



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, January 23, 2023
6:00 PM**

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

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

<https://meet.goto.com/362271597>

or dial in using your phone:

+1 (646) 749-3122 - Access Code: 362-271-597

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

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Jodi Wilkeson

Roll Call – City Clerk Lori Hillman

Invocation –Beth Aker, Director of Meals on Wheels

Pledge of Allegiance – Council President Jodi Wilkeson

1. CITIZEN COMMENTS

1.1 Clock in Time Square/Clock Plaza - Eileen Westermann

2. MAYOR

2.1 Police Chief Derek Brewer - Jamil Jreisat Public Service Exemplar - American Society of Public Administration

2.2 Planning Director Todd Vande Berg - Distinguished Service Award - American Society of Public Administration

2.3 Swearing In of Patrol Officer Jonathan Aroacha

3. CONSENT ITEMS

- 3.1 Approval of January 9, 2023 Regular Meeting Minutes
 - 1. M01-09-2023
- 3.2 Approval of December 12, 2022 Regular Meeting Minutes
 - 1. M12-12-2022

4. BUSINESS ITEMS/CITY MANAGER'S REPORT

- 4.1 North Star Place Branding + Marketing (Branding Research & Strategy Presentation-January 2023)
 - 1. Zephyrhills, FL Council 1.23.23

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

5. NOTED ITEMS

- 5.1 Silverado Warranty Bond Release 5A, 7, 9B, 11 A, B and C
 - 1. Silverado Warranty Bond Release 5A.7.9B.11A.B.C
 - 2. Silverado Cert of Warranty Rev 12-20-22
- 5.2 New Telephone System
 - 1. 41-23-02 Infotect - VOIP Solution - New Telephone System
- 5.3 Depository Deposit Listing
 - 1. City of Zephyrhills Bank Depository

ADJOURN

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

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on January 9, 2023 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (872) 240-3311 - Access Code: 784-611-877.

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

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Building Official Bill Burgess, Utility Director John Bostic, Public Information Officer Kevin Weiss, IT Director Mike Panak, HR Director Sandra Amerson, Senior Planner Rodney Corriveau, Water Treatment Plant Operator Eric Martin and City Clerk Lori Hillman.

Council President Wilkeson asked those in attendance to keep the families of Betty Jo Hider and Tom Parks in their prayers.

Pastor Nick Deford with Nazarene church delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Presentation to Utilities Department – 2022 First Place Award for Outstanding Water Distinction System, Division 3, American Water Works Association Florida Section
Mayor Whitfield presented the 2022 First Place Award to Utility Director John Bostic and the City's Water Department crew.

1.2 Arbor Day Proclamation

City Clerk Lori Hillman read aloud the Arbor Day Proclamation that was presented to Beverly Jones with the Garden Club by Mayor Whitfield.

2. PUBLIC COMMENTS

This item was moved to the end of the agenda by Council President Wilkeson.

3. CONSENT ITEMS

3.1 Approval of Planning Commission Board Member

3.2 Amendment #1 to Jones Edmunds Agreement JE 23-03 Reclaim Interconnect

3.3 Approval to Piggyback upon the GenServe Inc. Agreement with Palm Bay for Generator Maintenance and repair – 41-23-01

3.4 Fuel Farm Rehab at City Yard – Guardian Fuel 25-23-01

Charles Proctor moved to approve all Consent Items. Seconded by Alan Knight. Motion passed unanimously.

4. BUSINESS ITEMS/PUBLIC HEARING

4.1 RZ 14-22 Agape Baptist Church Rezoning - ORDINANCE NO. 1453-23

Second Reading **Ordinance No. 1453-23 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION FROM OP (OFFICE PROFESSIONAL) TO C-3 (GENERAL COMMERCIAL) FOR APPROXIMATELY 10.0 ACRES OF REAL PROPERTY LOCATED AT 39735 CHANCEY ROAD AND HAVING PARCEL NUMBER 24-26-21-0000-00100-0050; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1453-23 by title. Senior Planner Rodney Corriveau stated he reached out to Ms. Desain of Sun Communities to advise that he would keep her up-to-date on the site plan process if the proposed rezoning moved forward. He said the applicant will utilize Chancey Road for access once they secure a right-of-way use permit to avoid using Laurel Valley Blvd.

Council President Wilkeson directed staff to make sure there is a left turn lane into the proposed site due to the heavy, fast moving traffic on Chancey Road. She requested the applicant's engineers and architects study massing to assure the one story, small scale nature of the mobile homes are not overpowered. A public hearing was held and there were no comments from the floor.

Councilman Knight moved to approve Business Item 4.1 Agape Baptist Church Rezoning on the Second Reading. Seconded by Lance Smith. Motion passed unanimously.

4.2 Palm Cove Conditional Use to Exceed Height Restrictions in R-4 Zoning District

First Reading **RESOLUTION NO. 807-23 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE R-4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 26-25-21-0060-00000-0050; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Resolution No. 807-23 by title.

Senior Planner Rodney Corriveau presented a height conditional use for approximately 15 acres 1,500' north of Kossik Road on Gall Blvd. in the R4 zoning district for an Assisted/Independent Living Facility. The Assisted Living Facility is proposing 138 units and the Independent Living Facility is proposing 72 units. He clarified the buildings subject to the height conditional use were the residential three-story Independent Living Facility and four-story (three-story residential over a parking deck). He said the applicant will take advantage of the site's topography by recessing the parking deck into the hillside. He said the Planning Commission approved this project with a condition that the project remain an Independent Living Facility. This project will require a Utility Service Agreement. He said there is an 80' right-of-way dedication for the future Dairy Road Extension and staff has reached out to Pasco County to assure the property abutting the subject property immediately to the south has an 80' right-of-way dedication. The right-of-way easement will be 30' for the subject property and 30' for the property immediately to the north. There will be an east/west access road connecting Gall Blvd. to Dairy Road to eliminate unnecessary trips onto Gall Blvd.

Councilman Burgess said the Planning Commission approved the conditional use with a condition the proposed project remain an Assisted Independent Living Facility and directed staff to assure the language reflects a progressive care facility.

A public hearing was held and Glen Wheeler of 8238 Gall Blvd. addressed the east/west easement that he said falls 50' short from the back of the property and questioned the legitimacy of the easement.

Senior Planner Rodney Corriveau said once the 80' right-of-way dedication is obtain, it will overlap with the missing portion of the 50' easement. He said language was inserted into the conditional use resolution to address preconstruction meetings to ensure minimal land disturbance to adjacent properties.

Kenneth Burgess moved to approve Resolution No. 807-23 on the First Reading with the proposed changes and clarifications. Seconded by Lance Smith. Motion passed unanimously.

5. CITY CLERK'S REPORT

5.1 Request a Date for Mayor's Caucus

City Clerk Lori Hillman said the upcoming qualifying period for the April 11, 2023 Municipal Election begins at noon on Tuesday, February 7, 2023 and ends at noon on Tuesday, February 14, 2023 and requested a Mayor's Caucus be scheduled within three days.

Council concurred to schedule the Mayor's Caucus on Thursday, February 16, 2023 at 5:00 p.m.

6. CITY MANAGER'S REPORT

6.1 Ranking and Approval of 2023 Appropriation Requests

City Manager William Poe presented two requests discussed by staff; funding for Zephyr Park Improvements in the amount of \$5M and Phase II of the Indoor Tennis Facility in the amount of \$3M. The City received \$4.66M in state appropriation funding two years ago and the additional \$3M would bring the total project to \$7.6M. He said the legislative delegation will be held Friday, January 13, 2023, 1:30 p.m. at the Pasco Hernando Instructional Performing Arts Center.

Alan Knight moved to approve the 2023 Appropriate Requests as presented. Seconded by Charles Proctor. Motion passed unanimously.

7. CITY ATTORNEY'S REPORT

7.1 February 2, 2023 MAP Meeting - Historic Hacienda Hotel - NPR

First Reading **RESOLUTION NO. 808-23 - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Resolution No. 808-23 by title.

Charles Proctor moved to approve Resolution No. 808-23. Seconded by Lance Smith. Motion passed unanimously.

MAYOR ANNOUNCEMENTS – Mayor Whitfield asked City Manager William Poe for an update on the National Guard and thanked staff for the improvements to the microphone at the podium.

City Manager William Poe said the National Guard have until 2026 to expend funding and are moving forward with a piece of property located at the intersection of 6th Avenue and South Avenue.

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe said there is a joint meeting planned with Pasco County and the eastside Cities on Wednesday, February 1, 2023 at Pasco Hernando State College – Porter Campus. Congresswoman Laurel Lee will be at SVB Tennis Center January 17th at 1:30 p.m for a community roundtable discussion. He will get with Councilmembers to schedule SVB Phase II designs and reminded everyone Pigz in Z'hills will be held Friday, January 13th and Saturday, January 14th.

8. PUBLIC COMMENTS

This item was moved to this place on the agenda by Council President Wilkeson.

Spoke from the floor: Lawrence Vickstrom – 38612 Goodland Drive – Zephyrhills, FL
Mr. Vickstrom said he lost two homeless people in the community; one is in critical condition in the hospital and the other one was hit while on a bicycle and killed on scene. As an advocate for the homeless in our area, he said a facility is needed where people can get off the street and be safe. He said the homeless are not going away and they are people's fathers, mothers and children and something has to change.

Council President Wilkeson said this is a complex issue and needs to be a partnership between state, county and municipal government. She thanked Mr. Vickstrom for his hard work with the City's most vulnerable residents.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilman Knight congratulated Utilities Director John Bostic and his crew for their award and urged everyone to drive carefully. He said we live in the greatest City in America.

Councilman Proctor thanked the Water Department for their hard work and service.

Councilman Smith thanked Lawrence Vickstrom for addressing Council in support of the homeless. He said homelessness is a city, county, state, and national problem. He said Police Chief Brewer is on a Task Force for the Homeless and said the City needs to formulate a plan.

Spoke from the floor: Police Chief Derek Brewer – City of Zephyrhills

Police Chief Brewer addressed Council regarding the Homelessness Task Force and said the Genesis Center has agreed to establish a 501(c)(3) to create a private and public partnership to address, not only homelessness, but all needs within our community. The idea is to pool all available resources and create one central location. They are in the process of establishing By-Laws and a board. He said he will provide officers with bike lights and vests to distribute to those in need that were donated from a Pasco County lady that supports bicycle pedestrian. If it saves one person, it will be worth it.

Councilman Burgess said he and Planning Director Todd Vande Berg were supposed to go on a trip down a road on December 31, 2022 that is still the world's longest, nicest dog walk. He said he has brought this issue up for three years and the road is still not complete. He said as Council, we need to make sure we are holding all developers accountable. He said moving forward, Council needs to make sure conditional use permits address the impacts they create to the City (traffic, police personnel, water, etc.) through development.

City Manager Poe said he reached out to Pasco County and the plans for Kossik Road have been submitted and are currently under review with comments expected soon.

Council President Wilkeson said she found a location where there was a speed limit sign that had been ran over or vandalized, it was lying in the road. She notified the Public Works team and within 48 hours it was fixed. She said our Public Works team continues to be focused on customer service. She said the City is requesting \$5M for Zephyr Park through State Appropriations funding and said our existing parks need some love. She said she spoke with the City Manager to add funding to the budget for Gunner Park that is the envy of other cities with mature trees and benches with a lovely environment for people to walk their dogs. She said there are opportunities at Veterans' Park to be utilized more effectively.

Councilman Burgess said last Monday night, the world witnessed a tragic event on the football field where a person died and was brought back to life through the quick actions of others. He said it is important to have AED's available at City Hall and stressed the importance of City employees being CPR trained. He said seconds make a difference.

9. NOTED ITEMS

4.1 Depository Deposit Listing

Meeting adjourned:

Submitted by Lori L. Hillman

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on December 12, 2022 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (872) 240-3212 - Access Code: 886-725-461.

Council President Wilkeson called the meeting to order at 6:03 p.m. Roll call was taken. Present were members Alan Knight, Charles Proctor, Jodi Wilkeson, Lance Smith, Kenneth Burgess and Mayor Whitfield. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Building Official Bill Burgess, Planning Director Todd Vande Berg, Public Information Officer Kevin Weiss, IT Director Mike Panak, Airport Manager Nathan Coleman, Senior Planner Rodney Corriveau, Historic Preservation Specialist and Community Planner Audrey McGuire and City Clerk Lori Hillman.

Councilman Knight asked for a moment of silence for the families of John Geiger and J. T. Cunningham.

Pastor Nick Deford with the Nazarene Church delivered the invocation. The Pledge of Allegiance followed.

