



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, January 17, 2023
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Mayor Whitfield
Roll Call – Audrey McGuire
Invocation – Mayor Whitfield

1. CONSENT ITEMS

- 1.1 October 18th, 2022 Meeting Minutes
 - 1. Planning Commission minutes 10-18-22

2. BUSINESS ITEMS

- 2.1 USE 0010-22 Pretty Pond Self-Storage Conditional Use Petition
 - 1. Staff Report for USE 10-22 Pretty Pond Self Storage 1.17.2023
 - 2. Attachment Package for USE 10-22 Pretty Pond Self Storage 1.17.2023
- 2.2 Water Supply Work Plan
 - 1. GOPs_WaterSupplyPlan_ZH_2023_0113_draft_v3 (1)
 - 2. 2023-01-11_ZephyrhillsFacilityWorkPlan (1)

3. PLANNING REPORT

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to**

participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.



**City of Zephyrhills
Planning Commission**

Council Chambers – City Hall | 5335 8th Street, Zephyrhills, FL 33542

Tuesday, October 18, 2022, | 6:00 PM

- MINUTES-

Call to order-Mayor Whitfield

Roll Call-Carlos Maldonado

Commissioners present: Matt Maggard, David Armstrong, Tracy Sullivan, Kevin Bahr, Beth Aker, Christian Ryman, Thomas Vanater, Christa Remington & Dr.Randy Stovall

Staff present: Todd Vandeberg, Rodney Corriveau, Kevin Kelly, Audrey McGuire, Carlos Maldonado

Invocation: Christian Ryman

Pledge Of Allegiance

1. Consent Items

2. Business Items

2.1 ANX/FLU/RZ-0012-22

Simultaneous review of the following petition submitted by Acme Development Corp +/- 120 acres of property located north of Chancey Rd and east of SR 39.

1. Annexation of 9.98 acres into the municipal boundaries of the City of Zephyrhills - Parcels 23-26-21-0020-00200-0000 and 23-26-21-0020-00200-0010
2. Large-Scale Future Land Use Map Amendment (FLUMA), changing the FLU classification 110.32 acres from City IN (Industrial) to City MU (Mixed Use)
3. Rezoning from City LI (Light Industrial) to City PUD (Planned Unit Development)

2 members recused from the item (Christian Ryman & Thomas Vanater)

Planning director **Todd Vandeberg** led the discussion, but first had Representative **Justina Gale** from

FL Design Consultant Representative Justina Gale: presented a power point speaking about the project bringing up main points that could benefit the community. Mrs. Gale spoke about the proposed project regarding rezoning from industrial to residential mixed-use. The proposed 9.9 acres will be Annexed into the city, the analysis for compatibility the PUD focuses mixed-use to possibly benefit the community with providing more opportunities for employment opportunities for citizens, also help increase tax base for the area. Mrs. Gale believes the project might be compatible due to other residential projects that were approved within the area. Also a traffic study was conducted and study shows the area won't have any increase of traffic for the area. The compatibility analyzes proposed part of the project for the PUD is 30,000

sqft, 400 multifamily units, 110 town houses & 200 single family units and 60% will be soft lot widths, also neighborhood commercial. A parking system which will provide 3 acre park parking will be dedicated to the city pedestrian connectivity with a trail and buffering by the CSX corridor. Enhanced buffering will be along State Road Paul S Buchman Highway. The enhanced buffering by the rail corridor will meet all the LDC code for townhomes. Utility impact analyze was done for the study and found that the land use amenity & rezoning will generate less demand for water and waste water if you build out the industrial with the far width .5 that will allow for proximity for 2.4 million of industrial usage . Water usage will be less demand for the Utility department. A traffic study was computed and proves that if built out with the industrial it's anticipated a few trips in traffic.(speaker stated their traffic planner was present and willing to answer questions, no questions were asked for the record).Proposed as well were new turn lanes could be available for the project.

Comments made by attorney Clark Hobby from hobby and hobby PA:

Mr. Hobby stated regarding the project, what's being proposed is possible since the since the sites zoning once was residential back in 2005 when the site was created. It was a large PUD and after it was said they were approached by the city and agreed to have it rezoned to Industrial. The site hasn't had an interest for a buyer since 2007 after it was rezoned. Also stated was that rezoning could benefit the residents around for affordable housing for workers nearby.

Comments by: Todd Vandenberg: Mr. Vandenberg began with a slide show presentation to support the suggested denial for the project. Key points made, staff denial with an executive summary for justification and reason for his denial. First key point was compatibility with land use decision and if it's appropriate with current land use. First element was the railroad CSX, also Mr. Vandenberg spoke with CSX railroad manager Aubrey Brown regarding the project. One concern was that this railroad line is a main railroad line that receives a lot of trips and growth is still anticipated. Second key point were the 2 crossing one by Chancy Road and the other on Tucker Road were trains arriving will have horn noises and believes noise complaints will come. Also spoken to regarding the project was Zephyrhills airport Manager Nathan Coleman. Main concerns were safety of having residential to close to the airport due having longer runways and 60% percent of projects is lined up to the runways (map was presented to show the location). Other points brought up were businesses nearby running a 24/7 operation and loud noises coming and echoing at night.(Video was presented an example of noise coming from the factory). Business within the region such as Moral Steel, Oldcastle stone & wheel blast are concerned with their investments regarding the future land change to residential. Other key points were air borne materials being carried over to the properties. Next key point was suitability, mainly concerned on residential, map on slide show showed all the sufficient commercial in the area and prefer it to be kept industrial. An updated Comp Plan shows the city will become heavy with residential by 44%. Staff comments from police stated concerns for responds to complaints and theft issues when project is ongoing, both noises complaints are received by both code enforcement and the police department. Additional point was new development Bristol Meadows the homeowners have complained about noises from all the industrial in the area. Also complaints on semi-trucks in the area and trip generation could cause road damage. Additional concerns were fiscally the project not creating job opportunities and public services and facilities, full impact utilities 215 gallons per day and city utilities 30 per day, water impact increases and public and police departments will require higher demands on staff. Additional impacts were concerning increase in students and the school area already being at full capacity.

Comments made by Pasco County school representative Richard Tonello:

Commented on possible new development on residential properties solutions for high-capacity schools could be new developments and the property on North Allen could possibly be converted into a high school. School concurrency review shows schools can be built within 2-3yrs. Other considerations could be adding additions to existing schools. Student generation rates determine a rough estimate of 400 children out of 1,000 new homes.

Comments made by Kevin Ryman: Made comments regarding the subject property once being zoned residential when it was purchased and states that the developer is willing to work with the city to meet all its needs and believes it is more appealing for people driving into the city to see residential than industrial. Also stated he was approached by the city and county 17rs ago and asked to have it rezoned from residential to commercial and industrial area businesses were already present even when it was zoned residential.

Comments made by Old Castle representatives Ed Boudreau and Craig Henry: Comments made were regarding the previous noise complaints and how the plant has to be operating 24/7 and employs over 60 employees and reducing operation due to noise complaints could be bad for their investment and business and a loss to the city if the plant is forced to move. Representative supports commercial use of the area. And open to any noise level test.

Comments made by resident Daniel Germond: His concerns were only the material of rust and metal that the industrial business could cause and it becoming airborne and affecting any additional residents in new residential area and causing health and safety issues. Also concerns about flooding due to residential developments.

Closing comments by Todd Vandenberg : The final statement made was land use decisions aren't short term there long term decisions and it's important that we consider all the facts.

Verdict was unanimous denial by all Planning commissioners

2.2RZ 14-22 Agape Baptist Rezoning

Rezoning Petition for a 10 (ten) acre (mol), parcel at Chancy Road and Laurel Valley Boulevard, approximately 1,500 feet east of Copeland Drive. Rezone from OP (Office Professional) to C-3 (General Commercial)

The discussion was led by Rodney Corriveau: The item in the discussion was for a rezoning-only, the property is trying to convert from (OP) Office professional to (C3) neighborhood commercial. Proposed for c3 due to the fact it's within an industrial area and around mobile home rv area. The applicant is proposing a combo of industrial with a flex base and indoor storage facility. Staff is trying to get more industrial more of industrial usage. Examples of industrial flex space were given such as solar will small office with a staging, shipping facility or a medical supply chain could be allowed under the code. Also publishing and printing could be permissible there. Also the location could be low on pedestrians and traffic. A water study was done by the city's utility department and shows that the location could have

low water capacity and usage. Also, further road usage will be reviewed, and possibly right of way permit will be required. A site plan and application were submitted for the use of the property no additional information was provided.

Comments made by Shelly Johnson the attorney of the site: She stated that currently, no buyers are present the only thing that they have done is get it ready and in a position for a future buyer to develop. Also mentioned is that Conditional use is possible due to it being in the Euclidean Zoning.

Comments made by Citizen Craig Randy: His main concerns were that if the area gets approved for a warehouse all the noise that comes from the trucks and possible traffic increases. Mr. Randy was not in favor of the rezoning.

The final verdict was a unanimous decision to approve and move forward to City Counsel.

Additional information will be researched regarding roadway usage within the area of the property.

2.3 ANX 14-22 ANX/FLU/RZ Blue Triton

Annexation, Future Land Use Map Amendment (FLUMA), and Rezoning Petition on behalf of Blue Triton (FKA Nestle) for an 8.43 acre (mol) parcel on 20th Street immediately south of the existing facility.

The discussion was led by Rodney Corriveau: The property in question is Blue Triton former Nestle waters they are proposing an annexation, future land use, and rezone. The section that is within the existing property will be annexed and a rezoning of the area to light industrial, future expansion of the parking lot is being proposed. The future land use amendment for zoning is LI (Light industrial). The compatibility is consistent with the industrial area. The applicant stated their willingness to work with the community to set a buffering within the area due to it being close to residential property. The codes call for a 20 ft. landscaping buffer around the retention pond, the landscape requires irrigation and has 1 year to be up and running. 2nd application with Pasco County to vacate leaf lane was submitted. Also stated was that a 6ft fence is required, A wall is also permissible. The planning department recommended approval along with the previous recommendation from the SPRC (Site Plan Review Committee).

Comments made by the Blue Triton planner Linda Pierson : Mrs. Pierson began with a brief history of the plant such as when it was acquired from Nestle Waters back in April 2021. She also discussed the benefits the community will have for more job opportunities with the expansion. She stated the plant currently has 230 employees working there with possible additional opening coming in the future approximately 35 positions. Pay grade for their employees is above the national average within the area. Job site is a 24hr operation. She believes the expansion will help with revenue and growth within the community along with additional benefits. She believes that they meet all the criteria for industrial rezoning. Mention was the required 20 ft buffer that was shown on a map during the presentation along with 4 parking lots that will be expanded, usage for the parking lot will be mainly for trailers. The right of way section was clarified stating it is separate from the access that the residents have been using their egress will remain the same. The staff report was thorough with the compatibility and land development code, designs is an ongoing type C buffer required for 20 ft buffer with trees. Trees' requirement is they must be planted spaced apart with plenty of room to grow. Also stated was that Blue Triton has ownership of residential properties within the area. A study showed that water and sewage usage would

be less than in residential and low activity for police being notified of any calls regarding the plant. The parking expansion will be mainly for trailers and the future building expansion will be east of the existing. Mrs. Pierson stated she is willing to work with the residents to determine if either fence or wall will be installed.

Comments made by Rodney Corriveau: Stated that the build-out is 5 years water usage is approximately 128,000 gallons per day, water usage for industrial and residential is allocated differently.

For the record commissioner Ryman left the meeting at 9:18pm.

Audio recording was not working properly during the citizen comments:

Comments made by the citizens: Main concerns coming from the residents within the area were possible expansion and the plant possibly intruding into their neighborhood along with the noise from truckers at night and the littering that the truckers are committing. Options were provided for complaints by Blue Tritons representative Mrs. Pierson.

Recommendation: Planning staff to proceed and move forward without a recommendation.

Adjourn

STAFF REPORT

To: The Planning Commission
From: Rodney Corriveau, Senior Planner
RE: USE 0010-22 Pretty Pond Self-Storage Conditional Use Petition
Date: January 17, 2023

I. BACKGROUND & INFORMATION

Property Owner: WLN Zephyrhills, LLC
Petitioner: Flagship Companies Group, LLC
Authorized Agent: Scott Stannard, P.E. of Commercial Site Solutions (CSS)
Location: Corner of Pretty Pond Road and Gall Blvd, Zephyrhills
Parcel ID Number(s): TBD
Acreage: 4.10 Acres (178,596 SF), MOL
Existing Use of Land: Vacant
Existing Land Use: MU (Mixed Use)
Existing Zoning: C-2 Community Commercial
Proposed Floor Area Ratio (FAR): .5
Maximum FAR: 1.0
Proposed Height: 3 Stories at 44 feet inclusive of parapet

SEE ATTACHED STAFF REPORT FOR A FULL REVIEW AND ELEVATIONS

II. DATA & ANALYSIS

The proposal is located on lot 4 of the newly subdivided 8.42 Acre, MOL “Market at Zephyrhills” development. Lot 4 is 4.10 Acres, MOL. The current zoning for the property is C-2 zoning. Site permits were approved in 2021 for mass grading of the vacant trailer park. Mass grading is complete on the overall property, and the installation of infrastructure is underway.

Construction of proposed retail users will soon be underway on the parcels adjacent to US Highway 301.

The surrounding parcels to the north and south are commercial uses with similar C-2 zoning. Abutting the parcel on the western side is an existing stormwater management pond that serves the Walmart development to the north.

The overall site has direct access to US 301/Gall Blvd. via a right-in/right-out, and full access to Pretty Pond Road. The proposed self-storage parcel will tie into a master stormwater, water, and sanitary sewer system that was permitted and constructed as a part of the Market at Zephyrhills infrastructure permit.

III. RECOMMENDATION

Site Plan Review Committee – The SPRC recommended approval of the conditional use to exceed the height limitations and to move the request forward to the Planning Commission at its regularly scheduled monthly meeting on December 20, 2022 with the condition of increased buffering and landscaping around the stormwater pond and along the western property boundary abutting the access road for Walmart.

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

Staff Report Memorandum

To: Planning Commission
From: Rodney Corriveau, AICP – Senior Planner
RE: USE 0010-22 Pretty Pond Self-Storage Conditional Use Petition
Date: January 17, 2022

I. BACKGROUND & INFORMATION

A. History | Application Summary

This is an application for a conditional use petition to exceed the height limitations of the C-2 (Community Commercial) zoning district. The proposal is for the construction of a 3-story, 89,062 square foot (SF) self-storage building on a 4.10 acres, More or Less (MOL) lot at the recently platted “Market at Zephyrhills”. The project is located at the northwest corner of Pretty Pond Road and US Highway 301/Gall Boulevard, see Figure 1 - Location Map.¹ At its regularly scheduled meeting on December 20, 2022, the site plan review committee (SPRC) recommended approval of the conditional use to exceed the height limitations of the C-2 zoning designation.

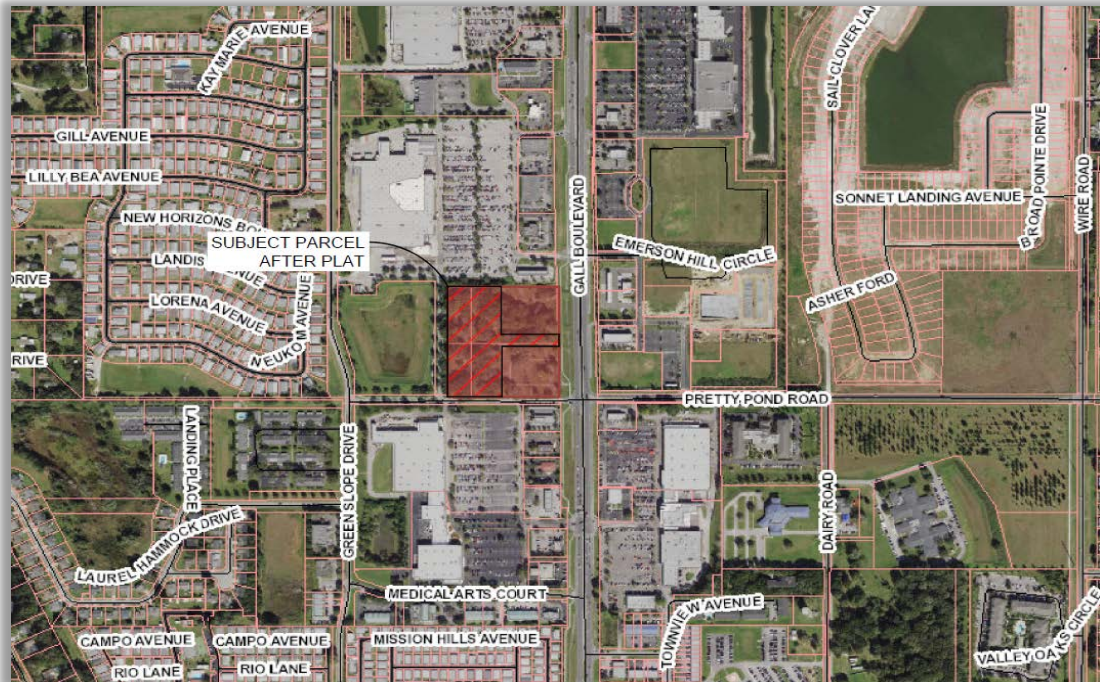


Figure 1 – Aerial Map

Courtesy of CSS

¹ “Figures” contained herein are attached in original format.

B. Site Information

<u>Property Owner:</u>	WLN Zephyrhills, LLC
<u>Petitioner:</u>	Flagship Companies Group, LLC
<u>Authorized Agent:</u>	Scott Stannard, P.E. of Commercial Site Solutions (CSS)
<u>Location:</u>	Corner of Pretty Pond Road and Gall Blvd, Zephyrhills
<u>Parcel ID Number(s):</u>	TBD
<u>Acreage:</u>	4.10 Acres (178,596 SF), MOL
<u>Existing Use of Land:</u>	Vacant
<u>Existing Land Use:</u>	MU (Mixed Use)
<u>Existing Zoning:</u>	C-2 Community Commercial
<u>Proposed Floor Area Ratio (FAR):</u>	.5
<u>Maximum FAR:</u>	1.0
<u>Proposed Height:</u>	3 Stories at 44 feet inclusive of parapet



Photo 1 - Project View from Gall Blvd.

Courtesy of Google Imagery, Jul 2022

C. Existing Conditions

The proposal is located on lot 4 of the newly subdivided 8.42 Acre, MOL “Market at Zephyrhills” development. Lot 4 is 4.10 Acres, MOL. The current zoning for the property is C-2 zoning. Site permits were approved in 2021 for mass grading of the vacant trailer park. Mass grading is complete on the overall property, and the installation of infrastructure is underway. Construction of proposed retail users will soon be underway on the parcels adjacent to US Highway 301.

The surrounding parcels to the north and south are commercial uses with similar C-2 zoning. Abutting the parcel on the western side is an existing stormwater management pond that serves the Walmart development to the north.

The overall site has direct access to US 301/Gall Blvd. via a right-in/right-out, and full access to Pretty Pond Road. The proposed self-storage parcel will tie into a master stormwater, water, and sanitary sewer system that was permitted and constructed as a part of the Market at Zephyrhills infrastructure permit. Please see Photo 2- Project Viewed from Interior with Southerly view.



Photo 2- Project Viewed from Interior with Southerly View

Courtesy of R. Corriveau, Jul 2022

D. Proposed Conditions

The proposed use for the project is to construct a 3-Story, 44-foot high (41 feet with a 3-foot parapet), 89,062 SF self-storage facility. To accommodate the proposed development, the applicant is requesting the use be allowed via a conditional use permit, as self-storage is currently not allowed under C-2 Community Commercial Zoning. The development will also allow for the on-site storage of RV vehicles along the eastern side of the building, effectively screened from US Highway 301 and Pretty Pond Road.

Access for the development will be provided by direct access to US Highway 301/Gall Blvd. (a State Road) and Pretty Pond Road (a City Road). Access to the site has been permitted and constructed as a part of the “Market at Zephyrhills” infrastructure plans and warrants for road improvements were analyzed and accommodated at that time based on future potential uses.

Stormwater treatment and attenuation will be provided by the existing master stormwater pond. This pond serves the proposed retail developments for the entire “Market at Zephyrhills” project, and was designed/permitted per City of Zephyrhills and SWFWMD regulations. Per FEMA map 12101C0289F (9/26/14) the site previously lay within Flood Zone X and AE (120.8). Flood plain compensation was completed and permitted under SWFWMD ERP 43042696.003 (5/17/21).

The development will include landscaping per City of Zephyrhills LDC requirements. The proposed retail developments directly abutting US Highway 301 will offer additional screening for the proposed self-storage facility, please see landscape discussion under “Conditional Use Requirements” for more detail.

II. DATA & ANALYSIS REVIEW

1- Subsection 7.01.01.04 – Height Regulations

The applicants are requesting to exceed the 2-story (30-foot) height limitation of the C-2 zoning district (LDC Subsection 7.01.01.04, Height Regulations) to construct a 3-story self-storage facility measuring a total of 44-feet high, inclusive of parapet. Three story buildings are classified as “mid-rise structures,” under Subsection 7.01.01.04 in the LDC. Mid-rise structures may be permitted to exceed the height limitations of a zoning district as a conditional use, subject to the following:

- a. Mid-rise structures, when permitted, may be erected to a height not exceeding 75 feet if the building is set back from each setback line at least one additional foot for each 2 feet of building height above 30 feet.

