



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, October 10, 2022
6:00 PM**

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/855325901>
or dial in using your phone:

+1 (646) 749-3122 - Access Code: 855-325-901

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

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Jodi Wilkeson
Roll Call – City Clerk Lori Hillman
Invocation – Councilman Alan Knight
Pledge of Allegiance – Council President Jodi Wilkeson

1. CONSENT ITEMS

- 1.1 Change Order No. 1 to Ajax Paving Construction Agreement No. 25-21-06 Taxiway A Rehabilitation Time Extension

1. 11-21-06_CO1

- 1.2 Request Council approval for Jones Edmunds Task Assignment JE 23-02 - South 301 Sewer/Water Phase 1 Project.

1. 2022-10-04-PECON-.Zephyrhills_TaskAssignment JE23-02.South301SewerRedev

- 1.3 Request Council approval for Jones Edmunds Task Assignment JE 23-03 - Reclaim

Water to Abbott Square and Pasco County.

1. 2022-10-04-PECON-Zephyrhills-Task Assignment JE23-03.reclaimed line
abbot_pasco_design_bid

- 1.4 Request Council approval for Jones Edmunds Task Assignment JE 23-04 - Northside
Phase 3 Force Main/Water Main.

1. 2022-10-04-PECON-Zephyrhills-Task Assignment JE 23-04.Northside Phase 3
FM_water line extension

- 1.5 Request Council approval for Jones Edmunds Task Assignment JE 23-05 - WWTP
Effluent Pump Station Upgrade.

1. 2022-10-04-PECON-Zephyrhills-TaskAssignment JE 23-05.WWTP_Eff_Pumpstation

- 1.6 Notification to Council for the Purchase of an Emergency Generator and Transfer Switch
at Well 5 through RCM Utilities.

1. WTP 5 REV1

- 1.7 Notification to City Council to utilize the services of R&M Service Solutions for Annual
Hydrant Maintenance.

1. Zephyrhills RM 2022115

2. BUSINESS ITEMS/PUBLIC HEARING

- 2.1 ACME Development on Wire Road North of C.R. 54
First Reading **ORDINANCE NO. 1443-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1443-22 on the First Reading

1. Ordinance 1443-22 Acme Annexation
2. Final Deed Restriction for ACME Development with Exhibit A
3. Staff Report for CC Wire Rd Annx rezone fluma October 03 2022 w attachments
4. Wire Road At Driftwood Access Management Application 8-9-22

- 2.2 Zephyr Storage LLC on US-301 South of Daughtery Road
First Reading **ORDINANCE NO. 1445-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF THE CITY OF ZEPHYRHILLS PURSUANT TO THE REQUEST OF THE OWNERS OF SUCH LANDS AND IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1445-22 on the First Reading

- 1. Ordinance 1445-22 Zephyr Storage Annexation
- 2. Zephyr Storage MAP

3. PLANNING DIRECTOR'S REPORT

3.1 Abbott Square Phase 2 Final Plat

- 1. FINAL - CDD Exhibit 1 - Vicinity Map
- 2. Abbott final plat - 2
- 3. Subdividers Agreement - Template Reproduction - Phase 2
- 4. Abbott Square Phase 2 Bond
- 5. Abbott Square Phase 2 Performance Bond_Signed

3.2 Eiland Blvd. Mixed Use PUD - Annexation, FLUMA & Rezoning Planning Report

- 1. Staff Report_Eiland_PC09.20.22
- 2. Map Series_Eiland MU
- 3. EXHIBIT A F.S. 163 Analysis (1) (1)
- 4. EXHIBIT B Premature Development; Urban Sprawl Analysis (1) (1)
- 5. EILAND Frontage Renderings

3.3 Zephyr Storage, LLC Conditional Use/Planning Report

- 1. Conditional use staff report - Zephyrhills Storage
- 2. Zephyr Storage LL Powerpoint

4. CITY ATTORNEY'S REPORT

4.1 ACME Development on Wire Road North of C.R. 54

First Reading **ORDINANCE NO. 1444-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-6 (RESIDENTIAL 6 D/U PER ACRE) TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR (AGRICULTURAL-RESIDENTIAL) TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.95 ACRES OF REAL PROPERTY LOCATED ON WIRE ROAD AND APPROX. 1,000 FEET NORTH OF COUNTY ROAD 54 AND HAVING PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

- 1. 17932985v1 - Ordinance 1444-22 Acme SM Scale FLU and Zoning

2. 17935107v1 - Final Deed Restriction for ACME Development with Exhibit A
3. Staff Report for CC Wire Rd Annx rezone fluma October 03 2022 w attachments
4. Wire Road At Driftwood Access Management Application 8-9-22

- 4.2 Zephyr Storage LLC on US-301 South of Daughtery Road
First Reading **ORDINANCE NO. 1446-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY ROR (RETAIL/OFFICE/RESIDENTIAL) TO CITY MU (MIXED USE); AND AMENDING THE CITY'S OFFICIAL ZONING MAP, CHANGING THE ZONING DESIGNATION FROM COUNTY C2 TO CITY C2 (COMMUNITY COMMERCIAL), FOR PARCEL 03-26-21-0010-00100-0020; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

1. 17935073v1 - Ordinance 1446-22 Zephyr Storage FLU RZ
2. Zephyr Storage MAP

- 4.3 Park Place Boat & RV Storage, LLC Conditional Use
First Reading **RESOLUTION NO. 803-22 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS; APPROVING A CONDITIONAL USE FOR RECREATIONAL VEHICLE STORAGE IN THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT ON PARCELS 19-26-22-0010-00000-0110 AND 19-26-22-0010-00000-0120; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."**

1. Resolution 803-22 Park Place Boat & RV Storage, LLC Conditional Use
2. Staff Report_ParkPlaceB&RV_PC09.20.22 (1)

5. CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

6. NOTED ITEMS

6.1 JE TA 23-01 Water/WasteWater System Support Services

1. JE TA 23-01 Water-WasteWater System Support Services

6.2 Depository Deposit Listing

1. City of Zephyrhills Bank Depository

ADJOURN

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

CONSENT ITEMS 1.1

Change Order No. 1 to Ajax Paving Construction Agreement No. 25-21-06 Taxiway A
Rehabilitation Time Extension

Issue:

Time extension requested.

Background:

This project consists of the construction Phase Services for Taxiway A Rehabilitation project in conformance with the FAA AC 150/5300-13A located at the Zephyrhills Municipal Airport (see attachment for complete details).

Attachment(s):

1. 11-21-06_CO1

Fiscal Impact:

Budgeted in FY 2021- 2022. No change in grant amount at this time.

Staff Recommendation:

Staff recommends execution of contract time extension for Taxiway A Rehabilitation project with Ajax paving industries of Florida, LLC



**ZEPHYRHILLS MUNICIPAL AIRPORT
TAXIWAY A REHABILITATION
City of Zephyrhills Bid 11-21-06**

CHANGE ORDER No. 1

OWNER: City of Zephyrhills
OWNER'S AUTHORIZED AGENT: Mr. Nathan Coleman
OWNER'S AGENT'S ADDRESS: 39450 South Avenue, Zephyrhills, FL 33542
CHANGE ORDER NO.: 01
PROJECT NO.: 11-21-06
CONTRACTOR: AJAX PAVING INDUSTRIES OF FLORIDA, LLC
ADDRESS OF CONTRACTOR: 1 AJAX DRIVE, NORTH VENICE, FL 34275
CONTRACT DESCRIPTION: Taxiway A rehabilitation project # 11-21-06
CONTRACT DATE: September 27, 2021

NO WORK COVERED BY THIS CHANGE ORDER MAY PROCEED UNTIL CONTRACTOR IS IN RECEIPT OF A COPY EXECUTED BY THE OWNER, ENGINEER, FDOT AND THE CONTRACTOR. IF CONTRACTOR IS IN AGREEMENT WITH THIS CHANGE, CONTRACTOR SHOULD EXECUTE AND RETURN ALL COPIES TO THE OWNER WITHIN SEVEN (7) CALENDAR DAYS. THIS CHANGE WILL INCREASE OR DECREASE THE CONTRACT AMOUNT AND TIME TO COMPLETE THE PROJECT BY THE AMOUNT(S) SHOWN BELOW. THE GENERAL, SUPPLEMENTARY AND OTHER CONDITIONS OF THE CONTRACT SHALL APPLY TO THIS CHANGE ORDER UNLESS EXPRESSLY MODIFIED BY THIS CHANGE ORDER.

DESCRIPTION OF CHANGE

A. Revision to contract time as a result of delays related to the following items:

1. Delivery of airfield lighting materials necessary for the project were originally scheduled for delivery in January/early February. The delivery of these materials was delayed to the end of March 2022, delaying the potential start of the project to end of March.
2. Historically the airport sees some of its highest revenues and traffic around the Sun 'n Fun event held annually in Lakeland. The 2022 Sun 'n Fun event took place between April 5, 2022 and April 10, 2022. Though the project could have commenced at the end of March 2022, the project team determined the safest course of action was to delay the start of the project until after the Sun 'n Fun event in order to ensure all taxiways and runways remained open during this high traffic time.
3. Inconsistencies with survey vertical control were discovered during the initial construction in Phase 1A. The Engineer coordinated with the design survey team to investigate and rectify survey issues at no cost to the City and followed with supplemental instruction, survey, and design information to the Contractor. This coordination effort caused a delay in the progress of Phase 1 but does not impact the cost of the project.



4. The plans call for milling and overlaying on existing pavement in Phase 1B. Following milling operations in Phase 1B, the remaining pavement section and the existing base course near the intersection of Taxiways A and C was found to be weak and unstable in some locations. Upon field review the Engineer determined the existing pavement remaining in this area was not suitable to remain and should be removed and reconstructed. These costs will be paid utilizing the contract unit prices contained in the contract. This project is 100% funded through a grant by the FAA. Accordingly, the FAA has been notified of a possible overrun in the total grant amount, however it is anticipated underruns in other quantities of work over the remainder of the project will negate this increased cost. Accordingly, this change order only includes additional time necessary for the Contractor to complete the work. Final quantity reconciliation will be on a subsequent change order.

B. As a result of the items described in A above, the following contract time adjustments will be made:

1. 49 Calendar Days will be added to Phase 0. (Phase 0 includes time for contractor mobilization, shop drawings, material procurement, etc.).
2. 91 Calendar Days will be added to Phase 1A and 1B for a total of 140 calendar days to be added to the contract.

ADJUSTED CALENDAR DAYS CONTRACT TIME

ORIGINAL:	<u>313 calendar days</u>
PREVIOUS CHANGE ORDERS:	<u>0 calendar days</u>
THIS C.O.:	<u>140 calendar days</u>
TOTAL:	<u>453 calendar days</u>
ORIGINAL DATE/COMPLETION:	<u>August 31, 2022</u>
REVISED DATE/COMPLETION (CO #1):	<u>January 23, 2023</u>

ADJUSTED PROJECT COSTS

ORIGINAL TOTAL CONTRACT PRICE:	<u>\$ 3,119,752.50</u>
APPROVED ADDITIONS OR DELETIONS TO CONTRACT TO DATE:	<u>N/A</u>
APPROVED REVISED CONTRACT AMOUNT TO DATE:	<u>N/A</u>
AMOUNT OF THIS CHANGE ORDER: ADD ___ DELETE ___:	<u>\$ 0</u>
REVISED TOTAL CONTRACT PRICE:	<u>\$ 3,119,752.50</u>
PERCENTAGE THIS CHANGE OF ORIGINAL CONTRACT PRICE	<u>0%</u>



CONTRACTOR ACKNOWLEDGES, BY ITS EXECUTION AND ACCEPTANCE OF THIS CHANGE ORDER, THAT THE ADJUSTMENTS IN CONTRACT PRICE AND TIME SHOWN HEREON CONSTITUTE FULL AND COMPLETE COMPENSATION AND SATISFACTION FOR ALL COSTS AND MODIFICATIONS OF PERFORMANCE TIME INCURRED BY THE CONTRACTOR AS A RESULT OF THIS CHANGE ORDER. NO OTHER CLAIM FOR INCREASED COST OF PERFORMANCE OR MODIFICATIONS OF TIME WILL BE GRANTED BY THE OWNER FOR THE WORK COVERED BY THIS CHANGE ORDER. THE CONTRACTOR HEREBY WAIVES AND RELEASES ANY FURTHER CLAIMS FOR COST OR TIME AGAINST THE OWNER ARISING FROM OR RELATING TO THE MATTERS OR WORK SET FORTH OR CONTEMPLATED BY THIS CHANGE ORDER.

CONTRACTOR'S ACCEPTANCE: _____

TITLE: _____

DATE: _____

RECOMMENDED FOR APPROVAL:

FOR AVCON, INC.: _____
Project Manager

DATE: _____

APPROVED: City of Zephyrhills

BY: _____
Jodi Wilkeson, City Council President

DATE: _____

CONSENT ITEMS 1.2

Request Council approval for Jones Edmunds Task Assignment JE 23-02 - South 301 Sewer/Water Phase 1 Project.

Issue:

Request Council approval for Jones Edmunds Task Assignment JE 23-02 for the South 301, Sewer Phase 1 and Water line Project. Engineering services, design, bid assistance, and inspection services.

Background:

The City of Zephyrhills intends to expand their existing water and sewer system in the south end of the city. These water and sewer system expansions will expand the city's ability to provide customers with water and sewer service as well as make it possible for future removal of a significant number of septic tanks by a future septic to sewer conversion process. This will allow the city to get additional customers, eventually remove existing septic tanks by providing municipal service, and provide a higher level of service for existing and future customers. Additionally, this project will assist in the redevelopment of a part of the southern portion of our service area.

Install +/- 6,000' of 6" force main along 301 from C Ave. to Tucker RD.

Install +/- 3,000' of 8" water lines along the same route intermittently connecting to lines currently in place.

Attachment(s):

1. 2022-10-04-PECON-Zephyrhills_TaskAssignment JE23-02.South301SewerRedev

Fiscal Impact:

Budgeted in the FY22-23 budget. The sewer portion is \$1.3M with 50% funding from the FDEP. The water portion is budgeted for \$800,000 and is all city funding.

Staff Recommendation:

It is the recommendation of the staff for the City Council to approve Task Assignment JE 22-02 to Jones Edmunds for the amount of \$203,825.

THE CITY OF ZEPHYRHILLS, FLORIDA
EXHIBIT F – TASK ASSIGNMENT JE 23-02
SOUTH 301 SEWER/WATER SS PHASE 1

1 PURPOSE

This is a Task Assignment to the Professional Services – City-Wide Services Contract dated June 11, 2018, between The City of Zephyrhills, Florida (CITY) and Jones Edmunds & Associates, Inc. (CONSULTANT) and made a part thereof. The purpose of this Task Assignment is to specify the required services of the CONSULTANT to provide engineering services when, and as authorized by, the CITY's representative, when deemed necessary.

2 METHOD OF COMPENSATION

Payment shall be in accordance with the June 11, 2018 Contract. Compensation for all services, materials, supplies, training, and any other items or requirements necessary to complete the work as described herein shall be on a lump-sum basis as identified below and shall not exceed Two Hundred Six Thousand Eight Hundred Twenty-Five Dollars (\$206,825) payable at the rates attached hereto. At no time shall fees exceed said amount of compensation herein without a written and executed Task Assignment amendment.

3 STANDARD OF CARE

The CONSULTANT agrees that the plans, permits, and studies produced under this Task Assignment are produced in accordance with generally accepted professional standards as to completeness, correctness, and suitability for the purpose intended.

4 PROCESS

The following Task Assignment Process shall be followed when engineering services are required. The CONSULTANT shall provide a complete and detailed proposal to include materials and labor and shall submit its proposal in the following format to the CITY for review, revision, and approval.

The CONSULTANT, at minimum, shall be required to provide the following detail in its proposal:

- Attachment 1 – Scope of Services
- Attachment 2 – Project Schedule
- Attachment 3 – CONSULTANT's Project Team Members
- Attachment 4 – Total Cost for Services
- Attachment 5 – Truth in Negotiation Certificate (*as required per Florida Statutes*)

Attachment to this Exhibit F are required for a complete Task Assignment.

ATTACHMENT 1—SCOPE OF SERVICES

All terms used herein shall have the same meaning as defined in the Agreement unless otherwise noted herein. In consideration of the mutual covenants and agreements set forth in Attachments 1 through 5, the CITY and CONSULTANT agree, by signature, to the details negotiated in this Task Assignment.

SOUTH 301 SEWER/WATER SS PHASE 1

BACKGROUND

The City of Zephyrhills intends to expand their existing water and sewer system in the south end of the City. These water and sewer system expansions will expand the CITY'S ability to provide customers with water and sewer service as well as make it possible for future removal of a significant number of septic tanks by a future septic to sewer conversion process. This will allow the CITY to accrue additional customers, eventually remove existing septic tanks by providing municipal service, and provide higher a level of service for existing and future customers.

The project includes:

1. Installing approximately 6,000 linear feet (LF) of 6-inch PVC force main piping, within the right-of-way, starting at C Avenue South, following Highway 301, then following Buckman highway and then Tucker Road to connect with the city's existing system.
2. Installing approximately 3,000 LF of 12 inch PVC water main along the same route tying into two existing components of the city creating a loop within the city.
3. All pipelines shall be placed within existing ROW, and easements shall not be required or obtained.
4. Provisions will be made in the pipeline for future connections at specific locations approved by the city.
5. All designs will comply with the CITY's standard design requirements unless modified for specific design purposes.

SCOPE OF WORK

The Scope of Work includes survey, preliminary and final design, and bidding and construction-phase services as described below.

TASK 1 – PROFESSIONAL LAND SURVEYING SERVICES

The CONSULTANT will authorize a professional land surveyor (PLS) subconsultant to perform a topographic/location survey within the limits of the proposed piping main extension route in support of the piping main design. Route survey corridors will be from right-of-way to right-of-way starting at C Avenue South along Highway 301, then following Buckman highway and then Tucker Road. A description of the typical services to be provided are listed below.

The topographic/location survey will include:

- All above-grade utilities and structures, fencing, piping, roads, driveways, sidewalks, stormwater structures, power poles, panels, posts, trees, scrubs, valve boxes, water meters, curbs, tree lines, etc., within the survey limits.
- Edge-of-pavement, ground-surface, and top-of-improved-surface (e.g., roads, driveways, sidewalks, stormwater structures, valve boxes) elevations. Ground-surface elevations will be surveyed at an interval, as required, not exceeding 100 feet.
- Rim and invert elevations of any stormwater structures, including diameters, materials, and invert elevations of connecting pipes.
- Locations of buried utilities as marked by the utility providers. The surveyor will review records and contact all utility providers to have their utilities marked. The survey will include the locations and the utility owners' contact information. The surveyor's work will be limited to Subsurface Utilities Engineering (SUE) Quality Levels D and C.
- The location, owner, and owner's contact information for each property encountered.

The CONSULTANT will coordinate with the CITY regarding the vertical and horizontal controls used for the survey. The survey will be used as the base map for the design drawings.

Deliverables: The CONSULTANT will provide the CITY with an electronic copy of the survey signed and sealed by the PLS (Adobe Acrobat format and AutoCAD format).

TASK 2 – GEOTECHNICAL SERVICES

The CONSULTANT will authorize a professional geotechnical engineer subconsultant for this project. The geotechnical engineering subconsultant will provide a geotechnical report summarizing the apparent seasonal high water table, soils classification (AASHTO), recommended trench construction, recommended subgrade preparation, and minimum compaction densities to be used for design. The total number of assumed borings, based on horizontal directional drills expected at major road crossings, is 3.

Deliverables: The CONSULTANT will provide the CITY with one paper copy of the geotechnical report signed and sealed by the geotechnical engineer and one electronic copy of the geotechnical report (Adobe Acrobat format).

TASK 3 – PERMITTING ASSISTANCE

The CONSULTANT will conduct pre-application meetings with the Florida Department of Environmental Protection [FDEP], FDOT (along Highway 301) and Pasco County, to determine any specific design criteria, type of permits required, and permit application review fees. The CONSULTANT is currently unaware of any required permits other than those identified below. Any required permitting identified during this pre-application process will be reported to the CITY and addressed as part of a contract amendment if required.

PASCO COUNTY RIGHT-OF-WAY USE

This project will require a Pasco County Right-of-Way Use Permit. The CONSULTANT will:

- Prepare the Permit forms and the associated permit application package, including figures, cross sections, and maps.
- Respond to up to one Request for Additional Information (RAI) from the County.

The CITY will pay the permit fees associated with the required permits.

FDOT RIGHT-OF-WAY USE

This project will require a FDOT County Right-of-Way Use Permit. The CONSULTANT will:

- Prepare the Permit forms and the associated permit application package, including figures, cross sections, and maps.
- Respond to up to one Request for Additional Information (RAI) from the County.

The CITY will pay the permit fees associated with the required permits.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WATER/WASTEWATER COLLECTION/TRANSMISSION PERMIT APPLICATION

CONSULTANT will prepare and submit FDEP Form 62-604.300(8)(a), Notification and Application for Constructing a Domestic Wastewater Collection/Transmission System, and respond to up to one RAI. We assume that the CITY will pay the permit application fee of \$650.00, although they may have an exemption.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) POTABLE WATER MAIN EXTENSION PERMIT APPLICATION

CONSULTANT will prepare and submit FDEP Form 62-555.900(7), Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs, and respond to up to one RAI. We assume that the CITY will pay the permit application fee of \$650.00.

Deliverables: The CONSULTANT will submit one electronic copy in Adobe Acrobat format of the draft permit application packages to the CITY for review and one electronic copy of the final permit application packages to the CITY for signature. The CONSULTANT will collect the signed permit application package from the CITY and submit the application to the appropriate agencies. The CONSULTANT will provide the CITY one electronic copy in Adobe Acrobat format of the fully-executed permit-application package.

TASK 4 – 30% DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop a 30% Design. The 30% Design will establish the requirements of and elements to be included in the final design. For this task, the CONSULTANT will:

- Coordinate a kickoff meeting and a site visit with the CITY.
- Develop 30% drawings of the proposed water main and forcemain route. Provide narrative of proposed connections, routing requirements, and proposed design elements (e.g., piping and valves).

- Develop a preliminary opinion of probable construction cost.
- Develop a list of technical specifications to be included in the Design Documents.

30% DESIGN SUBMITTAL

The 30% Design will include the items listed above and will be submitted to the CITY for review and comment. The CONSULTANT will coordinate a 30% review meeting with the CITY. Mutually agreed upon comments will be incorporated into the 90% Design.

Deliverables: The CONSULTANT will submit one electronic copy of the 30% Design to the CITY in Adobe Acrobat format.

TASK 5 – 90% DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop the Construction Drawings, Technical Specifications, and an opinion of probable construction cost.

The drawings will consist of General, Civil Drawings. Attachment 1 presents the preliminary drawing list used as a basis for the fee estimate. The CONSULTANT's standard details and presentation will be used and will maintain compliance with the CITY's Utility Standards.

The CONSULTANT will use its standard Construction Standards Institute 16-division format front-end documents and technical specifications for this project. The CONSULTANT will customize its technical specifications based on comments from the CITY.

90% DESIGN SUBMITTAL

The CONSULTANT will submit the 90% Design Submittal to the CITY for review and comment. The 90% Design Submittal will present the CONSULTANT's proposed complete design pending the CITY's comments and will include drawings, front-end documents (based on CITY standards), technical specifications, an updated opinion of probable construction cost, and draft permit application packages.

The CONSULTANT assumes that the CITY will need 2 weeks to review the submittal package. The CONSULTANT will participate in a review meeting at the CITY's office to discuss and obtain the CITY's comments. The Scope of Work assumes that the CITY will have only minor comments to incorporate for the Final Design Submittal. The CONSULTANT will incorporate into the documents the CITY's comments agreed to at the meeting. Subsequently, the CITY and CONSULTANT project managers will resolve any unresolved comments.

Deliverables: The CONSULTANT will provide to the CITY one electronic copy (Adobe Acrobat format) of the items indicated above for the 90% Design Submittal. The CONSULTANT will distribute electronic copies of the design review meeting minutes to meeting attendees by e-mail only. The meeting minutes will include the disposition of the CITY's comments.

TASK 6 – FINAL DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop the drawings, technical specifications, and an opinion of probable construction cost.

The drawings and specifications will comply with the same criteria as defined under Task 5 (90% Design submittal).

FINAL DESIGN SUBMITTAL

After the 90% design review meeting, the CONSULTANT will incorporate the CITY's review comments into the Final Design Submittal and issue the Final Design Submittal. The Final Design Submittal will include the drawings, front-end documents, technical specifications, a final opinion of probable construction cost, and permit application package(s) for the CITY's signature.

Deliverables: The CONSULTANT will provide to the CITY five paper copies signed and sealed and one electronic copy on CD (Adobe Acrobat format) of the items indicated above. Three drawing sets will be half-size (11-x-17-inch) and two drawing sets will be full-size (22-x-34-inch).

TASK 7 – BIDDING SERVICES

BIDDING SERVICES

To assist the CITY during a proposed 60-day bidding and award process for the project, the CONSULTANT will:

- Provide electronic Bid Documents in Adobe Acrobat format to the CITY. The CITY will advertise the project; print, sell, distribute, and maintain distribution records of Bid Documents to the prospective bidders; and correspond with prospective bidders.
- Assist with one addendum to the Contract Documents, if required. The CITY will collect verbal and written questions from prospective bidders and decide if issuing an addendum is required. The CONSULTANT will distribute responses to bidders' questions to the CITY electronically for the CITY to incorporate into the addendum. The CITY will prepare the addendum and distribute copies to the prospective bidders.
- Attend one pre-bid meeting with prospective bidders. The CITY will direct the meeting and develop and issue any minutes or addenda associated with the pre-bid meeting.
- The CONSULTANT will review the bids received, prepare a bid tabulation, investigate the apparent low bidder's history, and develop a letter of bid evaluation.

TASK 8 – ENGINEERING SERVICES DURING CONSTRUCTION (ESDC)

An 11-month construction schedule is proposed for this project. The schedule consists of a 3-month submittal and material acquisition period followed by 9 months of on-site activities. This approach will reduce the likelihood of delays during on-site construction activities. Construction-phase services are based on this 11-month construction schedule.

Construction administration is the office support required to complete the project and includes work items necessary to maintain the project's performance. The CONSULTANT will provide the following limited construction-administration services:

- Receive, log, review, and issue comments for Requests for Information (RFI).
- Prepare, log, and issue Construction Field Orders (CFO), as requested by the CITY.
- Prepare, log, and issue responses to Proposed Contract Modifications (PCM).

- Review PCMs for conformance with the Contract Documents and make recommendations.
- Prepare, log, and issue Change Orders (CO).
- Prepare, log, and issue Notices of Non-Compliance.
- Attend up to nine monthly on-site construction progress meetings.
- Prepare agendas, sign-in sheets, and meeting minutes and distribute meeting minutes associated with the progress meetings to the Contractor and the CITY electronically.
- Receive, review, and file field correspondence.
- Coordinate construction activities and issues with the CITY's Inspector.
- Assist the CITY in reviewing pay applications.
- Set up and maintain project files. Files may include miscellaneous letters/emails, submittals, RFIs, pay applications, meeting minutes, CFOs, PCMs, COs, Notices of Non-Compliance, submittals, review of Contractor-supplied Operation and Maintenance (O&M) manuals, warranties, punch lists, and testing results.

SUBMITTAL REVIEW

The CONSULTANT will receive, log, review, and issue comments on project submittals, including administrative submittals (i.e., construction schedules and work plans), shop drawings, and product data for the materials to be incorporated into the project warranties, samples, and O&M manuals. The CONSULTANT expects 20 submittals for this project. This Scope of Services includes an initial review and one resubmittal review for the expected submittals. Submittals will be immediately returned to the Contractor if all deviations are not listed as requested on the project forms.

LIMITED CONSTRUCTION OBSERVATION

The CONSULTANT will provide a Resident Project Representative (RPR) during the 9-month period when on-site construction activities occur. The duties of the RPR will include:

- Visit the site not more than 2 days (8 hours per day) per week during on-site construction activities (up to 350 hours total) to assist the CITY in observing the Contractor's work and assist the CITY in monitoring that construction is being completed in accordance with the Contract Documents.
- Document testing, including coordinating with the Contractor in advance of scheduled tests.
- Take progress photographs to document construction progress.
- Work in partnership with the CITY to prepare an observation report after each on-site visit and record weather conditions, the day's activities, decisions, and other general observations.
- Confirm that materials delivered to the site are consistent with submitted materials.
- Report when clarifications and interpretations of the Contract Documents are necessary.

The CITY will provide the remaining full-time (as necessary) Construction Inspector to provide daily observation of the Contractor's work, including all RPR tasks described above. In addition to the tasks above, the CITY's Construction Inspector will track quantities placed, including stored materials, and verify the quantities billed on monthly pay

applications. The CITY will submit daily observation reports and progress photographs to the CONSULTANT weekly.

CONTRACT CLOSEOUT SERVICES

When the Contractor notifies the CITY/CONSULTANT that the project is Substantially Complete, the CONSULTANT will begin contract closeout, which includes:

- Conduct a Substantial Completion site visit with the CITY and the Contractor, and provide a punch list (an initial list of items to be corrected or completed) to the Contractor and the CITY.
- Issue a Certificate of Substantial Completion to the CITY and the Contractor for signatures, with the final punch list attached.
- Conduct a Final Completion site visit with the CITY and the Contractor and document any remaining deficiencies.
- Assist the CITY with preparing, reviewing, and executing final documentation required by the Contract Documents for Final Completion.
- Coordinate closeout of the Pasco County Right-of-Way Use permit.
- Review the Contractor's provided as-built Construction Drawings and CAD-based Record Drawings. This Scope of Services includes two reviews of the Record Drawings.

EXCLUSIONS AND CONDITIONS

The following items are exclusions to or conditions of this Scope of Services:

- This Scope of Work does not include permitting services other than those described herein.
- This Scope of Work is for work within FDOT ROW, Pasco County ROW, CITY ROW, and CITY-owned property only (including temporary easements).
- This project will not require design or permitting of stormwater systems.
- The project will not require modifications to existing roads.
- This project will not require a General ERP or Section 404 Permitting.
- Wetland mitigation, design, and permitting are excluded from this Scope of Work.
- Environmental site assessments and threatened or endangered species, archaeological, or historical investigations are not expected to be necessary and are excluded from this Scope of Work.
- This project will not require any coordination between the CONSULTANT and the CITY's or Pasco County's land-development department(s).
- RAIs from permitting agencies shall not result in changes to the pipeline route/alignment or construction methods.
- The CITY will acquire all required easements/properties, legal descriptions, and official boundary surveys. The CONSULTANT has not included any professional services related to these activities in this Scope of Work.
- The CITY has selected SUE Quality Level C and D surveys for this project. The quality levels are defined in the Standard Guideline for Collection and Depiction of Existing Subsurface Utility Data, CI/ASCE 38-02. The design documents will be based on the information acquired from the CITY's selected SUE quality level. If SUE Quality Levels A

or B are necessary during design to avoid utility conflicts, then the CONSULTANT will provide the additional SUE services through a modification to this Scope of Work.

- If redesign is necessary because of differences between surveyed and actual conditions, the CONSULTANT will provide such redesign services through a modification to this Scope of Work.
- The construction-phase services outlined in this Scope of Services assume that the CITY will provide an on-site Construction Inspector during construction during those times when the CONSULTANT is not on site.

ATTACHMENT 1—PRELIMINARY DRAWING LIST

DWG	TITLE
G-1	COVER SHEET
G-2	DRAWING INDEX AND DESIGNATION
G-3	ABBREVIATIONS
G-4	GENERAL NOTES
G-5	CIVIL AND MECHANICAL LEGENDS AND PIPE SCHEDULE
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C-1	PLAN
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C-5	PLAN
C-6	PLAN
C-7	PLAN
C-8	PLAN
C-9	PLAN
C-10	PLAN
C-11	HDD PLAN & PROFILE
C-12	HDD PLAN & PROFILE
C-13	HDD PLAN & PROFILE
C-14	DETAILS
C-15	DETAILS
C-16	DETAILS
C-17	DETAILS
C-18	DETAILS
C-19	STORMWATER POLLUTION PREVENTION PLAN NOTES
C-20	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C-21	SUGGESTED MOT PLAN

ATTACHMENT 2—PROJECT SCHEDULE

This Task Assignment shall proceed upon a schedule mutually agreed to by the CITY and CONSULTANT following Notice to Proceed and continue until the Scope of Work is completed and accepted by the CITY. An anticipated schedule is provided below. If the schedule is altered because of unforeseen delays (including extended City reviews), the CONSULTANT shall notify the CITY's Project Manager immediately and a mutually agreeable revised schedule will be established. Please note that the schedule assumes survey is received within 60 days of NTP. If survey is delayed, additional submittal milestones may be affected.

Milestone	Activity Duration	Days from NTP
DESIGN		
Survey	60	60
Submit 30% Design Submittal Package	45	105
Receive CITY's 30% Review Comments	10	115
Submit 90% Design Submittal Package	45	160
Receive CITY's 90% Review Comments	14	174
Submit Final Design Submittal Package	14	188
BIDDING		
CITY Prepares for Bid	30	218
CITY Receives Bids	30	248
CONSTRUCTION (Not Included in this Scope)		
CITY Awards Construction Contract	30	278
CITY Issues Construction Notice to Proceed	5	283
CITY Issues Construction Substantial Completion	240	523
CITY Issues Construction Final Completion	30	553
CITY Closes Out Contract	20	573

ATTACHMENT 3—CONSULTANT’S PROJECT TEAM MEMBERS

The CONSULTANT shall provide the **name**, **title**, and **responsibility** of each of the CONSULTANT’s employees proposed to complete the Scope of Work identified in Attachment 1 of this Task Assignment. The CONSULTANT shall also provide the contact information for the CONSULTANT’s Project Engineer assigned to this project.

The following is a list of proposed team members for this project. Any changes to the proposed project team will be coordinated in advance with the CITY’s Project Manager.

Name	Title	Responsibility
Michael Clark, PE	Senior Engineer	Client Services Manager
Ken Fraser, PE	Senior Engineer	Senior QAQC
Donald Sheldon, PE	Project Engineer	Task Manager and Project Engineer
Gregg Fruecht	Senior Technician	Bidding Services Task Leader

ATTACHMENT 4—TOTAL COST FOR SERVICES

Based on the Scope of Work described in Attachment 1, the CITY will compensate the CONSULTANT on a lump-sum fee (time and materials for ESDC), percent-complete basis as follows:

Task	Labor	Expenses	Subconsultant	Total
Provide PLS Services	\$1,595		\$28,000	\$29,595
Provide Geotechnical Services	\$1,135		\$3,000	\$4,135
Provide Permitting Assistance	\$12,160	\$500		\$12,660
30% Design	\$35,900	\$2,350		\$38,250
Prepare 90% Design	\$25,150	\$1,700		\$26,850
Prepare Final Design	\$12,080	\$800		\$12,880
Provide Bidding Services	\$11,305	\$2,700		\$14,005
ESDC (T&M)	\$65,450	3,000		\$68,450
Total	\$164,775	\$11,050	\$31,000	\$206,825

ATTACHMENT 5—TRUTH IN NEGOTIATION CERTIFICATE

The wage rates and other factual unit costs supporting the compensation under the June 11, 2018 Agreement are accurate, complete, and current as of the time of entering into the contract. This Certificate is executed in compliance with Section 287.055(5)(a) of the Florida Statutes.

DATED this 4th day of October 2022.

By: [Signature]
Stanley F. Ferreira, Jr., PE
President and CEO
(affiant's signature)

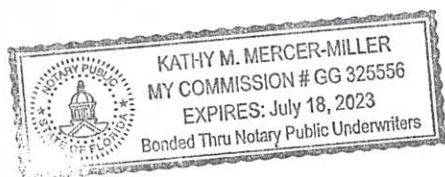
STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared Stanley F. Ferreira, Jr., PE, President and CEO of Jones Edmunds & Associates, Inc. who, after first being duly sworn, deposes and says that the foregoing Truth in Negotiation Certificate is true and correct to the best of his knowledge, information and belief.

SWORN TO AND SUBSCRIBED before me on this 4th day of October, 2022, by Stanley F. Ferreira, Jr., PE. He is personally known to me.

Kathy M. Mercer-Miller

Kathy M. Mercer-Miller
COMMISSION SEAL/NUMBER:



SIGNATURE

IN WITNESS THEREOF, the above parties have executed this instrument, the name of each party being affixed and these present duly signed by its undersigned representative, pursuant to authority of its governing body.

OWNER:

The City of Zephyrhills, FL

By: _____
Council President

Date Approved: _____

ATTEST:

By: _____
Lori Hillman, City Clerk

Date: _____

CONSULTANT:

Jones Edmunds & Associates, Inc.

By: _____
Stanley F. Ferreira, Jr.
President & CEO

B/cerman 10.4.22

ATTEST:

By: Kathy M. Mercer-Miller
Kathy M. Mercer-Miller, Contracts
Specialist

CONSENT ITEMS 1.3

Request Council approval for Jones Edmunds Task Assignment JE 23-03 - Reclaim Water to Abbott Square and Pasco County.

Issue:

Request Council approval for Jones Edmunds Task Assignment JE 23-03. Reclaim Water to Abbott Square and Pasco County.

Background:

The Utilities Department intends to extend their existing reclaimed water (RCW) system from its existing location at the corner of Highway 54 and Dairy Road further west to the Eiland Blvd/Simons Rd. intersection, create an interconnect with the Pasco County reclaimed water system, then proceed north and provide service to the new Abbott Square development. The project consists of +/-11,600' of 12" reclaimed water line. This Task Assignment will include engineering, design, bid support, and inspection services.

Attachment(s):

1. 2022-10-04-PECON-Zephyrhills-Task Assignment JE23-03.reclaimed line
abbot_pasco_design_bid

Fiscal Impact:

This project is budgeted in the FY22-23 budget for \$1.3M with 50% of the funding coming from the SWFWMD via their Cost Funding Initiative.
The amount of this Task Assignment is \$223,090

Staff Recommendation:

It is recommended by staff to the City Council to approve TA 23-03 to Jones Edmunds for \$223,090.00.

THE CITY OF ZEPHYRHILLS, FLORIDA
EXHIBIT F – TASK ASSIGNMENT JE 23-03
PASCO COUNTY/ABBOTT SQUARE RECLAIM LINE

1 PURPOSE

This is a Task Assignment to the Professional Services – City-Wide Services Contract dated June 11, 2018, between The City of Zephyrhills, Florida (CITY) and Jones Edmunds & Associates, Inc. (CONSULTANT) and made a part thereof. The purpose of this Task Assignment is to specify the required services of the CONSULTANT to provide engineering services when, and as authorized by, the CITY's representative, when deemed necessary.

2 METHODS OF COMPENSATION

Payment shall be in accordance with the June 11, 2018 Contract. Compensation for all services, materials, supplies, training, and any other items or requirements necessary to complete the work as described herein shall be on a lump-sum basis as identified below and shall not exceed Two Hundred Twenty-Three Thousand Ninety Dollars (\$223,090) payable at the rates attached hereto. At no time shall fees exceed said amount of compensation herein without a written and executed Task Assignment amendment.

3 STANDARD OF CARE

The CONSULTANT agrees that the plans, permits, and studies produced under this Task Assignment are produced in accordance with generally accepted professional standards as to completeness, correctness, and suitability for the purpose intended.

4 PROCESS

The following Task Assignment Process shall be followed when engineering services are required. The CONSULTANT shall provide a complete and detailed proposal to include materials and labor and shall submit its proposal in the following format to the CITY for review, revision, and approval.

The CONSULTANT, at minimum, shall be required to provide the following detail in its proposal:

- Attachment 1 – Scope of Services
- Attachment 2 – Project Schedule
- Attachment 3 – CONSULTANT's Project Team Members
- Attachment 4 – Total Cost for Services
- Attachment 5 – Truth in Negotiation Certificate (*as required per Florida Statutes*)

Attachment to this Exhibit F are required for a complete Task Assignment.

ATTACHMENT 1—SCOPE OF SERVICES

All terms used herein shall have the same meaning as defined in the Agreement unless otherwise noted herein. In consideration of the mutual covenants and agreements set forth in Attachments 1 through 5, the CITY and CONSULTANT agree, by signature, to the details negotiated in this Task Assignment.

PASCO COUNTY/ABBOTT SQUARE RECLAIM LINE

BACKGROUND

The City of Zephyrhills intends to extend their existing reclaimed water (RCW) system from its existing location at the corner of Highway 54 and Dairy Road further west, create an interconnect with the Pasco County reclaimed water system, and specifically to provide service to the Abbott Square development.

The project includes:

1. Installing approximately 11,600 linear feet (LF) of 12-inch polyvinylchloride (PVC) RCW piping starting at the corner of Highway 54 and Dairy Road, along the North County right-of-way (ROW) of Highway 54 (a.k.a. Eiland Boulevard), turning north at Simons Road and terminating at the entrance of Abbott Square. Highway 54 are Pasco County-owned road and Simons Road is a city road. All pipelines shall be placed within existing ROW, and easements shall not be required or obtained.
2. Provisions will be made in the pipeline for future connections to the existing Pasco County reclaimed water system near the corner of Highway 54 and Simons Road.
3. All designs will comply with the CITY's standard design requirements unless modified for specific design purposes.

SCOPE OF WORK

The Scope of Work includes survey, preliminary and final design, and bidding and construction-phase services as described below.

TASK 1 – PROFESSIONAL LAND SURVEYING SERVICES

The CONSULTANT will authorize a professional land surveyor (PLS) subconsultant to perform a topographic/location survey within the limits of the proposed RCW main extension route in support of the RCW main design. Route survey corridors will be limited to the right-of-way to right-of-way. A description of the typical services to be provided are listed below.

The topographic/location survey will include:

- All above-grade utilities and structures, fencing, piping, roads, driveways, sidewalks, stormwater structures, power poles, panels, posts, trees, scrubs, valve boxes, water meters, curbs, tree lines, etc., within the survey limits.

- Edge-of-pavement, ground-surface, and top-of-improved-surface (e.g., roads, driveways, sidewalks, stormwater structures, valve boxes) elevations. Ground-surface elevations will be surveyed at an interval, as required, not exceeding 100 feet.
- Rim and invert elevations of any stormwater structures, including diameters, materials, and invert elevations of connecting pipes.
- Locations of buried utilities as marked by the utility providers. The surveyor will review records and contact all utility providers to have their utilities marked. The survey will include the locations and the utility owners' contact information. The surveyor's work will be limited to Subsurface Utilities Engineering (SUE) Quality Levels D and C.
- The location, owner, and owner's contact information for each property encountered.

The CONSULTANT will coordinate with the CITY regarding the vertical and horizontal controls used for the survey. The survey will be used as the base map for the design drawings.

Deliverables: The CONSULTANT will provide the CITY with an electronic copy of the survey signed and sealed by the PLS (Adobe Acrobat format and AutoCAD format).

TASK 2 – GEOTECHNICAL SERVICES

The CONSULTANT will authorize a professional geotechnical engineer subconsultant for this project. The geotechnical engineering subconsultant will provide a geotechnical report summarizing the apparent seasonal high water table, soils classification (AASHTO), recommended trench construction, recommended subgrade preparation, and minimum compaction densities to be used for design. The total number of assumed borings, based on horizontal directional drills expected at major road crossings, is 3.

Deliverables: The CONSULTANT will provide the CITY with an electronic copy of the geotechnical report signed and sealed by the geotechnical engineer (Adobe Acrobat format).

TASK 3 – PERMITTING ASSISTANCE

The CONSULTANT will conduct pre-application meetings with Pasco County to determine any specific design criteria, type of permits required, and permit application review fees. The CONSULTANT is currently unaware of any required permits other than those identified below. Any required permitting identified during this pre-application process will be reported to the CITY and addressed as part of a contract amendment if required.

PASCO COUNTY RIGHT-OF-WAY USE PERMIT

This project will require a Pasco County Right-of-Way Use Permit. The CONSULTANT will:

- Prepare the Pasco County Right-of-Way Use Permit form and the associated permit application package, including figures, cross sections, and maps.
- Respond to up to one Request for Additional Information (RAI) from the County.

The CITY will pay the permit fees associated with the Pasco County Right-of-Way Use Permit.

Deliverables: The CONSULTANT will submit one electronic copy in Adobe Acrobat format of the draft permit application package to the CITY for review and one paper copy of the final permit application package to the CITY for signature. The CONSULTANT will collect the

signed permit application package from the CITY and submit the application to Pasco County. The CONSULTANT will provide the CITY one electronic copy in Adobe Acrobat format of the fully-executed permit-application package.

TASK 4 – 30% DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop a 30% design. The design will establish the requirements of and elements to be included in the final design. For this task, the CONSULTANT will:

- Attend a kickoff meeting with the CITY to discuss critical success factors, project elements and objectives, schedule, contacts, lines of communication, and general information regarding the CITY's RCW system extension. The CONSULTANT will distribute electronic copies of the kickoff meeting minutes to meeting attendees by e-mail only.
- Recommend to the CITY any additional easements (temporary or permanent) required for the project.
- Perform hydraulic calculations as required to establish the expected pressures and flows at planned connections to the RCW system extension. The CITY will provide the CONSULTANT with the available data on the existing RCW system including the available pressures and flows at the connection point to the existing RCW system and projected flow demands for future RCW users along this extension.
- Develop 30% drawings of the proposed reclaimed water main (RCM) route. Provide narrative of details of proposed connections, routing requirements, and proposed design elements (e.g., piping and valves).
- Develop a preliminary opinion of probable construction cost.
- Develop a list of technical specifications to be included in the Design Documents.

30% DESIGN SUBMITTAL

The 30% Design will include the items listed above and will be submitted to the CITY for review and comment. The CONSULTANT will coordinate a 30% review meeting with the CITY. Mutually agreed upon comments will be incorporated into the 90% Design.

Deliverables: The CONSULTANT will submit one electronic copy of the 30% Design to the CITY in Adobe Acrobat format.

TASK 5 – 90% DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop the Construction Drawings, Technical Specifications, and an opinion of probable construction cost.

The drawings will consist of General and Civil Drawings. Attachment 1 presents the preliminary drawing list used as a basis for the fee estimate. The CONSULTANT's standard details and presentation will be used and will maintain compliance with the CITY's Utility Standards.

The CONSULTANT will use its standard Construction Standards Institute 16-division format front-end documents and technical specifications for this project. The CONSULTANT will customize its technical specifications based on comments from the CITY.

90% DESIGN SUBMITTAL

The CONSULTANT will submit the 90% Design Submittal to the CITY for review and comment. The 90% Design Submittal will present the CONSULTANT's proposed complete design pending the CITY's comments and will include drawings, front-end documents (based on CITY standards), technical specifications, an updated opinion of probable construction cost, and draft permit application packages.

The CONSULTANT assumes that the CITY will need 2 weeks to review the submittal package. The CONSULTANT will participate in a review meeting at the CITY's office to discuss and obtain the CITY's comments. The Scope of Work assumes that the CITY will have only minor comments to incorporate for the Final Design Submittal. The CONSULTANT will incorporate into the documents the CITY's comments agreed to at the meeting. Subsequently, the CITY and CONSULTANT project managers will resolve any unresolved comments.

Deliverables: The CONSULTANT will provide to the CITY one electronic copy (Adobe Acrobat format) of the items indicated above for the 90% Design Submittal. The CONSULTANT will distribute electronic copies of the design review meeting minutes to meeting attendees by e-mail only. The meeting minutes will include the disposition of the CITY's comments.

TASK 6 – FINAL DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop the drawings, technical specifications, and an opinion of probable construction cost.

The drawings and specifications will comply with the same criteria as defined under Task 5 (90% Design submittal).

FINAL DESIGN SUBMITTAL

After the 90% design review meeting, the CONSULTANT will incorporate the CITY's review comments into the Final Design Submittal and issue the Final Design Submittal. The Final Design Submittal will include the drawings, front-end documents, technical specifications, a final opinion of probable construction cost, and permit application package(s) for the CITY's signature.

Deliverables: The CONSULTANT will provide to the CITY five paper copies signed and sealed and one electronic copy on CD (Adobe Acrobat format) of the items indicated above. Three drawing sets will be half-size (11-x-17-inch) and two drawing sets will be full-size (22-x-34-inch).

TASK 7 – BIDDING SERVICES

BIDDING SERVICES

To assist the CITY during a proposed 60-day bidding and award process for the project, the CONSULTANT will:

- Provide electronic Bid Documents in Adobe Acrobat format to the CITY. The CITY will advertise the project; print, sell, distribute, and maintain distribution records of Bid Documents to the prospective bidders; and correspond with prospective bidders.
- Assist with one addendum to the Contract Documents, if required. The CITY will collect verbal and written questions from prospective bidders and decide if issuing an addendum is required. The CONSULTANT will distribute responses to bidders' questions to the CITY electronically for the CITY to incorporate into the addendum. The CITY will prepare the addendum and distribute copies to the prospective bidders.
- Attend one pre-bid meeting with prospective bidders. The CITY will direct the meeting and develop and issue any minutes or addenda associated with the pre-bid meeting.
- The CONSULTANT will review the bids received, prepare a bid tabulation, investigate the apparent low bidder's history, and develop a letter of bid evaluation.

TASK 8 – ENGINEERING SERVICES DURING CONSTRUCTION (ESDC)

A 13-month construction schedule is proposed for this project. The schedule consists of a 3-month submittal and material acquisition period followed by 10 months of on-site activities. This approach will reduce the likelihood of delays during on-site construction activities. Construction-phase services are based on this 13-month construction schedule.

Construction administration is the office support required to complete the project and includes work items necessary to maintain the project's performance. The CONSULTANT will provide the following limited construction-administration services:

- Receive, log, review, and issue comments for Requests for Information (RFI).
- Prepare, log, and issue Construction Field Orders (CFO), as requested by the CITY.
- Prepare, log, and issue responses to Proposed Contract Modifications (PCM).
- Review PCMs for conformance with the Contract Documents and make recommendations.
- Prepare, log, and issue Change Orders (CO).
- Prepare, log, and issue Notices of Non-Compliance.
- Attend up to nine monthly on-site construction progress meetings.
- Prepare agendas, sign-in sheets, and meeting minutes and distribute meeting minutes associated with the progress meetings to the Contractor and the CITY electronically.
- Receive, review, and file field correspondence.
- Coordinate construction activities and issues with the CITY's Inspector.
- Assist the CITY in reviewing pay applications.
- Set up and maintain project files. Files may include miscellaneous letters/emails, submittals, RFIs, pay applications, meeting minutes, CFOs, PCMs, COs, Notices of Non-Compliance, submittals, review of Contractor-supplied Operation and Maintenance (O&M) manuals, warranties, punch lists, and testing results.

SUBMITTAL REVIEW

The CONSULTANT will receive, log, review, and issue comments on project submittals, including administrative submittals (i.e., construction schedules and work plans), shop drawings, and product data for the materials to be incorporated into the project warranties, samples, and O&M manuals. The CONSULTANT expects 20 submittals for this project. This

Scope of Services includes an initial review and one resubmittal review for the expected submittals. Submittals will be immediately returned to the Contractor if all deviations are not listed as requested on the project forms.

LIMITED CONSTRUCTION OBSERVATION

The CONSULTANT will provide a Resident Project Representative (RPR) during the 9-month period when on-site construction activities occur. The duties of the RPR will include:

- Visit the site not more than 2 days (8 hours per day) per week during on-site construction activities (up to 390 hours total) to assist the CITY in observing the Contractor's work and assist the CITY in monitoring that construction is being completed in accordance with the Contract Documents.
- Document testing, including coordinating with the Contractor in advance of scheduled tests.
- Take progress photographs to document construction progress.
- Work in partnership with the CITY to prepare an observation report after each on-site visit and record weather conditions, the day's activities, decisions, and other general observations.
- Confirm that materials delivered to the site are consistent with submitted materials.
- Report when clarifications and interpretations of the Contract Documents are necessary.

The CITY will provide the remaining full-time (as necessary) Construction Inspector to provide daily observation of the Contractor's work, including all RPR tasks described above. In addition to the tasks above, the CITY's Construction Inspector will track quantities placed, including stored materials, and verify the quantities billed on monthly pay applications. The CITY will submit daily observation reports and progress photographs to the CONSULTANT weekly.

CONTRACT CLOSEOUT SERVICES

When the Contractor notifies the CITY/CONSULTANT that the project is Substantially Complete, the CONSULTANT will begin contract closeout, which includes:

- Conduct a Substantial Completion site visit with the CITY and the Contractor, and provide a punch list (an initial list of items to be corrected or completed) to the Contractor and the CITY.
- Issue a Certificate of Substantial Completion to the CITY and the Contractor for signatures, with the final punch list attached.
- Conduct a Final Completion site visit with the CITY and the Contractor and document any remaining deficiencies.
- Assist the CITY with preparing, reviewing, and executing final documentation required by the Contract Documents for Final Completion.
- Coordinate closeout of the Pasco County Right-of-Way Use permit.
- Review the Contractor's provided as-built Construction Drawings and CAD-based Record Drawings. This Scope of Services includes two reviews of the Record Drawings.

EXCLUSIONS AND CONDITIONS

The following items are exclusions to or conditions of this Scope of Services:

- This Scope of Work does not include permitting services other than those described herein.
- This Scope of Work is for work within Pasco County ROW.
- A pipe size of 12 inches for the RWM has been selected by the CITY.
- This project will not require design or permitting of stormwater systems.
- The project will not require modifications to existing roads.
- This project will not impact any wetlands based upon the assumed route. If any wetlands are identified during field investigations, the CITY will be notified immediately. The CONSULTANT will provide any additional design services as required through a modification to this Scope of Work.
- Wetland mitigation, design, and permitting are excluded from this Scope of Work.
- Environmental site assessments and threatened or endangered species, archaeological, or historical investigations are not expected to be necessary and are excluded from this Scope of Work.
- This project will not require any coordination between the CONSULTANT and the CITY's or Pasco County's land-development department(s).
- RAIs from permitting agencies shall not result in changes to the pipeline route/alignment or construction methods.
- The CITY will acquire all required easements/properties, legal descriptions, and official boundary surveys. The CONSULTANT has not included any professional services related to these activities in this Scope of Work.
- The CITY has selected SUE Quality Level C and D surveys for this project. The quality levels are defined in the Standard Guideline for Collection and Depiction of Existing Subsurface Utility Data, CI/ASCE 38-02. The design documents will be based on the information acquired from the CITY's selected SUE quality level. If SUE Quality Levels A or B are necessary during design to avoid utility conflicts, then the CONSULTANT will provide the additional SUE services through a modification to this Scope of Work.
- If redesign is necessary because of differences between surveyed and actual conditions, the CONSULTANT will provide such redesign services through a modification to this Scope of Work.
- The construction-phase services outlined in this Scope of Services assume that the CITY will provide an on-site Construction Inspector during construction during those times when the CONSULTANT is not on site.

ATTACHMENT 1—PRELIMINARY DRAWING LIST

DWG	TITLE
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C-5	RCM PLAN
C-6	RCM PLAN
C-7	RCM PLAN
C-8	RCM PLAN
C-9	RCM PLAN
C-10	RCM PLAN
C-11	RCM PLAN
C-12	RCM PLAN
C-13	RCM PLAN
C-14	RCM PLAN
C-15	RCM PLAN
C-16	RCM PLAN
C-17	RCM PLAN
C-18	RCM PLAN
C-19	DETAILS
C-20	DETAILS
C-21	DETAILS
C-22	DETAILS
C-23	STORMWATER POLLUTION PREVENTION PLAN NOTES
C-24	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C-25	SUGGESTED MOT PLAN

ATTACHMENT 2—PROJECT SCHEDULE

This Task Assignment shall proceed upon a schedule mutually agreed to by the CITY and CONSULTANT following Notice to Proceed and continue until the Scope of Work is completed and accepted by the CITY. An anticipated schedule is provided below. If the schedule is altered because of unforeseen delays (including extended CITY reviews), the CONSULTANT shall notify the CITY's Project Manager immediately and a mutually agreeable revised schedule will be established. Please note that the schedule assumes survey is received within 60 days of NTP. If survey is delayed, additional submittal milestones may be affected.

Milestone	Activity Duration	Days from NTP
DESIGN		
Survey	60	60
Submit Draft 30% Review Submittal Package	50	110
Receive CITY's 30% Comments	10	120
Submit Final 30%	7	127
Submit 90% Design Submittal Package	50	177
Receive CITY's 90% Review Comments	14	191
Submit Final Design Submittal Package	30	221
BIDDING		
CITY Prepares for Bid	30	251
CITY Receives Bids	30	281
CONSTRUCTION (Not Included in this Scope)		
CITY Awards Construction Contract	30	311
CITY Issues Construction Notice to Proceed	5	316
CITY Issues Construction Substantial Completion	330	646
CITY Issues Construction Final Completion	30	676
CITY Closes Out Contract	20	696

ATTACHMENT 3—CONSULTANT’S PROJECT TEAM MEMBERS

The CONSULTANT shall provide the **name**, **title**, and **responsibility** of each of the CONSULTANT’s employees proposed to complete the Scope of Work identified in Attachment 1 of this Task Assignment. The CONSULTANT shall also provide the contact information for the CONSULTANT’s Project Engineer assigned to this project.

The following is a list of proposed team members for this project. Any changes to the proposed project team will be coordinated in advance with the CITY’s Project Manager.

Name	Title	Responsibility
Michael Clark, PE	Senior Engineer	Client Services Manager
John Horvath, PE	Senior Engineer	Senior QAQC
Ken Fraser, PE	Project Engineer	Task Manager and Project Engineer
Gregg Fruecht	Senior Technician	Bidding Services Task Leader

ATTACHMENT 4—TOTAL COST FOR SERVICES

Based on the Scope of Work described in Attachment 1, the CITY will compensate the CONSULTANT on a lump-sum fee (time and materials for ESDC), percent-complete basis as follows:

Task	Labor	Expenses	Subconsultant	Total
Provide PLS Services	\$2,160		\$32,000	\$34,160
Provide Geotechnical Services	\$1,305		\$5,000	\$6,305
Provide Permitting Assistance	\$15,670	\$500		\$16,170
Develop Basis of Design and 30% Design	\$41,630	\$2,350		\$43,980
Prepare 90% Design	\$25,580	\$1,700		\$27,280
Prepare Final Design	\$11,490	\$800		\$12,290
Provide Bidding Services	\$11,305	\$2,700		\$14,005
ESDC (T&M)	\$66,650	\$3000		\$68,900
Total	\$175,040	\$11,050	\$37,000	\$223,090

ATTACHMENT 5—TRUTH IN NEGOTIATION CERTIFICATE

The wage rates and other factual unit costs supporting the compensation under the Agreement dated June 11, 2018, are accurate, complete, and current as of the time of entering into the contract. This Certificate is executed in compliance with Section 287.055(5)(a) of the Florida Statutes.

DATED this 4th day of October 2022.

By: [Signature]
Stanley F. Ferreira, Jr., PE
President and CEO
(affiant's signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared Stanley F. Ferreira, Jr., PE, President and CEO of Jones Edmunds & Associates, Inc. who, after first being duly sworn, deposes and says that the foregoing Truth in Negotiation Certificate is true and correct to the best of his knowledge, information and belief.

SWORN TO AND SUBSCRIBED before me on this 4th day of October, 2022, by Stanley F. Ferreira, Jr., PE. He is personally known to me.

Kathy M. Mercer-Miller

Kathy M. Mercer-Miller
COMMISSION SEAL/NUMBER:



SIGNATURE

IN WITNESS THEREOF, the above parties have executed this instrument, the name of each party being affixed and these present duly signed by its undersigned representative, pursuant to authority of its governing body.

OWNER:

The City of Zephyrhills, FL

By: _____
Council President

Date Approved: _____

ATTEST:

By: _____
Lori Hillman, City Clerk

Date: _____

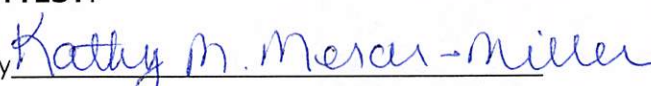
CONSULTANT:

Jones Edmunds & Associates, Inc.

By:  _____
Stanley F. Ferreira, Jr., PE
President and CEO

B/german 10.4.22

ATTEST:

By:  _____
Kathy M. Mercer-Miller, Contracts Specialist

CONSENT ITEMS 1.4

Request Council approval for Jones Edmunds Task Assignment JE 23-04 - Northside Phase 3 Force Main/Water Main.

Issue:

Request Council approval for Jones Edmunds Task Assignment JE 23-04. To provide engineering services for the Northside Phase 3 Force Main/Water Main Project

Background:

The Utility Department intends to extend the existing sewer systems from the intersection of Simons Road or Sunshine Rd. and Fort King Road to a location further north at the West End of Phelps Road. This new line will then connect to a lateral extending along Kossik Road, across Highway 301 and eventually tying into the CITY's existing sewer system along Otis Allen Road. The CITY will also connect to the new 12-inch water main that was recently installed along Fort King Road and extend that line along Kossik Road to connect to the CITY's existing system on the west side of Highway 301. This will allow the CITY to serve additional customers and provide a higher level of service for both water and sewer customers and improve fire flow.

Attachment(s):

1. 2022-10-04-PECON-Zephyrhills-Task Assignment JE 23-04.Northside Phase 3 FM_water line extension

Fiscal Impact:

The entire projected project cost is \$3.5M, budgeted within the FY22-23 budget and 100% funded from a State of Florida Appropriation.

The Task Assignment for Jones Edmunds will be \$313,990.

Staff Recommendation:

It is the recommendation of staff to the City Council to approve TA 23-04 to Jones Edmunds for \$313,990.

THE CITY OF ZEPHYRHILLS, FLORIDA
EXHIBIT F – TASK ASSIGNMENT JE 23-04
NORTHSIDE PHASE 3 FORCE MAIN/ WATER LINE
EXTENSION

1 PURPOSE

This is a Task Assignment to the Professional Services – City-Wide Services Contract dated June 11, 2018, between The City of Zephyrhills, Florida (CITY) and Jones Edmunds & Associates, Inc. (CONSULTANT) and made a part thereof. The purpose of this Task Assignment is to specify the required services of the CONSULTANT to provide engineering services when, and as authorized by, the CITY's representative, when deemed necessary.

