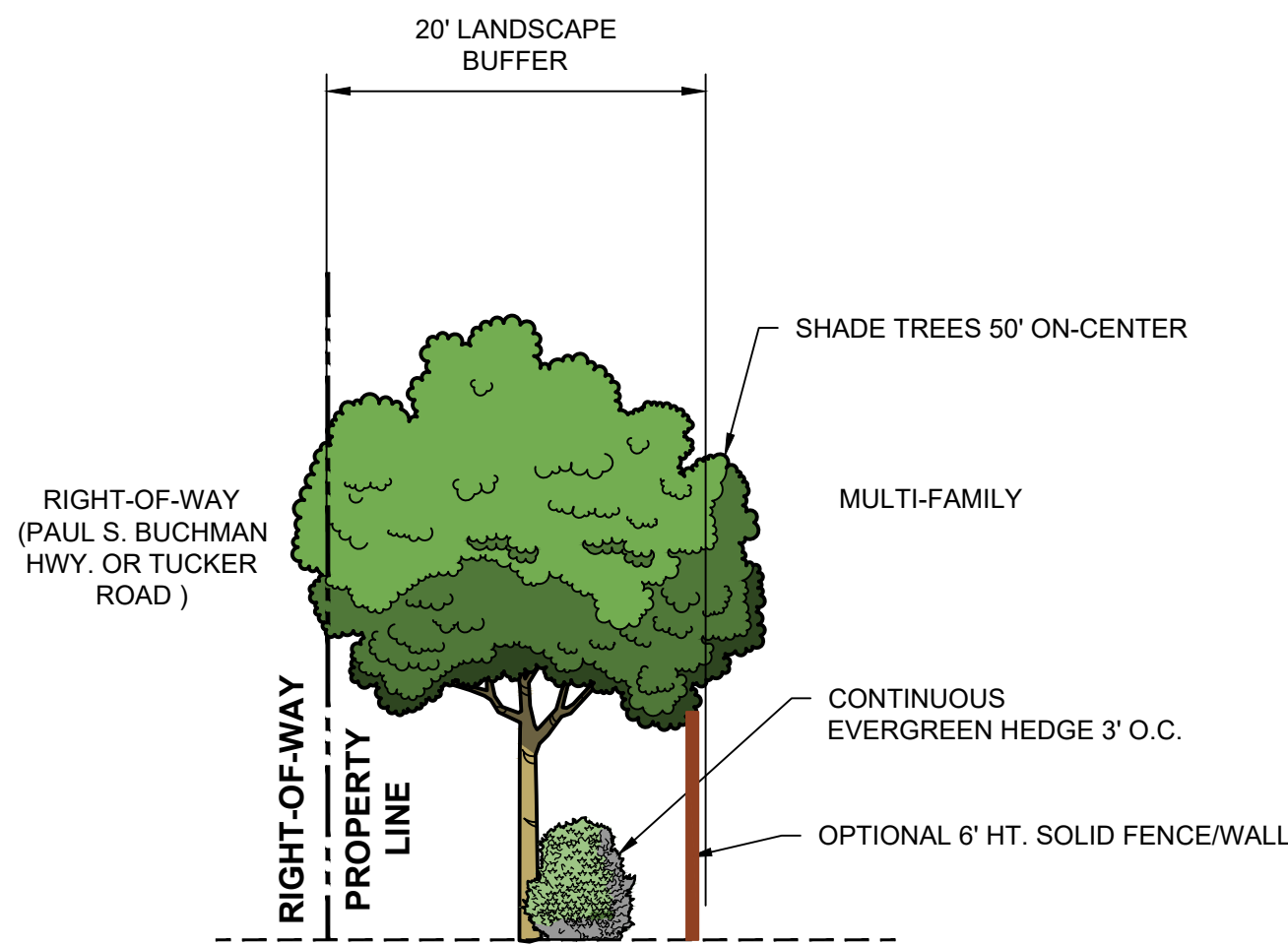
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05/25/2022		BRK	5 OF 7

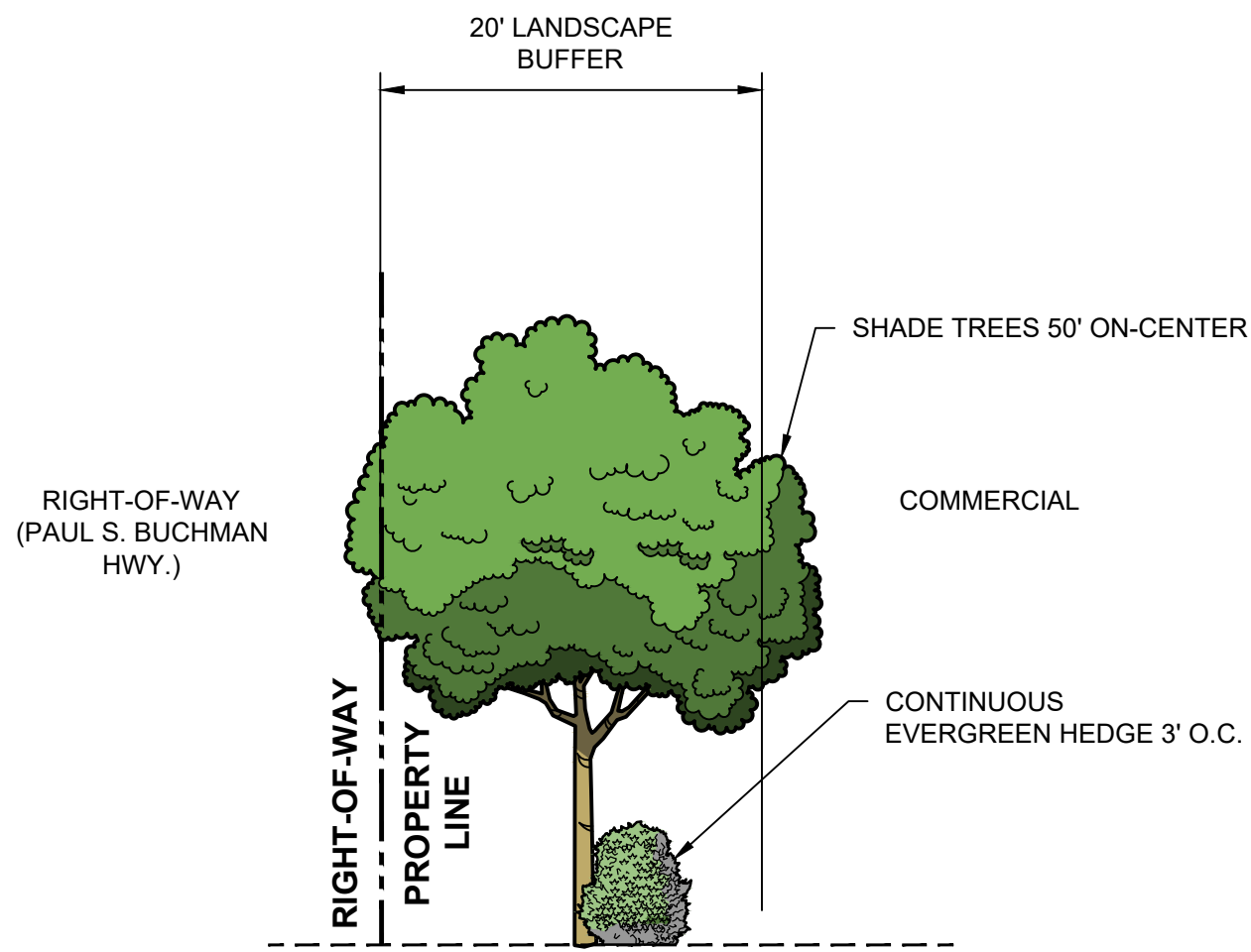
PROJECT NAME:
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SHEET NAME:
LANDSCAPE BUFFERS