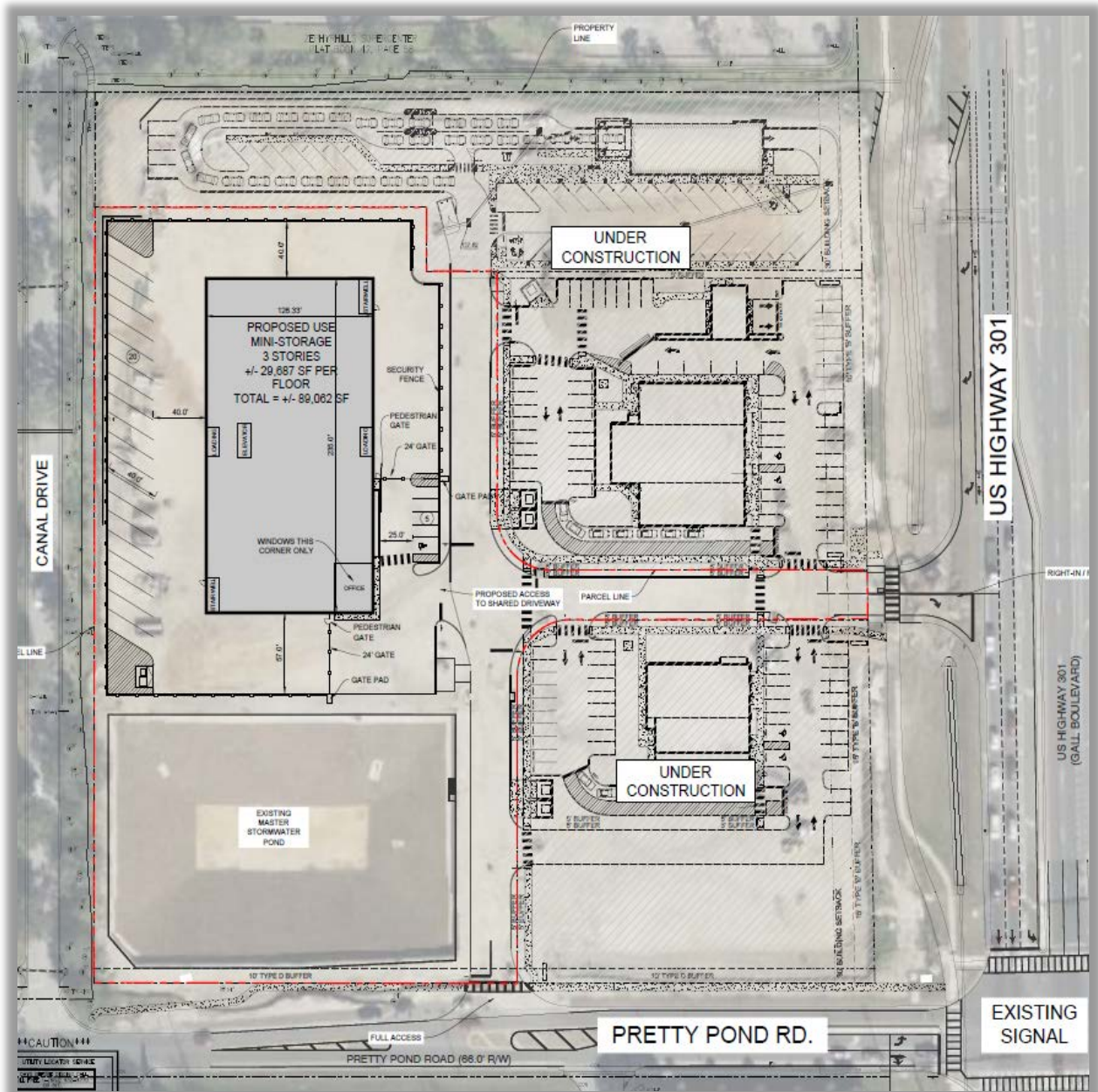


Figure 2 – Proposed Concept Plan

Courtesy of CSS

The conceptual site plans provided by the applicants indicate a maximum building height of 44 feet, as measured from the centerline of the closest adjacent street, which is US 301/Gall Blvd. The City of Zephyrhills LDC requires an additional one-foot (1) setback for each two (2) feet of building height above 30 feet (Sec. 7.01.01.04(B)(3)(b)). Lot Number 4, is situated at the northwest corner of the “Market at Zephyrhills”, therefore the proposed development is situated in an optimal location as it achieves the required setback and is behind (future) commercial development which will front US 301/Gall Blvd. See Figure 2 – Proposed Concept Plan. Also, see Figure 3 – Perspective View from Gall Blvd. Illustration (subject building is in the rear of the illustration). Additional perspective views and elevations are attached to this report.



Figure 3 – Perspective View from Gall Blvd. Illustration

Courtesy of Eleven18 Architecture

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

All applicants for site development/construction plan approvals and permits are required by City Ordinance to complete the FAA’s online notice criteria tool. Verification from the FAA that a project is not of concern or a possible obstruction is required to be provided to the city prior to the issuance of any permits. Should a project be determined to be of concern, the FAA will require an extended review process on their end. The subject 3-story building proposed in this application for conditional use is not expected to be of concern due to proximity from airport. Written verification through the FAA’s notice criteria tool is required.

- c. Compliance with Resolution # 147 is required.

City Resolution No. 147 primarily pertains to the allowance of mid-rise structures and additional conditions related to the Fire Department. All plans shall meet the adopted building code and fire code standards, as well as any additional standards which may be required by Pasco County Fire Rescue.

2 - Conditional Use Requirements (LDC Part 11.10.00)

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

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

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

The proposed commercial use as a self-storage facility is consistent with the current Future Land Use and Zoning designations in the surrounding area which is C-2. The project location is on the commercial spine of the City. The applicants have provided conceptual renderings of the proposed 3-story building in relation to existing development and topography in the area. Furthermore, the site has been designed to utilize the existing topography to the greatest extent possible. It is not anticipated that the proposed conditional use will create or excessively increase traffic or parking congestion, or otherwise negatively affect public safety. See Figure 4 – Southeast Perspective View.



Figure 4 – Southeast Perspective View

Courtesy of Eleven18 Architecture

Site access is serviced via a curb cut along US 301/Gall Blvd which provides right-in and right-out only ingress/egress. The site is also serviced via a full access point along Pretty Pond Road, immediately east of the existing stormwater pond. Please refer to Figure 2 - Proposed Concept Plan and Figure 4 – Perspective View from Pretty Pond Illustration.² Additionally, sidewalk improvements aiding in pedestrian connectivity have been constructed for the general site.

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

The overall site plan was approved by the SPRC on May 17th 2022. The overall site has been designed with a master stormwater drainage system, and access, ingress has been accounted for, as previously stated. The SPRC recommended approval of the conditional use to exceed height (on December 20, 2022). At that meeting, a thorough review of Lot 4 was conducted to ensure site circulation, access, ingress and egress and off-street parking and loading areas were sufficient. See Figure 5 – Perspective View from Pretty Pond Illustration. The drainage system and roadways in the illustration below are currently installed per approved site plans.



Figure 5 – Perspective View from Pretty Pond Illustration

Courtesy of Eleven18 Architecture

² The underlying “Market at Zephyrhills” Final Plat was approved by the City at its regularly scheduled City Council meeting on October 24th 2022.

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

Perimeter buffer and screening standards of the LDC will be required on all perimeters, around mechanical systems, and dumpster enclosures. Interior and parking lot landscaping, as well as landscaping along retention areas, will also be required to prevent interference with the enjoyment of surrounding areas. (Please note some areas of the site were landscaped during infrastructure installation.) The preservation of wetland areas will further buffer the subject site from surrounding properties. In Figure 6 – Perspective View West to Gall Blvd. Illustration, the subject site takes advantage of an existing, older-growth buffer as well as perimeter buffering of the overall “Market at Zephyrhills” site. Additionally, Lot 4 (the subject site) will be required to install an additional buffer adjacent to other internal lots.³



Figure 6 – Perspective View: West to Gall Blvd. Illustration

Courtesy of Eleven18 Architecture

³ All individual lots at the “Market at Zephyrhills” are required to have internal buffering and overall lot landscaping in addition to the overall site buffering requirements.

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 Commercial
- C2 - Community Commercial
- C3 - General Commercial
- LI - Light Industrial
- AP1 - Airport
- AP2 - Airport Related
- RC - Recreation/Conservation
- PUD - Planned Unit Development

EXISTING ZONING: C2

ADJACENT ZONING:

NORTH - C2

EAST - C2

WEST - ER

SOUTH - C2

Page 21 of 101

The subject site is approximately 4.10 acres, there are no minimum lot area requirements for the C-2 zoning district. The proposed floor area ratio (FAR) of .5 is lower than the maximum allowed FAR of 1.0 in the C-2 zoning district for this type of use. All other zoning district regulations/bulk regulations of the LDC will be reviewed and assessed at the time of site development plan review. There is a proposal for an element of outdoor storage with this self-storage facility. Outdoor storage is permissible as an accessory or ancillary use, and therefore permissible under this proposal.⁴ Please see Figure 7 - Zoning Map.

- F. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.

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

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

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

3 – Consistency with Comp Plan

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

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

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

⁴ Table 2.02.01, approved per Ord. 1431-21.

Consistent with the above stated goals, the proposed development will bring needed infrastructure to a growing population of City of Zephyrhills by providing self-storage facilities for new and current residents, recognizing that as City of Zephyrhills continues to serve as a retirement designation. It is Staff's understanding that the need for self-storage will increase as citizens require short and long term storage solutions. The self-storage facility's location, behind retail uses can effectuate screening from the public ROW of US 301/Gall Blvd., while also offering services in an area of substantial commercial activity, as identified in the Comp Plan.

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

The existing property was vacant after serving as a mobile home park for many years. The proposed development shall enhance the visual aspects of the vacant property through adherence to the design standards in the LDC, including, but not limited to large-scale building design (Section 7.10.02) and landscape standards (Section 07.04.04). It is Staff's understanding that the tax and utility service revenue of the City will be increased.

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

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

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

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

Per the Florida Master Site File, no cultural resources have been located on the subject development. Additionally, the site has already been mass-graded under a

previous permit. In the event of these resources being discovered, the contractor is instructed to halt all activity on site and contact City of Zephyrhills and State authorities before proceeding with work.

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

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

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

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

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

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

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

The subject development shall be designed with architectural standards in accordance with the City of Zephyrhills LDC, and shall be approved by the City to ensure that the visual appearance is in accordance with their requirements. The subject development will utilize the proposed retail uses directly adjacent to US Highway 301/Gall Blvd. to offer additional screening. Moreover, 10' Landscape Buffers shall be utilized along the rear and sides of the property abutting similar uses. Please see previous discussion on landscape buffering and screening in Conditional Use Analysis subsection D. The overall subject site is located in an area identified on the City's Future Land Use Map (FLUM) as Mixed Use (MU).

Most of the City's commercial center is focused along US 301/Gall Blvd. Please refer to Figure 8 – City of Zephyrhills Future Land Use Map.

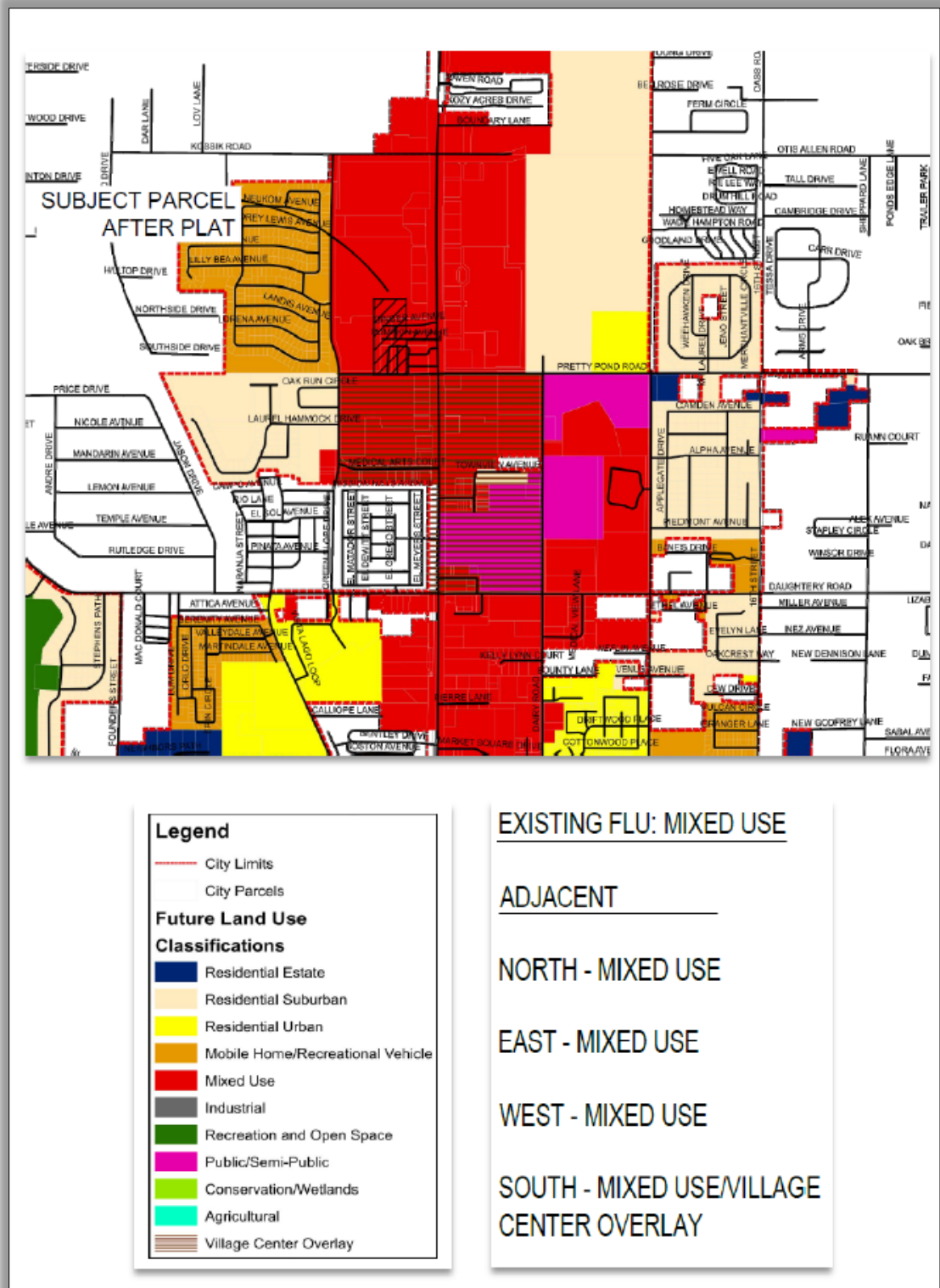


Figure 8 – City of Zephyrhills Future Land Use Map

4- Consistency with LDC and City Ordinances

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

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

7.01.00 ZONING DISTRICT PERFORMANCE AND DIMENSIONAL STANDARDS:

The subject development shall meet the performance and dimensional standards as stated in the City LDC. The applicant is requesting the conditional use permit to allow the self-storage use in C-2 zoning and allow for a height above the maximum height of 30 ft or 2 stories. Applicant shall meet the required FAR, Buffers, Setbacks, Lot Requirements, and Off-Street Parking requirements as stated for C-2 zoning. Section 7.10.02, additional design standards for large retail buildings shall be adhered to as well.

7.02.02.04 STORMWATER MANAGEMENT

The subject development will be served by an existing master stormwater pond previously approved and constructed with the Market at Zephyrhills development.

7.02.02.07 POTABLE WATER SUPPLY

The subject development will be served by an existing potable water supply previously approved and constructed with the Market at Zephyrhills development.

7.02.02.08 SANITARY SEWER SYSTEM

The subject development will be served by an existing sanitary sewer system previously approved and constructed with the Market at Zephyrhills development.

7.02.02.09 SCREENING WALLS AND LANDSCAPING

The subject development shall meet the required landscaping standard presented in the City LDC. The subject parcel intends to utilize the proposed retail uses directly abutting US 301 Highway in order to additionally screen their development from public ROW.

7.03.03 ACCESS AND CIRCULATION

The proposed development will supply a truck turning plan that illustrates effective circulation around and in the site for fire truck, RV, and garbage vehicles. The proposed development has existing access to both US 301 and Pretty Pond Road via the internal circulation constructed with the Market at Zephyrhills development.

7.03.03.02 PEDESTRIAN ACCESS STANDARDS

The proposed development shall have sufficient pedestrian access to the front of the self-storage facility from both US Highway 301/Gall Blvd. and Pretty Pond Road, connecting

their pedestrian sidewalks to the existing sidewalks constructed as a part of the “Market at Zephyrhills” development.

7.03.04 OFF-STREET PARKING AND LOADING

The proposed development shall supply off-street parking for the self-storage in accordance with City LDC requirements for self-storage, as well as RV storage/parking space on the eastern portion of the property. Handicap spaces will be provided per ADA requirements for number and size of spaces. Loading areas will be provided per 7.03.06.

7.06.00 LANDSCAPING

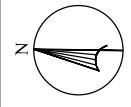
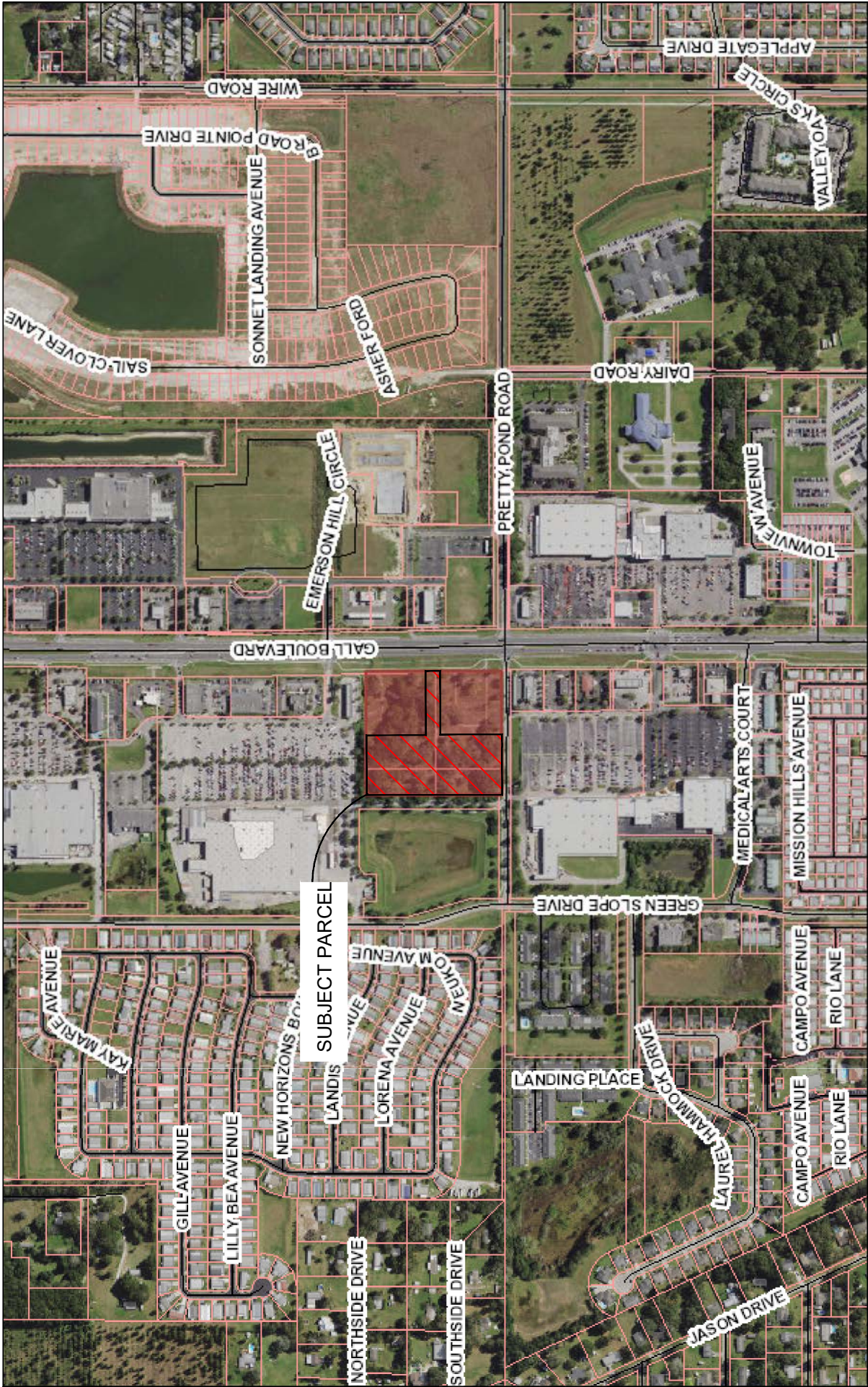
The subject development shall be designed in accordance to City of Zephyrhills LDC Landscaping. Existing landscaping along the eastern side of the property abutting Canal Drive and along the northern portion of the site was previously installed during the Market at Zephyrhills infrastructure construction. Additional on-site landscaping, and 5’ landscape buffers internally, will be provided.