1. PUBLIC COMMENTS – address specific items on the agenda with the exception of Public Hearing.

Spoke from the floor on Business Item 4.1: Site Manager Ed Boudreaux – Old Castle - 3749 Copeland Drive – Zephyrhills, FL

Mr. Boudreaux spoke on behalf of Old Castle's 62 local, full-time employees who earn an average annual income in excess of \$58,000 with full benefits. Old Castle has been at their current location since 1995, running 24 hours a day, 7 days a week manufacturing and selling concrete products for homeowners and the construction market. Old Castle strives to be a responsible, good member of the community but does not believe the massive residential project proposed is compatible with the adjacent industrial zoning. Old Castle is permitted up to 75 decibels with a maximum of 85 decibels of noise at their property line, 24 hours a day. They are currently measuring at 70 decibels with beeping backup alarms and vibrating machines at noticeable lower noise levels. A number of homeowners in the Bristol Meadows community filed noise complaints against Old Castle's operation resulting in Old Castle spending a significant amount of time and money to prove their operations were in accordance with the applicable noise regulations. The number of complaints is likely to grow if the property is rezoned with residents demanding limitations on Old Castle's manufacturing to reduce noise. These concerns have become a reality at other Old Castle locations that were forced to limit operations and ultimately were no longer viable to operate. Old Castle believes Zephyrhills is a great place to live, work and conduct business with a great mix of agriculture, residential, business and industrial zones. Unfortunately, if hours of operation were limited at this location, Old Castle would consider relocating operations outside of Pasco County. Old Castle encouraged Council to reject the proposed rezoning application.

Spoke from the floor on Business Item 4.3: Paul Correia – 37608 Skyridge Circle – Dade City, FL

Mr. Correia, representing Park Place Association, said he is a developer with a group of investors who have always had a long-term goal of a subdivision while developing the properties and spent extra money to bury the utility lines to create high end light industrial units. His greatest concern is any use other than building some type of structure would be detrimental to the adjacent lots. He said if precedent is set, they will proceed to use the remaining 15 acres on their site for storage. He said Park Place Association wants to be good neighbors while protecting their assets.

City Manager William Poe said he and City Attorney Maggard were speaking and suggested Council allow public comments for Business Items 4.1, 4.2 and 4.3 as they are opened.

City Attorney Matthew Maggard said the "Public Comments" section was at the end of the agenda previously and was moved to the beginning of the meeting to allow citizens to address items on the agenda prior to Council taking action.

2. CONSENT ITEMS

2.1 Approval of November 28, 2022 Regular Meeting Minutes

2.2 Approval of November 14, 2022 Regular Meeting Minutes

Lance Smith moved to approve the Consent Items. Seconded by Charles Proctor.
Motion passed unanimously.

3. **BUSINESS/PUBLIC HEARING**

3.1 38736 CR 54 Annexation

Second Reading **ORDINANCE NO. 1450-22- “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBER 02-26-21-0000-00200-0000 LOCATED AT 38736 and 38740 CR 54, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED.”**

City Attorney Matthew Maggard read Ordinance No. 1450-22 by title. A public hearing was held and there were no comments from the floor. Senior Planner Rodney Corriveau said the installation of a left hand turn lane is required into this site with a right-of-way dedication along CR-54 with a potential right-of-way dedication, access, and improvements to Calumet Avenue.

Lance Smith moved to approve Ordinance No. 1450-22 on the Second Reading.
Seconded by Kenneth Burgess. Motion passed unanimously.

3.2 38736 CR 54 FLUMA and Rezoning

Second Reading **ORDINANCE NO. 1451-22 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-6 (RESIDENTIAL 6 D/U PER ACRE) TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR (AGRICULTURAL-RESIDENTIAL) TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.62 ACRES OF REAL PROPERTY LOCATED AT 38736 AND 38740 CR 54 AND HAVING PARCEL NUMBER 02-26-21-0000-00200-0000; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Ordinance No. 1451-22 by title. A public hearing was held and there were no comments from the floor.

Alan Knight moved to approve Ordinance No. 1451-22 on the Second Reading.
Seconded by Lance Smith. Motion passed unanimously.

3.3 Charter Amendments

Second Reading **ORDINANCE NO. 1452-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, CALLING FOR A REFERENDUM TO BE HELD ON APRIL 11, 2023, PROPOSING TO THE ELECTORATE OF THE CITY THAT SECTIONS 11.01, 21.031, 21.11, 32.03, 51.01, 51.041, 51.07 AND TITLE XI OF THE CITY CHARTER BE AMENDED; PROVIDING THAT THESE AMENDMENTS SHALL BE SUBMITTED TO THE ELECTORS OF THE CITY IN THE FORM OF EIGHT PROPOSITIONS ON THE REFERENDUM BALLOT; FIRST PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE THE DATE OF CREATION AND ESTABLISHMENT OF THE CITY OF ZEPHYRHILLS AS SET FORTH IN SECTION 1 OF THIS ORDINANCE BE ADOPTED; SECOND PROPOSITION BEING, SHALL COUNCIL MEMBERS BE ELECTED TO A TERM OF FOUR YEARS AS SET FORTH IN SECTION 2 OF THIS ORDINANCE BE ADOPTED; THIRD PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE FOR THE FINANCE DIRECTOR TO REPORT MONEY DEPOSITS AT QUARTERLY COUNCIL MEETINGS AS SET FORTH IN SECTION 3 OF THIS ORDINANCE BE ADOPTED; FOURTH PROPOSITION BEING, SHALL THE MAYOR BE ELECTED TO A TERM OF FOUR YEARS AS SET FORTH IN SECTION 4 OF THIS ORDINANCE BE**

ADOPTED; FIFTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED FOR ELECTED OFFICIALS TO TAKE OFFICE AT THE NEXT REGULARLY SCHEDULED COUNCIL MEETING AFTER THE CANVAS OF VOTE AS SET FORTH IN SECTION 5 OF THIS ORDINANCE BE ADOPTED; SIXTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO REMOVE TIME CONSTRAINTS TO OBTAIN SIGNATURES TO QUALIFY FOR ELECTION AS SET FORTH IN SECTION 6 OF THIS ORDINANCE BE ADOPTED; SEVENTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE THAT CITY COUNCIL ACCEPT AND DECLARE THE RESULTS OF THE ELECTION AT THE NEXT REGULARLY SCHEDULED COUNCIL MEETING AS SET FORTH IN SECTION 7 OF THIS ORDINANCE BE ADOPTED; EIGHTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE FORMAL REVIEW OF THE CHARTER EVERY TEN (10) YEARS AS SET FORTH IN SECTION 8 OF THIS ORDINANCE BE ADOPTED; SETTING FORTH THE FORM OF THE QUESTIONS TO BE VOTED UPON AT SUCH ELECTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AUTHORITY TO CODIFY; AND PROVIDING FOR AN EFFECTIVE DATE."

City Attorney Matthew Maggard read Ordinance No. 1452-22 by title. A public hearing was held and there were no comments from the floor.

Charles Proctor moved to approve Ordinance No. 1452-22 on the Second Reading. Seconded by Lance Smith who said this item will come before the electorate in the form of a referendum at the April 11, 2023 Municipal Election. Motion passed unanimously.

3.4 RZ 14-22 Agape Baptist Church Rezoning - ORDINANCE NO. 1453-23
First Reading **Ordinance No. 1453-23 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION FROM OP (OFFICE PROFESSIONAL) TO C-3 (GENERAL COMMERCIAL) FOR APPROXIMATELY 10.0 ACRES OF REAL PROPERTY LOCATED AT 39735 CHANCEY ROAD AND HAVING PARCEL NUMBER 24-26-21-0000-00100-0050 ; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1453-23 by title. A public hearing was held. Senior Planner Rodney Corriveau said the proposed zoning designation amendment from OP (Office Professional) to C3 (General Commercial) is for industrial flex space. This is an Euclidean zoned area and apartment buildings are not a permitted use. He addressed light pollution, the location of lights and one site entrance and exit. He said there is enough space along Chancey Road for turn lane access and an additional curb cut. The project adheres to the minimum code standards and staff will work with the engineer in an effort to relocate the retention pond through the site review plan process. The site plan includes a two-story self-storage component to the current proposal. Any structure above 15' (one story) requiring a conditional use would be brought before Council for approval. He mentioned a resident's concern with the site discharging stormwater into the public right-of-way and private properties. He said the existing drainage issues will be addressed as the project is reviewed through the development process.

Spoke from the floor: Majestic Oaks RV Resort Property Manager Ann Desain - 39540 Augusta National Drive - Zephyrhills, FL

Ms. Desain stated Majestic Oaks maintains the private road that the Agape Church has had the availability to use in the past but they do not want additional traffic on the private road with the proposed zoning change. She said the existing white fencing that separates Agape Church from Majestic Oaks will be extended to Chancey Road.

Lance Smith moved to approve Ordinance No. 1453-23 on the Second Reading. Seconded by Charles Proctor. Motion passed unanimously.

4. **PLANNING DIRECTOR'S REPORT**

4.1 ACME Development Corp. – Chancey Road / SR-39 Petition Annexation, Future Land Use Amendment and Rezoning

Planning Director Todd Vande Berg narrated a PowerPoint presentation of a petition for annexation, future land use amendment and rezoning of 9.98 acres. An aerial view of the property was shown depicting the existing conditions of the area, a preliminary concept of the PUD Master Plan (760 total residential units with 30,000 sq. ft. of commercial), staff justification analysis summary of questions/issues reviewed (suitability, compatibility, appropriateness, housing analysis, service demands, fiscal impacts, consistency with the City's Comprehensive Plan and vision, input from surrounding businesses and property owners and intergovernmental coordination).

Key Points:

- Proximity to CSX railroad – train gives “warning” horn blast before crossing.
- Proximity to Zephyrhills Municipal Airport – Airport Zoning Ordinance adopted in 2007. Approach/Departure surface areas should NOT allow certain uses (schools – residential) in this critical area.
- Proximity to Neighboring City/County Industrial Land.

Staff met with Morrow Steel, Old Castle and Wheel Blast and a summary of their concerns related to the impact of residential intrusion on their investments and future growth of their businesses, high probability of noise complaints and the incompatible land uses for residential and industrial.

Assessment of Residential Land Uses – Staff wants to avoid oversaturation of residential with a good mix of a variety of land uses within the City. Large residential developments bring theft, Bristol Meadows (located in Pasco County's jurisdiction) is 2,500 feet from the industrial area with the City's code enforcement and police department currently fielding complaint calls. A Transportation Impact Analysis was performed with 6,184 new trips generated at the intersections of Chancey Road and SR-39, Chancey Road and US-301, and US-301 and SR-56. This area is currently experiencing congestion. Residential development has the highest impact to public services; utilities, sanitation, police and schools.

Inter-Agency Collaboration - A map of the Zephyrhills Industrial Corridor Master Plan was presented. The Regional I-4 Industrial Corridors are filling up and staff and the Pasco Economic Development Council anticipate future opportunities for the Zephyrhills Industrial Corridor with a vision for rail that will bring multi-million dollar improvements to the airport. He addressed workforce housing and an entry way into the Industrial Corridor from SR-39. Staff communicated with CSX Rail, Duke Energy, Pasco County Planning Department, Pasco County Economic Development and the Tampa Bay Regional Planning Council who were not supportive of the petition as proposed. Based on the justification presented, the Site Plan Review Committee and Planning Commission recommended Council's denial of the proposed petition.

Spoke from the floor: Clarke Hobby – Hobby & Hobby, P.A. – 109 N. Brush Street – Tampa, FL

Attorney Hobby introduced himself and said his Project Team and Experts would deliver facts on the proposed site.

Spoke from the floor: Traffic Engineer Michael Raysor – President of Raysor Transportation and Consulting – 19046 Bruce B. Downs Blvd. – Tampa, FL

Mr. Raysor said he prepared the zoning level traffic study for this project and the findings allude to future follow-up studies at the permitting phase. Within the study area which consists of Chancey Road from west of US-301 to the project site, SR-39 to the south up to US-301, US-301 from SR-56 up to downtown, he looked at roadway segments and intersections. For the roadway segments, everything was found to operate acceptably now and with the project with the exception of the segment of US-301 between SR-56 and Chancey Road that is under capacity

with two lanes. In his discussions with DOT, while the improvement to US-301 is only in the design stage without funding, the improvement is a high priority for DOT and Pasco County with construction slated to begin in 2024. With this improvement, all of the roadway segments within the study area are identified to operate acceptably. The intersections included in the study were each of the three projects that had access connections in addition to the major intersections at the crossroads of all the roadway segments mentioned previously and were all identified to operate acceptably with the exception of Chancey Road and US-301. He pointed out at Chancey Road and SR-39, without the proposed project in place, there was one movement with a level of service F finding. With the project in place, it changed to three movements with a level of service deficiency. Upon maximum buildout, the location improvements would be identified at the site plan permitting stage to bring the level of service to an acceptable standard. Chancey Road, with this project in place, was identified to operate at approximately 60% of its capacity.