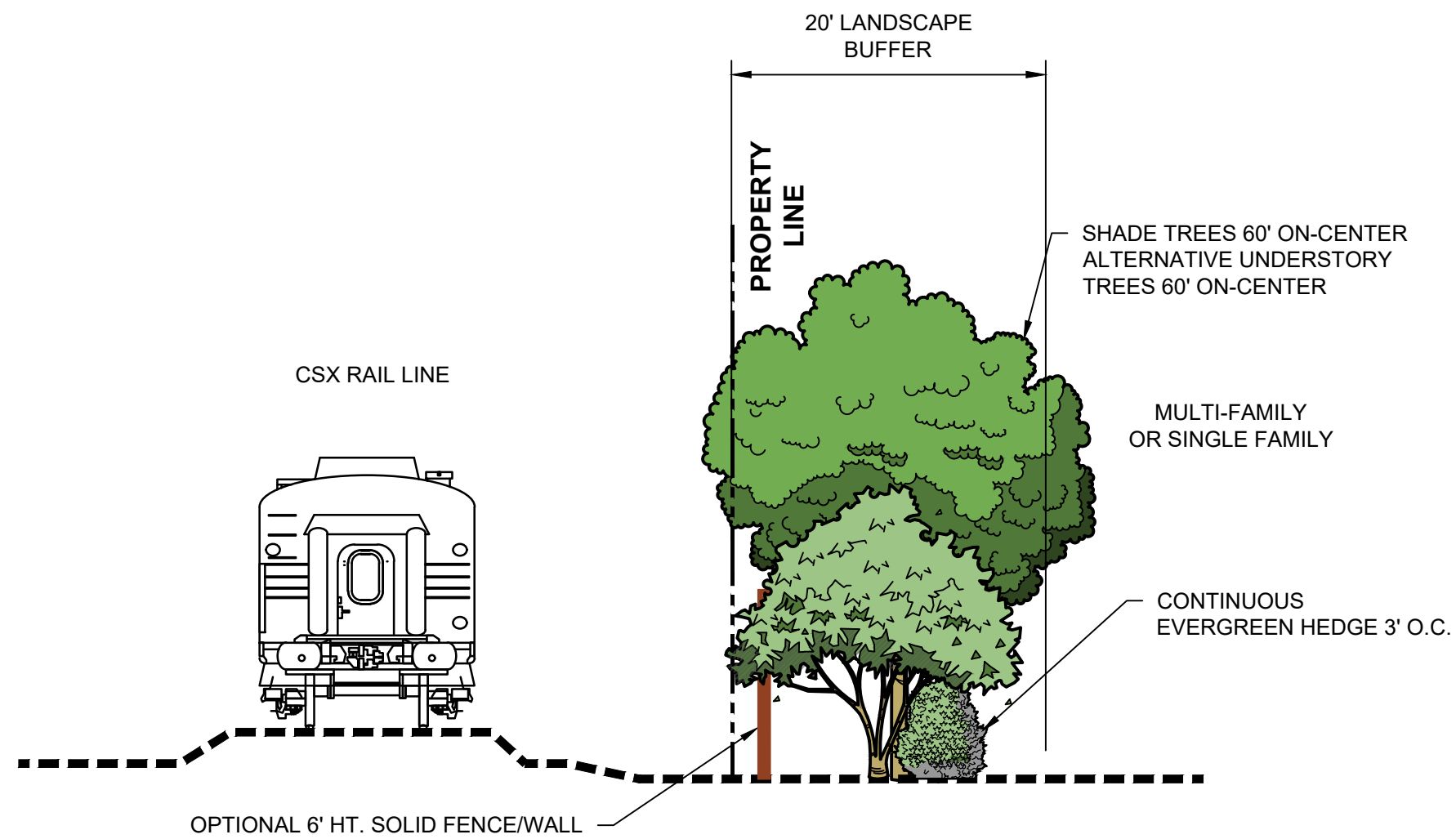
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ZHILLS HWY 39, LLC