III. Recommendation

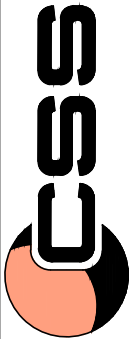
Site Plan Review Committee – The SPRC recommended approval of the conditional use to exceed the height limitations and to move the request forward to the Planning Commission at its regularly scheduled monthly meeting on December 20, 2022 *with the condition of increased buffering and landscaping around the stormwater pond and along the western property boundary abutting the access road for Walmart.*

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

Figure 1 - Aerial Map

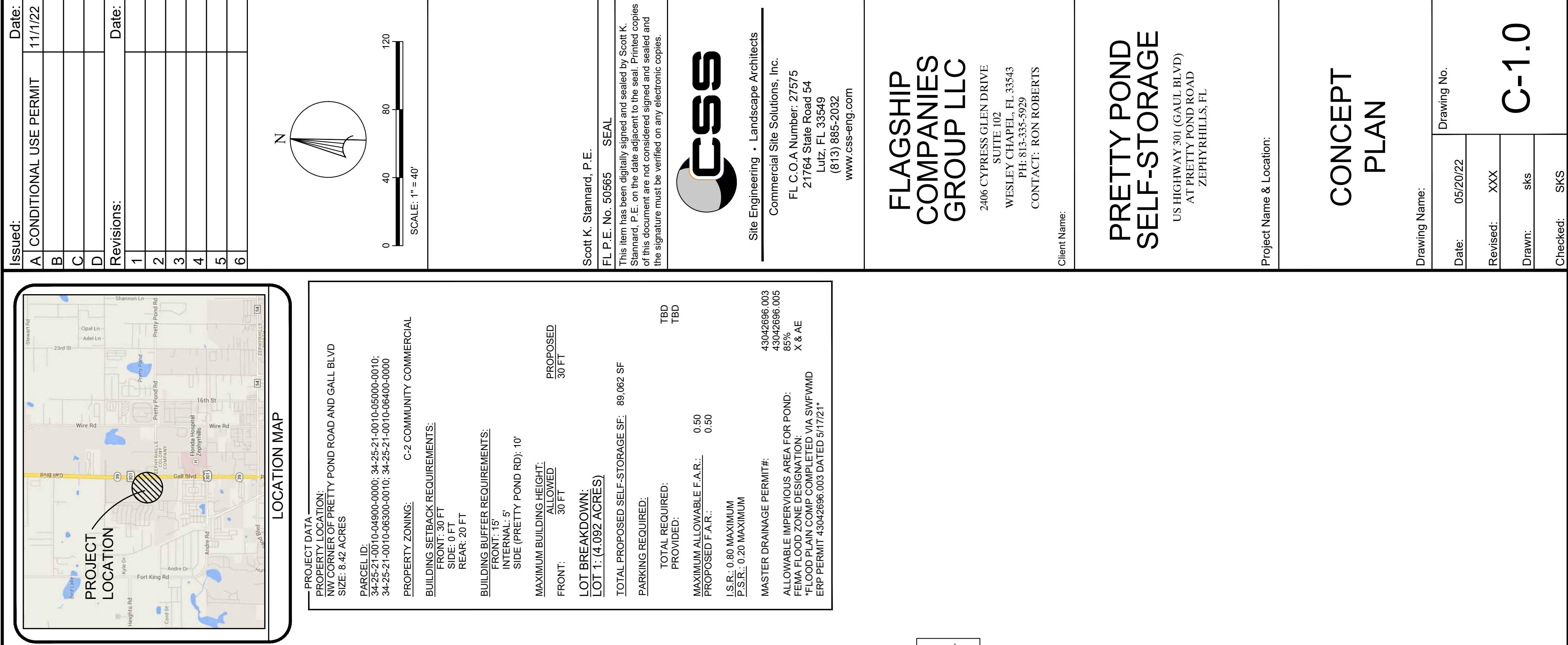
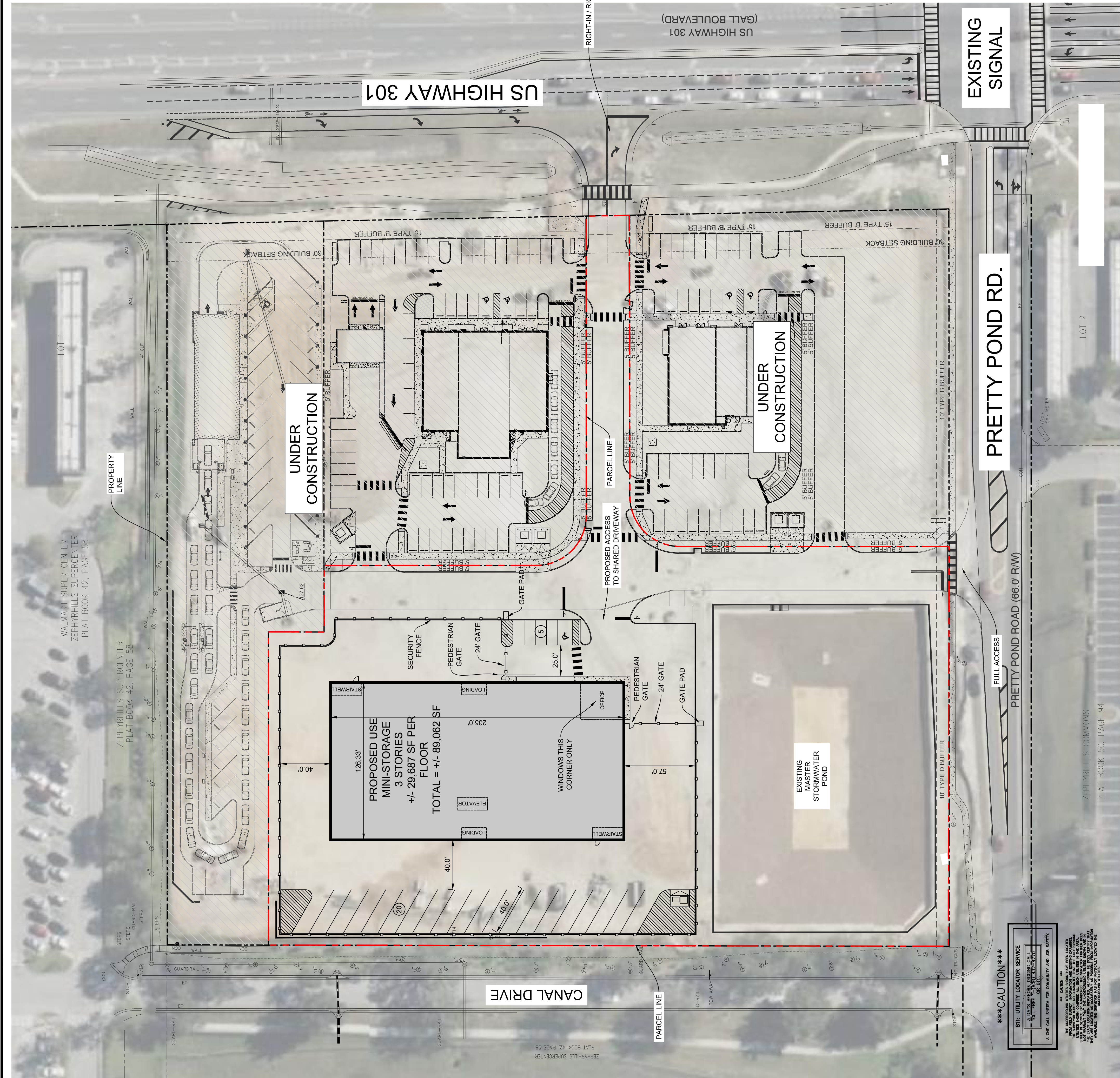


DATE: 10/18/2022



NW CORNER OF PRETTY POND RD & US 301
Zephyrhills, FL

Figure 2 - Proposed Concept Plan



Figures 3 - 6 Perspective Views (with Additional Perspective Views and Elevations not in Staff Report)



Figure 3 – Perspective View from Gall Blvd. Illustration (in Staff Report - Page 6)

PERSPECTIVE VIEW: HWY 301
N.T.S.

PRETTY POND SELF-STORAGE
FLAGSHIP DEVELOPMENT
ZEPHYRHILLS, FL
01 PERSPECTIVE VIEW: HWY 301



Figure 4 – Southeast Perspective View (in Staff Report - Page 7)

PERSPECTIVE: SOUTHEAST.



Figure 5 – Perspective View from Pretty Pond Illustration (in Staff Report - Page 8)

PERSPECTIVE VIEW:PRETTY POND RD

N.T.S.



Figure 6 – Perspective View: West to Gall Blvd. Illustration (in Staff Report - Page 9)

PERSPECTIVE VIEW: WEST TO HWY 301

N.T.S.



* Additional Perspective View Not Depicted In Staff Report *

PERSPECTIVE VIEW: NORTH TO PRETTY POND RD

N.T.S.



PRETTY POND SELF-STORAGE
FLAGSHIP DEVELOPMENT
ZEPHYRHILLS, FL
02 PERSPECTIVE VIEW: INTERSECTION



* Additional Perspective View Not Depicted In Staff Report *

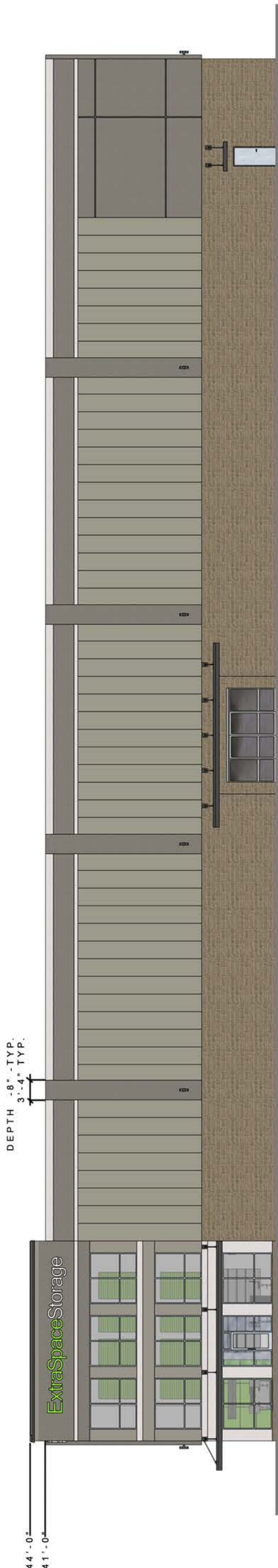
PERSPECTIVE VIEW: INTERSECTION
HWY 301 AND PRETTY POND RD
N.T.S.



* Additional Perspective View Not Depicted In Staff Report *

PERSPECTIVE VIEW: PRETTY POND RD TO NORTH

N.T.S.

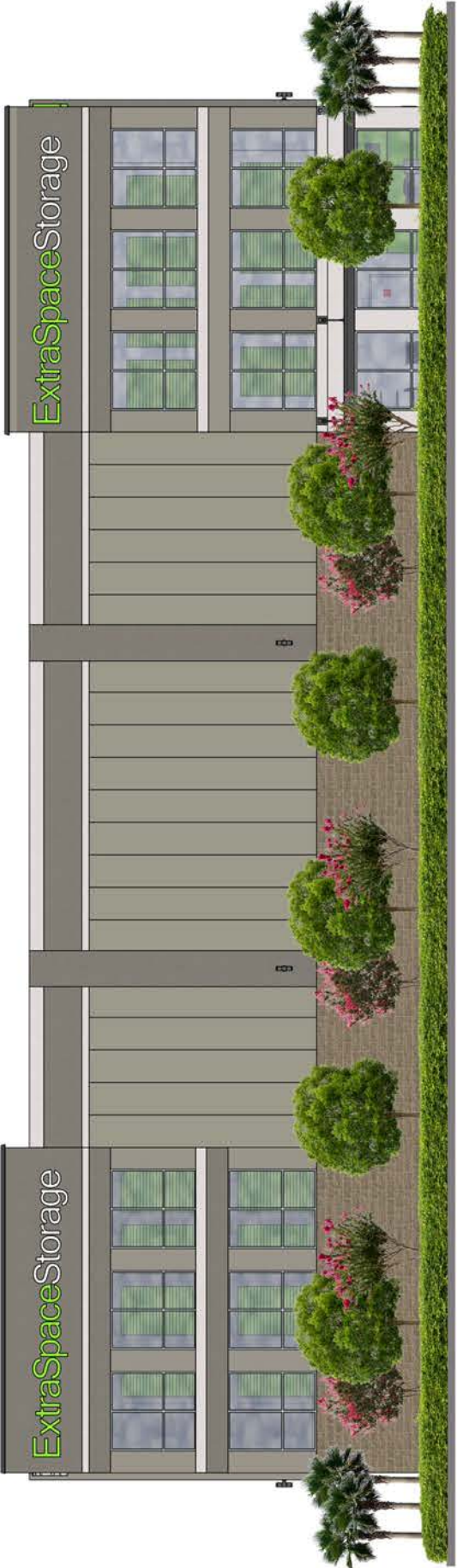


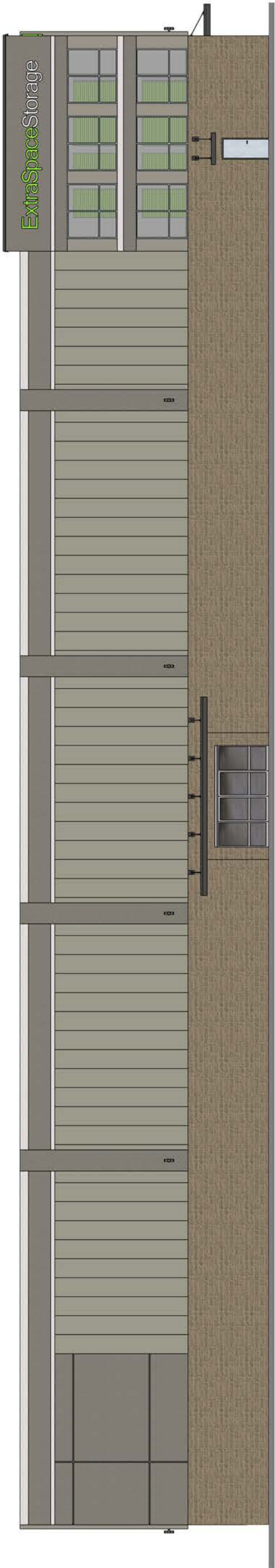
* Elevation Not Depicted In Staff Report *

EAST ELEVATION

* Elevation Not Depicted In Staff Report *

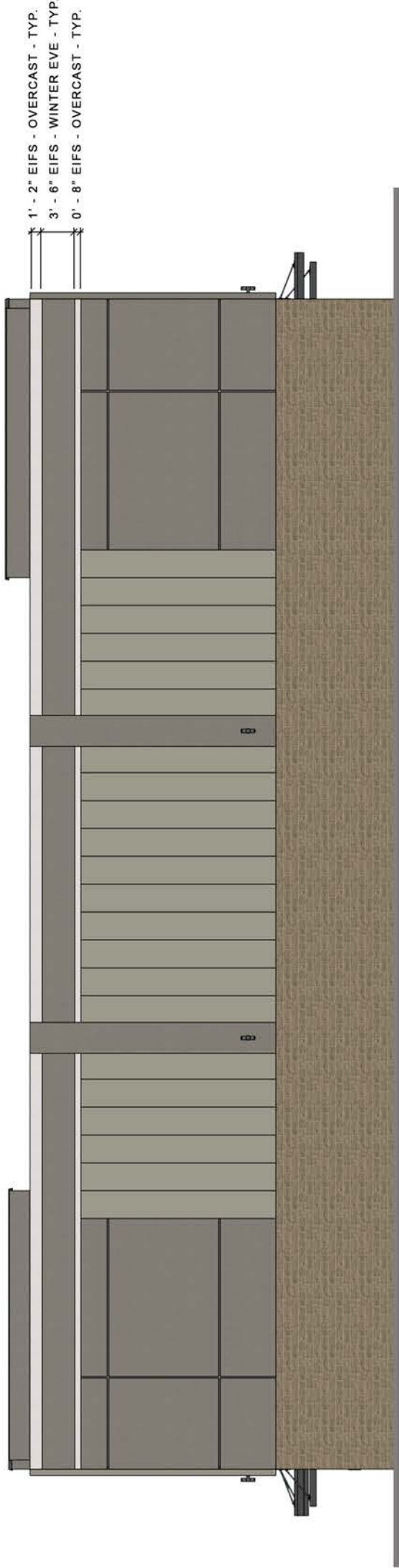
SOUTH ELEVATION





* Elevation Not Depicted In Staff Report *

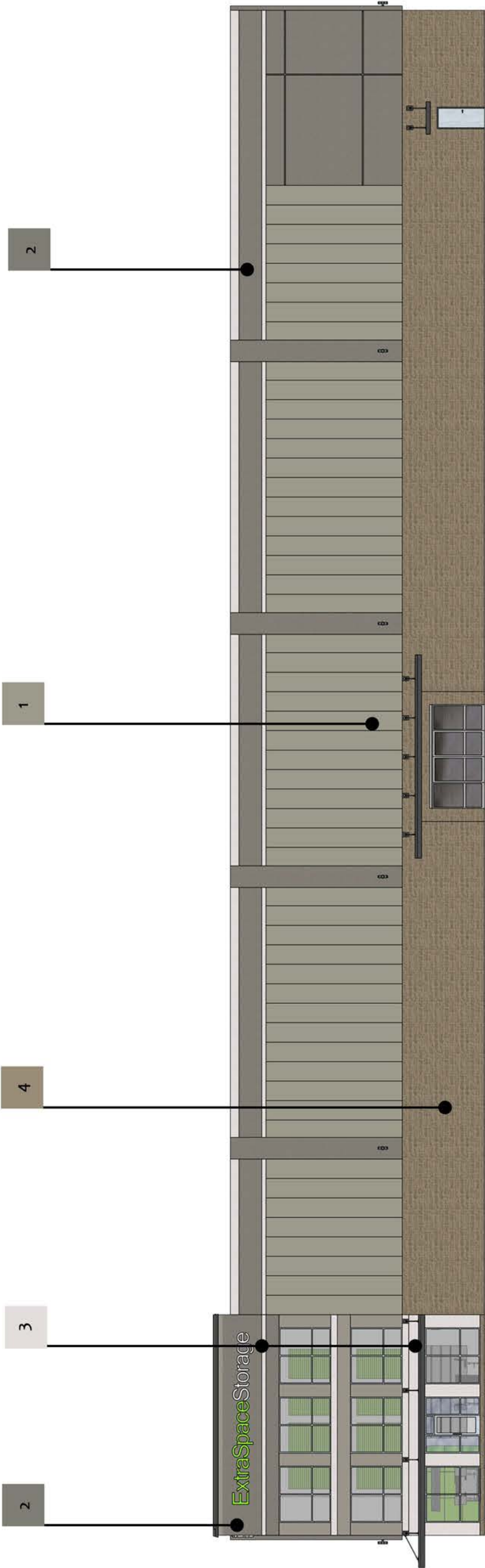
WEST ELEVATION



* Elevation Not Depicted In Staff Report *

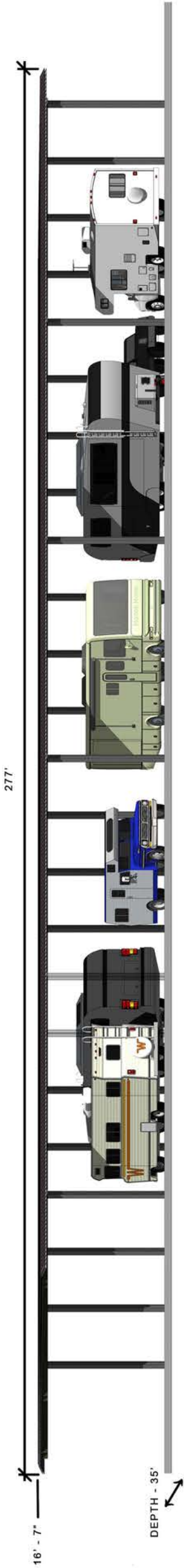
NORTH ELEVATION

1. INSULATED PANEL
 - PANEL: CF ARCHITECTURAL
 - FINISH: LIGHT GRAY
2. EIFS
 - MANUFACTURER: DRYVIT
 - COLOR: 617 WINTER EVE
3. EIFS
 - MANUFACTURER: DRYVIT
 - COLOR: 613 OVERCAST
4. SPLIT FACE BLOCK
 - PAINT: CURIO GRAY- SW 0024



* Elevation Not Depicted In Staff Report *

MATERIAL OUTLINE



RV CANOPY ELEVATION

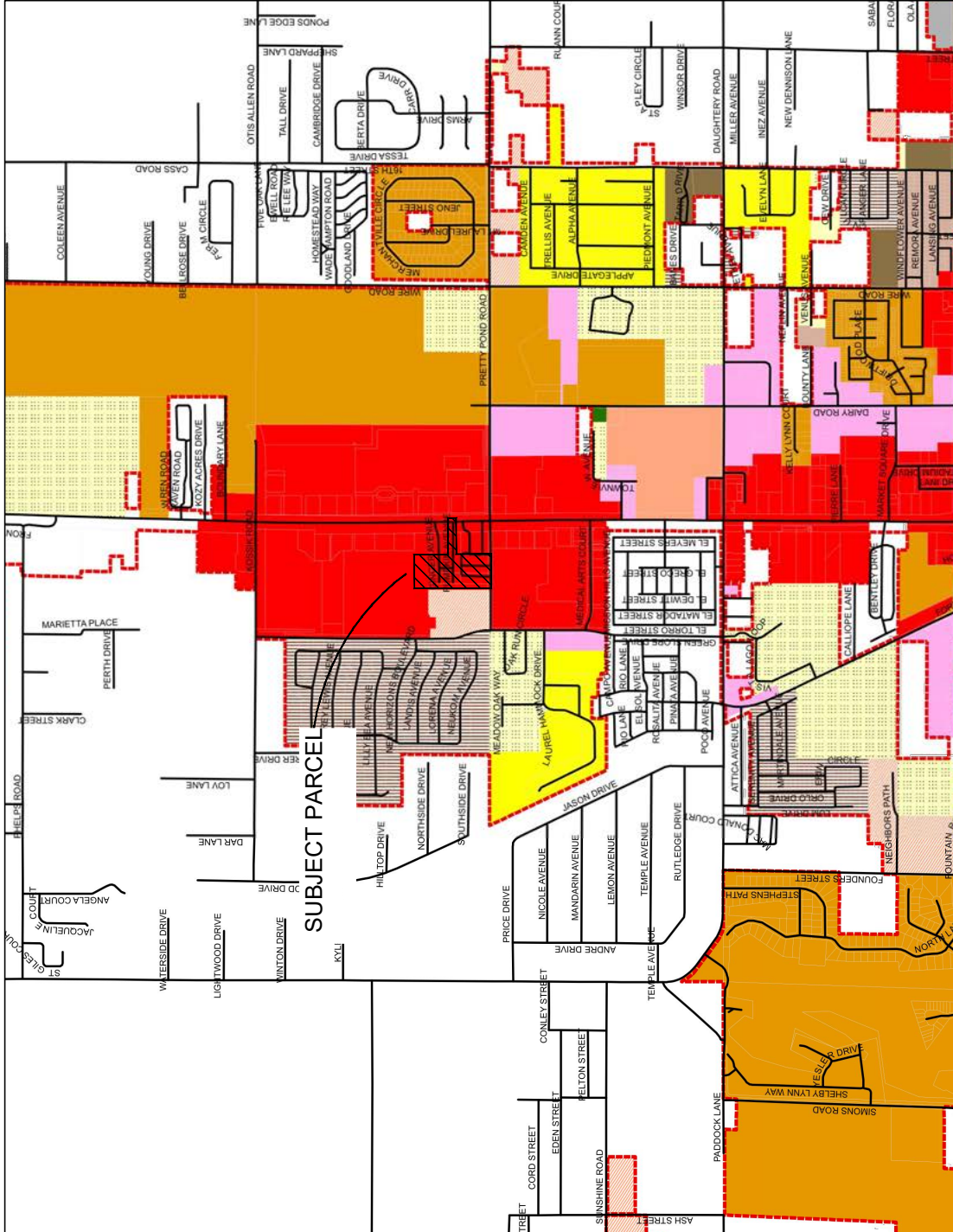
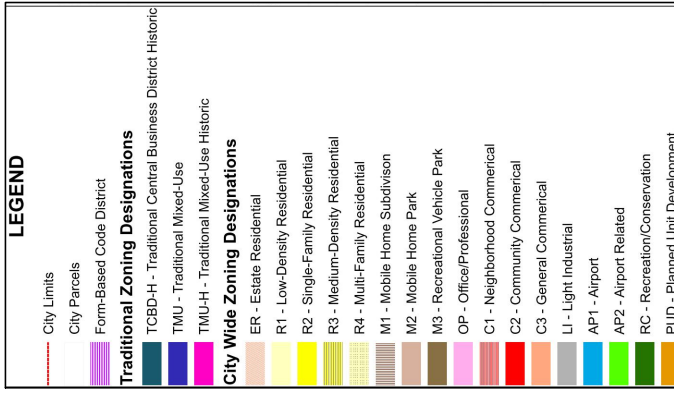


* Elevation Not Depicted In Staff Report *

DUMPSTER ENCLOSURE

N.T.S.