Spoke from the floor: Justyna Gale, MUP, Vice President of Planning, Florida Design Consultants – 20525 Amberfield Drive – Land O’Lakes, FL

Ms. Gale said the annexation, future land use map amendment and rezoning being proposed to the Planned Unit Development (PUD) is approximately 110 acres located at the gateway to the Zephyrhills Industrial Corridor. The use is compatible with the surrounding zoning and the recently approved Gagne PUD located to the south of Chancey Road with a mixed use of residential components and neighborhood commercial. The PUD will provide economic opportunities, neighborhood commercial, pedestrian bicycle connectivity, interconnected multi-use trails, neighborhood parks, a diversity of housing, sidewalks throughout the entire neighborhood, a mix of multi-family townhomes and single family 55’ lots with an increase to the tax base. The applicant is proposing conditions of approval, enhanced architectural features and landscape buffering, and the dedication of three acres to the City for a district park to create a high quality project with a feel and sense of community. Stormwater ponds have been strategically placed to provide an additional buffer for the industrial area that is located to the east of the railroad tracks. She said the project has proposed entitlements that are capped and limited to the area. The CSX railroad acts as a boundary to the existing industrial located to the east and the residential to the west. She said the proposed PUD is a transitional land use that will help buffer the existing residential from the noise of the existing industrial located to the east.

Spoke from the floor: Doug Saunders, P.E. – C&S Engineers, Inc. – 1118 O’Day Drive – Winters Springs, FL

Mr. Saunders narrated a PowerPoint presentation of the Overview Plan, Zephyrhills Municipal Airport Zoning Ordinance to include Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) submission, pre-application meeting, airport hazard zones and airspace height limitations, airport land use restrictions, restrictions in airport noise impact area and conclusion. He said the application process OE/AAA is the FAA’s process to determine acceptability and has not yet been submitted by the applicant. He said part of the process is to meet with the Airport Manager which still has to occur. He presented a map of the project’s location within the approach, transitional and horizontal surfaces and said the project is well clear of FAR Part 77, the approach and departure surfaces, and is well outside the noise limits with no limitations. This project meets the Zephyrhills Municipal Airport Zoning Ordinance, Federal Aviation Administration requirements and FDOT Aviation regulations. He said it is not uncommon to build near an airport.

Spoke from the floor: Jeffrey Straw Vice President and Area Manager of GeoSonics – 6900 S.W. 21st Ct. – Davie, FL

Mr. Straw said there is a maximum level of 60 decibels of continuous noise with some allowance for momentary peaks for residential from 7:00 a.m. to 10:00 p.m. with a reduction to 55 decibels from 10:00 p.m. to 7:00 a.m. Industrial operations are allowed a maximum of 75 decibels which is measured at their property line. He measured noise levels at the property line of three locations for approximately 45 minutes to an hour continuously for a period from 6-6:30 a.m. to 7:00 a.m. to verify noise levels produced by the industrial operations met the criteria of the City’s Noise Ordinance.

Location 1 – site monitoring at the north end of proposed project along the railroad right-of-way (Wheel Blast) was in compliance. There was vehicle traffic on the adjacent roads with aircraft overflight but the predominant noise sources were well below the 55 dba.

Location 2 – site monitoring at the east side of the railroad right-of-way opposite Coastal Concrete Products was in compliance, well below 55 dba. There were a few spikes due to vehicle traffic with one aircraft overflight but those were momentary and the code allows for variation. He said traffic is exempt because it is regulated by the state of Florida by a model uniform code that determines where and how much noise vehicles produce.

Location 3 – site monitoring opposite the general south end of the project along the east side of the railroad right-of-way (Morrow Steel) was well below 55 dba. The vehicle traffic in this location shows that it exceeded the noise level but stated traffic is regulated by the state of Florida. In the southeast corner of this location, there is a district park, a wetland, and a parking lot that reduces noise levels.

BREAK: 7:48 p.m. – 7:54 p.m.

Spoke from the floor: Clarke Hobby – Hobby & Hobby, P.A. – 109 N. Brush Street – Tampa, FL

Attorney Hobby presented a brief synopsis of the proposed property's history and narrated a PowerPoint presentation highlighting the Rucks Planned Unit Development (PUD) plan approved in 2004 with remarkably similar uses today. He said the present owners bought this property in 2008, met with planning staff, and at staff's suggestion, changed the comprehensive plan and zoning from MU and retail mix to light industrial. ACME development Corp. has continuously marketed this site through reputable industrial brokers and ready sites with Pasco County. He said no users have emerged in 15 years and property owners have to be given a reasonable opportunity to develop their property. He referred to the City's Industrial Corridor Master Plan and said in 2019, the plan states over the next 10-20 years, there will only be a demand for 80,000 – 600,000 sq. ft. of industrial on 50 acres of property. He said staff is trying to create a minimum of 800-900 more acres of industrial. He said the Industrial Corridor Master Plan says that transitional land use structures like the railroad should distinctly separate residential and industrial. He said the railroad is a bonifide mark of demarcation. Present staff supported the approval of the Hidden River Community in 2005 which is a large residential project adjacent to the Tibbetts Industrial Project and in close proximity to the industrial uses on the north side of Chancey Road. Last year, staff supported amending the Tibbetts Industrial Project to allow for retail along Chancey Road and retooling of the Gagne site. He quoted what staff said during the Gagne rezoning last year, "The Gagne property has been and continues to be considered a good location for a mix of uses location (i.e. business commercial and work force housing) to support the existing/future industrial businesses. Staff does not observe a character problem with the proposed PUD Master Plan Amendment." He added this property is directly across from a truss manufacturing site. He quoted, "The proposed residential mix is consistent/compatible with other residential found along the Chancey Road corridor. Staff does not observe a compatibility problem with the proposed PUD Master Plan Amendment." He displayed information from the Pasco County School Board, stating there are no school capacity issues in this area. He referred to Table LU-9, and said based on the analysis, the total 2025 FLUM acreage for the industrial category is 432 and the acreage required for 2025 mixed use demand is 227; leaving a surplus of 205 acres of industrially designated land. He said this is the City's adopted COMP Plan that is law. He said Council's decision needs to be based on competent, substantial evidence on the record. He said he believes he has met his burden of proof, having heard from the experts, and does not believe there is a rational reason for Council to deny the application. He said a decision to vote against the project would be arbitrating and capricious.

Spoke from the floor: Craig Henry Vice President of Operations of Coastal Concrete Products – 3749 Copeland Drive – Zephyrhills, FL

Mr. Henry said he is speaking from experience when it comes to complaints and said one local resident from Bristol Meadows sat in his car outside the Coastal facility screaming at everyone entering their building and the police had to be called. He said the exact same scenario

happened at Old Castle's Holbrook, MA site eight years ago; the facility was there first, the City agreed to bring residential housing 500 feet from their property line but supported Old Castle's business. After multiple complaints and a \$500,000 investment in noise control around machines they still had problems and operations were reduced to one shift. Employees were transferred to a new facility 30 miles away. He said Old Castle is in compliance with the noise levels and if the applicant will guarantee there will be no complaints from citizens, he will support the project. He said the noise from the operation is like a drippy faucet, the constant drip (noise) and vibration every 15 seconds becomes an annoyance even though they are within the permitted levels. He said they pay over \$200,000 annually in taxes and have no impact on water. The facility employs a number of citizens in Zephyrhills and he fears that over time, operations will be reduced and the operation will be relocated closer to the highways. He said they love being here, love employing the people that are here and he doesn't want to see an impact.

Spoke from the floor: David Warnaker – 1870 Beach Ridge Road – Celebration, FL
Mr. Warnaker said he has zero interest in the project being discussed but has a huge interest in Zephyrhills. He said when he made his first purchase in Zephyrhills his biggest concern was the entrance into Zephyrhills from the east, west and south which wasn't pretty. To this day, he doesn't see a pretty entrance into Zephyrhills. He said the City finally has a developer that would like to purchase this property with a vision to create a project that will be perfect for this community. He said the plan has a beautiful vision for Gall Blvd., a buffer, walking trail, and three acres dedicated to the City for recreational space. He said there is a lot of benefit in approving this project with a mixed use of retail, different types of housing and apartments. He said he is in support of this project.

Spoke from the floor: Airport Manager Nathan Coleman – 39120 Central Avenue – Zephyrhills, FL

Mr. Coleman said the airport approach and departure surfaces are critical and referred to the Federal Aviation Administration (FAA) Advisory Circular dated 9/16/2022, AC No. 150/5190-4B. He said the Zephyrhills Municipal Airport is a federally funded airport and is obligated to operate within the guidelines of the FAA's recommendations. He read from the Advisory Circular, "1). This Advisory Circular (AC) is intended to help a broad audience understand the effects of land use on the safety and utility of airport operations, and identify compatible land use development tools, resources and techniques to protect surrounding communities from adverse effects associated with airport operations; 2). Airport-compatible land uses are defined as those uses that can coexist with a nearby airport without constraining the safe and efficient operation of the airport, or exposing people living or working nearby to potential negative environmental or safety impacts; 3). Through federal grant assurance, airport sponsors and owners are obligated to pursue all reasonable and appropriate actions to secure and promote compatible land use and development within their local areas. Airports owned and operated by the same jurisdiction that is the land use authority (e.g. city or county owned airport) are expected to adequately control land use near the airport and prevent new incompatible development; 4). Limiting concentrations of people associated with transportation infrastructure in proximity to an airport is ideal. When possible, limiting transportation modes within the approach or departure zones can minimize the potential for catastrophic effects should an aircraft incident occur." He said it's high unlikely a catastrophic incident will occur but the proposed property is in the approach and departure surface areas. He said if this is approved, he suspects two additional properties located in the approach and departure surface areas will come before Council to request rezoning to residential.

Planning Director Todd Vande Berg said there is language in the COMP Plan that is very dated and staff is amending the entire Comp Plan to include language mentioned for industrial land use. Staff stood by the facts that were presented in their justification report and recommended Council's denial.

Councilman Burgess said when Council looks at this project, they have to look at the impact to 18,000 residents, businesses, staff and police personnel. He said other municipalities are envious of what the City has which is an airport and industrial property. He said there is a lot

of economic development potential at the airport. He believes the City receives state appropriations funding due to their uniqueness. He said he has to make a decision in the best interest of the City long term and said he doesn't want to lose the City's potential.

Council Vice President Smith said there were points made for and against the project on both sides and believes the area would be a great gateway to the City. He said he doesn't believe rezoning this project and adding 6,000 trips to the road structure is in the best interest of the City and residents.

Councilman Proctor said his concerns are traffic, police personnel, airport safety and water use. He said he lives two blocks from City Hall and the train horn wakes him up every night.

Councilman Knight said if the school board does not have any plans to build additional schools, they better get their pencil out because we are going to need another school. He said the project would affect traffic with an additional 1,000 cars on the road. He said Councilman Burgess made a prior statement that we need to pump the brakes on growth. He said using 200,000 to 300,000 gallons of water per day, we need to put the emergency brakes on. He said he cannot approve the project.

Mayor Whitfield reiterated Councilman Burgess' concern to hold onto the City's potential in the industrial corridor, Councilman Smith and Councilman Proctor's traffic concerns, Councilman Knight's concern with the impact to schools and Airport Manager Nathan Coleman's concern with other properties in the approach and departure areas rezoning to residential if approved. He said Council has to think about the precedent they set.

Council President Wilkeson said if Council denies this application based on traffic, road construction and lack of school infrastructure, Council better be prepared to say no to every future development that comes before them in any location in the City because there are examples all over our country of people living in communities next to airports. She said she is not saying that the people living in this environment won't hear the noise from Old Castle and Morrow Steel but said there are tools to mitigate noise. She said she would be inclined to approve a development with affordable housing because people are desperate to find housing and will not mind living next to an airport. She said this area of town is underserved with a three to four year waiting list for an apartment with rent control. She said she told the developer if they did not integrate an aspect of affordable housing, she would not support the project. She said affordable housing was not discussed tonight. She said she rarely disagrees with the Planning Commission and Council but thinks there is a chance that someone could refute Council's decision on this matter.

Spoke from the floor: Clarke Hobby – Hobby & Hobby, P.A. – 109 N. Brush Street – Tampa, FL

Mr. Hobby requested Council allow him the opportunity to meet with Planning Director Todd Vande Berg to address Council's concerns instead of proceeding with the first hearing. He requested a pause of 30-to-60 days to work with staff.

Council Vice President Smith said Council has been discussing a rezoning from an existing use to a residential use and attempted to differentiate the proposed rezoning and Council President Wilkeson's statement implying the denial of every future project, stating this project is different. This project has entitled units because it was approved by Council in 2004 and wanted to make that distinction.

City Attorney Matthew Maggard said Council will wait on staff to bring this item back before Council.

4.2 USE 04-21 Palm Cove Conditional Use to Exceed Height Restrictions in the R-4 Zoning District

Senior Planner Rodney Corriveau narrated a PowerPoint presentation of the Palm Cove Assisted/Independent Living Facility located 1,500' north of Kossik Road between Gall Blvd. and the Dairy Road Extension with an R4 zoning designation. He presented two project configuration possibilities; the first version (Concept Plan "M") was devised in sympathy with the plan and the second version (Concept Plan "P") was an alternative plan. He narrated a PowerPoint presentation of Concept Plan "M" highlighting the three-story, 36 unit, Independent

Living Facility building located along Gall Blvd. and one, four-story (three-story residential over a parking deck) with a maximum proposed height of 55', 36 unit, Independent Living Facility building located to the north for a total of 72 units requiring a conditional use for the three and four story buildings. The Memory Care/Assisted Living Facility in the middle of the project has a total of 138 units and is not subject to the conditional use. The Planning Commission approved this project with a condition that it will be used as a Senior Independent/Assisted Living Facility and if the applicants move forward with general apartments, the Planning Commission stipulated they would not approve the conditional use petition for height. This project will not adversely affect the neighborhood, is consistent with the surrounding area character, has adequate screening and buffering, meets the requirements of the R-4 zoning district and features an 80' right-of-way dedication for the future Dairy Road Extension. The applicant has met with FDOT to address traffic and has received a 25% parking reduction. The subject property and property to the north will share a single curb-cut onto Gall Blvd., reducing the number of trips with nose median improvements, a left southbound turn lane, a right westbound turn lane, and a right northbound turn lane.