20' TYPE "D-1"
RESIDENTIAL BUFFER
ALONG PAUL S. BUCHMAN HWY.
AND TUCKER ROAD

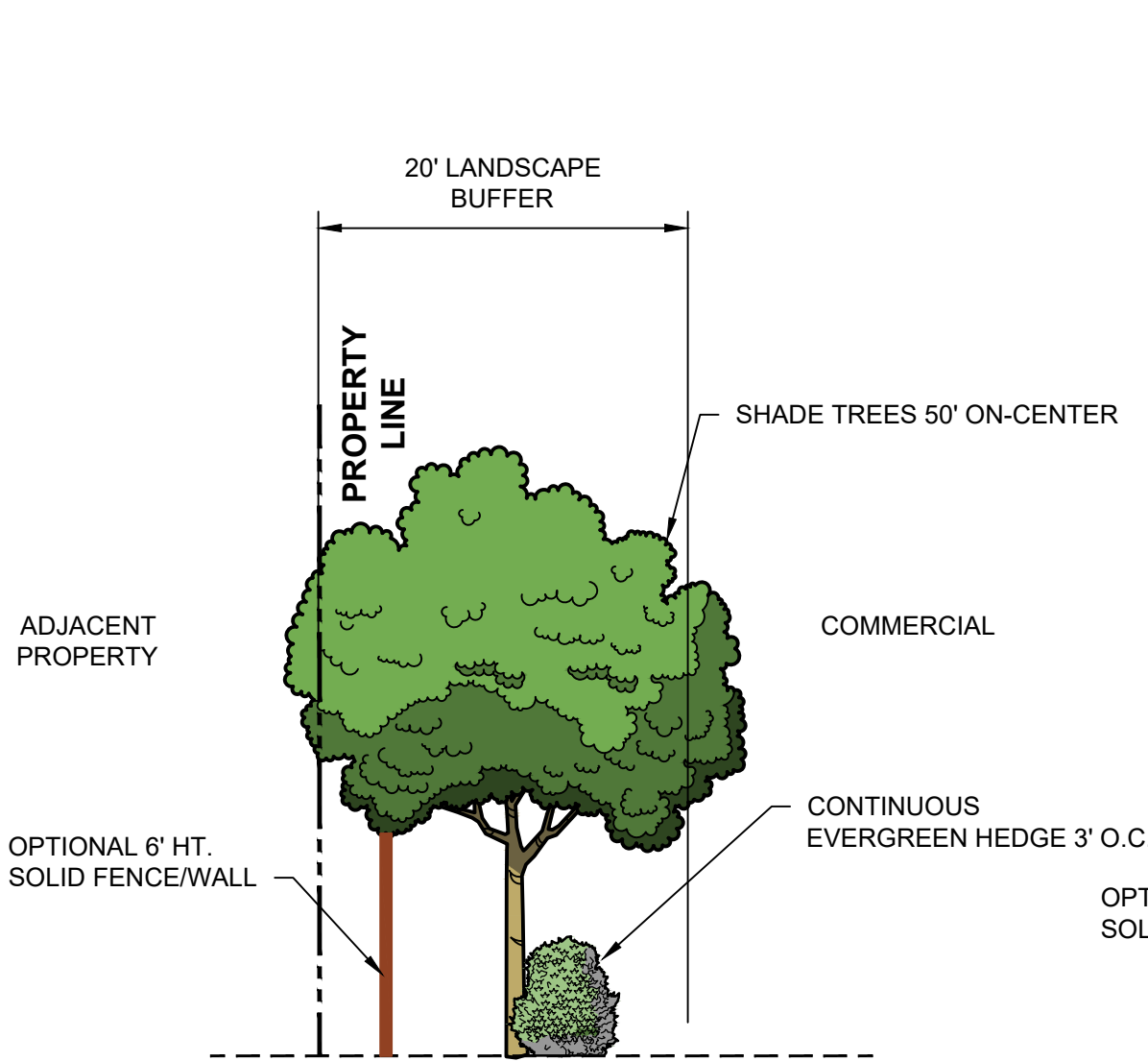
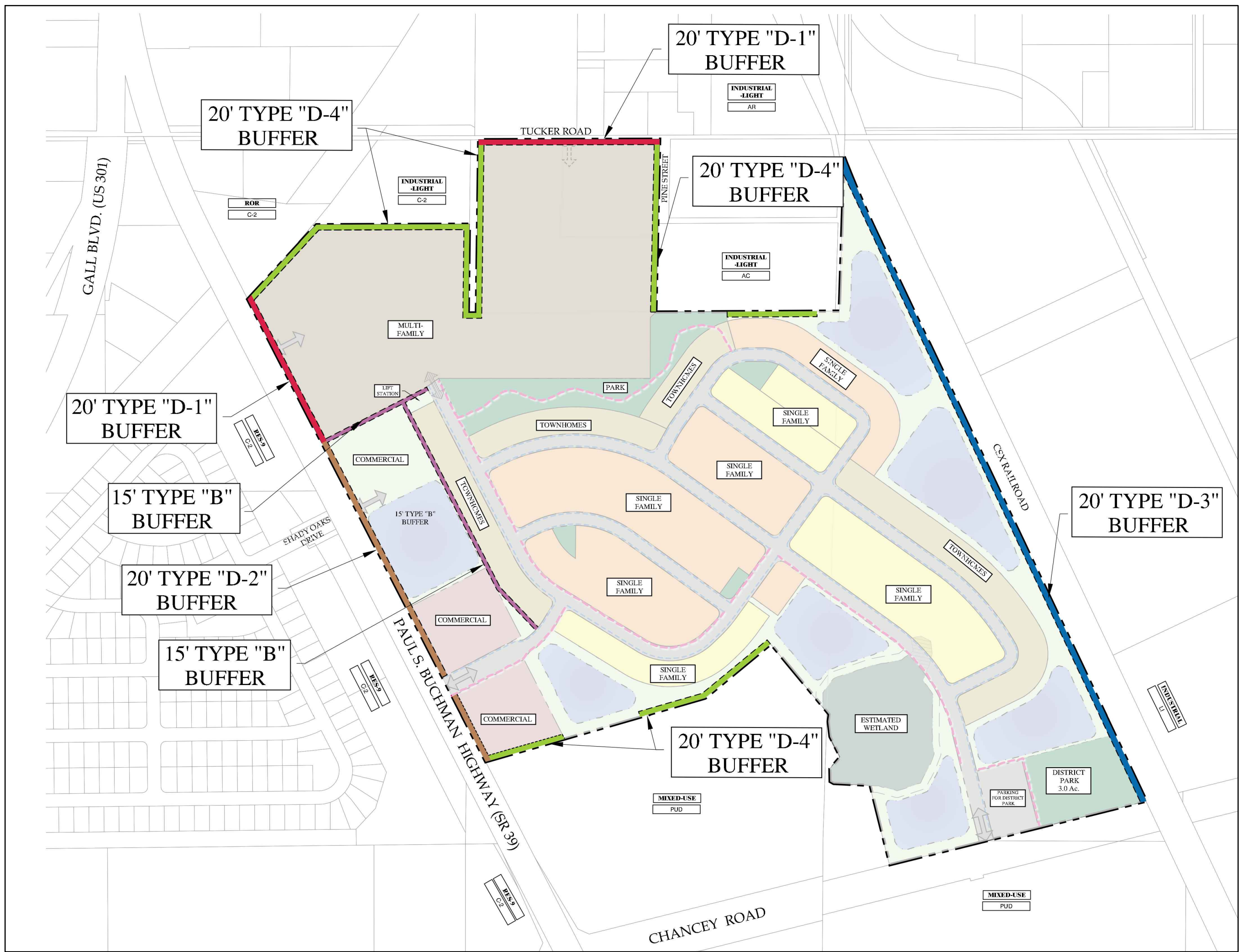