Figure 7 - City of Zephyrhills Zoning Map



EXISTING ZONING: C2

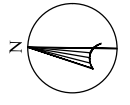
ADJACENT ZONING:

NORTH - C2

EAST - C2

WEST - ER

SOUTH - C2

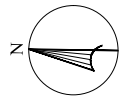
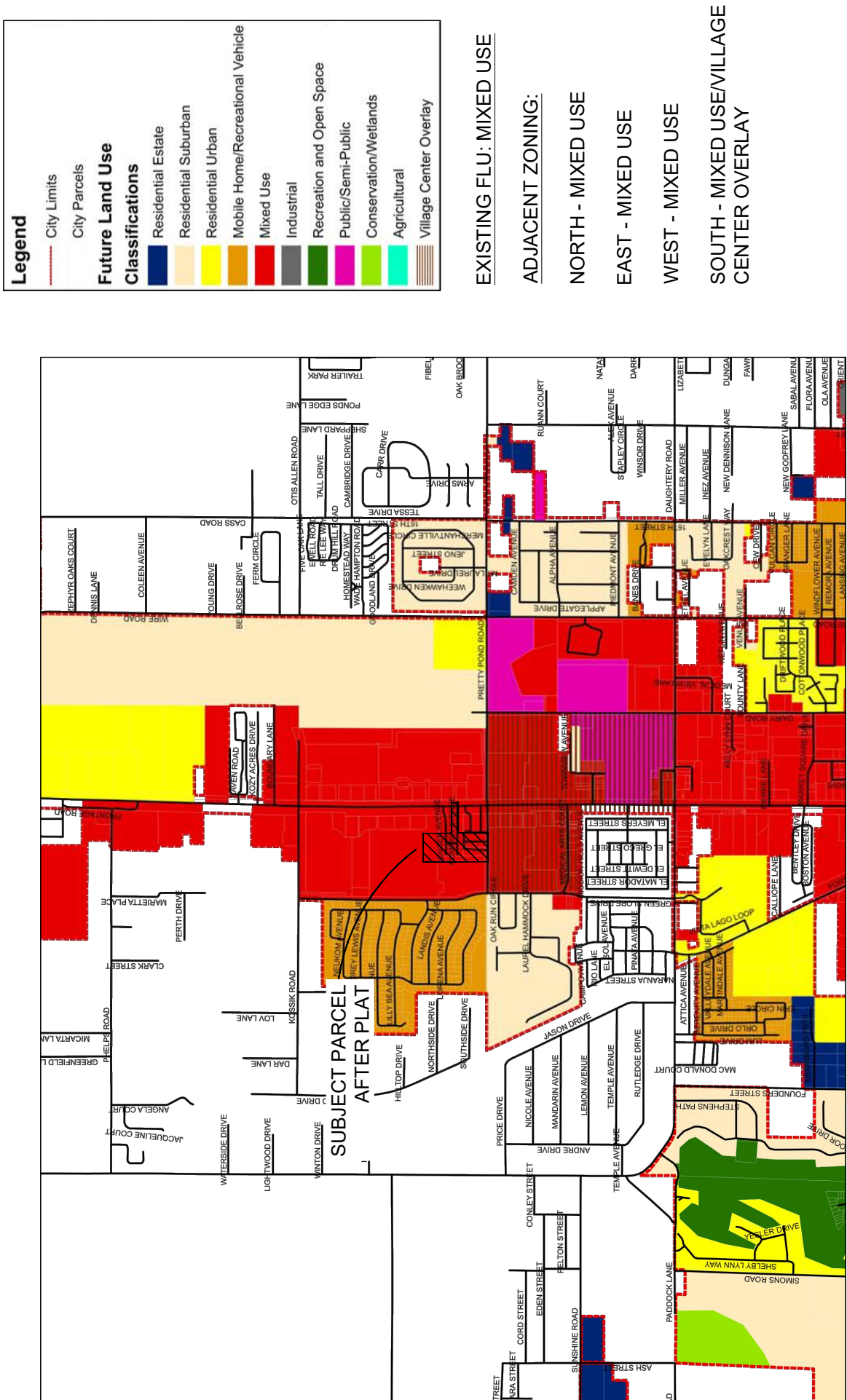


DATE: 10/18/2022



NW CORNER OF PRETTY POND RD & US 301
Zephyrhills, FL

Figure 8 - City of Zephyrhills Future Land Use Map



DATE: 10/18/2022



NW CORNER OF PRETTY POND RD & US 301
Zephyrhills, FL

STAFF REPORT

To: Planning Commission
From: Todd Vande Berg
RE: Water Supply Work Plan
Date: January 17, 2023

I. BACKGROUND & INFORMATION

Consideration of and recommendation for the proposed amendment to the Zephyrhills 2025 Comprehensive Plan to adopt the 2022-2040 Zephyrhills Water Supply Facilities Work Plan and related changes to the goals, objectives, and policies.

Recognizing the importance of adequate water supplies to Florida's future, the Florida Legislature established a process for water supply planning through the Community Planning Act (Chapter 163, Part II, FS) and Water Resources Act (Chapter 373, FS). The process involves the state's water management districts in the periodic evaluation of whether adequate water supplies exist to meet the needs of their areas. If a district finds that the water supply will not be adequate, it must prepare a regional water supply plan that identifies alternative ways in which water supply needs can be met for the next 20 years. A local government that falls within an area subject to a regional water supply plan is required to amend its comprehensive plan to adopt a water supply facilities work plan addressing the water supply sources and facilities necessary to meet existing and projected water use needs for at least a ten-year period.

II. DATA & ANALYSIS

The City's Utility Department has prepared the 2022-2040 Zephyrhills Water Supply Facilities Work Plan (WSFWP) in response to the 2020 Regional Water Supply Plan (RWSP) adopted by the Southwest Florida Water Management District (SWFWMD) in November 2020. The proposed WSFWP takes into consideration data and water supply projects from the RWSP that affect water supply planning in Zephyrhills. The WSFWP indicates that potable water demand for approved development in the City's Utility Service Area, including existing development, will exceed the City's SWFWMD permitted potable water supply within the next eight years (see WSFWP Table 18).

The City's Planning Department has prepared the comprehensive plan amendment package for the adoption process, that will include transmittal to the state reviewing agencies. To meet state requirements for water supply and water facilities planning, the comprehensive plan must address:

- Appropriate aspects of the water management district's RWSP and applicable policies
- Existing and projected potable water demand for at least a 10-year period
- A plan to address identified needs, including water conservation and reuse measures
- Capital projects programming for the first five years of the 2022-2040 WSFWP to maintain the City's adopted level of service standards for potable water supplies and facilities
- Intergovernmental coordination for regional water supply planning

The proposed amendment to the comprehensive plan addresses these requirements.

III. RECOMMENDATION

Staff Recommends Approval

PROPOSED GOALS, OBJECTIVES, AND POLICIES | 2022-2040 WATER SUPPLY FACILITIES WORK PLAN
 Zephyrhills 2025 Comprehensive Plan Amendment

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
LAND USE (LU) Element Tax Base	GOAL LU-1: To achieve an economically and diversified tax base that ensures: - That the residential/family character of the City of Zephyrhills is maintained and protected while recognizing the economic benefits of a diversified economic base; - 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; - That enjoyment of natural and man-made recreational resources by citizens and visitors alike; and - That threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation are minimized.
OBJECTIVES & POLICIES	
Land Development Regulations	<i>Obj 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.</i>
Land Development Regulations	LU-1-1-1: The City shall continue to enforce land development regulations to ensure orderly development, that at a minimum, contain provisions which: - Regulate the subdivision of land; - Regulate signage; - Provide for drainage and stormwater management; - Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements; - Coordinate future land uses with soil conditions, topography, and availability of facilities and services; - Ensure that development orders and permits are issued only when it is documented that such development is consistent with the adopted level of service standards and that facilities and services are available concurrent with the impacts of development; - Protect the limited amount of wetlands and other environmentally sensitive natural resources; - Protect the potable <u>well fields groundwater supply</u> by designating appropriate <u>land uses and activities</u> and <u>land uses</u> within <u>well-head wellfield</u> protection areas and environmentally sensitive lands <u>and promoting water conservation</u>;

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
	i. Provision of <u>Provide</u> mixed land use designations, such as recreation and neighborhood commercial in residential areas; and j. Discourage the proliferation of urban sprawl.
Capacity Reservation	<u>LU-1-1-3: The City Council may reserve public facility capacity for a particular land area or specific land use provided the reservation in accordance with a specific development or redevelopment strategy identified in the Comprehensive Plan. This would include such community development objectives as job creation, workforce housing, tax base diversification.</u>
Natural Resources	<i>Obj LU-1-7: All development activities shall ensure the protection of natural resources and potable well fields.</i>
Natural Resources	LU-1-7-3: Consider in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.
Natural Resources	LU-1-7-5: The developer/owner of any new development or redevelopment shall be responsible for on-site management of storm-water run-off in a manner so that post-development run-off rates, volumes, and pollutant loads do not exceed existing conditions. [Note: Water-carried pollutants can pollute potable water supplies.]
Future Service Area (Utility Service Area w/ Growth Management Stipulations)	<i>Obj LU-1-10: The City manage its growth through the establishment of a future service area, guidelines for annexation, and the execution and maintenance of interlocal agreements with Pasco County.</i>
Future Service Area Interlocal Agreement	LU-1-10-1: The City hereby establishes a "Future Service Area" (refer to Map LU-8) in accordance with the "Interlocal Agreement Bb between Pasco County and the City of Zephyrhills: <u>establishing a designated that designates existing and future service areas for City water and wastewater utility services. Any change to the "Future Service Area" boundary shall require amendment of the Comprehensive Plan and the Interlocal Agreement with Pasco County. [Note: Consolidation with LU-1-10-2.]</u>
Future Service Area Boundary Changes	<u>LU-1-10-2: The City shall maintain an Interlocal Agreement with Pasco County that designates existing and future service areas for the City of Zephyrhills. Amendments to the boundary of the "Future Service Area" shall require an amendment of this Comprehensive Plan. [Note: Consolidated with LU-1-10-1.]</u>
Future Service Area Annexations	LU-1-10-3 2 : The City will not consider the annexation of lands outside of the "Future Service Area" established by this Element.

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
Future Service Area Annexation Criteria	LU-1-10-43: The City will consider the annexation of lands within the "Future Service Area" in accordance with the following criteria: a. 1- The land to be annexed can be served by public water and sewer within three years; b. 2- It can be demonstrated that adequate water supply is available to serve the area to be annexed at the time of annexation or can be provided concurrent with anticipated development; c. 3- It can be demonstrated that roadway levels of service can be satisfied within the area to be annexed at the time of annexation or can be provided concurrent with anticipated development; d. 4- It can be demonstrated that general public services such as fire and police protection can be provided concurrent with anticipated development. e. 5- It can be demonstrated that adopted levels of service for parks and recreation, stormwater management, solid waste management and schools can be met by anticipated development within the area to be annexed. f. 6- It can be demonstrated that the principles and standards for <u>water conservation, energy efficiency,</u> energy conservation, and reduction of greenhouse gas emissions establishes by the City can be equaled or exceeded within the area to be annexed.
PUBLIC FACILITIES (PUB) Element Potable Water	GOAL PUB-1: The City shall provide a sufficient supply of water of appropriate quality for all beneficial uses within the Zephyrhills uUtility sService aArea.
OBJECTIVE & POLICIES	
Level of Service	Obj PUB-1-1: Secure sufficient <u>raw potable</u> water supplies, provide <u>adequate water</u> treatment capacity, and implement <u>water</u> conservation <u>rules, policies, and</u> programs to meet the demands of existing and future potable water customers.
Level of Service Standard (Supply)	PUB-1-1-1: The City shall maintain the potable water <u>supply</u> level of service standard of <u>126 114</u> gallons per <u>capita per</u> day <u>per capita or lower</u>.
Level of Service	PUB-1-1-2: The City will continue to encourage use of the lowest quality water available and suitable to a given purpose. Programs shall be developed that provide for water reuse alternatives in lieu of wastewater and stormwater disposal to surface water bodies.
Level of Service	PUB 1-1-3: The City will implement construction codes which require state-of-the-art water conservation techniques for new construction.

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
Level of Service	PUB-1-1-4: The City will continue to enforce provisions of the Southwest Florida Water Management District Water Shortage Plan, Chapter 40D-21, Florida Administrative Code.
Level of Service	PUB 1-1-5: Investigate the feasibility of wet-weather storage option as a water source to augment reclaimed water flows. <i>[Note: Determined not feasible.]</i>
Level of Service	PUB 1-1-6: The City shall maintain a Water Supply Facilities Work Plan pursuant to Section 163.3177(6)(c), F.S. The Work Plan shall incorporate traditional and alternative water supply projects and conservation and reuse programs deemed necessary to meet the City's water supply needs over a 10-year planning period, at minimum.
Level of Service	<i>Obj PUB-1-2: Continue to provide DEP approved potable water distribution to all developed land within the corporate limits which is capable of delivering an average daily flow of 300 <u>gallons per day per</u> dwelling unit. The City will continue to monitor the capacity of the facilities that may require future expansion.</i>
Level of Service Standard (Facilities)	PUB-1-2-1: <u>The City shall extend public water distribution lines to serve all residences within the present City limits, and to future annexed areas within three years after annexation. The Level of Service standard to be provided based on an average household size of 2.1 x 100 gallons per capita per day, plus 30 percent of the total for non-residential uses is 300 gal/day/du. (2.1 x 100 = 210 + 90 = 300). The 30 percent for non-residential use is based on current water consumption records of the City Utilities Department. For purposes of estimating non-residential water consumption, refer to the Appendix of this element.</u> <u>The City's level of service standard for determining the ability to provide adequate potable water facilities to potential customers is 300 gallons per day per dwelling unit or equivalent residential unit. [Note: Clarified and streamlined standard.]</u>
Level of Service	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.
Level of Service	PUB-1-2-3: All properties within 200 feet of a public water supply will be required to connect to the public water supply within 120 days after availability unless served by another DEP approved private system.
Level of Service	<i>Obj PUB-1-3: Continue to provide quantity of water for each specific development with sufficient residual pressure to meet fire suppression standards of ISO.</i>
Level of Service	PUB-1-3-1: No Certificate of Occupancy will be issued for new buildings which cannot be protected from fire damage by an adequate means of fire suppression.

Commented [JB1]: Gallons per day per dwelling unit

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
Level of Service	PUB-1-3-2: Local regulations to protect water supplies will apply to privately-owned systems within the City's jurisdiction as well as the City owned system.
Level of Service	PUB-1-3-3: Site Plan review of proposed development within a delineated cone-of-influence <u>Cone of Influence</u> will identify appropriate mitigation measures.
Discourage Urban Sprawl	<i>Obj PUB-1-4: The City shall discourage urban sprawl and encourage compact development and a separation of urban and rural land uses by directing new development to areas currently served by potable water facilities to maximize the use of existing potable water distribution facilities before extending service to areas currently unserved by potable water facilities.</i>
Prioritize Infill Areas	PUB-1-4-1: The City shall prioritize public funding, timing, and location of capital improvement projects for potable water facilities which promote infill of areas to utilize existing potable water facilities.
Maximize Existing Public Facilities	PUB-1-4-2: The City shall develop priorities that maximize the use of existing public facilities and establish a plan for replacement, possible future facility deficiency corrections and future facility needs.
PUBLIC FACILITIES (PUB) Element Groundwater	GOAL PUB-5: Develop an integrated Integrate stormwater management system and groundwater aquifer protection.
OBJECTIVE & POLICIES	
Water Conservation & Alternative Supplies	<i>Obj PUB-5-3: Reduce demand for groundwater resources and the need for potable water system expansion by promoting and practicing water conservation and expanding access to alternative water supplies.</i>
Reclaimed Water	PUB-5-3-1: The City shall continue to expand the reclaimed water system to provide alternatives to groundwater withdrawals for irrigation and other nonpotable water uses and to reduce the need for wastewater and stormwater disposal to surface water bodies.
Water for Irrigation	PUB-5-3-2: The City shall prohibit use of potable water for irrigation in the Zephyrhills <u>Future</u> Service Area where reclaimed water is available.
Water Conservation Partners	PUB-5-3-3: The City shall develop partnerships with community groups, developers, and agencies, such as the Southwest Florida Water Management District and University of Florida/IFAS (Florida Yards & Neighborhoods Program), to promote

Commented [JB2]: Does "future" need to be in there?

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
	awareness of water conservation needs and practices, and distribute water conservation information in one or more of the following ways: website, newsletters, brochures, speakers' bureau presentations and displays at community events.
CONSERVATION (CON) Element Water Resources	GOAL CON-2-1: To protect and conserve water resources which are vital to community sustainability.
OBJECTIVE & POLICIES	
Wetlands (Groundwater Recharge)	<i>Obj CON-2-1: Continue to evaluate and protect wetlands as required in the City Land Development Code with ongoing communication with SWFWMD and FDEP.</i>
Wetlands (Groundwater Recharge)	CON-2-1-1: Utilize the Priority Wetlands Map for Listed Species to prepare individual maps for wetlands in the City and for properties that are likely to be annexed into the City. Each map should identify: location, boundary, size, classification, values and functions of the wetlands, and any existing incompatible land uses within or surrounding the wetland.
Wetlands (Groundwater Recharge)	CON 2-1-2: The City shall continue to review and identify land uses compatible and not compatible with wetlands. Future land uses incompatible with protection and conservation of wetlands shall be directed away from wetlands. The factors considered should be land use: wetland classification, intensity, density, wildlife, extent, distribution, and location of allowable land uses. This information will be incorporated into the City Land Development Code.
Wetlands (Groundwater Recharge)	CON-2-1-3: The City's goal for wetland protection shall be a no net loss of wetlands standard. In cases where wetlands are unable to be protected/conserved, mitigation will be required to compensate for the loss of wetlands as described in the City Land Development Code.
(Groundwater Recharge)	CON-2-1-4: Prohibit impervious surfaces to be added within 30 feet of a delineated wetland larger than 40,000 square feet, but allow wetland area to be used for setback and landscaping requirements. Development activity near wetlands shall be permitted if it can be shown that these activities will not adversely affect the wetland.
Wetlands (Groundwater Recharge)	CON-2-1-5: Encourage development of sites with significant wetlands to be designed as Planned Unit Developments. Land development in general shall be distributed in a manner that minimizes impact on wetlands.
Wetlands (Groundwater Recharge)	CON-2-1-6: Protect the hydrologic continuity and water quality of wetlands. Development activities or other land disturbances in the drainage area of wetlands shall minimize alterations to the surface or subsurface flow of water into and from the wetland and shall not cause impairment of the water quality of the plant and wildlife habitat value of the wetland. Land use planning and development decisions shall consider the impact on surface and groundwater quality.