2 METHOD OF COMPENSATION

Payment shall be in accordance with the June 11, 2018 Contract. Compensation for all services, materials, supplies, training, and any other items or requirements necessary to complete the work as described herein shall be on a lump-sum basis as identified below and shall not exceed Three Hundred Thirteen Thousand Nine Hundred Ninety Dollars (\$313,990) payable at the rates attached hereto. At no time shall fees exceed said amount of compensation herein without a written and executed Task Assignment amendment.

3 STANDARD OF CARE

The CONSULTANT agrees that the plans, permits, and studies produced under this Task Assignment are produced in accordance with generally accepted professional standards as to completeness, correctness, and suitability for the purpose intended.

4 PROCESS

The following Task Assignment Process shall be followed when engineering services are required. The CONSULTANT shall provide a complete and detailed proposal to include materials and labor and shall submit its proposal in the following format to the CITY for review, revision, and approval.

The CONSULTANT, at minimum, shall be required to provide the following detail in its proposal:

- Attachment 1 – Scope of Services
- Attachment 2 – Project Schedule
- Attachment 3 – CONSULTANT's Project Team Members
- Attachment 4 – Total Cost for Services
- Attachment 5 – Truth in Negotiation Certificate *(as required per Florida Statutes)*

Attachment to this Exhibit F are required for a complete Task Assignment.

ATTACHMENT 1—SCOPE OF SERVICES

All terms used herein shall have the same meaning as defined in the Agreement unless otherwise noted herein. In consideration of the mutual covenants and agreements set forth in Attachments 1 through 5, the CITY and CONSULTANT agree, by signature, to the details negotiated in this Task Assignment.

NORTHSIDE PHASE 3 FORCE MAIN/ WATER LINE EXTENSION

BACKGROUND

The City of Zephyrhills intends to extend their existing sewer systems from their current terminus at the intersection of Simons Road and Fort King Road to a location further north at the West End of Phelps Road. This new line will then connect to a lateral extending along Kossik Road, across Highway 301 and eventually tying into the CITY's existing sewer system along Otis Allen Road. The CITY will also connect to the new 12-inch water main that was recently installed along Fort King Road and extend that line along Kossik Road to connect to the CITY's existing system on the west side of Highway 301. This will allow the CITY to serve additional customers and provide a higher level of service for both water and sewer customers and improve fire flow.

The project includes:

1. Installing approximately 8,500 linear feet (LF) of 6-inch polyvinylchloride (PVC) sanitary forcemain piping starting at the existing terminus of the CITY's existing system at, or near the corner of Daughtry Rd. and Fort King Road, along the County right-of-way (ROW) on the west side of Fort King Road, continuing north to Phelps Road where it will terminate. All pipelines shall be placed within existing ROW, and easements shall not be required or obtained.
2. Installing approximately 11,000 linear feet (LF) of 6-inch polyvinylchloride (PVC) sanitary forcemain piping starting at or near the corner of Kossik Road and Fort King, along the north County right-of-way (ROW) of Kossik Road continuing East, crossing Highway 301, then continuing along Otis Allen to tie into the CITY's existing forcemain just to the east of the new Northside Master lift station. All pipelines shall be placed within existing ROW, and easements shall not be required or obtained.
3. Installing approximately 4,500 linear feet (LF) of 12-inch polyvinylchloride (PVC) Watermain piping starting at the existing terminus of the CITY's existing system at, or near the corner of Kossik Road and Fort King Road, along the north County ROW of Kossik Road, continuing East to connect to the CITY's existing system. All pipelines shall be placed within existing ROW, and easements shall not be required or obtained.
4. Provisions will be made in the pipeline for future connections at specific locations approved by the CITY.
5. All designs will comply with the CITY's standard design requirements unless modified for specific design purposes.

SCOPE OF WORK

The Scope of Work includes survey, preliminary and final design, and bidding and construction-phase (future TA) services as described below.

TASK 1 – PROFESSIONAL LAND SURVEYING SERVICES

The CONSULTANT will authorize a professional land surveyor (PLS) subconsultant to perform a topographic/location survey within the limits of the proposed water main extension route in support of the water main design. Route survey corridors will be limited to the east side of road, from the right-of-way to right-of-way. A description of the typical services to be provided are listed below.

The topographic/location survey will include:

- All above-grade utilities and structures, fencing, piping, roads, driveways, sidewalks, stormwater structures, power poles, panels, posts, trees, scrubs, valve boxes, water meters, curbs, tree lines, etc., within the survey limits.
- Edge-of-pavement, ground-surface, and top-of-improved-surface (e.g., roads, driveways, sidewalks, stormwater structures, valve boxes) elevations. Ground-surface elevations will be surveyed at an interval, as required, not exceeding 100 feet.
- Rim and invert elevations of any stormwater structures, including diameters, materials, and invert elevations of connecting pipes.
- Locations of buried utilities as marked by the utility providers. The surveyor will review records and contact all utility providers to have their utilities marked. The survey will include the locations and the utility owners' contact information. The surveyor's work will be limited to Subsurface Utilities Engineering (SUE) Quality Levels D and C.
- The location, owner, and owner's contact information for each property encountered.

The CONSULTANT will coordinate with the CITY regarding the vertical and horizontal controls used for the survey. The survey will be used as the base map for the design drawings.

Deliverables: The CONSULTANT will provide the CITY with an electronic copy of the survey signed and sealed by the PLS (Adobe Acrobat format and AutoCAD format).

TASK 2 – GEOTECHNICAL SERVICES

The CONSULTANT will authorize a professional geotechnical engineer subconsultant for this project. The geotechnical engineering subconsultant will provide a geotechnical report summarizing the apparent seasonal high-water table, soils classification (AASHTO), recommended trench construction, recommended subgrade preparation, and minimum compaction densities to be used for design. The total number of assumed borings, based on horizontal directional drills expected at major road crossings, is 4.

Deliverables: The CONSULTANT will provide the CITY with an electronic copy of the geotechnical report signed and sealed by the geotechnical engineer (Adobe Acrobat format).

TASK 3 – PERMITTING ASSISTANCE

The CONSULTANT will conduct pre-application meetings with other permitting agencies, Florida Department of Environmental Protection [FDEP], and Pasco County, to determine any specific design criteria, type of permits required, and permit application review fees. The CONSULTANT is currently unaware of any required permits other than those identified below. Any required permitting identified during this pre-application process will be reported to the CITY and addressed as part of a contract amendment if required.

PASCO COUNTY RIGHT-OF-WAY USE

This project will require a Pasco County Right-of-Way Use Permit. The CONSULTANT will:

- Prepare the Permit forms and the associated permit application package, including figures, cross sections, and maps.
- Respond to up to one Request for Additional Information (RAI) from the County.

The CITY will pay the permit fees associated with the required permits.

FDOT RIGHT-OF-WAY USE

This project will require a FDOT County Right-of-Way Use Permit. The CONSULTANT will:

- Prepare the Permit forms and the associated permit application package, including figures, cross sections, and maps.
- Respond to up to one Request for Additional Information (RAI) from the County.

The CITY will pay the permit fees associated with the required permits.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) POTABLE WATER MAIN EXTENSION PERMIT APPLICATION

CONSULTANT will prepare and submit FDEP Form 62-555.900(7), Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs, and respond to up to one RAI. We assume that the CITY will pay the permit application fee of \$650.00.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WATER/WASTEWATER COLLECTION/TRANSMISSION PERMIT APPLICATION

CONSULTANT will prepare and submit FDEP Form 62-604.300(8)(a), Notification and Application for Constructing a Domestic Wastewater Collection/Transmission System, and respond to up to one RAI. We assume that the CITY will pay the permit application fee of \$650.00, although they may have an exemption.

Deliverables: The CONSULTANT will submit one electronic copy in Adobe Acrobat format of the draft permit application packages to the CITY for review and one electronic copy of the final permit application packages to the CITY for signature. The CONSULTANT will collect the signed permit application package from the CITY and submit the application to the appropriate agencies. The CONSULTANT will provide the CITY one electronic copy in Adobe Acrobat format of the fully-executed permit-application package.

TASK 4 – 30% DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop a 30% design. The design will establish the requirements of and elements to be included in the final design. For this task, the CONSULTANT will:

- Attend a kickoff meeting with the CITY to discuss critical success factors, project elements and objectives, schedule, contacts, lines of communication, and general information regarding the CITY's water main extension. The CONSULTANT will distribute electronic copies of the kickoff meeting minutes to meeting attendees by e-mail only.
- Recommend to the CITY any additional easements (temporary or permanent) required for the project.
- Perform hydraulic calculations as required to establish the expected pressures and flows at planned connections to the water system extension. The CITY will provide the CONSULTANT with the available data on the existing water system including the available pressures and flows at the connection points to the existing water system and projected flow demands for future water customers along this extension.
- Preliminary design for pressure control/pressure sustaining valve assembly.
- Develop 30% drawings of the proposed water main route. Provide narrative of proposed connections, routing requirements, and proposed design elements (e.g., piping and valves).
- Develop a preliminary opinion of probable construction cost.
- Develop a list of technical specifications to be included in the Design Documents.

30% DESIGN SUBMITTAL

The 30% Design will include the items listed above and will be submitted to the CITY for review and comment. The CONSULTANT will coordinate a 30% review meeting with the CITY. Mutually agreed upon comments will be incorporated into the 90% Design.

Deliverables: The CONSULTANT will submit one electronic copy of the 30% Design to the CITY in Adobe Acrobat format.

TASK 5 – 90% DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop the Construction Drawings, Technical Specifications, and an opinion of probable construction cost.

The drawings will consist of General and Civil Drawings. Attachment 1 presents the preliminary drawing list used as a basis for the fee estimate. The CONSULTANT's standard details and presentation will be used and will maintain compliance with the CITY's Utility Standards.

The CONSULTANT will use its standard Construction Standards Institute 16-division format front-end documents and technical specifications for this project. The CONSULTANT will customize its technical specifications based on comments from the CITY.

90% DESIGN SUBMITTAL

The CONSULTANT will submit the 90% Design Submittal to the CITY for review and comment. The 90% Design Submittal will present the CONSULTANT's proposed complete design pending the CITY's comments and will include drawings, front-end documents (based on CITY standards), technical specifications, an updated opinion of probable construction cost, and draft permit application packages.

The CONSULTANT assumes that the CITY will need 2 weeks to review the submittal package. The CONSULTANT will participate in a review meeting at the CITY's office to discuss and obtain the CITY's comments. The Scope of Work assumes that the CITY will have only minor comments to incorporate for the Final Design Submittal. The CONSULTANT will incorporate into the documents the CITY's comments agreed to at the meeting. Subsequently, the CITY and CONSULTANT project managers will resolve any unresolved comments.

Deliverables: The CONSULTANT will provide to the CITY one electronic copy (Adobe Acrobat format) of the items indicated above for the 90% Design Submittal. The CONSULTANT will distribute electronic copies of the design review meeting minutes to meeting attendees by e-mail only. The meeting minutes will include the disposition of the CITY's comments.

TASK 6 – FINAL DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop the drawings, technical specifications, and an opinion of probable construction cost.

The drawings and specifications will comply with the same criteria as defined under Task 5 (90% Design submittal).

FINAL DESIGN SUBMITTAL

After the 90% design review meeting, the CONSULTANT will incorporate the CITY's review comments into the Final Design Submittal and issue the Final Design Submittal. The Final Design Submittal will include the drawings, front-end documents, technical specifications, a final opinion of probable construction cost, and permit application package(s) for the CITY's signature.

Deliverables: The CONSULTANT will provide to the CITY five paper copies signed and sealed and one electronic copy on CD (Adobe Acrobat format) of the items indicated above. Three drawing sets will be half-size (11-x-17-inch) and two drawing sets will be full-size (22-x-34-inch).

TASK 7 – BIDDING SERVICES

BIDDING SERVICES

To assist the CITY during a proposed 60-day bidding and award process for the project, the CONSULTANT will:

- Provide electronic Bid Documents in Adobe Acrobat format to the CITY. The CITY will advertise the project; print, sell, distribute, and maintain distribution records of Bid Documents to the prospective bidders; and correspond with prospective bidders.
- Assist with one addendum to the Contract Documents, if required. The CITY will collect verbal and written questions from prospective bidders and decide if issuing an addendum is required. The CONSULTANT will distribute responses to bidders' questions to the CITY electronically for the CITY to incorporate into the addendum. The CITY will prepare the addendum and distribute copies to the prospective bidders.
- Attend one pre-bid meeting with prospective bidders. The CITY will direct the meeting and develop and issue any minutes or addenda associated with the pre-bid meeting.
- The CONSULTANT will review the bids received, prepare a bid tabulation, investigate the apparent low bidder's history, and develop a letter of bid evaluation.

TASK 8 – ENGINEERING SERVICES DURING CONSTRUCTION (ESDC)

A 15-month construction schedule is proposed for this project. The schedule consists of a 3-month submittal and material acquisition period followed by 12 months of on-site activities. This approach will reduce the likelihood of delays during on-site construction activities. Construction-phase services are based on this 15-month construction schedule.

Construction administration is the office support required to complete the project and includes work items necessary to maintain the project's performance. The CONSULTANT will provide the following limited construction-administration services:

- Receive, log, review, and issue comments for Requests for Information (RFI).
- Prepare, log, and issue Construction Field Orders (CFO), as requested by the CITY.
- Prepare, log, and issue responses to Proposed Contract Modifications (PCM).
- Review PCMs for conformance with the Contract Documents and make recommendations.
- Prepare, log, and issue Change Orders (CO).
- Prepare, log, and issue Notices of Non-Compliance.
- Attend up to nine monthly on-site construction progress meetings.
- Prepare agendas, sign-in sheets, and meeting minutes and distribute meeting minutes associated with the progress meetings to the Contractor and the CITY electronically.
- Receive, review, and file field correspondence.
- Coordinate construction activities and issues with the CITY's Inspector.
- Assist the CITY in reviewing pay applications.
- Set up and maintain project files. Files may include miscellaneous letters/emails, submittals, RFIs, pay applications, meeting minutes, CFOs, PCMs, COs, Notices of Non-Compliance, submittals, review of Contractor-supplied Operation and Maintenance (O&M) manuals, warranties, punch lists, and testing results.

SUBMITTAL REVIEW

The CONSULTANT will receive, log, review, and issue comments on project submittals, including administrative submittals (i.e., construction schedules and work plans), shop drawings, and product data for the materials to be incorporated into the project warranties, samples, and O&M manuals. The CONSULTANT expects 20 submittals for this project. This

Scope of Services includes an initial review and one resubmittal review for the expected submittals. Submittals will be immediately returned to the Contractor if all deviations are not listed as requested on the project forms.

LIMITED CONSTRUCTION OBSERVATION

The CONSULTANT will provide a Resident Project Representative (RPR) during the 9-month period when on-site construction activities occur. The duties of the RPR will include:

- Visit the site not more than 2 days (8 hours per day) per week during on-site construction activities (up to 467 hours total) to assist the CITY in observing the Contractor's work and assist the CITY in monitoring that construction is being completed in accordance with the Contract Documents.
- Document testing, including coordinating with the Contractor in advance of scheduled tests.
- Take progress photographs to document construction progress.
- Work in partnership with the CITY to prepare an observation report after each on-site visit and record weather conditions, the day's activities, decisions, and other general observations.
- Confirm that materials delivered to the site are consistent with submitted materials.
- Report when clarifications and interpretations of the Contract Documents are necessary.

The CITY will provide the remaining full-time (as necessary) Construction Inspector to provide daily observation of the Contractor's work, including all RPR tasks described above. In addition to the tasks above, the CITY's Construction Inspector will track quantities placed, including stored materials, and verify the quantities billed on monthly pay applications. The CITY will submit daily observation reports and progress photographs to the CONSULTANT weekly.

CONTRACT CLOSEOUT SERVICES

When the Contractor notifies the CITY/CONSULTANT that the project is Substantially Complete, the CONSULTANT will begin contract closeout, which includes:

- Conduct a Substantial Completion site visit with the CITY and the Contractor, and provide a punch list (an initial list of items to be corrected or completed) to the Contractor and the CITY.
- Issue a Certificate of Substantial Completion to the CITY and the Contractor for signatures, with the final punch list attached.
- Conduct a Final Completion site visit with the CITY and the Contractor and document any remaining deficiencies.
- Assist the CITY with preparing, reviewing, and executing final documentation required by the Contract Documents for Final Completion.
- Coordinate closeout of the Pasco County Right-of-Way Use permit.
- Review the Contractor's provided as-built Construction Drawings and CAD-based Record Drawings. This Scope of Services includes two reviews of the Record Drawings.

EXCLUSIONS AND CONDITIONS

The following items are exclusions to or conditions of this Scope of Services:

- This Scope of Work does not include permitting services other than those described herein.
- This Scope of Work is for work within FDOT ROW, Pasco County ROW, CITY ROW, and CITY-owned property only (including temporary easements).
- A pipe size of 6 inch and 12 inches have been selected by the CITY. The city shall also provide support for field service testing and flow/pressure information required as part of this design.
- This project will not require a General ERP or Section 404 Permitting.
- This project will not require design or permitting of stormwater systems.
- The project will not require modifications to existing roads.
- Wetland mitigation, design, and permitting are excluded from this Scope of Work.
- Environmental site assessments and threatened or endangered species, archaeological, or historical investigations are not expected to be necessary and are excluded from this Scope of Work.
- This project will not require any coordination between the CONSULTANT and the CITY's or Pasco County's land-development department(s).
- RAIs from permitting agencies shall not result in changes to the pipeline route/alignment or construction methods.
- The CITY will acquire all required easements/properties, legal descriptions, and official boundary surveys. The CONSULTANT has not included any professional services related to these activities in this Scope of Work.
- The CITY has selected SUE Quality Level C and D surveys for this project. The quality levels are defined in the Standard Guideline for Collection and Depiction of Existing Subsurface Utility Data, CI/ASCE 38-02. The design documents will be based on the information acquired from the CITY's selected SUE quality level. If SUE Quality Levels A or B are necessary during design to avoid utility conflicts, then the CONSULTANT will provide the additional SUE services through a modification to this Scope of Work.
- If redesign is necessary because of differences between surveyed and actual conditions, the CONSULTANT will provide such redesign services through a modification to this Scope of Work.
- The construction-phase services outlined in this Scope of Services assume that the CITY will provide an on-site Construction Inspector during construction during those times when the CONSULTANT is not on site.

ATTACHMENT 1—PRELIMINARY DRAWING LIST

DWG	TITLE
G-1	COVER SHEET
G-2	DRAWING INDEX AND DESIGNATION
G-3	ABBREVIATIONS
G-4	GENERAL NOTES
G-5	CIVIL AND MECHANICAL LEGENDS AND PIPE SCHEDULE
G-6	KEY MAP
C-1	PLAN
C-2	PLAN
C-3	PLAN
C-4	PLAN
C-5	PLAN
C-6	PLAN
C-7	PLAN
C-8	PLAN
C-9	PLAN
C-10	PLAN
C-11	PLAN
C-12	PLAN
C-13	PLAN
C-14	PLAN
C-15	PLAN
C-16	PLAN
C-17	PLAN
C-18	PLAN
C-19	PLAN
C-20	PLAN
C-21	PLAN
C-22	PLAN
C-23	PLAN
C-24	PLAN
C-25	PLAN
C-26	PLAN
C-27	PLAN
C-28	PLAN
C-29	PLAN

DWG		TITLE
C-30	PLAN	
C-31	PLAN	
C-32	PLAN	
C-33	DETAILS	
C-34	DETAILS	
C-35	DETAILS	
C-36	DETAILS	
C-37	STORMWATER POLLUTION PREVENTION PLAN NOTES	
C-38	STORMWATER POLLUTION PREVENTION PLAN DETAILS	
C-39	SUGGESTED MOT PLAN	

ATTACHMENT 2—PROJECT SCHEDULE

This Task Assignment shall proceed upon a schedule mutually agreed to by the CITY and CONSULTANT following Notice to Proceed and continue until the Scope of Work is completed and accepted by the CITY. An anticipated schedule is provided below. If the schedule is altered because of unforeseen delays (including extended City reviews), the CONSULTANT shall notify the CITY's Project Manager immediately and a mutually agreeable revised schedule will be established. Please note that the schedule assumes survey is received within 60 days of NTP. If survey is delayed, additional submittal milestones may be affected.

Milestone	Activity Duration (Days)	Days from NTP
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Survey	60	60
Submit Draft 30% Review Submittal Package	60	120
Receive CITY's BDTM Comments	14	134
Submit Final BDTM	7	141
Submit 90% Design Submittal Package	60	201
Receive CITY's 90% Review Comments	14	215
Submit Final Design Submittal Package	30	245
BIDDING		
CITY Prepares for Bid	30	275
CITY Receives Bids	30	305
CONSTRUCTION (Not Included in this Scope)		
CITY Awards Construction Contract	30	335
CITY Issues Construction Notice to Proceed	5	340
CITY Issues Construction Substantial Completion	420	760
CITY Issues Construction Final Completion	30	790
CITY Closes Out Contract	20	810

ATTACHMENT 3—CONSULTANT’S PROJECT TEAM MEMBERS

The CONSULTANT shall provide the **name**, **title**, and **responsibility** of each of the CONSULTANT’s employees proposed to complete the Scope of Work identified in Attachment 1 of this Task Assignment. The CONSULTANT shall also provide the contact information for the CONSULTANT’s Project Engineer assigned to this project.

The following is a list of proposed team members for this project. Any changes to the proposed project team will be coordinated in advance with the CITY’s Project Manager.

Name	Title	Responsibility
Michael Clark, PE	Senior Engineer	Client Services Manager
Ken Fraser, PE	Senior Engineer	Senior QAQC
Donald Sheldon, PE	Project Engineer	Task Manager and Project Engineer
Gregg Fruecht	Senior Technician	Bidding Services Task Leader

ATTACHMENT 4—TOTAL COST FOR SERVICES

Based on the Scope of Work described in Attachment 1, the CITY will compensate the CONSULTANT on a lump-sum fee, percent-complete basis as follows:

Task	Labor	Expenses	Subconsultant	Total
Provide PLS Services	\$4,500		\$45,000	\$49,500
Provide Geotechnical Services	\$2,100		\$18,000	\$20,100
Provide Permitting Assistance	\$23,590	\$500		\$24,090
Develop Basis of Design and 30% Design	\$63,850	\$2,350		\$66,200
Prepare 90% Design	\$42,820	\$1,700		\$44,520
Prepare Final Design	\$19,360	\$800		\$20,160
Provide Bidding Services	\$12,045	\$2,700		\$14,745
ESDC (T&M)	\$71,675	\$3000		\$74,675
Total	\$239,940	\$11,050	\$63,000	\$313,990

ATTACHMENT 5—TRUTH IN NEGOTIATION CERTIFICATE

The wage rates and other factual unit costs supporting the compensation under the Agreement dated June 11, 2018, are accurate, complete, and current as of the time of entering into the contract. This Certificate is executed in compliance with Section 287.055(5)(a) of the Florida Statutes.

DATED this 14th day of October 2022.

By: [Signature]
Stanley F. Ferreira, Jr., PE
President and CEO
(affiant's signature)

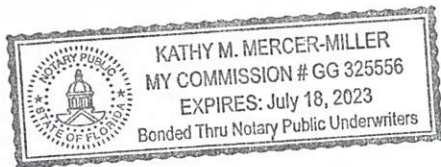
STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared Stanley F. Ferreira, Jr., President and CEO of Jones Edmunds & Associates, Inc. who, after first being duly sworn, deposes and says that the foregoing Truth in Negotiation Certificate is true and correct to the best of his knowledge, information and belief.

SWORN TO AND SUBSCRIBED before me on this 14th day of October, 2022, by Stanley F. Ferreira, Jr., PE. He is personally known to me.

Kathy M. Mercer-Miller

Kathy M. Mercer-Miller
COMMISSION SEAL/NUMBER:



SIGNATURE

IN WITNESS THEREOF, the above parties have executed this instrument, the name of each party being affixed and these present duly signed by its undersigned representative, pursuant to authority of its governing body.

OWNER:

The City of Zephyrhills, FL

By: _____
Council President

Date Approved: _____

ATTEST:

By: _____
Lori Hillman, City Clerk

Date: _____

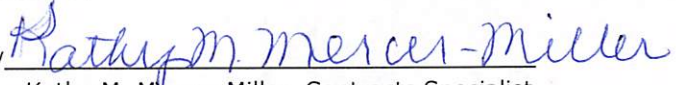
CONSULTANT:

Jones Edmunds & Associates, Inc.

By:  _____
Stanley F. Ferreira, Jr., PE
President and CEO

Bloerman 10.4.22

ATTEST:

By:  _____
Kathy M. Mercer-Miller, Contracts Specialist

CONSENT ITEMS 1.5

Request Council approval for Jones Edmunds Task Assignment JE 23-05 - WWTP Effluent Pump Station Upgrade.

Issue:

Request Council approval for Jones Edmunds Task Assignment JE 23-05. WWTP Effluent Pump Station Upgrade.

Background:

Need to replace the two primary effluent pumps connected to the wastewater treatment plant chlorine contact chamber. The existing pumps have reached the end of their useful life and need to be replaced. The CITY is going to take advantage of the need for replacement and upgrade the pumps to provide better flow and pressure. This upgrade will require a minor modification to the wastewater treatment plant operating permit, as well as other minor upgrades to support the new pumps. But will allow the completed 4.85 MGD capacity of the WWTP to be utilized.

Attachment(s):

1. 2022-10-04-PECON-Zephyrhills-TaskAssignment JE 23-05.WWTP_Eff_Pumpstation

Fiscal Impact:

Budgeted in the FY22-23 budget for \$1M. The Jones Edmunds TA 23-05 will be \$96,725.

Staff Recommendation:

It is recommended by staff to the City Council to approve TA 23-05 to Jones Edmunds in the amount of \$96,725.

THE CITY OF ZEPHYRHILLS, FLORIDA
EXHIBIT F – TASK ASSIGNMENT JE 23-05

WASTEWATER TREATMENT PLANT EFFLUENT PUMP STATION

1 PURPOSE

This is a Task Assignment to the Professional Services – City-Wide Services Contract dated June 11, 2018, between The City of Zephyrhills, Florida (CITY) and Jones Edmunds & Associates, Inc. (CONSULTANT) and made a part thereof. The purpose of this Task Assignment is to specify the required services of the CONSULTANT to provide engineering services when, and as authorized by, the CITY's representative, when deemed necessary.

2 METHOD OF COMPENSATION

Payment shall be in accordance with the June 11, 2018 Contract. Compensation for all services, materials, supplies, training, and any other items or requirements necessary to complete the work as described herein shall be on a lump-sum basis as identified below and shall not exceed Ninety-Six Thousand Seven Hundred Twenty-Five Dollars (\$96,725) payable at the rates attached hereto. At no time shall fees exceed said amount of compensation herein without a written and executed Task Assignment amendment.

3 STANDARD OF CARE

The CONSULTANT agrees that the plans, permits, and studies produced as a result of this Task Assignment are produced in accordance with generally accepted professional standards as to completeness, correctness, and suitability for the purpose intended.

4 PROCESS

The following Task Assignment Process shall be followed when engineering services are required. The CONSULTANT shall provide a complete and detailed proposal to include materials and labor and shall submit its proposal in the following format to the CITY for review, revision, and approval.

The CONSULTANT, at minimum, shall be required to provide the following detail in its proposal:

- Attachment 1 – Scope of Services
- Attachment 2 – Project Schedule
- Attachment 3 – CONSULTANT's Project Team Members
- Attachment 4 – Total Cost for Services
- Attachment 5 – Truth in Negotiation Certificate (*as required per Florida Statutes*)

Attachment to this Exhibit F are required for a complete Task Assignment.

ATTACHMENT 1—SCOPE OF SERVICES

All terms used herein shall have the same meaning as defined in the Agreement unless otherwise noted herein. In consideration of the mutual covenants and agreements set forth in Attachments 1 through 5, the CITY and CONSULTANT agree, by signature, to the details negotiated in this Task Assignment.

WASTEWATER TREATMENT PLANT EFFLUENT PUMP STATION

BACKGROUND

The City of Zephyrhills intends to replace the two primary effluent pumps connected to the wastewater treatment plant chlorine contact chamber. The existing pumps have reached the end of their useful life and need to be replaced. The CITY is going to take advantage of the need for replacement and upgrade the pumps to provide better flow and pressure. This upgrade will require a minor modification to the wastewater treatment plant operating permit, as well as other minor upgrades to support the new pumps. This will allow the CITY to maximize the flexibility and operations of the plant while supporting additional demands for reclaimed water.

The project includes:

1. Installing two new high service effluent pumps and associated appurtenances.
2. Upgrades to the electricals and control systems as required to support the new pumping.
3. Minor modifications as may be required to the pump supports and piping.

SCOPE OF WORK

The Scope of Work includes preliminary and final design, and bidding and construction-phase (future TA) services as described below.

TASK 1 – PERMITTING ASSISTANCE

The CONSULTANT will conduct pre-application meetings with other permitting agencies, Florida Department of Environmental Protection [FDEP], to determine any specific design criteria, type of permits required, and permit application review fees. The CONSULTANT is currently unaware of any required permits other than those identified below. Any required permitting identified during this pre-application process will be reported to the CITY and addressed as part of a contract amendment if required.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WATER/WASTEWATER WWTP OPERATIONAL PERMIT (MINOR MODIFICATION) PERMIT APPLICATION

CONSULTANT will prepare and submit FDEP Form (62-620.910-9), Notification and Application for A Minor Revision to a Wastewater Facility or Activity Permit, and respond to up to one RAI. We assume that the CITY will pay the permit application fee of \$650.00, although they may have an exemption.

Deliverables: The CONSULTANT will submit and one electronic copy in Adobe Acrobat format of the draft permit application packages to the CITY for review and one electronic copy of the final permit application packages to the CITY for signature. The CONSULTANT will collect the signed permit application package from the CITY and submit the application to the appropriate agencies. One electronic copy in Adobe Acrobat format of the fully-executed permit-application package will be subsequently submitted to the CITY.

TASK 4 – 30% DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop a 30% Design. The 30% Design will establish the requirements of and elements to be included in the final design. For this task, the CONSULTANT will:

- Develop 30% drawings of the proposed lift station and forcemain route. Provide narrative of details of proposed connections, routing requirements, and proposed design elements (e.g., piping and valves).
- Develop a preliminary opinion of probable construction cost.

30% DESIGN SUBMITTAL

The 30% Design will include the items listed above and will be submitted to the CITY for review and comment.

Deliverables: The CONSULTANT will submit one electronic copy of the 30% Design to the CITY in Adobe Acrobat format.

TASK 5 – 90% DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop the Construction Drawings, Technical Specifications, and an opinion of probable construction cost.

The drawings will consist of General, Civil, Mechanical and Electrical Drawings. Attachment 1 presents the preliminary drawing list used as a basis for the fee estimate. The CONSULTANT's standard details and presentation will be used and will maintain compliance with the CITY's Utility Standards.

The CONSULTANT will use its standard Construction Standards Institute 16-division format front-end documents and technical specifications for this project. The CONSULTANT will customize its technical specifications based on comments from the CITY.

90% DESIGN SUBMITTAL

The CONSULTANT will submit the 90% Design Submittal to the CITY for review and comment. The 90% Design Submittal will present the CONSULTANT's proposed complete design pending the CITY's comments and will include drawings, front-end documents (based on CITY standards), technical specifications, an updated opinion of probable construction cost, and draft permit application packages.

The CONSULTANT assumes that the CITY will need 2 weeks to review the submittal package. The CONSULTANT will participate in a review meeting at the CITY's office to discuss and obtain the CITY's comments. The Scope of Work assumes that the CITY will

have only minor comments to incorporate for the Final Design Submittal. The CONSULTANT will incorporate into the documents the CITY's comments agreed to at the meeting. Subsequently, the CITY and CONSULTANT project managers will resolve any unresolved comments.

Deliverables: The CONSULTANT will provide to the CITY one electronic copy (Adobe Acrobat format) of the items indicated above for the 90% Design Submittal. The CONSULTANT will distribute electronic copies of the design review meeting minutes to meeting attendees by e-mail only. The meeting minutes will include the disposition of the CITY's comments.

TASK 6 – FINAL DESIGN

The CONSULTANT will furnish the labor, materials, and equipment necessary to develop the drawings, technical specifications, and an opinion of probable construction cost.

The drawings and specifications will comply with the same criteria as defined under Task 5 (90% Design submittal).

FINAL DESIGN SUBMITTAL

After the 90% design review meeting, the CONSULTANT will incorporate the CITY's review comments into the Final Design Submittal and issue the Final Design Submittal. The Final Design Submittal will include the drawings, front-end documents, technical specifications, a final opinion of probable construction cost, and permit application package(s) for the CITY's signature.

Deliverables: The CONSULTANT will provide to the CITY five paper copies signed and sealed and one electronic copy on CD (Adobe Acrobat format) of the items indicated above. Three drawing sets will be half-size (11-x-17-inch) and two drawing sets will be full-size (22-x-34-inch).

TASK 7 – BIDDING SERVICES

BIDDING SERVICES

To assist the CITY during a proposed 60-day bidding and award process for the project, the CONSULTANT will:

- Provide electronic Bid Documents in Adobe Acrobat format to the CITY. The CITY will advertise the project; print, sell, distribute, and maintain distribution records of Bid Documents to the prospective bidders; and correspond with prospective bidders.
- Assist with one addendum to the Contract Documents, if required. The CITY will collect verbal and written questions from prospective bidders and decide if issuing an addendum is required. The CONSULTANT will distribute responses to bidders' questions to the CITY electronically for the CITY to incorporate into the addendum. The CITY will prepare the addendum and distribute copies to the prospective bidders.
- Attend one pre-bid meeting with prospective bidders. The CITY will direct the meeting and develop and issue any minutes or addenda associated with the pre-bid meeting.
- The CONSULTANT will review the bids received, prepare a bid tabulation, investigate the apparent low bidder's history, and develop a letter of bid evaluation.

TASK 8 – ENGINEERING SERVICES DURING CONSTRUCTION (ESDC)

An 8-month construction schedule is assumed for this project. An 8-month schedule would consist of a 5-month submittal and material acquisition period followed by 3 months of on-site activities. Material acquisition may fluctuate which could require additional overall construction duration. The ESDC phase services budget is based on an 8-month construction schedule.

Construction administration is the office support required to complete the project and includes work items necessary to maintain the project's performance. The CONSULTANT will provide the following limited construction-administration services:

- Receive, log, review, and issue comments for Requests for Information (RFI).
- Prepare, log, and issue Construction Field Orders (CFO), as requested by the CITY.
- Prepare, log, and issue responses to Proposed Contract Modifications (PCM).
- Review PCMs for conformance with the Contract Documents and make recommendations.
- Prepare, log, and issue Change Orders (CO).
- Prepare, log, and issue Notices of Non-Compliance.
- Attend up to nine monthly on-site construction progress meetings.
- Prepare agendas, sign-in sheets, and meeting minutes and distribute meeting minutes associated with the progress meetings to the Contractor and the CITY electronically.
- Receive, review, and file field correspondence.
- Coordinate construction activities and issues with the CITY's Inspector.
- Assist the CITY in reviewing pay applications.
- Set up and maintain project files. Files may include miscellaneous letters/emails, submittals, RFIs, pay applications, meeting minutes, CFOs, PCMs, COs, Notices of Non-Compliance, submittals, review of Contractor-supplied Operation and Maintenance (O&M) manuals, warranties, punch lists, and testing results.

SUBMITTAL REVIEW

The CONSULTANT will receive, log, review, and issue comments on project submittals, including administrative submittals (i.e., construction schedules and work plans), shop drawings, and product data for the materials to be incorporated into the project warranties, samples, and O&M manuals. The CONSULTANT expects 20 submittals for this project. This Scope of Services includes an initial review and one resubmittal review for the expected submittals. Submittals will be immediately returned to the Contractor if all deviations are not listed as requested on the project forms.

LIMITED CONSTRUCTION OBSERVATION

The CONSULTANT will provide a Resident Project Representative (RPR) during the 9-month period when on-site construction activities occur. The duties of the RPR will include:

- Visit the site not more than 2 days (8 hours per day) per week during on-site construction activities (up to 467 hours total) to assist the CITY in observing the Contractor's work and assist the CITY in monitoring that construction is being completed in accordance with the Contract Documents.

- Document testing, including coordinating with the Contractor in advance of scheduled tests.
- Take progress photographs to document construction progress.
- Work in partnership with the CITY to prepare an observation report after each on-site visit and record weather conditions, the day's activities, decisions, and other general observations.
- Confirm that materials delivered to the site are consistent with submitted materials.
- Report when clarifications and interpretations of the Contract Documents are necessary.

The CITY will provide the remaining full-time (as necessary) Construction Inspector to provide daily observation of the Contractor's work, including all RPR tasks described above. In addition to the tasks above, the CITY's Construction Inspector will track quantities placed, including stored materials, and verify the quantities billed on monthly pay applications. The CITY will submit daily observation reports and progress photographs to the CONSULTANT weekly.

CONTRACT CLOSEOUT SERVICES

When the Contractor notifies the CITY/CONSULTANT that the project is Substantially Complete, the CONSULTANT will begin contract closeout, which includes:

- Conduct a Substantial Completion site visit with the CITY and the Contractor, and provide a punch list (an initial list of items to be corrected or completed) to the Contractor and the CITY.
- Issue a Certificate of Substantial Completion to the CITY and the Contractor for signatures, with the final punch list attached.
- Conduct a Final Completion site visit with the CITY and the Contractor and document any remaining deficiencies.
- Assist the CITY with preparing, reviewing, and executing final documentation required by the Contract Documents for Final Completion.
- Coordinate closeout of the Pasco County Right-of-Way Use permit.
- Review the Contractor's provided as-built Construction Drawings and CAD-based Record Drawings. This Scope of Services includes two reviews of the Record Drawings.

EXCLUSIONS AND CONDITIONS

The following items are exclusions to or conditions of this Scope of Services:

- This Scope of Work does not include permitting services other than those described herein.
- This project will not require design or permitting of stormwater systems.
- Wetland mitigation, design, and permitting are excluded from this Scope of Work.
- Environmental site assessments and threatened or endangered species, archaeological, or historical investigations are not expected to be necessary and are excluded from this Scope of Work.
- RAIs from permitting agencies shall not result in changes to the pipeline route/alignment or construction methods.

- If redesign is necessary because of differences between surveyed and actual conditions, the CONSULTANT will provide such redesign services through a modification to this Scope of Work.
- The construction-phase services outlined in this Scope of Services assume that the CITY will provide an on-site Construction Inspector during construction during those times when the CONSULTANT is not on site.

ATTACHMENT 1A—PRELIMINARY DRAWING LIST

DWG	TITLE
G-1	COVER SHEET
G-2	DRAWING INDEX AND DESIGNATION
G-3	ABBREVIATIONS
G-4	GENERAL NOTES
G-5	CIVIL AND MECHANICAL LEGENDS AND PIPE SCHEDULE
C-1	PLAN
C-2	SECTIONS
C-3	DETAILS
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS
E-1	ABBREVIATIONS/ GENERAL NOTES
E-2	PLAN
E-3	ONE-LINE
E-4	SCHEDULE
E-5	CONTROL NARATIVE
E-6	DETAILS
E-7	DETAILS
C-19	STORMWATER POLLUTION PREVENTION PLAN NOTES
C-20	STORMWATER POLLUTION PREVENTION PLAN DETAILS

ATTACHMENT 2—PROJECT SCHEDULE

This Task Assignment shall commence upon receipt of Notice to Proceed and continue until the Scope of Work is completed and accepted by the CITY. This project shall maintain the schedule provided below. If the schedule is altered because of unforeseen delays (including extended City reviews), the CONSULTANT shall notify the CITY's Project Manager immediately and a mutually agreeable revised schedule will be established. Please note that the schedule assumes the procurement of equipment can be done in a timely fashion. If equipment is delayed, additional milestones may be affected.

Milestone	Activity Duration (Days)	Days from NTP
DESIGN		
Submit 30% Design Submittal Package	60	60
Receive CITY's 30% Review Comments	10	70
Submit 90% Design Submittal Package	45	115
Receive CITY's 90% Review Comments	14	129
Submit Final Design Submittal Package	14	143
BIDDING		
CITY Prepares for Bid	30	173
CITY Receives Bids	30	203
CONSTRUCTION (Not Included in this Scope)		
CITY Awards Construction Contract	30	233
CITY Issues Construction Notice to Proceed	5	238
CITY Issues Construction Substantial Completion	240	478
CITY Issues Construction Final Completion	30	508
CITY Closes Out Contract	20	528

ATTACHMENT 3—CONSULTANT’S PROJECT TEAM MEMBERS

The CONSULTANT shall provide the **name**, **title**, and **responsibility** of each of the CONSULTANT’s employees proposed to complete the Scope of Work identified in Attachment 1 of this Task Assignment. The CONSULTANT shall also provide the contact information for the CONSULTANT’s Project Engineer assigned to this project.

The following is a list of proposed team members for this project. Any changes to the proposed project team will be coordinated in advance with the CITY’s Project Manager.

Name	Title	Responsibility
Michael Clark, PE	Senior Engineer	Client Services Manager
Anthony Holmes, PE	Senior Engineer	Senior QAQC
Dave Plavcan, PE	Project Engineer	Task Manager and Project Engineer
Gregg Fruecht	Senior Technician	Bidding Services Task Leader

ATTACHMENT 4—TOTAL COST FOR SERVICES

Based on the Scope of Work described in Attachment 1, the CITY will compensate the CONSULTANT on a lump-sum fee (ESDC time and materials), percent-complete basis as follows:

Task	Labor	Expenses	Subconsultant	Total
Provide Permitting Assistance	\$8,880	\$500		\$9,380
30% Design	\$26,610	\$1,950		\$28,560
Prepare 90% Design	\$7,215	\$600		\$7,815
Prepare Final Design	\$5,025	\$300		\$5,325
Provide Bidding Services	\$7,645	\$2,000		\$9,645
ESDC T&M	\$34,600	\$1400		\$36,000
Total	\$81,975	\$6750		\$96,725

ATTACHMENT 5—TRUTH IN NEGOTIATION CERTIFICATE

The wage rates and other factual unit costs supporting the compensation under the Agreement dated June 11, 2018, are accurate, complete, and current as of the time of entering into the contract. This Certificate is executed in compliance with Section 287.055(5)(a) of the Florida Statutes.

DATED this 4th day of October, 2022.

By: [Signature]
Stanley F. Ferreira, Jr., PE
President and CEO
(affiant's signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared Stanley F. Ferreira, Jr., PE, President and CEO of Jones Edmunds & Associates, Inc. who, after first being duly sworn, deposes and says that the foregoing Truth in Negotiation Certificate is true and correct to the best of his knowledge, information and belief.

SWORN TO AND SUBSCRIBED before me on this 4th day of October, 2022, by Stanley F. Ferreira, Jr., PE. He is personally known to me.

Kathy M. Mercer-Miller

Kathy M. Mercer-Miller
COMMISSION SEAL/NUMBER:



SIGNATURE

IN WITNESS THEREOF, the above parties have executed this instrument, the name of each party being affixed and these present duly signed by its undersigned representative, pursuant to authority of its governing body.

OWNER:

The City of Zephyrhills, FL

By: _____
Council President

Date Approved: _____

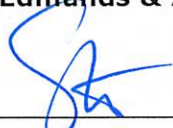
ATTEST:

By: _____
Lori Hillman, City Clerk

Date: _____

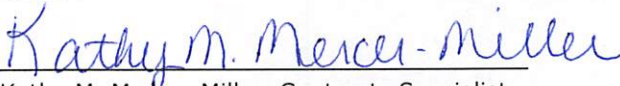
CONSULTANT:

Jones Edmunds & Associates, Inc.

By:  _____
Stanley F. Ferreira, Jr.
President & CEO

B/corman 10.4.22

ATTEST:

By:  _____
Kathy M. Mercer-Miller, Contracts Specialist

CONSENT ITEMS 1.6

Notification to Council for the Purchase of an Emergency Generator and Transfer Switch at Well 5 through RCM Utilities.

Issue:

Notification to Council for the Purchase of an Emergency Generator at Well 5 to replace the current aged generator and transfer switch.

Background:

The Well #5 generator and transfer switch are 37 years old and need to be replaced with a much more efficient and dependable one.

Attachment(s):

1. WTP 5 REV1

Fiscal Impact:

Budgeted in the FY22-23 budget for \$120,000.00. The quote price is \$121,053.75. The difference in cost is due to increased material costs.

Staff Recommendation:

It is the recommendation of staff to the City Council to allow the Utilities Department to move ahead with issuing a purchase order to RCM Utilities.



Construction & Maintenance

September 7, 2022

To: City of Zephyrhills
RE: WTP #5 Generator Replacement

- Purpose
 - o Task authorization for construction services as requested from CJ Funnell
- Compensation and Contract
 - o A budget for the work as stated totaling \$121,093.75 has been submitted on the Annual City of Zephyrhills Water and Wastewater Miscellaneous Construction/Maintenance Services Contract (RFP 35-19-01)
- Scope
 - o Remove and replace the onsite emergency power generator and automatic transfer switch. To include relocating the manual transfer switch and secondary generator plug connection. Cummins 175 KW diesel generator with subbase fuel tank and level two sound enclosure.

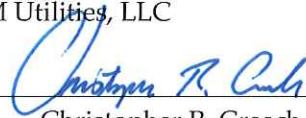
Owner:

City of Zephyrhills

By: _____

Contractor:

RCM Utilities, LLC

By: _____
Christopher R. Creech

Customer: City of Zephyrhills

Water & Wastewater Misc Construction/Maintenance Services
Labor/Equipment Rates Form

Project: WTP #5 Generator

LABOR RATES	RATES		ENTER	SUBTOTAL	ENTER	SUBTOTAL	LINE ITEM TOTAL
	WORKING HOURS	AFTER HOURS	# WORKING HOURS	# WORKING HOURS	# AFTER HOURS	# AFTER HOURS	
Supervisor	\$ 50.00	\$ 75.00	10	\$ 500.00			\$ 500.00
Foreman	\$ 75.00	\$ 113.00	20	\$ 1,500.00			\$ 1,500.00
Helper - Labor Only	\$ 35.00	\$ 53.00	40	\$ 1,400.00			\$ 1,400.00
Helper with Truck/Trailer	\$ 50.00	\$ 75.00	10	\$ 500.00			\$ 500.00
Backflow Technician	\$ 40.00	\$ 60.00		-			
LABOR RATES TOTAL							\$ 3,900.00

Please provide when after hours would apply (anytime outside of Mon - Fri 7am - 5pm)

EQUIPMENT RATES	SET UP FEE	HOURLY	# OF HOURS/ GALLONS or BAGS	DAILY	# OF DAYS	WEEKLY	# OF WEEKS	MONTHLY	# OF MONTHS	LINE ITEM TOTAL
Mini Excavator with Operator	\$ 150.00	\$ 80.00		\$ 800.00		\$ 2,400.00		\$ 9,600.00		
Back Hoe with Operator	\$ 250.00	\$ 125.00		\$ 1,250.00		\$ 6,250.00		\$ 25,000.00		
Vac Truck - 2 Man Crew	\$ 250.00	\$ 280.00		\$ 2,800.00		\$ 14,000.00		\$ 56,000.00		
CCTV Camera Trailer with Operator	\$ 250.00	\$ 175.00		\$ 1,750.00		\$ 8,750.00		\$ 35,000.00		
Tractor with Bucket with Operator	\$ 250.00	\$ 125.00		\$ 1,250.00		\$ 6,250.00		\$ 25,000.00		
4" Sewage Bypass Pump with Hoses	\$ 250.00	\$ 40.00		\$ 250.00		\$ 650.00		\$ 2,600.00		
Bypass Pump Fuel Additional	\$ 4.50	Per Gallon								
13000 Watt Generator	\$ 250.00	\$ 40.00		\$ 170.00		\$ 850.00		\$ 3,400.00		
Infiltrator MH Leak Stop Plus Labor	\$ 150.00	\$ 250.00		\$ 150.00		\$ 750.00		\$ 3,000.00		
Metal Fabrication/Welding Lead Man	\$ 150.00	\$ 75.00		\$ 750.00		\$ 3,750.00		\$ 15,000.00		
Metal Fabrication/Welder	\$ 150.00	\$ 65.00		\$ 650.00		\$ 3,250.00		\$ 13,000.00		
Sand Blast Trailer Rig with Crew	\$ 250.00	\$ 295.00		\$ 2,950.00		\$ 14,750.00		\$ 59,000.00		
Sand Blasting Sand	\$ 5.00	Per Bag								
Compactor with Operator	\$ 150.00	\$ 100.00		\$ 1,000.00		\$ 5,000.00		\$ 20,000.00		
Air Compressor Road Bore	\$ 250.00	\$ 125.00		\$ 1,250.00		\$ 6,250.00		\$ 25,000.00		
EQUIPMENT RATES TOTAL										\$ -

MATERIAL RATES	Mark UP	COST	MARK-UP	SUBTOTAL	LINE ITEM TOTAL
Materials Purchased for Specific Job	25%	69125	\$ 17,281.25		\$ 86,406.25
Materials from Stock	25%	9750	\$ 2,437.50		\$ 12,187.50
Subcontract Labor	20%	15500	\$ 3,100.00		\$ 18,600.00
MATERIAL RATES TOTAL					\$ 117,193.75
SUBTOTAL					\$ 121,093.75
GRAND TOTAL					\$ 121,093.75

PERFORMANCE & PAYMENT BOND	(Yes/No)	No	2%
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Company Name: RCM Utilities, LLC
Authorized Representative / Title: Christopher R. Creech, Mgr.

Signature: *Christopher R. Creech*

Date: *9/7/22*

CONSENT ITEMS 1.7

Notification to City Council to utilize the services of R&M Service Solutions for Annual Hydrant Maintenance.

Issue:

Notification to City Council to utilize the services of R&M Service Solutions to do our Annual Hydrant Maintenance.

Background:

Every year the Utilities Department Maintains and Services all of its Fire Hydrants. All the hydrants will be inspected, painted and repaired if necessary, and flow tested. One year we will do a single hydrant flow test and the next a double hydrant flow test.

Attachment(s):

1. Zephyrhills RM 2022115

Fiscal Impact:

Cost of R&M Services Solutions is \$60,360.00 using a Piggyback Contract with Long Boat Key and budgeted in the FY22-23 budget.

Staff Recommendation:

It is the recommendation of staff to the City Council to allow the Utility Department to move forward with the issuance of a Purchase Order to R&M Service Solutions.

Zephyrhills Hydrant Maintenance

RM 2022115

Prepared for:

C. J. Funnell

Water Supervenient

(813) 235-3520

Submitted by:

R & M Service Solutions, LLC

Prepared by:

Mike George

(352) 398-9127

Friday, September 2, 2022

Description of Work

Hydrant maintenance

Site of work: Zephyrhills - locations to be determined

Permitting: Zephyrhills to provide all Department of Transportation (DOT) permits if required

Scope of Work

Total scope of 2021 project identified 840 hydrants.

Maintenance and paint 25%

Maintenance without paint 75%

Replace approximately 300 RPM's

Replace approximately 300 tags

This pricing structure is based on Longboat Key contract pricing (IFB-19-070)

RM 2022115

Item	Description	Quantity	Unit	Price	Total
1	Hydrant Maintenance (includes GPS sub-meter, scrape, wire brush and paint)	210	ea.	\$ 71.50	\$ 15,015.00
1A	Hydrant Maintenance (includes GPS sub-meter only)	630	ea.	\$ 61.50	\$ 38,745.00
3	Furnish and attach Hydrant I.D. tag (with required information)	300	ea.	\$ 11.00	\$ 3,300.00
4	Install reflective road marker	300	ea.	\$ 11.00	\$ 3,300.00

Total \$ 60,360.00

Other Conditions / Details

If required

All additional items will be agreed upon by Zephyrhills and R&M Service Solutions.

AGREED AND ACCEPTED

Customer Signature: _____

Date: _____

BUSINESS ITEMS/PUBLIC HEARING 2.1

ACME Development on Wire Road North of C.R. 54

First Reading **ORDINANCE NO. 1443-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1443-22 on the First Reading

Issue:

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

Background:

An Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition has been presented to the City by Commercial Site Solutions, Inc. (CSS) on behalf of the property owner (ACME Development Inc.) for a 4.95 acre parcel on Wire Road north of County Road 54. A 55-unit townhome community is anticipated to be developed if this petition is approved. This project was presented in the Planning Director's report at the April 11th, 2022 Council Meeting.

At that meeting, Council directed the applicant and Staff to explore the possibility of constructing a left-hand turn lane on Wire Road. After analysis by the applicant's traffic consultant and meeting(s) with the County's ROW acquisition and use permit team, they determined that the project would not meet the criteria for such turn-lane. Therefore, a turn-lane is not part of this proposal. Also included with the ordinances as part of this package is a voluntary deed restriction to cap the maximum unit count at 55 units and a ROW dedication for fifteen feet (15) along Wire Road for future roadway improvements.

Attachment(s):

- 1. Ordinance 1443-22 Acme Annexation
- 2. Final Deed Restriction for ACME Development with Exhibit A
- 3. Staff Report for CC Wire Rd Annx rezone fluma October 03 2022 w attachments
- 4. Wire Road At Driftwood Access Management Application 8-9-22

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends Council's approval based on the staff report contained herein.

ORDINANCE NO. 1443-22

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED.

WHEREAS, Acme Development Corporation, the property owners of the lands hereinafter described in Section 1 below, have requested and consented to the annexation by the City of Zephyrhills of the lands herein described in Section 1, below; and

WHEREAS, the City is authorized by Chapter 171, Florida Statutes, to annex contiguous and infill area, and to extend the City limits upon receipt of written consent of the land owner, together with the approval of the City Council after notice and public hearing; and,

WHEREAS, the City Council has reviewed and evaluated the applications submitted, and has determined that the annexation of said lands into the City is in the public interest and is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

Section 1. The following described lands, lying and being situated in Pasco County, to wit:

Parcel/Tax I.D. NUMBERS: 02-26-21-0010-03600-0000
AND 02-26-21-0010-03600-0010

Physical Address: 6700, 6712 and 6718 Wire Road, Zephyrhills, FL 33542

Legal Description:

Tract 36, Zephyrhills Colony Company Lands, as per plat thereof recorded in plat book 1, page 55, public records of Pasco County, Florida

6718

COM AT NW COR OF TRACT 36 OF ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 TH EAST ALG NORTH BDY OF TRACT 36 240 FT TH SOUTH 85 FT TH WEST 240 FT TH NORTH 85 FT TO POB OR 6900 PG 1798

Acreage: 4.95 Acres, MORE OR LESS.

Section 2. Said lands are contiguous to the present City limits of the City of Zephyrhills. That said lands are now unincorporated and lie in the same County as said City, and when annexed would form a compact addition to the incorporated territory of said City. That the owners of said lands contained in the said area to be annexed have given written consent to have such annexation for said lands.

Section 3. The City of Zephyrhills, Florida, is authorized by the legislature of the State of Florida, pursuant to Section 171.044, F.S., and pursuant to the Charter of the City of Zephyrhills, to annex contiguous or infill areas and to extend the City limits or territorial boundaries upon receipt of written consent of all owners of land contained in the area to be annexed, together with the approval of the City Council of the City of Zephyrhills, of said annexation duly expressed by Ordinance.

Section 4. It is the intention of the City Council of the City of Zephyrhills, Florida to annex the above-described lands into the City of Zephyrhills within its territorial limits and the boundary lines of said City are hereby redefined and extended so as to include said area of lands within its territorial limits upon the final passage of this Ordinance.

Section 5. This Ordinance shall become effective upon passage on the second reading and

signing by the Mayor.

The foregoing Ordinance No. 1443-22 was read and passed on the first reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of October, 2022.

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

The foregoing Ordinance No. 1443-22 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 24th day of October, 2022.

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

The foregoing Ordinance No. 1443-22 was approved by me this 24th day of October, 2022.

Gene Whitfield, Mayor

Approved as to legal form and legal content

Matthew E. Maggard, City Attorney

Prepared by/Return to:

Matthew E. Maggard
City Attorney, City of Zephyrhills
5335 8th St.
Zephyrhills, FL 33542

DEED RESTRICTION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARCEL I.D. Nos. 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010, consisting of approximately 4.95 acres more or less, Zephyrhills, Pasco County, Florida.

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR the Property (this "Declaration") is made, dedicated and declared on this 10th day of October, 2022, by Acme Development Corporation Inc., a Florida corporation, whose mailing address is P.O. Box 1299, Crystal Springs, FL 33524 (the "Declarant").

RECITALS

1. Declarant has requested the City of Zephyrhills, a political subdivision of the State of Florida, ("City") for a change of the zoning of the real property described on Exhibit "A" (the "Property") by Petition No. ANX 09-22, from an A-R Agricultural-Residential to R-4 High Density Residential for the purpose of allow the development of townhomes on the Property.
2. The Declarant is willing to impose certain use restrictions on the Property as hereinafter set forth in this Declaration to (a) limit the number of townhomes permitted on the site to 55.
3. The Declarant is willing to provide, through right-of-way (ROW) dedication, a total of fifteen (15) feet along property fronting Wire Road, a County ROW.
4. Declarant is the sole fee owner of the Property.

WITNESSETH:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, Declarant hereby creates, establishes, promulgates and declares that the Property shall be held, sold, leased, developed, and conveyed expressly subject to the following covenants, conditions and restrictions:

ARTICLE I USE RESTRICTIONS ON THE PROPERTY

Section 1.1 Use Restrictions. The following use restrictions (the "Use Restrictions") are hereby imposed on the Property:

- (a) Not more than 55 townhomes shall be developed or exist on the Property at any given time; and

ARTICLE II
ROW DEDICATION

Section 1.2 ROW Dedications. The following ROW dedications (the "ROW Dedications") are hereby imposed on the Property:

- (b) A total of 15 feet of ROW dedication is hereby imposed.

ARTICLE III
MISCELLANEOUS PROVISIONS

Section 2.1 Enforcement. Declarant, for so long as it owns any of the Property, the fee simple owners of the Property (the "Owners") and the County shall have the right to enforce, by any proceedings at law or in equity, the Use Restrictions imposed by this Declaration. Failure by Declarant, an Owner or the County to enforce any Use Restrictions contained herein shall in no event be deemed a waiver of the right to do so thereafter, nor shall Declarant, an Owner or the County have any responsibility to ensure the compliance with the same by third parties.

Section 2.2 Severability. It is declared to be the intent of the City Council of the City of Zephyrhills, Florida, that each of the provisions of this Declaration and the related Rezoning Petition No. ANX. 09-22), are material to the Councils' decision. Accordingly, the provisions of this Declaration are not internally severable or severable from the related Zoning Amendment. In the event any section, subsection, sentence, clause, or provision of this Declaration or of the related Zoning Amendment, is declared illegal, invalid or preempted by a body with jurisdiction to make such a determination, or is expressly preempted by the State Legislature, this Declaration and Zoning Amendment shall be deemed void in its entirety.

Section 2.3 Duration. The covenants, conditions, and restrictions contained herein shall inure to the benefit of and shall be binding upon the Property for a period of sixty (60) years from the date hereof. Thereafter, they shall be automatically extended for additional successive periods of ten (10) years unless otherwise agreed to in writing by Declarant, the Owners of the Property and the City.

Section 2.4 Notice. Whenever any notice, demand, or request is required or permitted hereunder, such notice, demand, or request shall be sent by U.S. Mail, certified, postage prepaid to the addresses last given to or known by the party giving such notice or by Federal Express or other nationally-recognized overnight delivery service. Such notice is deemed to have been delivered upon the earlier of: (1) actual receipt or (2) within three (3) days from the date sent by U.S. Mail, certified, postage prepaid or by Federal Express. Declarant, the County and the Owners of the Property shall have the right and election to designate to the other from time to time, by written notice in accordance with the notice provisions hereof to such other person or persons, at such other places in the United States as it may desire for the delivery or mailing of written notices in accordance herewith. The present parties and addresses to receive written notice hereunder are as follows:

Declarant:

Acme Development Corporation
PO Box 1299
Crystal Springs, FL 33524

City:

Planning Director
5335 8th Street
Zephyrhills, FL 33542

Section 2.5 Captions. The captions, section numbers, and article numbers appearing in this Declaration are inserted only as a matter of convenience and in no way limit, construe, or describe the scope or the intent of such portions or articles of this Declaration, nor in any way modify or affect this Declaration.

Section 2.6 Covenants Running with the Land. The restrictions, conditions, covenants and obligations as specifically set forth herein shall be benefits and burdens respectively, on the Property, running with the land and shall inure to the benefit of the successors, heirs and assigns of the owners of the Property as applicable.

Section 2.7 Amendments. This Declaration shall not be amended except in writing by an instrument executed by Declarant (or its successor in title), the Owners and the County.

Section 2.8 Equitable Remedies. To the extent allowed by law, in the event of a breach by any Owner of any obligation of this Declaration, the other Owners or the County shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach; the Owners hereby acknowledge the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach, and/or to relief by other available legal and equitable remedies from the consequences of such breach. Except as otherwise specifically provided in this Declaration, (i) no remedy provided in this Declaration shall be exclusive, but each shall be cumulative with all other remedies provided in this Declaration and (ii) all remedies at law or in equity shall be available.

Section 2.9 No Breach. No breach of the provisions of this Declaration shall entitle any Owner or party to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Declaration.

Section 2.10 Force Majeure. In the event any Owner or any other party shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of Acts of God, strikes, lockouts, unavailability of materials, failure of power, prohibitive governmental laws or regulations, riots, insurrections, the act or failure to act of any other party, adverse weather conditions preventing the performance of work as certified to by an architect, war or other reason beyond such party's control, then the time for performance of such act shall be extended for a period equivalent to the period of such delay. Lack of adequate funds or financial inability to perform shall not be deemed to be a cause beyond the control of such party.