20' TYPE "D-2"
NON-RESIDENTIAL BUFFER
ALONG PAUL S. BUCHMAN

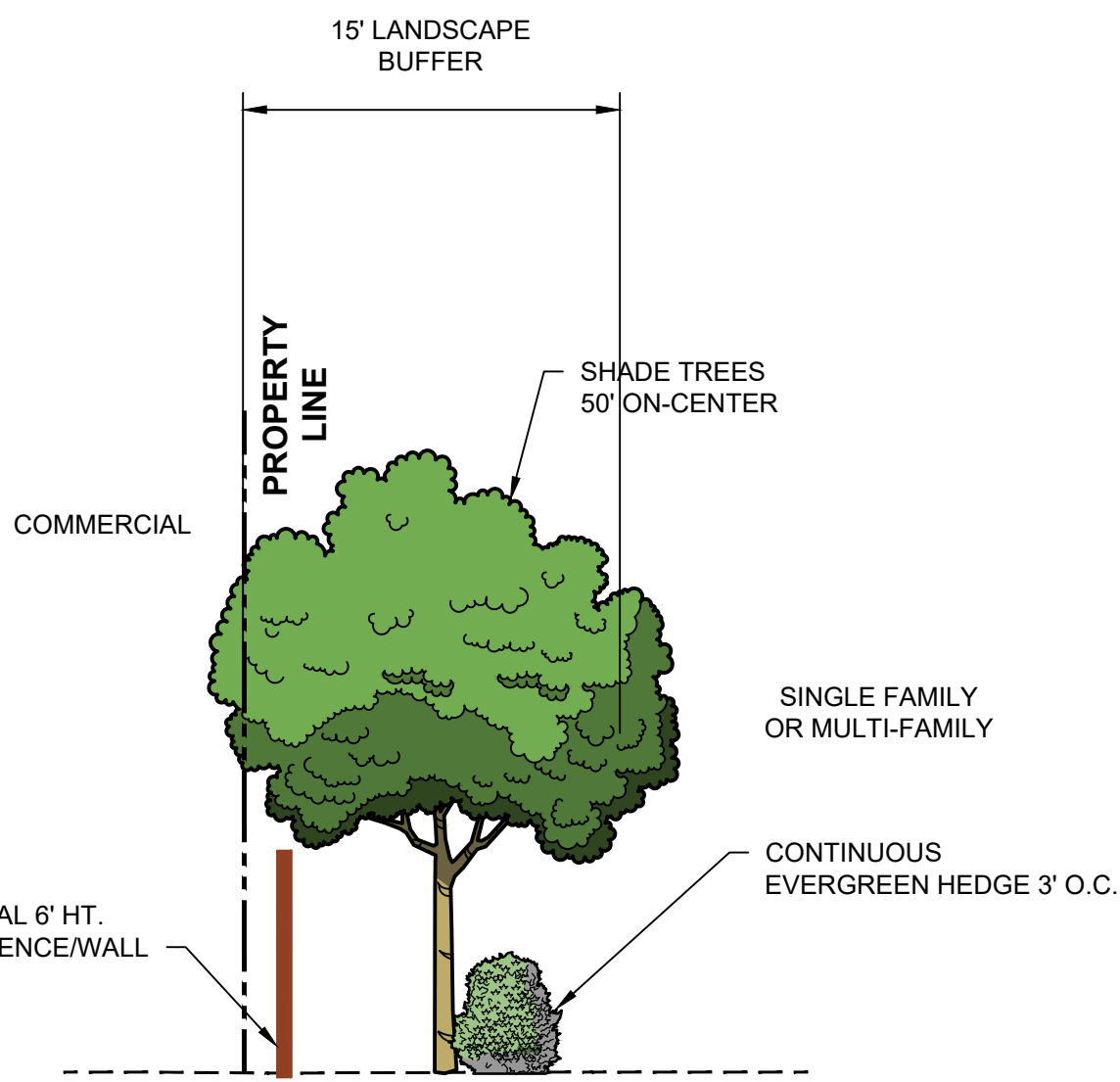


20' TYPE "D-3"
RESIDENTIAL BUFFER
TO ADJACENT
CSX RAIL LINE

BUFFER PLAN



20' TYPE "D-4"
RESIDENTIAL BUFFER
ALONG ADJACENT PROPERTIES



15' TYPE "B" BUFFER
COMMERCIAL TO
SINGLE FAMILY
RESIDENTIAL

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CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
05/24/2022		CMW	6 of 7

AREA TO BE ANNEXED
INTO THE CITY OF ZEPHYRHILLS



ANNEXATION
PARCEL SUMMARY

PARCEL ID:	± Ac.
23-26-21-0020-00200-0000	7
23-26-21-0020-00200-0010	2.98
TOTAL	9.98
Note: Acreage is from Property Appraiser Information	

ANNEXATION
LEGAL
DESCRIPTION

Parcel 2:

Tracts 2 and 15, in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida. LESS the North 360.00 feet of the East 360 feet thereof.

AND

The North 360 feet of the East 360 feet of Tracts 2 and 15, in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida.

PROJECT NAME:
ZHILLS HWY 39
ANNEXATION,
FUTURE LAND
USE
AMENDMENT,
AND REZONING

SHEET NAME:
ANNEXATION
INFORMATION

PREPARED FOR:
ZHILLS HWY 39, LLC

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CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
05/25/2022		BRK	7 of 7

CITY OF ZEPHYRHILLS PLANNING DEPARTMENT

Annexation, FLUM Change and Zoning Change Petition Acme Development Corporation

Staff Report

I. BACKGROUND AND INFORMATION

A. REQUEST:

An Annexation/Future Land Use & Rezoning Petition has been submitted by Acme Development Corporation. The first land use action is a request for annexation of two parcels (9.98 acres) into the jurisdictional boundaries of the City of Zephyrhills; second, a large-scale amendment to the Future Land Use Map (FLUM); and third, a zoning change.

B. SITE INFORMATION:

Location:

Parcel I.D. Number:

Annexation:

FLU / Zoning

23-26-21-0020-00200-0000 (7 acres)

23-26-21-0020-00200-0010(2.98 ac's)

23-26-21-00200-01300-0020

24-26-21-0010-03900-0010 (110.32 ac's.)