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
Water Supply	Obj CON-2-2: Protect, conserve, and appropriately use potable water sources in order to meet the needs of the existing and future population of the Zephyrhills Future <u>Utility</u> Service Area.
Water Supply	CON-2-2-1: The City shall protect and conserve the natural functions of existing lakes, floodplains, and wetlands.
Water Supply	CON-2-2-2: Encourage water conservation through education, awareness and incentive programs oriented to residential and commercial water customers. Such programs may include: - Rebates for installation of low flow plumbing fixtures - Water conservation information for the City's website - Water conservation displays and printed information at community focal points (e.g., libraries, recreation centers, City Hall) - Community awards and demonstration projects for water efficient landscapes - Staff involvement in "Drop Savers" and "Project WET" programs conducted in private schools. - Requirement for installation of soil moisture sensors, rainfall sensors or other water-saving irrigation technologies - Requirement for installation of water efficient landscaping in new developments and redevelopment. - Requirement for facilities that support stormwater reuse as a source for supplemental irrigation when feasible.
Water Supply	CON-2-2-3: Enforce provisions of the Southwest Florida Water Management District Water Shortage Plan, Chapter 40D-21, Florida Administrative Code.
Water Supply	CON-2-2-4: Investigate the feasibility of a wet-weather storage option as a water source to augment reclaimed water flows.
Water Supply	CON-2-2-5: Coordinate with the Southwest Florida Water Management District, including consideration of the <u>approved</u> Regional Water Supply Plan, to ensure that water supplies are adequate to meet the City's current and projected potable water needs <u>in the Utility Service Area</u> and to reduce dependence on the Floridan aquifer to meet potable water demand.
Water Supply	CON-2-2-6: Implement traditional and alternative water supply projects and conservation and reuse programs deemed necessary to meet the water needs identified in the Zephyrhills Water Supply Facilities <u>Work</u> Plan.
Water Resources	CON-2-2-7: The City shall enforce emergency water conservation orders issued by the Southwest Florida Water Management District. [Relocated from minerals, soils, and native vegetation objective CON-3-1]
Surface Waters	Obj CON-2-3: Improve the natural biological functions of the Zephyr Lake basin.

Commented [JB3]: Again "future"?

Commented [JB4]: Does "future" need to be in there?

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
Surface Waters (Water Quality)	CON-2-3-1: Coordinate with the Southwest Florida Water Management District and Florida Department of Environmental Protection to develop a plan to improve the water quality of Lake Zephyr. At a minimum, the plan should address consistent water elevations and improvements to the littoral zones of Zephyr Lake and the overall drainage basin.
CONSERVATION (CON) Element Minerals, Soils, and Native Vegetation	GOAL CON-3: Preserve minerals, soils, and vegetative communities.
OBJECTIVE & POLICIES	
Minerals, Soils, and Native Vegetation	CON-3-1: Conserve, appropriately use, and protect minerals, soils, and native vegetative communities.
Water Resources	CON-3-1-4: The City shall enforce emergency water conservation orders issued by the Southwest Florida Water Management District. <i>[Relocated under potable water objective CON-2-2]</i>
CONSERVATION (CON) Element Groundwater	GOAL CON-4: To maintain the high quality of groundwater resources in the Zephyrhills utility service area <u>Utility Service Area</u> .
OBJECTIVE & POLICIES	
Groundwater Resources	<i>CON-4 Monitor and protect ground water quality/quantity and location of development/appropriate uses in recharge areas as identified by the Southwest Florida Water Management District.</i>
Groundwater Resources	CON-4-1-1: The Land Development Code shall restrict land uses known to adversely affect water quality and quantity of within natural groundwater recharge areas, wellhead protection areas, and surface waters used as a source of public water.
Groundwater Resources	CON-4-1-2: Develop a water protection ordinance that will provide the City with a mechanism to review and regulate large water consumers and/or businesses that resell water.
Groundwater Resources	CON-4-1-3: Adopt by reference aquifer recharge areas and their classifications as identified by the Southwest Florida Water Management District.

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
INTERGOVERNMENTAL COORDINATION Element (ICE) Agency Coordination	GOAL ICE-1: Improve intergovernmental coordination to successfully implement local government comprehensive plans and to resolve conflicts resulting from the plans.
OBJECTIVES & POLICIES	
Development and Capital Projects	<i>Obj ICE 1-1: Review each element of the comprehensive plan to:</i> - Identify and coordinate items that are of mutual interest to others; - Identify issues that should be coordinated with others; - Address through coordination mechanisms the impacts of development on others; - Others shall include the Pasco County School Board, other units of local government providing services but not having regulatory authority over the use of land, adjacent local governments, and regional, state, or federal agencies.
Development and Capital Projects	ICE 1-1-5: The City will review the plans and independent special district facility reports of the Pasco County Public Transit (PCPT), the Southwest Florida Water Management District, and Tampa Bay Water and identify and resolve any conflicts with the City's Comprehensive Plan, including concurrency related items.
Annexation	<i>Obj ICE-1-3 The City of Zephyrhills will follow state guidelines on annexation procedures and establish a Joint Planning Area with Pasco County to continue resolving existing enclave and jurisdictional issues where feasible.</i>
Annexation	ICE-1-3-1: The City of Zephyrhills will continue to secure annexation agreements as a condition of extending City water and/or sewer service.
Annexation	ICE-1-3-6: The City's <u>Utility sService aArea</u> shall be identified by interlocal agreements with Pasco <u>County</u> and the City of Dade <u>City</u> .
Annexation	<i>Obj ICE-1-4 Identify and describe joint processes for collaborative planning for facilities with regional significance and problematic land uses.</i>
Regionally Significant Resources	ICE-1-4-1: The City will cooperate in the conservation of regionally significant natural resources such as potable water supply through participation in federal, state, regional or local programs which address multi-jurisdictional natural resource protection.

Commented [JB5]: And Dade City

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
Level of Service Standards by Others	ICE-1-4-7: Compare LOS standards with those of Pasco County and other nearby municipalities to confirm appropriateness of quantitative measures, including elements of traffic, sanitation, and utility standards.
CAPITAL IMPROVEMENTS (CI) Element Facility Prioritization	GOAL CI-1: The City shall undertake fiscal actions necessary to provide and maintain public facilities for all permanent and seasonal residents at the adopted levels of service standards.
OBJECTIVE & POLICIES	
Annual Capital Improvements Prioritization	<i>Obj CI-1-1: Annual Capital Improvements Prioritization. As an ongoing objective, capital improvements will be provided in a fiscally sound manner to correct existing deficiencies, accommodate desired future development and redevelopment, and replace worn-out or obsolete facilities, as indicated in the Five-Year Capital Improvements Plan (CIP).</i>
Water Supply Facilities Work Plan	CI-1-1-3: The City shall include water supply facility expansion and enhancement projects in the Capital Improvements Element five-year schedule of capital improvements, in accordance with the Zephyrhills Water Supply Facilities Work Plan.
Budgetary Policy	CI-1-2-4: The City will continue to secure grants or private funds whenever available to finance the provision of capital improvements.
CAPITAL IMPROVEMENTS (CI) Element Level of Service Standards	GOAL CI-2: Maintenance of Level of Service Standards. Provide new capital improvements concurrent with the impacts of new development to maintain adopted levels of service.
OBJECTIVE & POLICIES	
	<i>Obj CI-2-2: Coordinate land use decisions and available or projected financial resources with the Five-Year Schedule of Capital Improvements to maintain the adopted level of service standards found in the individual comprehensive plan elements and meet existing and future infrastructure needs.</i>
	POLICY CI-2-1-1: The City shall implement the Concurrency Management System in Appendix A of this element which ensures that public facilities and services needed to support development are available concurrent with the impacts of such development. The Concurrency Management System shall include: A requirement that the adopted level of service standards shown in Table CI-2-1-1 be maintained;

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH			
	b. A requirement that the Capital Improvements Element set forth a financially feasible plan which demonstrates that the adopted level of service standards will be achieved and maintained; c. A system for monitoring and ensuring adherence to the adopted level of service standards, the schedule of capital improvements and the availability of public facility capacity; d. Guidelines for interpreting and applying level of service standards to applications for development orders and development permits and determining when the test for concurrency must be met; and e. A requirement that ensures that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards for the affected facility.			
Table CI-2-1-1 Excerpt (only potable water standards are shown)	Table CI-2-1-1 Public Facility Level of Service Standards City of Zephyrhills			
	Comprehensive Plan Element	Facility Type	Services Area	Level of Service Standard
	Infrastructure Public Facilities	City Water Treatment Plant-Facilities	City Water Zephyrhills Utility Service Area	126 300 gallons per day per capita water treatment capacity (annual average daily flow) dwelling unit or equivalent residential unit
	Infrastructure Public Facilities	City Water Wells Regulated by Water Use Permit Supplies	City Water Zephyrhills Utility Service Area	126 114 gallons per capita per day per capita or lower
Maintenance of Level of Service Standards	CI-2- 1 -2: The City shall apply the following standards for the purposes of making a concurrency determination and issuance of a Certificate of Occupancy, or its equivalent development approval: a. <u>An adequate potable water supply and adequate Ppotable</u> water, sewer, solid waste, and drainage facilities shall be in place and available to serve new development no later than the issuance of a Certificate of Occupancy, or its functional equivalent. b. As determined through consultation with the City's Utilities Department prior to the approval of a building permit, or its functional equivalent, adequate water supplies shall be available to serve the new development no later than the issuance of the Certificate of Occupancy, or its functional equivalent. c. Parkland and recreational facilities necessary to serve residential development shall be in place or under actual construction no later than one year after the issuance of the Certificate of Occupancy. However, the acreage for such facilities shall be dedicated or be acquired by the City prior to issuance of the Certificate of Occupancy or funds in the amount of the developer's fair share shall be committed no later than the issuance of the Certificate of Occupancy.			

PLANNING TOPIC	POTABLE WATER RELATED GOPs WITH PROPOSED CHANGES IN UNDERLINE AND STRIKETHROUGH
	d. Necessary transportation facilities needed to serve new development shall meet one of the following requirements: (1) The facilities are in place or under actual construction within three years from the date of issuance of the Certificate of Occupancy, a building permit, or its functional equivalent that results in traffic generation. (2) The facilities are guaranteed in an enforceable development agreement that includes the provisions of Rule 9J-5.0055(2)(a)1, 7, 8, FAC, pursuant to Section 163.3220, FS, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee the necessary facilities and services will be in place at the time of issuance of the Certificate of Capacity <u>Occupancy</u>; or will be in place or under actual construction within three years of the date of the issuance of the Certificate of Capacity Occupancy, or its functional equivalent. [check this] (3) Payment of proportionate fair share contributions to mitigate local and regionally significant traffic impacts, consistent with Chapter 163.3180(16), FS, and the Land Development Code. Such standards and guidelines shall provide that the City shall not rely on transportation facilities in place or under actual construction more than three years after the issuance of the Certificate of Occupancy, or its functional equivalent, except as provided in Section 163.3180, Florida Statutes. [check this]
Cooperative Funding	POLICY CI-2- 1 -3: The City shall pursue funding assistance from the Southwest Florida Water Management District Cooperative Funding Initiative and other programs, as appropriate, for reclaimed water and alternative water supply projects.
CAPITAL IMPROVEMENTS (CI) Element Cost Sharing	GOAL CI-3: New Development Infrastructure Needs. Require new development to bear a fair share of costs to expand public facilities needed to maintain adopted levels of service.
OBJECTIVE & POLICIES	
Cost Sharing to Maintain Standards	<i>Obj CI-3-1: Future development will bear a proportionate cost of facility improvements or mobility strategies necessitated by the development in order to maintain the adopted level of service standards.</i>
New Development Infrastructure Needs	CI-3-1-3: Re-evaluate the water and sewer impact fee rebate policy and connection fee rates after the sewer plant expansion and water storage tank construction are complete.

DRAFT



2022–2040 WATER SUPPLY FACILITIES WORK PLAN

City of Zephyrhills 2025 Comprehensive Plan | January 2023

DRAFT

**2022 – 2040 WATER SUPPLY FACILITIES WORK PLAN –
CITY OF ZEPHYRHILLS 2025 COMPREHENSIVE PLAN**

Prepared for:

City of Zephyrhills
5335 8th Street
Zephyrhills, Florida 33542

Prepared by:

Jones Edmunds & Associates, Inc.
730 NE Waldo Road
Gainesville, Florida 32641

Jones Edmunds Project No.: 26110-046-01

January 2023

TABLE OF CONTENTS

1	INTRODUCTION	1-1
2	WATER DEMAND	2-1
2.1	Zephyrhills Utility Service Area	2-1
2.2	USA Historical Water Demand –Zephyrhills USA	2-1
2.3	2020 Regional Water Supply Projections	2-1
2.4	Average Water GPCD from 2011 to 2015 Reported Use	2-3
2.4.1	Functional Population Projections	2-3
2.4.2	Planned Residential Developments	2-3
2.4.3	Commercial Development	2-5
2.5	Absorption of Existing Water Systems.....	2-6
2.6	Projected Water Demand	2-6
2.7	Reclaimed Water Demand	2-6
3	WATER SUPPLIES.....	3-1
3.1	Potable Water Supply	3-1
3.2	Reclaimed Water Supply	3-1
4	WATER SUPPLY FACILITIES	4-1
4.1	Potable Water Facilities.....	4-1
4.1.1	Water Wells	4-1
4.1.2	Water Treatment	4-1
4.1.3	Water Storage.....	4-1
4.1.4	Water Distribution.....	4-2
4.2	Non-Potable Water Facilities	4-2
4.2.1	Reclaimed Water	4-2
4.2.2	Water Facility Condition	4-2
5	LEVEL-OF-SERVICE ANALYSIS	5-1
5.1	Concurrency Management System	5-5
6	IMPACTS ON NATURAL RESOURCES	6-1
6.1	Wetland and Surficial Aquifer Impacts	6-1
6.2	Lake and Wetland Impacts.....	6-1
6.3	Wellfield Protection	6-2
7	WATER CONSERVATION	7-1
7.1	2025 Comprehensive Plan Policies.....	7-1
7.1.1	Conservation Element.....	7-1

7.1.2	Public Facilities Element	7-2
7.1.3	Future Land Use Element	7-3
7.2	Land Development Code Regulations	7-3
7.3	City Programs and Practices	7-3
7.4	Water Conservation Program Performance.....	7-4
8	PLAN TO MEET WATER SUPPLY NEEDS.....	8-1
8.1	Water Conservation Awareness, Encouragement, and Regulation.....	8-1
8.2	Water Supply Facility Projects.....	8-2
8.2.1	Planned Water Supply Projects	8-2
8.2.2	SWFWMD Regional Water Supply Plan Projects.....	8-2
8.3	Coordination for Water Supply Planning and Project Development.....	8-2
9	REFERENCES	9-1

LIST OF TABLES

Table 1	Historical Water Demands	2-1
Table 2	Estimated Future Potable Water Demand, City of Zephyrhills USA	2-3
Table 3	SWFWMD Parcel-Level Population Projections	2-3
Table 4	Approved Planned Residential Developments.....	2-4
Table 5	Developments Under Review.....	2-4
Table 6	Future Planned Developments	2-5
Table 7	Historical Residential and Commercial Use Demand Contribution	2-5
Table 8	Projected Residential Development Populations	2-7
Table 9	Projected Populations.....	2-7
Table 10	Projected Water Demand Based on Residential Developments.....	2-7
Table 11	Projected Commercial Use versus Commercial Need	2-8
Table 12	Projected Demand with Additional Commercial Use	2-8
Table 13	Historical WWTF Flow Percentages	2-10
Table 14	Projected WWTF Flows for the Existing City of Zephyrhills USA.....	2-10
Table 15	Projected WWTF Flows for Expansion of the City of Zephyrhills USA.....	2-10
Table 16	Projected Reuse for the Approved Development Scenario	2-10
Table 17	Potable Water Wells, City of Zephyrhills USA	4-1
Table 18	2040 Potable Water LOS for Approved Developments	5-2
Table 19	2040 Potable Water LOS for Approved and Pending Developments	5-2
Table 20	2040 Potable Water LOS for All Future Developments	5-3
Table 21	Project Water Supply (Approved Developments) With Reclaimed Water Offset	5-4
Table 22	Projected Water Supply (Approved and Pending Developments) With Reclaimed Water Offset.....	5-5
Table 23	Projected Water Supply (All Future Developments) With Reclaimed Water Offset.....	5-5
Table 24	Potential Water Savings from Conservation Programs	7-4
Table 25	Potential Water Savings from Conservation Programs	7-5

DRAFT

Table 26	Potable Water Projects	8-4
Table 27	Reclaimed Water Projects	8-5

LIST OF FIGURES

Figure 1	City of Zephyrhills USA	2-2
Figure 2	Projected Potable Water Demands and Capacities, City of Zephyrhills USA	2-9
Figure 3	EMP Monitoring Sites	6-3

APPENDICES

Appendix A	BTB Request for Additional Water
------------	----------------------------------

ACRONYMS AND ABBREVIATIONS

AADD	Annual Average Daily Demand
AADF	Annual Average Daily Flow
ALF	Assisted Living Facility
AWT	Advanced Wastewater Treatment
BTB	BlueTriton Brands
CIP	Capital Improvements Plan
CMS	Concurrency Management System
EMP	Environmental Monitoring Plan
EPA	Environmental Protection Agency
EPWC	East Pasco Water Coalition
EST	Elevated Storage Tank
FAC	Florida Administrative Code
FAS	Florida Aquifer System
FDEP	Florida Department of Environmental Protection
FS	Florida Statutes
FY	Fiscal Year
GIS	Geographic Information System
gpcd	Gallons per Capita per Day
gpd	Gallons per Day
GPY	Gallons per Year
GST	Ground Storage Tank
HET	High-Efficiency Toilet
HEU	High-Efficiency Urinal
ID	Identification
IFAS	Institute of Food and Agricultural Sciences
INTB	Integrated Northern Tampa Bay
Kgal	kilogallons
LFA	Lower Floridan Aquifer
LID	Low-Impact Development
LOS	Level of Service
MDD	Maximum Daily Demand
MFL	Minimum Flows and Level
MG	Million Gallons
MGD	Million Gallons per Day
PSAR	Public Supply Annual Report
PUD	Planned Unit Development
RIB	Rapid Infiltration Basin
RWSP	Regional Water Supply Plan

DRAFT

SMS	Soil Moisture Sensors
SRF	State Revolving Fund
SWFWMD	Southwest Florida Water Management District
UF	University of Florida
UFA	Upper Floridan Aquifer
WRF	Water Reclamation Facility
WWTF	Wastewater Treatment Facility
USA	Utility Service Area
WUP	Water Use Permit

1 INTRODUCTION

Recognizing the importance of an adequate water supply to a sustainable future, the Florida Legislature established a process for water-supply planning through the state's Growth Management Act (Chapter 163, Part II, Florida Statutes [FS]) and Water Protection and Sustainability Program (Chapter 373, FS). Under this system, Florida's water management districts must periodically evaluate the adequacy of water supplies to meet demand in the state's water planning regions over a 20-year planning period. The Southwest Florida Water Management District (SWFWMD) – the planning region that includes Pasco County – adopted its current Regional Water Supply Plan (RWSP) on November 17, 2020. The Plan addresses years 2015 through 2040.

Local governments within the planning region addressed by an RWSP are required to adopt a Water Supply Facilities Work Plan to demonstrate that adequate water supplies will be available to meet future demand for at least 10 years. The City of Zephyrhills' 2022-2240 Water Supply Facilities Work Plan represents the City's plan to meet current water demands and expected growth in the Zephyrhills Utility Service Area (USA) through 2040.

The Water Supply Facilities Work Plan is supported by policies in the City of Zephyrhills 2025 Comprehensive Plan standards and regulations in the City's Land Development Code, and programmed capital improvement projects in the City's adopted Capital Improvements Plan (CIP).

2 WATER DEMAND

2.1 ZEPHYRHILLS UTILITY SERVICE AREA

Figure 1 shows the City's USA. The USA covers approximately 19.7 square miles and encompasses most of the City's incorporated area and parts of unincorporated Pasco County. Pasco County Utilities serves the portion of the City's incorporated area outside the USA.

2.2 USA HISTORICAL WATER DEMAND –ZEPHYRHILLS USA

In 2020, the City renewed Water Use Permit (WUP) Number 6040. The WUP allows an annual average withdrawal of 3.3084 million gallons per day (MGD) and a peak month withdrawal of 3.6723 MGD. The WUP quantities were based on a per-capita rate of 87 gallons per capita daily (gpcd) and a peak factor of 1.11. The calculated per-capita rate of 87 gpcd is based on 2014 through 2018 water use and is less than the per-capita rate of 103 gpcd used in the previous WUP.

Table 1 presents the historical water demands from the City's Public Supply Annual Reports (PSARs). The recent 2021 average annual daily demand (AADD) was 2.383 MGD. The corresponding average per capita use was 83 gallons per day (gpd).

Table 1 Historical Water Demands

PSARs	Population	Dwelling Units	Total Water Use (MGD)	gpcd	gpd/Dwelling Unit	Persons/Dwelling Unit
2016	27,880	13,304	2.341	84	176	2.1
2017	27,456	13,199	2.416	88	183	2.1
2018	27,734	13,346	2.340	84	175	2.1
2019	27,824	13,394	2.294	82	171	2.1
2020	28,584	13,768	2.383	83	173	2.1
2021	29,117	14,062	2.406	83	171	2.1

2.3 2020 REGIONAL WATER SUPPLY PROJECTIONS

Table 2 shows the 2020 RWSP estimated Public Supply Water Demand Projections for the City of Zephyrhills. The RWSP's 2020 projected population of 29,746 is 1,162 persons more than the City's reported existing served population. The USA service population is expected to reach 36,534 persons by 2040. The increase (6,788 persons) is expected over the 20-year planning period (2020 through 2040) through infill/redevelopment, rehabilitation of vacant dwellings, and extension/connection of City utilities to presently unserved properties (i.e., well users and new dwelling units).