Council Vice President Smith said the parcel between the existing trailer park and the proposed project is located in Pasco County and is a critical piece of land for the City. He directed staff to communicate with Pasco County to assure the City has a right-of-way.

Senior Planner Rodney Corriveau said the Dairy Road Extension is envisioned to serve as the reverse frontage road to Gall Blvd. on the east as Green Slope Drive serves as the reverse frontage road to Gall Blvd. on the West. He said this property is located in the basin of special concern with environmentally sensitive wetland areas and flood plain compensation which is part of the reason the applicant is requesting the higher height due to half of the site being unbuildable. Utility Director John Bostic indicated there is adequate water supply. A Utility Service Agreement will be required with prepayment and will be enforced by staff. The subject property has a 15' grade change and will be subject to phased development with preconstruction meetings and inspections to ensure compliance. The Planning Commission recommended approval of Concept Plan P with the placement of the taller buildings located in the middle of the site.

Council discussed the two options presented and concurred Concept Plan P provided more opportunity for buffering with the opportunity for the developer to take advantage of the site's topography with the buildings.

Alan Knight moved to approve Business Item 4.2, Concept Plan P. Seconded by Lance Smith. Motion passed unanimously.

Senior Planner Rodney Corriveau will bring back a conditional use Resolution with conditions at the January 9, 2023 meeting.

4.3 Trump Place Boat & RV Storage Conditional Use Petition

Historic Preservation Specialist and Community Planner Audrey McGuire presented a conditional use application for approximately 2.57 acres located on Trump Place with access from Chancey Road. This property is located within the Park Place Industrial Park directly across the street from a recreational vehicle storage facility and is required to go through the conditional use process in the LI zoning district. The subject property is located south of the Zephyrhills Municipal Airport with no residential properties in the vicinity. The conditional use is consistent with the character of the existing land use patterns in the surrounding area and will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood; although, the subject property is located within an existing industrial park which does have other recreational storage uses. Recreational vehicle storage use is compatible with the airport, with light industrial uses, with other storage uses and with surrounding vacant undeveloped residential land that is slated for future industrial. Conditional use will not create or excessively increase traffic or parking congestion. This site has suitable drainage access, ingress, egress, off street parking and loading areas. The site is not located within a basin of special concern. There is a wetland abutting the subject property and wetland setbacks will have to be provided with additional buffering per the City's Land Development Code (LDC). Perimeter landscaping, screening, buffering and fencing will all be required in accordance with the City's LDC standards. The property size does not exceed the minimum area requirements of the LI zoning district and any future development will be required to conform

with the zoning district standards. Proposed signage will be reviewed in accordance with Article 7 of the LDC and permitted separately with the building department. Lighting plans will be reviewed at the site development stage and will be reviewed by the Airport Manager to assure they will not interfere with the approach zones or airport traffic. Recreational vehicle storage uses have minimal impact on public infrastructure, are low water users and do not create a lot of traffic. Staff, the Site Plan Review Committee and the Planning Commission recommended Council's approval. The applicant and their representatives were present to answer questions.

City Manager William Poe provided a project time line to Council.

City Clerk Lori Hillman displayed a PowerPoint presentation with pictures of existing buildings at Park Place Industrial Park as Council President Wilkeson narrated stating the buildings, primarily metal, in the pictures were of sites along the main thoroughfare. She referred to a \$2M steel building not pictured and added all property sites have structures. She said she could count on one hand the number of times she has disagreed with the Planning Commission and in this case she disagrees.

Spoke from the floor: Erin Setser – RC Investment Group – 29619 Morning Mist Drive – Wesley Chapel, FL

Ms. Setser explained the process of purchasing two lots in Park Place Industrial Park where her engineer was told by a member of the planning department that boat and RV storage met light industrial zoning and buildings were not required. She said she found out about the conditional use process through a public notice for Park Place Boat and RV Storage across the street and said it seems there is a concern of lack of structures. She said what is being built across the street is considered canopies (steel covered and open). As business owners, the cost of steel and aluminum is expensive and does not give much of a return. She said one lot will not be developed, it will be used for boat and RV storage and the other lot will have minimal covered canopies (18%). She said they are making a large investment in high tech blue tooth security technology, fencing, gates, and solar lighting with little environmental impact. She said they want to differentiate their business and create what is in demand for the community that is affordable and safe. She wants to be long-term partners with the City and asked for Council's consideration.

City Manager William Poe addressed Council and said a meeting was held with the Setsers and it was never mentioned during the meeting that a planning member told the Setsers that they did not have to have buildings, that's news today. What was said at that meeting was that the planning member did not tell the Setsers there was a conditional use required and pointed out an inconsistency. He also stated that everyone seems to be getting hung up on a building but it's a structure that has been required.

Historic Preservation Specialist and Community Planner Audrey McGuire said she was not aware of a conversation between the Setsers and another planner but a question was specially asked by the Setsers during the meeting, they asked, "we are not required to build buildings is that correct?" Ms. McGuire responded with, "per code, yes that is correct, we cannot require that you build buildings."

Councilman Burgess said the City has a Master Plan for the Industrial Corridor to create businesses that create jobs and RV storage does not qualify. He said the reason he voted for the Park Place conditional use was because they were going to have buildings. He said like Council President Wilkeson, he also disagrees with the Planning Commission's recommendation because this project is not similar in scope to the previously approved conditional use.

City Manager William Poe said for the record, Councilman Burgess made the statement he was approving the Park Place conditional use because there were structures on the property at the September 26th and October 10th Council Meetings.

Spoke from the floor: John Kinsman – 36131 Chancey Road – Zephyrhills, FL

Mr. Kinsman presented a brief synopsis of the number of units that could be placed on a piece of property and the profit that could be made with and without buildings. He said he has \$500,000 worth of steel sitting on the ground for five buildings with 98 covered units and approximately 100 uncovered units. He said one building is 35,325 (240 x 200) with two A Frame 80 x 125. The metal buildings will have footers but the walls were not ordered. He said

they have an additional 15 acres that they can put 1,000 units on and if the proposed project is approved, they will reconsider.

Building Official Bill Burgess – City of Zephyrhills

Mr. Burgess said by definition of the Florida Building Code, the referenced structure is a building that will have to meet hurricane codes, 140 mile per hour winds.

Spoke from the Floor: Erin Setser - RC Investment Group – 29619 Morning Mist Drive – Wesley Chapel, FL

Ms. Setser said there are no guidelines for required buildings with the conditional use and asked how they are to decide what to build.

Spoke from the floor: Robert Setser – RC Investment Group – 29619 Morning Mist Drive – Wesley Chapel, FL

Mr. Setser said when they purchased this property and started this process, they contacted the City's building and planning departments to check what was required and were never told about the conditional use. He said he did his due diligence as a business owner but said he needs correct information to make decisions. He requested Council take some responsibility since they did not receive proper information going into the project. He said the only difference between the proposed project and the conditional use across the street are the awnings. He said they are not parking trailers on top of a piece of grass, they are bringing in fencing, solar lighting throughout the entire site and want to be conscious of the wetlands behind their property. He asked what percentage of covered spots are required to move forward.

Council President Wilkeson said the ability to regulate certain uses as conditional uses under Zoning Ordinances is an important tool for public officials with flexibility to ensure the uses will remain in harmony with the purposes and intent of the zoning ordinance and surrounding properties. She read an email she sent to Planning Director Todd Vande Berg, "I respectfully disagree with staff's statement that the proposed conditional use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood. The project is located within the Park Place Industrial Park which contains light industrial and storage uses and therefore is not anticipated to negatively impact or contribute to the deterioration of quality of life or property values in the area." She said when she approved the Park Place Storage Facility, her decision was based on the location at the end of the internal road so the structures, boats and RVs would not be immediately visible to park visitors. Lastly, her understanding was the applicant's intent was to build steel structures that could easily be enclosed and utilized as office industrial spaces similar to other structures on adjacent properties.

Councilman Smith said he has bought and sold commercial real estate and said there is something called caveat emptor which means buyer beware. In a commercial sale, it is incumbent on the buyer to make sure the land fits their intended use. He addressed the sellers and said they should not have sold the property without deed restrictions restricting uses. He said Council makes decisions based on City ordinances not HOA, deed restrictions and DRC's for Park Place Industrial Park.

Spoke from the floor on Business Item 4.3: Paul Correia – 37608 Skyridge Circle – Dade City, FL

Mr. Correia said he put his trust in Council to be the best beneficiary of his largest single investment. He said the reason property values have increased from \$55,000 to \$150,000 an acre is because they put assets on the property and have not cut corners.

Kenneth Burgess moved to deny the conditional use permit as stated. Seconded by Charles Proctor. Motion passed unanimously.

5. **PUBLIC COMMENTS** - address items that are not on the agenda

Spoke from the floor: Eddie Vargas – 7226 Steer Blade Drive – Zephyrhills, FL

Mr. Vargas addressed Council and said the intersection of Silverado Ranch Blvd. and Eiland Blvd. is an area where a lot of accidents occur and requested a traffic light be installed.

City Manager William Poe said Eiland Blvd. is a Pasco County Road and would need to be coordinated through Pasco County. He advised Mr. Vargas that a traffic study would need to be performed, verified Mr. Vargas' information, and said City staff would reach out to Pasco County and ask them to look at the intersection.

Spoke from the floor: Warren Earle – 3822 Florida Ranch Blvd. – Zephyrhills, FL
Mr. Earle said Trotter's Troubles came before Council for two and a half years before Council approved the development. He addressed Business Item 4.1 ACME Development Corp. where they are proposing to bring in 1,000 automobiles, build houses for 800 people next to the railroad and they already have all kinds of issues. He suggested Council take the requested 60 days to think the project over but in his opinion, they should back off.

MAYOR ANNOUNCEMENTS - N/A

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe said the Festival of Lights event turned out great. Staff will speak with Council members individually regarding the \$2.75M indoor tennis center and the significant increase in construction costs, staff continues to work on the Skydive City lease, staff is working on the water use permit and with Pasco County to acquire the Sunburst system for additional water capacity. He congratulated Employee of the Year Kerney Pelfrey, Dondi Ward for 40 years of service, Lori Hillman for 20 years of service and thanked the Christmas Party Committee. He requested Council direct staff to place a moratorium on Outdoor Boat and RV Storage to allow staff to create structure guidelines.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilman Knight said this was a tough night for everyone.

Councilman Proctor – N/A

Council Vice President Smith said he appreciates staff's ability to change Public Comments on the fly.

Councilman Burgess said the Pasco County Commissioners have their generic public comments at the beginning of their agenda. He acknowledged the members of the Christmas Party Committee and suggested Kerney Pelfrey and Dondi Ward speak with new employees.

Council President Wilkeson said she left the Christmas Party early but said the decorations were lovely and the venue was great and close to home. She appreciates Council members can agree to disagree and still respect one another.