Owner:

Acme Development Corporation

Petitioner:

ZHills HWY 39, LLC

Agent for Petitioner:

Clarke Hobby / Justyna Gayle

Acreage:

120.3 Acres, MOL

Existing Use of the Land:

Undeveloped

Adopted Future Land Use:

IN (Industrial)

Existing Zoning:

LI (Light Industrial)

Proposed Future Land Use:

Mixed Use (MU)

Proposed Zoning:

PUD (Planned Unit Development)

C. INTRODUCTION:

The applicant proposes a Planned Unit Development with a mixture of uses as follows:

Commercial Office – 30,000sq ft

Apartments – 450 Units

Townhomes – 110 Units (18' wide)

Single-Family – 200 Units (40' and 50' wide lots – 5' side yard setbacks)

Total Residential Units – 760

Parks – 7.6 Acres

The property is situated north and east of the NE corner of the intersection of Chancey Rd and SR 39 (excluding the 19.37 acres located at the NE corner of the intersection). The northern boundary is Tucker Rd and the eastern boundary is the CSX Rail Road. Rail crossing are located at both the northern and southern boundaries of the property (Chancey and Tucker).

Staff recommendation is provided below on the three land use actions along with an executive summary that provides the justification for each of the recommendations. A Data and Analysis report is also provided detailing the information reviewed / considered to support Staff's recommendation.

II. RECOMMENDATION:

Based on the findings that the petition meets all of the annexation requirements found in Chapter 171.044 (Voluntary Annexation), Florida Statutes, staff recommends **APPROVAL of the annexation petition of the 9.98 acres** and;

Based on the findings that the petition for a Future Land Use (FLUM) Amendment is warranted, staff recommends **DENIAL of the FLUM Change petition**, and;

Based on the findings that the Zoning Change petition is justified by reviewing the standards found in the comprehensive Plan / Zoning and Land Development Regulations, staff recommends **DENIAL of the Zoning Change petition**.

The following **Executive Summary** is provided detailing the review / analysis as to how Staff arrived at the denial recommendation for the future land use and zoning:

A.) Compatibility / Suitability Analysis:

1.) The proposed development includes residential development along the eastern boundary that abuts the CSX railroad.

- This rail line is now considered a “Main” rail line that is growing at a fast pace with the daily number of trains with future continued growth;
- Two rail crossings are at the “bookends” of the subject property (Tucker and Chancey Rd). Train Horn blasts are provided at each of these crossings providing a significant noise impact to proposed residential;
- Staff spoke with CSX Representative Aubrey Brown about proposed residential along the rail line. CSX is very concerned with rail suitable properties (which are becoming very limited) being changed from industrial to residential for compatibility / noise related problems and the nearby dual railroad crossings;
- Airport – The Airport has undergone significant investments including an extension of the primary runway. The runway will enable larger / more planes to use the Zephyrhills Airport. The Airport Manager has indicated on the FAA 777 Surface Map:
 - The subject property is located in the “Base to Final Turn” area;
 - The area in blue is referred to as the Horizontal surface area with proximity to the runway will present noise complaints and safety concerns (one half of the subject property is in the “blue area”;
 - The area in Green is referred to as the approach / departure surface area which is an extension of the runways approaches;
 - One half of the subject property is located in the Green area and even more of a concern with noise complaints and safety.

2.) Industrial businesses located on the east side of the railroad.

- There are three existing industrial businesses that have made substantial financial investments in Zephyrhills with significant quality jobs;
- Staff met with the three business owners to discuss the proposed petition / land use change to allow residential;
- All three businesses commented on the significant investment made, the jobs they have created, the success they have had with the strong market, and future potential expansion that will result in additional fiscal benefits to the City and more jobs;
- All three owners are very concerned with the compatibility of residential in an area that they invested in for industrial purposes and that their investments should be protected from incompatible uses / home owner complaints;
- Staff visited all three businesses during their operations and visited the rear of the businesses that abut the railroad. These businesses include operations that involve very noisy equipment / large machinery / large vehicles and deliveries that collectively generate a significant amount of noise;

- Some of the businesses are running on a 24/7 operations schedule; therefore; the noise impacts are constant;
- The businesses include operations that involve the application of chemical products to steel / pipes outdoors with potential of air borne impacts to residential;
- All three business owners are very opposed to the proposed land use change that will allow residential and feel that with their long standing businesses and the rail that the land use should remain industrial and have provided letters recommending denial of the land use / zoning change.

3.) Suitability Analysis:

- a.) In addition to compatibility Staff also has reviewed / assessed if the proposed land use change would be suitable based on where this property is situated.
- b.) Petition proposed Commercial:
 - The proposed petition includes 6 acres (30,000 sq ft of commercial along SR 39);
 - Staff is of the opinion that there is sufficient / suitable commercial property that is well-positioned for commercial development in the general vicinity;
 - Existing Commercial in the general area: 19 acres at the NW corner of SR 30 and Chancey Rd (abutting subject property); 8 acres at the SE corner of the this same intersection; 5 acres at the SW corner of the same intersection; 15 acres at the NW corner of this intersection going west on the north side of Chancey Rd; intersection of 301 / Chancey (3 corners available);
 - There are also then substantial commercial development / re-development opportunities on nearby 301 (north of Chancey Rd) into Zephyrhills that Staff is very interested in having these areas cleaned up and developed.
 - The following analysis depicts that there are substantial properties that are undeveloped / suitable for the commercial needs of this general area.
- c.) Petition proposed residential development:
 - An important land use decision considered by Staff was assessment of the suitability of this property for residential development;
 - There are many factors that were review / assessed in the evaluation of if this property is suitable for single family and multi-family development:
 - 1.) In 2007, the subject property was changed from a similar mixed use development to industrial;
 - 2.) Around that time period the City reviewed a large amount of residential developments that have / are coming to fruition;
 - 3.) The Gagne residential development was approved on the south side of Chancey Rd (across from the subject property) that had residential entitlements for a couple decades. The approved residential development recently informed the City that they are not going forward;

- 4.) A Pasco County residential development (Bristol Meadows) is located on the south side of Chancey Rd and west of SR 39. This development is located 3,500 feet (measured along Chancey Rd) where the City Code enforcement has received noise complaints about the Stone Castle business. The City is using our staff / resources to follow-up on complaints at a pretty significant distance away from the subject property;
- 5.) Staff is very concerned with a past history of noise complaints received that proposed residential at the subject property is not suitable.