DRAFT

Figure 1 City of Zephyrhills USA

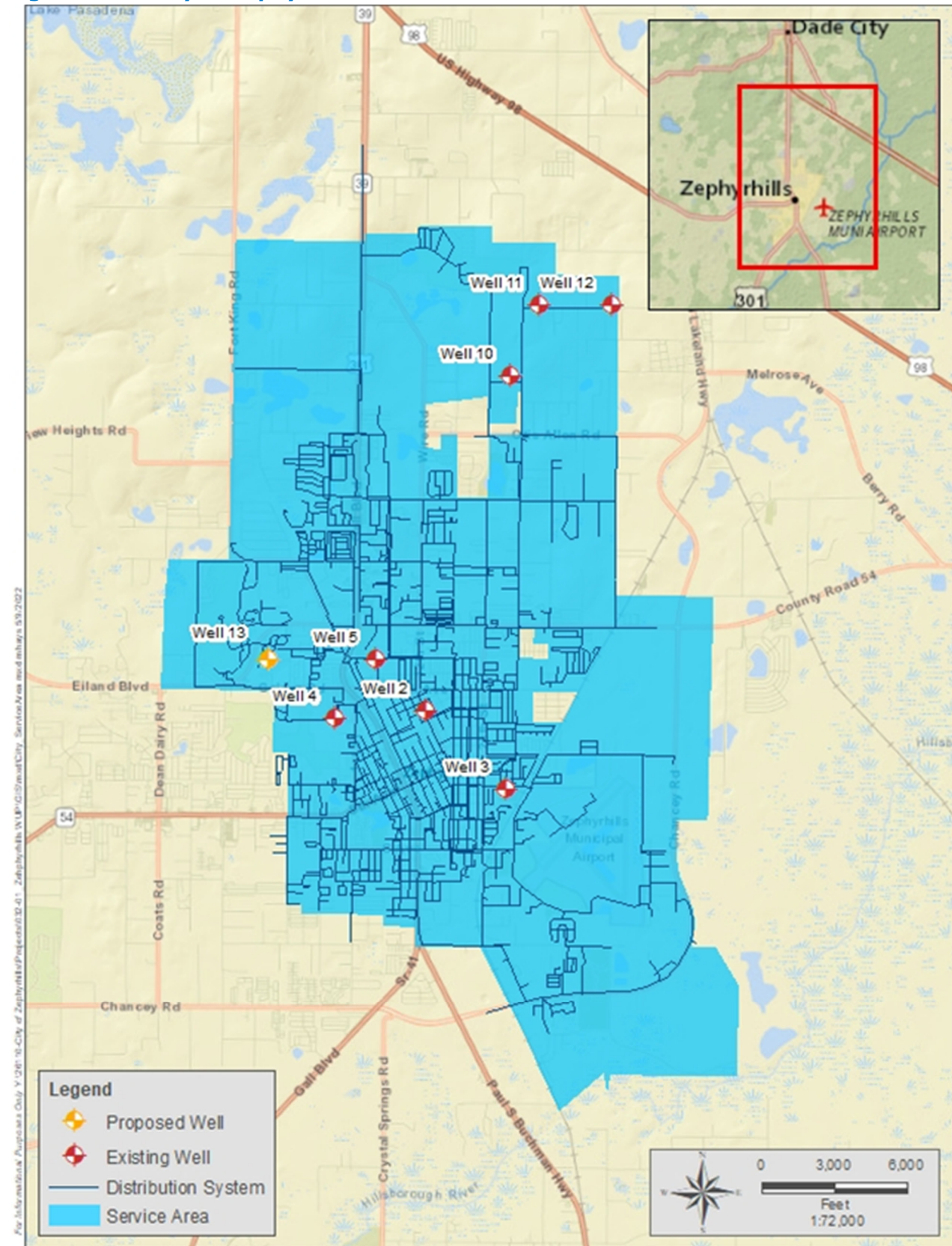


Table 2 Estimated Future Potable Water Demand, City of Zephyrhills USA

Year	2020	2025	2030	2035	2040
Water Service Area Population Served ¹	29,746	32,056	33,904	35,436	36,531
Estimated gpcd ¹	98	98	98	98	98
Projected Demand (MGD) ¹	2.921	3.148	3.329	3.480	3.587

Notes: ¹ Growth rate in 2020 RWSP (addition of 6,788 persons by 2040).

The RWSP projects a 0.666-MGD increase in water demand within the USA over the 20-year planning period with projected water demands reaching 3.587 MGD by 2040. The RWSP's projected demand assumes 98 gpcd for the USA, which is based on the average 2011 through 2015 gpcd. The 2020-projected demand is 2.921 MGD, which is 0.269 MGD more than that reported on the PSAR (Table 1) and can be attributed to the lower population (1,162 less) and a lower (83) gpcd.

2.4 AVERAGE WATER GPCD FROM 2011 TO 2015 REPORTED USE

2.4.1 FUNCTIONAL POPULATION PROJECTIONS

SWFWMD provides functional population projections on its website under Section C-2 – *Geographic Information System (GIS) Model Parcel-Level Population Projections*. The database provides parcel-level projections of seasonal, tourist, and net commuter populations through 2045. Table 3 shows the total function population for the parcels within the City's USA in the February 2022 GIS model parcel-level population database for Pasco County. Projected water demand assumes 87 gpcd based on the compliance per capita limit in the City's WUP.

Table 3 SWFWMD Parcel-Level Population Projections

Year	2020	2025	2030	2035	2040	2045
USA Population ¹	28,584	30,446	31,698	32,668	33,351	33,841
Estimated GPCD ²	87	87	87	87	87	87
Projected Demand (MGD) ²	2.487	2.649	2.758	2.842	2.902	2.944

Notes: ¹ Population projections in the database adjusted using the 2020 PSAR population.

² Compliance per capita in 2020 WUP.

2.4.2 PLANNED RESIDENTIAL DEVELOPMENTS

The City Utilities and Planning Departments provided data regarding residential developments. Table 4 identifies City-approved developments that will affect the number of residents in the USA over the 2040 Work Plan period. These developments have approved site plans and are already under construction or expected to begin construction within the next year. Approved developments identified by the City include approximately 2,470 dwelling units. Historically, the City has assumed an average of 2.1 persons per unit; however, many of the approved new developments are three- to five-bedroom dwelling units and a higher number of persons per unit is expected. Table 4 assumes an average of 3 persons per unit for three-to-five-bedroom dwelling units.

Table 4 Approved Planned Residential Developments

Development	Units	People per Household	Buildout Population	Buildout Years
Trotter's Crossing	91	3.0	273	5
Abbott Park (Remaining)	252	3.0	756	5
Abbott Square	651	3.0	1,953	7
Healthier Stay (Simon's Property)	39	2.5	98	5
Silver Oaks Villages	200	2.1	420	7
Tyson Townhomes	130	2.1	273	5
Zephyr Court	56	2.1	118	2.5
Autumn Palm Villas	94	2.1	197	3
Gateway Subdivision	68	2.5	170	5
Skybird	200	2.5	500	5
Gagne	218	3.0	654	5
Butterfield Townhomes	10	2.5	25	0
Palm Cove Assisted Living Facility (ALF) and Independent Living	210	2.1	441	5
Zephyr Commons Apartments	251	2.1	527	5
Total	2,470	2.6	6,405	—

Note: -- = Not applicable.

Table 5 identifies residential developments under review by the City. Site plans have been submitted for these developments, and approval of the site plans for these developments is expected within the next 6 months. The developments under review are expected to add another 1,031 dwelling units within the 2040 Work Plan period.

Table 5 Developments Under Review

Development	Units	People per Household	Buildout Population	Buildout Years
Terrace at Pretty Pond	49	2.1	103	10
Eiland/Fort King Planned Unit Development (PUD) (Apartments)	286	2.1	601	10
Ryman Townhomes (Wire Road)	60	2.1	126	10
Nick Apartments	144	2.1	302	5
Pretty Pond Apartments	240	2.1	504	6
Hospital Owned Property (Apartments with 1 to 3 bedrooms)	252	2.1	529	10
Total	1,031	2.1	2,165	—

Table 6 shows the projected population with future planned information provided by the City for developments known to them but not yet submitted for approval. These developments

DRAFT

could add an additional 2,500 dwelling units thereby further increasing the water demand over the 2040 Work Plan period.

Table 6 Future Planned Developments

Development	Units	People per Household	Buildout Population	Buildout Years
Purvis Property – West	136	2.1	286	15
Purvis Property – East	740	2.1	1,554	15
8 th Avenue Villas	4	2.1	8	20
Majestic Oaks	157	2.1	330	20
Garden Villas, Phase 2	16	2.1	34	10
Wire Ranch Investors Apartments	200	2.1	420	20
Orange Valley – Multiple parcels 880 acres	2,500	3.0	7,500	20
Total	3,753	2.1	10,131	23

2.4.3 COMMERCIAL DEVELOPMENT

The City's gpcd of 87 gpd is based on historical residential and commercial use. Table 7 shows the historical percentages of residential and commercial water use for the City's USA. Commercial demand has accounted for 24% to 33% of the City's water use. The average 2016 through 2021 commercial use was 0.67 MGD or 28% of the water use.

Table 7 Historical Residential and Commercial Use Demand Contribution

PSARs	Total Water Use	gpcd	Residential Water Use (MGD)	% Residential Use	Commercial Water Use (MGD)	% Commercial Use
2016	2.341	84	1.25	53	0.71	30
2017	2.416	88	1.41	58	0.57	24
2018	2.340	84	1.27	54	0.72	31
2019	2.294	82	1.29	56	0.76	33
2020	2.383	83	1.37	58	0.63	27
2021	2.406	83	1.42	59	0.63	26
Average			1.34	57	0.67	28

In a joint effort with Dade City and Pasco County, the City is working to redevelop US Highway 301 between Dade City and Zephyrhills. The City is also promoting additional commercial and industrial development within its service area within the airport industrial corridor. Additionally, the City has received a request from BlueTriton Brands (BTB) for additional water over the planning period. Appendix A shows a letter from BTB requesting 400,000 gpd by 2023. The City expects the total buildout of the airport development and additional BTB demand to require 700,000 gpd with demand reaching 400,000 gpd by 2025 and 700,000 gpd by 2040.

2.5 ABSORPTION OF EXISTING WATER SYSTEMS

Smaller, independent, and Pasco County-served systems that will potentially be served by the City were not added to the future demands. Others currently provide WUP and treatment capacity for such systems. If the City absorbs such systems, the WUP and treatment capacity from these other systems would likely be transferred to the City.

2.6 PROJECTED WATER DEMAND

Jones Edmunds projected populations using SWFWMD's GIS parcel database. For parcels with residential development information provided by the City, we replaced the parcel information with the projected population and buildout information in Tables 5 through 6. Table 8 compares the residential development-projected population numbers to the SWFWMD parcel database. Table 9 shows the total USA projected population.

Table 10 compares the demand projections in the RWSP and those projected using the residential development information. The projected total water demand depends on the gpcd use within the USA. The residential development-based projections are based on the WUP compliance limit of 87 gpcd. Although the RWSP projects a lower 2040 population, the RWSP assumes 98 gpcd, resulting in a projected demand like the demand calculation assuming the approved developments in Table 4. The demand projections in Table 10 assume a future residential/commercial demand ratio similar to historical use. As discussed in Section 2.4, the City expects additional commercial/industrial demands from the airport redevelopment and increased demands from BTB. Table 11 compares the minimum commercial need with the commercial demand projected assuming commercial use will equal 28% of the total demand based on the average 2016 through 2021 residential/commercial ratio. Table 11 shows the commercial need to exceed the historical ratio. Table 12 shows the projected water demand with the additional projected commercial use. Figure 2 compares the projected water demands to the WUP and the Public Water Supply System treatment capacity.

2.7 RECLAIMED WATER DEMAND

The City's WUP requires the City to send 2.804 MGD to the rapid infiltration basins (RIBs) at the City's Wastewater Treatment Facility (WWTF) at full capacity of the WUP (3.308 MGD). This is equal to approximately 85% of the withdrawal amount. The Zephyrhills WWTF has a permitted treatment capacity of 4.5 MGD annual average daily flow (AADF) and a total effluent disposal capacity of 3.85 MGD AADF. The October 2020 through September 2021 AADF to the WWTF was 1.676 MGD with 0.302 MGD (18%) of the reclaimed (reuse) water distributed in the USA for irrigation purposes and 0.058 MGD (3%) used at the WWTF. The City sent the unused 79% to the four RIBs at the Zephyrhills Municipal Airport.

Table 8 Projected Residential Development Populations

	Projected Population					SWFWMD Parcel Database Population				
	2020	2025	2030	2035	2040	2020	2025	2030	2035	2040
Approved Developments	213	3,572	6,405	6,405	6,405	327	593	875	1,118	1,332
Developments Under Review	20	841	1,893	2,165	2,165	20	56	102	139	166
Future Known Developments	271	1,617	4,311	6,996	9,305	271	280	290	299	306
Total	504	6,030	12,609	15,565	17,875	618	930	1,267	1,556	1,804

Table 9 Projected Populations

Source	Projected Population				
	2020	2025	2030	2035	2040
RWSP	29,746	32,056	33,904	35,436	36,531
SWFWMD Database	28,584	30,446	31,698	32,668	33,351
Minimum Commercial Need	—	—	—	—	—
With Approved Developments	28,470	33,424	37,228	37,955	38,424
With Developments Under Review	28,470	34,209	39,019	39,980	40,423
With All Known Developments	28,470	35,545	43,040	46,678	49,423

Table 10 Projected Water Demand Based on Residential Developments

Source	Projected Water Use				
	2020	2025	2030	2035	2040
RWSP	2.92	3.15	3.33	3.48	3.59
SWFWMD Database	2.49	2.65	2.76	2.84	2.90
With Approved Developments	2.48	2.91	3.24	3.30	3.34
With Developments Under Review	2.48	2.98	3.39	3.48	3.52
With All Known Developments	2.48	3.09	3.74	4.06	4.30

Table 11 Projected Commercial Use versus Commercial Need

Total Population	Projected Water Use				
	2020	2025	2030	2035	2040
Minimum Commercial Need	0.63	1.03	1.13	1.23	1.33
With Approved Developments ¹	0.69	0.81	0.91	0.92	0.94
With Developments Under Review ¹	0.69	0.83	0.95	0.97	0.98
With All Known Developments ¹	0.69	0.86	1.04	1.13	1.19

Note: ¹ Water available for commercial use assuming commercial demand is 28% of the 87 gpcd.

Table 12 Projected Demand with Additional Commercial Use

Total Population	Projected Water Use				
	2020	2025	2030	2035	2040
RWSP	2.92	3.15	3.33	3.48	3.59
SWFWMD Database	2.54	2.71	2.82	2.91	2.97
With Approved Developments	2.48	3.12	3.46	3.61	3.74
With Developments Under Review	2.48	3.17	3.57	3.73	3.86
With All Known Developments	2.48	3.24	3.80	4.12	4.39

Figure 2 Projected Potable Water Demands and Capacities, City of Zephyrhills USA

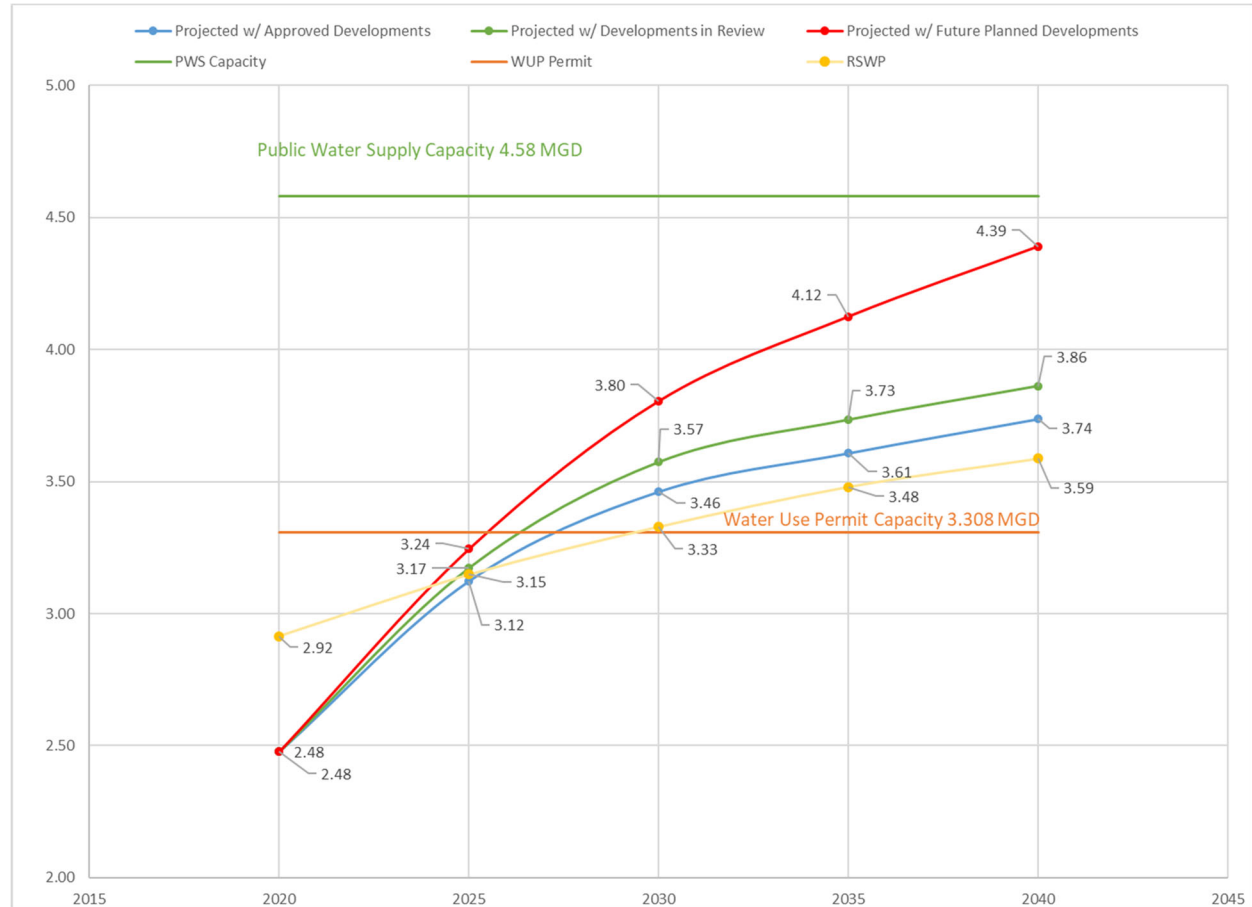


Table 13 compares the historical water withdrawals from City wells to the historical WWTF flows as reported on the annual reuse reports (by fiscal year – October through September). On average, the WWTF flows are 69% of the well withdrawals. Table 14 shows the projected WWTF flows available assuming 69% of the projected withdrawals return to the WWTF. Table 14 shows that the future reuse water generated from the existing USA is not enough to meet the existing reuse demand and meet the WUP requirement to send 2.804 MGD of water to the City’s RIBs under any of the projected growth scenarios. Table 15 shows additional WWTF flows projected in the City’s 2018 *Wastewater Collection and Conveyance System Master Plan*. The flows in Table 15 come from expansion of the City’s USA. Table 16 shows the projected reuse flows available under the approved development growth scenario.

Table 13 Historical WWTF Flow Percentages

	WWTF	WUP Flows	% of Withdrawals
2017	1.614	2.410	67
2018	1.593	2.396	66
2019	1.647	2.351	70
2020	1.711	2.402	71
2021	1.676	2.413	69
Average			69

Table 14 Projected WWTF Flows for the Existing City of Zephyrhills USA

Development	Projected Wastewater Flows			
	2025	2030	2035	2040
RWSP	1.96	2.08	2.17	2.28
With Approved Developments	2.15	2.38	2.48	2.57
With Developments Under Review	2.18	2.46	2.57	2.66
With All Known Developments	2.23	2.62	2.84	3.02

Table 15 Projected WWTF Flows for Expansion of the City of Zephyrhills USA

Development	Projected Wastewater Flows			
	2025	2030	2035	2040
Airport Redevelopment	0.000	0.069	0.138	0.207
Pasco County Service Area Annexations	0.600	0.600	0.600	0.600
Forest Lakes Mobile Home Park Annexation	0.155	0.156	0.157	0.158
Total	0.76	0.83	0.90	0.97

Table 16 Projected Reuse for the Approved Development Scenario

Location	Projected Reuse Flows			
	2025	2030	2035	2040
Project Reuse with USA Expansion	2.91	3.21	3.38	3.54
Required Flow to RIBs (85% of Water Demand)	2.11	2.66	2.94	3.07
Existing Reuse	0.36	0.36	0.36	0.36
Available for Expansion of Reuse System	0.44	0.19	0.08	0.11

3 WATER SUPPLIES

3.1 POTABLE WATER SUPPLY

The USA is predominantly within the Hillsborough River Groundwater Basin. A small north portion of the USA is within the Withlacoochee River Groundwater Basin. The principal hydrogeologic units in these basins are the surficial, intermediate, and Floridan Aquifer System (FAS). The Upper Floridan aquifer (UFA) is the principal storage and water-conveying component of the basin hydrologic system and is the principal source of potable water for domestic, agricultural, and industrial supplies for the City, Pasco County, and most of west-central Florida. The surficial aquifer, which occurs within sand overlying the UFA, is used primarily for lawn irrigation.

Water demand and resource limitations in the Hillsborough River Groundwater Basin, particularly from major urban areas downstream, have prompted SWFWMD to impose pumping restrictions in this basin. SWFWMD regulates water withdrawals from the FAS through WUPs. A SWFWMD WUP specifies the maximum permitted pumping capacity for the permit holder. The City's WUP, approved on November 17, 2020 (Permit No. 20006040.011), allows maximum water withdrawals of 3.308 MGD (average annual) and 3.672 MGD (peak monthly). Currently, the City's average annual withdrawal is 2.41 MGD, which leaves approximately 0.90 MGD available for future growth in the City's service population.

3.2 RECLAIMED WATER SUPPLY

The City's Water Reclamation Facility (WRF) can treat up to 4.5 MGD. The WRF's 2021 AADF was 1.698 MGD. The City distributes only 18% of the reclaimed water for irrigation. The City's goal is to expand its reclaimed water distribution mains for customer irrigation thereby offsetting potable water demands; however, the WUP requires that 85% of the withdrawal amount is recharged at the City's RIBs to meet the minimum flows and levels (MFLs) for the Upper Hillsborough River. To increase reclaimed water distribution, the City will need to expand the USA or complete additional modeling to show that the new irrigation areas will provide similar benefits to the Upper Hillsborough River MFLs.