6. NOTED ITEM

6.1 Depository Deposit Listing

Meeting adjourned: 10:36 p.m.
Submitted by Lori L. Hillman

NORTH STAR
+ Zephyrhills, FL

Branding Research & Strategy Presentation
JANUARY 2023

Branding Process



Research by the Numbers

METHODOLOGY

100+ Site Visit Conversations: intercepts, focus groups, interviews & calls

69 www.AuthenticZephyrhills.com

▲ **996** Community Survey Respondents

13 External Perception Calls

308 External Consumer Respondents

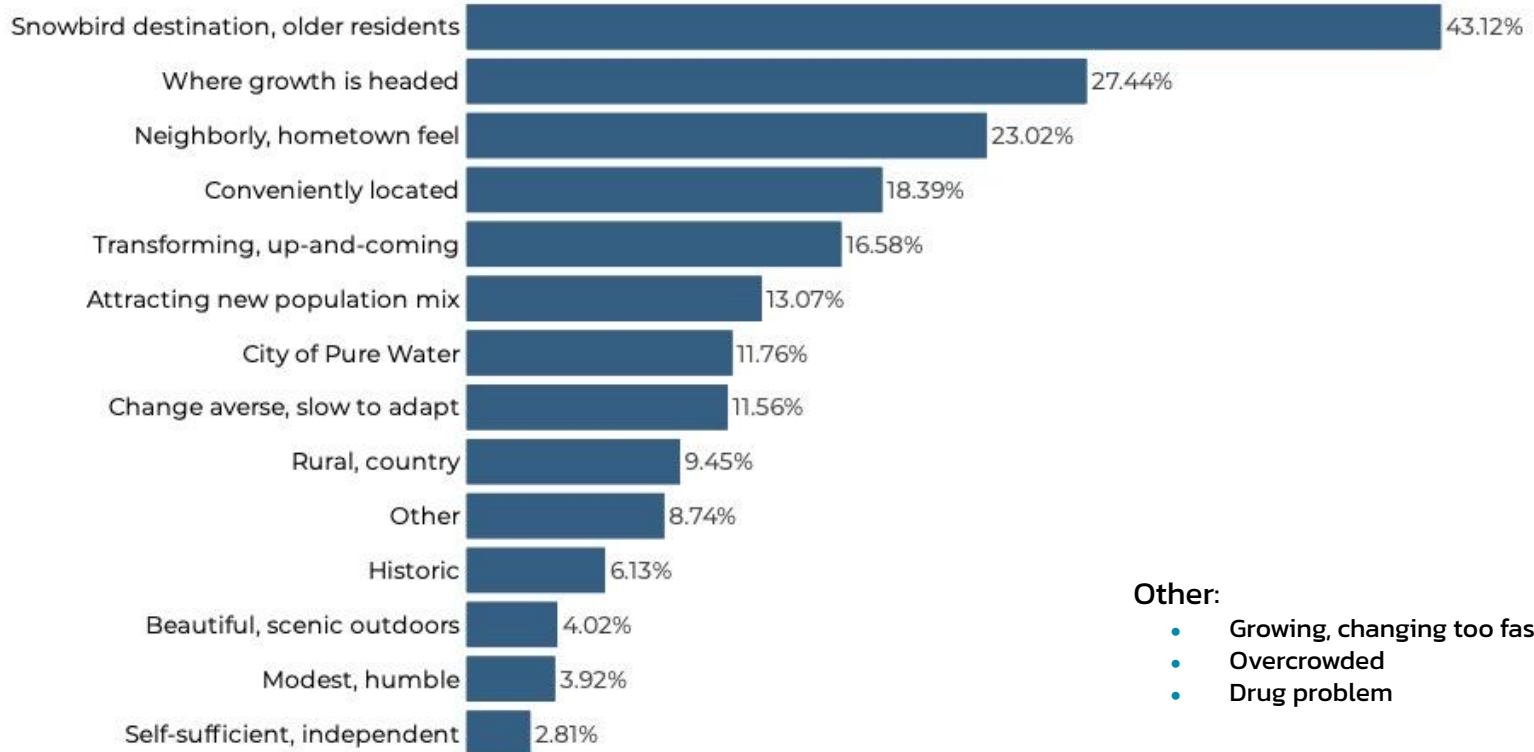
= More than **1486** unique inputs during the research

Community Survey

996 Respondents
±3.10 at 95% confidence level

Community Survey

Which of the following are the best descriptors for Zephyrhills?
Choose two answers.

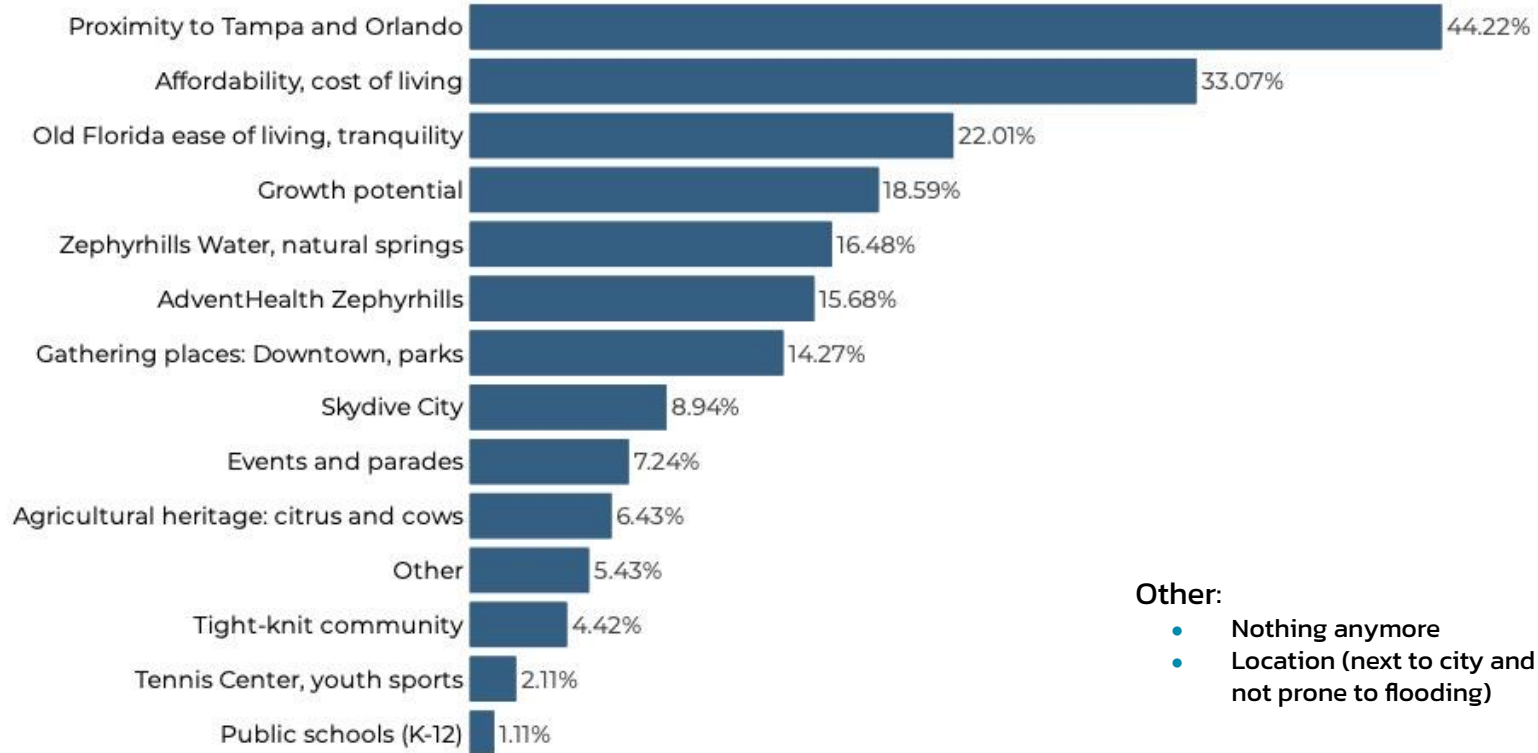


Other:

- Growing, changing too fast
- Overcrowded
- Drug problem

Community Survey

In your opinion, what are Zephyrhills' two greatest assets?
Choose two answers.



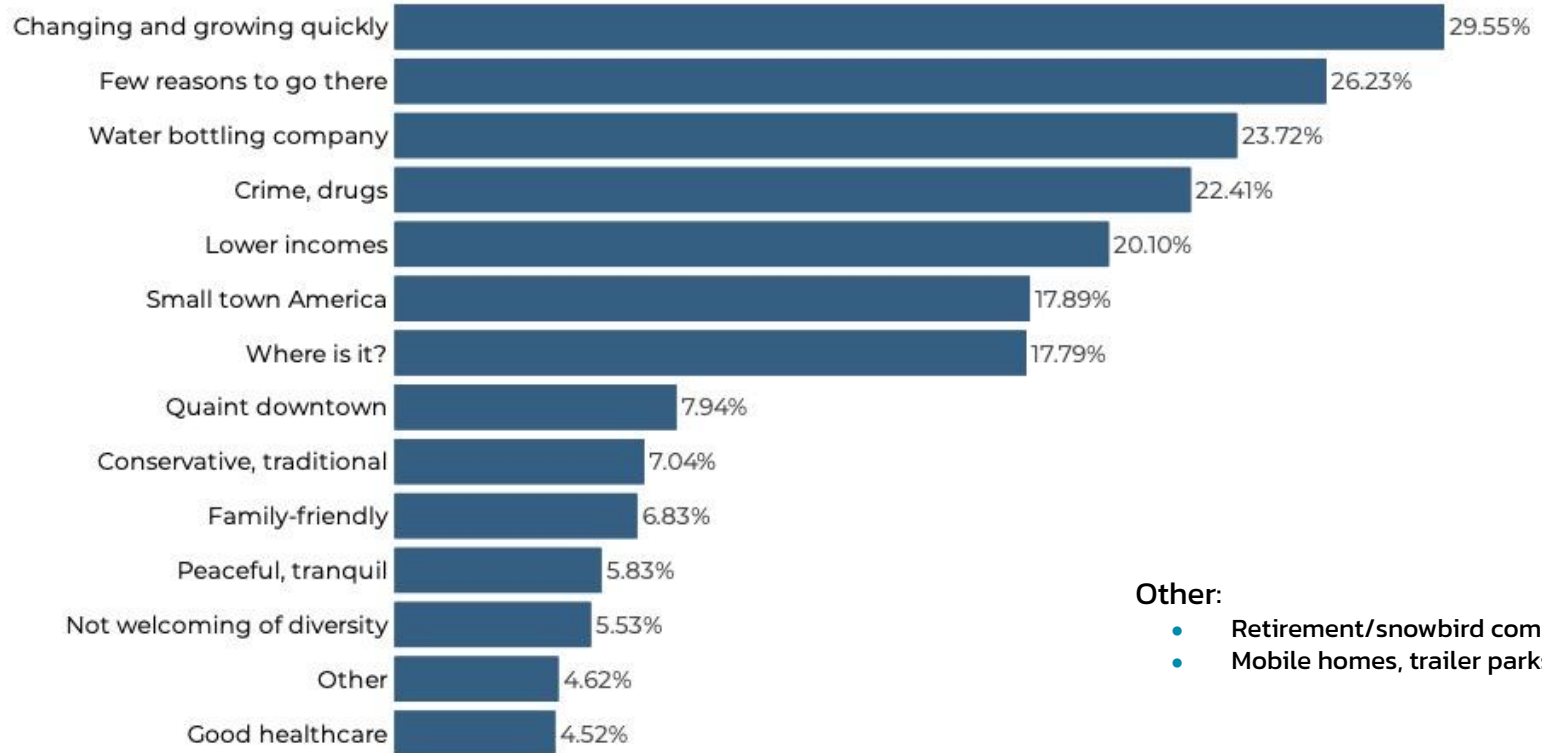
Other:

- Nothing anymore
- Location (next to city and nature, not prone to flooding)

Community Survey

How do people in nearby cities in Pasco County and the greater Tampa area (non-residents of Zephyrhills) describe Zephyrhills?

Choose two answers.

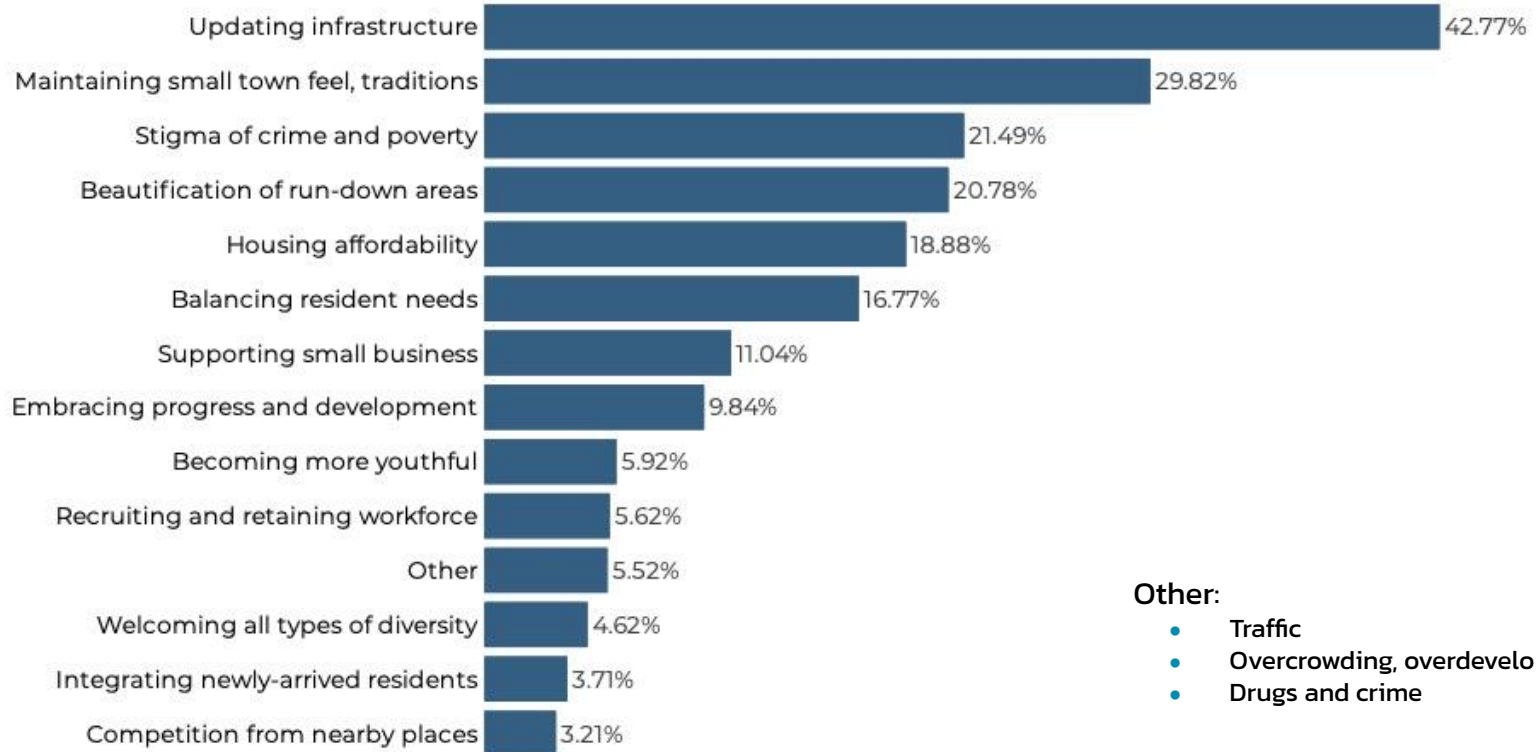


Other:

- Retirement/snowbird community
- Mobile homes, trailer parks

Community Survey

In your opinion, what are the greatest challenges currently facing Zephyrhills?
Choose two answers.