4.) Residential Development Trends:

- Part of a suitability analysis includes review /assessment of land use break downs and ensuring a proper land use balance and not an oversaturation of residential;
- The residential market has seen a significant increase in Florida, Pasco County & Zephyrhills;
- Residential land value / prices are making all undeveloped land attractive for residential development. Therefore, it is important to consider land use actions with consistency with the vision of the Comprehensive Plan, Future Land Use Element which is Industrial and the Vision of the Industrial Corridor;
- Residential use is generally the highest user of City services;
- In the City's Comprehensive Plan update it is evident that the breakdown in land use acreage / land use percentage for residential has increased significantly from when the Comprehensive Plan was last updated;
- In 2010, the Comprehensive the residential acreage consisted of 1,146 acres or 20% of the City's total acreage. A recent calculation reflects an increase in residential from 1,146 acres to 2,995 acres (more than doubling the percentage of residential land use);
- A balance of land uses is important financially as residential use is generally the highest user of City services (fiscally / services including staffing / operations / management);
- Staff is planning to conduct a comprehensive market study / analysis for both the residential and industrial market to fully understand the importance of these two markets and related fiscal impacts.

5.) Fiscal Impact Analysis:

- An element of land use decisions reviewed by staff is the fiscal impact analysis based on the existing / proposed land use alternatives;

- Fiscal impacts are an important review element in considering short and long term fiscal impacts to a community;
- Direct and indirect impacts come in the form of: ad valorem taxed, impact fees, property development investment, jobs created and City services;
- Industrial property development typically will provide significant investment, quality jobs and limited service demands. One example – Currently in the works: 35 acre project – 168 million investments with 600,000 sq ft and 250 jobs, 10,000 GPD water, and very limited service demands;
- Staff coordinated with Pasco County economic development and created a fiscal comparison analysis between the proposed concept master plan and a conceptual industrial development on the same amount of acreage;

6.) Service / Water / Transportation Impacts:

a.) Water:

- The City is carefully reviewing / assessing land use decisions in the area of utilities. In particular, the City has identified a need to increase the Water Use Permit with SWFWMD;
- The proposed development includes a preliminary master plan 750 residential units. The applicant's estimated average water demand / day is 175 gallons per day (GPD) on the multi-family and 215 for the dingle family totaling 139,250 gallons per day;
- The City's most current averages that are being used is 300 gallons of water per day on both Townhomes and single family residential. The more current water estimate increases the applicant's estimated daily water use from 139,250 GPD to 225,000 GPD;

b.) Transportation: A traffic study was conducted by the applicant which states that there is adequate capacity to accommodate the proposed future land use map amendment except for a 500' segment of US 301 Between SR 39 and Palm Grove Road. Staff commented to the applicant that it is difficult to assess trip generation no knowing the future intended use under the current LFU of Industrial. The proposed weekday trip generation is shown at 6,184 new external trips. The trip generation for the proposed FLU amendment was shown based on the proposed concept plan and not the maximum buildout whereas the trip generation under the current FLU (Industrial) is shown with a maximum buildout with a FAR of .50 which may not be realistic. The PEDC staff have stated to staff a concern in the industrial corridor (Chancey Rd) of allowing residential that will fill up the capacity of Chancey Rd which may discourage industrial development / truck traffic.

c.) Other Services:

- **Police** – Comments provided:
 - Many noise complaint received from residences in this area;
 - Staffing – 760 Units would require 49 officers. Presently budgeted for 41 with currently only 35 officers.
 - Training – equip a new officer (not including a vehicle) is \$100k per new hire;
 - Significant calls on new residential development / theft;
 - Intersection at SR 39 & Chancey experiencing a high number of accidents involving serious injury with none of the corners of this intersection developed.
- **Sanitation** – The number of units proposed will have a significant impact on solid waste service / equipment / operations.
- **Schools** – The Pasco County School Bd provided a report that reflects the students that may be generated from this development:
 - Elementary – 97 kids
 - Middle school – 48 kids
 - High School – 62 kidsPercent of capacity with proposed development with only this project bring all three school levels to 89% and above.

B.) Intergovernmental Coordination:

- 1.) Staff has reached out to our local, County & regional partners to inform them of the proposed land use action and to provide input / comments. The following summary is provided:
- 2.) Bill Cronin – Pasco Economic Development Council – Letter provided supporting the preservation of industrial land and that there is short supply of quality industrial land for substantial capital investments, high wage jobs and providing a balanced tax base. The subject lands is part of the Duke Energy Site Readiness program with this site and County's investment of 3.5 million of Penny for Pasco funds for sewer lines to Chancey Road to help promote industrial development;
- 3.) Danielle Ruiz – Director of Industrial Development (Duke Energy) Letter providing the preservation of industrial land for industry for jobs and to help diversify their tax base and a lower cost burden for citizens;
- 4.) David Engle – Pasco County Economic Growth Director. Support industrial land to assist both the City and Pasco County in economic development / diversification of both tax bases;
- 5.) Aubrey Brown – CSX Manager – Support of preserving industrial land / concern of incompatibility of adjoining residential;
- 6.) Pasco County Planning Department – Not in support of the proposed land use change;

- 7.) Tampa Bay Regional Planning Council – Communication with Staff – Not in support of the land use change. Pasco County worked with the TBRPC on a County wide industrial report that showed Pasco County is deficient in Industrial land and the importance of preservation and the importance of a diversified tax base and opportunity for quality jobs;
- 8.) Staff has worked on a preliminary Industrial Corridor Master Plan which this property is included and considered a catalyst site with transportation access and rail access;
- 9.) The PEDC has also designated the subject property as a Site Readiness Property and is marketing the property nationally
- 10.) Department of Economic Opportunity – The proposed land use action is a large scale future land use map amendment and will be required to be submitted / reviewed. The State will review the petition, Staff Report / Justification, data & analysis and recommendation from Staff, Planning Commission and City Council.

C.) Comprehensive Plan Consistency – Based on the Executive Report findings and Comprehensive Plan Analysis in the Report Staff is not of the opinion that the FLUMA / Zoning petition is consistent with the City’s Comprehensive Plan.