Section 2.11 Priority to Mortgages. Any mortgage or deed of trust affecting any portion of the Property shall at all times be subject and subordinate to the terms of this Declaration. Any party foreclosing any such mortgage or deed of trust, or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Declaration.

Section 2.12 No Dedication. Nothing contained in this Declaration shall be deemed to be a

gift or dedication of any portion of Property to the general public or for any public use or purpose whatsoever.

Section 2.13 Governing Law and Venue. This Declaration shall be construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this Declaration shall be in Pasco County, Florida.

Section 2.14 No Joint Venture. Nothing in this Declaration shall be construed to make Declarant, the Owners or the County partners or joint ventures or render either of said parties liable for the debts or obligations of the other.

Section 2.15 Effective Date. This Declaration shall become effective upon the approval of rezoning Petition No. ANX 09-22, by the City of Zephyrhills City Council and the running of any applicable appeal periods.

[EXECUTION PAGE TO FOLLOW]

Witnesses:

DECLARANT:

Acme Development Corporation, a Florida Corporation

By: _____

Print Name

Print Name

Title: _____

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ 20____, by

_____, as _____ of Acme Development Corporation, a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

(Seal) Signature of Notary Public

Print, Type/Stamp Name of Notary

Exhibit "A"

ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 TRACT 36 IN SEC 2 EXC NORTH 85 FT OF WEST 240 FT THEREOF & EXC RD R/W OR 6440 PG 1438. Assessed in Section 02, Township 26 South, Range 21 East of Pasco County, Florida

And

COM AT NW COR OF TRACT 36 OF ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 TH EAST ALG NORTH BDY OF TRACT 36 240 FT TH SOUTH 85 FT TH WEST 240 FT TH NORTH 85 FT TO POB OR 6900 PG 1798. Assessed in Section 02, Township 26 South, Range 21 East of Pasco County, Florida.

Acreage: 4.95 Acres, MORE OR LESS.

Staff Report Memorandum

To: City Council

From: Rodney Corriveau, AICP – Senior Planner

RE: ANX 09-22 – ANX/FLU/RZ
6715 & 6718 Wire Rd Annexation, Land Use Map Amendment and Rezoning Planning Report

Date: October 10th 2022

I. BACKGROUND & INFORMATION

A. History | Application Summary

An Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition has been presented to the City by Commercial Site Solutions, Inc. (CSS) on behalf of the property owner (ACME Development Inc.) for a 4.92 acre parcel on Wire Road north of County Road 54.

This project was presented in the Planning Director's report at the April 11th, 2022 Council Meeting. At that meeting, Council directed the applicant and Staff to explore the possibility of constructing a left-turn lane on Wire Road. After analyses by the applicant's traffic consultant and meeting(s) with the County's ROW acquisition and use permit team, they determined that the project would not meet the criteria for such turn-lane. Therefore, a turn-lane is not part of this proposal. Also included with the Ordinances as part of this package is a voluntary deed restriction to cap the maximum unit count at 55 units and a ROW dedication for fifteen feet (15) along Wire Road for future roadway improvements.

B. Site Information

<u>Applicant Owner:</u>	ACME Development Inc.
<u>Location:</u>	East side of Wire Rd. approx. 1,000 feet north of CR 54.
<u>Parcel ID Number(s):</u>	02-26-21-0010-03600-0000, 02-26-21-0010-03600-0010
<u>Acreage:</u>	4.92 Acres, M.O.L.
<u>Existing Land Use:</u>	Vacant, Single-Family home
<u>Existing Future Land Use:</u>	County Res. 6
<u>Proposed Future Land Use:</u>	RU (Residential Urban)

<u>Existing Zoning:</u>	County AR
<u>Proposed Zoning:</u>	R-4 High Density Residential
<u>Approx. Density (when developed):</u>	Anticipated at 11 DU per acre
<u>Maximum Height:</u>	30 Feet

II. DATA & ANALYSIS REVIEW

A. Character Analysis

The subject property is located along Wire Road just north of CR 54 in an established area of town. The property is bordered to the west by the Driftwood Villas residential subdivision. To the east is the Village Grove mobile home park, to the south is the Sleepy Hollow mobile home park, and to the north - larger lot single family homes. The subject property consists of 4.92 acres. The proposal remedies a County enclave within the City while applying a land use and zoning which is reflective of the general neighborhood, adjacencies and anticipated growth patterns. The anticipated use of the property will be approximately 55 townhomes. The property contains no wetlands or other environmentally sensitive features.

East – Village Grove MHP

West – Driftwood Villas

North – Various larger-lot single-family homes.

South – Sleepy Hollow MHP.

B. Compatibility Analysis

1. Future Land Use Map (FLUMA) Amendment

- (a) The subject property (4.92) qualifies as a small-scale plan amendment;
- (b) The request is to change the subject property's future land use designation from Res-6 to Residential Urban and is consistent with the abutting properties, which are:
 - i. County to the north (AR)
 - ii. Mobile Home/Recreational Vehicle to the east
 - iii. Mobile Home/Recreational Vehicle to the south
 - iv. RU (Residential Urban) to the west;
- (c) The proposed change is consistent with the City of Zephyrhills Comprehensive Plan Goals, Objectives, and Policies;
- (d) Utility capacity is available for the proposed petition;
- (e) Transportation:
 - (1) Subject parcel abuts Wire Road and a County ROW use permit and ROW dedication will be required;

- (2) Residential development is projected to have a de minimus impact at 382 average daily trips. City of Zephyrhills LDC defines de minimus at less than 1,200 average daily trips.

The proposed future land use map amendment (FLUMA) is consistent with Chapter 163, Part II, FS, the City of Zephyrhills Comprehensive Plan, and the City's Land Development. It is also consistent and compatible with the land use/development trends of the area as it provides an essential recreational element to the public. See attached FLU Map. Staff is coordinating with County Staff as part of the JPA (Joint Planning Area) agreement between the City and County to ensure complete compliance.

2. Rezoning

- (a) The request is to change the subject property's zoning classification from County AR to R-4;
- (b) The requested zoning designation is consistent with the development patterns and zoning designations of the area and surrounding properties. The surrounding properties are:
 - i. County AR to the north
 - ii. M-1 Mobile Home Subdivision to the east
 - iii. M-3 Recreational Vehicle to the south
 - iv. PUD to the west;
- (c) The subject petition and subsequent development will not exhibit premature development based on the development patterns in the general vicinity and utility infrastructure availability.

The proposed zoning is consistent with the City of Zephyrhills Comprehensive Plan, Land Development Code, and City codes and ordinances. It is also compatible/consistent with the growth and development trends of the area. As the City grows, the need for higher density fee simple ownership opportunities becomes greater. This rezoning and FLUMA furthers these goals and objectives of the Comprehensive Plan while remaining consistent with the adjacent zoning. See attached zoning map.

C. Natural & Historic Resources Analysis

The following site characteristics are provided:

1. Soil Types – Tavares, Tavares fine, and Lake fine sands with 0-5% slope. This type of soil is described as very deep, well-drained and is well-suited for development.
2. Flood Plain – The subject property is located in Flood Zone "X" and is outside the 100-year flood zone. There is no identified apparent flood related threat.
3. Wetlands | Water Bodies – There are not wetlands or bodies of water located on the subject property.
4. Historic | Archaeological Resources – The subject property is located outside of the Zephyrhills Historic District and is not projected to impact any identified historic resources. If archaeological resources are found onsite during development, notification should be made to the Florida Department of Historical Resources.
5. Natural Resources – A Protected Species Assessment produced by Universal Engineering Sciences dated February 10th 2022 has been submitted by the applicant. There appears to be eight potentially occupied gopher tortoises burrows onsite. Proper permits shall be

obtained prior to construction activities, as well as a full report and mitigation and/or relocation plan shall be submitted to the City.

D. Public Services Analysis | Impact

POLICE	Projected general police service demand is within the City's existing service capabilities.
FIRE	It is anticipated that the projected general fire service demand is within the County's existing service capabilities. The City is currently coordinating with the County.
WATER	Water service is available to the subject property along Wire Road. Any future development of the property will require connection. Projected general water service demand is 16,500 GPD (55 units at 300 GPD = 16,500). According to the Utilities Department, capacity is currently available based upon the Water Use Permit (WUP) estimates. The City is exploring options to ensure adequate water supply into the future to support growth. This is an ongoing discussion with various entities. Please direct questions to the Utilities Department.
SEWER	Sewer services are available along Wire Road approximately 600 feet south of subject property. Projected waste water service demand is 11,000 GPD (55 units at 200 GPD = 11,000). According to the Utilities Department, capacity is currently available.
SANITATION	Future development will be required to utilize City Sanitation services. The City partners with Pasco County for use of their landfill site. Anticipated impact is minimal.
TRANSPORTATION	The proposal meets the City's de-minimus threshold. Residential development is projected to generate 382 average daily trips. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips.
SCHOOL	The City and applicant have begun the coordination process with the Pasco County School Board. According to the Board, the 55 unit project is anticipated to generate a total of ten students (5 elementary, 2 middle school, and 3 high school students).

E. Comp Plan and LDC Analysis and Verified Response

The requested annexation, re-zoning, and future land use amendment appears to be consistent with the Goals, Objectives, and Policies of the City of Zephyrhills Comprehensive Plan. A review of the Comprehensive Plan and the Land Development Code has been conducted by the applicant and verified by City Staff. Relevant goals, objectives, and policies are identified below and a brief statement regarding consistency of the proposed amendment has been provided.

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

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

Verified response: Consistent with the above stated goals, it is anticipated that the proposed development will bring approximately 55 new townhomes to the City of Zephyrhills. Site amenities shall include landscape buffering, open space and recreational areas for its residences. It is anticipated that the development will blend well with the neighborhood due to the existing development patterns.

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.

Verified response: The existing property currently has one home, the proposed development will consist of 55 townhome units, thus it is anticipated that the project will increase the tax and utility service revenue of the City.

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

- a. regulate the subdivision of land;**
- b. regulate signage**
- c. provide for drainage and storm water management**
- d. provide requirements for the provision of open space, traffic flow and parking**
- 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 documents that there is an adequate level of service**
- g. protect limited amount of wetlands and environmentally sensitive land**

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

**Policy LU 1-2-1 - Residential development shall be consistent with the following residential density:
Residential Urban up to 20 units per acre**

Verified response: The proposed development will fall into Residential Urban, with an anticipated density of 11.18 units/gross acre. This is in line with adjacent developments which share the same or similar designation, illustrated in our FLU Zoning Analysis

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

Verified Response: Per the Florida Master Site File, no cultural resources have been located on the subject development. In the event of these resources being discovered, the contractor is instructed to halt all activity on site and contact City of Zephyrhills and State authorities before proceeding with work.

Policy LU 1-6-1 - Encourage traditional neighborhood development (TND) techniques and alternative transportation design requirements.

Verified Response: The proposed development will be compact allowing a higher density of homes per acre than single family uses but well below the maximum allowable density. The development shall incorporate pedestrian movement throughout the property via open space and 5' sidewalks. The proposed project also offers a mixture of unit sizes varying between 17'-20' feet wide, and various bedroom options. Typically attached single-family homes offer a lower beginning price point than detached, all things being equal. The townhome community shall be equipped with amenities in accordance with the City of Zephyrhills LDC. The on-site private roadway will have a posted speed limit of 15 mph and shall be designed according to the low-speed requirements. The site layout shall incorporate open space areas preserving natural vegetation where site constraints allow. As described to Staff, this project exhibits many elements of a TND project, yet is not officially a TND.

Objective LU 1-9 - Improve and enhance the visual appearance of neighborhoods and commercial areas in the City.

Verified Response: The subject development shall be designed with architectural standards in accordance with the City of Zephyrhills LDC, and shall be approved by the City's SPRC to ensure that the visual appearance is in accordance with their requirements. The subject development will utilize a 20' Landscape Buffer along the front of the property enhancing the visual appearance of the neighborhood from Wire Road. 10' Landscape Buffers will be utilized along the rear and sides.

Consistency with LDC and City Ordinances

Verified Response: The subject development shall be designed in accordance with the City of Zephyrhills Land Development Code and City Ordinances. The townhome development shall be designed in accordance with City of Zephyrhills LDC 2.01.03.06.01 TOWNHOMES.

2.01.03.06.01 (B) – Subdivision Plat

Verified Response: The subject development, as required, will supply a subdivision plat complying with all applicable requirements of this section, and shall be approved by the City Council and recorded with the Clerk of Circuit Court of Pasco County

2.01.03.06.01 (C) – Mandatory Property Association

Verified Response: The subject development shall create a property association and create deed covenants to ensure the maintenance and upkeep of open space areas and facilities retained in common ownership. The HOA documents shall be provided to the City prior to final plat approval.

2.01.03.06.01 (F) – Minimum Townhouse Project Area

Verified Response: The subject development has an area of 4.82 Acres, and a project frontage of 330.62', meeting the 9,000 SF Area requirement and 90' frontage requirement.

2.01.03.06.01 (G) – Townhouse Unit Grouping

Verified Response: It is anticipated that the subject development will consist of townhome groupings in groupings of 4, 6, 7, and 8 in accordance to City of Zephyrhills maximum and minimum townhome unit grouping requirements.

2.01.03.06.01 (H) – Supporting Infrastructure and Access

Verified Response: The subject development abuts Wire Road and provides access to the County road for vehicular and pedestrian access. An on-site drainage system shall be designed to serve the proposed development. Internal roadways shall be private and constructed in accordance with the minimum requirements pertaining to drive, aisle, and parking width standards. The internal private roads shall be maintained via HOA. All townhome lots have frontage and access to the internal private road. Each unit shall have one parking space in a private garage, and one space on the private driveway. Additional guest parking spaces shall be provided on-site.

2.01.03.06.01 (I) – Lot and Building Standards

Verified Response: The proposed development offers units with a Lot Width of 17' and 20'. The Minimum lot area for all lots shall be 1700 SF. The maximum building height is 30'.

2.01.03.06.01 (J) – Exterior Front Garage Façade Walls

Verified Response: The exterior garage façade wall shall not occupy more of 70% of the entire front building façade as required by LDC.

2.01.03.06.01 (K) – Building Setback Requirements

Verified Response: The proposed townhome unit front setback is 30' from all internal roadways. A 20' setback has been provided between all townhome unit groupings. A 15' side setback has been provided between townhome units and any internal private drives.

2.01.03.06.01 (M) – Landscaping

Verified Response: The subject development shall be designed in accordance to City of Zephyrhills LDC Landscaping as requested and required. Each individual townhome unit shall have a shade tree places every 20 to 40 feet. Ornamental landscaping shall be provided for each unit, and submitted to the City of

Zephyrhills for review. The applicant has committed to providing heavier buffering along the property perimeter that abuts existing developed properties.

2.01.03.06.01 (N) – Sidewalks Required

Verified Response: The proposed townhome development shall offer a continuous sidewalk path around the entire project, on both sides of the proposed internal drive. This includes pedestrian connection from the connection along Wire Road to all townhome dwelling units, common parking areas, open spaces, and amenities. Sidewalk width shall be no less than 5' in the proposed townhome development.

2.01.03.06.01 (O) – Parking Requirements

Verified Response: Two parking spaces have been provided for each townhome unit, one in the proposed garage, and one on the proposed private driveway. Additional guest parking shall be provided on-site, and parking has been provided for Mail Kiosk access.

2.01.03.06.01 (Q) – Recreation, Open Space, and Environmentally Sensitive Areas

Verified Response: The common recreation area shall be buffered in accordance with the City's LDC. The proposed development will provide Open Space areas equivalent to 30% of the total project area. Since the proposed development consists of 55 Townhome units, the LDC requires the applicant to provide a total of three amenity spaces. The required play area / tot-lot will be provided, and two additional amenities shall and will be and submitted to the City of Zephyrhills for approval prior to construction.

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

. Water service is available to the subject property along Wire Road. Any future development of the property will require connection. Projected general water service demand is 16,500 GPD (55 units at 300 GPD = 16,500). **According to the Utilities Department, capacity is currently available based upon the Water Use Permit (WUP) estimates.** The City is exploring options to ensure adequate water supply into the future to support growth. This is an ongoing discussion with various entities. **Please direct questions to the Utilities Department.**

IV. PREVIOUS ACTION AND STAFF RECOMMENDATION

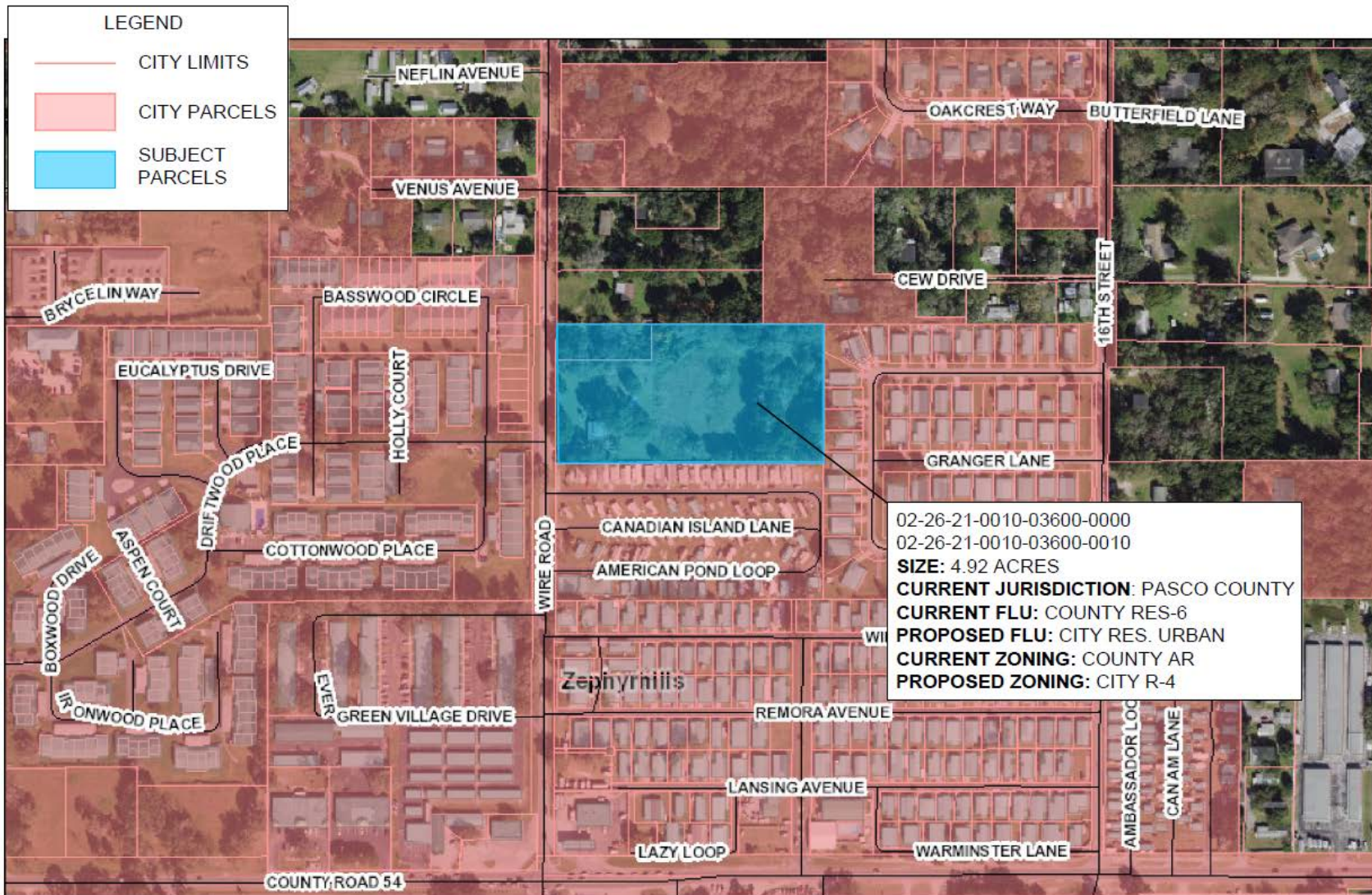
- A. **Site Plan Review Committee** – The SPRC recommended approval of the petition for annexation, rezoning and future land use map amendment
- B. **Planning Commission** – The Planning Commission recommended approval of the petition for annexation, rezoning and future land use map amendment based upon the following:

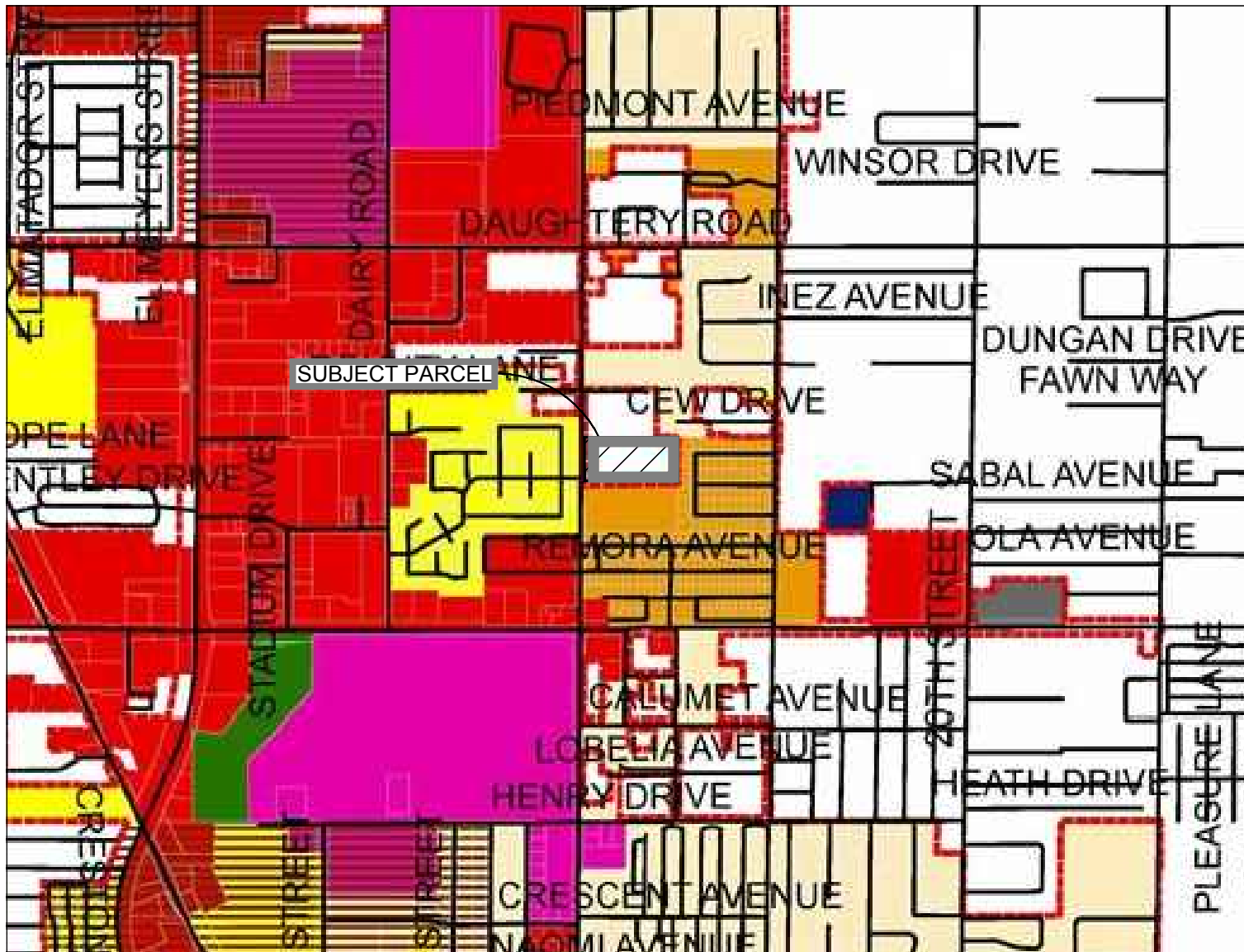
1. The Commission tasked Staff to work with the School Board to determine if a bus stop would be possible within the project. Staff has confirmed with the School Board that such request will not be supported.
2. The Commission requested Staff look into crosswalks in the Wire Road vicinity. Staff is and will continue to coordinate with Pasco County throughout the development process for increased pedestrian connectivity.
3. The Commission discussed Wire Road access and the potential for right-of-way (ROW) acquisition for future Wire Road improvements by the County. The petitioner is aware and understands a ROW use permit will be required and is in process, and a dedication of frontage will be required of a minimum of 10 (ten) feet. Preliminary site planning includes this provision.
4. The Commission requested an increase in buffering/landscaping along the perimeter abutting developed properties, to which the petitioner had earlier agreed when requested by Staff.

C. **City Council** - This project was presented in the Planning Director's report at the April 11th, 2022 Council Meeting. At that meeting, Council directed the applicant and Staff to explore the possibility of constructing a left-turn lane on Wire Road. After analyses by the applicant's traffic consultant and meeting(s) with the County's ROW acquisition and use permit team, they determined that the project would not meet the criteria for such turn-lane. However, a 15-foot (fifteen) ROW dedication will be required along Wire Road for future roadway improvements.

Also included with the Ordinances as part of this package is a voluntary deed restriction to cap the maximum unit count at 55 units, as well as the previously stated 15-foot (fifteen) ROW dedication along Wire Road.

Therefore based upon the analysis contained herein, along with supporting documentation and tasks requested by the Planning Commission, **Staff recommends APPROVAL of this petition for** annexation, rezoning and Future Land Use Map Amendment (FLUMA).





LEGEND

City Limits
City Parcels

Future Land Use Classifications

- Residential Estate
- Residential Suburban
- Residential Urban
- Mobile Home/Recreational Vehicle
- Mixed Use
- Industrial
- Recreation and Open Space
- Public/Semi-Public
- Conservation/Wetlands
- Village Center Overlay

EXISTING FLU: (COUNTY)
PROPOSED FLU: RESIDENTIAL
SUBURBAN (CITY)

ADJACENT ZONING:

NORTH - RESIDENTIAL
SUBURBAN

EAST - RESIDENTIAL URBAN

WEST - MOBILE HOME/REC
VEHICLE

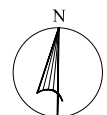
SOUTH - MOBILE HOME/REC
VEHICLE

FUTURE LAND USE MAP

EXHIBIT D - CITY FUTURE LAND USE MAP
6712 & 6718 Wire Road
Zephyrhills, FL



DATE: 01/09/2021





LEGEND	
	City Limits
	City Parcels
	Form-Based Code District
Traditional Zoning Designations	
	TCBD-H - Traditional Central Business District Historic
	TMU - Traditional Mixed-Use
	TMU-H - Traditional Mixed-Use Historic
City Wide Zoning Designations	
	ER - Estate Residential
	R1 - Low-Density Residential
	R2 - Single-Family Residential
	R3 - Medium-Density Residential
	R4 - Multi-Family Residential
	M1 - Mobile Home Subdivision
	M2 - Mobile Home Park
	M3 - Recreational Vehicle Park
	OP - Office/Professional
	C1 - Neighborhood Commerical
	C2 - Community Commerical
	C3 - General Commerical
	LI - Light Industrial
	AP1 - Airport
	AP2 - Airport Related
	RC - Recreation/Conservation
	PUD - Planned Unit Development

EXISTING ZONING: AR (COUNTY)
 PROPOSED ZONING: R-4 (CITY)

ADJACENT ZONING:

NORTH - AR (PASCO COUNTY)

EAST - PUD

WEST - M1

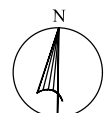
SOUTH - M3

ZONING MAP

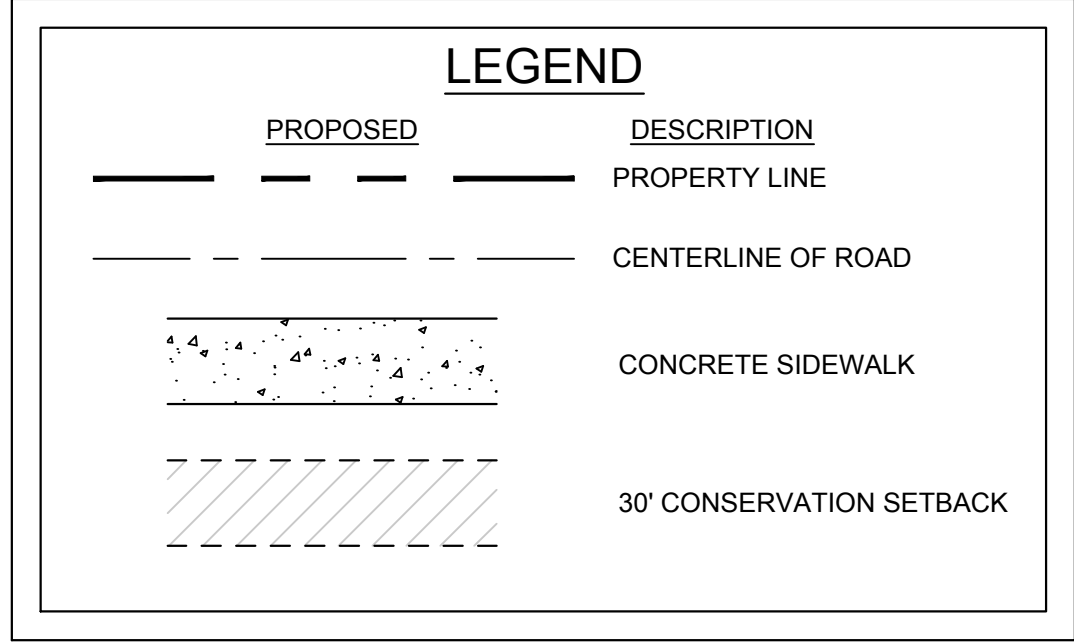
EXHIBIT C - CITY ZONING MAP
 6712 & 6718 Wire Road
 Zephyrhills, FL



DATE: 01/09/2021



- SITE DETAILS - SEE DETAIL SHEETS
- 1A TYPE F CURB, 5' TRANSITION (FDOT INDEX 520-001)
1B TRANSITION CURB TO VALLEY CURB, 5' TRANSITION
1C MIAMI CURB
2A 6" PARKING STALL STRIPE (WHITE)
2B AISLE STRIPING PER FDOT STD. PLANS INDEX 711-001
3A SPECIAL EMPHASIS CROSSWALK STRIPING PER FDOT STD. PLANS INDEX 711-001
10A PROPOSED TOWNHOME BUILDING PAD
12A MAIL KIOSK (RE: ARCH PLANS)
13A BARRICADE WITH REFLECTORS PER INDEX R-19
15A ACCESSIBLE PARKING SIGN IN BOLLARD (TYP). HANDICAP SIGN IN ACCORDANCE WITH FDOT DESIGN STANDARD PLANS 700-102, FTP 20-06. REFER TO SITE DETAILS
15B CONCRETE WHEELSTOP
16A ACCESSIBLE PARKING SYMBOL (ALL HANDICAP PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARDS PLANS INDEX 711-001. REFER TO SITE DETAILS
16B TRAFFIC FLOW ARROW (TYP.) (SEE FDOT DETAIL ON SHEET C-5.0)
17A 24" STOP BAR (TYP.) PER FDOT STANDARDS
17B STOP SIGN, 30" R1-1 PER MUTCD STANDARDS
18A CURB RAMP TYPE GR-E PER FDOT STANDARD PLANS INDEX 522-002
20A SITE LIGHT POLE - SEE PHOTOMETRIC PLANS. REFER TO DETAILS FOR LIGHT POLE BASE, FIXTURE TYPE, AND MOUNTING DETAILS.



NOTE: SIDEWALK AND DRIVEWAY LOCATION IN FRONT OF PROPOSED TOWNHOMES SUBJECT TO CHANGE DEPENDING ON PROPOSED FLOORPLAN AND DRIVEWAY LAYOUT.

NOTE: ALL REFUSE SERVICE TO BE CURB SIDE PICKUP.

SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



PROJECT DATA

TOTAL PROJECT ACREAGE: +/- 4.92 ACRES/DEVELOPABLE AREA
BUILDING BREAKDOWN:
TOTAL UNITS: 55 (63,180 SF)
20'X60' UNITS: 26 (33,600 SF)
17'X60' UNITS: 29 (29,580 SF)
MAX. DENSITY: 20 DU/AC = 99

EXISTING JURISDICTION: PASCO COUNTY
PROPOSED JURISDICTION: CITY OF ZEPHYRHILLS

EXISTING USE: VACANT LAND/NO EXISTING STRUCTURES
EXISTING ZONING/FLU: AR/RES-6 (COUNTY)
PROPOSED ZONING: R-4 (CITY)
ABUTTING:
NORTH: AR
EAST: PUD - PLANNED UNIT DEVELOPMENT
WEST: M1 - MOBILE HOME SUBDIVISION
SOUTH: M3 - RECREATIONAL VEHICLE PARK

PROPOSED USE: TOWNHOME / RESIDENTIAL
BUILDING HEIGHT:
ALLOWED:
PROPOSED:
MAX. ALLOWABLE F.A.R. = XX%
PROPOSED F.A.R. = 0.295

SETBACKS:
REQUIRED: F - 30'
S - 20'
R - 20'
PROVIDED: F - 30'
S - 20'
R - 20'

REQUIRED LANDSCAPED OPEN SPACE: 30%
PROPOSED LANDSCAPE OPEN SPACE: 30%

REQUIRED/PROVIDED BUFFERS:
FRONT: 20'/20'
SIDES: 10'/10'
REAR: 10'/10'

PARKING REQUIREMENTS FOR PROPOSED USE:

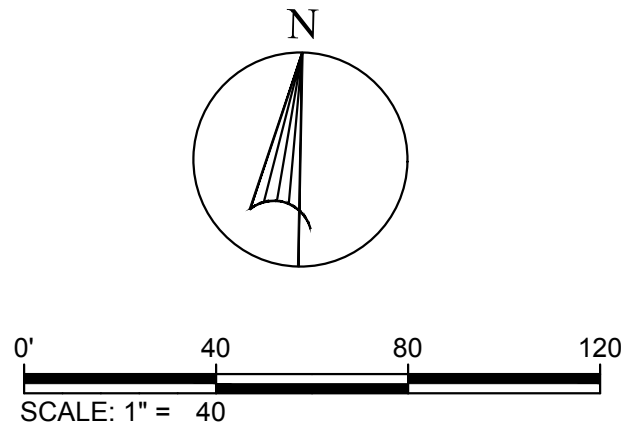
REQUIRED:
2 SPACES PER UNIT = 55 UNITS X 2 = 110
1 VISITOR SPACE PER 4 TOWNHOMES = 55 UNITS X 0.25 = 14

PARKING SPACES PROVIDED:
UNIT PARKING = 110 (ONE GARAGE PARKING SPACE, ONE DRIVEWAY)
VISITOR PARKING = 14 SPACES

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE 6" INTEGRAL CURBING. CURB AND GUTTER NEXT TO ASPHALT SHALL BE TYPE 'D' CURB AND GUTTER.
- DEMOLITION OF EXISTING PAVEMENT AND UTILITIES IS A PART OF THIS CONSTRUCTION PACKAGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND STEPS TO INSURE THAT ALL ADJOINING PROPERTIES ARE PROTECTED FROM DAMAGE AND TO INSURE THAT ALL ADJOINING PROPERTIES RETAIN ALL UTILITY SERVICES DURING THE DURATION OF THE CONSTRUCTION.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE NOTED TO BE SAVED.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE PROPOSED ON-SITE STORMWATER POND WILL SERVE THE ENTIRE DEVELOPMENT PROPERTY.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING (BLOCK), OR CENTERLINE OF PARKING BAY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
- UNLESS OTHERWISE NOTED, ON-SITE PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND SYMBOL PAINTED ON THE ASPHALT. STALLS ADJACENT TO THE FIVE (5) FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. STRIPING TO BE BLUE.
- STOP SIGNS SHALL MEET THE CRITERIA OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEMS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

Issued:	Date:
A ISSUED FOR PERMITS	xx-xx-xx
B	
C	
D	
Revisions:	Date:
1	xx-xx-xx
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

ACME
Development
Company

P.O. BOX 1209
CRYSTAL SPRINGS, FL 32524
PH: (813) 782-0825 (OFFICE)
CONTACT: KEVIN RYMAN

Client Name:

WIRE ROAD AT
DRIFTWOOD

WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PACO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

SITE PLAN

Drawing Name:

Date: 07/13/21

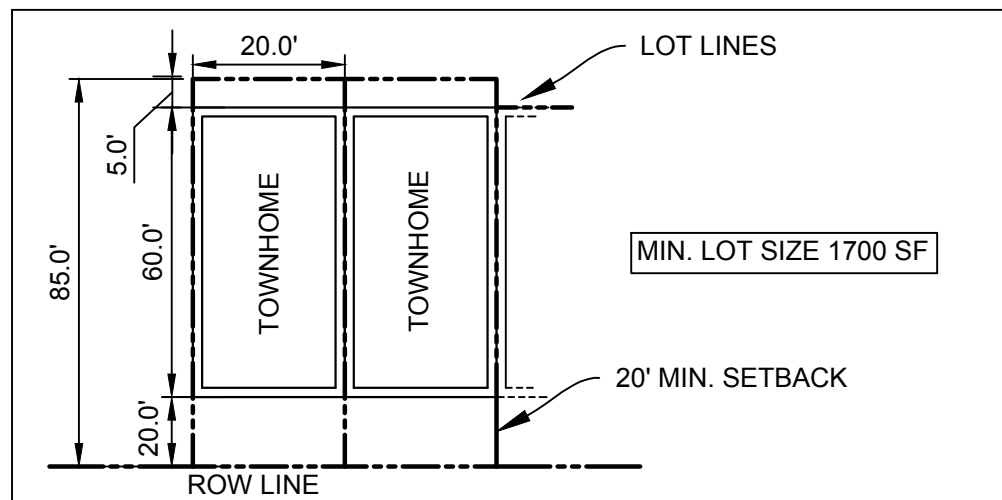
Revised: XXX

Drawn: sks

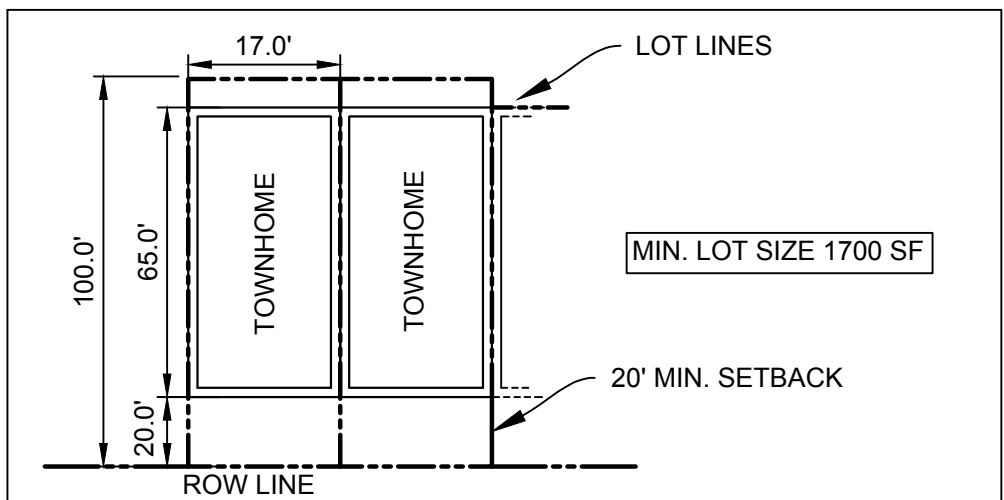
Checked: SKS

Drawing No.

C-4.0



MIN. LOT SIZE EXHIBIT (20' WIDE UNITS)



MIN. LOT SIZE EXHIBIT (17' WIDE UNITS)

Building

Planning

Permits

Enforcement

Contractor Licenses

[Create an Application](#)[Search Applications](#)

Record ACCESS-2022-00166:
Access Management
Record Status: Exempt

[Add to collection](#)

WIRE ROAD AT DRIFTWOOD

[Record Info ▼](#)[Payments ▼](#)[Custom Component](#)

****To use the online payment service, please log in with your user account. ****

Processing Status

✓ ▼ Application Acceptance

Due on **08/10/2022**, assigned to **TBD**

Marked as **Content Review** on **08/09/2022** by **Paras Hatzileris**

Due on **08/30/2022**, assigned to **Stacy Y Burgess**

☐ Marked as **Not Required** on **08/16/2022** by **Stacy Y Burgess**

Comment: less than 50 peak hour trips

[Request Methodology](#)[Review Analysis](#)[Case Complete](#)

FORM 901.3.A

PASCO COUNTY ACCESS CONNECTION PERMIT APPLICATION

The following information is required from all applicants directly or indirectly accessing any collector or arterial road or as otherwise directed by the County Engineer:

Basic Information:

Step 1. Name of Project: Wire Road At Driftwood
County Assigned Project No.: _____
Project Location (road name/vicinity): North of CR 54 and on the east side of Wire Road.

Speed Limit: Posted 30 MPH

Step 2. Existing Property Use (size in square feet and/or the number of units, etc.):
Vacant lot

Step 3. Proposed property use, including any interim traffic generating uses such as heavy vehicles in brackets [] (size in square feet and the number of units):
55 Townhomes

Step 4. Provide the location of all existing and proposed connections to the property. This will include a location map and site plan of any physical features (existing and/or proposed) that will have an impact on traffic circulation and sight distance on the County road system and may include an aerial photograph. Examples of such physical features are walls, fences, trees, gates, utility poles, etc.:
1 Driveway - See Attachments

Step 5. Describe any unique traffic-safety issues with the access; i.e., sight-distance problems:
N/A

Step 6. Trip Generation Data and Total Daily Trip Generation: The *Institute of Transportation Engineers (ITE) Handbook*, latest edition, is acceptable as a source. Other sources may be required by and/or authorized of the County Engineer. Land excavation and mining (as defined in Appendix A) and removal of more than 30,000 cubic yards, even as an interim use, is presumed to be a separate and

distinct land use requiring separate trip generation estimates. Such land use is also presumed to generate more than ten (10) percent heavy vehicles. Heavy vehicles adversely affect traffic, because they occupy more roadway space and have poorer operating capabilities than passenger cars, particularly with regard to acceleration, deceleration, and the ability to maintain speed on upgrades. Accordingly, for trip generation purposes, if heavy vehicles are ten (10) percent or more of the trips generated by the proposed land use, the total estimated trips for heavy vehicles shall be multiplied by two (2) unless ITE heavy vehicle data or other County-approved heavy vehicle trip generation data for the land use support a different multiplier; however, in no event shall the multiplier be less than one (1). Provide trip generation from interim traffic generating uses in brackets [].

Source: ITE 11th Edition _____

ITE code (if used): 220 _____

Existing maximum daily trip generation: 0 _____ (1)

Net increase in maximum daily trip generation: 371 _____ (2)

Total maximum daily trip generation: 371 _____ (Add 1 & 2)

Estimated daily trips from heavy vehicles* included in the total maximum:

_____ 0 _____ (a)

Heavy vehicle multiplier _____ 0 _____ (b)

Additional heavy vehicle trips (multiply a X b-1) _____ 0 _____ (c)

If (c) is $\geq$ ten (10) percent of total maximum daily trip generation, list additional heavy vehicle trips from (c) _____ 0 _____ (3).

Total maximum daily trip generation with heavy vehicles _____ 371 _____ (Add 1, 2, & 3)

If the total maximum daily trip generation from Step 6 above does not exceed the thresholds set forth in Exhibit 901.5.A, "Size of Development that Generates 100 Daily Driveway Trips," no further information is required. However, a substandard road fair-share payment pursuant to this Code, Section 901.4, as it may be amended from time-to-time, may still be required.

If the total maximum daily trip generation from Step 6 above exceeds the thresholds set forth in Exhibit 901.4.A, "Size of Development that Generates 100 Daily Driveway Trips," then Steps 7 and 8 are required to be completed. Step 7 is required prior to proceeding with "Turn Lane Warrants and Design Criteria," and Step 8 is required to address any substandard road issues.

In addition, a project shall be required to complete a TIS in accordance with this Code, Section 901.5, unless such project is exempt from TIS requirements pursuant to this Code, Section 1301. Notwithstanding the foregoing, the County Engineer may require more detailed access-management information or a more detailed access management study where the County Engineer determines (1) that the information

on the Access Connection Permit Application Form 901.3.A or in the TIS is inadequate to determine compliance with the access management regulations or (2) that the information or study is necessary to ensure the safety of the traveling public.

Additional traffic data required for projects exceeding 100 driveway trips per day unless a TIS is required pursuant to this Code, Section 1301:

Step 7. Existing counts on the public roadway (www.pascocountyfl.net). Recent data, if available on this website, may be acceptable:

a.	P.M. peak	<u>308</u> NB	<u>376</u> SB	<u> </u> EB	<u> </u> WB
	A.M. peak	<u>376</u> NB	<u>308</u> SB	<u> </u> EB	<u> </u> WB

Total daily count: 7600 AADT

Date and source of the count: FDOT, 2021, Attached

b. Using the ITE *Trip Generation Handbook* or trip rates as approved by the County, provide trip generation of the proposed site during a.m. and p.m. peak periods of the adjacent public road. Provide trip generation from interim traffic generating uses in brackets [].

P.M. peak hour trips: 27 VPH

A.M. peak hour trips: 22 VPH

If additional heavy vehicle trips from Step 6 are $\geq$ ten (10) percent of the total maximum

Daily Trip Generation: Provide additional a.m. and p.m. peak hour trips for heavy vehicles utilizing the same multiplier and formula from Step 6:

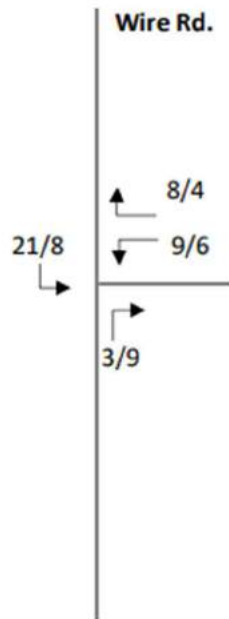
Additional heavy vehicle
p.m. peak hour trips: 0

Additional heavy vehicle
a.m. peak hour trips: 0

Total p.m. peak hour trips
with heavy vehicle trips: 27 VPH

Total a.m. peak hour trips
with heavy vehicle trips: 22 VPH

c. Provide a sketch illustrating the distribution of the project traffic during the a.m. and p.m. peak periods of the adjacent public road.



Proceed with Warrants and Turn Lane Design Criteria.

- Step 8. Perform a Substandard Roadway Analysis in accordance with this Code, Section 901.4.

TURN LANE WARRANTS AND DESIGN CRITERIA

DEFINITIONS OF TERMS

Access Road	Driveways or roads connecting developments, such as shopping centers or office parks, to major roads and do not serve major road through traffic.
Vehicles Per Hour (VPH)	The design hourly volume during the peak fifteen (15) minutes of the highest peak hour expressed in terms of VPH (peak fifteen [15] minute volume times four [4]).
V_A —Approaching Volume (VPH)	Total volume approaching the intersection from the subject direction includes right and left turning and through vehicles.
V_O —Opposing Volume (VPH)	Total volume approaching the intersection from the opposite direction.
V_L —Left Turning Volume (VPH)	Volume of vehicles turning left at the subject intersection.
V_R —Right Turning Volume (VPH)	Volume of vehicles turning right at the subject intersection.
% of Left Turns in V_A	Volume of left turning vehicles divided by the approaching volume at the subject intersection.

TABLE 1
Right Turn Warrants

Unsignalized		
Condition 1	On major roads without stop control (approach).	See Graph Nos. 1A and 1B
Condition 2	Access roads or major through roads with stop control (approach).	$V_R \geq 150$ OR There are 5 or more related accidents in 1 year.
Signalized		
Condition 3	On major roads (approach).	$V_R \geq 150$ AND The total outside lane approach volume (V_A) is at least 200 VPH (including right turn). OR There are 5 or more related accidents in 1 year.
Condition 4	On access roads approach.	$V_R \geq 150$ OR There are 5 or more related accidents in 1 year.

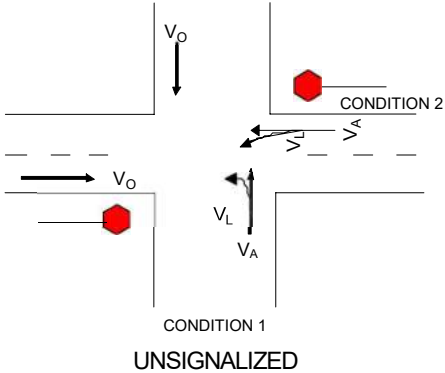
The diagram illustrates four conditions for right turn warrants at intersections. It is divided into two main categories: UNSIGNALIZED and SIGNALIZED.
UN SIGNALIZED:
- **CONDITION 1:** A major road intersection without stop control, indicated by a red octagon at the intersection.
- **CONDITION 2:** An access road or major through road with stop control, indicated by a red octagon on the access road.
SIGNALIZED:
- **CONDITION 3:** A major road intersection with a traffic light, indicated by a traffic light symbol.
- **CONDITION 4:** An access road approach with a traffic light, indicated by a traffic light symbol.
Arrows show traffic flow, and labels V_R and V_A denote right-turn and approach volumes.

NOTES:

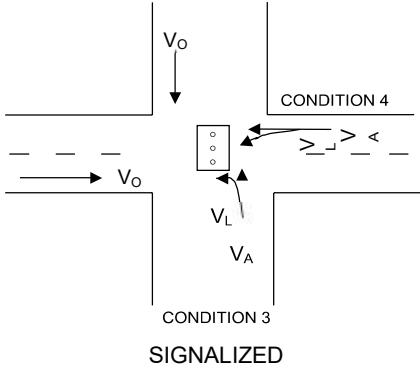
1. When public safety so requires due to site specific conditions, such as limited sight distance, high traveling speed, or the presence of a significant percentage of heavy vehicles, a turn lane may be required by the County Engineer even though the criteria in Graphs 1A and 1B are not met.
2. The provisions of the Right Turn Warrants may be modified by the County Engineer if it is determined that due to site specific constraints, the implementation will not be feasible or practical.

TABLE 2
Left Turn Warrants

Unsignalized		
Condition 1	On major roads without stop control (approach).	See Graph Nos. 2A through 2D
Condition 2	On access roads or through roads (approach).	$V_L \geq 100$ OR There are 4 or more related accidents in 1 year.
Signalized		
Condition 3	On major roads (approach).	$V_L \geq 100$ OR 20 percent or more of the total approach volume in the inside lane is left turn. OR There are 5 or more related accidents in 1 year.
Condition 4	On access roads or through roads approach.	$V_L \geq 100$ OR There are 5 or more related accidents in 1 year.



CONDITION 1
UNSIGNALIZED



CONDITION 3
SIGNALIZED

NOTES:

1. An exclusive left turn lane at signalized intersections or on access roads and through roads with stop control are more often needed to reduce the total delay to the approaching vehicles; therefore, use of traffic engineering software, with the approval of the County Engineer, may be used.
2. When public safety so requires due to site specific conditions, such as limited sight distance, high traveling speed, or the presence of a significant percentage of heavy vehicles, a turn lane may be required by the County Engineer even though the criteria in Graphs 2A through 2D are not met.
3. The provisions of the left turn warrants may be modified by the County Engineer if it is determined that due to site specific constraints, the implementation will not be feasible or practical.
4. A dual left turn lane may be required by the County Engineer when the left turn volume exceeds 300 VPH.
5. At high speed (greater than forty-five [45] mph), unsignalized/signalized intersections, a separate left turn lane may be required by the County Engineer for safe operations. A high speed shall be the greater of the posted or operating speed where an operating speed study has been conducted.

TABLE 3

Right Turn Lane Length
(Deceleration and Storage)

Unsignalized		
Condition 1	On major roads without stop control and on major through roads with stop control (approach).	Deceleration Length: FDOT Index 301 Storage Length: 25 feet desirable unless there are site-specific conditions that require a longer storage length.
Condition 2	On access roads (approach).	Deceleration Length: Taper only Storage Length = $V_R/2$
Signalized		
Condition 3	On major roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $V_R/2$
Condition 4	On access roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $V_R/2$

NOTES:

1. In many instances, the storage length of a right turn lane at signalized intersections or access/major roads with stop control is dictated by the required storage length for left and/or through movements. Refer to the left turn section for determining the storage length for a left turn.
2. If the right turn flow is limited due to heavy volume of conflicting movements, then the storage length shall be based on the left turn storage length formula.
3. The provision of storage lengths and deceleration lengths may be modified or waived by the County Engineer if it is determined that, due to site specific constraints, the implementation will not be feasible or practical.
4. Traffic engineering software, with the approval of the County Engineer, may be used to determine the storage length for right turns.

TABLE 4

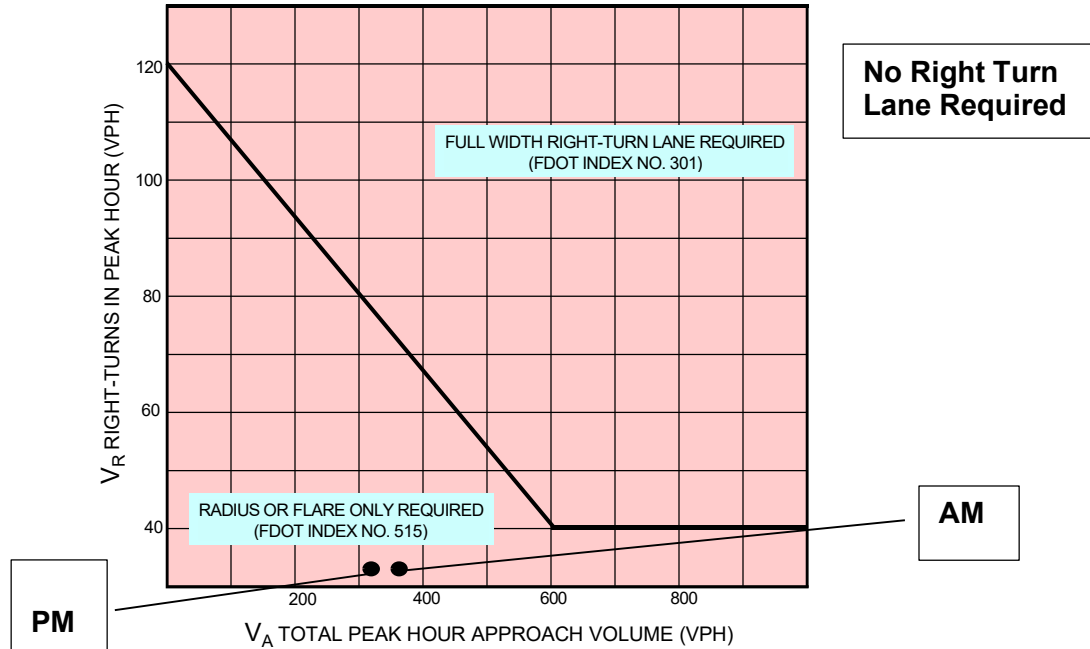
Left Turn Lane Lengths
(Deceleration and Storage)

Unsignalized		
Condition 1	On major roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $25 \times V_L/30$
Condition 2	On access roads (approach).	Deceleration Length: Taper only Storage Length = $25 \times V_L/30$
Signalized		
Condition 3	On major roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $2 \times 25 \times V_L/N$
Condition 4	On access roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $2 \times 25 \times V_L/N$

NOTES:

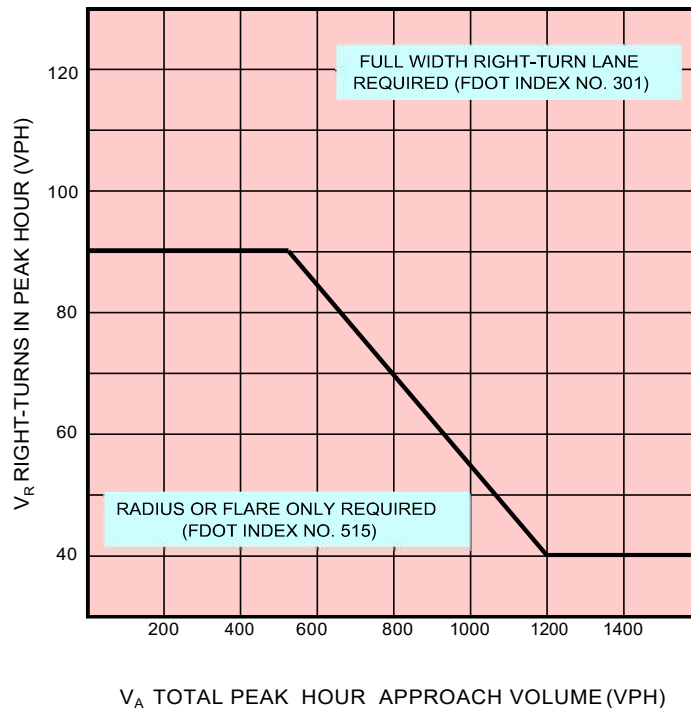
1. N = The number of traffic signal cycles per hour. Use thirty (30) as a default (assumes 120-second cycle length).
2. If the formula yields a storage length of less than fifty (50) feet for unsignalized intersections, then a minimum storage of fifty (50) feet shall be provided.
3. If the formula yields a storage length of less than 100 feet for signalized intersections, then a minimum storage of 100 feet shall be provided.
4. The provision of storage and deceleration lengths may be modified or waived by the County Engineer if it is determined that due to site specific constraints, the implementation will not be feasible or practical.
5. In some instances at signalized intersections or on access/major roads with stop control, the storage length of the left turn is dictated by the through or right movements. Unless otherwise approved by the County Engineer, the storage length for all movements shall be calculated and the highest length shall be used. For through storage length, the same formula as the left turn can be used. Refer to right turn section for determining the storage length for right turns.
6. Traffic engineering software, with the approval of the County Engineer, may be used to determine the storage length for right turns.

GRAPH 1A. RIGHT-TURN LANE WARRANTS – TWO-LANE FACILITIES



NOTE: For posted speeds at or under forty-five (45) mph, peak hour right turns greater than forty (40) VPH, and total peak hour approach less than 300 VPH, adjust right turn volumes. Adjust peak hour right turns = peak hour right turns—twenty (20).

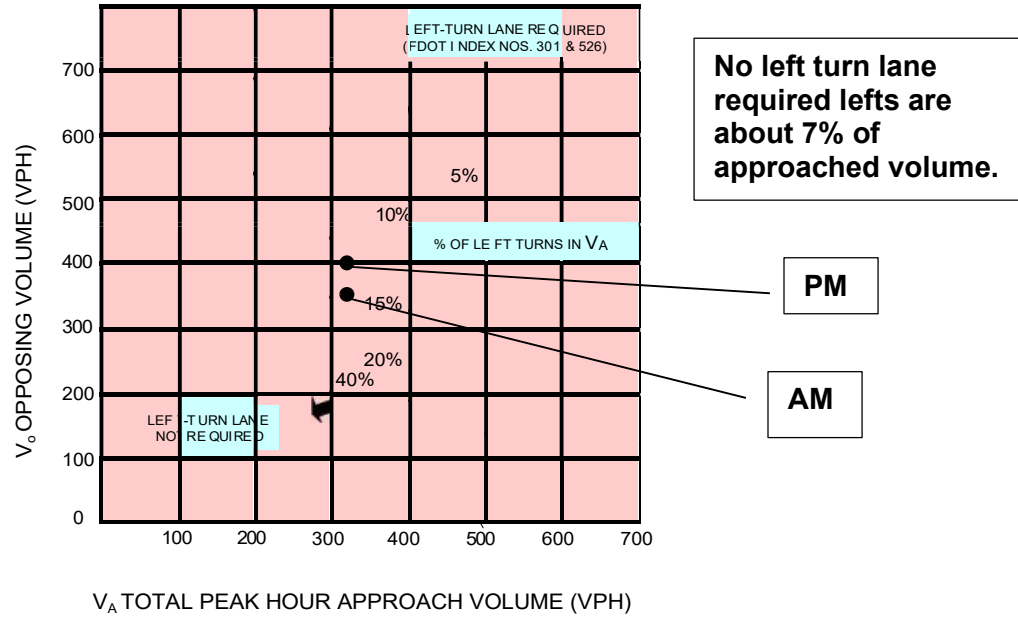
GRAPH 1B. RIGHT-TURN LANE WARRANTS
FOUR- OR SIX-LANE FACILITIES



NOTE: For application on high speed highways.

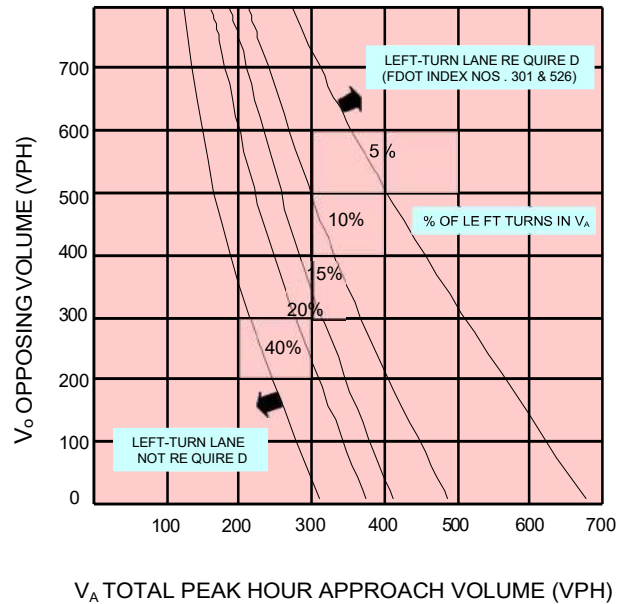
Graphs 1A & 1B Source: National Cooperative Highway Research Program, Report No. 279.