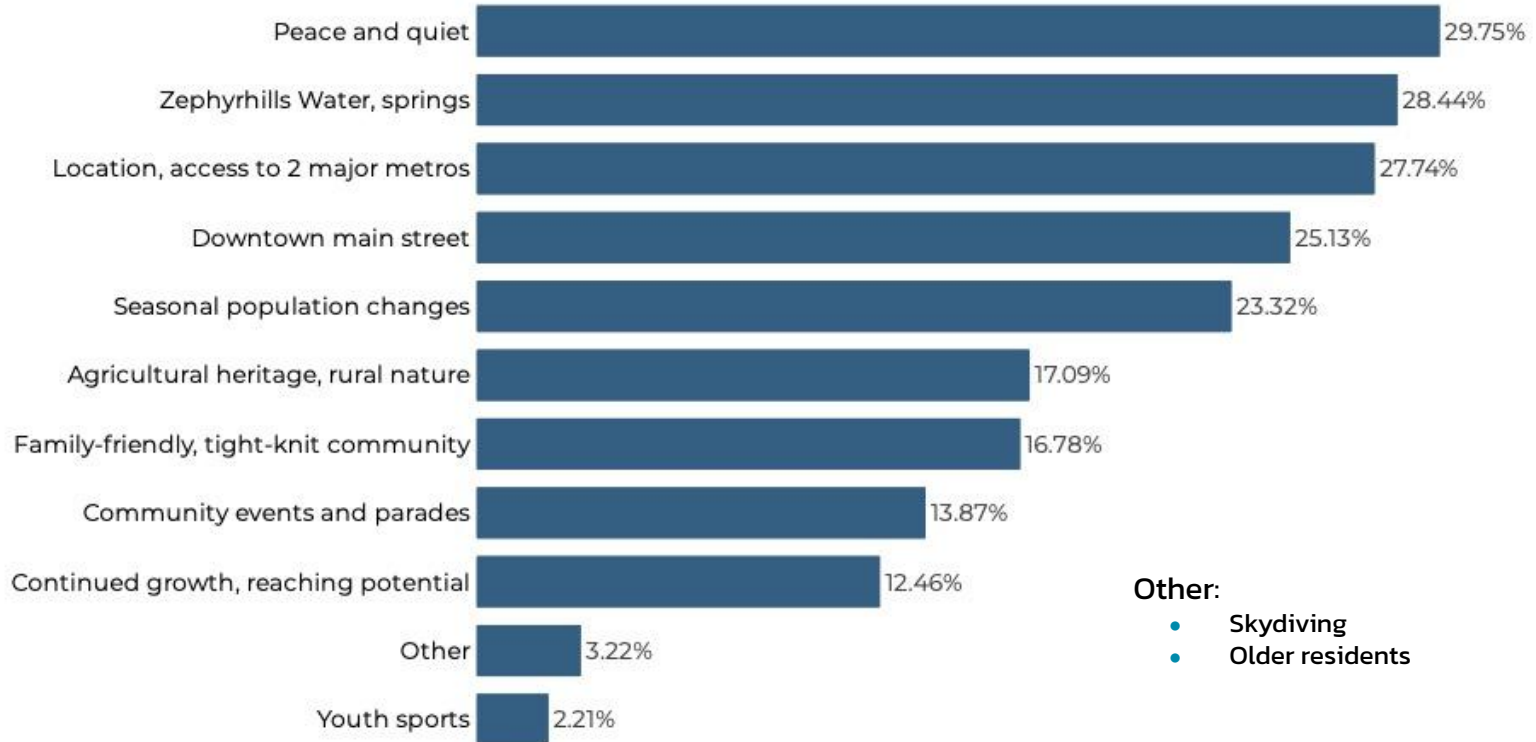
Other:

- Traffic
- Overcrowding, overdevelopment
- Drugs and crime

Community Survey

In your opinion, what two things are most important to Zephyrhills' identity as a community (without these, Zephyrhills is not Zephyrhills)?

Choose two answers.



Consumer Awareness and Perception Study

308 External Respondents

± 5.58 at 95% confidence level

CAP Study

When you think of the following communities, what first comes to mind?

Crystal Springs

- Water
- Springs

Dade City

- Rural, country
- Good, nice

Land O' Lakes

- Butter
- Good, nice

New Port Richey

- Beach, water
- Nice

Wesley Chapel

- Good, nice
- Tampa suburb

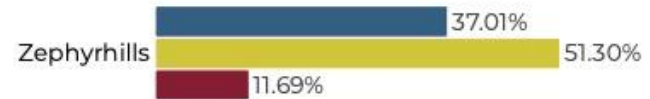
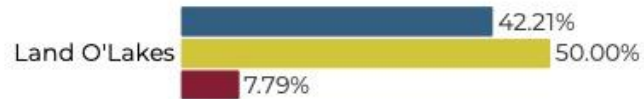
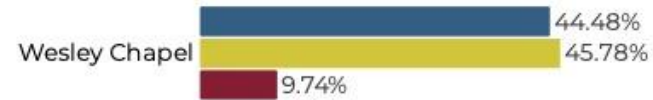
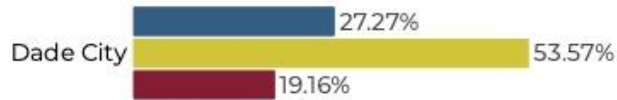
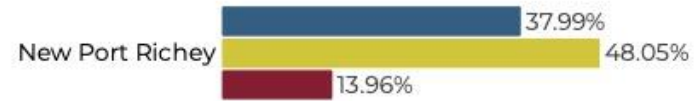
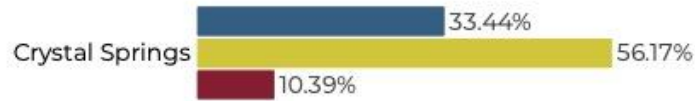
Zephyrhills

- Water
- Rural, country

CAP Study

From your perspective, do you think the following communities are improving, declining, or staying the same?

● Improving ● Staying the same ● Declining

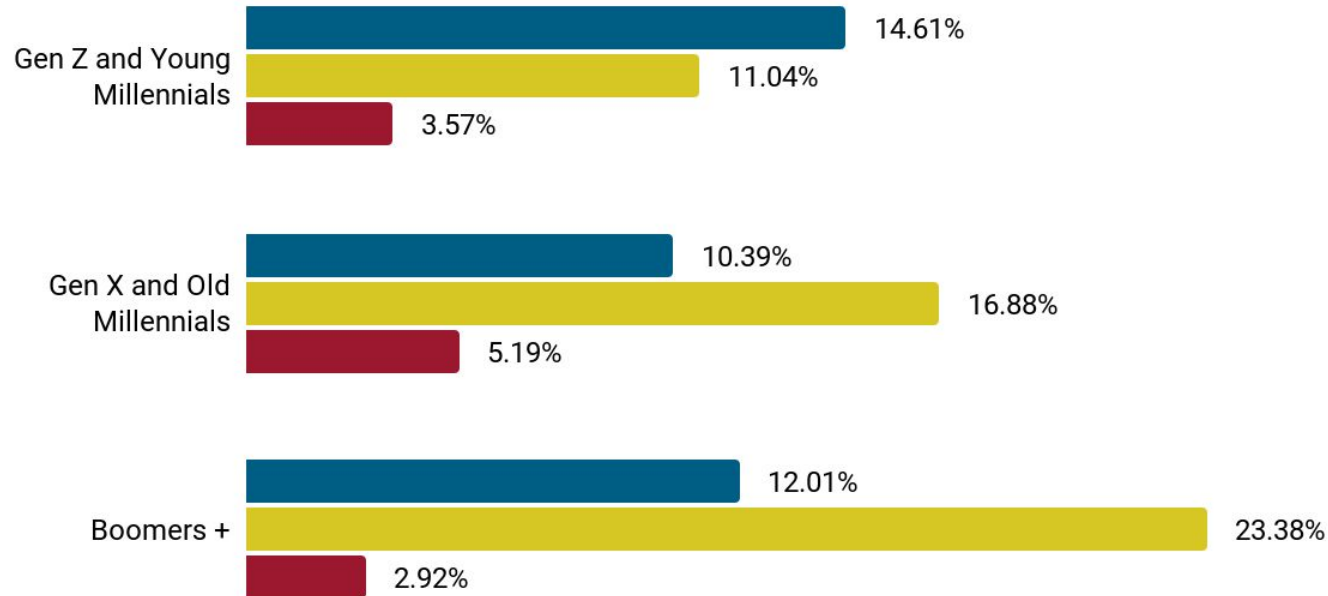


CAP Study

ZEPHYRHILLS ONLY, BY AGE

From your perspective, do you think the following communities are improving, declining, or staying the same?

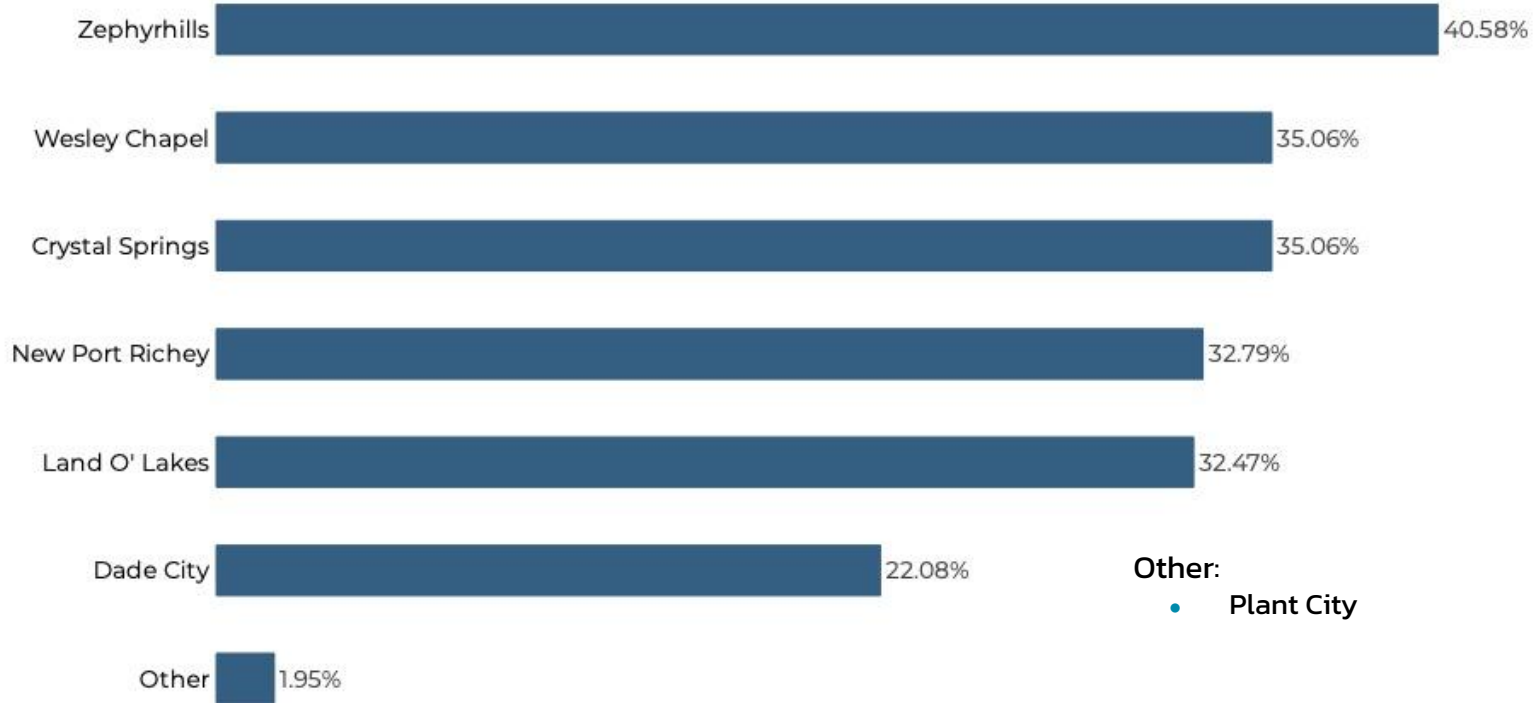
● Improving ● Staying the same ● Declining



CAP Study

Which of the following communities do you most consider to be neighborly, welcoming, and safe small towns?