III. DATA & ANALYSIS:

1. Annexation: Consistency with Chapters 171.043 & 171.044 Florida Statutes

A small portion of the overall petition property (9.98 acres) is proposed to be annexed into the city. Annexing the subject property into the jurisdictional boundaries of the City is a rational action. Annexation will allow the City to better control the use, intensity and density of the site, as explained in the FLUM and Zoning Change section of this report. The proposed annexation meets the criteria set forth in Subsections 171.043 & 171.044 addressing the character requirements and criteria to be met as well as the procedures for a voluntary annexation. The subject property’s boundaries are contiguous to the city’s boundary, the property is reasonably compact, is not part of another incorporated municipality and will be used for urban purposes. Finally, the subject property is also located within the boundaries of the City / Pasco County JPA (Joint Planning Area) boundary and Utility Service Area Boundary.

2. Future Land Use: Consistency with 163, Florida Statutes

The proposed future land use map amendment is being processed as a large-scale amendment to the Official City Future Land Use Map in accordance with the requirements of Chapter 163.3184(3), Florida Statutes.

3. Future Land Use Map Designation Change & Zoning Designation Change

A. Character / Compatibility Analysis of Adjacent Land:

The character and land development patterns in the adjacent properties are generally developed as non-residential / commercial on both sides of Gall Boulevard. The property to the north is characterized by existing retail and office uses. The property to the east consists of Gall Blvd and a car wash. The property to the south consists of Napa / Golden Coral and the property to the west is Fort King Colony Apartments. Overall, the property is a good candidate for infill development within the City of Zephyrhills.

The following table outlines the current Future land use and Zoning / use of adjacent lands:

Orientation	Existing Use of Land	FLUM Designation	Zoning Designation
North	• Undeveloped	• County Light Industrial	• County AC
South	• Undeveloped	• City MU	• City PUD
East	• CSX Railroad & Industrial businesses	• City Industrial	• City LI
West	• Undeveloped / MH Park	• County RES-9	• County C2 & RMH

As previously stated, the subject property is located near the intersection of Chancey Rd & SR 39 and considered the western boundary / “Gateway into the City’s Industrial corridor and situated between Chancey Rd, SR 39, Tucker Rd and the CSX Rail Road. Under the present City current future land use and zoning, the property could be developed with industrial / manufacturing types of uses. Under the petitioner’s application request to change the future land use and zoning designation to Mixed use / PUD, the proposed preliminary PUD master plan shows a mix of Commercial, multi-family and single family residential. A summary of the character / compatibility / suitability analysis and details are summarized in the Executive Summary provided above.

B. Potential Impacts on Urban Services & Public Facilities

B.1 Consistency with Land Development Regulations (LDR’s)

Sec. 5.01.00 Consistency and Concurrency:

According to Article V, Adequate Public Facilities in the Land Development Regulations (LDR’s) within the City of Zephyrhills Code of Ordinances:

A) No development activity may be approved unless it is found that the development is consistent with the city’s Comprehensive Plan and that the provision of certain public facilities

will be available at the prescribed levels of service concurrent with the impact of the development on those facilities.

(B) If a development proposal is found to meet all the requirements of this code, it shall be presumed to be consistent with the Comprehensive Plan in all respects except for compliance with the concurrency requirements. City staff, public officials or any citizen may, however, question the consistency of a development proposal with the Comprehensive Plan. If a question of consistency is raised, the Site Plan Review Committee shall make a determination of consistency or inconsistency and support that determination with written findings.

Sec. 5.02.00 & 5.03.00 Potable Water and Wastewater Level of Service:

According to the City's potable water sub-element of the Comprehensive Plan, the level of service for the minimum average daily flow is calculated at 200 gallons per dwelling unit (GPD) per day (average daily flow). Under the existing zoning, the maximum development impact would be one unit at 200 gallons of water per day. The level of service for wastewater is 168 GPD per dwelling unit (average daily flow).

According to John Bostic, Utilities Director for the City, the City is approaching its pumping limits for potable water with projects that have been approved by the City. The Utilities Department is coordinating with the City's Utility consultants and applying to SWFWMD for a Water Use Permit increase.

** The City is now utilizing an increased water and sewer GPD demand for both water and sewer (300 GPD for water – single family and multi-family and 250 GPD on the sewer). Current estimates on existing entitlements indicate that the City will reach its WUP capacity in approximately 5 years if existing entitlements complete construction. The estimated water / sewer demand is provide in the above executive summary. The following City of Zephyrhills Utilities Department permit and current demands are provided:

Water:

Current permitted amount – 3,308,400 MGD

Current average daily demand - +/- 2,644,677 MGD

Sewer:

Current permitted amount: 3.85 MGD

Current average daily demand: 1.7 5MGD

Sec. 5.04.00 Transportation / Level of Service:

According to the Transportation element of the City's Comprehensive Plan, the level of service (LOS) for local streets and minor & major arterials must operate at a LOS of 'D' or better (Ord. 998-08, passed 11/2008). The subject property abuts Chancey Road (County owned and maintained and SR 39 – State owned / maintained). The traffic study summary is provided above in the executive Summary.

Sec. 5.05.00 Drainage Level of Service AND Sec. 4.03.05 Restrictions within Cone of Influence:

The level of service requirement for stormwater facility design and drainage plans requires all development or redevelopment within the City to retain the runoff from a 25-year storm event with an intensity of 3.6 inches per hour. In addition, the City of Zephyrhills, due to its unique topography has several ‘cones of influence’ which are of particular importance regarding stormwater management and the continued supply of clean water for the City. A conceptual stormwater management plan will be required as part of the project approval process when developed, and per City Code, the project must adhere to the current Code of Ordinances regarding stormwater management and best management practices (BMP) for cones of influences.

Sec. 5.06.00 Solid Waste Level of Service:

The level of service assumption for solid waste disposal is 1.5 tons of solid waste per year per dwelling unit (1.5 tons/DU/year) (Sec. 5.06.00(B)). According to the Comprehensive Plan, “Pasco County Resource Recovery Facility, with a design capacity of 1,050 tons per day, provides adequate solid waste disposal for the County, its municipalities, and municipalities outside Pasco County. The City is responsible for solid waste collection.” Therefore, staff does not anticipate the increased development potential from a FLUM and Zoning change to impact solid waste disposal in Pasco County.

Sec. 5.07.00 Recreation Level of Service:

Not applicable under the present future land use of Industrial. The proposed FLUM amendment to Mixed Use reflects property (7.6 acres) dedicated for park which would meet the recreation minimum levels of service.

C. Potential Impacts on Natural Resources and Open Space

The subject property is characterized with tree canopy and one wetland. A future tree survey shall be required to review / assess tree removal and to maximize tree preservation upon submittal of a future engineered site plan. The applicant shall be required to permit through SWFWMD on all permitting matters pertaining to the existing wetland on site.