GRAPH 2A. LEFT-TURN LANE WARRANTS –
TWO-LANE FACILITIES (≤ 40 MPH)



NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

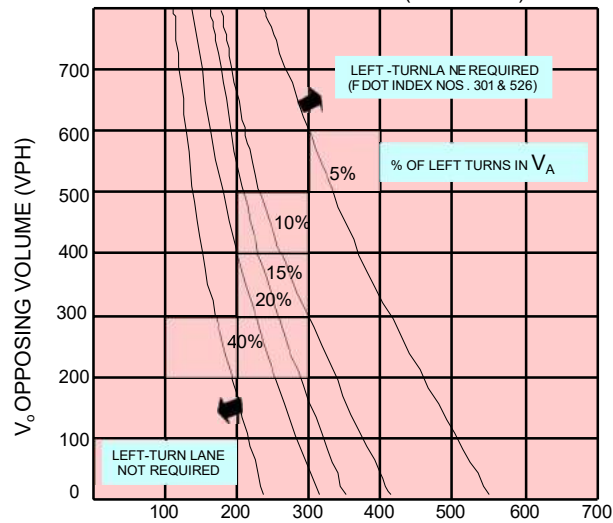
GRAPH 2B. LEFT-TURN LANE WARRANTS –
TWO-LANE FACILITIES (45-50 MPH)



NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

Graphs 2A & 2B Source: National Cooperative Highway Research Program, Report No. 279.

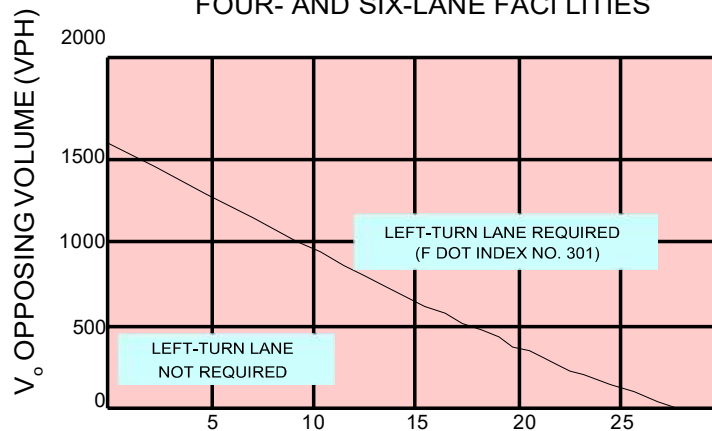
GRAPH 2C. LEFT-TURN LANE WARRANTS –
TWO-LANE FACILITIES (55-60 MPH)



V_A TOTAL PEAK HOUR APPROACH VOLUME (VPH)

NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

GRAPH 2D. LEFT-TURN LANE WARRANTS –
FOUR- AND SIX-LANE FACILITIES



V_L LEFT TURNS IN PEAK HOUR (VPH)

NOTE: When $V_O < 400$ VPH, a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as left-turning traffic exceeds 400 VPH. ($V_A > 400$ VPH).

Graphs 2C & 2D Source: National Cooperative Highway Research Program, Report No. 279.

SAMPLE PROBLEM NO. 1

Steps 1-6

1. Ninety-four (94) unit apartment complex. West side of Rowan Road, north of Nebraska Avenue (Main Street). Four (4) lane urban. Speed limit forty-five (45) mph.
2. Existing use—vacant.
3. Proposed use—apartments.
4. Site plan, etc., not included in sample.
5. Proposed access on Rowan Road, west side, at existing median opening, approximately 365 feet north of Indiana Avenue. No existing turn lane facilities north or southbound. No other access to this site is proposed.
6. Source: ITE, 6th Edition
ITE Code: 220
Existing Maximum Trip Generation: 0
Net Increase in Maximum Trip Generation: 698
From ITE: No. of Trips = $(5.994 \times 94 \text{ units}) + 134.114 = 698$
Total Maximum Daily Trip Generation: 698

If the total maximum daily trip generation is greater than 100 and no TIS is required pursuant to this Code, Section 1301, proceed with Step 7.

Step 7

7. From the Pasco County Traffic Operations Division, Traffic Count File for Rowan Road (C.R. 77) (Section 820.1):

P.M. Peak	<u>455</u> NB	<u>385</u> SB	<u>N/A</u> EB	<u>N/A</u> WB
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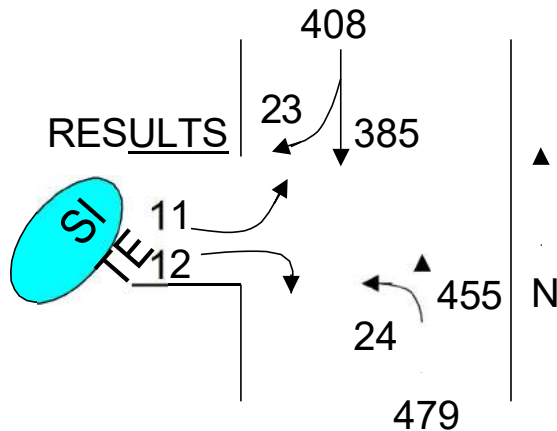
A.M. Peak Not Available

Total Daily Count: 23,624 (ADT) 10/4/01

From ITE Manual, P.M. Peak Hour Trips = $(0.541 \times 94 \text{ units}) + 18.744 = 70 \text{ trips}$

A.M. Peak Hour Trips: N/A

From ITE, 67 percent (47) entering and 33 percent (23) exiting. Say 50/50 directional distribution.



Proceed to Warrants and Turn Lane Design Criteria.

Right Turn Warrants

From Table 1, Condition 1, see Graph 1B to check warrants for the southbound, right turn lane on Rowan Road.

$$V_R = 23, V_A = 385 + 23 = 408$$

From Graph 1B, a full width, right turn lane is not warranted.

Left Turn Warrants

From Table 2, Condition 1, see Graph 2D to check warrants for the northbound, left turn lane on Rowan Road.

$$V_L = 24, V_A = 455 + 24 = 479, V_O = 385 + 23 = 408$$

From Graph 2D, the intersection of V_O and V_L is to the right of the curve; therefore, a left turn lane is required.

Left Turn Lane Lengths

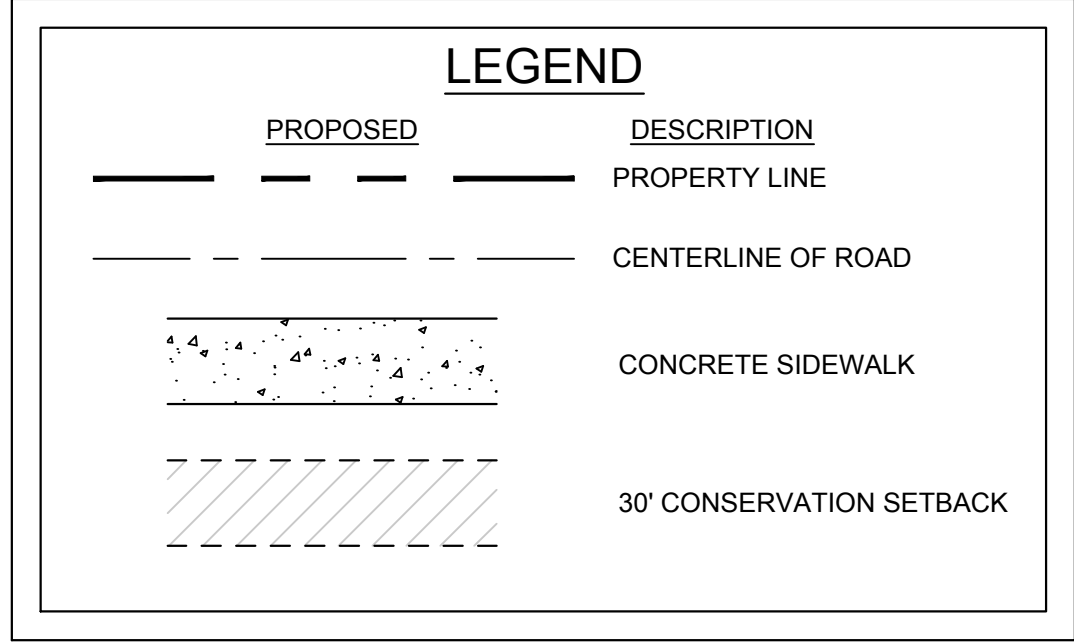
From Table 4, Condition 1, the required deceleration length is determined by FDOT Index No. 301. A total deceleration distance (L) of 185 feet is required for the forty-five (45) mph urban condition and includes the fifty (50) foot taper length.

The required storage length (queue) is calculated as follows:

$$\text{Storage Length} = 25 \times V_L / 30 = 25 \times 24 / 30 = 20 \text{ feet}$$

Per Note 1, the required minimum storage length is fifty (50) feet. This is in addition to the 185-foot deceleration, for a total deceleration and storage length of 235 feet.

- SITE DETAILS - SEE DETAIL SHEETS
- 1A TYPE F CURB, 5' TRANSITION (FDOT INDEX 520-001)
1B TRANSITION CURB TO VALLEY CURB, 5' TRANSITION
1C MIAMI CURB
2A 6" PARKING STALL STRIPE (WHITE)
2B AISLE STRIPING PER FDOT STD. PLANS INDEX 711-001
3A SPECIAL EMPHASIS CROSSWALK STRIPING PER FDOT STD. PLANS INDEX 711-001
10A PROPOSED TOWNHOME BUILDING PAD
12A MAIL KIOSK (RE: ARCH PLANS)
13A BARRICADE WITH REFLECTORS PER INDEX R-19
15A ACCESSIBLE PARKING SIGN IN BOLLARD (TYP). HANDICAP SIGN IN ACCORDANCE WITH FDOT DESIGN STANDARD PLANS 700-102, FTP 20-06. REFER TO SITE DETAILS
15B CONCRETE WHEELSTOP
16A ACCESSIBLE PARKING SYMBOL (ALL HANDICAP PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARDS PLANS INDEX 711-001. REFER TO SITE DETAILS
16B TRAFFIC FLOW ARROW (TYP.) (SEE FDOT DETAIL ON SHEET C-5.0)
17A 24" STOP BAR (TYP.) PER FDOT STANDARDS
17B STOP SIGN, 30" R1-1 PER MUTCD STANDARDS
18A CURB RAMP TYPE GR-E PER FDOT STANDARD PLANS INDEX 522-002
20A SITE LIGHT POLE - SEE PHOTOMETRIC PLANS. REFER TO DETAILS FOR LIGHT POLE BASE, FIXTURE TYPE, AND MOUNTING DETAILS.



NOTE: SIDEWALK AND DRIVEWAY LOCATION IN FRONT OF PROPOSED TOWNHOMES SUBJECT TO CHANGE DEPENDING ON PROPOSED FLOORPLAN AND DRIVEWAY LAYOUT.

NOTE: ALL REFUSE SERVICE TO BE CURB SIDE PICKUP.

SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



PROJECT DATA

TOTAL PROJECT ACREAGE: +/- 4.92 ACRES/DEVELOPABLE AREA
BUILDING BREAKDOWN:
TOTAL UNITS: 55 (63,180 SF)
20'X60' UNITS: 26 (33,600 SF)
17'X60' UNITS: 29 (29,580 SF)
MAX. DENSITY: 20 DU/AC = 99

EXISTING JURISDICTION: PASCO COUNTY
PROPOSED JURISDICTION: CITY OF ZEPHYRHILLS

EXISTING USE: VACANT LAND/NO EXISTING STRUCTURES
EXISTING ZONING/FLU: AR/RES-6 (COUNTY)
PROPOSED ZONING: R-4 (CITY)
ABUTTING:
NORTH: AR
EAST: PUD - PLANNED UNIT DEVELOPMENT
WEST: M1 - MOBILE HOME SUBDIVISION
SOUTH: M3 - RECREATIONAL VEHICLE PARK

PROPOSED USE: TOWNHOME / RESIDENTIAL
BUILDING HEIGHT:
ALLOWED:
PROPOSED:
MAX. ALLOWABLE F.A.R. = XX%
PROPOSED F.A.R. = 0.295

SETBACKS:
REQUIRED: F - 30'
S - 20'
R - 20'
PROVIDED: F - 30'
S - 20'
R - 20'

REQUIRED LANDSCAPED OPEN SPACE: 30%
PROPOSED LANDSCAPE OPEN SPACE: 30%

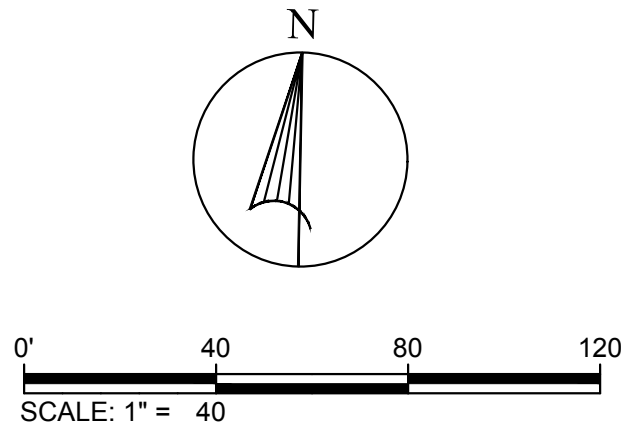
REQUIRED/PROVIDED BUFFERS:
FRONT: 20'/20'
SIDES: 10'/10'
REAR: 10'/10'

PARKING REQUIREMENTS FOR PROPOSED USE:
REQUIRED:
2 SPACES PER UNIT = 55 UNITS X 2 = 110
1 VISITOR SPACE PER 4 TOWNHOMES = 55 UNITS X 0.25 = 14
PARKING SPACES PROVIDED:
UNIT PARKING = 110 (ONE GARAGE PARKING SPACE, ONE DRIVEWAY)
VISITOR PARKING = 14 SPACES

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE 6" INTEGRAL CURBING. CURB AND GUTTER NEXT TO ASPHALT SHALL BE TYPE 'D' CURB AND GUTTER.
- DEMOLITION OF EXISTING PAVEMENT AND UTILITIES IS A PART OF THIS CONSTRUCTION PACKAGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND STEPS TO INSURE THAT ALL ADJOINING PROPERTIES ARE PROTECTED FROM DAMAGE AND TO INSURE THAT ALL ADJOINING PROPERTIES RETAIN ALL UTILITY SERVICES DURING THE DURATION OF THE CONSTRUCTION.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE NOTED TO BE SAVED.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE PROPOSED ON-SITE STORMWATER POND WILL SERVE THE ENTIRE DEVELOPMENT PROPERTY.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING (BLOCK), OR CENTERLINE OF PARKING BAY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
- UNLESS OTHERWISE NOTED, ON-SITE PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND SYMBOL PAINTED ON THE ASPHALT. STALLS ADJACENT TO THE FIVE (5) FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. STRIPING TO BE BLUE.
- STOP SIGNS SHALL MEET THE CRITERIA OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEMS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

Issued:	Date:
A ISSUED FOR PERMITS	xx-xx-xx
B	
C	
D	
Revisions:	Date:
1	xx-xx-xx
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

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21764 State Road 54
Lutz, FL 33549
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www.css-eng.com

ACME
Development
Company

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CRYSTAL SPRINGS, FL 22524
PH: (813) 782-0825 (OFFICE)
CONTACT: KEVIN RYMAN

Client Name:

WIRE ROAD AT
DRIFTWOOD

WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PACO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

SITE PLAN

Drawing Name:

Date: 07/13/21

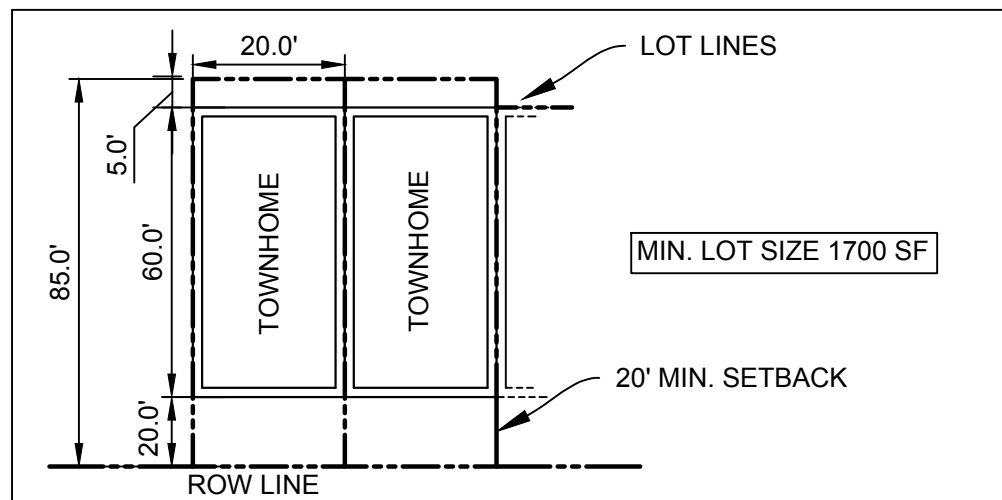
Revised: XXX

Drawn: sks

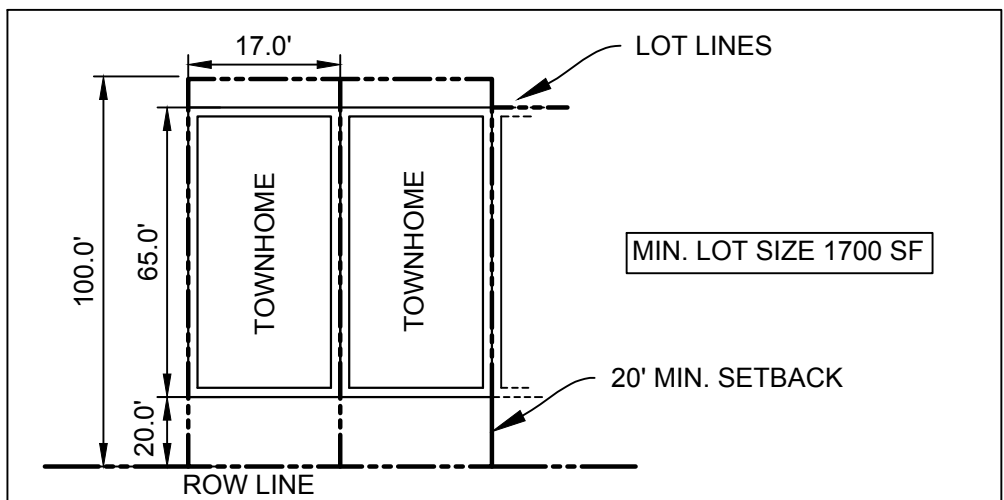
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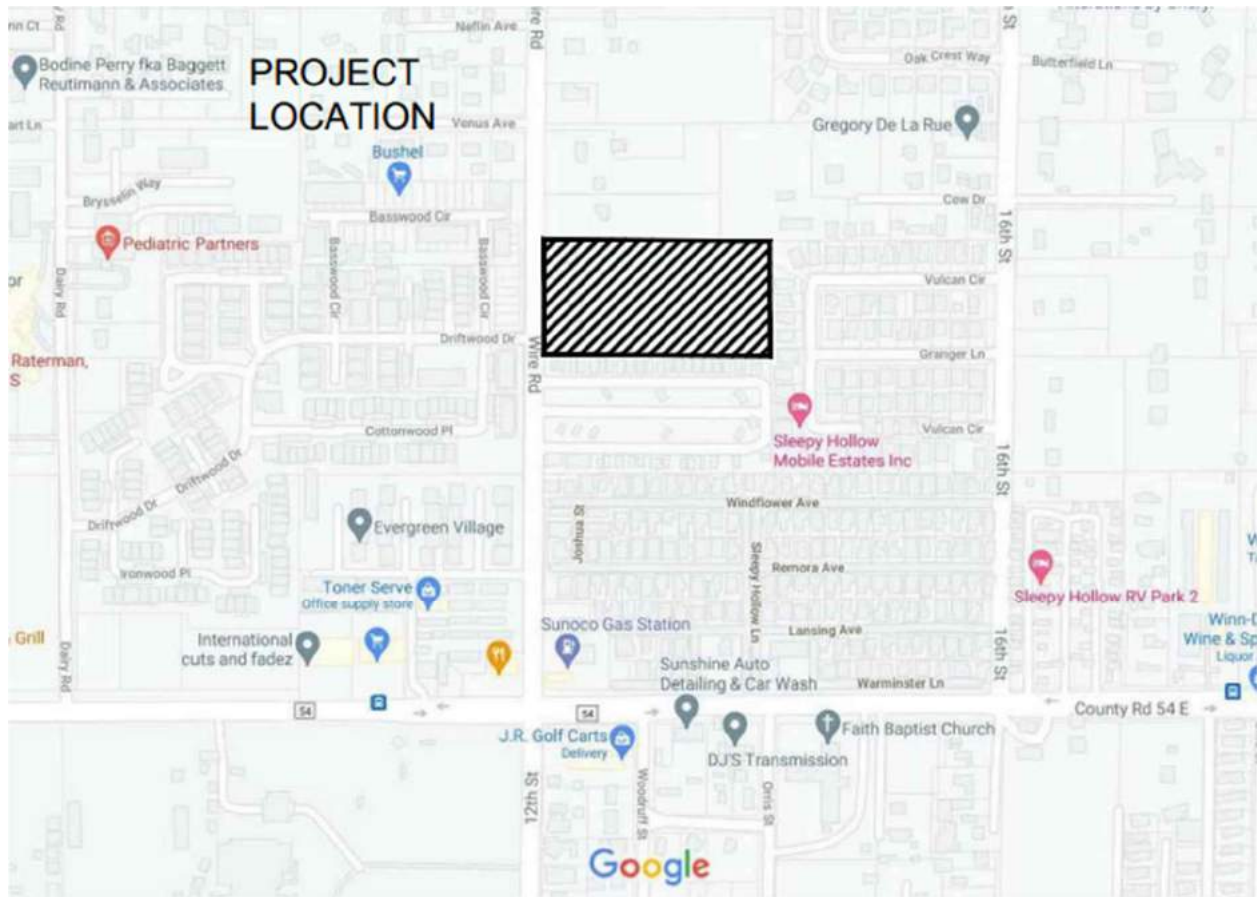
C-4.0



MIN. LOT SIZE EXHIBIT (20' WIDE UNITS)



MIN. LOT SIZE EXHIBIT (17' WIDE UNITS)



Location Map

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

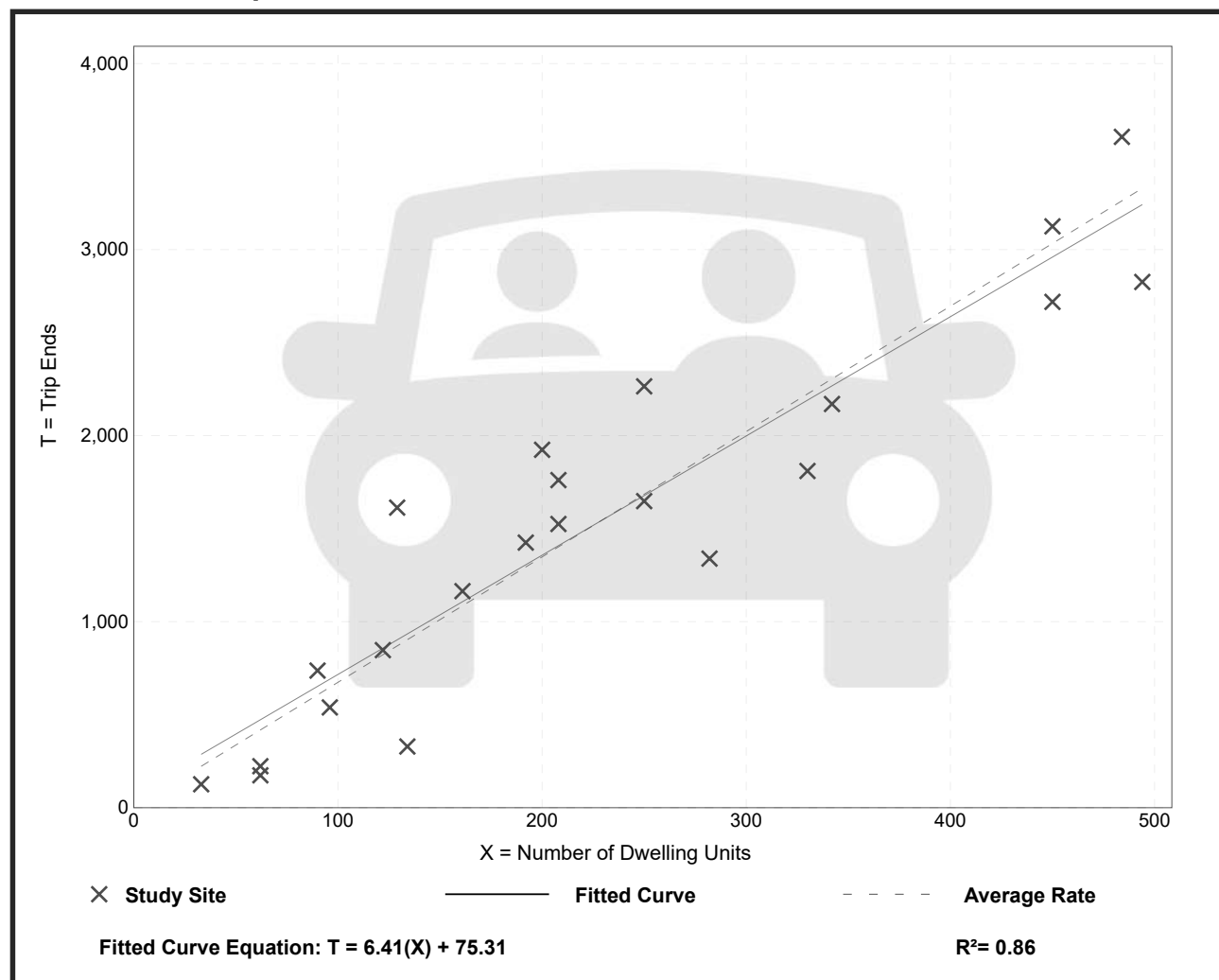
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

49

Avg. Num. of Dwelling Units:

249

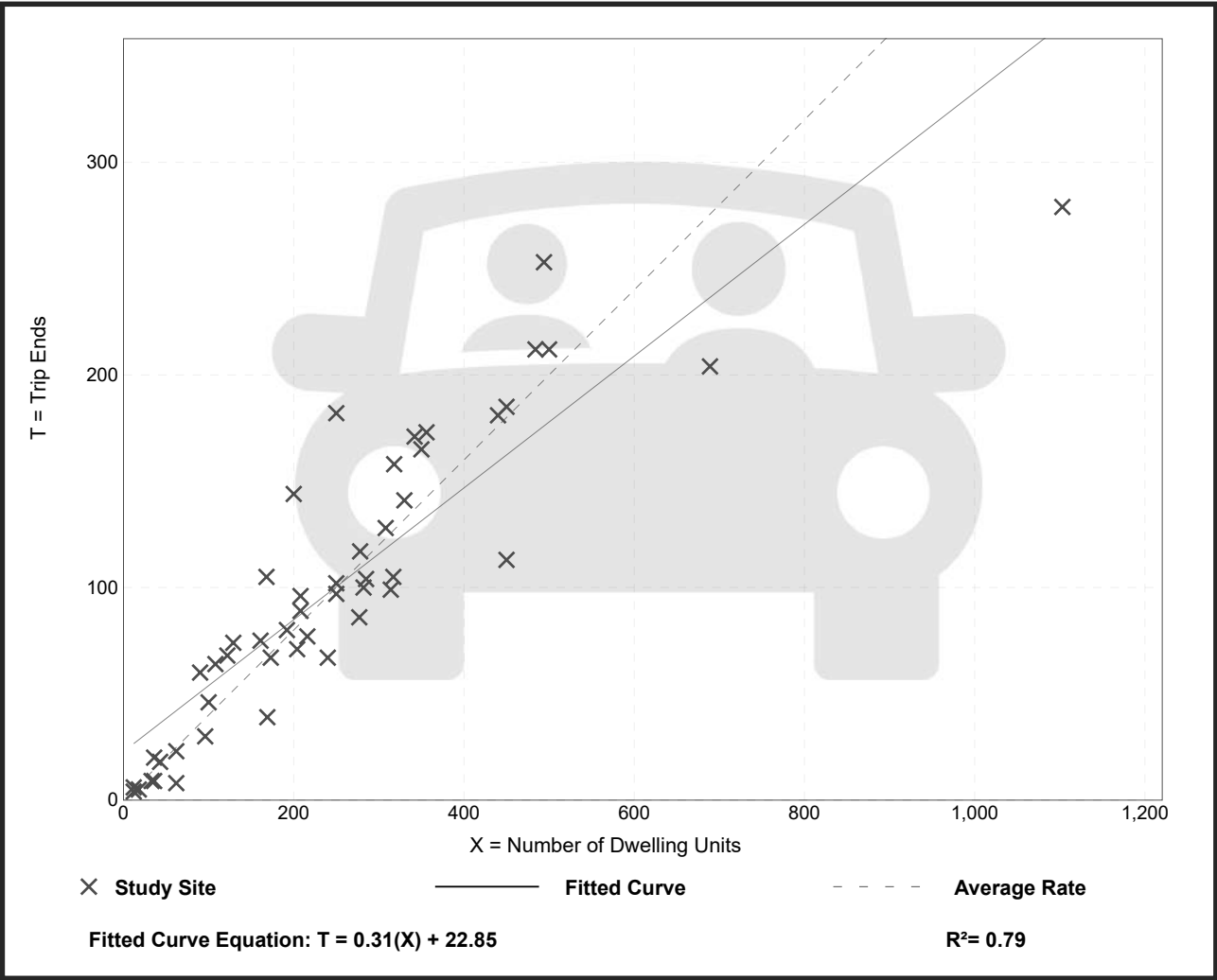
Directional Distribution:

24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

59

Avg. Num. of Dwelling Units:

241

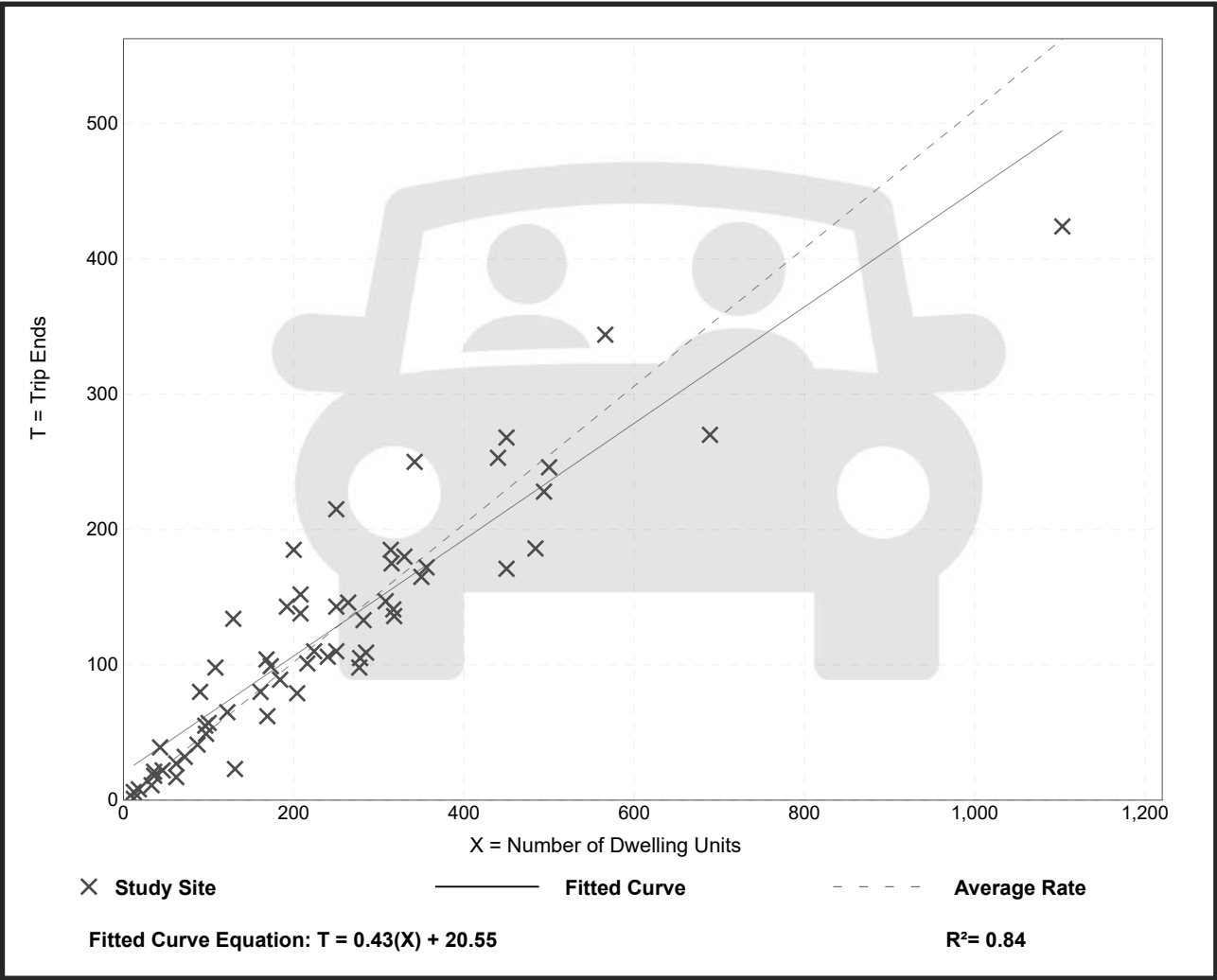
Directional Distribution:

63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 14 PASCO

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
6034		MASSACHUSETTS AVE, EAST OF GRAND BLVD (HPMS)	E 3000E	W 3100E	6100 S	9.0	55.4F	3.7P
6035		OLD LAKE LAND HIGHWAY, SOUTH OF CLINTON AVE (HPMS)	N 4200E	S 4200E	8400 S	9.5	55.4F	20.8P
6038		CLINTON AVE, WEST OF US 301 (HPMS)	E 7800E	W 7700E	15500 S	9.0	55.4F	7.2P
6040		E/O AUTUMN PALM GROVE DR, EAST OF CANAL (HPMS)	E 350E	W 300E	650 S	9.0	55.4F	3.8P
6041		SAM ALLEN, NORTH OF TUCKER RD (HPMS)	N 1100E	S 1200E	2300 S	9.0	55.4F	7.0P
6045		FORT KING ROAD/DAUGHTERY RD, WEST OF FORT KING R	N 3400E	S 3700E	7100 S	9.0	55.4F	4.2P
6046		OTIS ALLEN RD, EAST OF WIRE ROAD (HPMS)	E 1700E	W 1800E	3500 S	9.0	55.4F	5.7P
6047		CR 54, EAST OF US 301 (HPMS)	E 5700E	W 5900E	11600 S	9.0	55.4F	8.1P
6051		FORT KING RD NORTH OF EILAND BLVD (CR 54) (HPMS)	N 5400E	S 6200E	11600 S	9.0	55.4F	3.8P
6052		FORT KING RD, NORTH OF BOZEMAN RD (HPMS)	N 2500E	S 2600E	5100 S	9.0	55.4F	4.7P
6053		COUNTY LINE RD, EAST OF BRUCE B DOWNS/CR 581 (HP)	E 7200E	W 7500E	14700 S	9.0	55.4F	1.9P
9001		JOHNSTON ROAD, E OF BELLAMY BROTHERS BLVD	E 250E	W 250E	500 S	9.5	55.4F	5.1F
9002		WIRE ROAD, N OF CR 54	N 3900E	S 3700E	7600 S	9.0	55.4F	5.1F
9003		SCHARBER RD, N OF DARBY RD	N 350E	S 400E	750 S	9.5	55.4F	5.1F
9004		JASMINE BLVD, E OF SCENIC DRIVE	E 1300E	W 400E	1700 S	9.0	55.4F	5.1F
9005		LIVINGSTON RD, N OF E COUNTY LINE RD	N 3600E	S 3200E	6800 S	9.0	55.4F	5.1F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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PAGE -10-

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BUSINESS ITEMS/PUBLIC HEARING 2.2

Zephyr Storage LLC on US-301 South of Daughtery Road

First Reading **ORDINANCE NO. 1445-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF THE CITY OF ZEPHYRHILLS PURSUANT TO THE REQUEST OF THE OWNERS OF SUCH LANDS AND IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1445-22 on the First Reading

Issue:

Petition for Annexation, Small scale future land use map amendment and rezoning.

Background:

The subject property is located on the west side of Gall BLvd and south of Daughtery Rd and is an existing enclave. The property is planned for an indoor storage facility and the proposed height is being processed as a conditional use. The petition / use of the property is consistent with the development trends in the area, will generate taxes and will require very limited City services. The petition is also consistent with the City's Comprehensive Plan & Land Development Code.

Attachment(s):

- 1. Ordinance 1445-22 Zephyr Storage Annexation
- 2. Zephyr Storage MAP

Fiscal Impact:

Yes, Annexing into the City will result in City taxes from the proposed indoor storage facility planned with minimum services required.

Staff Recommendation:

Staff and the Planning Commission recommended approval of the petition for: Annexation, Future Land Use Map Amendment to City MU (Mixed Use) & Zoning to City C2 (Community Commercial)

ORDINANCE NO. 1445-22

**AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA
ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN
THE BOUNDARIES OF THE CITY OF ZEPHYRHILLS PURSUANT TO
THE REQUEST OF THE OWNERS OF SUCH LANDS AND IN
ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS
AMENDED.**

WHEREAS, the City is authorized by Chapter 171, Florida Statutes, to annex contiguous and infill area, and to extend the City limits upon receipt of written consent of the land owner, together with the approval of the City Council after public notice and public hearing; and

WHEREAS, Zephyrhills Storage, LLC, as owner of the lands described in Section 2 below consented to annexation by the City of Zephyrhills of said lands described in Section 2 below; and

WHEREAS, the Planning Commission, sitting as the Local Planning Agency, did hold public hearing on the 16 day of August, 2022 to consider the proposed annexation; and

WHEREAS, due public notice of hearing on the proposed annexation was given by the City Council on September 29, 2022 and October 13, 2022, as required by the Zephyrhills Land Development Code, as amended, and Chapter 171, Florida Statutes; and

WHEREAS, the City Council has reviewed and evaluated the applications submitted, and has determined that the annexation of said lands into the City is in the public interest and is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

Section 1. The Whereas clauses above are true and accurate and are incorporated by reference and made a part of this Ordinance.

Section 2. The following lands, lying and being situated in Pasco County, Florida to-wit:

Parcel/Tax ID No.: 03-26-21-0010-00100-0020

Physical Address: 6923 and 6927 Gall Boulevard; 37840 Daughtery Road

Legal Description:

THE SOUTH 100 FEET OF TRACT 1 AND THE WEST 30 FEET OF THE NORTH 221.60 FEET OF TRACT 1, AND THE WEST 400 FEET OF TRACT 16 LESS THE SOUTH 130 FEET THEREOF; LESS THAT PORTION WITHIN 25 FEET OF THE NORTHERLY SECTION LINE OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND LESS THE RIGHT OF WAY OF/FOR US HIGHWAY 301/GALL BOULEVARD, IN ZEPHYRHILLS COLONY COMPANY SUBDIVISION AS PER PLAT BOOK 2, PAGE 6, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

Acreage: 3.40 Acres (MOL)

the same are hereby annexed to and included within the boundaries of the City of Zephyrhills, a Florida municipal corporation.

Section 3. Said lands are contiguous with the present city limits of the City of Zephyrhills. That said lands are now incorporated and lie within the same County as said City. That the owners of said lands contained in said area to be annexed have given written consent to have such area annexed.

Section 4. The City of Zephyrhills, Florida, is authorized by the legislature of the State of Florida, pursuant to Section 171.044, F.S, and pursuant to the Charter of the City of Zephyrhills, to annex contiguous and infill area and to extend the City limits or territorial boundaries upon receipt of written consent of all owners of land contained in the area to be annexed, together with the approval of the City Council of the City of Zephyrhills, of said annexation duly expressed by Ordinance.

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

The foregoing Ordinance No. 1445-22 was read and passed on the first reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of October, 2022.

Attest: _____
Lori L. Hillman, City Clerk

Jodi Wilkeson, Council President

The foregoing Ordinance No. 1445-22 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 24th day of October, 2022.

Attest: _____
Lori L. Hillman, City Clerk

Jodi Wilkeson, Council President

The foregoing Ordinance No. 1445-22 was approved by me this 24th day of October, 2022.

Gene Whitfield, Mayor

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

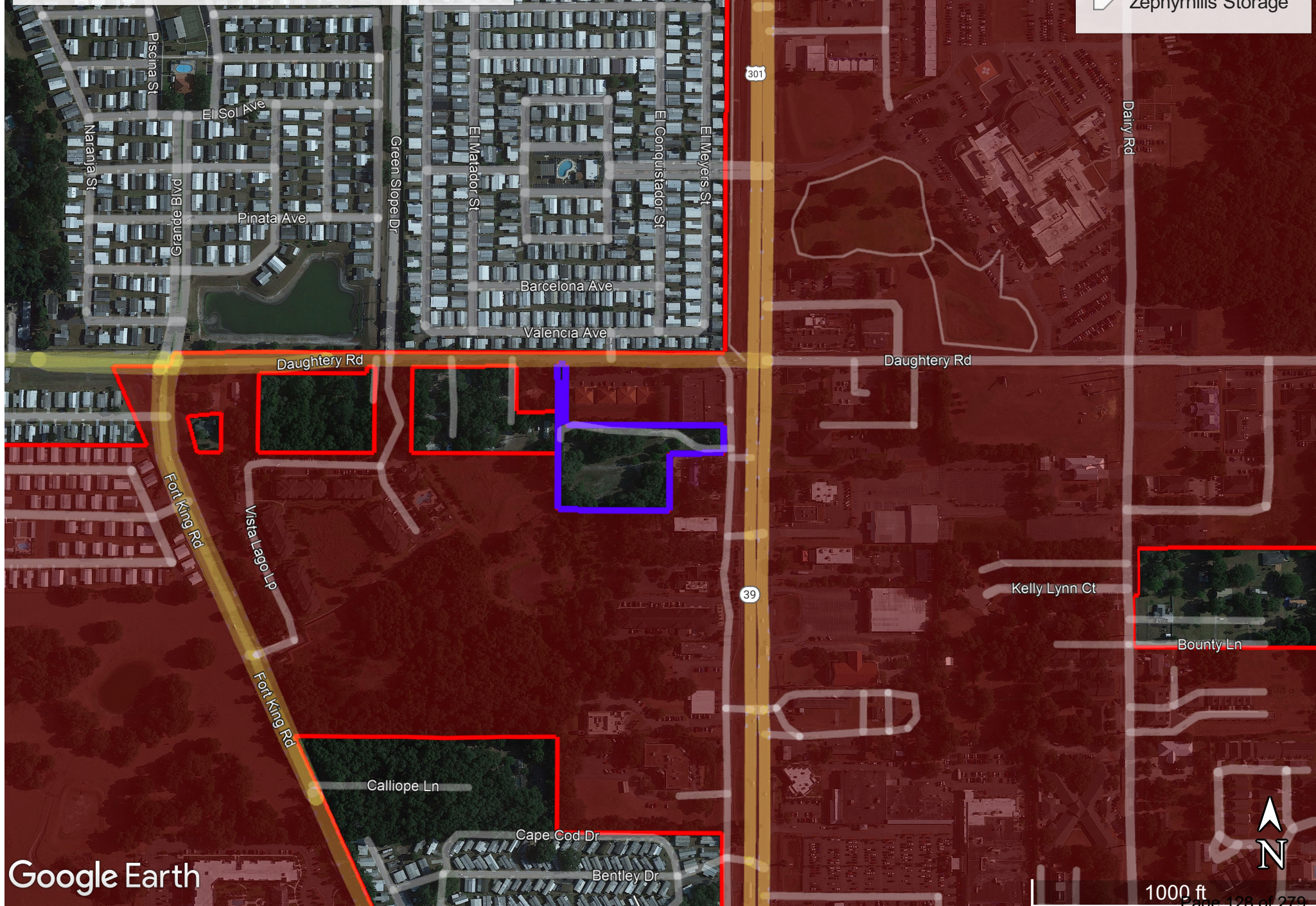
Matthew E. Maggard, City Attorney

Zephyrhills Storage Annexation

03-26-21-0010-00100-0020

Legend

-  Zephyrhills
-  Zephyrhills Storage



PLANNING DIRECTOR'S REPORT 3.1

Abbott Square Phase 2 Final Plat

Issue:

Review and approval of the Abbott Square final plat (Phase 2).

Background:

The subject property consists of approximately 34.708 acres and is proposed for single / multi-family residential development. The infrastructure is not complete; therefore a performance bond will be in place until the infrastructure is complete at which time a one year maintenance bond will be provided. The surveyor of record has reviewed the final plat and found it in compliance with the City's LDC & FS Chpt 171.

Attachment(s):

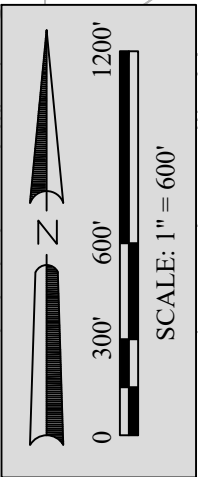
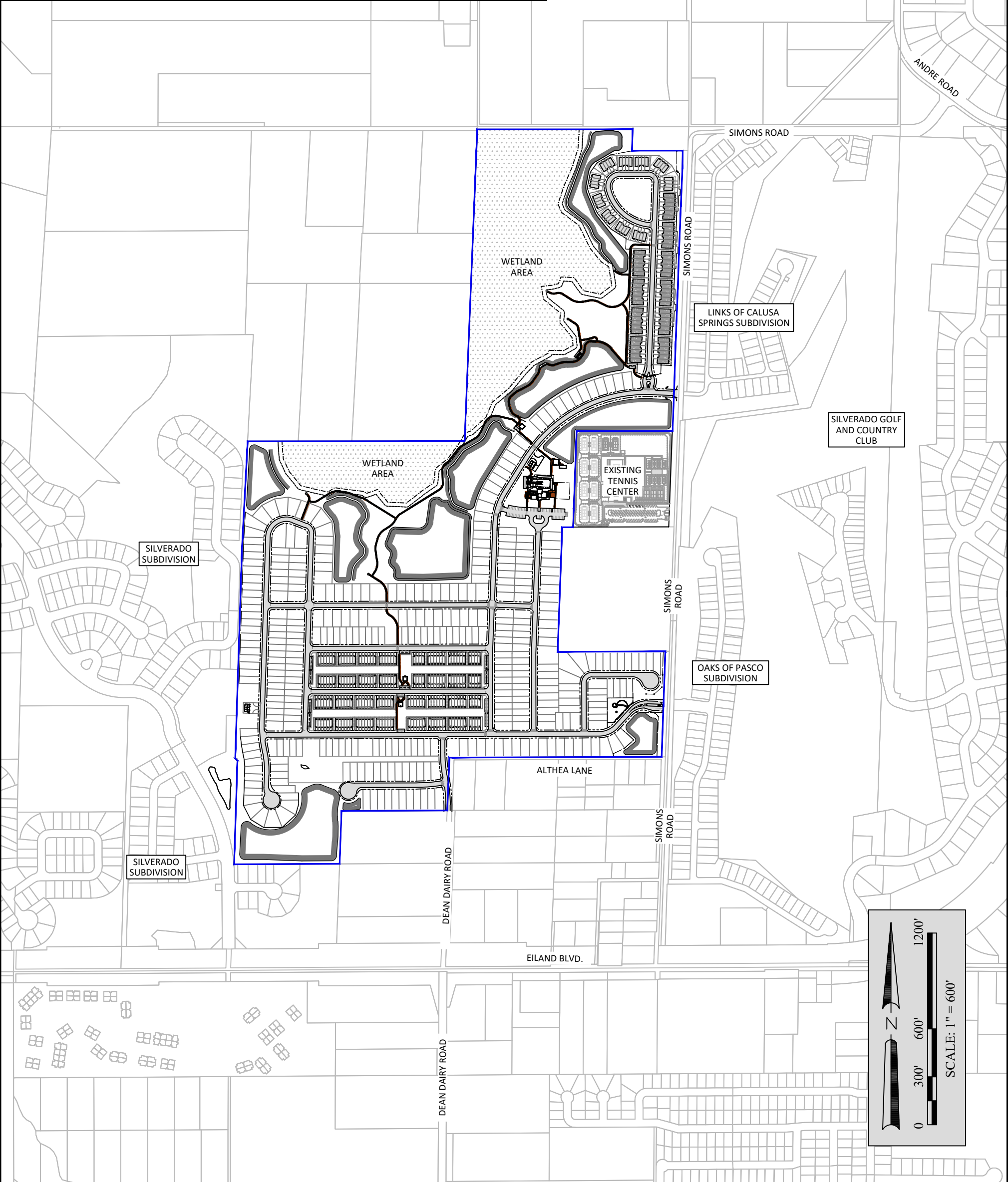
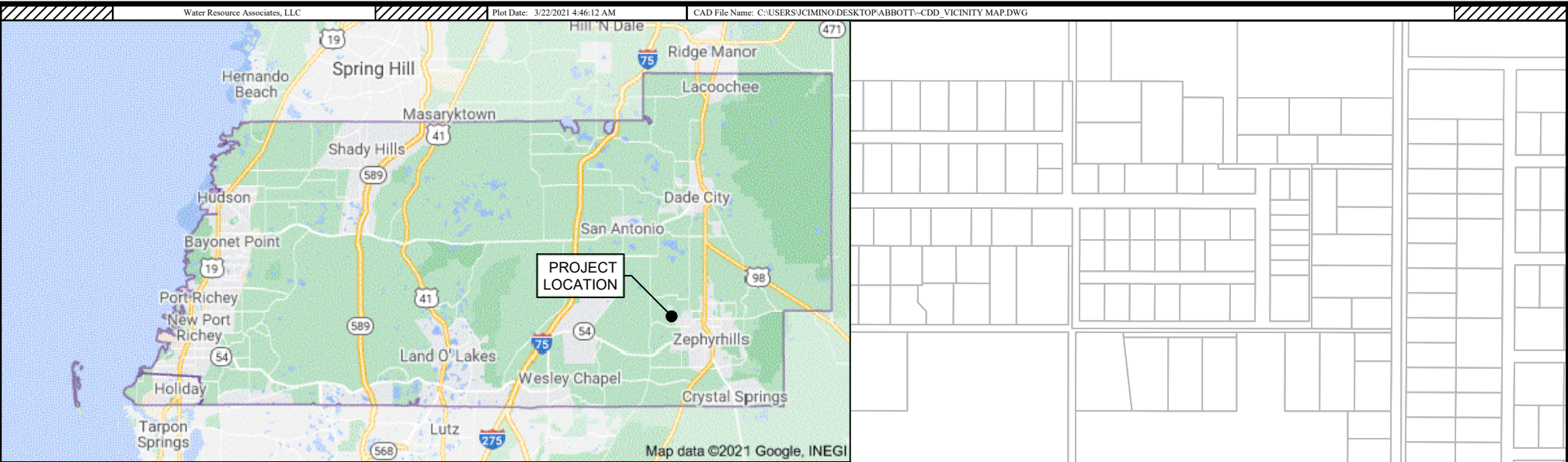
1. FINAL - CDD Exhibit 1 - Vicinity Map
2. Abbott final plat - 2
3. Subdividers Agreement - Template Reproduction - Phase 2
4. Abbott Square Phase 2 Bond
5. Abbott Square Phase 2 Performance Bond_Signed

Fiscal Impact:

N/A

Staff Recommendation:

Staff and the Site Plan Review Committee recommended approval of the final plat.





Staff Report

To: Honorable Mayor Whitfield & City Council
From: Todd Vande Berg, Planning Director
Re: Abbott Square Final Plat – Phase 2
Date: October 3, 2022

I. BACKGROUND & INFORMATION

A. HISTORY / APPLICATION SUMMARY

A Final Plat has been submitted by Lennar Homes, LLC for Abbott Square (Phase 2) located west of Simons Rd and the SVB Tennis Center. The subject property consists of approximately 34.708 acres and is proposed to be developed with single and multi-family residential homes. The infrastructure has not been completed and therefore the applicant has prepared the necessary performance bonds and related engineer's estimates.

II. DATA & ANALYSIS

- The Final Plat has been reviewed by the City's Surveyor of record and has been found to comply with Section 11.03.04.02 of the City's LDC plat submission requirements;
- The Final Plat has been reviewed by the City's Surveyor of record and has been found to comply with Chapter 177, Part 1, Florida Statutes regrading Platting;
- Staff has reviewed the final plat for general compliance with the City's Land Development Code and found it to be in conformance;
- The City Attorney has reviewed the submitted original subdivider's agreement (and associated bonds), HOA documents and found the information legally sufficient;
- A subdivider's agreement, performance bond, cost estimates and has been reviewed by Staff.

III. RECOMMENDATIONS

Staff Recommendation – Based on the analysis contained herein, Staff recommends approval of the Abbott Square (Phase 2) Final Plat

Site Plan Review Committee – The SPRC voted to recommend approval of the Final Plat.

SUBDIVIDER'S AGREEMENT

This Agreement made and entered into this 3 day of October 2022 by and between Lennar Homes, LLC, hereinafter referred to as "Subdivider," Lennar Homes, LLC, a limited partnership hereinafter referred to as "Owner", and the City of Zephyrhills, a political subdivision of the State of Florida, hereinafter referred to as "City."

Witnessed

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

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

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

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

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

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

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

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

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

1. The terms, conditions and regulations contained in the City of Zephyrhills LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to warranty all improvement facilities located in Abbott Square Phase 2 against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of one (1) year following the date of acceptance of said

improvements for maintenance by the City. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the City.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the City an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. A Performance Bond (No. _____), Dated _____ With [Lennar Homes, LLC](#), as Principal, and [Arch Insurance Company](#) as Surety
 - b. A Maintenance Bond (No. _____), Dated _____ With [Lennar Homes, LLC](#), as Principal, and [Arch Insurance Company](#) as Surety

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

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

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

3 day of October, 2022.

ATTEST:



Witness Signature

Caroline Orellana

Printed Name of Witness

Witness Signature

Tiffany Cruz

Printed Name of Witness

ATTEST:

Witness Signature

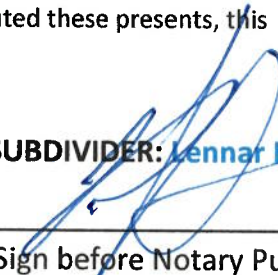
Printed Name of Witness

Witness Signature

Printed Name of Witness

BY: _____

Lori L. Hillman, City Clerk

SUBDIVIDER:  Lennar Homes, LLC

Sign before Notary Public and 2 Witnesses

Parker Hiron

Name (typed, printed, or stamped)

Vice President

Title

4301 W Boy Scout Blvd Suite 600, Tampa, FL 33607

Address of Signer

813-455-0041

Phone Number of Signer

CITY OF ZEPHYRHILLS, FLORIDA

Sign before Notary Public and 2 Witnesses

Name (typed, printed, or stamped)

Title

Address of Signer

Phone Number of Signer

BY: _____

Jodi Wilkeson, City Council President

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

BY: _____

Matthew E. Maggard, City Attorney

PERFORMANCE BOND

BY THIS BOND, WE, Lennar Homes, LLC, as PRINCIPAL, and United States Fire Insurance Company as SURETY, are bound to City of Zephyrhills, Florida, a municipal corporation of the State of Florida, hereinafter call "CITY", in the sum of Two Million Two Hundred Sixty Four Thousand Six Hundred Eleven and 48/100 (\$2,264,611.48) Dollars, for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named PRINCIPAL has applied to the CITY for approval of a plat of a certain area of land within the City to be known as Abbott Square Phase 2 and has agreed, as a condition to the approval of said plat by the CITY, to install all required, approved, or dedicated improvements. Said improvements consisting of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the PROJECT; and

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

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

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

this obligation shall be void. Otherwise, it remains in full force and effect.

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

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

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

IN WITNESS WHEREOF, the PRINCIPAL and the SURETY have caused these presents to be duly executed on this 23rd day of September, 2022.

Lennar Homes, LLC, a Florida limited liability company
PRINCIPAL (Seal)

By [Signature]

Witness: _____

United States Fire Insurance Company
SURETY (Seal)

By [Signature]

Witness: Sokha Evans
Sokha Evans

My Hua, Attorney-in-Fact

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

CITY OF
ZEPHYRHILLS

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

36792

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

Tenzer V. Cunningham, Joaquin Perez, Martha Gonzales, Regina Rangel, Mechelle Larkin, Kathy R. Mair, My Hua,
Jeffrey Strassner, Brenda Wong

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Fifty Million Dollars (\$50,000,000)**.

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

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

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

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

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

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

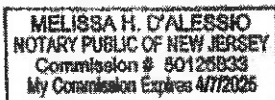
UNITED STATES FIRE INSURANCE COMPANY



State of New Jersey }
County of Morris }

Matthew E. Lubin, President

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio (Notary Public)

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 23rd day of September 20 22

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay, Senior Vice President

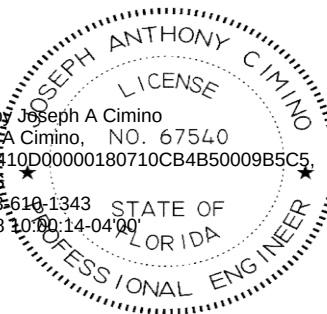
SUMMARY FOR PERFORMANCE BOND COST ESTIMATE

ABBOTT SQUARE - PHASE 2

Schedule IA - Earthwork	\$17,685.64
Schedule IB - Paving	\$893,202.79
Schedule IC - Storm	\$59,180.59
Miscellaneous	-
Sub-Total	\$970,069.02
 Schedule IE - Water Distribution	 \$573,769.12
Schedule IF - Reclaim Distribution	\$267,851.04
Sub-Total	\$841,620.16
 Total Amount	 \$1,811,689.18
 Performance Bond Amount (125% of Grand Total)	 \$ 2,264,611.48

Joseph A Cimino

Digitally signed by Joseph A Cimino
 DN: CN=Joseph A Cimino, NO. 67540
 dnQualifier=A013110D00000180710CB4B50009B5C5,
 O=Florida, C=US
 Contact Info: 813-610-1343
 Date: 2022.09.08 10:00:14-04'00'



Joseph Cimino, P.E.

Florida License No. 67540

SUMMARY FOR PERFORMANCE BOND COST ESTIMATE					
Abbott Square - Phase 2					
Schedule IA - Earthwork					
ITEM	DESCRIPTION OF WORK	UNIT	UNIT PRICE	QUANTITY	VALUE
1	SOD - BAHIA - SOD BEHIND CURB	SY	\$3.08	3,435	\$10,579.80
2	SOD - BAHIA - RIGHT OF WAY	SY	\$3.08	297	\$914.76
3	SEED AND MULCH - UTILITY EASEMENT	SY	\$0.28	12,472	\$3,492.16
4	SEED AND MULCH - RIGHT OF WAY	SY	\$0.28	9,639	\$2,698.92
EARTHWORK TOTAL:					\$17,685.64

SUMMARY FOR PERFORMANCE BOND COST ESTIMATE**Abbott Square - Phase 2****Schedule IB - Paving**

ITEM	DESCRIPTION OF WORK	UNIT	UNIT PRICE	QUANTITY	VALUE
1	RESIDENTIAL ROAD - 1-3/4" ASPHALT, TYPE SP-12.5	SY	\$13.59	17,677	\$240,230.43
2	RESIDENTIAL ROAD - 7" SOIL CEMENT (CEMENT ENHANCED LIMEROCK - 300 PSI)	SY	\$15.96	17,677	\$282,124.92
3	RESIDENTIAL ROAD - 12" COMPACTED SUBGRADE (LBR20) (98%)	SY	\$1.62	17,677	\$28,636.74
4	2' VALLEY GUTTER (MIAMI)	LF	\$16.39	11932	\$195,565.48
5	TYPE "D" CURB	LF	\$21.99	774	\$17,020.26
6	DROP CURB	LF	\$34.94	67	\$2,340.98
7	CURB TRANSITION	LF	\$34.94	103	\$3,598.82
8	12" STABILIZED SUBGRADE UNDER CURB (LBR 40)	LF	\$3.16	12876	\$40,688.16
9	4" SIDEWALK (FIBER REINFORCED)	SF	\$5.48	9385	\$51,429.80
10	ADA RAMPS	EA	\$1,416.72	10	\$14,167.20
11	SIGNAGE AND PAVEMENT MARKING	LS	\$1.00	17,400	\$17,400.00
PAVING TOTAL:					\$893,202.79

SUMMARY FOR PERFORMANCE BOND COST ESTIMATE					
Abbott Square - Phase 2					
Schedule IC - STORM					
ITEM	DESCRIPTION OF WORK	UNIT	UNIT PRICE	QUANTITY	VALUE
1	FDOT TYPE "P9" CURB INLET - PERMANENT TOP ONLY	EA	\$2,040.71	29	\$59,180.59
STORM TOTAL:					\$59,180.59

SUMMARY FOR PERFORMANCE BOND COST ESTIMATE					
Abbott Square - Phase 2					
Schedule IE - WATER					
ITEM	DESCRIPTION OF WORK	UNIT	UNIT PRICE	QUANTITY	VALUE
1	8" C900 DR 18 PVC	LF	\$43.07	6,097	\$262,597.79
2	LOCATOR TAPE	LF	\$0.17	6,097	\$1,036.49
3	LOCATOR WIRE	LF	\$0.46	12,194	\$5,609.24
4	JOINT RESTRAINTS	LS	\$37,372.52	1	\$37,372.52
5	8" GATE VALVE AND BOX	EA	\$2,569.17	25	\$64,229.25
6	8" MJ CROSS	EA	\$1,169.43	1	\$1,169.43
7	8" MJ TEE	EA	\$800.05	3	\$2,400.15
8	8" X 4" MJ TEE	EA	\$759.82	1	\$759.82
9	8" 22-1/2° MJ BEND	EA	\$503.64	6	\$3,021.84
10	FIRE HYDRANT ASSEMBLY (8" TEE)	EA	\$7,297.25	12	\$87,567.00
11	SINGLE SERVICE - SHORT	EA	\$405.99	8	\$3,247.92
12	SINGLE SERVICE - LONG	EA	\$604.85	8	\$4,838.80
13	Performance Bond Amount (125% of Gra	EA	\$679.31	63	\$42,796.53
14	DOUBLE SERVICE - LONG	EA	\$865.49	66	\$57,122.34
WATER POTABLE TOTAL:					\$573,769.12

SUMMARY FOR PERFORMANCE BOND COST ESTIMATE**Abbott Square - Phase 2****Schedule IF - RECLAIM**

ITEM	DESCRIPTION OF WORK	UNIT	UNIT PRICE	QUANTITY	VALUE
1	6" C900 DR 18 PVC	LF	\$26.67	5,941	\$158,446.47
2	LOCATOR TAPE	LF	\$0.17	5,941	\$1,009.97
3	LOCATOR WIRE	LF	\$0.46	11,882	\$5,465.72
4	JOINT RESTRAINTS	LS	\$6,442.52	1	\$6,442.52
5	6" GATE VALVE AND BOX	EA	\$1,241.57	6	\$7,449.42
6	6" MJ TEE	EA	\$578.11	2	\$1,156.22
7	6" 22-1/2° MJ BEND	EA	\$320.44	2	\$640.88
8	6" 11-1/4° MJ BEND	EA	\$335.34	6	\$2,012.04
9	SINGLE SERVICE - SHORT	EA	\$369.04	23	\$8,487.92
10	SINGLE SERVICE - LONG	EA	\$493.80	14	\$6,913.20
11	DOUBLE SERVICE - SHORT	EA	\$1,026.12	19	\$19,496.28
12	DOUBLE SERVICE - LONG	EA	\$1,258.26	40	\$50,330.40
RECLAIM WATER TOTAL:					\$267,851.04

PLANNING DIRECTOR'S REPORT 3.2

Eiland Blvd. Mixed Use PUD - Annexation, FLUMA & Rezoning Planning Report

Issue:

Annexation, Future Land Use Map Amendment and Rezoning applications concerning approximately 29.38 acres generally located on the north side of Eiland Boulevard, east of Fort King Road.