Choose two answers.

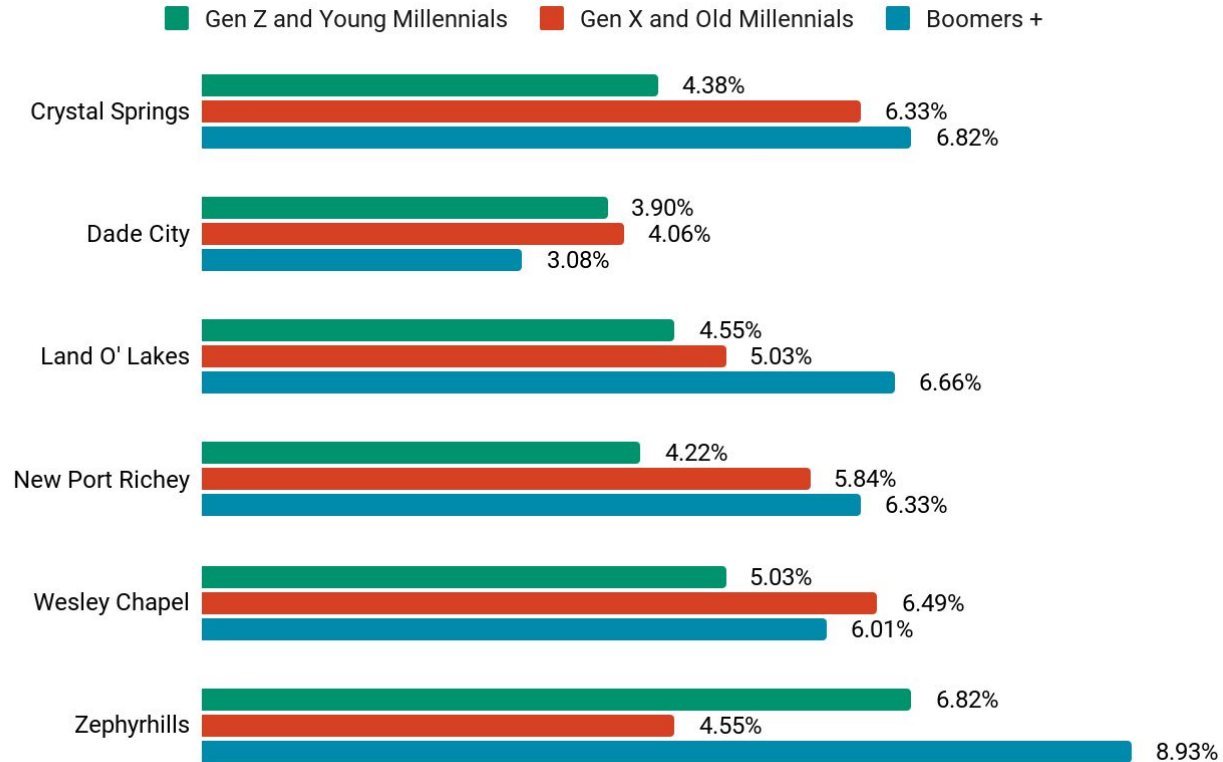


CAP Study

BY AGE

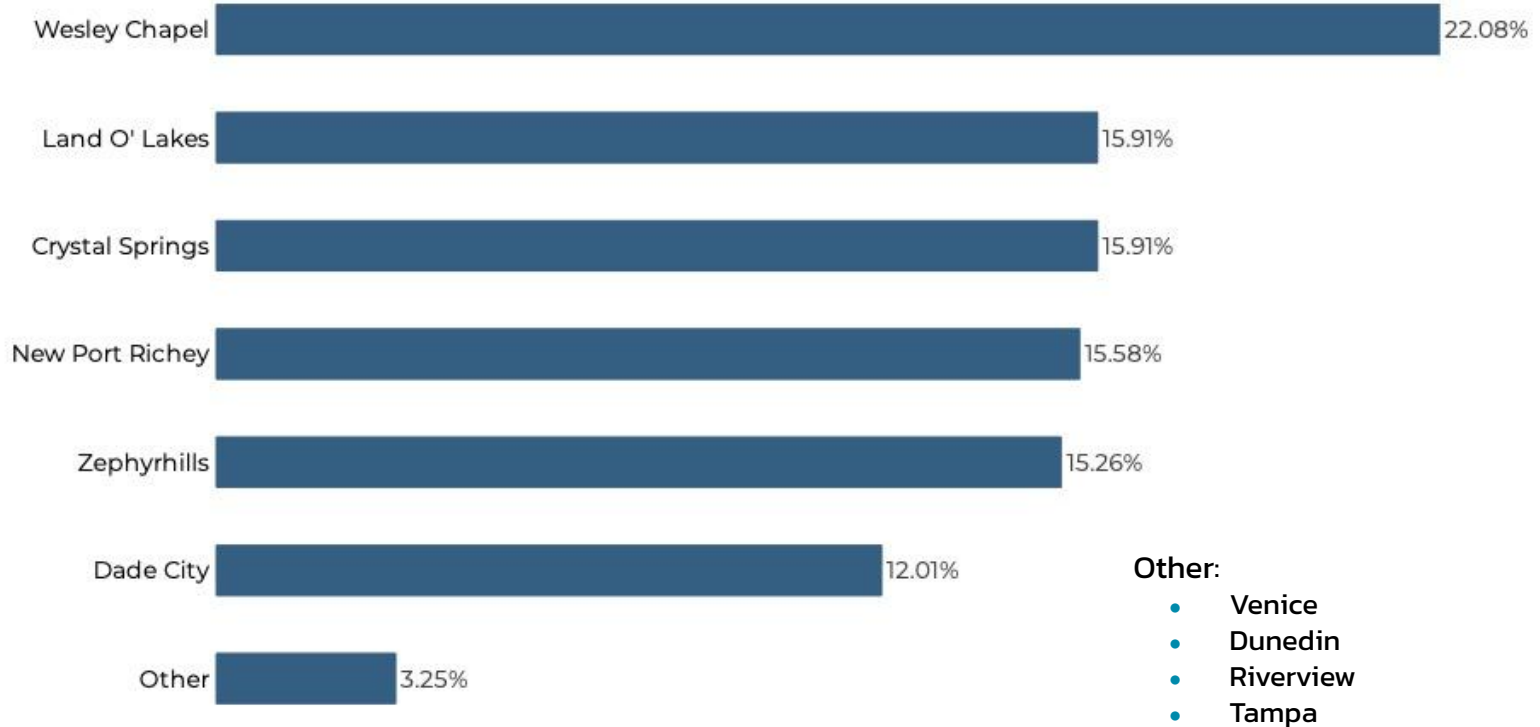
Which of the following communities do you most consider to be neighborly, welcoming, and safe small towns?

Choose two answers.



CAP Study

In general, which of the following communities do you think is the best place for someone to...
Buy a Home? Choose one answer only.

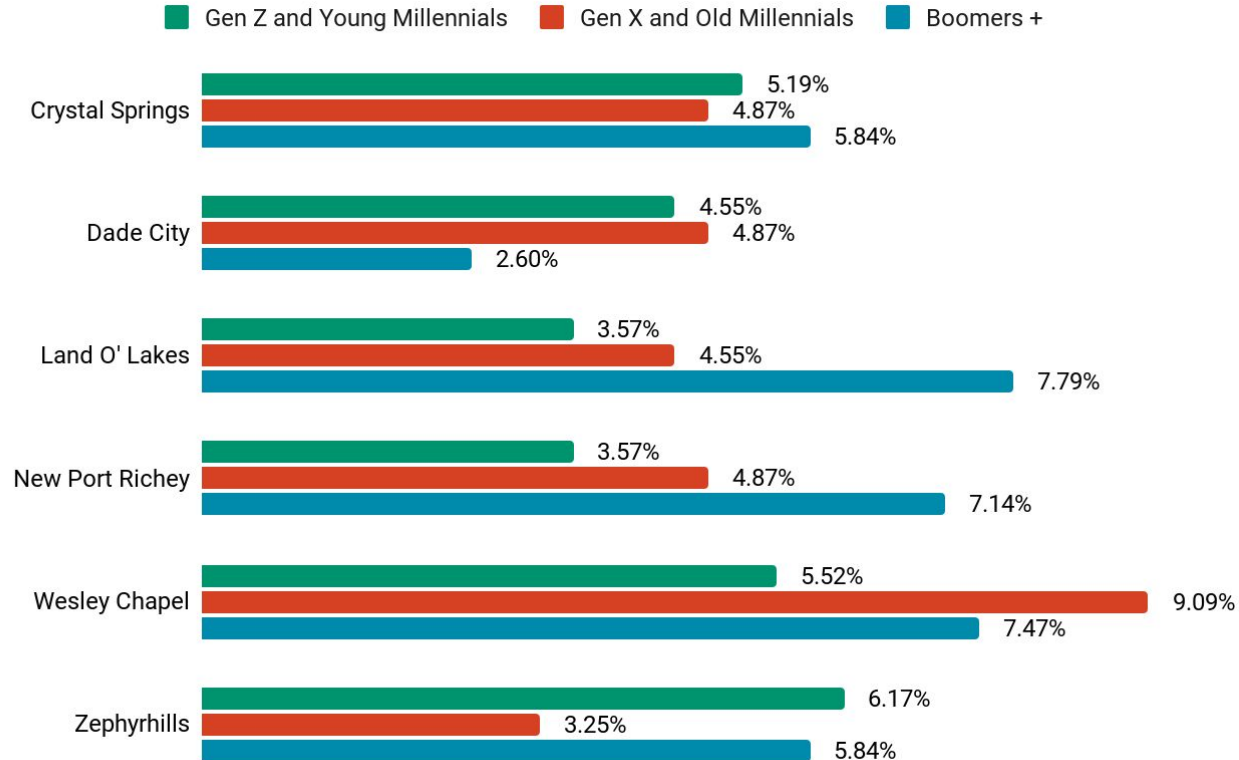


CAP Study

BY AGE

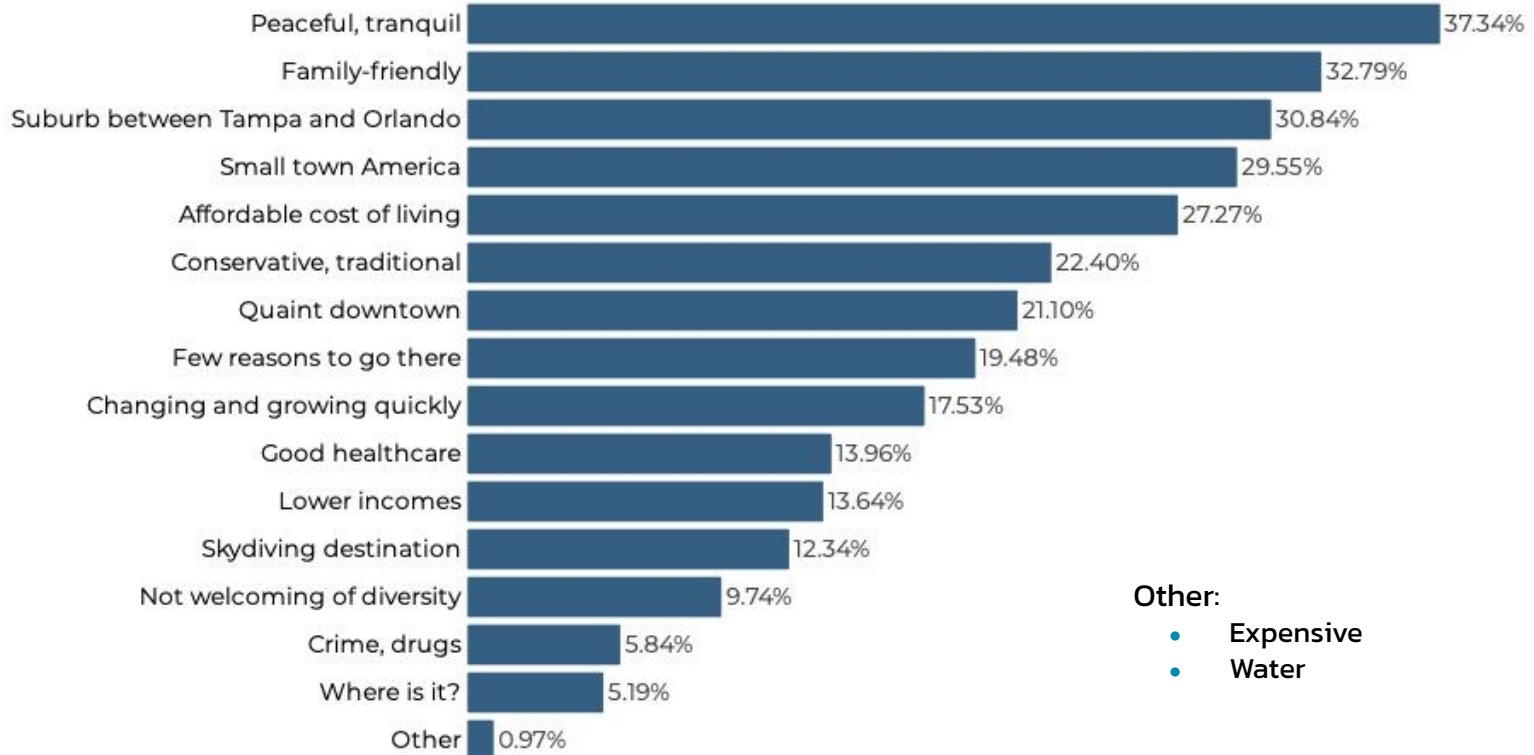
In general, which of the following communities do you think is the best place for someone to...