4 WATER SUPPLY FACILITIES

4.1 POTABLE WATER FACILITIES

4.1.1 WATER WELLS

Figure 1 shows the City's water supply wells. The City Utilities Department operates and maintains a system of seven public supply water wells that pump groundwater from the FAS. Wells are interconnected by a grid of trunk lines allowing operation of any combination of wells to provide water service throughout the USA.

City wells vary in depth from 146 feet to 960 feet (Table 17). Active and standby wells are equipped with pumps with a total rated capacity of approximately 11.736 MGD. Current permitted withdrawal rates are 3.308 MGD (average daily) and 3.672 MGD (maximum peak month). The City completed construction of Wells 11 and 12 in 2013. In 2015, the City modified their WUP to remove Well 9 and reallocate the withdrawals to Wells 10, 11, and 12. This moved withdrawals from the Hillsborough River Groundwater Basin to the Withlacoochee River Groundwater Basin. The City abandoned Well 1 because of elevated levels of Perfluorooctanoate and Perfluorooctanesulfonate, which are currently unregulated but have exceeded US Environmental Protection Agency (EPA) health advisory limits. The 2020 WUP renewal permits a replacement well (Well 16).

Table 17 Potable Water Wells, City of Zephyrhills USA

District ID	Diameter (Inches)	Pump Capacity (GPM)	Well Depth (Feet)	Casing Depth (Feet)	Peak Month (MGD)	Annual Average (MGD)	Peak Month (MGD)	Status
2	12	550	960	125	3.672 (total)	0.204	0.226	Active
3	16	1,500	840	125		0.442	0.491	Active
4	16	1,400	460	125		0.378	0.420	Active
5	16	1,500	885	125		0.504	0.560	Active
10	16	500	305	158		0.450	0.500	Active
11	16	1,100	660	142		0.580	0.644	Active
12	12	1,100	585	143		0.504	0.560	Active
16	16	1,100	800	150		0.246	0.273	Proposed

Sources: SWFWMD WUP No. 20006040.011, 2020.

4.1.2 WATER TREATMENT

The City operates and maintains a water treatment plant at each water well site. These plants have a combined Florida Department of Environmental Protection (FDEP)-permitted capacity of 4.58 MGD (maximum daily demand [MDD]).

4.1.3 WATER STORAGE

The City's public water system includes two storage tanks and three booster pumps on Dairy Road. A fourth booster pumping station is along the Dade City/City of Zephyrhills interconnect pipeline. The two steel tanks, a ground storage tank (GST), and an elevated storage tank (EST) are contained in a single structure partitioned into a lower 0.5-million-gallon (MG) chamber to serve the low-pressure system and an upper 0.25-MG chamber to

DRAFT

serve the high-pressure system. Three booster pumps in the pump building next to the tanks pump water from the GST to the EST. The tanks store and supply potable water to the system through 12-inch supply pipes. Both tanks are used to meet the storage needs of the system (equalization and fire-flow storage).

4.1.4 WATER DISTRIBUTION

The interconnected water distribution system in the USA consists of water mains, fire hydrants, meters, valves, backflow-prevention devices, and miscellaneous appurtenances. The water distribution system consists of mains ranging in size from 2- to 12-inch-diameter. The water distribution system piping materials include asbestos cement, ductile iron, polyvinyl chloride, high-density polyethylene, and cast iron.

Much of the approximately 348 miles of water mains in the USA was installed in the 1920s. The average lifespan of water mains is 50 years, after which mains are prone to leaks. The City implemented a water rate increase in 2012 to provide funding for water main replacements and coincident reductions in water use.

As of June 20, 2014, the water system included 708 fire hydrants and 1,048 in-line valves.

4.2 NON-POTABLE WATER FACILITIES

4.2.1 RECLAIMED WATER

The City placed its reclaimed water system in service in 1997 as a measure to reduce groundwater withdrawals for irrigation use. A \$19-million expansion of the City's WRF in 2009 increased the facility's permitted reclaimed water production capacity to 4.5 MGD. In 2013, the City completed a 12-inch reclaimed water main extension project to take reclaimed water to the City Cemetery and West Elementary. Additionally, the City's system includes an 8-inch reclaimed water main extension to provide reclaimed water to Woodlawn Elementary, the Police Station, and Veterans Park.

The WRF 2021 annual average daily flow was 1.676 MGD, of which approximately 0.302 MGD (18%) was distributed to irrigation areas within the City and 0.058 MGD (3%) was used at the WWTF. The City pumped the remaining 1.316 MGD (79%) of reclaimed water to the RIBs to percolate into the groundwater.

The City is currently planning a reclaimed water interconnection with Pasco County that would provide up to 0.5 MGD of reclaimed water to residential developments in Pasco County's service area. However, Table 16 shows that conditions in the WUP limit the long-term reclaimed water availability to 0.11 MGD without further modeling to evaluate other proposed reclaimed reuse areas.

4.2.2 WATER FACILITY CONDITION

The City's water supply facilities generally perform well. In 2017, Jones Edmunds completed a Water Master Plan Update project that evaluated the City's water system facilities' (i.e., wells and booster pump station) pumps, controls, and exposed piping regarding their suitability for continued served. The 2017 Master Plan includes recommended improvements to the City's well facilities, operations, and distribution system. The City repairs or upgrades the water treatment plants as needed to remain in good operating condition. Groundwater

DRAFT

resources in the area are high quality, requiring only chlorination treatment to meet public water supply standards. The City plans and budgets for scheduled maintenance and replacement of water supply facilities, and in 2012 instituted a water rate increase to provide additional funding to maintain and repair its facilities.

5 LEVEL-OF-SERVICE ANALYSIS

The potable water level-of-service (LOS) standard adopted as part of the Comprehensive Plan serves two purposes:

1. To assess the adequacy of water supplies and supply facilities to serve new development (i.e., concurrency management) in the Zephyrhills incorporated area.
2. To project needs for water supplies and supply facilities (i.e., facility planning) in the USA.

The 2015 RWSP demand projections for the City use a per capita demand of 110.5 gpd, which is based on residential and non-residential consumption and water losses from 2008 through 2012, distributed across the total USA population (estimated from approved developments). The compliance per capita in the WUP is 87 gpcd. The peak month allowable use in the WUP is based on a peak factor of 1.31. In accordance with the WUP, the potable water level of service standard in the Comprehensive Plan will be amended from 126 to 114 gpcd to match the peak month allowed use.

Table 18 demonstrates the current availability of City water supply facilities and water supply to serve existing water customers and provide committed capacity to approved future dwelling units in the USA. This assumes a 100% buildout of approved developments with an average water use of 87 gpcd and the addition of 0.40 MGD from additional commercial/industrial needs for the airport redevelopment and BTB. The MDD assumes a peaking factor of 1.34 based on the 2021 peak day use. The analysis indicates that the City's water supply is currently adequate to meet the demand of the current USA service population. However, with the approved dwelling units, the projected demand exceeds the City's WUP-permitted annual average withdrawal of 3.308 MGD by 0.43 MGD and the MDD exceeds the treatment capacity of 4.58 MGD by 0.31 MGD. Assuming this growth scenario, the water demand exceeds the WUP by 2030 and exceeds the treatment capacity by 2035. This time provides an opportunity for the City to expand its conservation programs and reclaimed water system to reduce/offset potable water demand and decrease per-capita potable water consumption.

Table 19 shows the current availability of City water supply facilities and water supply to serve the approved developments and developments pending approval in Tables 4 and 5. Under this growth scenario, the WUP capacity and water system capacity could be reached in the next 5 to 7 years. Table 20 shows the current availability of City water supply facilities and water supply to serve the additional future developments shown in Table 6. Under this growth scenario, the WUP capacity and water system capacity could be reached in the next 5 to 7 years. This indicates that the City needs to closely monitor the progress of these developments and should begin evaluating options to increase the WUP and treatment capacity.

DRAFT

Table 18 2040 Potable Water LOS for Approved Developments

Year	Population	LOS Standard GPDC ¹	Total Potable Water AADD ²	Total Potable Water MDD ²	FDEP-Rated Treatment Capacity (MGD)	Used Treatment Capacity (%)	Remaining Treatment Capacity (MGD)	WUP Capacity (MGD)	Used WUP Capacity (%)	Remaining WUP Capacity (MGD)
2021	29,117	87	2.41	3.15	4.58	69	1.43	3.308	73	0.90
2025	33,424	87	3.12	4.08	4.58	89	0.50	3.308	94	0.18
2030	37,228	87	3.46	4.53	4.58	99	0.05	3.308	105	-0.15
2035	37,955	87	3.61	4.72	4.58	103	-0.14	3.308	109	-0.30
2040	38,424	87	3.74	4.89	4.58	107	-0.31	3.308	113	-0.43

Notes: ¹ Committed capacities based on approved residential development shown in Table 4 and increased commercial/industrial demand.

² MDD estimates assume a peak factor of 1.31 (from the City of Zephyrhills, May 2021).

Table 19 2040 Potable Water LOS for Approved and Pending Developments

Year	Population	LOS Standard GPDC ¹	Total Potable Water AADD ²	Total Potable Water MDD ²	FDEP Rated Treatment Capacity (MGD)	Used Treatment Capacity (%)	Remaining Treatment Capacity (MGD)	WUP Capacity	Used WUP Capacity (%)	Remaining WUP Capacity (MGD)
2021	29,117	87	2.41	3.15	4.58	69	1.43	3.308	73	0.90
2025	34,209	87	3.17	4.15	4.58	91	0.43	3.308	96	0.14
2030	34,209	87	3.57	4.67	4.58	102	-0.09	3.308	108	-0.27
2035	39,980	87	3.73	4.88	4.58	107	-0.30	3.308	113	-0.43
2040	40,423	87	3.86	5.05	4.58	110	-0.47	3.308	117	-0.55

Notes: ¹ Committed capacities based on approved residential development shown in Tables 4 and 5 and increased commercial/industrial demand.

² MDD estimates assume a peak factor of 1.31 (from the City of Zephyrhills, May 2021).

Table 20 2040 Potable Water LOS for All Future Developments

Year	Population	LOS Standard gpcd ¹	Total Potable Water AADD ²	Total Potable Water MDD ²	FDEP Rated Treatment Capacity (MGD)	Used Treatment Capacity (%)	Remaining Treatment Capacity (MGD)	WUP Capacity	Used WUP Capacity (%)	Remaining WUP Capacity (MGD)
2021	29,117	87	2.41	3.15	4.58	69	1.43	3.308	73	0.90
2025	35,355	87	3.24	4.24	4.58	93	0.34	3.308	98	0.06
2030	42,697	87	3.80	4.97	4.58	109	-0.39	3.308	115	-0.50
2035	46,211	87	4.12	5.39	4.58	118	-0.81	3.308	125	-0.82
2040	48,851	87	4.39	5.74	4.58	125	-1.16	3.308	133	-1.08

Notes: ¹ Committed capacities based on approved residential development shown in Tables 4 through 6 and increased commercial/industrial demand.

² MDD estimates assume a peak factor of 1.31 (from the City of Zephyrhills, May 2021).

The 2021 MDD is 69% of the FDEP-rated treatment capacity for the potable water system. When the total MDD of finished water produced by the water system exceeds 75%, Rule 62-555.348, Florida Administrative Code (FAC), requires an updated capacity analysis report. If the latest report indicates the total permitted maximum-day operating capacity of the treatment plant will be reached in the next 5 to 10 years, the next report should be submitted within 2 years. If the initial report indicates that the permitted quantity will be exceeded in less than 5 years, the report should be submitted within 1 year. The demand projections indicate that 75% of the permitted maximum-day operating capacity will be exceeded within 1 to 2 years, and the total capacity will be exceeded in 5 to 10 years.

Without conservation (reduction in the average gpcd) or an increase in the City's WUP to account for the addition of unserved population, a deficit is projected beginning 2030 for all demand scenarios. Without a reclaimed water system expansion or other effective measures to reduce potable demand over the planning period, a deficit of 0.43 MGD is projected under the low-demand scenario.

Tables 21 through 23 demonstrate the adequacy of the City's water supply to meet the projected demands, taking potential reclaimed water offsets into consideration. The literature on irrigation demands and offsets indicate that reclaimed water use for irrigation use can correlate to reductions in potable water use. The City's water supply can meet the low-demand scenario (approved developments, Table 4) through 2030 contingent on reclaimed water use at the levels indicated in Table 21; however, the reclaimed water needs are projected to exceed the reclaimed water supply. To use the potential demand offset, the City will need additional reclaimed water sources, such as septic-to-sewer projects, or will need to determine the viability of meeting the MFLs using reclaimed water at locations other than the WWTF RIBs.

Table 21 Project Water Supply (Approved Developments) With Reclaimed Water Offset

Year	Average Annual Demand (MGD) ¹	Average Annual Ground-water Supply (MGD) ²	Average Annual Reclaimed Water Supply (MGD) ³	Potential Potable Demand Offset (MGD) ⁴	Adjusted Potable Demands (MGD)	Potential Potable Supply Surplus (Deficit) (MGD)
2025	3.124	3.308	0.08	0.23	2.89	0.42
2030	3.462	3.308	0.08	0.26	3.20	0.11
2035	3.607	3.308	0.08	0.27	3.34	(0.03)
2040	3.737	3.308	0.11	0.28	3.46	(0.15)

Notes: ¹ Assumes full buildout of approved developments and airport commercial/industrial development and 87 gpcd.

² Assumes continuation of 3.308-MGD pumping limit in accordance with the SWFWMD WUP (expires 2039) through 2040.

³ From Table 16.

⁴ Assumes 10% of the potable water demand is used for irrigation and reclaimed water supply is available to meet 75% of that irrigation need.

Table 22 Projected Water Supply (Approved and Pending Developments) With Reclaimed Water Offset

Year	Average Annual Demand (MGD) ¹	Average Annual Ground-water Supply (MGD) ²	Average Annual Reclaimed Water Supply (MGD) ³	Potential Potable Demand Offset (MGD) ⁴	Adjusted Potable Demands (MGD)	Potential Potable Supply Surplus (Deficit) (MGD)
2025	3.173	3.308	0.08	0.24	2.93	0.37
2030	3.574	3.308	0.08	0.27	3.31	0.00
2035	3.734	3.308	0.08	0.28	3.45	(0.15)
2040	3.862	3.308	0.11	0.29	3.57	(0.26)

Notes: ¹ Assumes full buildout of approved and pending developments and airport commercial/ industrial development and 87 gpcd.

² Assumes continuation of 3.308-MGD pumping limit in accordance with the SWFWMD WUP (expires 2039) through 2040.

³ From Table 16.

⁴ Assumes 10% of the potable water demand is used for irrigation and reclaimed water supply is available to meet 75% of that irrigation need.

Table 23 Projected Water Supply (All Future Developments) With Reclaimed Water Offset

Year	Average Annual Demand (MGD) ¹	Average Annual Ground-water Supply (MGD) ²	Average Annual Reclaimed Water Supply (MGD) ³	Potential Potable Demand Offset (MGD) ⁴	Adjusted Potable Demands (MGD)	Potential Potable Supply Surplus (Deficit) (MGD)
2025	3.245	3.308	0.08	0.24	3.00	0.31
2030	3.805	3.308	0.08	0.29	3.52	(0.21)
2035	4.125	3.308	0.08	0.31	3.82	(0.51)
2040	4.390	3.308	0.11	0.33	4.06	(0.75)

Notes: ¹ Assumes full buildout of approved and pending developments and airport commercial/ industrial development and 87 gpcd.

² Assumes continuation of 3.308-MGD pumping limit in accordance with the SWFWMD WUP (expires 2039) through 2040.

³ From Table 16.

⁴ Assumes 10% of the potable water demand is used for irrigation and reclaimed water supply is available to meet 75% of that irrigation need.

5.1 CONCURRENCY MANAGEMENT SYSTEM

The City Planning and Utilities Departments review development proposals in accordance with the Zephyrhills Concurrency Management System (CMS) requirements set forth in the Comprehensive Plan and Article V, Adequate Public Facilities, in the Zephyrhills Land Development Code.

DRAFT

Before an LOS determination is issued, a development must demonstrate that the adopted LOS standards will be met at the time of issuance of a final local development order (i.e., site plan approval, record plat approval, and Development of Regional Impact Development Order). Final development orders are conditional on authorization and approval of necessary utility services by the Zephyrhills Utilities Department Director. Therefore, the Zephyrhills Utilities Department tracks committed water quantities. In accordance with the City's Land Development Code, entitlements do not occur until impact and connection fees are paid.

6 IMPACTS ON NATURAL RESOURCES

Based on the analysis presented in the City's 2020 application for WUP renewal, the permitted use is not expected to impact the surficial aquifer or lakes and wetlands. However, withdrawals above the current permitted quantity may impact the Upper Hillsborough River MFLs. In 2016, the City implemented an Environmental Monitoring Program (EMP) that will be used to assess potential impacts to lakes and wetlands. Additional modeling using the Integrated Northern Tampa Bay (INTB) model are necessary to evaluate potential impacts to the MFLs from increases in the WUP withdrawals. Continued enforcement of the City's wellfield protection regulations will help ensure continued groundwater quality. Furthermore, City conservation programs and reclaimed water system expansions will reduce the demand for groundwater resources.

6.1 WETLAND AND SURFICIAL AQUIFER IMPACTS

In the Zephyrhills area, the surficial aquifer is moderately well connected to the UFA through a leaky semi-confining unit. The result of this leaky confinement is that when pumping from the UFA, water-level drawdown can be transmitted from the deeper aquifers to the surficial aquifer. Beginning in 2000, near the end of an extremely dry period, water levels were measured in the UFA monitoring well at Zephyrhills Park (Station Identification [ID] 19404). The measurements showed water levels increasing approximately 20 feet from 2001 through 2004, followed by a decline of approximately 15 feet through 2009. Levels gradually increased approximately 5 feet from 2009 to 2013. Water levels were relatively stable from 2013 to 2020 and have gradually declined approximately 2 feet from 2020 to 2022. Measurements from the surficial aquifer monitoring well at Zephyrhills Park (Station ID 19405) began in 2002 near the end of an extremely dry period. These records show approximately 18 feet of water-level rise from 2002 to 2004 followed by 18 feet of decline from 2004 through to 2009. Surficial aquifer levels gradually increased approximately 5 feet from 2009 to 2013. Similar to the UFA levels, the water levels were relatively stable from 2013 to 2020 and have gradually decreased by approximately 3 feet from 2020 to 2022.

The City implemented the EMP in 2016. The EMP includes monitoring at three sites (Figure 3). Wetland and upland surficial aquifer levels are recorded biweekly at EMP-1. EMP-1 also includes a surveyed monitoring transect where vegetation, wildlife utilization, and soil conditions will be monitored. EMP-2 consists of one upland surficial aquifer level used for biweekly water-level measurements. The City will use water-level data collected from EMP-3, which is north of the City's wellfield in the Green Swamp Conservation Area, as a reference wetland to assess wetland and surficial aquifer impacts. The City submitted the baseline EMP report in June 2016 and submitted the first 5-year report in September 2021, which did not indicate impacts from the City's withdrawals.

6.2 LAKE AND WETLAND IMPACTS

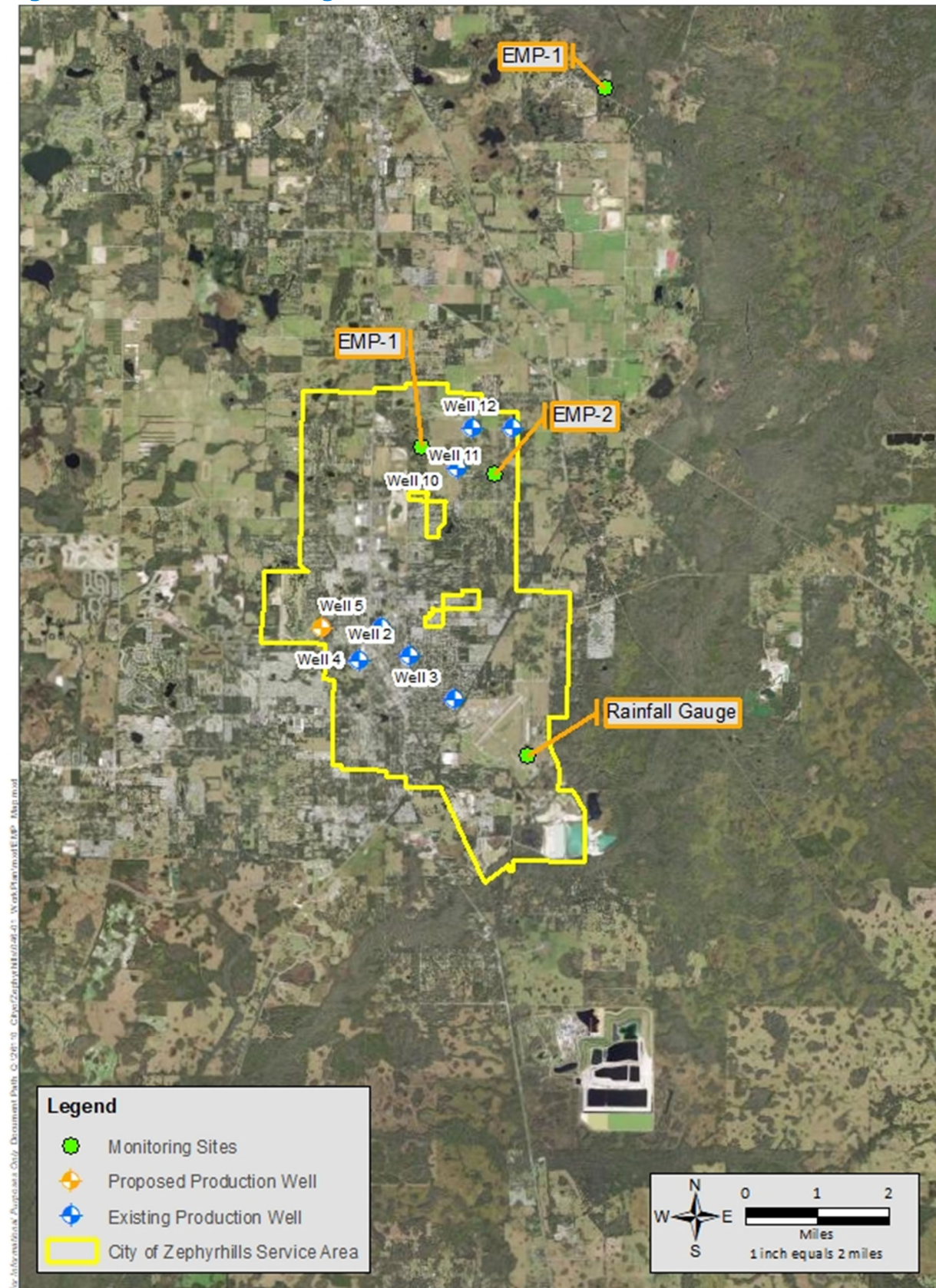
As part of the WUP renewal, groundwater modeling was performed using average withdrawal quantities for the City wells. The simulations showed that the maximum modeled estimate of drawdown in the surficial aquifer system at the site of the proposed wells is 0.63 foot. The estimated threshold for a median water level that would cause impacts to wetlands is approximately 0.8 foot (SWFWMD, 1999; Vergara, 2000). Long-term average

drawdowns at Lake Pasadena and Clear Lake are less than 0.5 foot in the UFA and surficial aquifer system. Since the lakes are currently fluctuating above their minimum levels and proposed well withdrawals would not cause the lake levels to violate their minimum levels, no lake impacts are expected from the proposed well withdrawals.