Background:

Simultaneous review of the following applications submitted by Gulf Coast Construction concerning +/-30 acres of real property, generally located on the north side of Eiland Boulevard, east of Fort King Road:

1. Annexation of +/-11.75 Acres into the municipal boundaries of the City of Zephyrhills - *Parcels 03-26-21-0010-05100-0000 & 03-26-21-0010-06100-0000*;
2. Small-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification of 21.92 Acres from County RES-6, RES-9 and City RU to City MU; and
3. Application to rezone, changing the zoning designations of the Subject Property from County AR, County AC, City R4 and City C2 to City PUD.

Attachment(s):

1. Staff Report_Eiland_PC09.20.22
2. Map Series_Eiland MU
3. EXHIBIT A F.S. 163 Analysis (1) (1)
4. EXHIBIT B Premature Development; Urban Sprawl Analysis (1) (1)
5. EILAND Frontage Renderings

Fiscal Impact:

N/A

Staff Recommendation:

Staff Recommends Approval



Staff Report

To: Mayor Whitfield and Planning Commission
 From: Audrey McGuire, *Historic Preservation Specialist/Community Planner*
 Re: ANX-0011-22_Eiland Mixed Use Project
 Date: September 20, 2022

I. BACKGROUND INFORMATION

Request for simultaneous review of applications to annex, amend the city's Comprehensive Plan (Future Land Use Map Amendment) and rezone submitted by Gulf Coast Construction, encompassing approximately 29.38 acres of real property generally located on the north side of Eiland Boulevard, west of Fort King Road and east of Fountain Road (hereinafter "Subject Property"). The Subject Property is located within the boundaries of the City/County Joint Planning Area (JPA), as well as the city's Utility Service Area boundary.

SUBJECT PROPERTY – *See Attachment 1*

Owner(s): ACME Development Corporation & Clyde A. Biston
 PO Box 1299
 Crystal Springs, FL

Applicant(s): Gulf Coast Construction

Parcel/Tax ID No.	Address	Acres	Application Type(s)	Current Jurisdiction	Existing FLU	Existing Zoning
03-26-21-0010-02000-0000		4.52	FLU/RZ	CITY	RU	R4
03-26-21-0010-03600-0000		5.65				
03-26-21-0010-05100-0000		10.17	ANX/FLU/RZ	COUNTY	Pasco RES-6	Pasco AC
03-26-21-0010-06100-0000	37505 Eiland Blvd	1.58			Pasco RES-9	Pasco AR
03-26-21-0010-06100-0020	37531 Eiland Blvd	0.87	RZ	CITY	MU	OP
03-26-21-0010-06100-0010	37609 Eiland Blvd	1.62				
03-26-21-0010-06200-0000	37621 Eiland Blvd	1.24				
03-26-21-0010-06200-0010		3.17				
03-26-21-0010-05100-0010		0.54				
03-26-21-0010-39900-0010*	6571 Fort King Rd	0.02				

*NOTE: Parcel owned by the City of Zephyrhills (Lift Station)

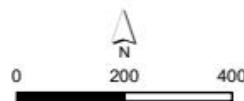
ANNEXATION APPLICATION

Application to annex approximately 11.75 acres of the Subject Property consisting of tax parcels 03-26-21-0010-05100-0000 (10.17 acres) and 03-26-21-0010-06100-0000 (1.58 acres) into the municipal boundaries of the City of Zephyrhills. The 11.75 acre portion of the Subject Property is currently located within Pasco County's jurisdiction, is located within the JPA and Utility Service area, and is surrounded by and contiguous to properties in the City on 3 sides.



Legend

-  Parcels to be Annexed
-  Subject Property Boundary
-  Zephyrhills City Limits



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Figure 2: Aerial Project Location
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 2 of 9

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT – FLUMA – *See Attachment 2*

Application for a small-scale Comprehensive Plan amendment, Future Land Use Map Amendment (FLUMA) proposing to change the future land use classifications of approximately 11.75 acres of the Subject Property proposed for annexation from **County RES-6 and RES-9 to City MU (Mixed Use)**; and approximately 10.17 acres of the Subject Property currently located in the City from **RU (Residential Urban) to MU**.

Parcel/Tax ID No.	Acres	Existing FLU	Proposed FLU
03-26-21-0010-02000-0000	4.52	City RU (7.5-20 du/ga)	City MU (20 du/ga; 1.0 FAR)
03-26-21-0010-03600-0000	5.65		
03-26-21-0010-05100-0000	10.17	Pasco RES-6	
03-26-21-0010-06100-0000	1.58	Pasco RES-9	

REZONING – *See Attachments 3 & 4*

Application to rezone, proposing to change the zoning designation of the entire Subject Property to Planned Unit Development (PUD), allowing for the following:

- 13.395 Acres to be dedicated for Multi-Family Residential:
 - Maximum 267 Multi-Family Units – *Max. 20 du/ga for this portion¹ of the project;*
- 4.012 Acres to be dedicated for Mixed Use:
 - Maximum 80 Multi-Family Units – *Max. of 20 du/ga for this portion¹ of the project;*
 - Maximum 87,381 square feet of office/retail space – *0.50 Floor Area Ratio (FAR);*
- 3.916 Acres to be dedicated for Neighborhood Commercial Use:
 - Maximum 85,290 square feet of office/retail space – *0.50 FAR.*

The overall **maximum density** of the project site is +/-11.98 units per gross acre (347 total units). The floor area ratio allowed for non-residential development on the project site shall be 0.50 (up to 172,671 square feet).

Parcel/Tax ID No.	Acres	Existing FLU	Proposed FLU
03-26-21-0010-02000-0000	4.52	City R4	City PUD 11.98 Units per Gross Acres; 347 Max. Residential Units; 172,671 sq. ft. commercial/office space; 0.50 FAR Total Site Area: 29.38 Acres Project Area: 21.32 Acres Retention 8.06 Acres
03-26-21-0010-03600-0000	5.65	Max. 20 du/ga	
03-26-21-0010-05100-0000	10.17	Pasco AC	
03-26-21-0010-06100-0000	1.58	Pasco AR	
03-26-21-0010-06100-0020	0.87	City OP	
03-26-21-0010-06100-0010	1.62	0.50 FAR	
03-26-21-0010-06200-0000	1.24		
03-26-21-0010-06200-0010	3.17		
03-26-21-0010-05100-0010	0.54		
03-26-21-0010-39900-0010 ²	0.02		

¹ The maximum density of 20 du/ga is utilized only for determining the number of units allowed for this dedicated portion of the Subject Project and is not the total overall project density.

² City of Zephyrhills Lift Station – Parcel included so as not to create a “spot zone.”

II. DATA & ANALYSIS

CHARACTER ANALYSIS

The Subject Property is generally located on the north side of Eiland Boulevard, west of Fort King Road, east of Fountain Road, and south of the Valleydale Mobile Home Subdivision. Land uses in the surrounding area are generally office, commercial and higher-density residential, with some mixed low and medium density residential, and county retail office residential (ROR). The Subject Property is surrounded by properties in the City on three sides and meets the criteria for annexation, the proposed FLU classification of MU and zoning designation of PUD, allowing for a mix of office/retail and higher density residential is reflective of the general neighborhood; adjacent properties to the north, east and west; as well as anticipated growth patterns for the area.

- (A) East – Commercial Retail
- (B) West – Low-density residential, medium density mobile home subdivision, and higher-density multi-family congregate housing.
- (C) North – Medium density mobile home subdivision (Valleydale) and higher-density multi-family residential.
- (D) South – Single-family residential (zoned ROR) located in unincorporated Pasco County.

COMPATIBILITY/SUITABILITY ANALYSIS

ANNEXATION – Chapters 171.043 and 171.044, FS outlines the character and procedure requirements for voluntary annexation. The 11.75 acre portion of the Subject Property proposed to be brought into the City of Zephyrhills meets the criteria for annexation as: 1) it is contiguous to the current boundaries of the City; 2) it is reasonably compact; 3) it is not a part of another municipality; 4) it will be developed/utilized for urban purposes; and 5) its annexation will not result in the creation of a new enclave. The annexation will clear up a portion of an existing enclave in the City. Staff is coordinating with Pasco County staff as required by the Joint Planning Area (JPA) agreement.

FLUMA – The proposed FLUMA qualifies as a Small-Scale Comprehensive Plan Amendment (under 50 acres as of July 1, 2021). The proposed FLUMA is consistent with Chapters 163, Part II, FS; the City of Zephyrhills Comprehensive Plan, and the Land Development code.

- (A) The request to change the Subject Property's FLU classification from County RES-6, County RES-9 and City RU to City MU is consistent with the abutting properties, which are:
 - (1) Mobile Home/Recreational Vehicle (MH/RV, 5-18 du/ga) and Residential Urban (RU, 7.5-20 du/ga) to the north; and
 - (2) MH/RV, RU & Residential Estate (RE, 1 du/ga) to the west; and
 - (3) Mixed Use (MU, 20 du/ga; 1.0 FAR) to the east; and
 - (4) County RES-9 to the south.
- (B) The request consistent with the City of Zephyrhills Comprehensive Plan, Goals, Objectives and Policies, as evidenced by the Justification Report (attached) submitted by Shelly May Johnson, PA on behalf of the applicants.
- (C) Utility capacity is available for the proposed project at this time.
- (D) The applicants have submitted a Traffic Study Methodology which is currently in review by the City's traffic engineering consultants. A full traffic study will be submitted to determine necessary improvements at driveway entrances at the intersection of Fort King and Eiland. The Subject Property abuts Fort King Road

and Eiland Boulevard, both County owned/maintained roadways. A Pasco County Right-of-Way use permit will be required in the future.

REZONING – In accordance with Section 6.04.01, LDC, the purpose of a PUD is to encourage more creative and imaginative design than is generally possible under conventional zoning regulations. The City of Zephyrhills discourages single-use PUDs and the proposed PUD would provide for a mix of residential and office/retail. Office/retail uses should support the surrounding neighborhood and multi-family uses internal to the development.

- (A) The proposed zoning designation to PUD for a mix of higher-density multi-family residential and office/retail is consistent with the proposed FLU classification of MU.
- (B) The Subject Property contains +/-29.38 acres, meeting the minimum size requirement of 1.0 acres to establish a PUD.
- (C) The proposed zoning designation is consistent with the development patterns and zoning designations of the area and surrounding properties, which are:
 - (1) Mobile Home Subdivision (M1, 7.0 du/ga) and Multi-Family Residential (R4, 20 du/ga) to the north;
 - (2) M1, R4 and Estate Residential (ER, 2.0 du/ga) to the west;
 - (3) Community Commercial (C2, 1.0 FAR) to the east; and
 - (4) Pasco County Retail Office Residential to the south.
- (D) The proposed zoning designation and subsequent development will not exhibit premature development based on existing development patterns in the general vicinity and utility infrastructure availability.
- (E) In general, the following goals shall be met for a PUD:
 - (1) The proposed PUD shall be of such design that it will promote achievement of the stated purpose of the city's Comprehensive Plan.
 - (2) The development will efficiently utilize the available land and will protect and preserve, to the extent possible, natural features of the land such as trees, streams and topographic features.
 - (a) Approximately 7.26 acres on the north side of the subject property will be reserved for stormwater retention, open space and setback area from an existing pond/wetland area. Staff will work with the applicants during the site development plan review stage concerning the preservation of existing protected and grand trees, where possible.
 - (3) The development shall provide for harmonious and coherent site and building design that creates a sense of place.
 - (a) The proposed development will be harmonious with surrounding properties to the east, west and north. The proposed location of uses will allow for a site design which encourages walkability and a pedestrian-friendly environment.
 - (4) The development will be located in an areas in which transportation, police and fire protection and other public facilities and utilities, are or will be available to and adequate for the uses proposed; provided, however that the applicant may make provision for the facilities or utilities which are not presently available.

NATURAL, HISTORIC, CULTURAL & ARCHAEOLOGICAL RESOURCES

The following site characteristics are provided:

- (A) The Subject Property is located outside of the Zephyrhills Historic District and is not anticipated to impact any identified historical, cultural or archaeological resources. Should resources be found onsite during development, notification should be made to the City of Zephyrhills and the Florida Department of State, Division of Historic Resources.
- (B) A Protected Species Assessment will be required to be submitted at the time of Site Development Plan Review.
- (C) A portion of a Type 3 wetland exists on the northern-most parcel of the subject property. This area is proposed for wetland setback and stormwater retention. Negative impacts to the existing wetland is not anticipated.
- (D) The Subject Property is located with the **Basin of Special Concern** and additional stormwater compensation will be required. The Subject Property is generally located within Flood Zone X and is suitable for development; a portion of the two northern-most parcels of the Subject Property are within Flood Zone AE (this area is proposed for wetland setback and stormwater retention). All stormwater for the Subject Property shall be handled on site and in accordance with city standards.

PUBLIC SERVICE/FACILITIES IMPACT ANALYSIS

POLICE	Projected general police service demand is within the City's existing service capabilities. The Police Chief recommended approval of the project at the SPRC stage.
FIRE	It is anticipated that the projected general fire service demand is within the County's existing service capabilities.
POTABLE WATER	Potable water service and adequate capacity is currently available to the Subject Property. Maximum anticipated impact to the potable water system specific to this development is provided in Attachment 5 . The City is exploring options to ensure adequate water supply to support future growth in the city.
WASTEWATER	Wastewater service and adequate capacity is currently available to the Subject Property. Maximum anticipated impact to the wastewater system and treatment plant specific to this development is provided in Attachment 6 .
SANITATION (SOLID WASTE)	Domestic solid waste is collected by the City of Zephyrhills Sanitation Department and disposed of at the Pasco County transfer station on Handcart Road. Per the Comprehensive Plan, the minimum level of service is 1.5 tons per year per dwelling unit for residential uses. Service is available to the Subject Property.
STORMWATER	The Subject Property is located within a Basin of Special Concern and additional onsite compensation will be required.

COMPREHENSIVE PLAN & LDC CONSISTENCY – VERIFIED APPLICANT RESPONSE

The requested annexation, FLUMA and rezoning appears to be consistent with the Goals, Objectives and Policies of the City of Zephyrhills Comprehensive Plan and Land Development Code (LDC). A review of the Comprehensive Plan and LDC has been conducted by the applicant and verified by planning staff. Relevant goals, objectives and policies are identified in Attachment 7, Justification Report, provided by the applicants and response(s) verified by planning staff.

III. RECOMMENDATION(S)

Based upon the analysis contained herein, along with supporting documentation provided by Shelly M. Johnson, PA on behalf of the applicants, planning staff recommends approval of the applications to annex, amend the Future Land Use Map and rezone.

The Site Plan Review Committee recommended approval at its regular meeting on August 16, 2022.

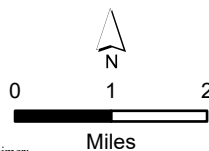
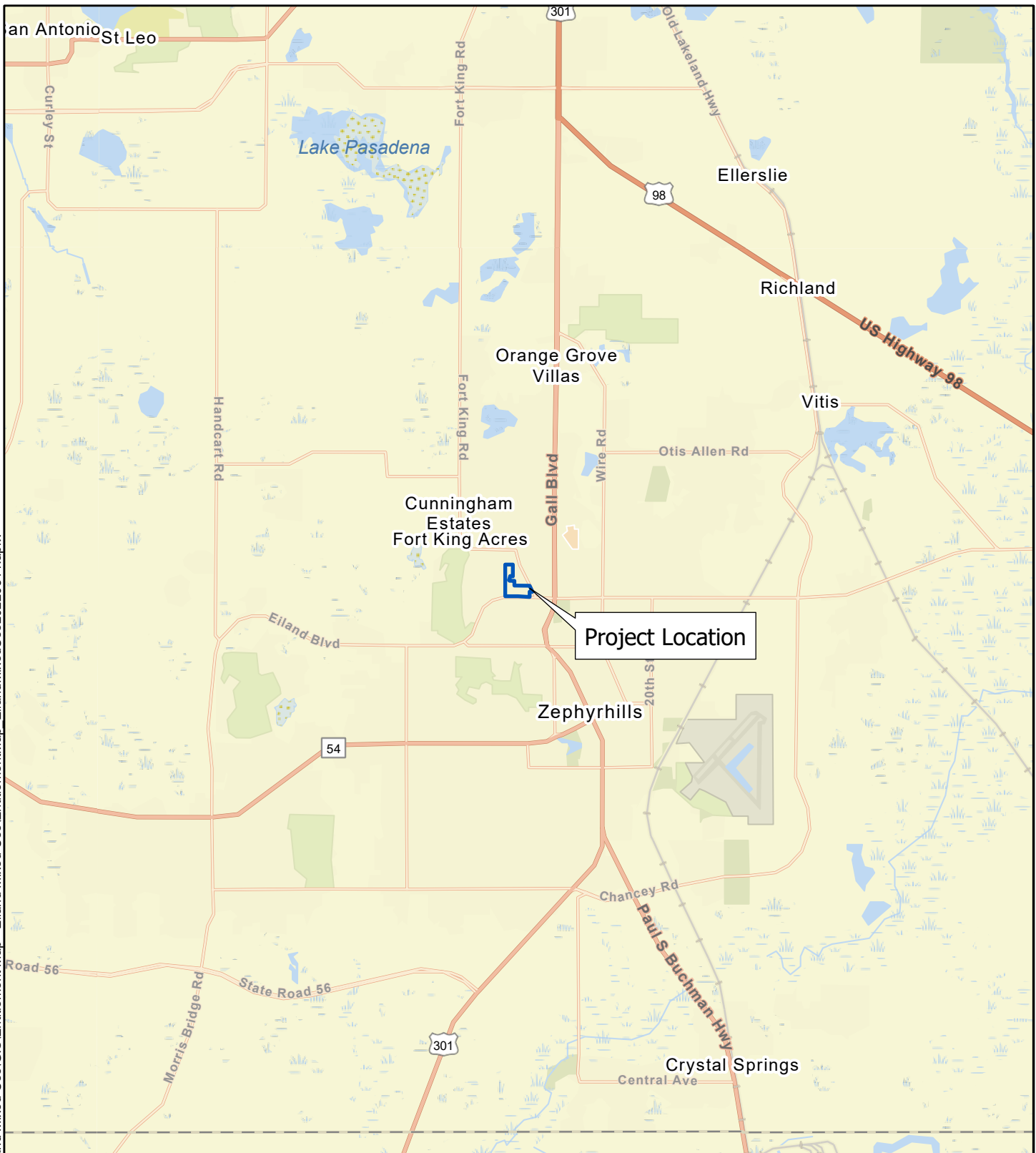
ATTACHMENT 1

Location Maps

Location Map

Aerial Project Location Map

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Disclaimer:
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Figure 1: Location Map
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 1 of 9

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Scale: 1:90,000

Job No.: 9585-00

Date: Mar 14, 2022

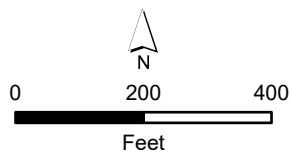
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Legend

-  Parcels to be Annexed
-  Subject Property Boundary
-  Zephyrhills City Limits

Basemap: NearMap November 14, 2021



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Figure 2: Aerial Project Location
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 2 of 9

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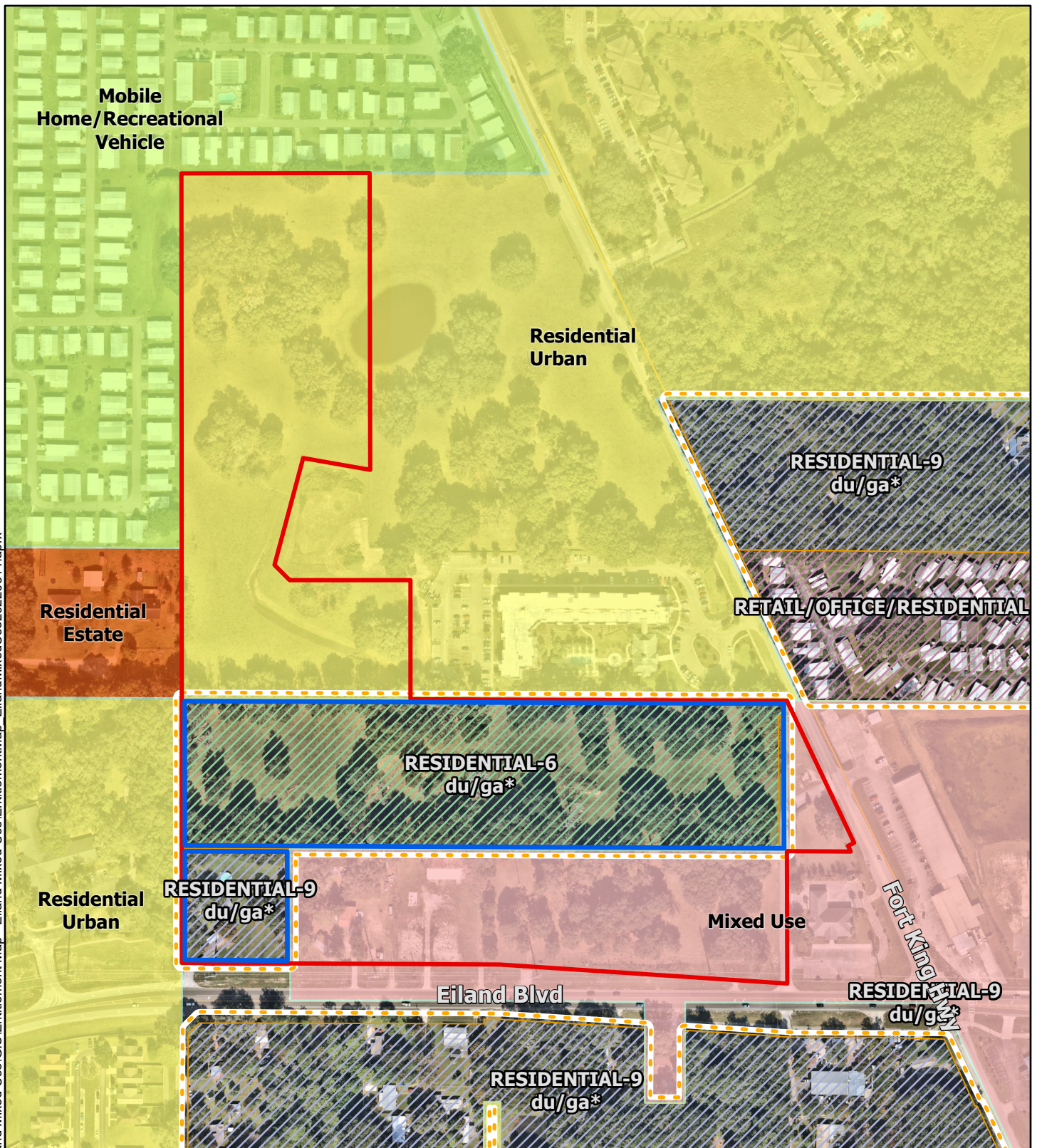
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Job No.: 9585-00

Date: Mar 14, 2022

ATTACHMENT 2
Future Land Use Maps
Existing Future Land Use
Proposed Future Land Use

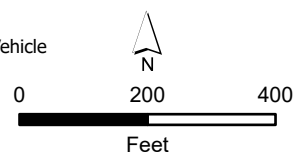
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Legend

- Parcels to be Annexed
- Subject Property Boundary
- Zephyrhills City Limits
- Existing Future Landuse (Pasco)
- RESIDENTIAL-6 du/ga*
- RESIDENTIAL-9 du/ga*
- RETAIL/OFFICE/RESIDENTIAL

- Existing Future Land Use (Zephyrhills)
- Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban



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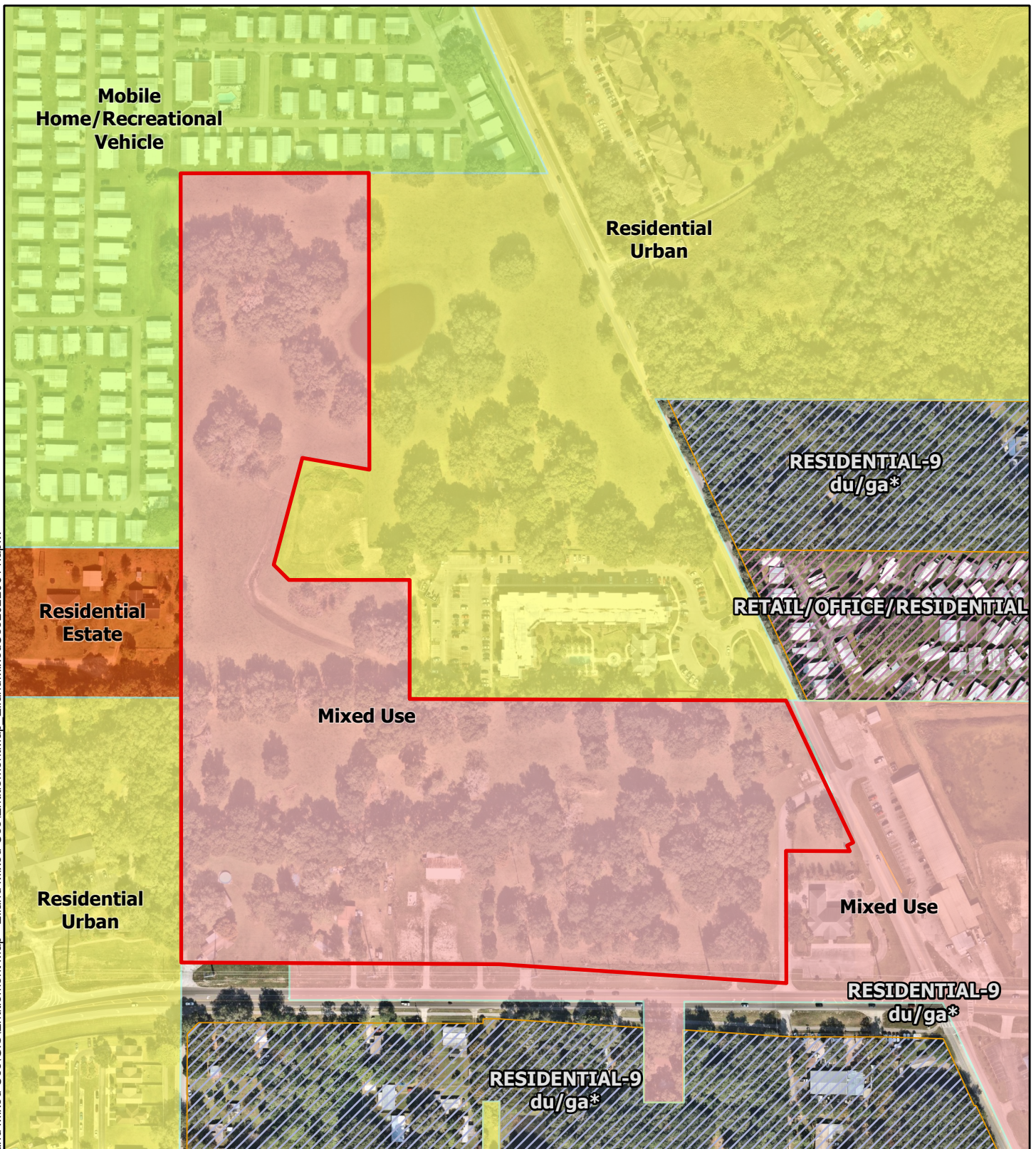
Figure 3a: Existing Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 5 of 9

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Scale: 1:3,600

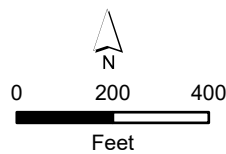
Job No.: 9585-00

Date: Mar 14, 2022



Legend

- Subject Property Boundary
- Proposed Future Land Use (Zephyrhills)
 - Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban
- Proposed Future Land Use (Pasco)
 - EMPLOYMENT CENTER
 - GATEWAY HUB



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Figure 3b: Proposed Future Land Use
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Pasco County, Florida
Page 6 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

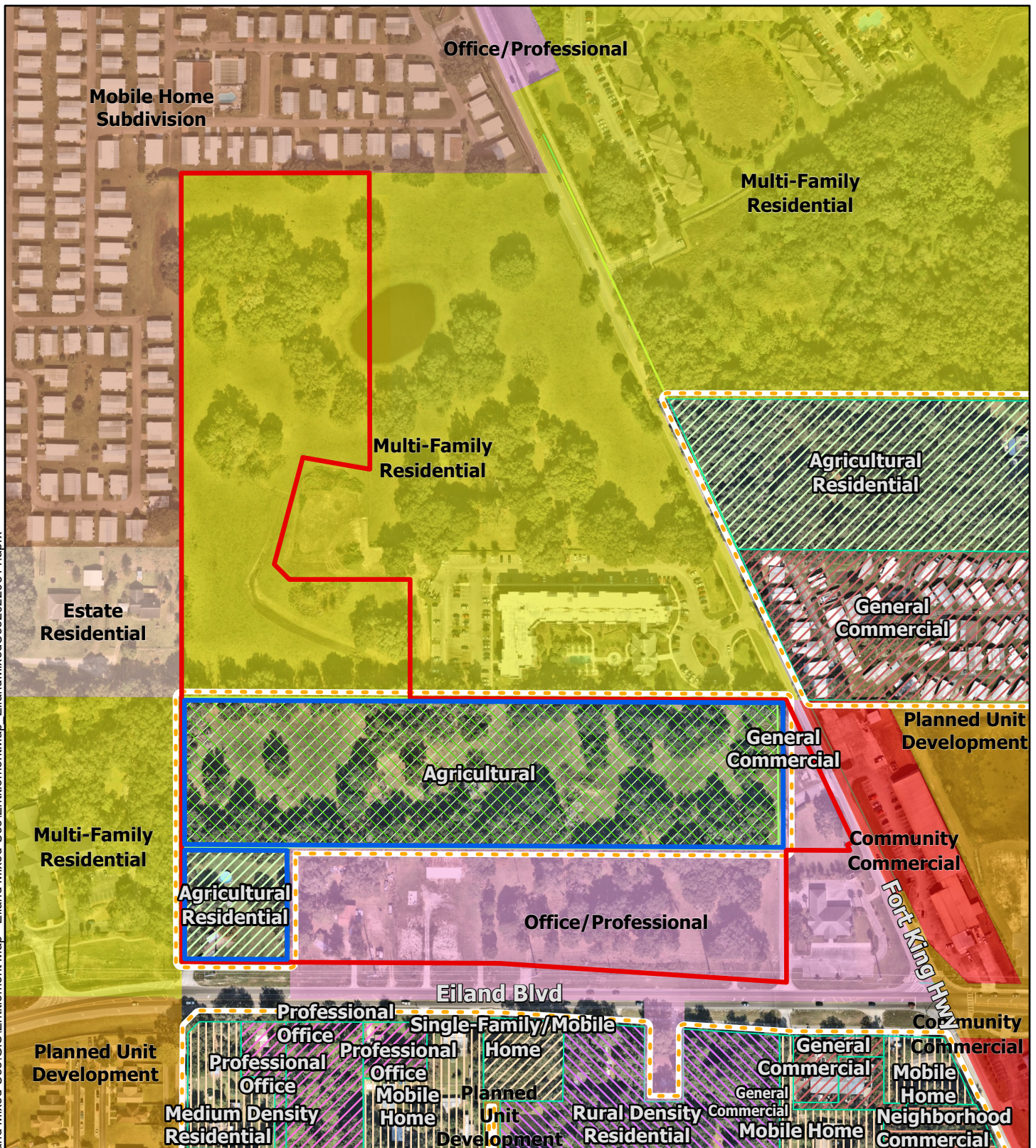
ATTACHMENT 3

Zoning Maps

Existing City & County Zoning

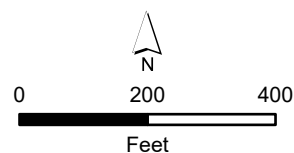
Proposed Zoning

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Legend

- | | |
|---|---|
| <ul style="list-style-type: none">Parcels to be AnnexedSubject Property BoundaryZephyrhills City Limits | <ul style="list-style-type: none">Pasco County ZoningAgriculturalAgricultural ResidentialGeneral CommercialMedium Density ResidentialMobile HomeNeighborhood CommercialProfessional OfficeRural Density ResidentialSingle-Family/Mobile Home |
| <ul style="list-style-type: none">Zephyrhills City ZoningCommunity CommercialEstate ResidentialMobile Home SubdivisionMulti-Family ResidentialOffice/ProfessionalPlanned Unit Development | |



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Figure 4a: Existing City & County Zoning
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 3 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

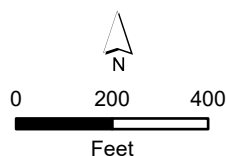
Date: Mar 14, 2022

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Legend

Subject Property Boundary	Pasco County Proposed Zoning
Zephyrhills Proposed Zoning	Agricultural Residential
Community Commercial	General Commercial
Estate Residential	Medium Density Residential
Mobile Home Subdivision	Mobile Home
Multi-Family Residential	Neighborhood Commercial
Office/Professional	Professional Office
Planned Unit Development	Rural Density Residential
	Single-Family/Mobile Home



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Figure 4b: Proposed City & County Zoning
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 4 of 9

Prepared By: BGE

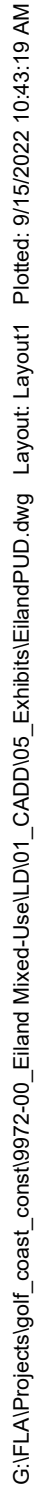
Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

ATTACHMENT 4

Eiland Mixed Use PUD Master Plan



A Parcel of land lying within Section 3, Township 26 North, Range 21 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE coincide at the Southwest corner of the Northeast 1/4 of said Section 3, thence N.00°U/32'W, a distance of 100.00' to the West boundary of said Northeast 1/4 of said Section 3, a distance of 77.94 feet to the North right-way line of Eland Boulevard; thence continue along said North boundary line, N.00°U/32'W, a distance of 1,763.31 feet; thence N.89°55'14"E, a distance of 145.10 feet to the West boundary of said Section 3, thence S.44°S/42°E, a distance of 47.10 feet to the N.89°55'14"E, a distance of 26.84 feet to the West boundary of said Section 3, thence S.44°S/42°E, a distance of 145.10 feet to the North boundary line of said Section 3, thence S.82°W/23°E, a distance of 145.10 feet to the West boundary of said Section 3, thence S.82°W/23°E, a distance of 825.85 feet to the West right-of-way line of Fort King Boulevard; thence S.25°20'33"E, a distance of 145.10 feet to the West right-of-way line, a distance of 344.78 feet, thence S.64°22'23"E, a distance of 15.04 feet, thence S.25°28'19"E, a distance of 13.77 feet, thence N.89°40'00"E, a distance of 139.98 feet, thence S.00°08'23"E, a distance of 290.27 feet to the aforesaid North right-of-way line of Eland Boulevard; thence along said North right-of-way line the following two (2) courses: (1) N.86°14'35"W, a distance of 631.68 feet, (2) N.89°41'24"E, a distance of 697.23 feet to the POINT OF BEGINNING.

A portion of Tract 50, of Zephyrhills Colony Company Lands in Section 03, Township 26 South, Range 21 East, as shown on the plat recorded in Plat Book 2, Page 6 of the Public Records of Pasco County, Florida and lying West of Fort King Road being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of said Section 3, thence along the South boundary line of the Northeast 1/4 of said Section 3, South 89°41'31" East 1327.95 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 3; thence along the West boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 3, North 00°08'11" West, a distance of 40.00 feet to the North right of way of Elland Boulevard (Parcel 165) North 86°14'41" East along said right of way line a distance of 15.03 feet to the East line of Tract 62 of said Zephyrloch Colony Company Lands, thence North 00°08'11" West along said East line 35.65 feet, thence leaving said east line on a curve concave to the Southeast having a radius of 57.60 feet, a chord bearing S 01°00'00" East 35.65 feet to the East line of Tract 62 of said Zephyrloch Colony Company Lands, thence North 25°28'18" West 30.00 feet, thence North 62°34'39" East 30.00 feet to the West right of way of Fort King Road, thence South 25°28'18" East along said right of way line a distance of 30.00 feet, thence South 62°34'39" West leaving said right of way line a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 28,956 acres, more or less.

UTILITIES:	
POTABLE WATER:	CITY OF ZEPHYRHILLS
RECLAIM WATER:	CITY OF ZEPHYRHILLS
SANITARY SEWER:	CITY OF ZEPHYRHILLS
ELECTRICAL:	DUKE ENERGY
COMMUNICATIONS:	FRONTIER SPECTRUM
NATURAL GAS:	TECO PEOPLES GAS

	NC	MU	MF
RESIDENTIAL			
APARTMENT BUILDING	■	■	■
BUNGALOW COURT	■	■	
TOWNHOUSE	■		
DUPLEX / MULTIPLEX	■	■	
LIVE / WORK UNIT	□	□	
VILLA	■	■	
CONDO	■	■	
GROUP HOME	□	□	
INTENSIVE CARE FACILITY	□	□	
LODGING			
HOTEL	□	■	■
BED & BREAKFAST	□	□	□
INN (UP TO 12 ROOMS)	□	■	■
OFFICE			
FINANCIAL SERVICES	■	■	■
MEDICAL OFFICE	■	■	■
VETERINARY CLINIC	■	■	■
GENERAL OFFICE	■	■	■
WORK / LIVE UNIT	■	■	■
RETAIL			
CONVENIENCE STORE	□	■	■
GENERAL RETAIL (UNDER 25,000 SF)	□	□	□
PHARMACY / DRUG STORE	■	■	■
MEDICAL MARIJUANA DISPENSARY	■	■	■
RESTAURANT (CAFE, LESS THAN 2,500 SF)	■	■	■
RESTAURANT FULL SERVICE	■	■	■
RESTAURANT DRIVE-THRU	□	□	□
COFFEE HOUSE / BAKERY	■	■	■
PERSONAL SERVICES			
BEAUTY / BARBER SHOP	■	■	■
LAUNDROMAT / DRY CLEANING	■	■	■
FITNESS CENTER / GYM	■	■	■
PET CARE SERVICES (INDOOR)	■	■	■
REHABILITATIVE SERVICES	■	■	■
FUNERAL SERVICES	■	■	■
TATTOO / BODY PIERCING	■	■	■
DAY SPA / TANNING SALON	■	■	■
LICENSED MASSAGE ESTABLISHMENT	■	■	■
COBBLER	■	■	■
TAILORING & GARMENT REPAIR	■	■	■
CIVIC			
BUS SHELTER	■	■	■
FOUNTAIN / PUBLIC ART	■	■	■
THEATER	□	□	
MUSEUM	□	□	
OUTDOOR AUDITORIUM	□	□	
PARKING STRUCTURE	■	■	■
PARK & PLAYGROUND	■	■	■
SURFACE PARKING	■	■	■
RELIGIOUS ASSEMBLY	□	□	□
AGRICULTURE			
COMMUNITY GARDENS / GREENHOUSE	■	■	■
KENNEL	■	■	■
AUTOMOBILE-ORIENTED			
GAS STATION	■	■	■
AUTOMOBILE SALES / RENTALS	■	■	■
AUTOMOBILE SERVICE / REPAIR	■	■	■
CAR WASH	■	■	■
EDUCATION			
COLLEGE	□	□	□
TRADE SCHOOL	□	□	□
GRADE SCHOOL (PUBLIC OR PRIVATE)	■	■	■
CHILDCARE CENTER	□	□	□
☐ BY RIGHT ☐ BY WARRANT			
By Right - Uses that are allowed within the PUD. By Warrant - Uses that may be considered and will need City approval before being allowed. If no box is present the use is not allowed within the PUD.			



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FL Registry No. 32116

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GOLF COAST CONSTRUCTION, INC.

EILAND MIXED-USE

MASTER PLAN UNIT DEVELOPMENT

MASTER PLAN

[illegible]

PROJECT NO.: 9927-00

DESIGNED BY: AH	DRAWN BY: SK
REVIEWED BY: AH	DATE: 9-14-2022

C1-1

CDE

DETAILS AND NOTES

MASTER PLAN UNIT DEVELOPMENT

NC

9927-00

SK

9-14-2022

Page 161 of 279

ATTACHMENT 5

Potable Water

Eiland Utility Demand Calculations

05/31/2022

Potable

Parcel (ac)	Unit Type (Type)	Unit Count (# or sq-ft)	Residential Unit (persons)	Total Residential Units (ERU)	ERU (gal/day/ERU)	ADF (gpd)	ADF (GPM)	MDF (GPM)
14.3	MF	286	2.5	715	300	214500	149	501
3.4	MF	68	2.5	170	300	51000	35	119
	Office/Retail	74052	-	-	-	-	5	10
3.8	Office/Retail	82764	-	-	-	-	6	11
							195	641

Notes:

1. Design criteria based off "Technical Standards for Water Distribution System Construction Specification Manual City of Zephyrhills, Florida," April 2020.
2. ADF for domestic calculated 300 gal per day per equivalent unit, with 2.5 persons per multi-family dwelling unit.
3. MDF for multi-family units calculated using 0.7 GMPM per dwelling unit.
4. Office/Retail demands are estimated based on "Public Facilities Element City of Zephyrhills 2025 Comprehensive Plan."
5. Office/Retail potable demands are back calculated from sewage estimated flows.
6. Office/Retail potable demand = sewage demand x 1.25.
7. Office/Retail MDF peaking factor assumed to be 2 x ADF.

ATTACHMENT 6

Wastewater

Eiland Utility Demand Calculations

05/31/2022

Sanitary

Parcel (ac)	Unit Type (Type)	Unit Count (# or sq-ft)	Residential Unit (persons)	Total Residential Units (ERU)	Estimated Domestic Sewage Flows (gpd)	ADF (gpd)	ADF (GPM)
14.3	MF	286	2.5	715	450	321750	223
3.4	MF	68	2.5	170	450	76500	53
	Office/Retail	74052	-	-	0.1	7405.20	5
3.8	Office/Retail	82764	-	-	0.1	8276.40	6

287

Notes:

1. Office/Residential demands are estimated based on "Public Facilities Element City of Zephyrhills 2025 Comprehensive Plan."
2. Assumed 3 bedroom apartments for conservative assumption.

ATTACHMENT 7
Justification Report
Shelly M. Johnson, Esq.

SHELLY MAY JOHNSON, PA

ATTORNEYS AT LAW

6400 Madison Street, New Port Richey, Florida 34652

TELEPHONE: (727) 376-7300

FAX: (727) 376-7337

Mixed Use Development Annexation; FLUM and Rezoning Amendments Application

AMENDED PD ZONING REPORT AND PROJECT NARRATIVE

This land use amendment and rezoning to a mixed-use development (PUD) is in conjunction with a corresponding annexation into the city and a large-scale comprehensive plan amendment (CPAL) to the Mixed Use (MU) Future Land Use (FLU) classification. The area subject to this rezoning, CPAL, and annexation is located West of Fort King and North of Eiland Blvd.

As a result of the annexation, a City FLU classification and Zoning District are required. In order to ensure the smooth transition of the area from unincorporated Pasco County into the City, the applicant is submitting all three (3) applications concurrently.

The Applicant is proposing a mixed-use development of retail/office and multifamily development. The Applicant is proposing a density of 286 multi-family du's with the potential to develop 60 additional multi-family units abutting Eiland Blvd. The 286 units will be part of a larger mixed used development with the parcels directly abutting Eiland Blvd which are proposed with this request to be developed with either/or of retail and office or an additional 60 multi-family units.

1. ANALYSIS FOR COMPLIANCE

A. Consistency with the Comprehensive Plan

The proposal includes an annexation of property in conjunction with a corresponding land use amendment from County RES-6 to the City's MU FLUM designation. The area is comprised of a variety of land uses included County ROR (Retail Office Residential) and RES-9.

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 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.

Availability of Facilities and Services to Serve Existing Land Uses

Traffic Circulation. All areas of the city are served by adequate transportation facilities. All roadways are operating at acceptable levels of service although deficiencies for US 301 are projected during the planning period.

Sanitary Sewer. The wastewater collection and treatment system are expected to have adequate capacity during the planning period. The wastewater treatment plant has been retrofitted to provide treated wastewater for reuse.

Solid Waste The 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.

Drainage There are few areas of the City which experience flooding with average rain events. Areas that have experience flooding recently are the Silver Oaks and Meadowood subdivisions. Measures are being taken by the City to conduct a city-wide master stormwater drainage plan. The plan 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 rules.

Potable Water

The Public Facilities Element indicates that the potable water distribution system will be adequate throughout the planning horizon.

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.

POLICY

LU-1-6-2:

The Mixed Use (MU) land use designation shall recognize areas well-suited for mixed use with intensive residential, office, and retail development and shall be consistent in character with surrounding uses, transportation facilities, and natural resources. The mixed-use nature of this category is intended to reduce, and possibly eliminate, the proliferation of strip commercial development in the City and reduce vehicle miles traveled through internal capture

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:**

Future annexations will not be approved if existing of proposed development is/would be on septic tanks and lies within an area of concern as described above unless the landowner and City agree to extend the wastewater collection system.

**POLICY
PUB 2-2-3:**

B. Consistency with F.S. 163 & 171

The proposal complies with F.S. 171. The property is adjacent to city property and the annexation will not create an enclave.

Staff should note that pursuant to Section 163.3177(6)(a)4, the amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and may not be limited solely by the projected population. According to Section 163.3177(6)(a)8, F.S. Future Land Use map amendments shall be based on the following analyses:

a. An analysis of the availability of facilities and services.

See Exhibit C and the enclosed Transportation Study. The proposed amendment is consistent with available water supplies, public facilities and services. The developer will be providing the necessary infrastructure to make the connections to Utilities.

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

See the Environmental and Cultural Assessment reports were submitted with the original

package

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

See Exhibits A and B. Additionally the proposed development is uniquely situated between an existing multi-family development, a mobile home park, and nonresidential uses. A mixed-use development as proposed provides for infill development as well as a transitional use for the surrounding area. This mixed-use community will provide the necessary supply of residential housing stock (see Exhibit A) that is currently in under-supply and will thus strengthen and diversify the community's economy by providing a diversity of housing options as well as new employment options and opportunities. All of these factors will work collectively to make this area a vibrant economic contributor to the City's economy.

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 planned development (PD) district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. 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 of the land such as trees, streams and topographic features. The development will provide for harmonious and coherent site and building design that creates a sense of place and 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 properties are surrounded by commercial and residential urban density development. The office and neighborhood commercial uses along Eiland Blvd. and the multi-family development transitioning north into additional existing multi-family development at this intersection is an appropriate transition in the development pattern that has been established for this area. the proposed development is uniquely situated between an existing multi-family development, a mobile home park, and non-residential uses. A mixed-use development as proposed provides for infill development as well as a transitional use for the surrounding area. This mixed-use community will provide the necessary supply of residential housing stock (see Exhibit A) that is currently in under-supply and will thus strengthen and diversify the community's economy by providing a diversity of housing options as well as new employment options and opportunities. All of these factors will work collectively to make this area a vibrant economic contributor to the City's economy.

e. Pre-Mature Development

See Exhibit B. The proposed zoning district will not create premature development. It is in an already developed area that is targeted for annexation and growth pursuant to the City

Comprehensive Plan. The parcel being annexed is surrounded by City properties and its annexation into the city meets all applicable statutory requirements as set forth herein.

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. There are two Pasco County Fire Stations in close proximity to the site, Station #16 and #25.

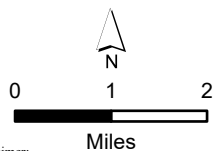
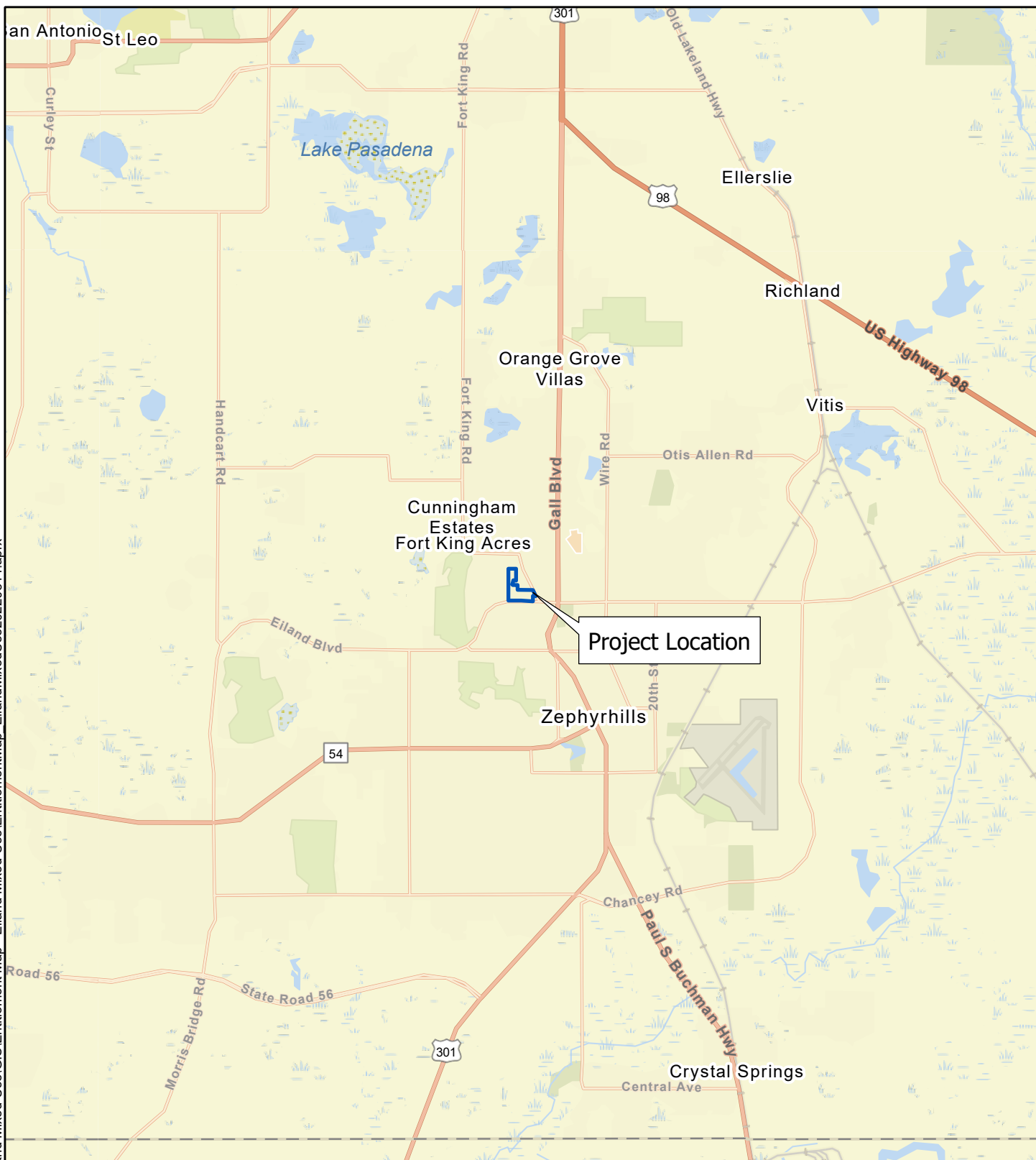
3. RESIDENTIAL IMPACT STATEMENT

The property is surrounded by residential and non-residential development including but not limited to existing apartments, a hospice facility, mobile home park, a bank and VA clinic under construction. The Applicant has included a variety of raw data in this package regarding the population growth projections in the area and the significant need for additional housing to the area as well as housing types to address the existing housing affordability crisis. Given the existing mix of development surrounding the property and the availability of sufficient infrastructure to serve it, no o negative impacts are anticipated.