D. Potential Impacts on School Facilities

There would be an impact on School facilities and defined in the above executive summary providing the report from the Pasco County School district.

E. Potential Impacts on Fire & Police Protection and Emergency Service

The area is currently surrounded by City property / development and being served by the City’s police, and Pasco County fire and ambulance. The Police Chief has provided comments of concern and the amount of additional staffing that would be required with the proposed future land use map amendment and are summarized in the above executive summary.

F. Compatibility with Surrounding Land Uses

A Compatibility / Suitability analysis is provided in above executive summary.

G. Potential for Proliferation of Urban Sprawl

As annexation and FLUM/Zoning amendment proposals are submitted to the City, Staff determines conformance to the Comprehensive Plan by a thorough review of the criteria below. This review helps to determine if the proposed land use promotes urban sprawl.

G 1. Would the FLUM amendment promote, allow, or designate:

- a. *A substantial area of the jurisdiction as low density, low-intensity, or single use development, or uses in excess of demonstrated need.*

Findings: The proposed development is planned as a mixed-use development and not characterized as a Low density – single use development. The subject property is within proximity to central sewer, potable water and electric service.

- b. *Significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands available and suitable for development.*

Findings: The proposed development is not located within an existing rural area but is located within an area on the periphery of the City's industrial corridor and close to an existing railroad and the Airport . The property is not close to support uses, such as the fire and police protection, library, and shopping, and other focal points are located.

- c. *Urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

Findings: The proposal is not strip, isolated or ribbon development and should be able to be hooked up to existing infrastructure.

G2. Would the FLUM amendment:

- a. *Protect and conserve natural resources;*

Findings: The proposed development will be required to submit a tree survey and tree removal permit prior to any tree removal on the subject site to protect natural resources.

- b. *Adequately protect adjacent agricultural areas and activities;*

Findings:NA.

- c. *Maximize use of existing public facilities and services, AND maximize use of future public facilities and services.*

Findings: The Executive Summary speaks on this matter on preserving the City's industrial land and maximization of public infrastructure and making informed land use decisions and prioritizing where and what type of development makes the most sense from a growth management standpoint and all the related City services impacts.

- d. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy, of providing and maintaining facilities and services;*

Findings: This petition for annexation and FLUM/Zoning change does not encourage or allow for land use patterns or timing which disproportionately increase the cost in time, money, and energy, of providing and maintaining facilities and services

- e/f. *Fails to provide a clear separation between rural and urban uses, and discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;*

Findings: The City encourages development in the subject area by maintaining the Industrial land use and Zoning consistent with the established / future planned industrial use that is being planned for this corridor.

- g. *Fails to encourage an attractive and functional mix of land uses;*

Findings: The proposed concept plan is good mix of commercial / office and high density and single family residential.

- h. *Results in poor accessibility among linked or related uses;*

Findings: The subject property has direct access to SR 39 and Chancey Rd.

- i. *Results in the loss of significant amounts of functional open space.*

Findings: NA.

H. Consistency with Comprehensive Plan

The proposed project was reviewed for consistency with the adopted Zephyrhills 2025 Comprehensive Plan. Findings relative to the review along with the relevant objectives and policies are presented below:

H1. Future Land Use Element:

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

POLICY LU-1-1-1: The City shall continue to enforce land development regulations to ensure orderly development that at a minimum, contain provisions which (j) discourage the proliferation of urban sprawl.

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

Policy LU-1-1-6”: The City should prohibit isolated commercial development that requires higher service costs..

Findings:

The Executive report summarized the above-mentioned policies in speaking of the estimated / significant increase in City services that will be required in the proposed FLUMA & Rezoning petition. The land use compatibility / suitability is also summarized in the Executive Summary.

H2. Transportation Element:

OBJECTIVE TRA-1-3: Levels of Service. Vehicular Level of Service Standards (LOS) shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation

POLICY TRA 1-3-1: Vehicular Levels of Service. Establish and maintain adopted levels of service on all classifications of roadways within the City. The following level of service standards (LOS) are adopted: [ALL ROADWAYS = "D"]

POLICY TRA-1-3-9: Except in cases where the impacts of the proposed development are demonstrated to be de minimis as that term is defined in Section 163.3180 of the Florida Statutes, all projects requesting development approval shall conduct a transportation study to determine the transportation impacts of significantly impacted roadway segments within the City. In cases where projects within the City access State or County public roadway facilities, transportation studies will be required to conform with State or County jurisdictional access requirements.

OBJECTIVE TRA-1-6: The planning of traffic circulation shall continue to be coordinated with the City's Future Land Use Plan to consider existing and projected population density, housing and employment patterns, and land use trends.

Findings:

The preliminary Traffic Study shows a LOS impact on one segment as summarized in the Executive Summary. The intersection of SR 39 and Chancery has been identified by the Police Chief as an area that is experiencing traffic accidents / fatalities and there is a concern with the proposed development / trip generation with increased potential issues. .

H4. Public Facilities Element:

Goal PUB-1: City shall provide a sufficient supply of water of appropriate quality for all beneficial uses within the City.

OBJECTIVE PUB-1-4: The City shall discourage urban sprawl and encourage compact development and a separation of urban and rural land uses by directing new development to areas currently served by potable water facilities to maximize the use of existing potable water distribution facilities before extending service to areas currently unserved by potable water facilities.

Policy PUB-1-4-2: City shall develop priorities that maximize the use of existing public facilities and establish a plan for replacement, possible future facility deficiency corrections and future facility needs.

POLICY PUB-4-1-3: All new development or redevelopment is required to provide on-site retention of stormwater of sufficient capacity to assure that post-development runoff is no greater than pre-development runoff. The adopted level of service standard is a 25-year storm of 3.6 inches of rainfall in 1 hour. Improvements undertaken to correct existing localized ponding of water will be based on meeting or making progress toward achievement of the adopted LOS standards for drainage facilities.

POLICY PUB-5-1-2 Developers will be financially responsible for on-site stormwater detention.

Findings:

The executive summary addresses where the City is with our Water Use Permit with SWFWMD. The City is cautious at this time on annexations and land use changes that will require large amount of water capacity until the water use permit is addressed / increased.

H5. Conservation Element:

POLICY CON 3-1-1 Protect and conserve the natural functions of existing soils and wildlife habitats. The development of property will require identification of soil type and wildlife.

H6. Recreation and Open Space Element:

NA