6.3 WELLFIELD PROTECTION

The City adheres to FDEP standards for wellhead protection including restricting the type of development allowed near a wellhead and requiring a 500-foot protection zone around wellheads. Part 4.03 of the Zephyrhills Land Development Code regulates hazardous material transport and storage, well construction, and related aspects of land use and development near potable water supply wells to protect the City's existing and future potable water supply. The City restricts certain uses and materials within the Cone of Influence and Secondary Cone of Influence – the land area between a well and the 30-day travel-time contour and the land area between the 30-day and 210-day travel-time contours, respectively. The regulations also provide standards for hazardous materials containment, drainage facilities, monitoring, maintenance/repair, security, emergency equipment and procedures, and Wellfield Protection Permits.

Figure 3 EMP Monitoring Sites



7 WATER CONSERVATION

Over the 2022-2040 Water Supply Facilities Work Plan period, the City will implement the water conservation polices, practices, and programs described in this section.

7.1 2025 COMPREHENSIVE PLAN POLICIES

7.1.1 CONSERVATION ELEMENT

- GOAL CON-2: Protect and conserve water resources that are vital to community sustainability.
- OBJ CON-2-2: Protect, conserve, and appropriately use potable water sources to meet the needs of the existing and future population of the Zephyrhills USA.
- CON-2-2-1: Protect and conserve the natural functions of existing lakes, floodplains, and wetlands.
- CON-2-2-2: Encourage water conservation through education, awareness and incentive, regulation, and incentive programs oriented to residential and commercial water customers. Such programs may include:
 - Rebates for installing low-flow plumbing fixtures.
 - Water conservation information on the City's website.
 - Water conservation displays and printed information at community focal points (e.g., library, recreation centers, City Hall).
 - Community awards or demonstration projects for water-efficient landscapes.
 - Staff involvement in *Drop Savers* and *Project Water Education Today [WET]* programs conducted in public schools.
 - Requirement for installing soil-moisture sensors (SMS), rainfall sensors, or other water-saving irrigation technologies.
 - Requirement for installing water-efficient landscaping in new developments and redevelopment.
 - Requirement for facilities that support stormwater reuse as a source for supplemental irrigation when feasible.
- CON-2-2-3: Enforce provisions of the SWFWMD Water Shortage Plan, Chapter 40D-21, FAC.
- CON-2-2-4: Investigate the feasibility of a wet-weather storage option as a water source to augment reclaimed water flows.
- CON-2-2-5: Coordinate with SWFWMD, including consideration of the RWSP, to ensure that water supplies are adequate to meet the City's current and projected potable water needs and to reduce dependence on the FAS to meet the potable water demand.
- CON-2-2-6: Implement traditional and alternative water supply projects and conservation and reuse programs deemed necessary to meet the water needs identified in the Zephyrhills Water Supply Facility Work Plan.

- CON-2-3-1: Coordinate with SWFWMD and FDEP to develop a plan to improve the water quality of Lake Zephyr. At a minimum, the plan should address consistent water elevations and improvements to the littoral zones of Zephyr Lake and the overall drainage basin.
- GOAL CON-4: Maintain the high quality of groundwater resources in the Zephyrhills USA.
- OBJ CON-4-1: Monitor and protect groundwater quality/quantity and locations of development/appropriate uses in recharge areas.
- CON-4-1-1: The Land Development Code shall restrict land uses known to adversely affect water quality and quantity within natural groundwater recharge areas, wellhead protection areas, and surface waters used as a source of public water.
- CON-4-1-2: Develop a water-protection ordinance that will provide the City with a mechanism to review and regulate large water consumers and/or businesses that resell water.

7.1.2 PUBLIC FACILITIES ELEMENT

- PUB-1-1-1: Continue to encourage use of the lowest-quality water available and suitable to a given purpose. Develop programs that provide for water reuse alternatives instead of wastewater and stormwater disposal to surface water bodies.
- PUB-1-1-2: Implement construction codes, which require state-of-the-art water conservation techniques for new construction.
- PUB-1-1-3: Continue to enforce provisions of the SWFWMD Water Shortage Plan, Chapter 40D-21, FAC.
- PUB-1-1-6: Maintain a Water Supply Facilities Work Plan pursuant to Section 163.3177(6)(c), FS. At a minimum, incorporate into the Work Plan traditional and alternative water supply projects and conservation and reuse programs deemed necessary to meet the City's water supply needs over a 10-year planning period.
- OBJ PUB-5-3: Reduce demand for groundwater resources and the need for potable water system expansion by promoting and practicing water conservation and expanding access to alternative water supplies.
- PUB-5-3-1: Continue to expand the reclaimed water system to provide alternatives to groundwater withdrawals for irrigation and other nonpotable water uses and to reduce the need for wastewater and stormwater disposal to surface water bodies.
- PUB-5-3-2: Prohibit using potable water for irrigation in the Zephyrhills Future Utility Service Area where reclaimed water is available.
- PUB-5-3-3: Develop partnerships with community groups, developers, and agencies, such as SWFWMD and the University of Florida (UF)/Institute of Food and Agricultural Sciences (IFAS) (Florida Yards & Neighborhoods Program), to promote awareness of water conservation needs and practices and distribute water conservation information in one or more of the following ways: website, newsletters, brochures, speakers bureau presentations, and displays at community events.

7.1.3 FUTURE LAND USE ELEMENT

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

7.2 LAND DEVELOPMENT CODE REGULATIONS

The Zephyrhills Land Development Code includes the following water conservation regulations:

- Water Restrictions: Requires compliance with Pasco County's water use rules, which prohibit watering between 8:00 a.m. to 6:00 p.m. and no more than once a week.
- High-Efficiency Plumbing Fixtures: Requires compliance with the Florida Building Code standards for low-volume fixtures in all new development.
- Conservation Rate Structure: Amended the tiered rate structure for potable water service in 2012 to account for maintenance needs and to incentivize water conservation.
- Reclaimed Water Policies and Regulations: The City's reclaimed water program is promoted through distributing informational materials to water customers. The reclaimed water regulations include connection, interconnection, and discharge restrictions, including the requirement that new developments install a reclaimed or other non-potable water distribution system. Reclaimed water customers are individually metered and charged a flat rate. The City requires that new developments provide infrastructure to connect private wells to reclaimed water lines to supplement irrigation water.

7.3 CITY PROGRAMS AND PRACTICES

The City administers the following conservation-related programs and practices:

- Water Use Accounting:
 - Supply well pumpage (monthly).
 - Water entering distribution system (daily).
 - Connections served and meter installations (monthly).
 - Meter replacements (monthly).
 - Fire Department water use (daily records tabulated monthly).
 - Hydrant flushing (daily records tabulated monthly).
 - Water break repairs (daily records tabulated monthly).
 - Other water uses (e.g., street cleaning).
- Leak Detection:
 - Periodic leak detection program.
 - Monitor accounted-for water.
 - Billing software to reduce discrepancies in reported gallons billed versus gallons pumped.
 - Meter replacement program for meters with unaccounted for water loss.
- Education/Awareness:

DRAFT

- Promote water-efficient landscape and irrigation practices through regulations and education.
- Provide customers with indoor/outdoor water audit information.

7.4 WATER CONSERVATION PROGRAM PERFORMANCE

Table 24 shows the potential water savings and associated costs of various water conservation measures in the 2020 RWSP obtained from the Tampa Bay Water 2018 *Water Demand Management Plan Update*. Note: The 2020 RWSP did not identify projects in Zephyrhills. The RWSP estimates a potential reduction of 5.38% in public supply demand from non-agricultural active water conservation. A 5.38% reduction in the 2040 projected demand (high) of 4.39 MGD would result in an estimated annual water savings of 0.236 MGD; however, not all of these measures may be appropriate or available for the City.

Table 24 Potential Water Savings from Conservation Programs

Conservation Measure	Savings (MGD)	Average Cost Effectiveness (\$/kgal)	Total Cost (\$)
Alternative Irrigation Source	507	0.57	11,312,173
Residential High-Efficiency Toilet (HET)	2.31	0.99	8,638,020
Smart Irrigation Controller	2.44	0.79	8,713,635
Florida Water Start/Florida-Friendly Landscaping	3.89	2.14	20,372,969
Multi-Family (HET)	1.16	1.05	4,877,616
Cooling Tower	0.65	0.13	389,731
Commercial HET, Valve	1.07	0.46	2,205,991
High-Efficiency Urinals (HEU)	1.37	0.54	2,605,175
Pre-Rinse Spray Valve	0.10	0.30	131,959
Commercial HET, Tank	0.41	0.78	1,191,866
Dishwasher, Conveyor	59,951	0.72	94,597
Total	18.51	0.99	60,533,732

Note: kgal = kilogallon.

The Tampa Bay Water 2018 *Water Demand Management Plan Update* estimated the market potential of active water conservation measures available for Pasco County over a 10-year period (2020 to 2030). The City's 2021 population is approximately 5% of Pasco County's total population. Table 25 shows potential water savings of 0.145 MGD assuming that the City of Zephyrhills can achieve 5% of the available savings projected for Pasco County. The water savings are based on the life expectancy of program products/fixtures. To maintain the water-saving reductions, additional demand management measures may be necessary.

Table 25 Potential Water Savings from Conservation Programs

Conservation Measure	Cost (\$/unit) ¹	Unit Savings (GPY) ¹	Quantity ²	Annual Rebates ²	Savings (gpd)	Total Cost (\$)
Alternative Irrigation Source	575	94,034	76	7	19,580	43,700
HET (single family)	125	12,854	780	71	27,469	97,500
Smart Irrigation Controllers	300	56,645	153	14	23,744	45,900
Florida Water Star/Florida-Friendly Landscape	725	50,560	153	14	21,194	110,925
HET (Multi-family)	100	9,679	318	29	8,433	31,800
Cooling Tower	1,225	1,386,530	0	0	0	0
Commercial HET	100	13,020	780	71	27,824	78,000
Commercial HEUs (0.5 gallon)	100	18,928	318	29	16,491	31,800
Pre-Rinse Spray Valves	75	37,426	3	<1	308	225
Dishwashers, Conveyor	425	59,951	1	<1	164	425
Total	—	1,739,627	2,582	234	145,205	440,275

Notes: GPY = gallons per year.

¹ Source: Tampa Bay 2018 *Water Demand Management Plan Update*.

² Estimated quantity assumes that the City of Zephyrhills is 5% of the Pasco County estimates presented in the Tampa Bay 2018 *Water Demand Management Plan Update*.

8 PLAN TO MEET WATER SUPPLY NEEDS

The City WUP renewal in 2020 increased the permitted water quantity to 3.308 MGD. The water demands were based on a SWFWMD projected population of 37,027 people in 2039. The City has recently seen the rate of development increase, and the current information from approved developments and future planned developments indicate that the 2040 population could reach 38,424 to 48,851 people. Modeling completed as part of the WUP renewal indicated that additional withdrawals could have an impact on the Upper Hillsborough River MFLs. The City is evaluating the following options to potentially increase their available water supply:

- Retiring existing WUPs near development areas and transferring permitted water use to the City's WUP. This option will require approval from SWFWMD. Potential transfer quantities are estimated at 0.79 MGD.
- Using the existing interconnect with Dade City to provide additional withdrawals outside the Hillsborough River Groundwater Basin, which may require modeling to demonstrate sustainable withdrawals from Dade City's wells.
- Absorbing other service areas with excess WUP capacity.
- Constructing wells that withdraw from the Lower Floridan aquifer (LFA), which is expected to require testing to evaluate the confinement between the UFA and LFA, model recalibration, and additional simulations.
- Implementing conservation measures and programmed capital improvement projects to reduce water loss and expand reclaimed water distribution to provide adequate water supplies in the USA through 2040.

8.1 WATER CONSERVATION AWARENESS, ENCOURAGEMENT, AND REGULATION

The City will continue implementing the existing water conservation policies, regulations, and programs identified in Section 7. The City will seek funding (e.g., grants) and other support (e.g., partnerships) to implement additional water conservation measures. Examples are as follows:

Zephyrhills Land Development Code	New Water Conservation Programs
▪ Require installation of SMS, rainfall sensors, or other water-saving irrigation technologies. ▪ Require installation of water-efficient landscaping for new developments/redevelopment. ▪ When feasible, require new development/redevelopment to install stormwater reuse facilities as a supplemental water source for landscape irrigation.	▪ Promote LID techniques in developed areas (e.g., rainwater capture for irrigation usage and groundwater recharge). ▪ Develop partnerships to increase awareness of water conservation needs and practices. ▪ SWFWMD. ▪ Pasco County UF/IFAS Extension. ▪ Builder associations. ▪ Community groups.

- Require or provide incentives for low-impact development (LID) techniques for new development/redevelopment.
- In coordination with SWFWMD, explore the feasibility of stormwater credits for on-site rainwater capture, use, and recharge.
- Distribute water conservation information.
- City newsletter/website/brochures.
- Community events.
- Speakers' bureau presentations.
- Install educational water conservation demonstration projects.
- Coordinate with area school for water-related educational programs (e.g., Drop Savers Poster contest and Project WET).

8.2 WATER SUPPLY FACILITY PROJECTS

8.2.1 PLANNED WATER SUPPLY PROJECTS

Table 26 shows planned water supply facility projects, estimated project costs, and committed funding sources through Fiscal Year (FY) 2028. Project funding is mostly from state grants with the balance funded by the City.

As part of the FY 2015 Springs Initiative, the City upgraded its wastewater treatment plant to Advanced Wastewater Treatment (AWT) standards. Water produced from the AWT plant will provide for indirect aquifer recovery with reduced nutrient loading.

8.2.2 SWFWMD REGIONAL WATER SUPPLY PLAN PROJECTS

The 2020 RWSP recommends that the City consider implementing the following water supply projects:

- **Reclaimed Water Supply Projects, Trans Q057** – Responsible entity: City of Zephyrhills; supply: 0.33 MGD; benefit: 0.22 MGD; capital cost: \$1,421,300; District Cost: \$750,000.

This project provides an interconnect with Pasco County's reclaimed water system. The City is planning this project for FY 2025 (Table 27).

8.3 COORDINATION FOR WATER SUPPLY PLANNING AND PROJECT DEVELOPMENT

The City is a member of the East Pasco Water Coalition (EPWC), a working group of the four East Pasco municipalities – the City of Zephyrhills, City of Dade City, Town of St. Leo, and Town of San Antonio. The EPWC's mission is to address potable water, sewer, and reclaimed water needs and opportunities in the region through policies, programs, and pipes. Other EPWC participants include Pasco County (reclaimed water topics only), SWFWMD, landowners, and other interested parties.

Unlike other EPWC municipalities, Zephyrhills lies predominantly within the Hillsborough River Groundwater Basin, which is severely restricted for additional groundwater use. The EPWC is exploring multiple projects involving water distribution from less-strained water supplies in northeast Pasco County to Zephyrhills. Preliminary project concepts include

DRAFT

potable water interconnects between Dade City and Zephyrhills and between Pasco County and Zephyrhills. The City is also exploring the feasibility of new water wells in north portions of the Zephyrhills USA, north of the Hillsborough River Groundwater Basin.

Table 26 Potable Water Projects

Project Description	FY23 (\$)	FY24 (\$)	FY25 (\$)	FY26 (\$)	FY27 (\$)	FY28 (\$)	TOTAL (\$)	Funding Source
New Well Design/Construction	—	250,000	1,500,000	—	—	—	1,750,000	Utility Fund/Impact Fees/SRF
12-inch Water, Chancey/CR 39 Copeland to Tucker	2,000,000	—	—	—	—	—	2,000,000	Utility Fund/Impact Fees/SRF
8-inch Water Main Extension, Alston Avenue to Tucker Road along Gall Boulevard	800,000	—	—	—	—	—	800,000	Utility Fund/Impact Fees/SRF
8-inch Water Main Extension, Eiland Boulevard/Massey Road to Fort King Road	800,000	—	—	—	—	—	800,000	Utility Fund/Impact Fees
Hidden River Tie-In	—	—	300,000	—	—	—	300,000	Utility Fund/Impact Fees
Sunburst Water System	1,000,000	—	—	—	—	—	1,000,000	Utility Fund/SRF
Pressure Issues North	—	—	—	—	—	—	0	Utility Fund/SRF
System Evaluation and Mapping	150,000	75,000	75,000	75,000	75,000	75,000	525,000	Utility Fund
Water Line Renewals and Replacement	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000	Utility Fund
Florida Department of Transportation One-Way Pairs Utility Relocation	—	—	—	—	—	—	0	Utility Fund
8-inch Water Main Extension Palm Grove Drive/Autumn Palm Drive to US Highway 301	—	—	500,000	—	—	—	500,000	Utility Fund/Impact Fees
SWFWMD Permit Modifications	100,000	—	150,000	—	150,000	200,000	600,000	Utility Fund/Impact Fees
Well Rehabilitation	75,000	75,000	75,000	75,000	75,000	75,000	450,000	Utility Fund
New Water Department, Property Purchase, Design, Engineering, Buildings, Construction, etc.	—	3,500,000	—	—	—	—	3,500,000	Utility Fund/Impact Fees/SRF
Well 2 Building	—	100,000	—	—	—	—	100,000	Utility Fund
Well 10 Building	—	—	100,000	—	—	—	100,000	Utility Fund
Wells 3, 4, and 5 Building Repair or Replacement (due to settling)	300,000	—	—	—	—	—	300,000	Utility Fund
Equipment, Vehicles	138,000	100,000	100,000	100,000	100,000	100,000	638,000	Utility Fund
TOTALS	5,563,000	4,300,000	3,000,000	450,000	600,000	650,000	14,563,000	

Note: — = Not Applicable; SRF = State Revolving Fund.

Table 27 Reclaimed Water Projects

Project Description	FY23 (\$)	FY24 (\$)	FY25 (\$)	FY26 (\$)	FY27 (\$)	FY28 (\$)	TOTAL (\$)	Funding Source
12-inch Reclaimed Water Interconnect with Pasco County. CR54/Dairy to Simons Roads along Eiland Boulevard	—	—	2,000,000	—	—	—	2,000,000	SWFWMD/Utility Fund/ Capacity Fees
12-inch Reclaimed Water Main Wire Road and Otis Allen to Scotland Yards Golf Course	—	—	—	—	2,000,000	—	2,000,000	SWFWMD/Utility Fund
Crystal Springs Water Quality Improvement	—	—	—	4,000,000	—	—	4,000,000	FDEP/SWFWMD/ Utility Fund/SRF
Septic-to-Sewer Projects	1,300,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	11,300,000	Utility Fund/FDEP/ SWFWMD/ Appropriations
Wastewater Master Plan Update	250,000	—	—	—	—	250,000	500,000	Utility Fund

9 REFERENCES

Hazen and Sawyer, 2018. *Tampa Bay Water Demand Management Plan Update 2018*. Final Report December 2018.

Jones Edmunds, 2017. *City of Zephyrhills – Potable Water System Master Plan Update Report*.

Southwest Florida Water Management District (SWFWMD), 1999. *Northern Tampa Bay Minimum Flows and Levels White Papers: White Papers Supporting the Establishment of Minimum Flows and Levels for Isolated Cypress Wetlands, Category 1 and 2 Lakes, Seawater Intrusion, Environmental Aquifer Levels, and Tampa Bypass Canal*; Peer-Review Final Draft, March 19, 1999. Brooksville, Florida.

Vergara, BA; 2000. Comparative Review of Use of Wetland Constraints in the Water Supply Planning Process. Special Publication SJ2005-SP20. Palatka, FL.

Appendix A

BTB Request for Additional Water



BLUETRITON™

900 LONG RIDGE ROAD, BUILDING 2, STAMFORD, CT 06902-1138



August 8, 2022



Mr. John Bostic



Utilities Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542



RE: Planned Expansion of Water Use at the BlueTriton Brands Zephyrhills Bottling Facility.



Dear Mr. Bostic:



BlueTriton Brands (BTB) is in the process of expanding the bottled water manufacturing capacity of the Zephyrhills Factory. This expansion includes the addition of a new line in 2022 and the replacement of an existing older line with a new higher speed line in 2023. Both of these projects are currently underway. BTB anticipates that the additional lines will increase the water usage by 87,000 gallons per day (GPD) increasing the daily average to approximately 400,000 GPD in 2023. BTB further anticipates an ongoing increase of approximately 2% per year for the next five years over the 400,000 gpd expected in 2023.



Please contact me if you need any further information.



ORIGIN

Sincerely,



Gregory H Fox



Gregory H Fox

Senior Natural Resource Manager



231-408-8809