Exhibit List

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

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Figure 1: Location Map
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 1 of 9

Prepared By: BGE

Scale: 1:90,000

Job No.: 9585-00

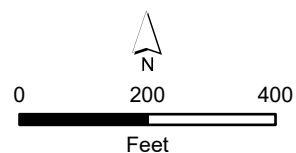
Date: Mar 14, 2022



Legend

- Parcels to be Annexed
- Subject Property Boundary
- Zephyrhills City Limits

Basemap: NearMap November 14, 2021



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Figure 2: Aerial Project Location
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 2 of 9

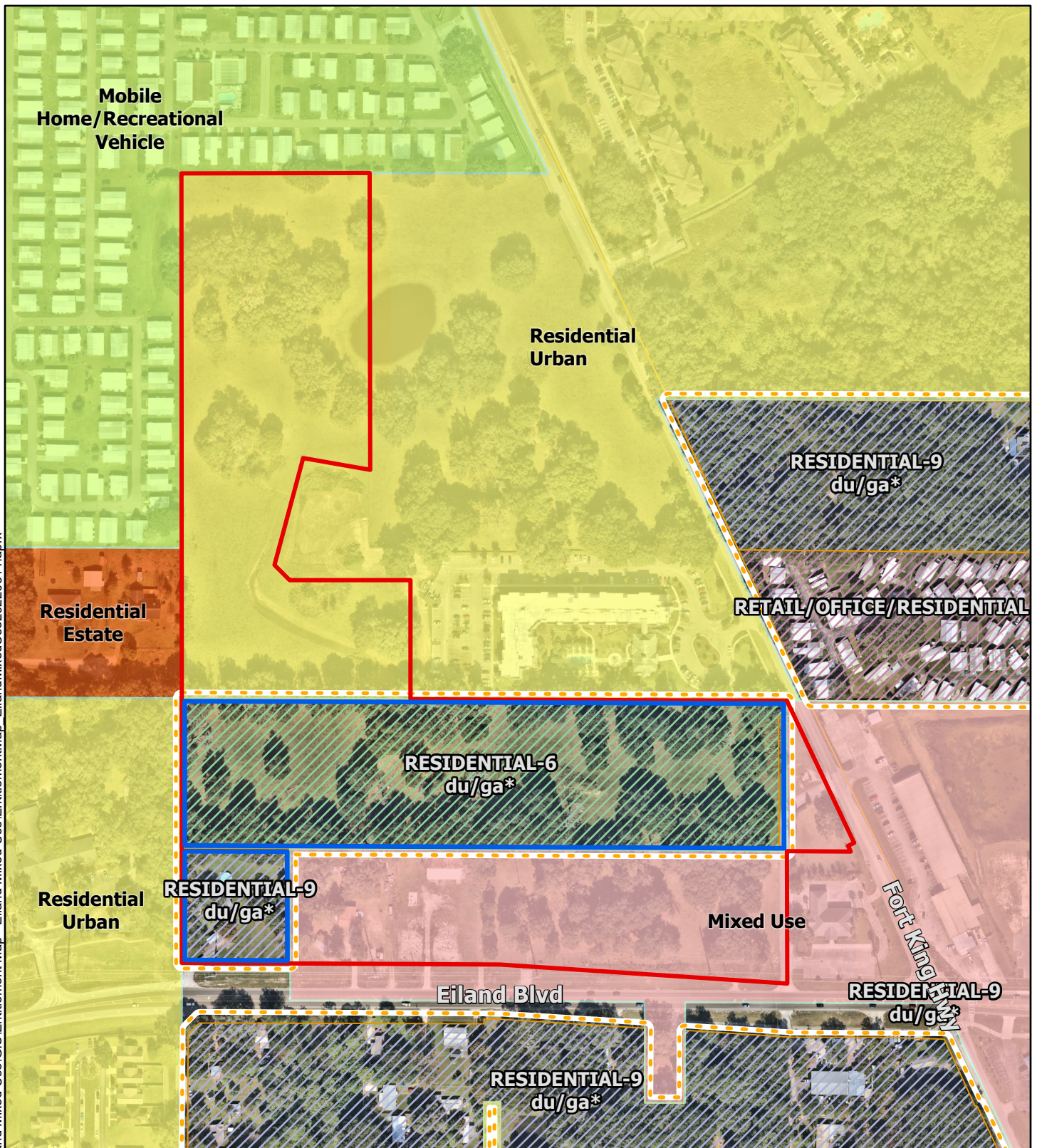
Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

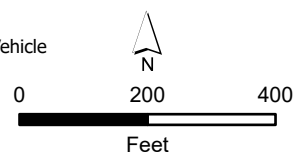
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Legend

- Parcels to be Annexed
- Subject Property Boundary
- Zephyrhills City Limits
- Existing Future Landuse (Pasco)
- RESIDENTIAL-6 du/ga*
- RESIDENTIAL-9 du/ga*
- RETAIL/OFFICE/RESIDENTIAL

- Existing Future Land Use (Zephyrhills)
- Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban



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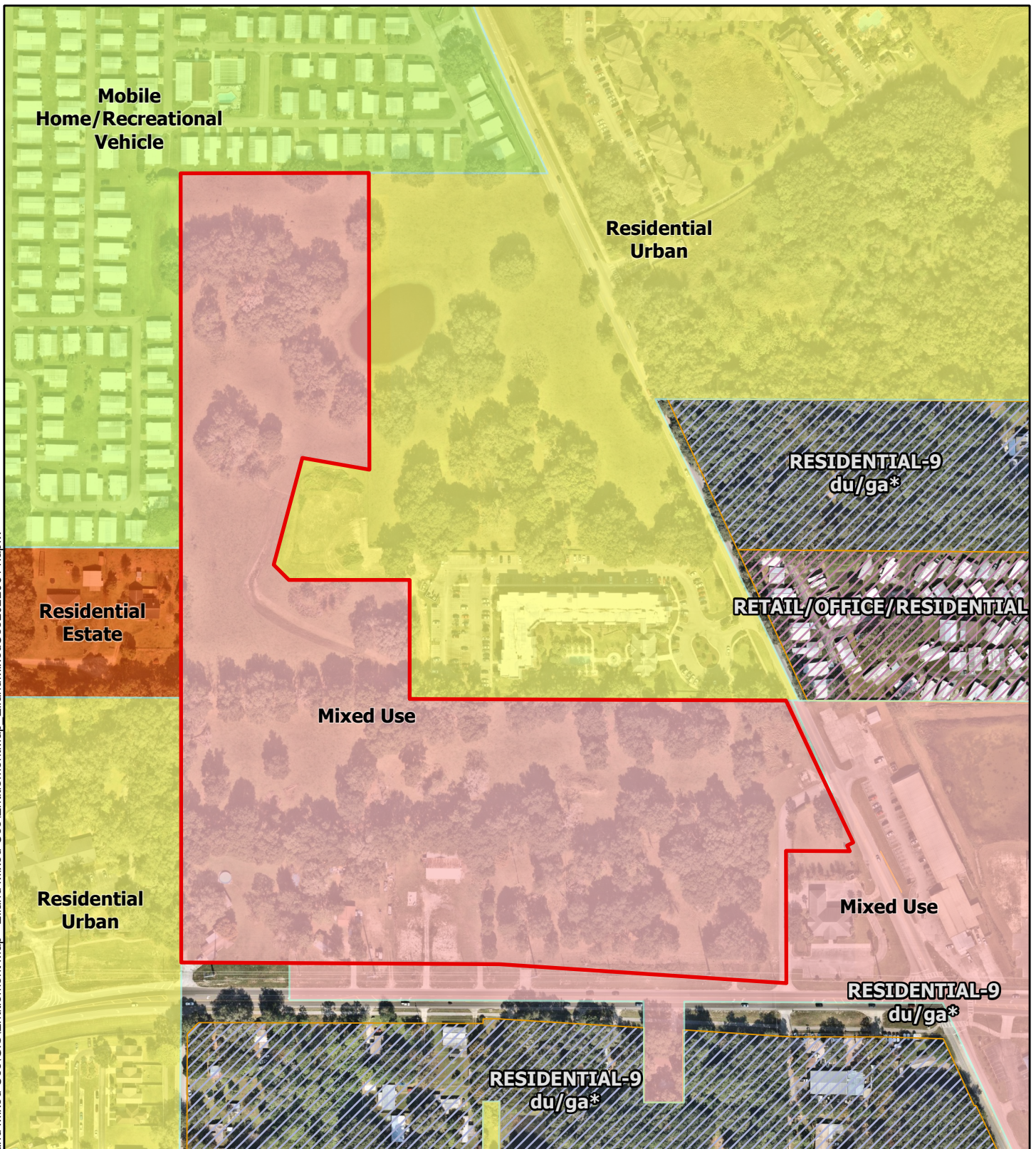
Figure 3a: Existing Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 5 of 9

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Scale: 1:3,600

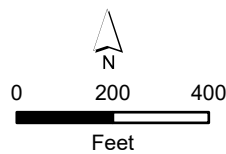
Job No.: 9585-00

Date: Mar 14, 2022



Legend

- Subject Property Boundary
- Proposed Future Land Use (Zephyrhills)
 - Mixed Use
 - Mobile Home/Recreational Vehicle
 - Residential Estate
 - Residential Urban
- Proposed Future Land Use (Pasco)
 - EMPLOYMENT CENTER
 - GATEWAY HUB



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Figure 3b: Proposed Future Land Use
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 6 of 9

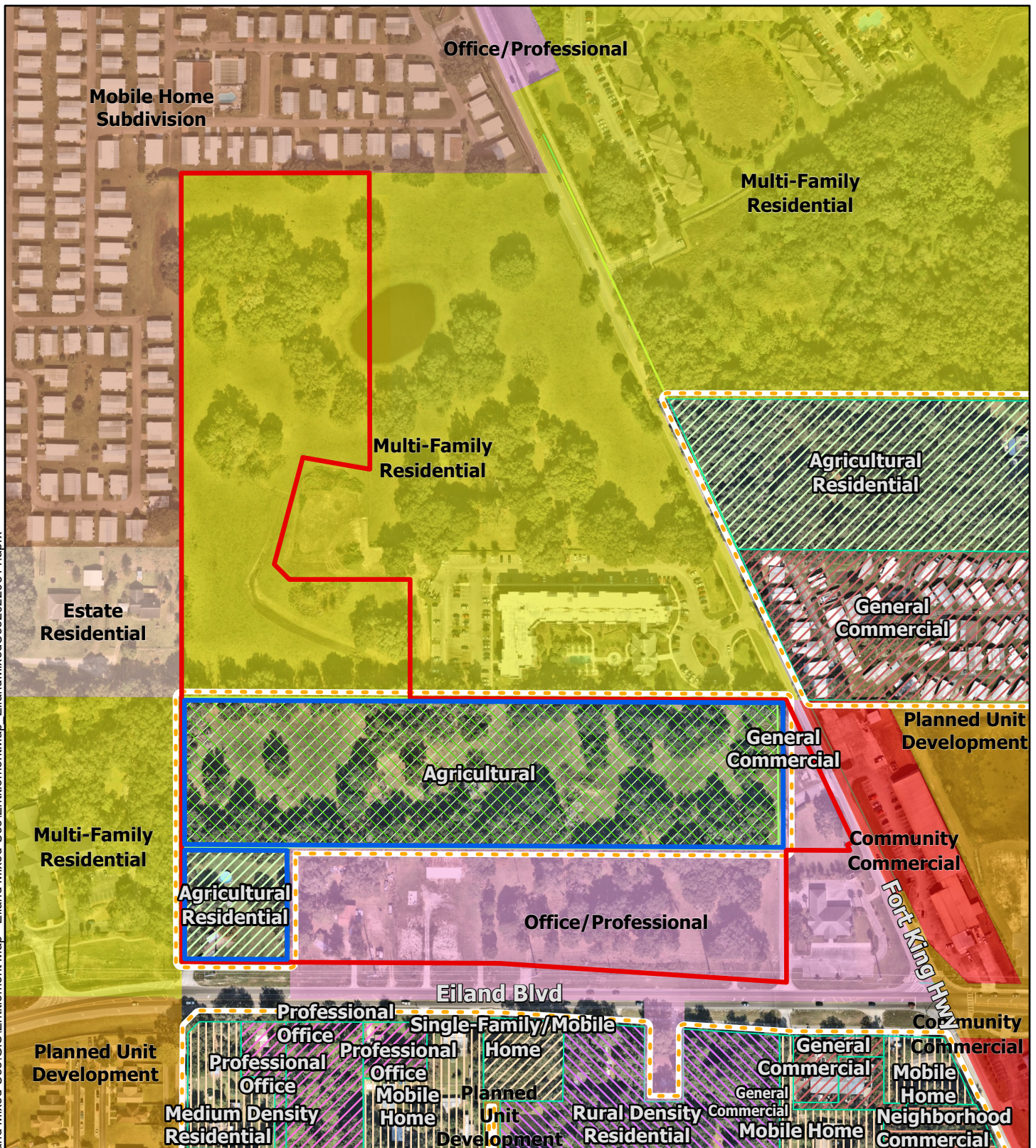
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Job No.: 9585-00

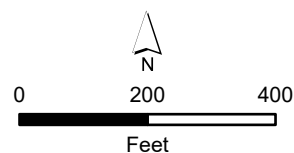
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Legend

- | | |
|---------------------------|----------------------------|
| Parcels to be Annexed | Pasco County Zoning |
| Subject Property Boundary | Agricultural |
| Zephyrhills City Limits | Agricultural Residential |
| Zephyrhills City Zoning | General Commercial |
| Community Commercial | Medium Density Residential |
| Estate Residential | Mobile Home |
| Mobile Home Subdivision | Neighborhood Commercial |
| Multi-Family Residential | Professional Office |
| Office/Professional | Rural Density Residential |
| Planned Unit Development | Single-Family/Mobile Home |



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Figure 4a: Existing City & County Zoning
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 3 of 9

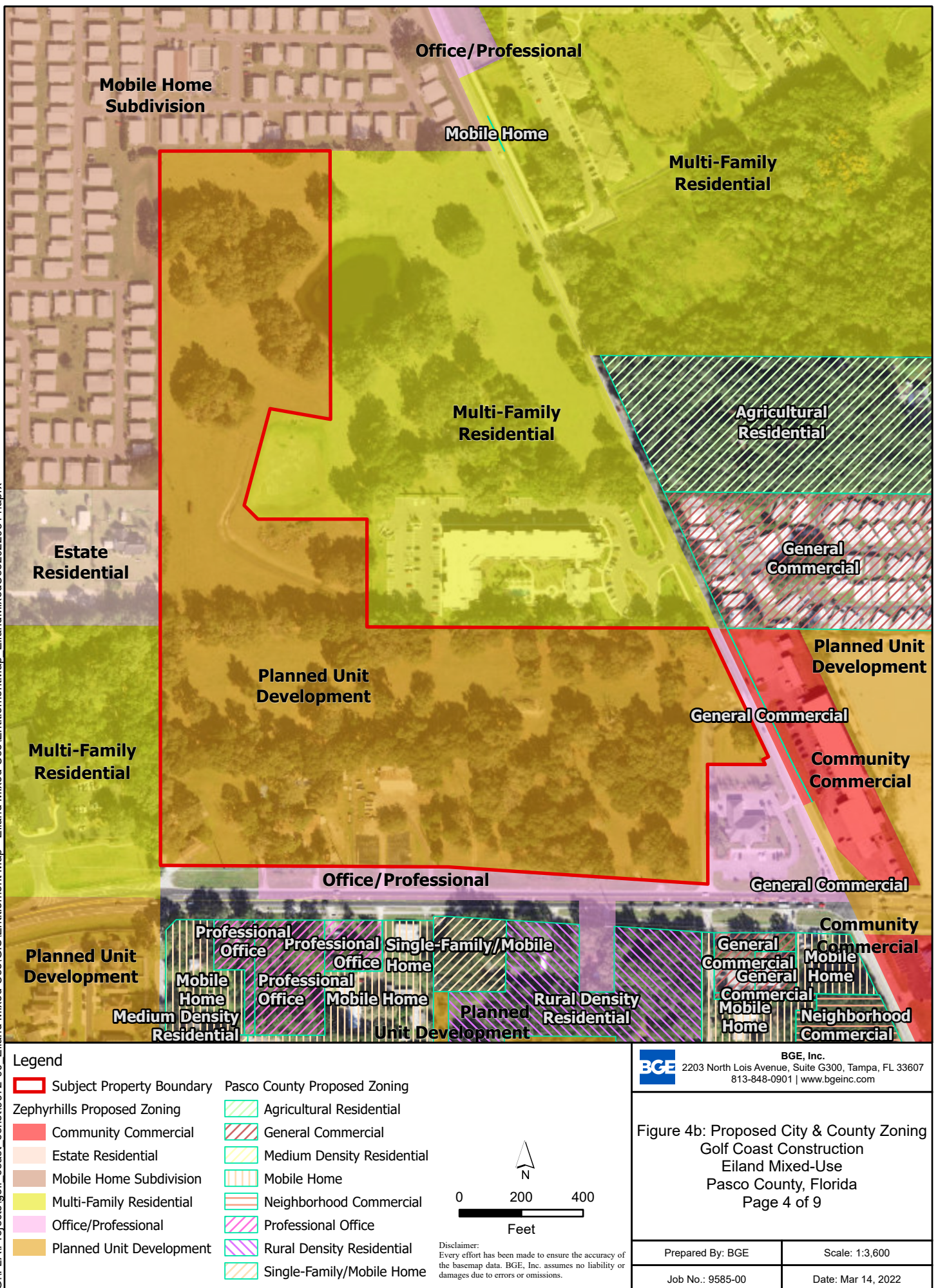
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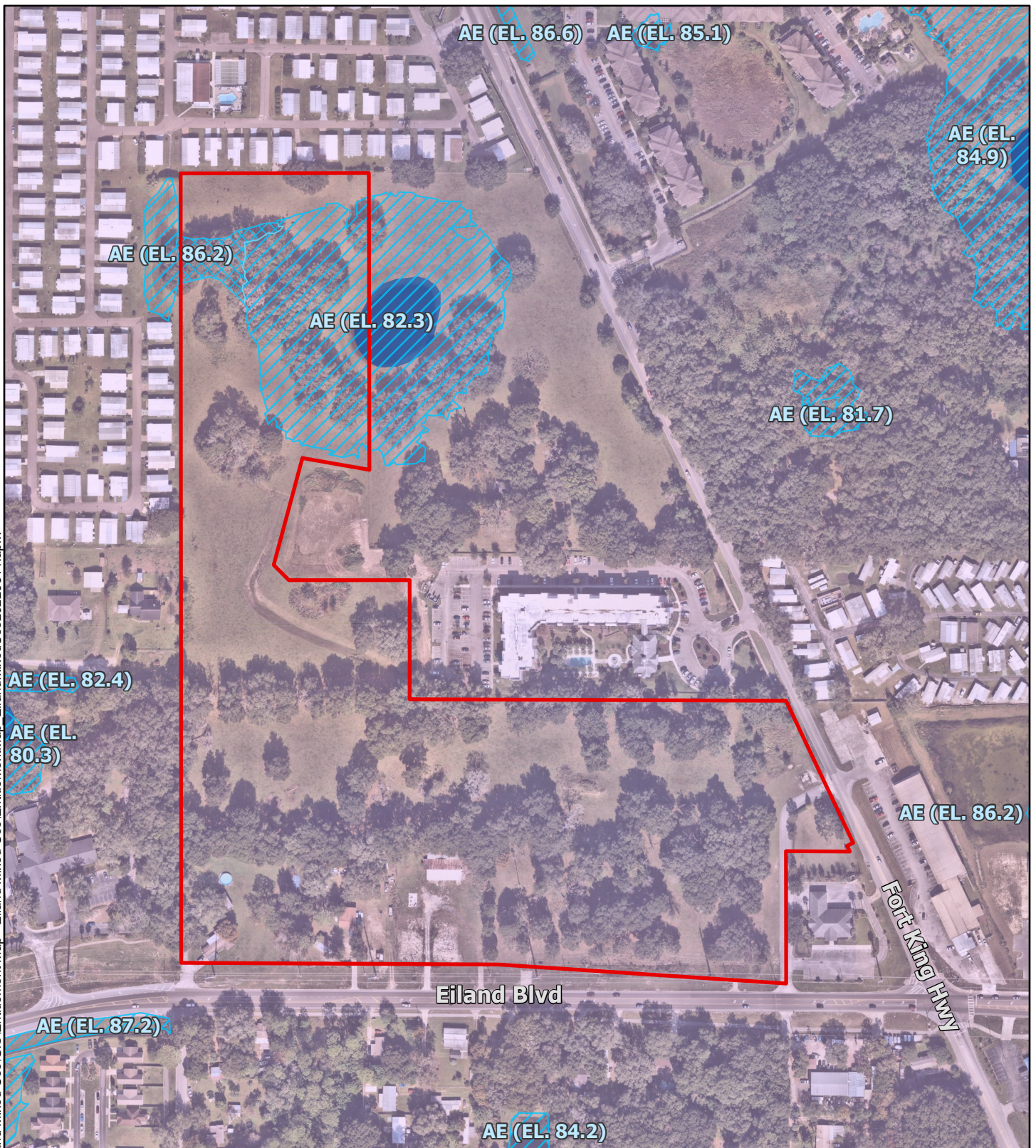
Job No.: 9585-00

Date: Mar 14, 2022

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Legend

Subject Property Boundary

Lake

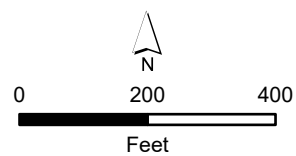
Aquifer Recharge Zone (Recharge 0.01 - 3 inches/yr)

Zone

A

AE

X



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Figure 5a: Floodplains
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 7 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

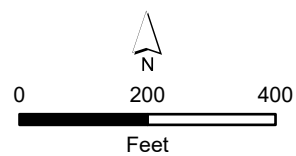


Legend

-  Subject Property Boundary
-  Lake

Wetlands (Pasco County Classification)

-  Type 1
-  Type 2
-  Type 3



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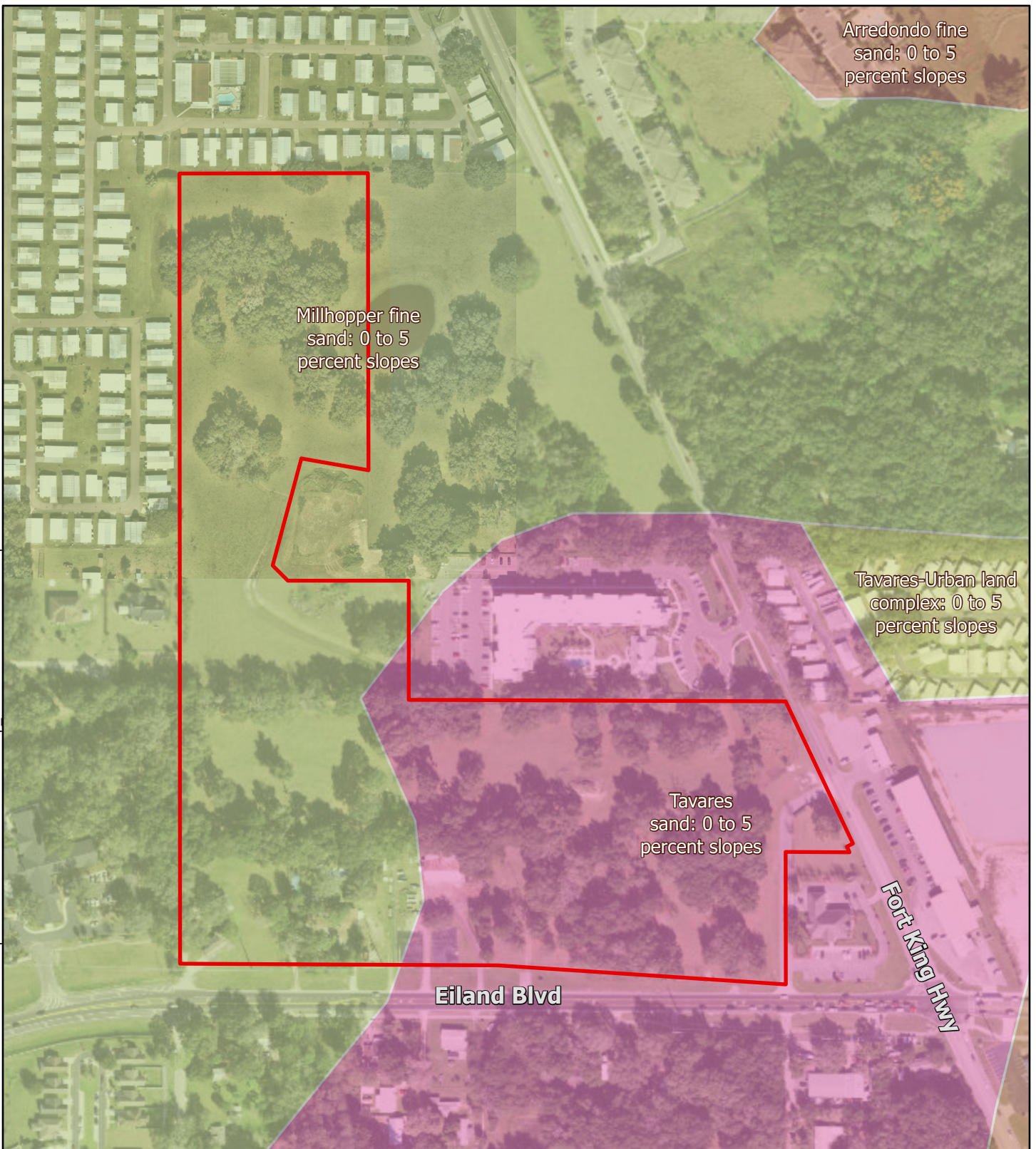
Figure 5b: Wetlands
Golf Coast Construction
Eiland Mixed-Use
Pasco County, Florida
Page 8 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022



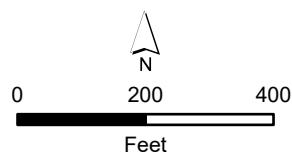
Legend

Subject Property Boundary

Soils

- Arredondo fine sand: 0 to 5 percent slopes
- Millhopper fine sand: 0 to 5 percent slopes
- Tavares sand: 0 to 5 percent slopes
- Tavares-Urban land complex: 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
Eiland Mixed-Use
Pasco County, Florida
Page 9 of 9

Prepared By: BGE

Scale: 1:3,600

Job No.: 9585-00

Date: Mar 14, 2022

EXHIBIT A
SECTION 163.3177(6)

There is no increase in land area residential density proposed by this amendment. The land is already allocated too residential. This amendment is limited to a change in FLU from a County Designation to a City MU FLUM to accommodate residential and non-residential development at the PUD rezoning level. Please find attached a study regarding the severe housing shortage in the United States dated February 27, 2020, The Housing Supply Shortage, State of the States, by Freddie Mac (Attachment 1). According to the Freddie Mac study, “The Major Challenge of Inadequate US Housing Supply”, 2.5 million additional housing units will be needed to make up this shortage. They estimate that 29 states, including Florida, have a housing deficit. When limiting their study to these 29 states, the housing shortage actually increases from 2.5 million units to 3.3 million units. This is important to factor in as vacancies across state lines do not necessarily help a shortage in another state (e.g., vacancies in Maine do not help housing shortages in Florida).

The article further describes how vacancy rates are looked at to track the vitality of the housing market. A low vacancy rate means demand for housing is outstripping supply. As can be seen on the attached article’s diagram, each state was evaluated to track vacancy rates vs historical vacancy. For example, the State of Florida is shown at -3.43. This indicates a tight housing market in that housing vacancy from 2018 is less than the historical vacancy rate. Freddie Mac anticipates that this housing shortage will take at least 10 years to correct. The article also emphasizes how high housing costs have limited household formation and has particularly hit the millennial generation hard as well as all age groups with the State of Florida listed as one of the top states for missing households due to high housing costs.

Last but not least, the report details housing stock deficit as a proportion of a state’s housing stock. Florida is in the top 5 states with a housing stock deficit of over 5%. All of these factors are clear signals to jurisdictions to find creative and innovative ways to promote housing stock and keep prices affordable. States such as California, Texas, and even a municipality, the City of Minneapolis are chipping away at zoning restrictions to loosen up the market and promote supply. For example, Oregon passed legislation eliminating exclusive single-family zoning in much of the state. The City of Minneapolis was the first major city in the country to eliminate single-family zoning and allow three (3) units on properties zoned single family.

This relates directly to the city due to its role in the Tampa Bay Region and as a municipality adjacent to Pasco County. Pasco County and Manatee County are the likely relievers for the Region. According to BEBR, Pasco County’s population was at 542,638 as of 4/1/2020 and is projected to grow to 720,500 (using the Medium) by 2045. This represents an increase of 133% over the next 24 years. However, the County is at risk of exacerbating the housing shortage through policies that restrict housing supply. Restrictive housing supply policies include the recent multifamily moratorium and the prior adoption of the NE Pasco Rural Protection Area which essentially removes about 53,000 acres from the potential to absorb growth needs. Although, the restrictions on this area were adopted through community involvement to protect their rural way of life, it essentially has the effect of limiting growth and infrastructure on over 53,000 acres in

Pasco County. This does have implications and can result in spillover pressures to other areas such as the area subject to this amendment.

EXHIBIT B

PREMATURE DEVELOPMENT/URBAN SPRAWL ANALYSIS 163.3177(6)(a)9.and 9.b, F.S.

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl is listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

RESPONSE: This is not applicable as it does not represent a substantial area of the jurisdiction. There is no effective net increase in density with the proposed PUD.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

RESPONSE: This is not applicable. Furthermore, the proposed amendment does not seek to designate significant amount of urban development to occur in rural areas at substantial distances from existing urban areas. This area is undeveloped, available, suitable for development and is adjacent to and in direct proximity of future designated urban areas.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

RESPONSE: This is not applicable as the project is not emanating from existing urban Developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

RESPONSE: This is not applicable. Please refer back to the original application which includes Reports and maps on natural resources and features.

(V) Fails to adequately protect adjacent agricultural areas and activities, including

silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

RESPONSE: This is not applicable. This proposed amendment will not risk protection of adjacent agricultural activities listed. The corresponding PUD master plan and conditions of approval will be required to comply with all buffering requirements per the LDC.

(VI) Fails to maximize use of existing public facilities and services.

RESPONSE: This is not applicable. See Response to VII below.

(VII) Fails to maximize use of future public facilities and services.

RESPONSE: This is not applicable. The applicant fully intends to maximize existing and future public facilities and services. The corresponding PUD conditions of approval will include all of the City's standard conditions with regard to utilities.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

RESPONSE: This is not applicable as the project. There is capacity to serve the development from all services. The applicant fully intends to maximize existing and future public facilities and services. The corresponding PUD conditions of approval will include all of the city's standard conditions with regard to utilities.

(IX) Fails to provide a clear separation between rural and urban uses.

RESPONSE: This is not applicable as the property is surrounded but urban uses. However, the zoning will address any required separations through buffering, preservation of natural features, and master planning to ensure compatibility with surrounding areas.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

RESPONSE: This is not applicable as this project is not part of any existing neighborhood or community. The zoning will be PUD.

(XI) Fails to encourage a functional mix of uses.

RESPONSE: This is not applicable as this will be a mixed-use PUD and will serve as the mechanism to ensure that the mix of uses are functional. The development is going from a Res-6 to MU land use.

(XII) Results in poor accessibility among linked or related land uses.

RESPONSE: This is not applicable and in contrast it fosters accessibility amount linked and related land uses through the master planning/design process. Please see the corresponding PUD master plan and land use maps.

(XIII) Results in the loss of significant amounts of functional open space.

RESPONSE: This is not applicable as the proposed amendment does not result in a significant loss of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

RESPONSE: Yes, this amendment locates associated land development in direct proximity of other non-residential uses. All applicable natural resources and ecosystems are proposed to be protected in conjunction with and as demonstrated on the corresponding PUD master plan. All environmental permitting requirements shall be complied with as required by the applicable agency throughout the development process.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services

RESPONSE: Yes, this amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please see the attached Utilities Services Capacity Statement.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

RESPONSE: Yes, the amendment will promote walkable and connected communities and a mix of densities and intensities. To our knowledge, there are no transit routes planned in this area; however, the PUD will address and include all of the standard language with regard to transit opportunities.

(IV) Promotes conservation of water and energy.

RESPONSE: Yes, all of the typical water and energy conservation measures will be followed and implemented through the PUD rezoning and permitting process.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

RESPONSE: This is not applicable as the area is already designated for residential land uses.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

RESPONSE: Yes, the PUD master plan will preserve open space, natural lands will be preserved, and park space will be provided consistent with the City LDC.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

RESPONSE: Yes, the proposed amendment does create a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. As further discussed in the population and land area demand sections, as of the fourth quarter of 2020, the US faces a housing shortage of an estimated 3.8 million units, according to Freddie Mac (See Exhibit A and related attachments). A report published by Harvard University's Joint Center for Housing Studies indicated that the residential market is significantly under-supplied and that is a result of "the low level of homebuilding since the mid-2000s.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

RESPONSE: This is not applicable.

Conclusion: As the proposed amendment satisfies at least four (4) of the above reference provisions, the amendment as proposed discourages the proliferation of urban sprawl.



Eiland Blvd

Zephyrhills, Florida

01
09.14.2022
21-42B



Eiland Blvd

Zephyrhills, Florida

02
09.14.2022
21-42B



Eiland Blvd

Zephyrhills, Florida

03
09.14.2022
21-42B



Eiland Blvd

Zephyrhills, Florida

04
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21-42B



Eiland Blvd

Zephyrhills, Florida

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21-42B



Eiland Blvd

Zephyrhills, Florida

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09.14.2022
21-42B



Eiland Blvd

Zephyrhills, Florida

07
09.14.2022
21-42B

PLANNING DIRECTOR'S REPORT 3.3

Zephyr Storage, LLC Conditional Use/Planning Report

Issue:

Water Impact - Virtually non existent with this type of use.

Traffic - Use generates very minimal daily trips.

Height - Applicant has provided renderings to provide view sheds showing the proposed structures from both Gall Blvd and Duaghtery Rd. The building fronting Gall is two stories (29' 6") and the larger storage building in the rear ranges from 38'-8" to 40'-9".

Architecture - Applicant has worked with Staff to enhance the architectural elements required by code with renderings provided with enhancements / brick / buffer and enhanced fence.

Background:

Attachment(s):

1. Conditional use staff report - Zephyrhills Storage
2. Zephyr Storage LL Powerpoint

Fiscal Impact:

Yes. The property is being annexed into the city. The owner neglected to provide a valuation of the proposed structure. However, the anticipated value based on renderings will provide a significant value / taxes to the City.

Staff Recommendation:

The SPRC and Planning Commission unanimously recommended approval and that the City Attorney create a Resolution for the next City Council meeting.



Zephyrhills Storage, LLC
Conditional Use Petition
Staff Report

- 1.) **Proposal:** A conditional Use petition has been submitted by Zephyr Storage, LLC for the construction of a proposed indoor storage facility. Pursuant to Section 7.09.16 (City Land Development Code), a conditional use petition is required for indoor storage facilities outside the CRA / FBC for structures exceeding one story / 15' in height. The subject property is currently in the process of being annexed, FLU and Zoning as it is presently in the County and being brought into the City to remove a partial enclave.
- 2.) **Location:** The subject property is located west of 301 and south of Daughtery Rd.
- 3.) **Size:** The subject site consists of 3.34 acres MOL and one parcel:

Parcel ID #: 03-26-21-0010-00100-0020
- 4.) **Existing Use:** Undeveloped
- 5.) **Proposed Use:** Indoor storage facility
- 6.) **Present County Future Land Use Classification:** City (MU / Mixed Use)
- 7.) **Present County Zoning Category:** City (C-2 / Community Commercial)
- 8.) **Surrounding Land Uses:**
 - North – Daughtery Rd / offices;
 - South – Napa / Golden Corral parking lots;
 - East – 301 / frontage Rd;
 - West – Retention Pond / Fort King Colony Apartments.
- 9.) **Land Development Code Consistency:**
 - A.) **Conditional Use Standards (Part 11.10.00):**

- 1.) A conditional use is not permitted as a matter of right. Each petition is reviewed / assessed / individually to determine if the requested use is appropriate at subject property. A recommendation is determined by the SPRC and then public hearings are held with the Planning Commission and the City Council.
- 2.) A conditional use is required to be reviewed according to but not limited to the following standards. Staff and the applicant's responses to the standards are provided below:
 - a.) Will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood;
 - The proposed use / structure is not expected to contribute to the deterioration of quality of life or property values based in the immediate neighborhood from the submitted design and construction materials associated with the proposed garage as presented. The proposed use of a fully climate-controlled self-storage facility offers benefits to the surrounding property values to include less idle land and less vacant deteriorating buildings. This facility will have the latest technology and will incorporate architectural features which will add a modern and up to date presence in the immediate area. Screening with an ornamental fence and type B / enhanced buffer will provide buffering around the perimeter. There is also an existing very large retention pond between the apartments to the west that provides a good separation.
 - b.) Is consistent with the character and existing land use patterns in the surrounding area;
 - The proposed accessory use as a garage is not expected to be inconsistent with the character of the existing land use patterns in this mobile home subdivision. Staff has looked at the following points: 1.) location – The subject land is “tucked away” from both streets (301 & Daugherty Rd) along with substantial tree canopy in the general area. Commercial / retail use is appropriate based on existing Land use trends found along the 301 corridor.
 - c.) Will not create or excessively increase traffic or parking congestion or otherwise affect public safety;
 - No traffic / parking impacts are anticipated. Self-storage has one of the lowest traffic impacts of any commercial use. Based on parking and traffic studies completed, we have an average of seven vehicles per day at one of our facilities. This will cause an absolute minimum impact to traffic and public safety;
 - d.) Site shall have suitable drainage, access, ingress and egress, off street parking and loading areas;
 - Staff has made the applicant aware of the drop in grade / flood zone on the western fringe of the property. The engineering / permitting shall be in compliance as required to account for these issues;
 - Parking / accessibility is not a factor with this proposed use.

- e.) Site shall have or may have screening or buffering to prevent interference with the enjoyment of surrounding areas;
 - Staff will work with the applicant to preserve mature oaks around the perimeter of the subject property. The applicant has also agreed to update / enhance the screening with an ornamental fence and type B buffer.
- f.) Site shall meet the applicable requirements of the zoning district in which it is located;
 - If the conditional use is approved, an engineered site plan / permits will need to be applied for through the City Planning & Building Department addressing requirements to applicable zoning standards / regulations and general permitting standards.
- g.) Any existing or proposed signage or lighting will not adversely affect surrounding areas or vehicular traffic;
 - No impacts anticipated with the proposed use. This facility will have minimal lighting for safety purposes while on property. Neither the exterior lights nor the signage will adversely affect any surrounding neighbors or roadways.
- h.) Conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area;
 - No impacts anticipated. The applicant has stated: Safety is our primary concern when operating a storage facility. We take great care and go to great lengths to ensure nothing that is potentially harmful or dangerous can be stored on site. Our facility is meant for the storage of bulky household items such as furniture or stored holiday decorations. None of the items or activities in our facility pose even the slightest risk to the health, safety, or welfare of the surrounding community.

10.) Miscellaneous:

- a.) Conditional use petition has been advertised / posted;
- b.) Notifications to abutting property owners were sent;
- c.) The proposed height of the structure is 30’;
- d.) The proposed use uses very minimal water;
- e.) Pursuant to Ordinance #1439-22 (Mini-Warehouse & Storage Units) Structures are required to comply with the City’s large retail design standards. The applicant has upgraded the exterior construction materials / architectural elements with brick and stucco finishes.

11.) Recommendation: The Planning Department staff recommends approval of the conditional use petition for an indoor storage facility located at 6923 Gall Boulevard with the following conditions:

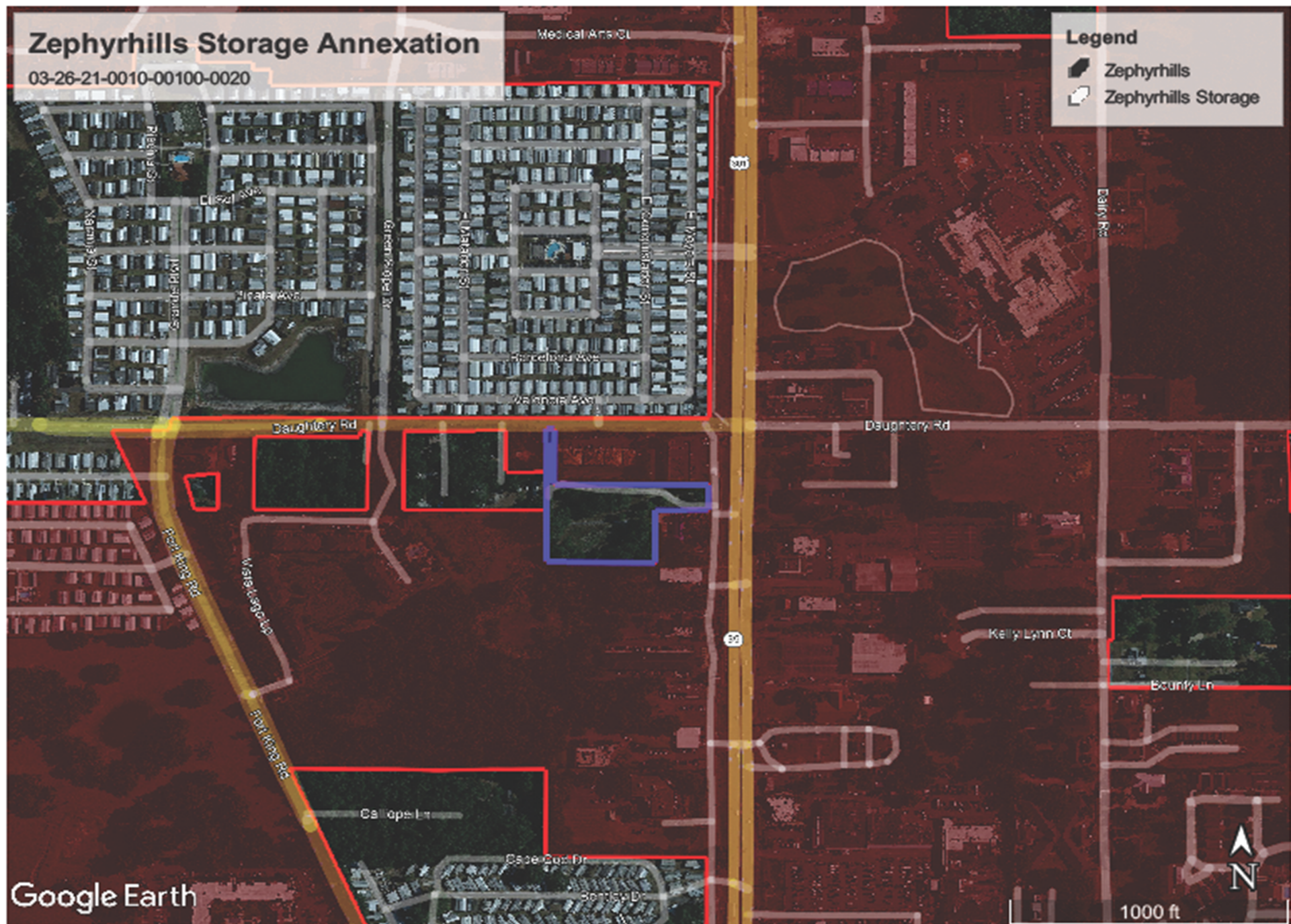
- a.) The holder of a conditional use permit shall be authorized to utilize the site or location of the use only in the manner specified in the written approval and conditions specified therein. Any substantial expansion, alteration or change in the conditional use authorized by the written approval must be reviewed by the City Council in the same manner in which the original conditional use was reviewed;
- b.) Alteration or change of a conditional use shall be deemed to exist where a substantial modification of any of the standards provided for in condition 11 (a) above, results from activity associated with the conditional use or where a substantial change of circumstances or conditions arises;
- c.) The subject conditions and stipulations shall become part of the written approval and must be conformed to or followed by the applicant or any successor in interest; and
- d.) The conditional use approval shall run with the ownership of subject property;
- e.) The proposed structure shall comply with the following agreed to standards: 1.) Enhanced ornamental perimeter fence, 2.) Type B perimeter landscape buffer with irrigation to be planted / maintained; 3.) Architectural elements as depicted on the attached renderings, 4.) Obtain required permits: City; County / State ROW use permits; DEP, and Environmental.

SPRC Recommendation:

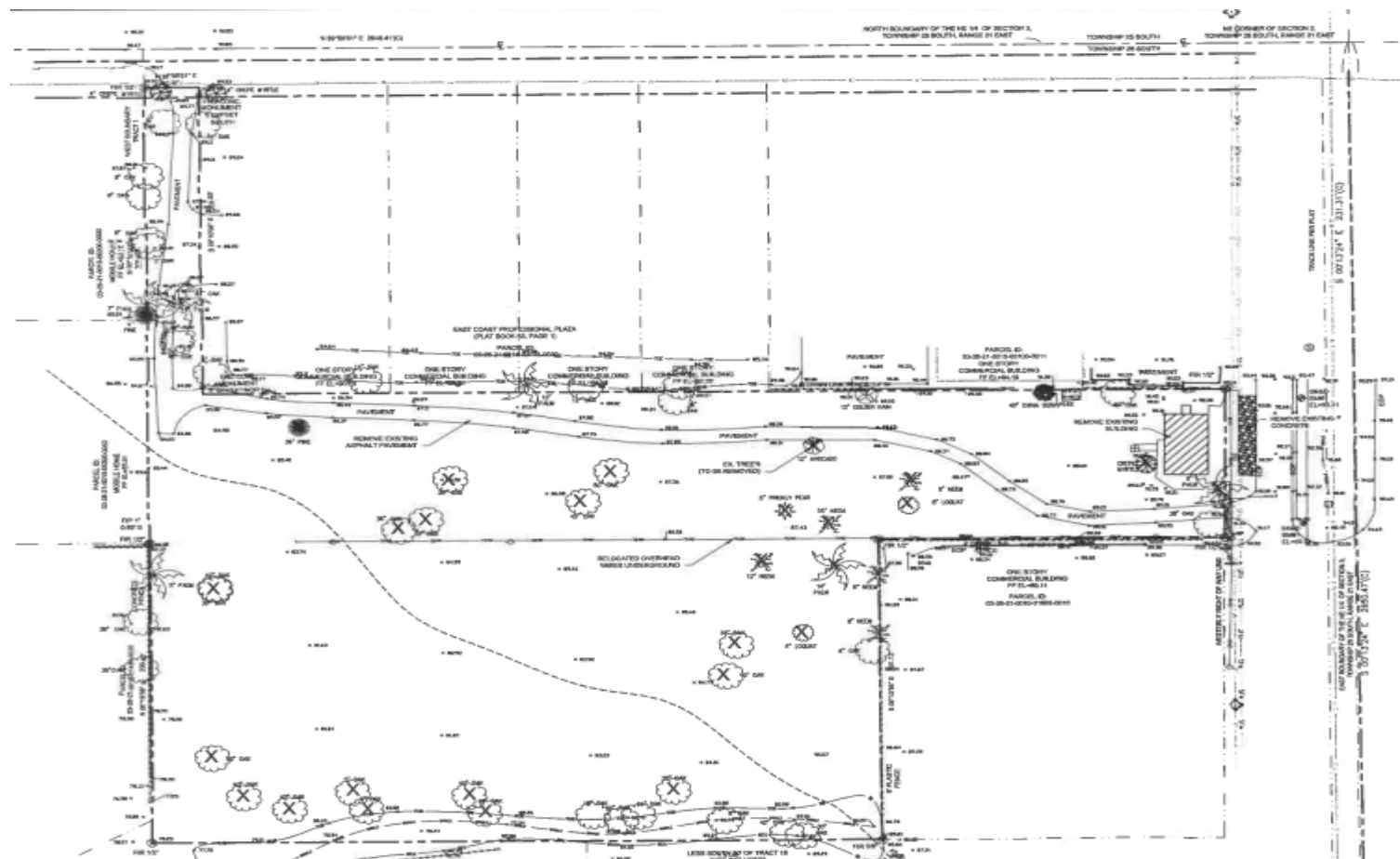
Planning Commission Recommendation:

Zephyrhills Climate Controlled self Storage

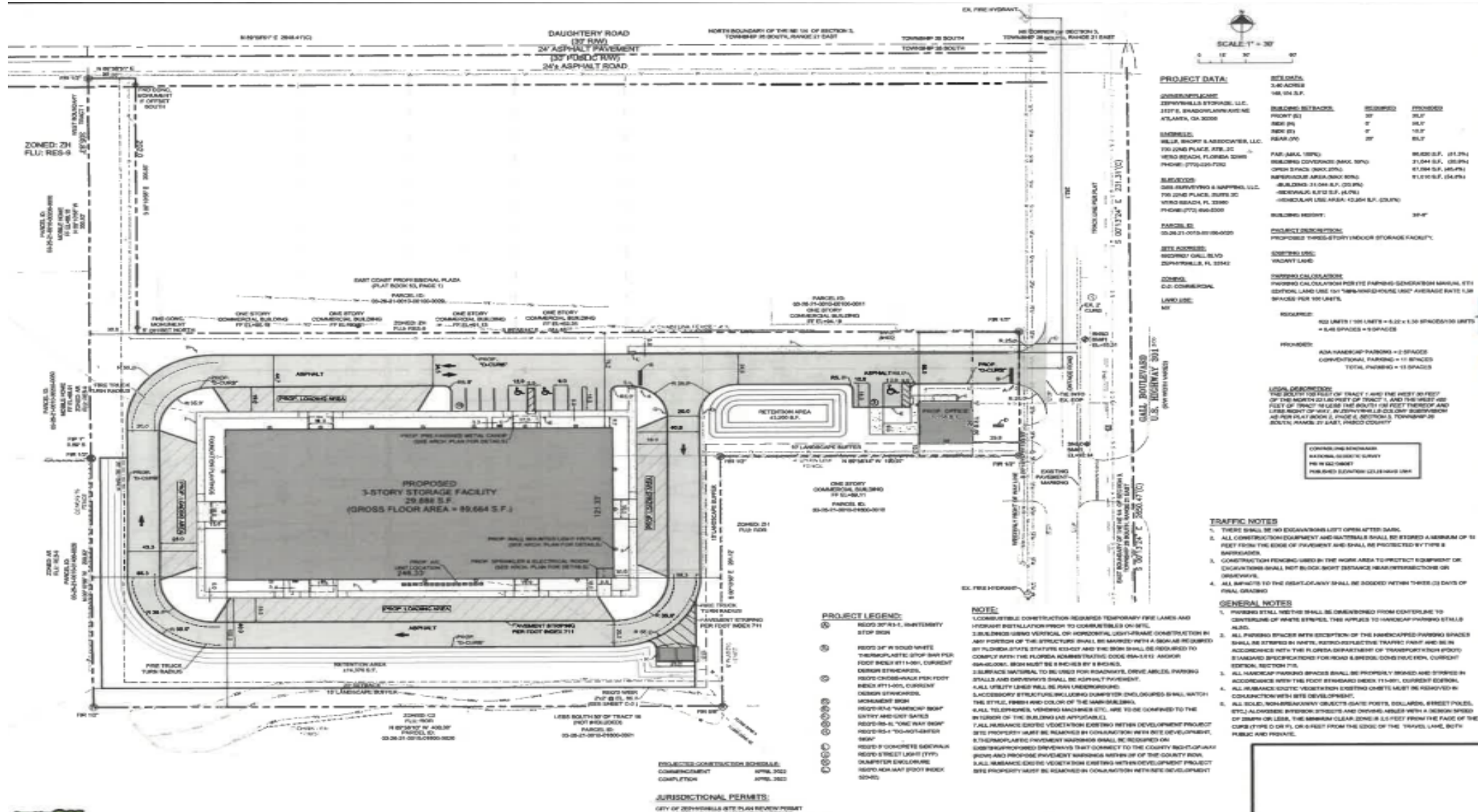
6923 Gall boulevard, Zephyrhills, fl 33542



Site Plan

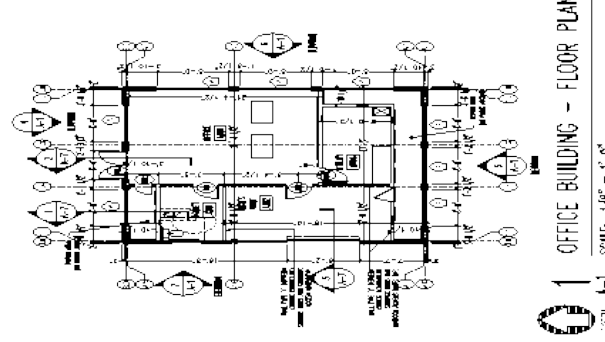
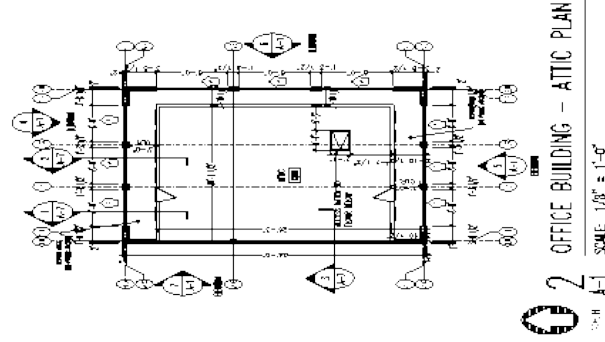
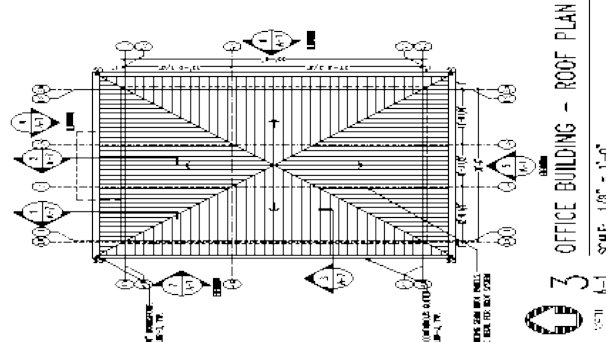


Site Plan



Initial Elevations:

- 3 stories
- All EIFS design
- Basic detail



FLOOR PLAN NOTES

- 1. ALL OTHERS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE.
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SPRINKLER NOTE

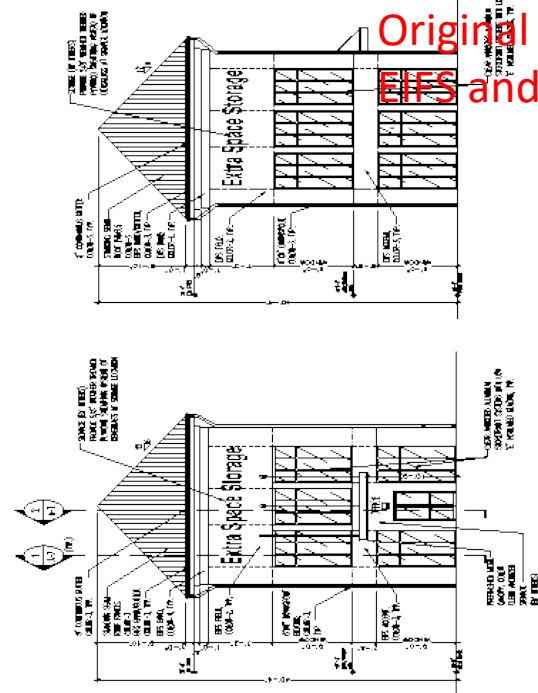
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PARTITION LEGEND

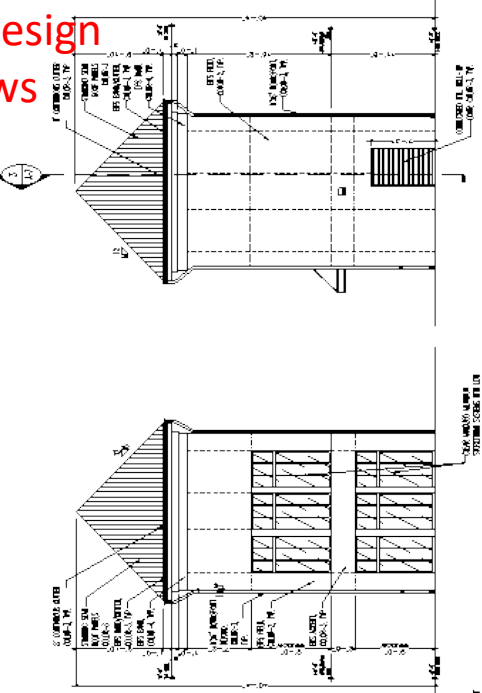
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FLOOR PLAN LEGEND

- 1. ALL FLOOR PLANS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE.
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6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



7 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Original Office Design
and Windows

EXTERIOR FINISHES

- 1. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE.
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RELEASED FOR CONSTRUCTION

Revised Elevations:

- Incorporation of brick accents and details
- EIFS upper for R value



P1



P2

P3

View from 301 – Looking West





Examples and color schemes of similar projects



Tallahassee, FL



Palm Coast FL



Palm Coast, FL



CITY ATTORNEY'S REPORT 4.1

ACME Development on Wire Road North of C.R. 54

First Reading **ORDINANCE NO. 1444-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-6 (RESIDENTIAL 6 D/U PER ACRE) TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR (AGRICULTURAL-RESIDENTIAL) TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.95 ACRES OF REAL PROPERTY LOCATED ON WIRE ROAD AND APPROX. 1,000 FEET NORTH OF COUNTY ROAD 54 AND HAVING PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

Issue:

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

Background:

An Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition has been presented to the City by Commercial Site Solutions, Inc. (CSS) on behalf of the property owner (ACME Development Inc.) for a 4.95 acre parcel on Wire Road north of County Road 54. A 55-unit townhome community is anticipated to be developed if this petition is approved. This project was presented in the Planning Director's report at the April 11th, 2022 Council Meeting.

At that meeting, Council directed the applicant and Staff to explore the possibility of constructing a left-hand turn lane on Wire Road. After analysis by the applicant's traffic consultant and meeting(s) with the County's ROW acquisition and use permit team, they determined that the project would not meet the criteria for such turn-lane. Therefore, a turn-lane is not part of this proposal. Also included with the ordinances as part of this package is a voluntary deed restriction to cap the maximum unit count at 55 units and a ROW dedication for fifteen feet (15) along Wire Road for future roadway improvements.

Attachment(s):

1. 17932985v1 - Ordinance 1444-22 Acme SM Scale FLU and Zoning
2. 17935107v1 - Final Deed Restriction for ACME Development with Exhibit A
3. Staff Report for CC Wire Rd Annx rezone fluma October 03 2022 w attachments
4. Wire Road At Driftwood Access Management Application 8-9-22

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends Council's approval based on the staff report contained herein.

ORDINANCE NO. 1444-22

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-6 (RESIDENTIAL 6 D/U PER ACRE) TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR (AGRICULTURAL-RESIDENTIAL) TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.95 ACRES OF REAL PROPERTY LOCATED ON WIRE ROAD AND APPROX. 1,000 FEET NORTH OF COUNTY ROAD 54 AND HAVING PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163 Florida Statutes, authorize the City Council of the City of Zephyrhills to prepare and enforce a Comprehensive Plan for the development of the City; and the City Council desires to amend the City of Zephyrhills' Comprehensive Plan, and;

WHEREAS, the City Council has determined that the proposed amendment meets the criteria for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes, and the Zephyrhills Comprehensive Plan; and

WHEREAS, the Zephyrhills Planning Commission, sitting as the Local Planning Agency, on March 15, 2022, held a public meeting on the proposed amendment to the Comprehensive Plan with due public notice, pursuant to Section 125.55(2), Florida Statutes, and recommended approval to the City Council; and

WHEREAS, based upon the recommendations of the Zephyrhills Planning Commission to the City Council, said Council has prepared the amendment to the City's Comprehensive Plan, and;

WHEREAS, the proposed Future Land Use Map amendment meets the criteria of a small-scale Future Land Use Map amendment and is consistent with the goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, the City Council has determined that the RU (Residential Urban) future land use classification would be appropriate, would promote the general welfare, and would encourage proper development within the City; and

WHEREAS, the City Council has determined that the R4 Zoning Designation would be appropriate, would promote the general welfare, and encourage proper development within the City; and

WHEREAS, the City Council desires to hereby formally adopt the amendment to the City's Comprehensive Plan.

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

Section 1. Recitals.

The Whereas Clauses above are true and accurate and are incorporated by reference and made a part of this Ordinance.

Section 2. Authority.

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

Section 3. Amendment.

The following described lands, lying and being situated in the City of Zephyrhills,
to wit:

Physical Address: 6700, 6712, and 6718 Wire Road, Zephyrhills, FL 33542

Parcel /Tax ID Numbers: 02-26-21-0010-03600-0000 and 02-26-21-0010-03600-0010

Legal description:

ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 TRACT 36 IN
SEC 2 EXC NORTH 85 FT OF WEST 240 FT THEREOF & EXC RD R/W
OR 6440 PG 1438. Assessed in Section 02, Township 26 South, Range 21 East
of Pasco County, Florida

And

COM AT NW COR OF TRACT 36 OF ZEPHYRHILLS COLONY
COMPANY LANDS PB 1 PG 55 TH EAST ALG NORTH BDY OF TRACT
36 240 FT TH SOUTH 85 FT TH WEST 240 FT TH NORTH 85 FT TO POB
OR 6900 PG 1798. Assessed in Section 02, Township 26 South, Range 21 East
of Pasco County, Florida.

Acreage: 4.95 Acres, MORE OR LESS.

The Future Land Use classification is hereby amended from County RES-6 to City RU (Residential Urban) and the Zoning Designation is hereby rezoned from County AR to City R4 (Multi-Family Residential) and included within the boundaries of the City of Zephyrhills, Florida.

Section 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: That if any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date.

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

The foregoing Ordinance No. 1444-22 was read and passed on the first reading, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of October, 2022.

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

The foregoing Ordinance No. 1444-22 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 24th day of October, 2022.

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

The foregoing Ordinance No. 1444-22 was approved by me this 24th day of October, 2022.

Gene Whitfield, Mayor

Approved as to legal form and legal content

Matthew E. Maggard, City Attorney

Prepared by/Return to:

Matthew E. Maggard
City Attorney, City of Zephyrhills
5335 8th St.
Zephyrhills, FL 33542

DEED RESTRICTION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARCEL I.D. Nos. 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010, consisting of approximately 4.95 acres more or less, Zephyrhills, Pasco County, Florida.

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR the Property (this "Declaration") is made, dedicated and declared on this 10th day of October, 2022, by Acme Development Corporation Inc., a Florida corporation, whose mailing address is P.O. Box 1299, Crystal Springs, FL 33524 (the "Declarant").

RECITALS

1. Declarant has requested the City of Zephyrhills, a political subdivision of the State of Florida, ("City") for a change of the zoning of the real property described on Exhibit "A" (the "Property") by Petition No. ANX 09-22, from an A-R Agricultural-Residential to R-4 High Density Residential for the purpose of allow the development of townhomes on the Property.
2. The Declarant is willing to impose certain use restrictions on the Property as hereinafter set forth in this Declaration to (a) limit the number of townhomes permitted on the site to 55.
3. The Declarant is willing to provide, through right-of-way (ROW) dedication, a total of fifteen (15) feet along property fronting Wire Road, a County ROW.
4. Declarant is the sole fee owner of the Property.

WITNESSETH:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, Declarant hereby creates, establishes, promulgates and declares that the Property shall be held, sold, leased, developed, and conveyed expressly subject to the following covenants, conditions and restrictions:

ARTICLE I USE RESTRICTIONS ON THE PROPERTY

Section 1.1 Use Restrictions. The following use restrictions (the "Use Restrictions") are hereby imposed on the Property:

- (a) Not more than 55 townhomes shall be developed or exist on the Property at any given time; and

ARTICLE II
ROW DEDICATION

Section 1.2 ROW Dedications. The following ROW dedications (the “ROW Dedications”) are hereby imposed on the Property:

- (b) A total of 15 feet of ROW dedication is hereby imposed.

ARTICLE III
MISCELLANEOUS PROVISIONS

Section 2.1 Enforcement. Declarant, for so long as it owns any of the Property, the fee simple owners of the Property (the “Owners”) and the County shall have the right to enforce, by any proceedings at law or in equity, the Use Restrictions imposed by this Declaration. Failure by Declarant, an Owner or the County to enforce any Use Restrictions contained herein shall in no event be deemed a waiver of the right to do so thereafter, nor shall Declarant, an Owner or the County have any responsibility to ensure the compliance with the same by third parties.

Section 2.2 Severability. It is declared to be the intent of the City Council of the City of Zephyrhills, Florida, that each of the provisions of this Declaration and the related Rezoning Petition No. ANX. 09-22), are material to the Councils’ decision. Accordingly, the provisions of this Declaration are not internally severable or severable from the related Zoning Amendment. In the event any section, subsection, sentence, clause, or provision of this Declaration or of the related Zoning Amendment, is declared illegal, invalid or preempted by a body with jurisdiction to make such a determination, or is expressly preempted by the State Legislature, this Declaration and Zoning Amendment shall be deemed void in its entirety.

Section 2.3 Duration. The covenants, conditions, and restrictions contained herein shall inure to the benefit of and shall be binding upon the Property for a period of sixty (60) years from the date hereof. Thereafter, they shall be automatically extended for additional successive periods of ten (10) years unless otherwise agreed to in writing by Declarant, the Owners of the Property and the City.

Section 2.4 Notice. Whenever any notice, demand, or request is required or permitted hereunder, such notice, demand, or request shall be sent by U.S. Mail, certified, postage prepaid to the addresses last given to or known by the party giving such notice or by Federal Express or other nationally-recognized overnight delivery service. Such notice is deemed to have been delivered upon the earlier of: (1) actual receipt or (2) within three (3) days from the date sent by U.S. Mail, certified, postage prepaid or by Federal Express. Declarant, the County and the Owners of the Property shall have the right and election to designate to the other from time to time, by written notice in accordance with the notice provisions hereof to such other person or persons, at such other places in the United States as it may desire for the delivery or mailing of written notices in accordance herewith. The present parties and addresses to receive written notice hereunder are as follows:

Declarant:

Acme Development Corporation
PO Box 1299
Crystal Springs, FL 33524

City:

Planning Director
5335 8th Street
Zephyrhills, FL 33542

Section 2.5 Captions. The captions, section numbers, and article numbers appearing in this Declaration are inserted only as a matter of convenience and in no way limit, construe, or describe the scope or the intent of such portions or articles of this Declaration, nor in any way modify or affect this Declaration.

Section 2.6 Covenants Running with the Land. The restrictions, conditions, covenants and obligations as specifically set forth herein shall be benefits and burdens respectively, on the Property, running with the land and shall inure to the benefit of the successors, heirs and assigns of the owners of the Property as applicable.

Section 2.7 Amendments. This Declaration shall not be amended except in writing by an instrument executed by Declarant (or its successor in title), the Owners and the County.

Section 2.8 Equitable Remedies. To the extent allowed by law, in the event of a breach by any Owner of any obligation of this Declaration, the other Owners or the County shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach; the Owners hereby acknowledge the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach, and/or to relief by other available legal and equitable remedies from the consequences of such breach. Except as otherwise specifically provided in this Declaration, (i) no remedy provided in this Declaration shall be exclusive, but each shall be cumulative with all other remedies provided in this Declaration and (ii) all remedies at law or in equity shall be available.

Section 2.9 No Breach. No breach of the provisions of this Declaration shall entitle any Owner or party to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Declaration.

Section 2.10 Force Majeure. In the event any Owner or any other party shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of Acts of God, strikes, lockouts, unavailability of materials, failure of power, prohibitive governmental laws or regulations, riots, insurrections, the act or failure to act of any other party, adverse weather conditions preventing the performance of work as certified to by an architect, war or other reason beyond such party's control, then the time for performance of such act shall be extended for a period equivalent to the period of such delay. Lack of adequate funds or financial inability to perform shall not be deemed to be a cause beyond the control of such party.

Section 2.11 Priority to Mortgages. Any mortgage or deed of trust affecting any portion of the Property shall at all times be subject and subordinate to the terms of this Declaration. Any party foreclosing any such mortgage or deed of trust, or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Declaration.

Section 2.12 No Dedication. Nothing contained in this Declaration shall be deemed to be a

gift or dedication of any portion of Property to the general public or for any public use or purpose whatsoever.

Section 2.13 Governing Law and Venue. This Declaration shall be construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this Declaration shall be in Pasco County, Florida.

Section 2.14 No Joint Venture. Nothing in this Declaration shall be construed to make Declarant, the Owners or the County partners or joint ventures or render either of said parties liable for the debts or obligations of the other.

Section 2.15 Effective Date. This Declaration shall become effective upon the approval of rezoning Petition No. ANX 09-22, by the City of Zephyrhills City Council and the running of any applicable appeal periods.

[EXECUTION PAGE TO FOLLOW]

Witnesses:

DECLARANT:

Acme Development Corporation, a Florida Corporation

By: _____

Print Name

Print Name

Title: _____

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ 20____, by

_____, as _____ of Acme Development Corporation, a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

(Seal) Signature of Notary Public

Print, Type/Stamp Name of Notary

Exhibit "A"

ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 TRACT 36 IN SEC 2 EXC NORTH 85 FT OF WEST 240 FT THEREOF & EXC RD R/W OR 6440 PG 1438. Assessed in Section 02, Township 26 South, Range 21 East of Pasco County, Florida

And

COM AT NW COR OF TRACT 36 OF ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 TH EAST ALG NORTH BDY OF TRACT 36 240 FT TH SOUTH 85 FT TH WEST 240 FT TH NORTH 85 FT TO POB OR 6900 PG 1798. Assessed in Section 02, Township 26 South, Range 21 East of Pasco County, Florida.

Acreage: 4.95 Acres, MORE OR LESS.

Staff Report Memorandum

To: City Council

From: Rodney Corriveau, AICP – Senior Planner

RE: ANX 09-22 – ANX/FLU/RZ
6715 & 6718 Wire Rd Annexation, Land Use Map Amendment and Rezoning Planning Report

Date: October 10th 2022

I. BACKGROUND & INFORMATION

A. History | Application Summary

An Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition has been presented to the City by Commercial Site Solutions, Inc. (CSS) on behalf of the property owner (ACME Development Inc.) for a 4.92 acre parcel on Wire Road north of County Road 54.

This project was presented in the Planning Director's report at the April 11th, 2022 Council Meeting. At that meeting, Council directed the applicant and Staff to explore the possibility of constructing a left-turn lane on Wire Road. After analyses by the applicant's traffic consultant and meeting(s) with the County's ROW acquisition and use permit team, they determined that the project would not meet the criteria for such turn-lane. Therefore, a turn-lane is not part of this proposal. Also included with the Ordinances as part of this package is a voluntary deed restriction to cap the maximum unit count at 55 units and a ROW dedication for fifteen feet (15) along Wire Road for future roadway improvements.

B. Site Information

<u>Applicant Owner:</u>	ACME Development Inc.
<u>Location:</u>	East side of Wire Rd. approx. 1,000 feet north of CR 54.
<u>Parcel ID Number(s):</u>	02-26-21-0010-03600-0000, 02-26-21-0010-03600-0010
<u>Acreage:</u>	4.92 Acres, M.O.L.
<u>Existing Land Use:</u>	Vacant, Single-Family home
<u>Existing Future Land Use:</u>	County Res. 6
<u>Proposed Future Land Use:</u>	RU (Residential Urban)

<u>Existing Zoning:</u>	County AR
<u>Proposed Zoning:</u>	R-4 High Density Residential
<u>Approx. Density (when developed):</u>	Anticipated at 11 DU per acre
<u>Maximum Height:</u>	30 Feet

II. DATA & ANALYSIS REVIEW

A. Character Analysis

The subject property is located along Wire Road just north of CR 54 in an established area of town. The property is bordered to the west by the Driftwood Villas residential subdivision. To the east is the Village Grove mobile home park, to the south is the Sleepy Hollow mobile home park, and to the north - larger lot single family homes. The subject property consists of 4.92 acres. The proposal remedies a County enclave within the City while applying a land use and zoning which is reflective of the general neighborhood, adjacencies and anticipated growth patterns. The anticipated use of the property will be approximately 55 townhomes. The property contains no wetlands or other environmentally sensitive features.

East – Village Grove MHP

West – Driftwood Villas

North – Various larger-lot single-family homes.

South – Sleepy Hollow MHP.

B. Compatibility Analysis

1. Future Land Use Map (FLUMA) Amendment

- (a) The subject property (4.92) qualifies as a small-scale plan amendment;
- (b) The request is to change the subject property's future land use designation from Res-6 to Residential Urban and is consistent with the abutting properties, which are:
 - i. County to the north (AR)
 - ii. Mobile Home/Recreational Vehicle to the east
 - iii. Mobile Home/Recreational Vehicle to the south
 - iv. RU (Residential Urban) to the west;
- (c) The proposed change is consistent with the City of Zephyrhills Comprehensive Plan Goals, Objectives, and Policies;
- (d) Utility capacity is available for the proposed petition;
- (e) Transportation:
 - (1) Subject parcel abuts Wire Road and a County ROW use permit and ROW dedication will be required;

- (2) Residential development is projected to have a de minimus impact at 382 average daily trips. City of Zephyrhills LDC defines de minimus at less than 1,200 average daily trips.

The proposed future land use map amendment (FLUMA) is consistent with Chapter 163, Part II, FS, the City of Zephyrhills Comprehensive Plan, and the City's Land Development. It is also consistent and compatible with the land use/development trends of the area as it provides an essential recreational element to the public. See attached FLU Map. Staff is coordinating with County Staff as part of the JPA (Joint Planning Area) agreement between the City and County to ensure complete compliance.

2. Rezoning

- (a) The request is to change the subject property's zoning classification from County AR to R-4;
- (b) The requested zoning designation is consistent with the development patterns and zoning designations of the area and surrounding properties. The surrounding properties are:
 - i. County AR to the north
 - ii. M-1 Mobile Home Subdivision to the east
 - iii. M-3 Recreational Vehicle to the south
 - iv. PUD to the west;
- (c) The subject petition and subsequent development will not exhibit premature development based on the development patterns in the general vicinity and utility infrastructure availability.

The proposed zoning is consistent with the City of Zephyrhills Comprehensive Plan, Land Development Code, and City codes and ordinances. It is also compatible/consistent with the growth and development trends of the area. As the City grows, the need for higher density fee simple ownership opportunities becomes greater. This rezoning and FLUMA furthers these goals and objectives of the Comprehensive Plan while remaining consistent with the adjacent zoning. See attached zoning map.

C. Natural & Historic Resources Analysis

The following site characteristics are provided:

1. Soil Types – Tavares, Tavares fine, and Lake fine sands with 0-5% slope. This type of soil is described as very deep, well-drained and is well-suited for development.
2. Flood Plain – The subject property is located in Flood Zone "X" and is outside the 100-year flood zone. There is no identified apparent flood related threat.
3. Wetlands | Water Bodies – There are not wetlands or bodies of water located on the subject property.
4. Historic | Archaeological Resources – The subject property is located outside of the Zephyrhills Historic District and is not projected to impact any identified historic resources. If archaeological resources are found onsite during development, notification should be made to the Florida Department of Historical Resources.
5. Natural Resources – A Protected Species Assessment produced by Universal Engineering Sciences dated February 10th 2022 has been submitted by the applicant. There appears to be eight potentially occupied gopher tortoises burrows onsite. Proper permits shall be

obtained prior to construction activities, as well as a full report and mitigation and/or relocation plan shall be submitted to the City.

D. Public Services Analysis | Impact

POLICE	Projected general police service demand is within the City's existing service capabilities.
FIRE	It is anticipated that the projected general fire service demand is within the County's existing service capabilities. The City is currently coordinating with the County.
WATER	Water service is available to the subject property along Wire Road. Any future development of the property will require connection. Projected general water service demand is 16,500 GPD (55 units at 300 GPD = 16,500). According to the Utilities Department, capacity is currently available based upon the Water Use Permit (WUP) estimates. The City is exploring options to ensure adequate water supply into the future to support growth. This is an ongoing discussion with various entities. Please direct questions to the Utilities Department.
SEWER	Sewer services are available along Wire Road approximately 600 feet south of subject property. Projected waste water service demand is 11,000 GPD (55 units at 200 GPD = 11,000). According to the Utilities Department, capacity is currently available.
SANITATION	Future development will be required to utilize City Sanitation services. The City partners with Pasco County for use of their landfill site. Anticipated impact is minimal.
TRANSPORTATION	The proposal meets the City's de-minimus threshold. Residential development is projected to generate 382 average daily trips. City of Zephyrhills LDC defines de minimum at less than 1,200 average daily trips.
SCHOOL	The City and applicant have begun the coordination process with the Pasco County School Board. According to the Board, the 55 unit project is anticipated to generate a total of ten students (5 elementary, 2 middle school, and 3 high school students).

E. Comp Plan and LDC Analysis and Verified Response

The requested annexation, re-zoning, and future land use amendment appears to be consistent with the Goals, Objectives, and Policies of the City of Zephyrhills Comprehensive Plan. A review of the Comprehensive Plan and the Land Development Code has been conducted by the applicant and verified by City Staff. Relevant goals, objectives, and policies are identified below and a brief statement regarding consistency of the proposed amendment has been provided.

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

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

Verified response: Consistent with the above stated goals, it is anticipated that the proposed development will bring approximately 55 new townhomes to the City of Zephyrhills. Site amenities shall include landscape buffering, open space and recreational areas for its residences. It is anticipated that the development will blend well with the neighborhood due to the existing development patterns.

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.

Verified response: The existing property currently has one home, the proposed development will consists of 55 townhome units, thus it is anticipated that the project will increase the tax and utility service revenue of the City.

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

- a. regulate the subdivision of land;**
- b. regulate signage**
- c. provide for drainage and storm water management**
- d. provide requirements for the provision of open space, traffic flow and parking**
- 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 documents that there is an adequate level of service**
- g. protect limited amount of wetlands and environmentally sensitive land**

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

**Policy LU 1-2-1 - Residential development shall be consistent with the following residential density:
Residential Urban up to 20 units per acre**

Verified response: The proposed development will fall into Residential Urban, with an anticipated density of 11.18 units/gross acre. This is in line with adjacent developments which share the same or similar designation, illustrated in our FLU Zoning Analysis

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

Verified Response: Per the Florida Master Site File, no cultural resources have been located on the subject development. In the event of these resources being discovered, the contractor is instructed to halt all activity on site and contact City of Zephyrhills and State authorities before proceeding with work.

Policy LU 1-6-1 - Encourage traditional neighborhood development (TND) techniques and alternative transportation design requirements.

Verified Response: The proposed development will be compact allowing a higher density of homes per acre than single family uses but well below the maximum allowable density. The development shall incorporate pedestrian movement throughout the property via open space and 5' sidewalks. The proposed project also offers a mixture of unit sizes varying between 17'-20' feet wide, and various bedroom options. Typically attached single-family homes offer a lower beginning price point than detached, all things being equal. The townhome community shall be equipped with amenities in accordance with the City of Zephyrhills LDC. The on-site private roadway will have a posted speed limit of 15 mph and shall be designed according to the low-speed requirements. The site layout shall incorporate open space areas preserving natural vegetation where site constraints allow. As described to Staff, this project exhibits many elements of a TND project, yet is not officially a TND.

Objective LU 1-9 - Improve and enhance the visual appearance of neighborhoods and commercial areas in the City.

Verified Response: The subject development shall be designed with architectural standards in accordance with the City of Zephyrhills LDC, and shall be approved by the City's SPRC to ensure that the visual appearance is in accordance with their requirements. The subject development will utilize a 20' Landscape Buffer along the front of the property enhancing the visual appearance of the neighborhood from Wire Road. 10' Landscape Buffers will be utilized along the rear and sides.

Consistency with LDC and City Ordinances

Verified Response: The subject development shall be designed in accordance with the City of Zephyrhills Land Development Code and City Ordinances. The townhome development shall be designed in accordance with City of Zephyrhills LDC 2.01.03.06.01 TOWNHOMES.

2.01.03.06.01 (B) – Subdivision Plat

Verified Response: The subject development, as required, will supply a subdivision plat complying with all applicable requirements of this section, and shall be approved by the City Council and recorded with the Clerk of Circuit Court of Pasco County

2.01.03.06.01 (C) – Mandatory Property Association

Verified Response: The subject development shall create a property association and create deed covenants to ensure the maintenance and upkeep of open space areas and facilities retained in common ownership. The HOA documents shall be provided to the City prior to final plat approval.

2.01.03.06.01 (F) – Minimum Townhouse Project Area

Verified Response: The subject development has an area of 4.82 Acres, and a project frontage of 330.62', meeting the 9,000 SF Area requirement and 90' frontage requirement.

2.01.03.06.01 (G) – Townhouse Unit Grouping

Verified Response: It is anticipated that the subject development will consist of townhome groupings in groupings of 4, 6, 7, and 8 in accordance to City of Zephyrhills maximum and minimum townhome unit grouping requirements.

2.01.03.06.01 (H) – Supporting Infrastructure and Access

Verified Response: The subject development abuts Wire Road and provides access to the County road for vehicular and pedestrian access. An on-site drainage system shall be designed to serve the proposed development. Internal roadways shall be private and constructed in accordance with the minimum requirements pertaining to drive, aisle, and parking width standards. The internal private roads shall be maintained via HOA. All townhome lots have frontage and access to the internal private road. Each unit shall have one parking space in a private garage, and one space on the private driveway. Additional guest parking spaces shall be provided on-site.

2.01.03.06.01 (I) – Lot and Building Standards

Verified Response: The proposed development offers units with a Lot Width of 17' and 20'. The Minimum lot area for all lots shall be 1700 SF. The maximum building height is 30'.

2.01.03.06.01 (J) – Exterior Front Garage Façade Walls

Verified Response: The exterior garage façade wall shall not occupy more of 70% of the entire front building façade as required by LDC.

2.01.03.06.01 (K) – Building Setback Requirements

Verified Response: The proposed townhome unit front setback is 30' from all internal roadways. A 20' setback has been provided between all townhome unit groupings. A 15' side setback has been provided between townhome units and any internal private drives.

2.01.03.06.01 (M) – Landscaping

Verified Response: The subject development shall be designed in accordance to City of Zephyrhills LDC Landscaping as requested and required. Each individual townhome unit shall have a shade tree places every 20 to 40 feet. Ornamental landscaping shall be provided for each unit, and submitted to the City of

Zephyrhills for review. The applicant has committed to providing heavier buffering along the property perimeter that abuts existing developed properties.

2.01.03.06.01 (N) – Sidewalks Required

Verified Response: The proposed townhome development shall offer a continuous sidewalk path around the entire project, on both sides of the proposed internal drive. This includes pedestrian connection from the connection along Wire Road to all townhome dwelling units, common parking areas, open spaces, and amenities. Sidewalk width shall be no less than 5' in the proposed townhome development.

2.01.03.06.01 (O) – Parking Requirements

Verified Response: Two parking spaces have been provided for each townhome unit, one in the proposed garage, and one on the proposed private driveway. Additional guest parking shall be provided on-site, and parking has been provided for Mail Kiosk access.

2.01.03.06.01 (Q) – Recreation, Open Space, and Environmentally Sensitive Areas

Verified Response: The common recreation area shall be buffered in accordance with the City's LDC. The proposed development will provide Open Space areas equivalent to 30% of the total project area. Since the proposed development consists of 55 Townhome units, the LDC requires the applicant to provide a total of three amenity spaces. The required play area / tot-lot will be provided, and two additional amenities shall and will be and submitted to the City of Zephyrhills for approval prior to construction.

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

. Water service is available to the subject property along Wire Road. Any future development of the property will require connection. Projected general water service demand is 16,500 GPD (55 units at 300 GPD = 16,500). **According to the Utilities Department, capacity is currently available based upon the Water Use Permit (WUP) estimates.** The City is exploring options to ensure adequate water supply into the future to support growth. This is an ongoing discussion with various entities. **Please direct questions to the Utilities Department.**

IV. PREVIOUS ACTION AND STAFF RECOMMENDATION

- A. **Site Plan Review Committee** – The SPRC recommended approval of the petition for annexation, rezoning and future land use map amendment

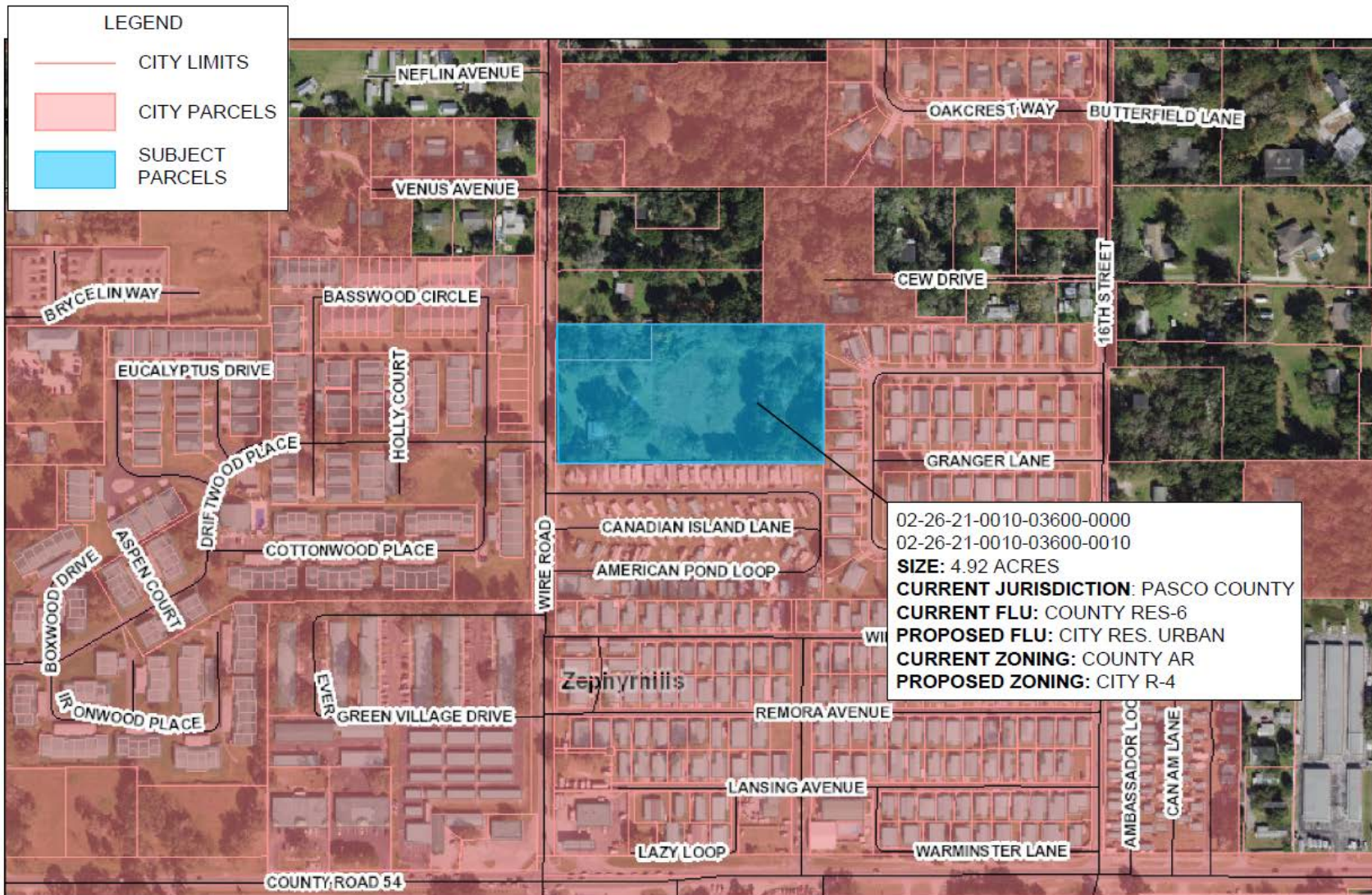
- B. **Planning Commission** – The Planning Commission recommended approval of the petition for annexation, rezoning and future land use map amendment based upon the following:

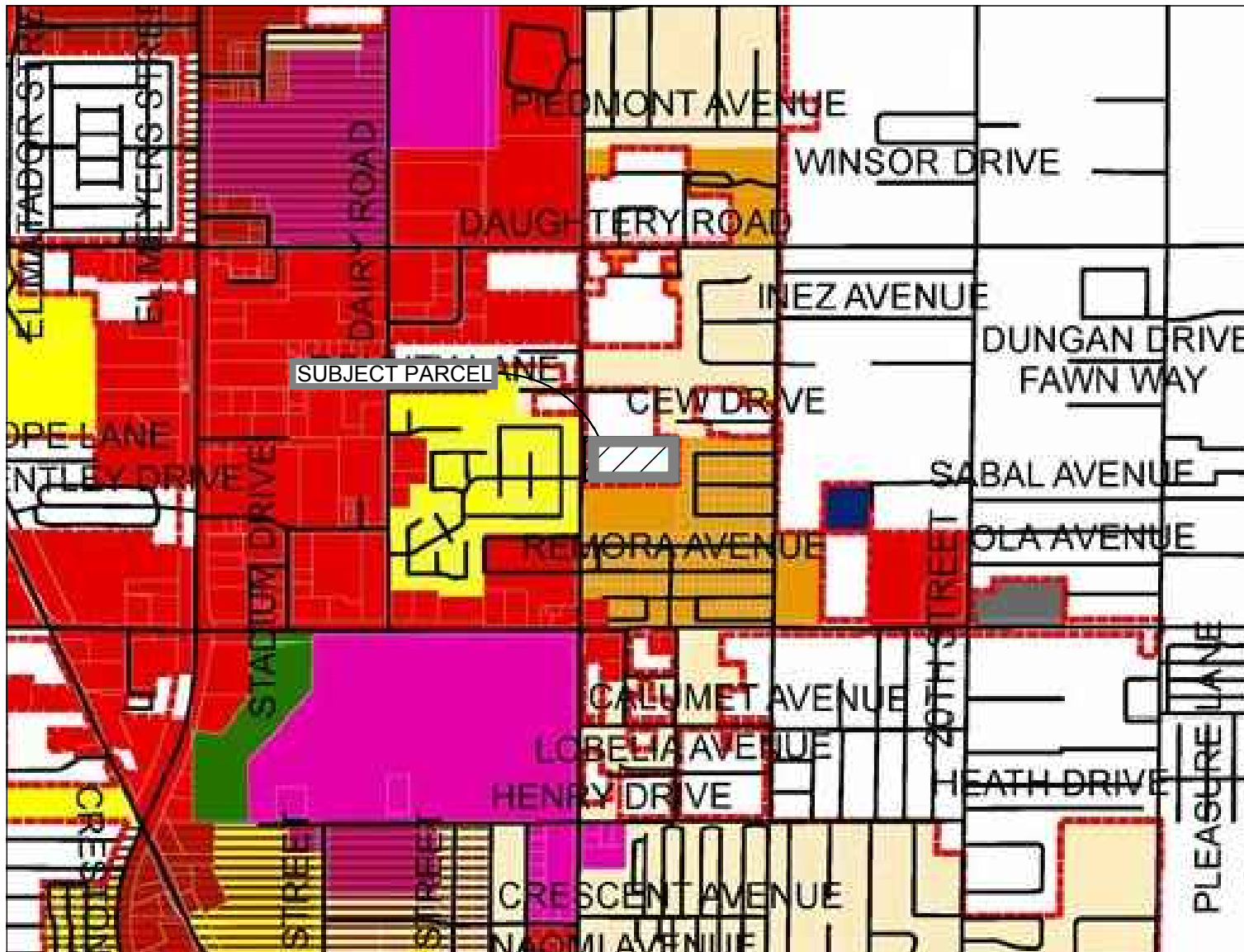
1. The Commission tasked Staff to work with the School Board to determine if a bus stop would be possible within the project. Staff has confirmed with the School Board that such request will not be supported.
2. The Commission requested Staff look into crosswalks in the Wire Road vicinity. Staff is and will continue to coordinate with Pasco County throughout the development process for increased pedestrian connectivity.
3. The Commission discussed Wire Road access and the potential for right-of-way (ROW) acquisition for future Wire Road improvements by the County. The petitioner is aware and understands a ROW use permit will be required and is in process, and a dedication of frontage will be required of a minimum of 10 (ten) feet. Preliminary site planning includes this provision.
4. The Commission requested an increase in buffering/landscaping along the perimeter abutting developed properties, to which the petitioner had earlier agreed when requested by Staff.

C. **City Council** - This project was presented in the Planning Director's report at the April 11th, 2022 Council Meeting. At that meeting, Council directed the applicant and Staff to explore the possibility of constructing a left-turn lane on Wire Road. After analyses by the applicant's traffic consultant and meeting(s) with the County's ROW acquisition and use permit team, they determined that the project would not meet the criteria for such turn-lane. However, a 15-foot (fifteen) ROW dedication will be required along Wire Road for future roadway improvements.

Also included with the Ordinances as part of this package is a voluntary deed restriction to cap the maximum unit count at 55 units, as well as the previously stated 15-foot (fifteen) ROW dedication along Wire Road.

Therefore based upon the analysis contained herein, along with supporting documentation and tasks requested by the Planning Commission, **Staff recommends APPROVAL of this petition for** annexation, rezoning and Future Land Use Map Amendment (FLUMA).





LEGEND

City Limits
City Parcels

Future Land Use Classifications

- Residential Estate
- Residential Suburban
- Residential Urban
- Mobile Home/Recreational Vehicle
- Mixed Use
- Industrial
- Recreation and Open Space
- Public/Semi-Public
- Conservation/Wetlands
- Village Center Overlay

EXISTING FLU: (COUNTY)
PROPOSED FLU: RESIDENTIAL
SUBURBAN (CITY)

ADJACENT ZONING:

NORTH - RESIDENTIAL
SUBURBAN

EAST - RESIDENTIAL URBAN

WEST - MOBILE HOME/REC
VEHICLE

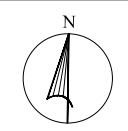
SOUTH - MOBILE HOME/REC
VEHICLE

FUTURE LAND USE MAP

EXHIBIT D - CITY FUTURE LAND USE MAP
6712 & 6718 Wire Road
Zephyrhills, FL



DATE: 01/09/2021





LEGEND	
	City Limits
	City Parcels
	Form-Based Code District
Traditional Zoning Designations	
	TCBD-H - Traditional Central Business District Historic
	TMU - Traditional Mixed-Use
	TMU-H - Traditional Mixed-Use Historic
City Wide Zoning Designations	
	ER - Estate Residential
	R1 - Low-Density Residential
	R2 - Single-Family Residential
	R3 - Medium-Density Residential
	R4 - Multi-Family Residential
	M1 - Mobile Home Subdivision
	M2 - Mobile Home Park
	M3 - Recreational Vehicle Park
	OP - Office/Professional
	C1 - Neighborhood Commerical
	C2 - Community Commerical
	C3 - General Commerical
	LI - Light Industrial
	AP1 - Airport
	AP2 - Airport Related
	RC - Recreation/Conservation
	PUD - Planned Unit Development

EXISTING ZONING: AR (COUNTY)
PROPOSED ZONING: R-4 (CITY)

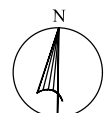
ADJACENT ZONING:
NORTH - AR (PASCO COUNTY)
EAST - PUD
WEST - M1
SOUTH - M3

ZONING MAP

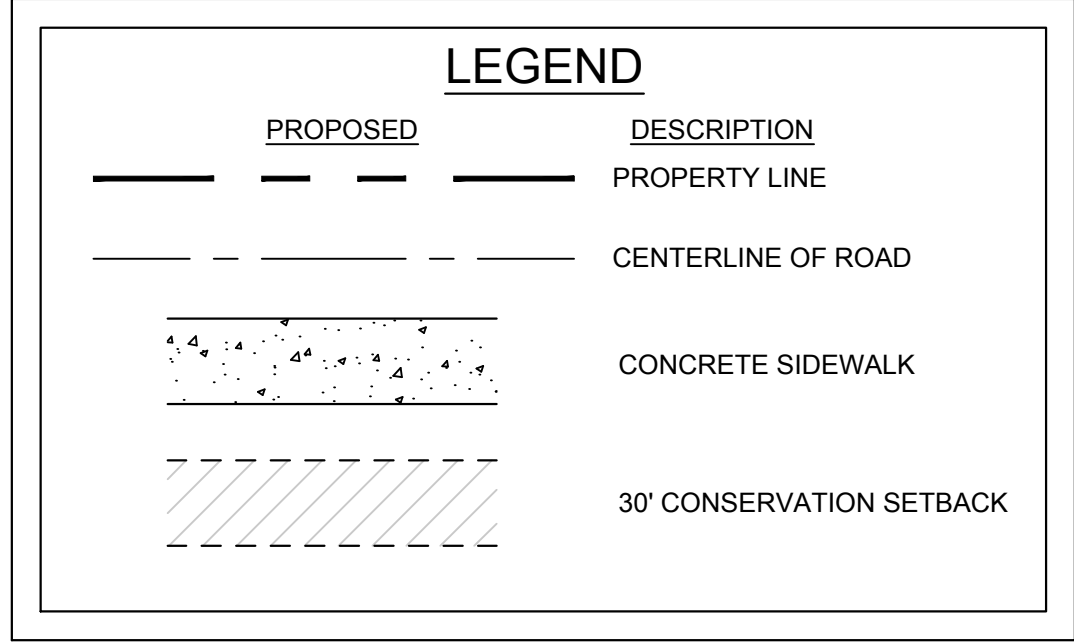
EXHIBIT C - CITY ZONING MAP
6712 & 6718 Wire Road
Zephyrhills, FL



DATE: 01/09/2021



- SITE DETAILS - SEE DETAIL SHEETS
- 1A TYPE F CURB, 5' TRANSITION (FDOT INDEX 520-001)
1B TRANSITION CURB TO VALLEY CURB, 5' TRANSITION
1C MIAMI CURB
2A 6" PARKING STALL STRIPE (WHITE)
2B AISLE STRIPING PER FDOT STD. PLANS INDEX 711-001
3A SPECIAL EMPHASIS CROSSWALK STRIPING PER FDOT STD. PLANS INDEX 711-001
10A PROPOSED TOWNHOME BUILDING PAD
12A MAIL KIOSK (RE: ARCH PLANS)
13A BARRICADE WITH REFLECTORS PER INDEX R-19
15A ACCESSIBLE PARKING SIGN IN BOLLARD (TYP). HANDICAP SIGN IN ACCORDANCE WITH FDOT DESIGN STANDARD PLANS 700-102, FTP 20-06. REFER TO SITE DETAILS
15B CONCRETE WHEELSTOP
16A ACCESSIBLE PARKING SYMBOL (ALL HANDICAP PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARDS PLANS INDEX 711-001. REFER TO SITE DETAILS
16B TRAFFIC FLOW ARROW (TYP.) (SEE FDOT DETAIL ON SHEET C-5.0)
17A 24" STOP BAR (TYP.) PER FDOT STANDARDS
17B STOP SIGN, 30" R1-1 PER MUTCD STANDARDS
18A CURB RAMP TYPE GR-E PER FDOT STANDARD PLANS INDEX 522-002
20A SITE LIGHT POLE - SEE PHOTOMETRIC PLANS. REFER TO DETAILS FOR LIGHT POLE BASE, FIXTURE TYPE, AND MOUNTING DETAILS.



NOTE: SIDEWALK AND DRIVEWAY LOCATION IN FRONT OF PROPOSED TOWNHOMES SUBJECT TO CHANGE DEPENDING ON PROPOSED FLOORPLAN AND DRIVEWAY LAYOUT.

NOTE: ALL REFUSE SERVICE TO BE CURB SIDE PICKUP.

SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



PROJECT DATA

TOTAL PROJECT ACREAGE: +/- 4.92 ACRES/DEVELOPABLE AREA
BUILDING BREAKDOWN:
TOTAL UNITS: 55 (63,180 SF)
20'X60' UNITS: 26 (33,600 SF)
17'X60' UNITS: 29 (29,580 SF)
MAX. DENSITY: 20 DU/AC = 99

EXISTING JURISDICTION: PASCO COUNTY
PROPOSED JURISDICTION: CITY OF ZEPHYRHILLS

EXISTING USE: VACANT LAND/NO EXISTING STRUCTURES
EXISTING ZONING/FLU: AR/RES-6 (COUNTY)
PROPOSED ZONING: R-4 (CITY)
ABUTTING:
NORTH: AR
EAST: PUD - PLANNED UNIT DEVELOPMENT
WEST: M1 - MOBILE HOME SUBDIVISION
SOUTH: M3 - RECREATIONAL VEHICLE PARK

PROPOSED USE: TOWNHOME / RESIDENTIAL
BUILDING HEIGHT:
ALLOWED:
PROPOSED:
MAX. ALLOWABLE F.A.R. = XX%
PROPOSED F.A.R. = 0.295

SETBACKS:
REQUIRED: F - 30'
S - 20'
R - 20'
PROVIDED: F - 30'
S - 20'
R - 20'

REQUIRED LANDSCAPED OPEN SPACE: 30%
PROPOSED LANDSCAPE OPEN SPACE: 30%

REQUIRED/PROVIDED BUFFERS:
FRONT: 20'/20'
SIDES: 10'/10'
REAR: 10'/10'

PARKING REQUIREMENTS FOR PROPOSED USE:

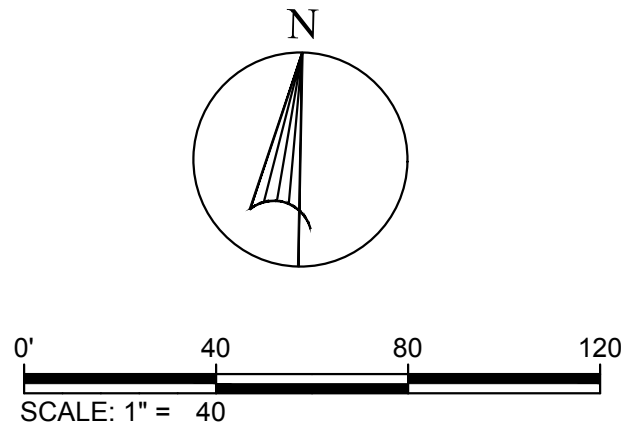
REQUIRED:
2 SPACES PER UNIT = 55 UNITS X 2 = 110
1 VISITOR SPACE PER 4 TOWNHOMES = 55 UNITS X 0.25 = 14

PARKING SPACES PROVIDED:
UNIT PARKING = 110 (ONE GARAGE PARKING SPACE, ONE DRIVEWAY)
VISITOR PARKING = 14 SPACES

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE 6" INTEGRAL CURBING. CURB AND GUTTER NEXT TO ASPHALT SHALL BE TYPE 'D' CURB AND GUTTER.
- DEMOLITION OF EXISTING PAVEMENT AND UTILITIES IS A PART OF THIS CONSTRUCTION PACKAGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND STEPS TO INSURE THAT ALL ADJOINING PROPERTIES ARE PROTECTED FROM DAMAGE AND TO INSURE THAT ALL ADJOINING PROPERTIES RETAIN ALL UTILITY SERVICES DURING THE DURATION OF THE CONSTRUCTION.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE NOTED TO BE SAVED.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE PROPOSED ON-SITE STORMWATER POND WILL SERVE THE ENTIRE DEVELOPMENT PROPERTY.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING (BLOCK), OR CENTERLINE OF PARKING BAY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
- UNLESS OTHERWISE NOTED, ON-SITE PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND SYMBOL PAINTED ON THE ASPHALT. STALLS ADJACENT TO THE FIVE (5) FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. STRIPING TO BE BLUE.
- STOP SIGNS SHALL MEET THE CRITERIA OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEMS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

Issued:	Date:
A ISSUED FOR PERMITS	xx-xx-xx
B	
C	
D	
Revisions:	Date:
1	xx-xx-xx
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Site Engineering • Landscape Architects

Commercial Site Solutions, Inc.

FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

ACME
Development
Company

P.O. BOX 1209
CRYSTAL SPRINGS, FL 32524
PH: (813) 782-0825 (OFFICE)
CONTACT: KEVIN RYMAN

Client Name:

WIRE ROAD AT
DRIFTWOOD

WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PACO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

SITE PLAN

Drawing Name:

Date: 07/13/21

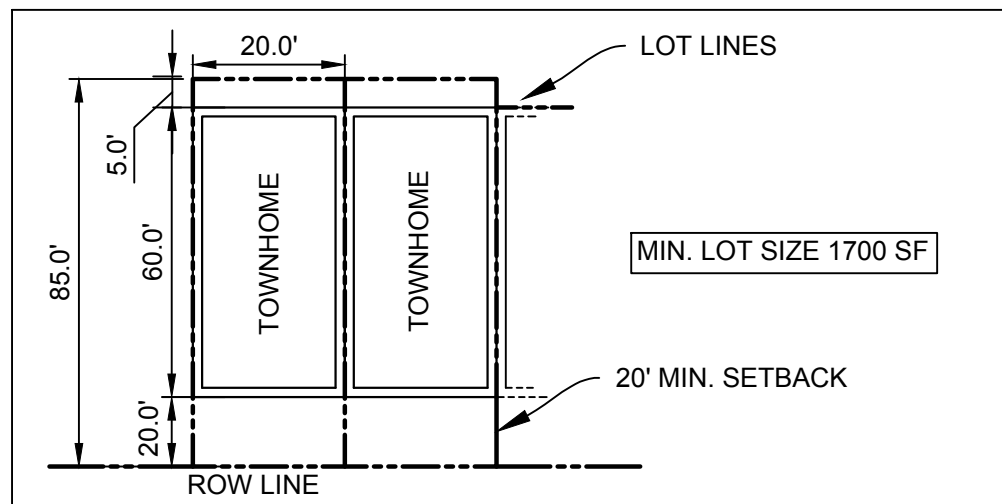
Revised: XXX

Drawn: sks

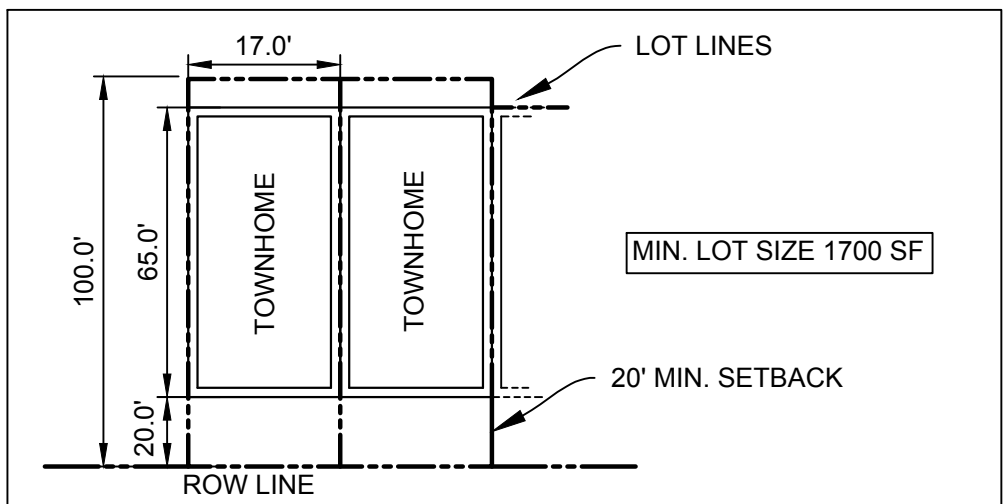
Checked: SKS

Drawing No.

C-4.0



MIN. LOT SIZE EXHIBIT (20' WIDE UNITS)



MIN. LOT SIZE EXHIBIT (17' WIDE UNITS)

Building

Planning

Permits

Enforcement

Contractor Licenses

[Create an Application](#)
[Search Applications](#)

Record ACCESS-2022-00166:
Access Management
Record Status: Exempt

[Add to collection](#)

WIRE ROAD AT DRIFTWOOD

[Record Info ▼](#)
[Payments ▼](#)
[Custom Component](#)

****To use the online payment service, please log in with your user account. ****

Processing Status

✓ ▼ Application Acceptance

Due on **08/10/2022**, assigned to **TBD**

Marked as **Content Review** on **08/09/2022** by **Paras Hatzileris**

Due on **08/30/2022**, assigned to **Stacy Y Burgess**

☐ Marked as **Not Required** on **08/16/2022** by **Stacy Y Burgess**

Comment: less than 50 peak hour trips

Request Methodology

Review Analysis

Case Complete

FORM 901.3.A

PASCO COUNTY ACCESS CONNECTION PERMIT APPLICATION

The following information is required from all applicants directly or indirectly accessing any collector or arterial road or as otherwise directed by the County Engineer:

Basic Information:

Step 1. Name of Project: Wire Road At Driftwood
County Assigned Project No.: _____
Project Location (road name/vicinity): North of CR 54 and on the east side of Wire Road.

Speed Limit: Posted 30 MPH

Step 2. Existing Property Use (size in square feet and/or the number of units, etc.):
Vacant lot

Step 3. Proposed property use, including any interim traffic generating uses such as heavy vehicles in brackets [] (size in square feet and the number of units):
55 Townhomes

Step 4. Provide the location of all existing and proposed connections to the property. This will include a location map and site plan of any physical features (existing and/or proposed) that will have an impact on traffic circulation and sight distance on the County road system and may include an aerial photograph. Examples of such physical features are walls, fences, trees, gates, utility poles, etc.:
1 Driveway - See Attachments

Step 5. Describe any unique traffic-safety issues with the access; i.e., sight-distance problems:
N/A

Step 6. Trip Generation Data and Total Daily Trip Generation: The *Institute of Transportation Engineers (ITE) Handbook*, latest edition, is acceptable as a source. Other sources may be required by and/or authorized of the County Engineer. Land excavation and mining (as defined in Appendix A) and removal of more than 30,000 cubic yards, even as an interim use, is presumed to be a separate and

distinct land use requiring separate trip generation estimates. Such land use is also presumed to generate more than ten (10) percent heavy vehicles. Heavy vehicles adversely affect traffic, because they occupy more roadway space and have poorer operating capabilities than passenger cars, particularly with regard to acceleration, deceleration, and the ability to maintain speed on upgrades. Accordingly, for trip generation purposes, if heavy vehicles are ten (10) percent or more of the trips generated by the proposed land use, the total estimated trips for heavy vehicles shall be multiplied by two (2) unless ITE heavy vehicle data or other County-approved heavy vehicle trip generation data for the land use support a different multiplier; however, in no event shall the multiplier be less than one (1). Provide trip generation from interim traffic generating uses in brackets [].

Source: ITE 11th Edition _____

ITE code (if used): 220 _____

Existing maximum daily trip generation: 0 _____ (1)

Net increase in maximum daily trip generation: 371 _____ (2)

Total maximum daily trip generation: 371 _____ (Add 1 & 2)

Estimated daily trips from heavy vehicles* included in the total maximum:

_____ 0 _____ (a)

Heavy vehicle multiplier _____ 0 _____ (b)

Additional heavy vehicle trips (multiply a X b-1) _____ 0 _____ (c)

If (c) is $\geq$ ten (10) percent of total maximum daily trip generation, list additional heavy vehicle trips from (c) _____ 0 _____ (3).

Total maximum daily trip generation with heavy vehicles _____ 371 _____ (Add 1, 2, & 3)

If the total maximum daily trip generation from Step 6 above does not exceed the thresholds set forth in Exhibit 901.5.A, "Size of Development that Generates 100 Daily Driveway Trips," no further information is required. However, a substandard road fair-share payment pursuant to this Code, Section 901.4, as it may be amended from time-to-time, may still be required.

If the total maximum daily trip generation from Step 6 above exceeds the thresholds set forth in Exhibit 901.4.A, "Size of Development that Generates 100 Daily Driveway Trips," then Steps 7 and 8 are required to be completed. Step 7 is required prior to proceeding with "Turn Lane Warrants and Design Criteria," and Step 8 is required to address any substandard road issues.

In addition, a project shall be required to complete a TIS in accordance with this Code, Section 901.5, unless such project is exempt from TIS requirements pursuant to this Code, Section 1301. Notwithstanding the foregoing, the County Engineer may require more detailed access-management information or a more detailed access management study where the County Engineer determines (1) that the information

on the Access Connection Permit Application Form 901.3.A or in the TIS is inadequate to determine compliance with the access management regulations or (2) that the information or study is necessary to ensure the safety of the traveling public.

Additional traffic data required for projects exceeding 100 driveway trips per day unless a TIS is required pursuant to this Code, Section 1301:

Step 7. Existing counts on the public roadway (www.pascocountyfl.net). Recent data, if available on this website, may be acceptable:

a.	P.M. peak	<u>308</u> NB	<u>376</u> SB	<u> </u> EB	<u> </u> WB
	A.M. peak	<u>376</u> NB	<u>308</u> SB	<u> </u> EB	<u> </u> WB

Total daily count: 7600 AADT

Date and source of the count: FDOT, 2021, Attached

b. Using the ITE *Trip Generation Handbook* or trip rates as approved by the County, provide trip generation of the proposed site during a.m. and p.m. peak periods of the adjacent public road. Provide trip generation from interim traffic generating uses in brackets [].

P.M. peak hour trips: 27 VPH

A.M. peak hour trips: 22 VPH

If additional heavy vehicle trips from Step 6 are $\geq$ ten (10) percent of the total maximum

Daily Trip Generation: Provide additional a.m. and p.m. peak hour trips for heavy vehicles utilizing the same multiplier and formula from Step 6:

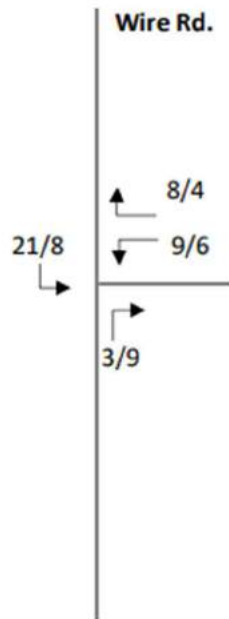
Additional heavy vehicle
p.m. peak hour trips: 0

Additional heavy vehicle
a.m. peak hour trips: 0

Total p.m. peak hour trips
with heavy vehicle trips: 27 VPH

Total a.m. peak hour trips
with heavy vehicle trips: 22 VPH

c. Provide a sketch illustrating the distribution of the project traffic during the a.m. and p.m. peak periods of the adjacent public road.



Proceed with Warrants and Turn Lane Design Criteria.

- Step 8. Perform a Substandard Roadway Analysis in accordance with this Code, Section 901.4.

TURN LANE WARRANTS AND DESIGN CRITERIA

DEFINITIONS OF TERMS

Access Road	Driveways or roads connecting developments, such as shopping centers or office parks, to major roads and do not serve major road through traffic.
Vehicles Per Hour (VPH)	The design hourly volume during the peak fifteen (15) minutes of the highest peak hour expressed in terms of VPH (peak fifteen [15] minute volume times four [4]).
V_A —Approaching Volume (VPH)	Total volume approaching the intersection from the subject direction includes right and left turning and through vehicles.
V_O —Opposing Volume (VPH)	Total volume approaching the intersection from the opposite direction.
V_L —Left Turning Volume (VPH)	Volume of vehicles turning left at the subject intersection.
V_R —Right Turning Volume (VPH)	Volume of vehicles turning right at the subject intersection.
% of Left Turns in V_A	Volume of left turning vehicles divided by the approaching volume at the subject intersection.

TABLE 1
Right Turn Warrants

Unsignalized		
Condition 1	On major roads without stop control (approach).	See Graph Nos. 1A and 1B
Condition 2	Access roads or major through roads with stop control (approach).	$V_R \geq 150$ OR There are 5 or more related accidents in 1 year.
Signalized		
Condition 3	On major roads (approach).	$V_R \geq 150$ AND The total outside lane approach volume (V_A) is at least 200 VPH (including right turn). OR There are 5 or more related accidents in 1 year.
Condition 4	On access roads approach.	$V_R \geq 150$ OR There are 5 or more related accidents in 1 year.

CONDITION 1
UNSIGNALIZED

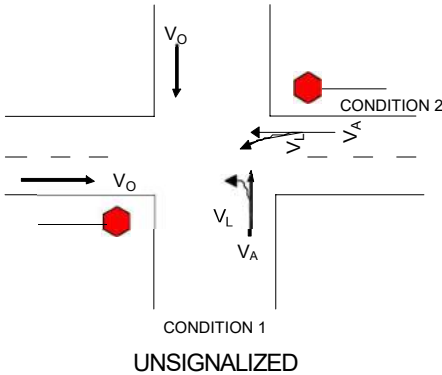
CONDITION 3
SIGNALIZED

NOTES:

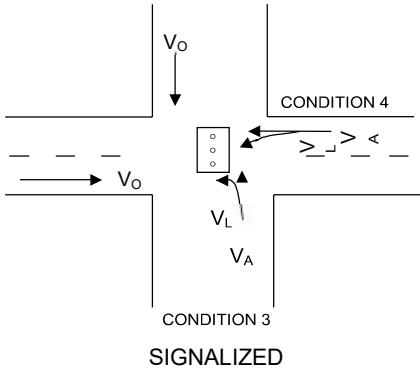
1. When public safety so requires due to site specific conditions, such as limited sight distance, high traveling speed, or the presence of a significant percentage of heavy vehicles, a turn lane may be required by the County Engineer even though the criteria in Graphs 1A and 1B are not met.
2. The provisions of the Right Turn Warrants may be modified by the County Engineer if it is determined that due to site specific constraints, the implementation will not be feasible or practical.

TABLE 2
Left Turn Warrants

Unsignalized		
Condition 1	On major roads without stop control (approach).	See Graph Nos. 2A through 2D
Condition 2	On access roads or through roads (approach).	$V_L \geq 100$ OR There are 4 or more related accidents in 1 year.
Signalized		
Condition 3	On major roads (approach).	$V_L \geq 100$ OR 20 percent or more of the total approach volume in the inside lane is left turn. OR There are 5 or more related accidents in 1 year.
Condition 4	On access roads or through roads approach.	$V_L \geq 100$ OR There are 5 or more related accidents in 1 year.



UNSIGNALIZED



SIGNALIZED

NOTES:

1. An exclusive left turn lane at signalized intersections or on access roads and through roads with stop control are more often needed to reduce the total delay to the approaching vehicles; therefore, use of traffic engineering software, with the approval of the County Engineer, may be used.
2. When public safety so requires due to site specific conditions, such as limited sight distance, high traveling speed, or the presence of a significant percentage of heavy vehicles, a turn lane may be required by the County Engineer even though the criteria in Graphs 2A through 2D are not met.
3. The provisions of the left turn warrants may be modified by the County Engineer if it is determined that due to site specific constraints, the implementation will not be feasible or practical.
4. A dual left turn lane may be required by the County Engineer when the left turn volume exceeds 300 VPH.
5. At high speed (greater than forty-five [45] mph), unsignalized/signalized intersections, a separate left turn lane may be required by the County Engineer for safe operations. A high speed shall be the greater of the posted or operating speed where an operating speed study has been conducted.

TABLE 3

Right Turn Lane Length
(Deceleration and Storage)

Unsignalized		
Condition 1	On major roads without stop control and on major through roads with stop control (approach).	Deceleration Length: FDOT Index 301 Storage Length: 25 feet desirable unless there are site-specific conditions that require a longer storage length.
Condition 2	On access roads (approach).	Deceleration Length: Taper only Storage Length = $V_R/2$
Signalized		
Condition 3	On major roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $V_R/2$
Condition 4	On access roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $V_R/2$

NOTES:

1. In many instances, the storage length of a right turn lane at signalized intersections or access/major roads with stop control is dictated by the required storage length for left and/or through movements. Refer to the left turn section for determining the storage length for a left turn.
2. If the right turn flow is limited due to heavy volume of conflicting movements, then the storage length shall be based on the left turn storage length formula.
3. The provision of storage lengths and deceleration lengths may be modified or waived by the County Engineer if it is determined that, due to site specific constraints, the implementation will not be feasible or practical.
4. Traffic engineering software, with the approval of the County Engineer, may be used to determine the storage length for right turns.

TABLE 4

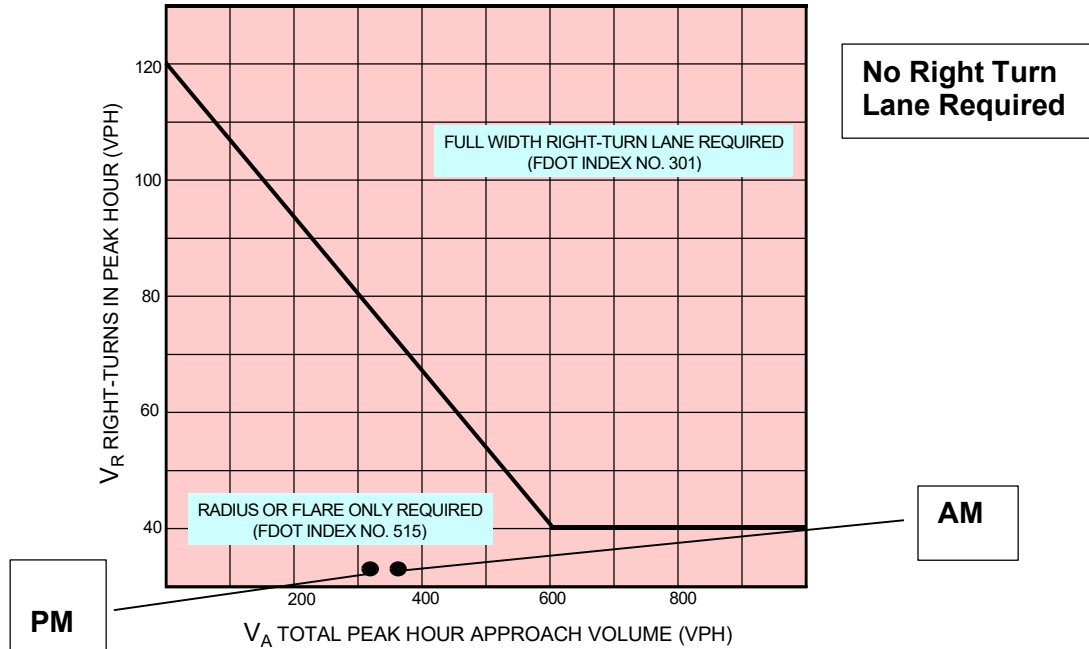
Left Turn Lane Lengths
(Deceleration and Storage)

Unsignalized		
Condition 1	On major roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $25 \times V_L/30$
Condition 2	On access roads (approach).	Deceleration Length: Taper only Storage Length = $25 \times V_L/30$
Signalized		
Condition 3	On major roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $2 \times 25 \times V_L/N$
Condition 4	On access roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $2 \times 25 \times V_L/N$

NOTES:

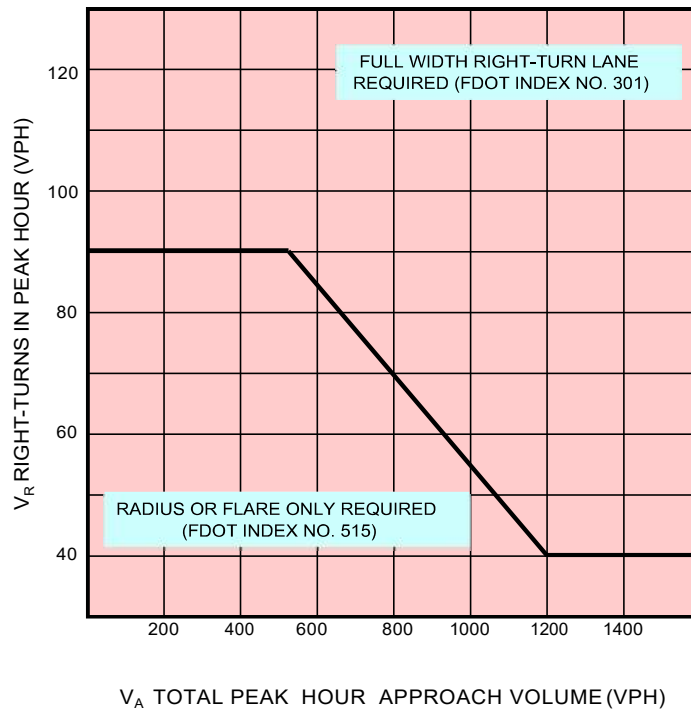
1. N = The number of traffic signal cycles per hour. Use thirty (30) as a default (assumes 120-second cycle length).
2. If the formula yields a storage length of less than fifty (50) feet for unsignalized intersections, then a minimum storage of fifty (50) feet shall be provided.
3. If the formula yields a storage length of less than 100 feet for signalized intersections, then a minimum storage of 100 feet shall be provided.
4. The provision of storage and deceleration lengths may be modified or waived by the County Engineer if it is determined that due to site specific constraints, the implementation will not be feasible or practical.
5. In some instances at signalized intersections or on access/major roads with stop control, the storage length of the left turn is dictated by the through or right movements. Unless otherwise approved by the County Engineer, the storage length for all movements shall be calculated and the highest length shall be used. For through storage length, the same formula as the left turn can be used. Refer to right turn section for determining the storage length for right turns.
6. Traffic engineering software, with the approval of the County Engineer, may be used to determine the storage length for right turns.

GRAPH 1A. RIGHT-TURN LANE WARRANTS – TWO-LANE FACILITIES



NOTE: For posted speeds at or under forty-five (45) mph, peak hour right turns greater than forty (40) VPH, and total peak hour approach less than 300 VPH, adjust right turn volumes. Adjust peak hour right turns = peak hour right turns—twenty (20).

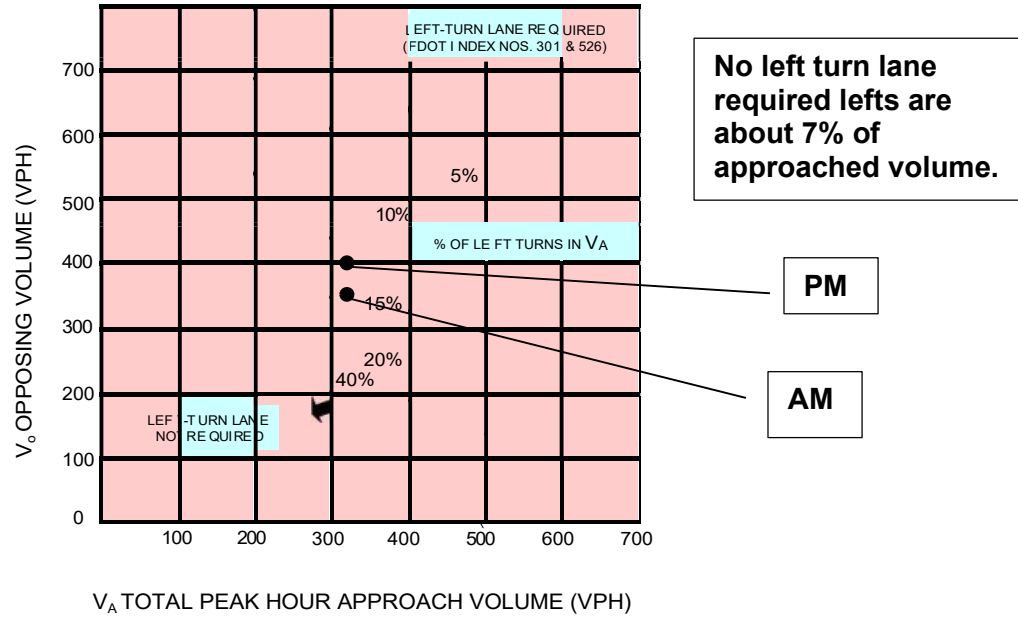
GRAPH 1B. RIGHT-TURN LANE WARRANTS
FOUR- OR SIX-LANE FACILITIES



NOTE: For application on high speed highways.

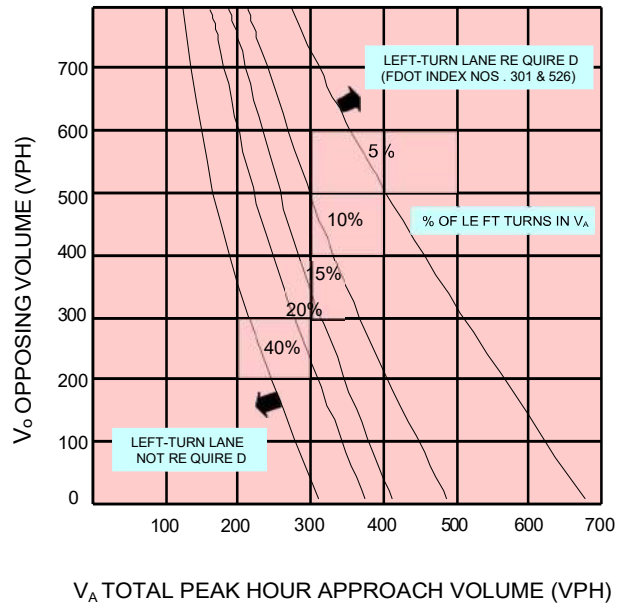
Graphs 1A & 1B Source: National Cooperative Highway Research Program, Report No. 279.

GRAPH 2A. LEFT-TURN LANE WARRANTS –
TWO-LANE FACILITIES (≤ 40 MPH)



NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

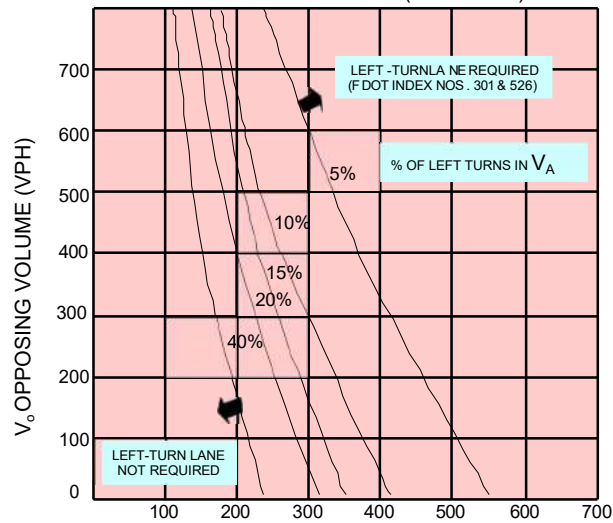
GRAPH 2B. LEFT-TURN LANE WARRANTS –
TWO-LANE FACILITIES (45-50 MPH)



NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

Graphs 2A & 2B Source: National Cooperative Highway Research Program, Report No. 279.

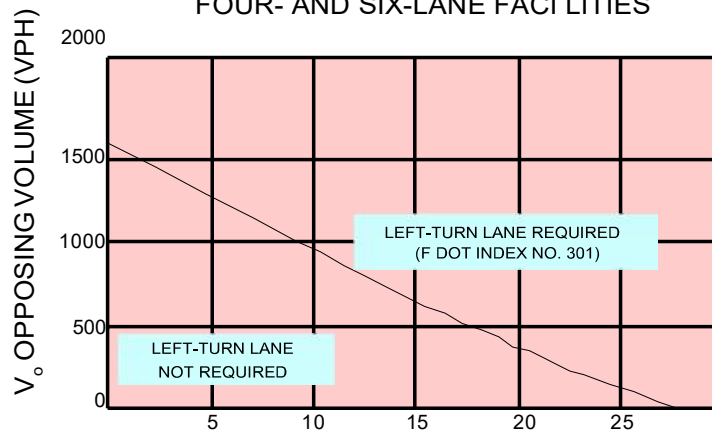
GRAPH 2C. LEFT-TURN LANE WARRANTS –
TWO-LANE FACILITIES (55-60 MPH)



V_A TOTAL PEAK HOUR APPROACH VOLUME (VPH)

NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

GRAPH 2D. LEFT-TURN LANE WARRANTS –
FOUR- AND SIX-LANE FACILITIES



V_L LEFT TURNS IN PEAK HOUR (VPH)

NOTE: When $V_O < 400$ VPH, a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as left-turning traffic exceeds 400 VPH. ($V_A > 400$ VPH).

Graphs 2C & 2D Source: National Cooperative Highway Research Program, Report No. 279.

SAMPLE PROBLEM NO. 1

Steps 1-6

1. Ninety-four (94) unit apartment complex. West side of Rowan Road, north of Nebraska Avenue (Main Street). Four (4) lane urban. Speed limit forty-five (45) mph.
2. Existing use—vacant.
3. Proposed use—apartments.
4. Site plan, etc., not included in sample.
5. Proposed access on Rowan Road, west side, at existing median opening, approximately 365 feet north of Indiana Avenue. No existing turn lane facilities north or southbound. No other access to this site is proposed.
6. Source: ITE, 6th Edition
ITE Code: 220
Existing Maximum Trip Generation: 0
Net Increase in Maximum Trip Generation: 698
From ITE: No. of Trips = $(5.994 \times 94 \text{ units}) + 134.114 = 698$
Total Maximum Daily Trip Generation: 698

If the total maximum daily trip generation is greater than 100 and no TIS is required pursuant to this Code, Section 1301, proceed with Step 7.

Step 7

7. From the Pasco County Traffic Operations Division, Traffic Count File for Rowan Road (C.R. 77) (Section 820.1):

P.M. Peak	<u>455</u> NB	<u>385</u> SB	<u>N/A</u> EB	<u>N/A</u> WB
-----------	------------------	------------------	------------------	------------------

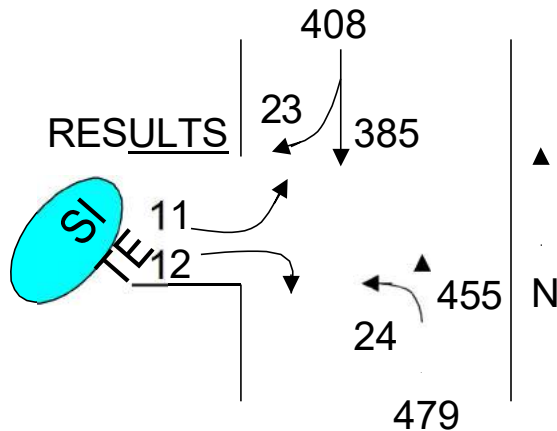
A.M. Peak Not Available

Total Daily Count: 23,624 (ADT) 10/4/01

From ITE Manual, P.M. Peak Hour Trips = $(0.541 \times 94 \text{ units}) + 18.744 = 70 \text{ trips}$

A.M. Peak Hour Trips: N/A

From ITE, 67 percent (47) entering and 33 percent (23) exiting. Say 50/50 directional distribution.



Proceed to Warrants and Turn Lane Design Criteria.

Right Turn Warrants

From Table 1, Condition 1, see Graph 1B to check warrants for the southbound, right turn lane on Rowan Road.

$$V_R = 23, V_A = 385 + 23 = 408$$

From Graph 1B, a full width, right turn lane is not warranted.

Left Turn Warrants

From Table 2, Condition 1, see Graph 2D to check warrants for the northbound, left turn lane on Rowan Road.

$$V_L = 24, V_A = 455 + 24 = 479, V_O = 385 + 23 = 408$$

From Graph 2D, the intersection of V_O and V_L is to the right of the curve; therefore, a left turn lane is required.

Left Turn Lane Lengths

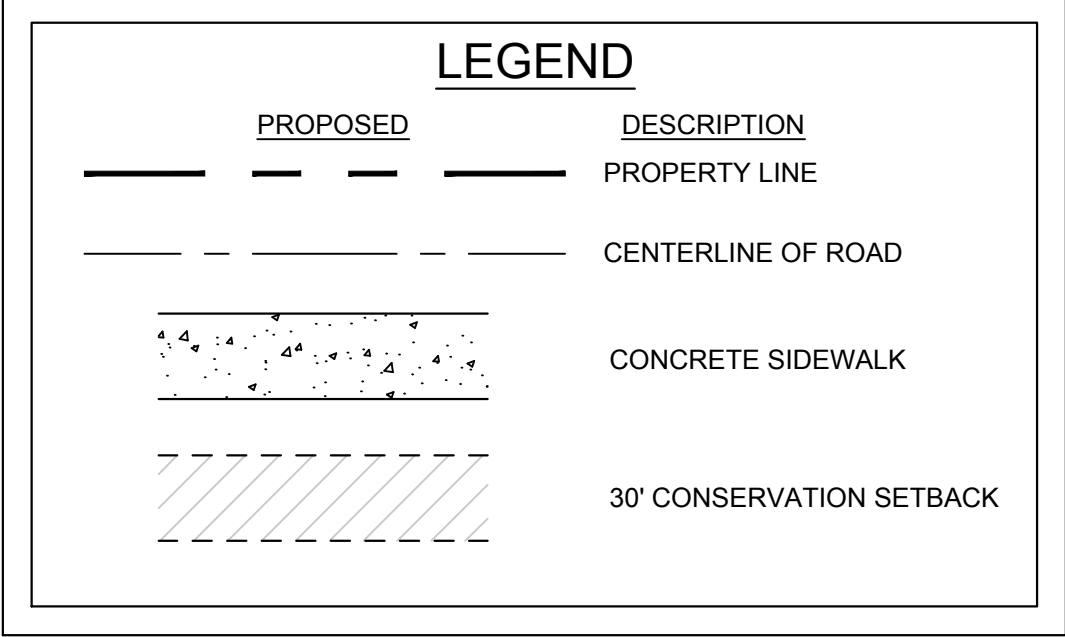
From Table 4, Condition 1, the required deceleration length is determined by FDOT Index No. 301. A total deceleration distance (L) of 185 feet is required for the forty-five (45) mph urban condition and includes the fifty (50) foot taper length.

The required storage length (queue) is calculated as follows:

$$\text{Storage Length} = 25 \times V_L / 30 = 25 \times 24 / 30 = 20 \text{ feet}$$

Per Note 1, the required minimum storage length is fifty (50) feet. This is in addition to the 185-foot deceleration, for a total deceleration and storage length of 235 feet.

- SITE DETAILS - SEE DETAIL SHEETS
- 1A TYPE F CURB, 5' TRANSITION (FDOT INDEX 520-001)
1B TRANSITION CURB TO VALLEY CURB, 5' TRANSITION
1C MIAMI CURB
2A 6" PARKING STALL STRIPE (WHITE)
2B AISLE STRIPING PER FDOT STD. PLANS INDEX 711-001
3A SPECIAL EMPHASIS CROSSWALK STRIPING PER FDOT STD. PLANS INDEX 711-001
10A PROPOSED TOWNHOME BUILDING PAD
12A MAIL KIOSK (RE: ARCH PLANS)
13A BARRICADE WITH REFLECTORS PER INDEX R-19
15A ACCESSIBLE PARKING SIGN IN BOLLARD (TYP). HANDICAP SIGN IN ACCORDANCE WITH FDOT DESIGN STANDARD PLANS 700-102, FTP 20-06. REFER TO SITE DETAILS
15B CONCRETE WHEELSTOP
16A ACCESSIBLE PARKING SYMBOL (ALL HANDICAP PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARDS PLANS INDEX 711-001. REFER TO SITE DETAILS
16B TRAFFIC FLOW ARROW (TYP.) (SEE FDOT DETAIL ON SHEET C-5.0)
17A 24" STOP BAR (TYP.) PER FDOT STANDARDS
17B STOP SIGN, 30" R1-1 PER MUTCD STANDARDS
18A CURB RAMP TYPE GR-E PER FDOT STANDARD PLANS INDEX 522-002
20A SITE LIGHT POLE - SEE PHOTOMETRIC PLANS. REFER TO DETAILS FOR LIGHT POLE BASE, FIXTURE TYPE, AND MOUNTING DETAILS.



NOTE: SIDEWALK AND DRIVEWAY LOCATION IN FRONT OF PROPOSED TOWNHOMES SUBJECT TO CHANGE DEPENDING ON PROPOSED FLOORPLAN AND DRIVEWAY LAYOUT.

NOTE: ALL REFUSE SERVICE TO BE CURB SIDE PICKUP.

SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



PROJECT DATA

TOTAL PROJECT ACREAGE: +/- 4.92 ACRES/DEVELOPABLE AREA
BUILDING BREAKDOWN:
TOTAL UNITS: 55 (63,180 SF)
20'X60' UNITS: 26 (33,600 SF)
17'X60' UNITS: 29 (29,580 SF)
MAX. DENSITY: 20 DU/AC = 99

EXISTING JURISDICTION: PASCO COUNTY
PROPOSED JURISDICTION: CITY OF ZEPHYRHILLS

EXISTING USE: VACANT LAND/NO EXISTING STRUCTURES
EXISTING ZONING/FLU: AR/RES-6 (COUNTY)
PROPOSED ZONING: R-4 (CITY)
ABUTTING:
NORTH: AR
EAST: PUD - PLANNED UNIT DEVELOPMENT
WEST: M1 - MOBILE HOME SUBDIVISION
SOUTH: M3 - RECREATIONAL VEHICLE PARK

PROPOSED USE: TOWNHOME / RESIDENTIAL
BUILDING HEIGHT:
ALLOWED:
PROPOSED:
MAX. ALLOWABLE F.A.R. = XX%
PROPOSED F.A.R. = 0.295

SETBACKS:
REQUIRED: F - 30'
S - 20'
R - 20'
PROVIDED: F - 30'
S - 20'
R - 20'

REQUIRED LANDSCAPED OPEN SPACE: 30%
PROPOSED LANDSCAPE OPEN SPACE: 30%

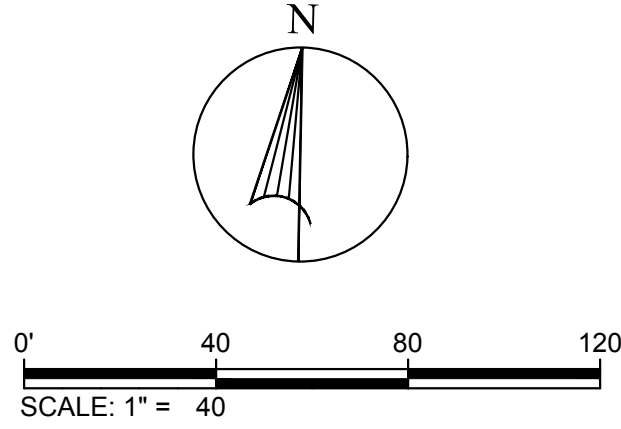
REQUIRED/PROVIDED BUFFERS:
FRONT: 20'/20'
SIDES: 10'/10'
REAR: 10'/10'

PARKING REQUIREMENTS FOR PROPOSED USE:
REQUIRED:
2 SPACES PER UNIT = 55 UNITS X 2 = 110
1 VISITOR SPACE PER 4 TOWNHOMES = 55 UNITS X 0.25 = 14
PARKING SPACES PROVIDED:
UNIT PARKING = 110 (ONE GARAGE PARKING SPACE, ONE DRIVEWAY)
VISITOR PARKING = 14 SPACES

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE 6" INTEGRAL CURBING. CURB AND GUTTER NEXT TO ASPHALT SHALL BE TYPE 'D' CURB AND GUTTER.
- DEMOLITION OF EXISTING PAVEMENT AND UTILITIES IS A PART OF THIS CONSTRUCTION PACKAGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND STEPS TO INSURE THAT ALL ADJOINING PROPERTIES ARE PROTECTED FROM DAMAGE AND TO INSURE THAT ALL ADJOINING PROPERTIES RETAIN ALL UTILITY SERVICES DURING THE DURATION OF THE CONSTRUCTION.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE NOTED TO BE SAVED.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE PROPOSED ON-SITE STORMWATER POND WILL SERVE THE ENTIRE DEVELOPMENT PROPERTY.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING (BLOCK), OR CENTERLINE OF PARKING BAY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
- UNLESS OTHERWISE NOTED, ON-SITE PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND SYMBOL PAINTED ON THE ASPHALT. STALLS ADJACENT TO THE FIVE (5) FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. STRIPING TO BE BLUE.
- STOP SIGNS SHALL MEET THE CRITERIA OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEMS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

Issued:	Date:
A ISSUED FOR PERMITS	xx-xx-xx
B	
C	
D	
Revisions:	Date:
1	xx-xx-xx
2	
3	
4	
5	
6	



Scott K. Stannard, P.E.

FL P.E. No. 50565 SEAL

This item has been digitally signed and sealed by Scott K. Stannard, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Commercial Site Solutions, Inc.
FL C.O.A Number: 27575
21764 State Road 54
Lutz, FL 33549
(813) 885-2032
www.css-eng.com

ACME
Development
Company

P.O. BOX 1209
CRYSTAL SPRINGS, FL 22524
PH: (813) 782-0825 (OFFICE)
CONTACT: KEVIN RYMAN

Client Name:

WIRE ROAD AT
DRIFTWOOD

WIRE ROAD @ DRIFTWOOD RD
CITY OF ZEPHYRHILLS, FL
PACO COUNTY
PH: (813) 782-0825
CONTACT: KEVIN RYMAN

Project Name & Location:

SITE PLAN

Drawing Name:

Date: 07/13/21

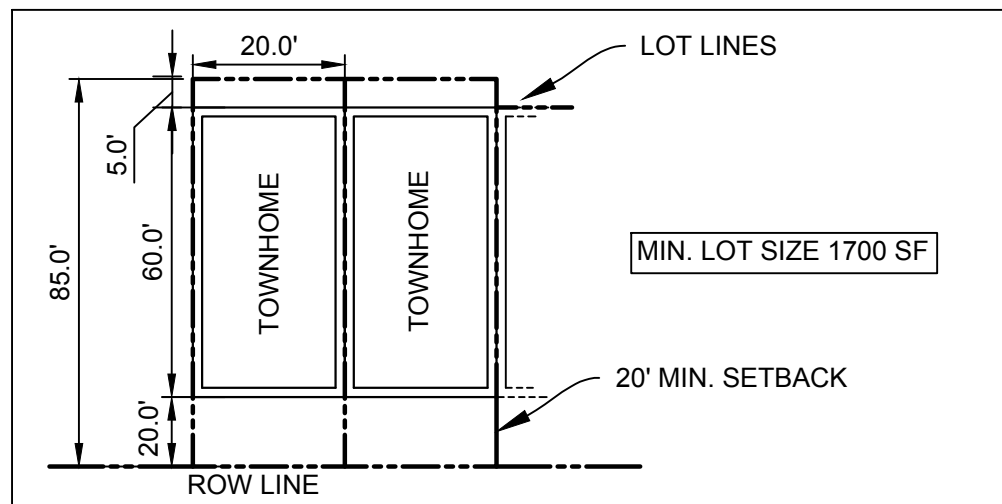
Revised: XXX

Drawn: sks

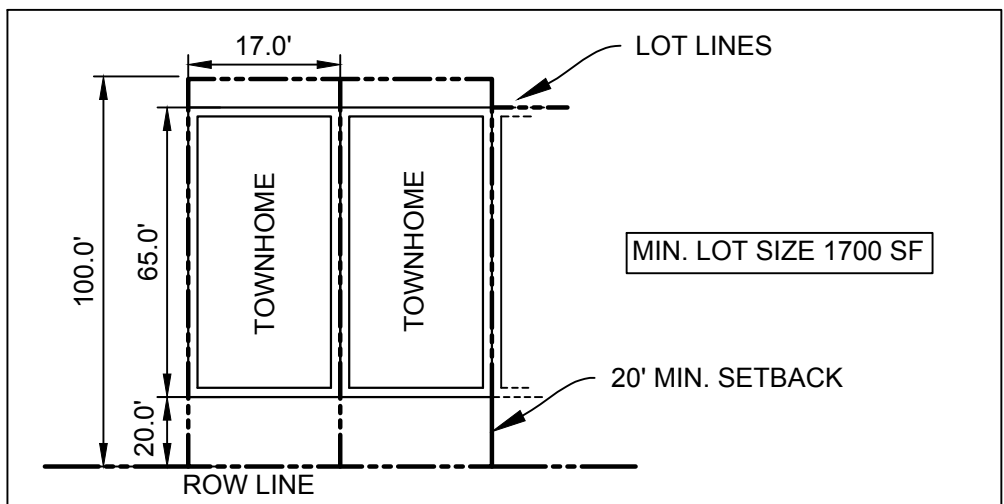
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Drawing No.

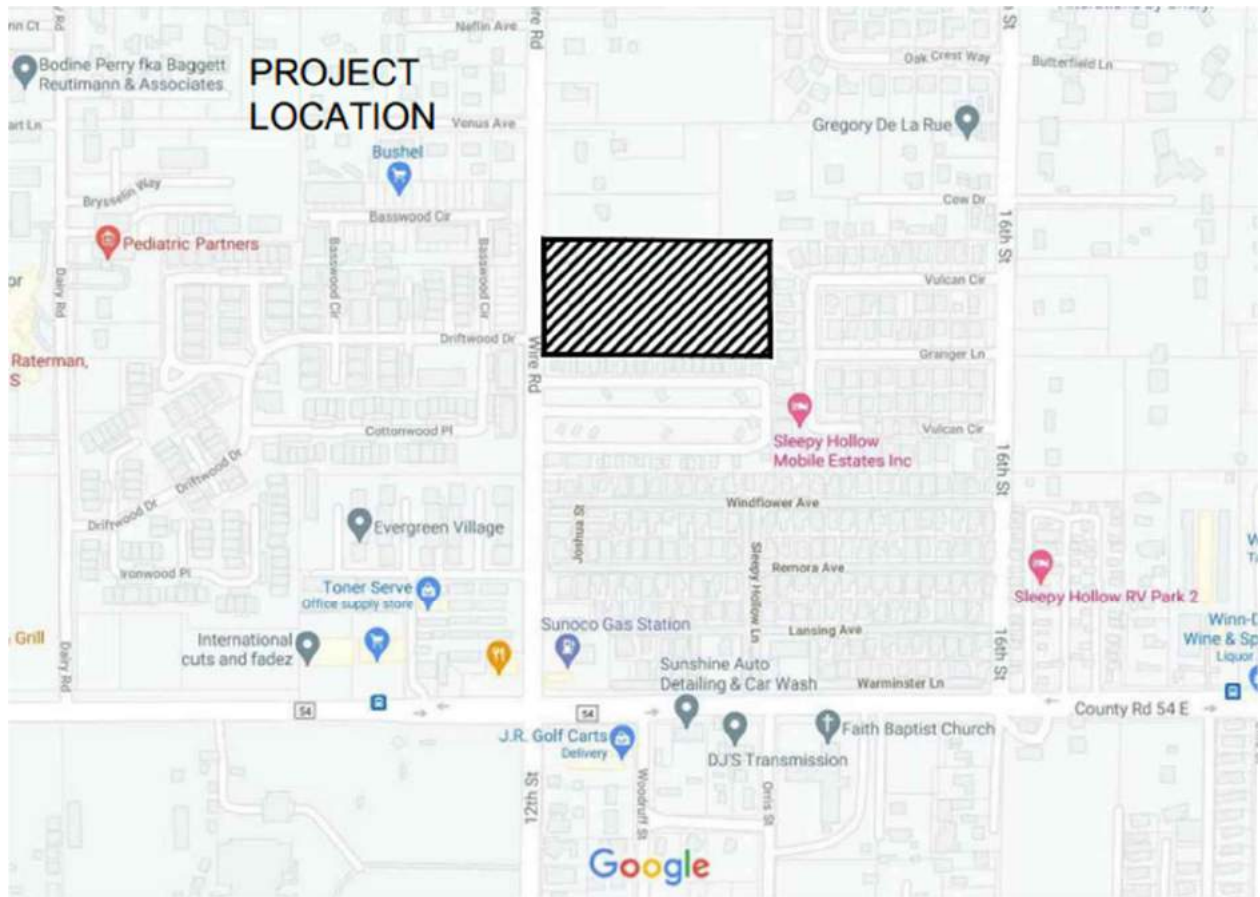
C-4.0



MIN. LOT SIZE EXHIBIT (20' WIDE UNITS)



MIN. LOT SIZE EXHIBIT (17' WIDE UNITS)



Location Map

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

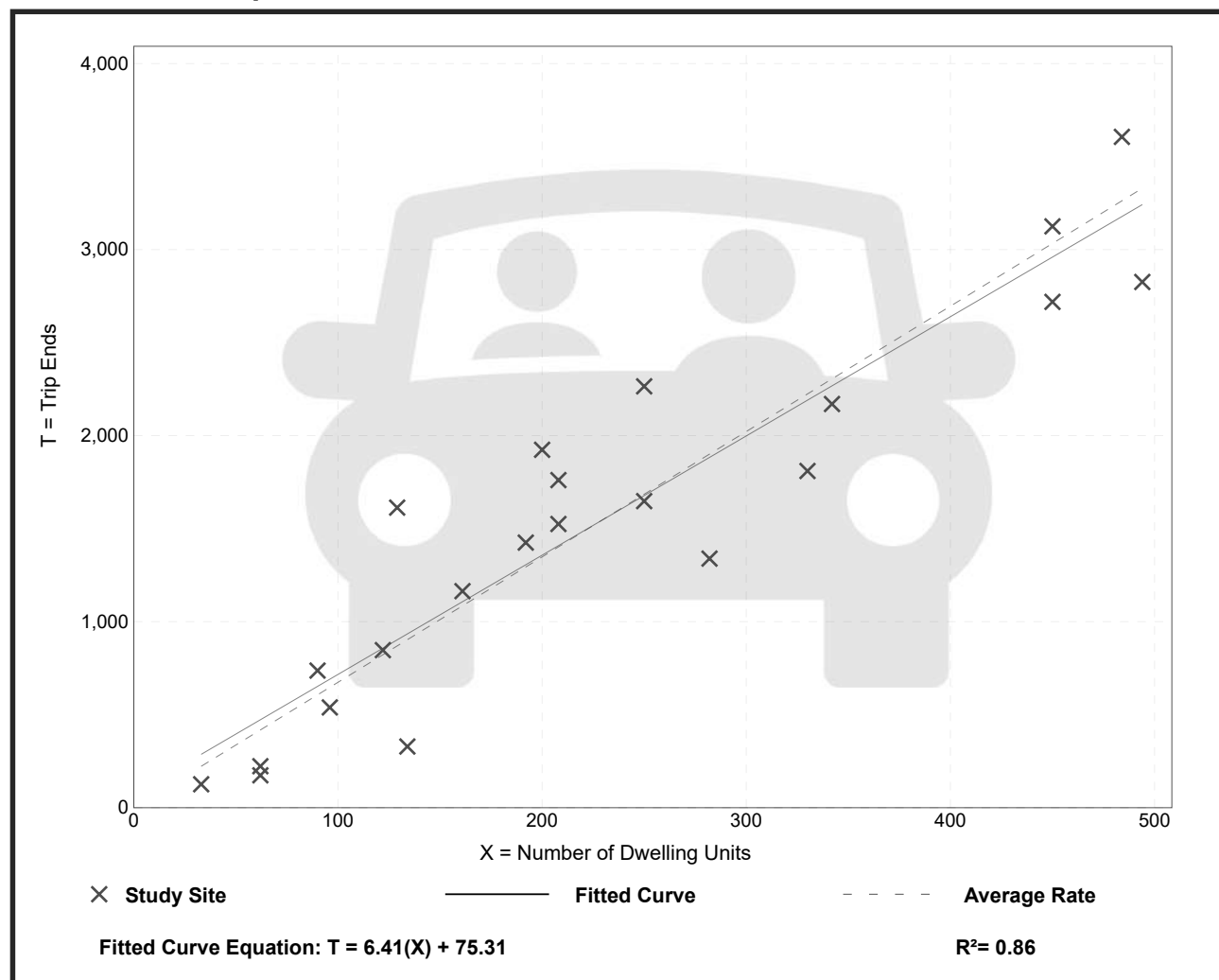
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

49

Avg. Num. of Dwelling Units:

249

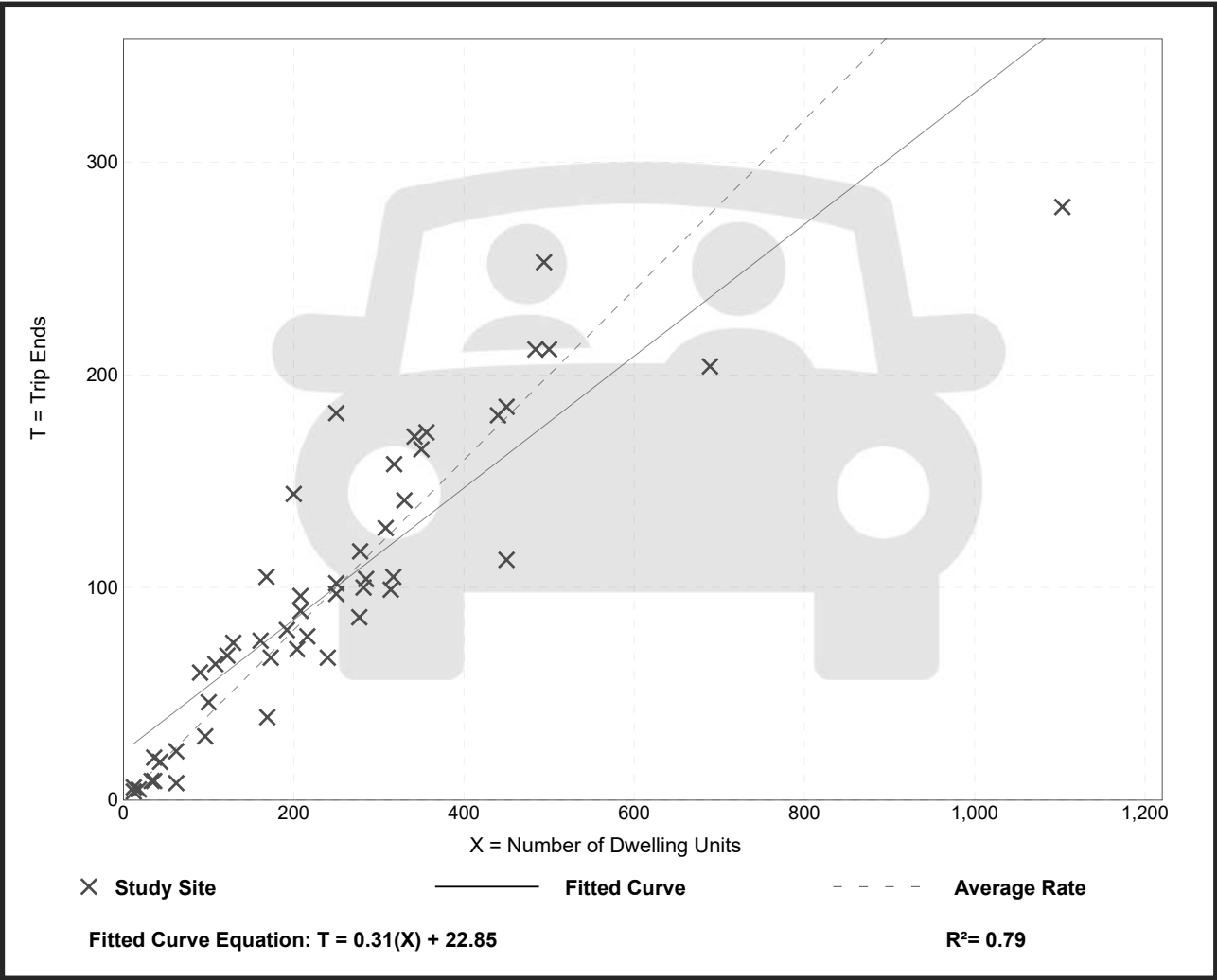
Directional Distribution:

24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

59

Avg. Num. of Dwelling Units:

241

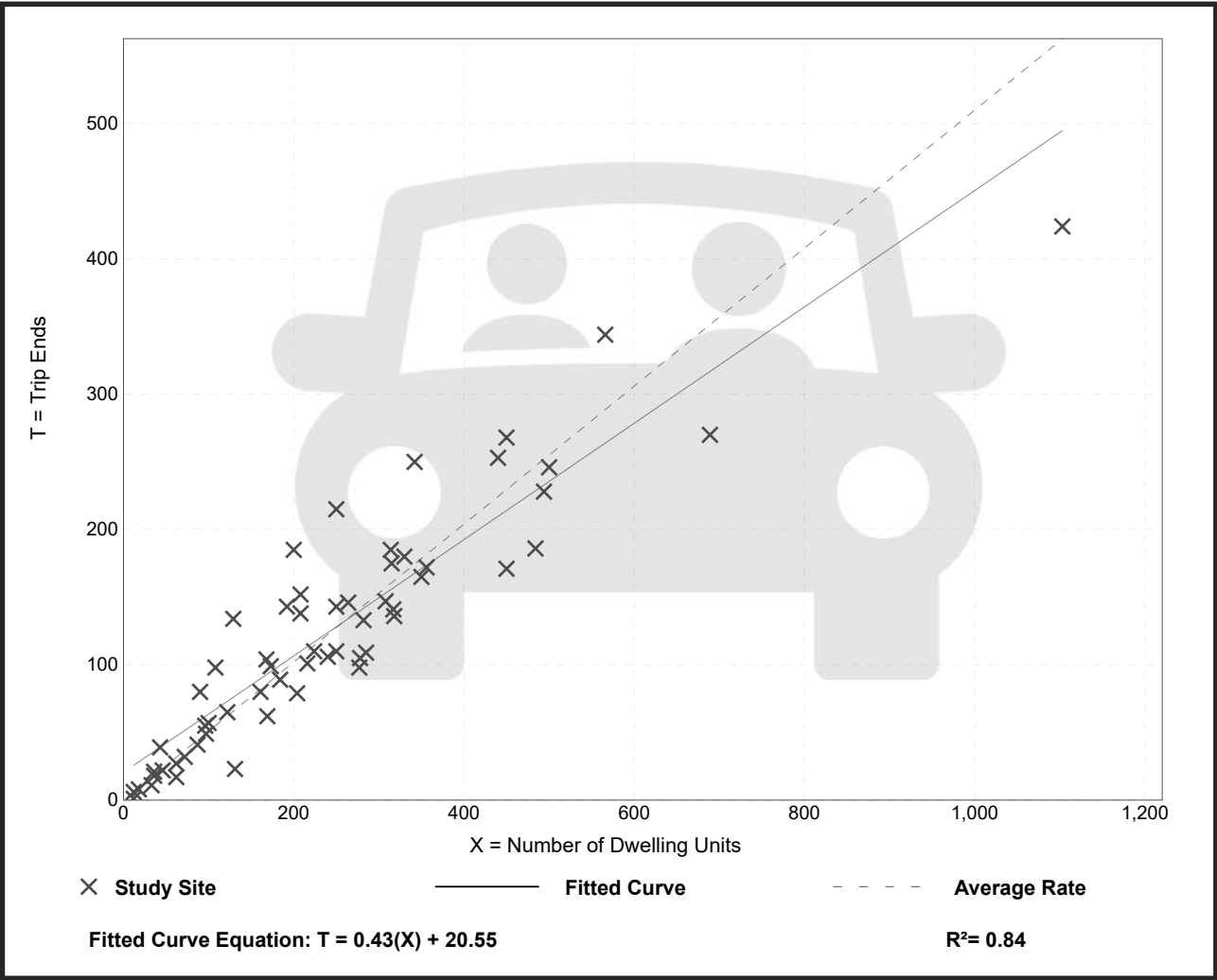
Directional Distribution:

63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 14 PASCO

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
6034		MASSACHUSETTS AVE, EAST OF GRAND BLVD (HPMS)	E 3000E	W 3100E	6100 S	9.0	55.4F	3.7P
6035		OLD LAKELAND HIGHWAY, SOUTH OF CLINTON AVE (HPMS)	N 4200E	S 4200E	8400 S	9.5	55.4F	20.8P
6038		CLINTON AVE, WEST OF US 301 (HPMS)	E 7800E	W 7700E	15500 S	9.0	55.4F	7.2P
6040		E/O AUTUMN PALM GROVE DR, EAST OF CANAL (HPMS)	E 350E	W 300E	650 S	9.0	55.4F	3.8P
6041		SAM ALLEN, NORTH OF TUCKER RD (HPMS)	N 1100E	S 1200E	2300 S	9.0	55.4F	7.0P
6045		FORT KING ROAD/DAUGHTERY RD, WEST OF FORT KING R	N 3400E	S 3700E	7100 S	9.0	55.4F	4.2P
6046		OTIS ALLEN RD, EAST OF WIRE ROAD (HPMS)	E 1700E	W 1800E	3500 S	9.0	55.4F	5.7P
6047		CR 54, EAST OF US 301 (HPMS)	E 5700E	W 5900E	11600 S	9.0	55.4F	8.1P
6051		FORT KING RD NORTH OF EILAND BLVD (CR 54) (HPMS)	N 5400E	S 6200E	11600 S	9.0	55.4F	3.8P
6052		FORT KING RD, NORTH OF BOZEMAN RD (HPMS)	N 2500E	S 2600E	5100 S	9.0	55.4F	4.7P
6053		COUNTY LINE RD, EAST OF BRUCE B DOWNS/CR 581 (HP)	E 7200E	W 7500E	14700 S	9.0	55.4F	1.9P
9001		JOHNSTON ROAD, E OF BELLAMY BROTHERS BLVD	E 250E	W 250E	500 S	9.5	55.4F	5.1F
9002		WIRE ROAD, N OF CR 54	N 3900E	S 3700E	7600 S	9.0	55.4F	5.1F
9003		SCHARBER RD, N OF DARBY RD	N 350E	S 400E	750 S	9.5	55.4F	5.1F
9004		JASMINE BLVD, E OF SCENIC DRIVE	E 1300E	W 400E	1700 S	9.0	55.4F	5.1F
9005		LIVINGSTON RD, N OF E COUNTY LINE RD	N 3600E	S 3200E	6800 S	9.0	55.4F	5.1F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

08-MAR-2021 11:20:02

PAGE -10-

622UPD

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CITY ATTORNEY'S REPORT 4.2

Zephyr Storage LLC on US-301 South of Daughtery Road

First Reading **ORDINANCE NO. 1446-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY ROR (RETAIL/OFFICE/RESIDENTIAL) TO CITY MU (MIXED USE); AND AMENDING THE CITY'S OFFICIAL ZONING MAP, CHANGING THE ZONING DESIGNATION FROM COUNTY C2 TO CITY C2 (COMMUNITY COMMERCIAL), FOR PARCEL 03-26-21-0010-00100-0020; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

Issue:

Petition for Annexation, Small scale future land use map amendment and rezoning.

Background:

The subject property is located on the west side of Gall Blvd. and south of Daughtery Rd. and is an existing enclave. The property is planned for an indoor storage facility and with the proposed height is being processed as a conditional use. The petition / use of the property is consistent with the development trends in the area, will generate taxes and will require very limited City services. The petition is also consistent with the City's Comprehensive Plan & Land Development Code.

Attachment(s):

1. 17935073v1 - Ordinance 1446-22 Zephyr Storage FLU RZ
2. Zephyr Storage MAP

Fiscal Impact:

Yes, Annexing into the City will result in City taxes from the proposed indoor storage facility planned with minimum services required.

Staff Recommendation:

Staff and the Planning Commission recommend approval of the petition for Annexation, Future Land Use Amendment to City MU (Mixed Use) & Zoning to City 2 (Community Commercial).

ORDINANCE NO. 1446-22

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY ROR (RETAIL/OFFICE/RESIDENTIAL) TO CITY MU (MIXED USE); AND AMENDING THE CITY'S OFFICIAL ZONING MAP, CHANGING THE ZONING DESIGNATION FROM COUNTY C2 TO CITY C2 (COMMUNITY COMMERCIAL), FOR PARCEL 03-26-21-0010-00100-0020; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Council has been given authority by the State of Florida pursuant to Chapter 163, Florida Statutes, to amend the Future Land Use Map of the City's Comprehensive Plan upon written consent of the land owners, together with the approval of the City Council for said Future Land Use Map amendment duly expressed by Ordinance; and

WHEREAS, the City Council has been given authority by the State of Florida pursuant to Chapters 163 and 166, Florida Statutes, to rezone property within the City Limits upon receipt of written consent of the land owner, together with the approval of the City Council for said rezoning duly expressed by Ordinance; and

WHEREAS, the Planning Commission, sitting as the Local Planning Agency, did hold public hearing on the 16th day of August, 2022 to consider the Future Land Use Map Amendment and Rezoning; and

WHEREAS, due public notice of the hearing on the proposed Future Land Use Map Amendment and Rezoning was given by the City Council for October 13, 2022, as required by the Zephyrhills Land Development Code, as amended, and Chapters 163 and 166, Florida Statutes; and

WHEREAS, the Future Land Use Map Amendment meets the criteria of a small scale map amendment pursuant to Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, the City has determined that the MU (Mixed Use) Future Land Use classification would be appropriate and consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council has determined that the C2 (Community Commercial) Zoning designation would be appropriate, would be consistent with the MU Future Land Use classification, and would promote the general welfare and encourage proper development within the city.

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

Section 1. The Whereas clauses above are true and accurate and are incorporated by reference and made a part of this Ordinance.

Section 2. The following lands, lying and being situated in Pasco County, Florida to-wit:

Parcel/Tax ID No.: 03-26-21-0010-00100-0020

Physical Address: 6923 and 6927 Gall Boulevard; 37840 Daughtery Road

Legal Description:

THE SOUTH 100 FEET OF TRACT 1 AND THE WEST 30 FEET OF THE NORTH 221.60 FEET OF TRACT 1, AND THE WEST 400 FEET OF TRACT 16 LESS THE SOUTH 130 FEET THEREOF; LESS THAT PORTION WITHIN 25 FEET OF THE NORTHERLY SECTION LINE OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND LESS THE RIGHT OF WAY OF/FOR US HIGHWAY 301/GALL BOULEVARD, IN ZEPHYRHILLS COLONY COMPANY SUBDIVISION AS PER PLAT BOOK 2, PAGE 6, SECTION 3, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

Acreage: 3.40 Acres (MOL)

the Future Land Use classification is hereby amended to City MU (Mixed Use) and the Zoning designation is hereby changed to City C2 (Community Commercial) and included within the boundaries of the City of Zephyrhills, Florida.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

Section 5. This Ordinance shall become effective thirty-one (31) days after the adoption if no challenge is filed, as provided in the City Charter and Chapter 163, Florida Statutes.

The foregoing Ordinance No. 1446-22 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of October, 2022.

Attest: _____
Lori L. Hillman, City Clerk

Jodi Wilkeson, Council President

The foregoing Ordinance No. 1446-22 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 24th day of October, 2022.

Attest: _____
Lori L. Hillman, City Clerk

Jodi Wilkeson, Council President

The foregoing Ordinance No. 1446-22 was approved by me this 24th day of October, 2022.

Gene Whitfield, Mayor

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

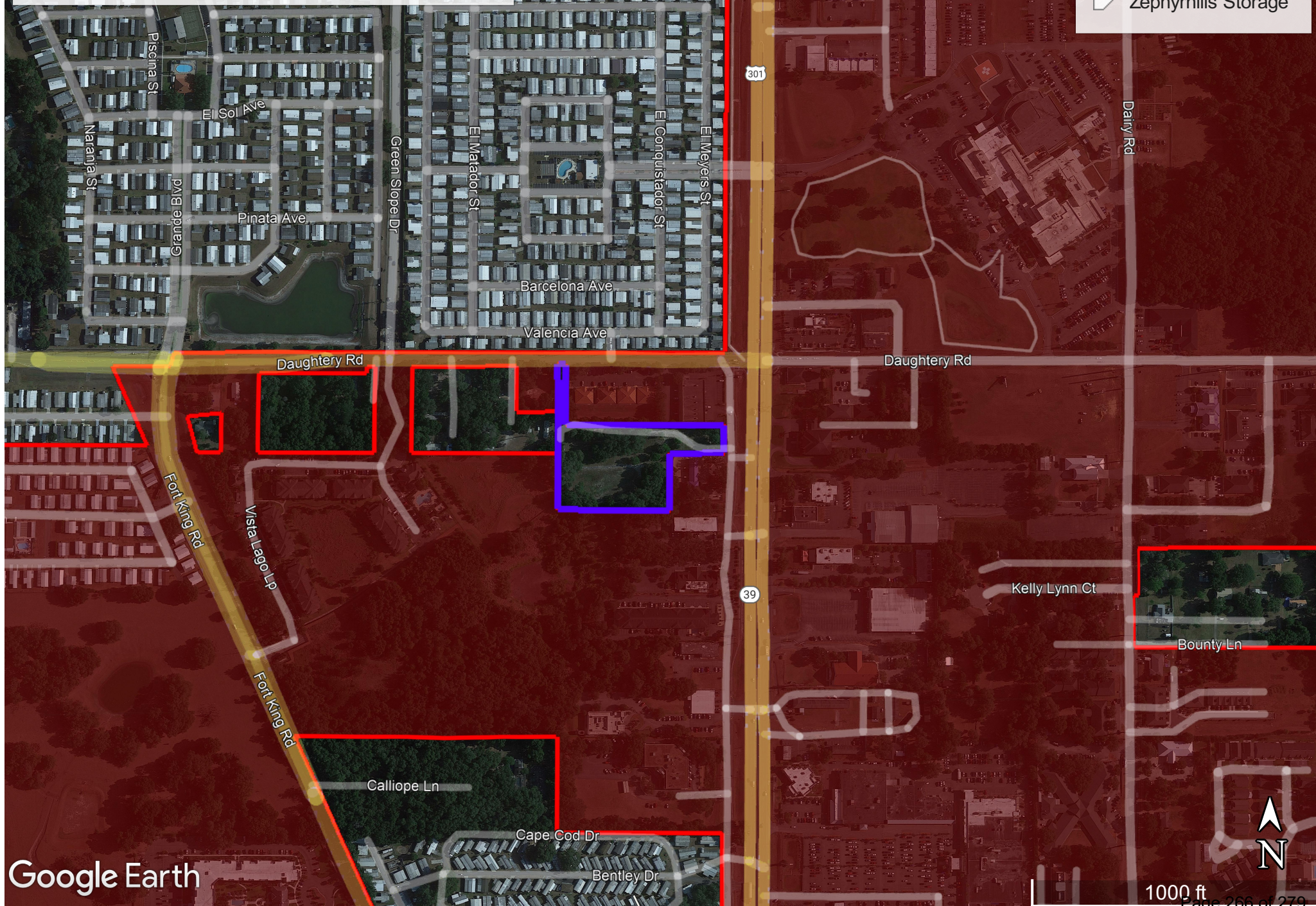
Matthew E. Maggard, City Attorney

Zephyrhills Storage Annexation

03-26-21-0010-00100-0020

Legend

-  Zephyrhills
-  Zephyrhills Storage



CITY ATTORNEY'S REPORT 4.3

Park Place Boat & RV Storage, LLC Conditional Use

First Reading **RESOLUTION NO. 803-22 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS; APPROVING A CONDITIONAL USE FOR RECREATIONAL VEHICLE STORAGE IN THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT ON PARCELS 19-26-22-0010-00000-0110 AND 19-26-22-0010-00000-0120; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."**

Issue:

Conditional Use Request for Recreational Vehicle Storage in Light Industrial Zoning

Background:

Application submitted by Park Place Boat & RV, LLC for a conditional use to construct a +/- 80,000 square foot recreational vehicle storage facility at 3971 and 4001 Trump Place. The City of Zephyrhills Land Development Code allows for recreational vehicle storage to be considered as a conditional use in LI zoning.

Attachment(s):

1. Resolution 803-22 Park Place Boat & RV Storage, LLC Conditional Use
2. Staff Report_ParkPlaceB&RV_PC09.20.22 (1)

Fiscal Impact:

N/A

Staff Recommendation:

Staff Recommends Approval.

The Planning Commission recommended approval at its September 20, 2022 regular meeting.

RESOLUTION NO. 803-22

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS; APPROVING A CONDITIONAL USE FOR RECREATIONAL VEHICLE STORAGE IN THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT ON PARCELS 19-26-22-0010-00000-0110 AND 19-26-22-0010-00000-0120; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application was filed by Park Place Boat & RV Storage, LLC for a conditional use to establish a recreational vehicle storage facility on approximately 7.42 acres of real property generally located at 3971 and 4001 Trump Place with the parcel ID nos. 35-26-22-0010-00000-0120 and 35-26-22-0010-00000-0110; and

WHEREAS, the subject property zoning is LI (Light Industrial); and

WHEREAS, the City of Zephyrhills Land Development Code, Table 2.01.01, allows for recreational vehicle storage to be considered as a Conditional Use in LI zoning districts; and

WHEREAS, the application for a conditional use for recreational vehicle storage has been found to be in compliance with the standards outlined in Part 11.10.00 of the City of Zephyrhills Land Development Code pertaining to Conditional Uses; and

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

1. The holder of a conditional use permit shall be authorized to utilize the site or location of the use only in a manner specified in the written approval and conditions specified therein. Any substantial expansion, alteration or change in the conditional use authorized by the written approval must be reviewed by City Council in the same manner in which the original conditional use was reviewed;
2. An expansion, alteration or change of a conditional use shall be deemed to exist where a substantial modification of the standards provided for in number 1 above results from activity associated with the conditional use or a substantial change of circumstances or conditions arise;
3. The conditions and stipulations shall become part of the written approval and must be followed by the applicant or any successor in interest;
4. The conditional use shall run with the subject property;
5. The applicant shall obtain an approved site development plan and all necessary permits from the City of Zephyrhills or other jurisdictional entity, and shall pay all related impact fees; and
6. The applicant shall construct a recreational vehicle storage facility in accordance with the City of Zephyrhills Land Development Code, Building Code, and any applicable codes, ordinances and policies adopted by the City.

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

Section 1. The foregoing findings are incorporated herein by reference and made a part hereof.

Section 2. The application to establish a recreational vehicle storage facility use on property having the parcel ID nos. 35-26-22-0010-00000-0120 and 35-26-22-0010-00000-0110 is hereby approved.

Section 3. The conditional use is approved for the benefit of the applicant and the applicant's successors and/or assigns and for the use as specified within the application only, subject to the conditions stated herein. The character and benefit of this conditional use shall not change but must be transferred without City Council approval by resolution.

Section 4. The City Council does hereby expressly find that the provisions of this resolution are in conformity with the Comprehensive Plan of the City of Zephyrhills, as amended.

This Resolution No. 803-22 shall run with the subject property and shall inure to the benefit of and be binding upon Park Place Boat & RV Storage, LLC, and its successors and assigns. All references to "applicant" herein shall mean Park Place Boat & RV Storage, LLC and its successors and assigns.

The foregoing Resolution No. 803-22 was read and passed in an open and regular meeting of the City Council of the City of Zephyrhills, FL on this 10th day of October, 2022.

Attest: _____
Lori L. Hillman, City Clerk

Jodi Wilkeson, Council President

The foregoing Resolution No. 803-22 was approved by me this 10th day of October, 2022.

Gene Whitfield, Mayor

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

Matthew E. Maggard, City Attorney



Staff Report

To: Mayor Whitfield and Planning Commission
From: Audrey McGuire, *Historic Preservation Specialist/Community Planner*
Re: USE-0008-22_Park Place Boat & RV Storage Conditional Use
Date: September 20, 2022

I. BACKGROUND INFORMATION

Request for conditional use submitted by Park Place Boat & RV Storage, LLC for +/-80,700 square feet of recreational vehicle storage on approximately 7.42 acres of real property generally located at 3971 and 4001 Trump Place. Recreational vehicle storage in LI zoning districts may be considered as a conditional use.

SUBJECT PROPERTY – *See Attachment 1*

Owner/Applicant(s): Park Place Boat & RV Storage, LLC
36131 Chancey Rd, Zephyrhills

Parcel ID Nos.:	19-26-21-0010-00000-0120	3.38 acres MOL	4001 Trump Place
	19-26-21-10-00-110	4.04 acres MOL	3971 Trump Place

II. DATA & ANALYSIS

STANDARDS OF A CONDITIONAL USE

1. The proposed conditional use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood.
 - a. The project is located within the Park Place industrial park and is not anticipated to adversely affect or contribute to deterioration of quality of life or property values in the area. The applicants have verified the following:
 - The project is a low-traffic impact generator;
 - The site will have minimal utility needs/usage;
 - The site is anticipated to generate only minimal solid waste;
 - The site abuts Zephyrhills Municipal Airport property;
 - Existing trees will be preserved along the southern boundary of the subject property.
2. The proposed conditional use is consistent with the character and existing land use patterns in the surrounding area.

- a. LDC Subsection 2.01.03.18 defines the Light Industrial zoning district. LI allows for storage uses, recreational vehicle storage is not inconsistent with the zoning district, or other land use patterns in the surrounding area.
3. The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.
 - a. Recreational vehicle storage creates minimal traffic impacts and no residual parking, other than vehicle storage, will be generated.
4. The site upon which the proposed conditional use is to be located has suitable drainage, access, ingress and egress, off-street parking and loading areas.
 - a. The proposed use will be located within the Park Place industrial park and will have access off of the internal roadway (Trump Place). The applicants have provided the following additional verified information:
 - The site will be permitted under SWFWMD/DEP ERP stormwater criteria;
 - One ingress/egress driveway located along the Trump Place cul-de-sac is proposed;
 - The site has adequate temporary parking and loading within the internal 60' wide drive aisles.
5. The site upon which the conditional use is to be located has or may have screening or buffering to prevent interference with the enjoyment of surrounding areas.
 - a. The subject property will be fenced in with a 6' high chain-link fence and will be required to meet minimum screening/buffering requirements for the LI zoning district.
6. The propose site meets the applicable requirements of the zoning district in which it is located.
 - a. The subject property currently exceeds the minimum size/area requirements of the LI zoning district. The subject property is not considered a non-conforming lot and may be developed in accordance with LDC and building code requirements.
7. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.
 - a. The applicants have stated that: "Wall-Packs will be installed on each of the buildings to provide minimum security lighting required under the allowed illumen limits." All lighting will be reviewed at time of site plan review and shall not interfere with the approach zones of the nearby Zephyrhills Municipal Airport.
8. The proposed conditional use will not interfere with or adversely affect the health, safety or welfare of the surrounding community area.
 - a. The proposed recreational vehicle storage is land-intensive, but will have a minimal impact on public infrastructure and utilities, noise/odor, and lighting. Therefore, it is not anticipated to interfere with or adversely affect public health, safety or welfare. Additionally, the applicants have stated "this project will provide a necessary use for the community for their personal RV and boat storage within a clean and secure facility.

III. RECOMMENDATION

Staff recommends approval.

The Site Plan Review Committee recommended approval at its regular meeting on August 16, 2022.

THE CITY OF ZEPHYRHILLS, FLORIDA
EXHIBIT F—TASK ASSIGNMENT JE 23-01
WATER/WASTEWATER AS-NEEDED SERVICES

PURPOSE

This is a Task Assignment to the Professional Services – City-Wide Services Contract dated June 11, 2018 between The City of Zephyrhills, Florida (City) and Jones Edmunds & Associates, Inc. (Consultant) and made a part thereof. The purpose of this Task Assignment is to specify the required services of the Consultant to provide engineering services when and as authorized by the City's representative, when deemed necessary.

METHOD OF COMPENSATION

Payment shall be in accordance with the June 11, 2018 Contract. Compensation for all services, materials, supplies, training, reimbursable expenses, and any other items or requirements necessary to complete the work as described herein shall be on a time and materials basis and not exceed Forty Thousand Dollars (\$40,000.00) payable at the rates attached hereto. At no time shall work fees exceed said amount of compensation herein without a written and executed Task Assignment.

STANDARD OF CARE

The Consultant agrees that the plans, specifications, and studies produced under this Task Assignment will be produced in accordance with generally accepted professional standards as to completeness, correctness, and suitability for the purpose intended.

PROCESS

The following Task Assignment Process shall be followed when Engineering Services are required. The Engineering Services Consultant shall provide a complete and detailed proposal to include material and labor and shall submit its proposal in the following format to the City for review, revision, and approval.

The Engineering Services Consultant, at minimum, shall be required to provide the following detail in its proposal:

Attachment 1 - Scope of Work

Attachment 2 - Truth in Negotiation Certificate (*as required per Florida Statutes*)

All Attachments to this Exhibit F are required for a complete Task Assignment to the Continuing Service Contract for Engineering Services.

ATTACHMENT 1—SCOPE OF WORK

All terms used herein shall have the same meaning as defined in the Agreement unless otherwise noted herein. In consideration of the mutual covenants and agreements set forth in Attachments 1 and 2, the City and Consultant agree, by signature, to the details negotiated in this Task Assignment.

SCOPE OF WORK

The Consultant will provide as-needed services to support City staff with engineering related issues as they pertain to water and wastewater infrastructure. These services will be provided on a time and materials basis at the specific written direction of the Utility Director or City Manager. Work products and schedule will be mutually agreed upon by City staff and Consultant. The allowable fee structure for water and wastewater is as indicated in the table below.

Task	Labor	Total
Water System Support Services	\$20,000	\$20,000
Wastewater System Support Services	\$20,000	\$20,000
Grand Total	\$40,000	\$40,000

ATTACHMENT 2—TRUTH IN NEGOTIATION CERTIFICATE

The wage rates and other factual unit costs supporting the compensation under the July 11, 2018 Contract are accurate, complete and current as of the time of entering into the contract. This Certificate is executed in Compliance with Section 287.055 (5) (a) of the Florida Statutes.

DATED this 4th day of October, 2022

By: _____

Stanley F. Ferreira, Jr., PE
President and CEO

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared Stanley F. Ferreira, Jr., PE, President & CEO of Jones Edmunds & Associates, Inc. who, after first being duly sworn, deposes and says that the foregoing Truth in Negotiation Certificate is true and correct to the best of his knowledge, information and belief.

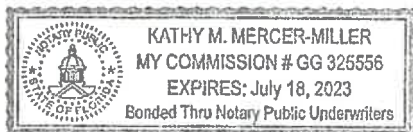
SWORN TO AND SUBSCRIBED before me on this 4th day of October, 2022, by Stanley F. Ferreira, Jr., PE. He is personally known to me.

NOTARY'S SIGNATURE AND SEAL

Kathy M. Mercer-Miller

Kathy M. Mercer-Miller

COMMISSION SEAL/NUMBER:



SIGNATURE

IN WITNESS THEREOF, the above parties have executed this instrument, the name of each party being affixed and these present duly signed by its undersigned representative, pursuant to authority of its governing body

OWNER:

The City of Zephyrhills, FL

By: [Signature]
City Manager

Date Approved: 10/5/22

ATTEST:

By: [Signature]
Eori Hillman, City Clerk



CONSULTANT:

Jones Edmunds & Associates, Inc.

By: [Signature]
Stanley F. Ferreira, Jr.
President & CEO
Bleeman 10.3.22

ATTEST:

By: [Signature]
Kathy Mercer-Miller, Contracts Specialist

City of Zephyrhills Bank Depository - Deposit Listing

Transaction Description	Amount	Customer Reference	Bank Reference	Ledger Date
ACH Credit Received	6,268.11	CITY OF ZEPHYRH	ACHCPAYMENTUS	9/21/2022
ACH Credit Received	754.78	381782304	ACHCPAYMENTUS CO	9/21/2022
ACH Credit Received	87.50	2.01752E+14	ACHCSTATE OF FLO	9/21/2022
ACH Credit Received	545.70	8.78824E+12	ACHCGLOBAL PAYME	9/21/2022
ACH Credit Received	5,189.50	8.78824E+12	ACHCGLOBAL PAYME	9/21/2022
ACH Credit Received	525.00	8.78824E+12	ACHCGLOBAL PAYME	9/21/2022
ACH Credit Received	862.00	8.78824E+12	ACHCGLOBAL PAYME	9/21/2022
ACH Credit Received	14,175.28	CITY OF ZEPHYRH	ACHCPAYMENTUS	9/22/2022
ACH Credit Received	1,366.37	382271442	ACHCPAYMENTUS CO	9/22/2022
ACH Credit Received	263.16	8.78824E+12	ACHCGLOBAL PAYME	9/22/2022
ACH Credit Received	573,073.38	8.78824E+12	ACHCGLOBAL PAYME	9/22/2022
ACH Credit Received	63,733.74	CITY OF ZEPHYRH	ACHCPAYMENTUS	9/23/2022
ACH Credit Received	205.88	382737564	ACHCPAYMENTUS CO	9/23/2022
ACH Credit Received	9,300.00	10722	ACHC10L GOVDEALS	9/23/2022
ACH Credit Received	238,229.02	2.01752E+14	ACHCSTATE OF FLO	9/23/2022
ACH Credit Received	247.75	2.01752E+14	ACHCSTATE OF FLO	9/23/2022
ACH Credit Received	15.00	2.01752E+14	ACHCSTATE OF FLO	9/23/2022
ACH Credit Received	215.83	2.01752E+14	ACHCSTATE OF FLO	9/23/2022
ACH Credit Received	272.85	8.78824E+12	ACHCGLOBAL PAYME	9/23/2022
ACH Credit Received	272.85	8.78824E+12	ACHCGLOBAL PAYME	9/23/2022
ACH Credit Received	21.30	8.78824E+12	ACHCGLOBAL PAYME	9/23/2022
ACH Credit Received	539.72	8.78824E+12	ACHCGLOBAL PAYME	9/23/2022
ACH Credit Received	19,689.25	CITY OF ZEPHYRH	ACHCPAYMENTUS	9/26/2022
ACH Credit Received	164.63	383223037	ACHCPAYMENTUS CO	9/26/2022
ACH Credit Received	209,364.44	2.01752E+14	ACHCSTATE OF FLO	9/26/2022
ACH Credit Received	127.00	2.01752E+14	ACHCSTATE OF FLO	9/26/2022
ACH Credit Received	5.00	2.01752E+14	ACHCSTATE OF FLO	9/26/2022
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ACH Credit Received	335.20	8.78824E+12	ACHCGLOBAL PAYME	9/26/2022
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ACH Credit Received	21,483.59	CITY OF ZEPHYRH	ACHCPAYMENTUS	9/27/2022
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ACH Credit Received	17,502.25	2.01752E+14	ACHCSTATE OF FLO	9/27/2022
ACH Credit Received	24,457.16	2.01752E+14	ACHCSTATE OF FLO	9/27/2022
ACH Credit Received	133.75	8.78824E+12	ACHCGLOBAL PAYME	9/27/2022

ACH Credit Received	7,861.33	CITY OF ZEPHYRH	ACHCPAYMENTUS	9/28/2022
ACH Credit Received	201.12	384801453	ACHCPAYMENTUS CO	9/28/2022
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ACH Credit Received	165.38	8.78824E+12	ACHCGLOBAL PAYME	9/29/2022
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ACH Credit Received	7,216.88	2737839	ACHCCC TM PA LLC	9/30/2022
ACH Credit Received	2,437.61	2.01752E+14	ACHCSTATE OF FLO	9/30/2022
ACH Credit Received	212.25	2.01752E+14	ACHCSTATE OF FLO	9/30/2022
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ACH Credit Received	175.78	386223558	ACHCPAYMENTUS CO	10/3/2022
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ACH Debit Received	2,980.00	41986	ACHDVALIC	9/23/2022
ACH Debit Received	750.00	8.78824E+12	ACHDGLOBAL PAYME	9/28/2022
ACH Debit Received	522,221.13	#NAME?	ACHDCITY ZEPHYRH	9/30/2022
ACH Debit Received	368,957.26	#NAME?	ACHDCITY ZEPHYRH	10/3/2022
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Check Paid	578.12	208921	CK0002808024274I	9/21/2022
Check Paid	221.19	208943	CK0002405007622I	9/21/2022
Check Paid	118.92	208950	CK0002807987787I	9/21/2022
Check Paid	986.00	208952	CK0002907287624I	9/21/2022

Check Paid	30.76	208979 CK0002907064717I	9/21/2022
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Check Paid	62.85	208975 CK0002900945852I	9/26/2022
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Check Paid	3,552.00	208930 CK0002103126976I	9/30/2022
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Check Paid	35.45	208812 CK0002904532273I	10/3/2022
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Deposit	1,787.22	DP0002104160808I	9/21/2022
Deposit	2,593.43	ICLD02404823888I	9/21/2022
Deposit	1,119.44	DP0002105102640I	9/22/2022
Deposit	6,922.13	ICLD02405308153I	9/22/2022
Deposit	1,527.03	DP0002106279308I	9/23/2022
Deposit	14,926.78	ICLD02405720984I	9/23/2022
Deposit	715.07	DP0002108028104I	9/26/2022
Deposit	5,309.72	ICLD02406370529I	9/26/2022
Deposit	1,037.37	DP0002108977963I	9/27/2022
Deposit	8,895.47	ICLD02407004502I	9/27/2022
Deposit	835.49	DP0002102834506I	9/30/2022
Deposit	4,925.15	ICLD02408238525I	9/30/2022
Deposit	3,073.90	DP0002105145137I	10/3/2022
Deposit	24,697.88	ICLD02408996153I	10/3/2022
Deposit	2,280.70	DP0002106708862I	10/4/2022
Deposit	16,267.97	ICLD02400622543I	10/4/2022
Interest Credit	26.49	CNIT000000000000	9/21/2022
Miscellaneous Credit	1,089.04	MSCR000000000111	9/21/2022
Miscellaneous Credit	1,313.96	MSCR000000000111	9/22/2022
Miscellaneous Credit	1,734.37	MSCR000000000111	9/23/2022
Miscellaneous Credit	11,267.01	MSCR000000000111	9/26/2022
Miscellaneous Credit	3,638.69	MSCR000000000111	9/27/2022
Miscellaneous Credit	2,940.40	MSCR000000000111	9/28/2022
Miscellaneous Credit	4,004.80	MSCR000000000111	9/29/2022
Miscellaneous Credit	1,702.47	MSCR000000000111	9/30/2022
Miscellaneous Credit	1,477.26	MSCR000000000111	10/3/2022
Miscellaneous Credit	2,716.39	MSCR000000000111	10/4/2022