Buy a Home? Choose one answer only.



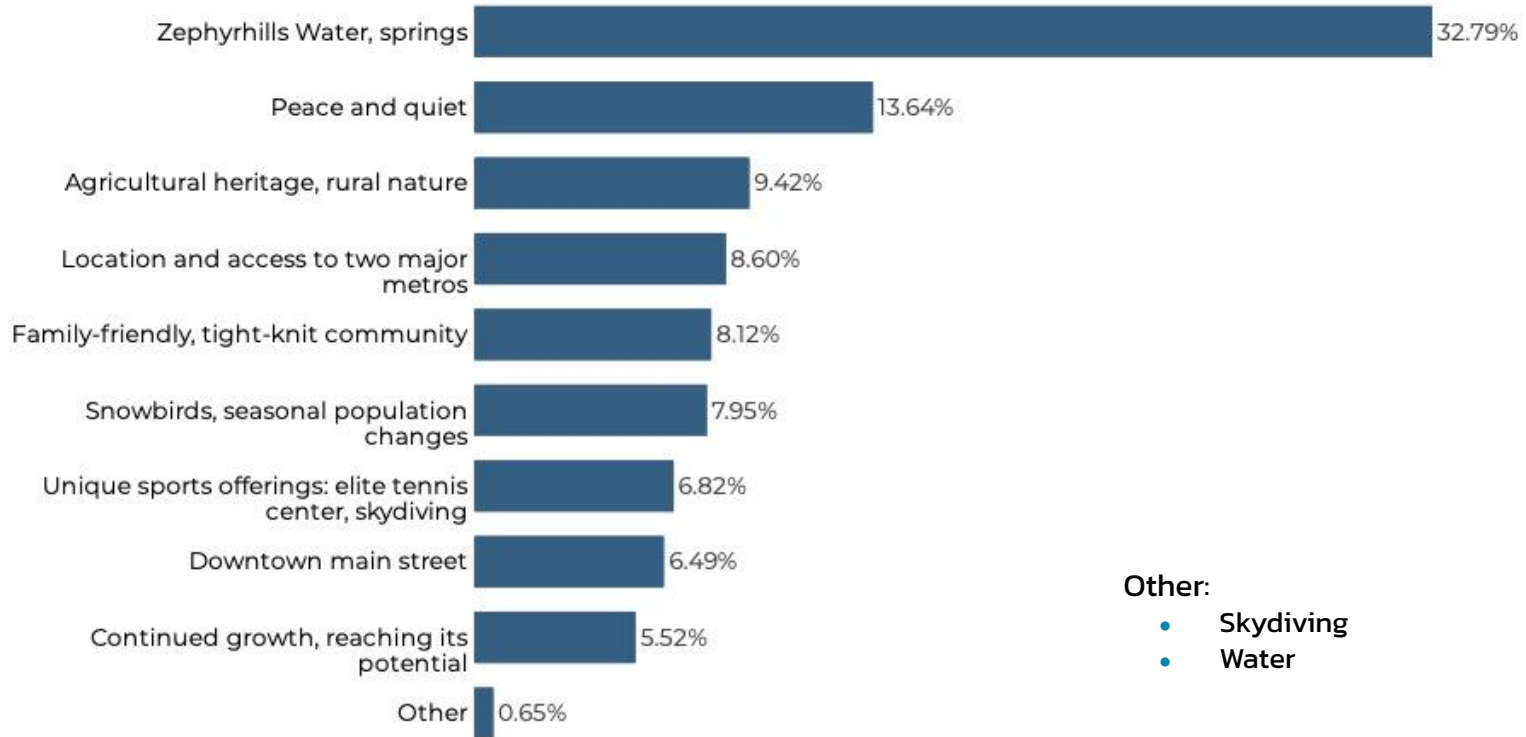
Which phrase or adjective best describes the City of Zephyrhills, Florida?

Choose three answers.



CAP Study

308 RESPONDENTS What is most important to the distinct identity of Zephyrhills?
(Without _____, Zephyrhills would lose its essence.)
Choose two answers.



STRATEGY

Insights

Insights

The job of the brand is to tell your most competitive story.

The job of the strategy is to determine what that story should be about.

Insights

WHERE DID THE RESEARCH LEAD US?

"There's not much to distinguish themselves. They're like most central Florida spots."*

"Zephyrhills could be great. Probably won't be."*

"No one is from here. Snowbirds and bargain hunters."

"We're a city of newlyweds and nearly deads."

"There's a complaint here that we cater too much to our senior population and not our families."

"Sometimes we get a bad reputation because of the older population, but it's also our real strength."

"Newer residents don't know our story. They came because it was close enough, affordable, and that's it."

"Really need to educate the community about what they have. They're unaware of the assets surrounding them."*

"Skydiving is one business. Bottled water is one business. Not a brand."*

"Need to give people a reason to visit and also be proud of the city."*

****External comment***

Insights

WE HEARD LOTS OF GREAT THINGS

"We're the perfect distance from everything, but we also have plenty."

"The city doesn't hold people back. It creates opportunities."

"If someone wants to start a business here, everybody is willing and eager to help them. The city is easy to work with."

"We're a gateway between Tampa and country living."

"The City does a good job putting families first and provides activities and places to be."

"They're so much more than just bottled water."*

"Would be great to see them capitalize on the light industrial area surrounding the airport."*

"They do a great job with city events."*

Insights

"People say we live in the middle of nowhere and that there's a drug problem."

"It's just one big trailer park."*

WE HEARD CONCERNS

"Outsiders see us as old, backwater rednecks; strictly a retirement community. But we're actually trending younger."

"We have a negative reputation from the outside that we need to overcome. And it's not at all accurate."

"Could be hard to get the community on board. They're change averse and old curmudgeons."*

"Downtown revitalization isn't that exciting. The shops are on life support, and everything else is kind of honky tonk."*

"For so long the idea of doing things cheap has permeated everything, and now we have to try to remedy it."

"They need to provide the type of housing that will attract the employers, not just the employees."*

"People joke that Florida is heaven's waiting room. It's no joke in Zephyrhills. It's true."*

"Old people. Old buildings. Old thoughts."*

"Everything is accidental in Zephyrhills. They have to be intentionally progressive."*

"The Zephyrhills Chamber is parties, pageants, and parades."*

"Being change averse is a death wish."*

Insights

WHAT IS DISTINCT?

"You can breathe easier over there. Their air, land and water are better."*

"Would love to see Zephyrhills become that walkable downtown driven community. Right now nobody in

Pasco County has one. Zephyrhills can make it happen."*

"Of all the cities in Pasco County, Zephyrhills is the most receptive and willing to do work."*

"Sprawl can't kill their authenticity. But growth is coming."*

"People come to Florida for ease or opportunity. Zephyrhills gives you both."*

"If only we could take what is special and bottle it."

STRATEGY

DNA Platform

Zephyrhills DNA Platform Statement

Target Audience: ***To whom Zephyrhills has the most appeal***

Frame of Reference: ***Geographic context of Zephyrhills***

Point-of-Difference: ***What makes Zephyrhills special***

Benefit: ***Why it should matter to the consumer***

Zephyrhills DNA Platform Statement

Target Audience: ***For those seeking new energy with the peace and ease of a charming, authentic Florida,***

Frame of Reference: ***Zephyrhills, amidst the rolling countryside of Pasco County just north of Tampa,***

Point-of-Difference: ***embraces an invigorating legacy of well-being that endures,***

Benefit: ***where opportunity springs eternal.***

Strategy

RATIONALE

Target Audience: ***For those seeking new energy with the peace and ease of a charming, authentic Florida,***

- Zephyrhills has a rich history and an established Downtown core that many try to create. Authenticity cannot be manufactured.
- New energy is coming from enthusiastic long-term residents, young families and newcomers
- Leadership demonstrates commitment in elevating quality of life for all ages
- People are drawn to the authentic community where you can breathe a little easier

Frame of Reference: ***Zephyrhills, amidst the rolling countryside of Pasco County just north of Tampa,***

- Zephyrhills enjoys a pastoral setting just outside the chaos and crowds of Tampa
- The warm gentle breezes and fresh air have long been celebrated in Zephyrhills.
- The undulating, scenic landscape reminds residents and visitors of the agrarian traditions of the area.

Strategy

RATIONALE

Point of Difference: ***embraces an invigorating legacy of well-being that endures,***

- Zephyrhills has always welcomed travelers, snowbirds, soldiers, families, and businesses and supported those interests; people have always been drawn to the restorative spirit here
- The setting and active community are invigorating to residents and travelers
- Well-being is a priority here: health, wellness, community spirit, professional opportunity; and it is a strong draw for talent and therefore business.
- The focus on all aspects of quality of life will attract regard and investment

Benefit: ***where opportunity springs eternal.***

- Zephyrhills is a place of opportunity and optimism; a fast growing area in the region.
- People want to be in a place that is demonstrative in its hope and intention.
- The airport and light industrial zone will attract business.
- Parks, tennis center, etc. will attract families, visitors, and active lifestyles.
- The springs are emblematic of bubbly, pure, refreshing quality of life Zephyrhills has always promised.

Branding Process



Stakeholder & Community Education



Insight Gathering & Research



DNA & Strategy Formation



Creative Brand & Message Development



Brand Action Ideas

Thank you Zephyrhills!



CITY OF ZEPHYRHILLS

"City of Pure Water"

5335 Eighth Street • Zephyrhills, Florida 33542-4312
(813) 780-0000 • Fax (813) 780-0005

GENE WHITFIELD
Mayor

CITY COUNCIL

JODI WILKESON
President

LANCE A. SMITH
Vice President

W. ALAN KNIGHT
Councilman

CHARLES E. PROCTOR
Councilman

KENNETH M. BURGESS, JR.
Councilman

WILLIAM C. POE, JR.
City Manager

LORI L. HILLMAN
City Clerk, MMC

MATTHEW E. MAGGARD
City Attorney

January 12, 2023

Mr. Ryan McCaffrey, AICP
Hamilton Engineering and Surveying, Inc.
3409 W. Lemon St.
Tampa, FL 33609

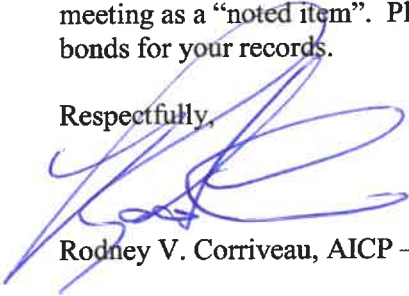
Re: Silverado Ranch Phase 5A, 7, 9B, 10B, and 11A/11B/11C Maintenance Bond Release

Dear Mr. McCaffrey,

Please be advised the City Administration approves releasing the maintenance bonds relating to the above-referenced phases of the Silverado Ranch Subdivision. We have coordinated with the proper departments within the City, and those departments have given clearance and allowed for the release of the bond.

The items will be placed on the agenda for the next regularly scheduled City Council meeting as a "noted item". Please see bond numbers below and attached copies of the bonds for your records.

Respectfully,


Rodney V. Corriveau, AICP – Senior Planner

Attachment: Bond Reference:
Phase 5A - Bond # 1160556
Phase 7, 9B, 11A, 11B – Bond# 1150524
Phase 10B, 10C – Bond # POA1002697

MAINTENANCE BOND

BY THIS BOND WE, Silverado Community Development District, as PRINCIPAL and Lexon Insurance Company corporation, as SURETY, are bound to the City of Zephyrhills, Florida, a political subdivision of the State of Florida, herein called City, in the sum of Sixteen Thousand Seven Hundred Eighty One and 77/100 (\$16,781.77) Dollars for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if, for a period of one (1) year commencing on the latter of the date upon which a Certificate of Completion has been issued by the City, or the date upon which the Performance Bond has been released by the City for the platted subdivision known as Silverado Phase 5A, hereinafter called "PROJECT"), PRINCIPAL:

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

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

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

DATED August 27, 2018

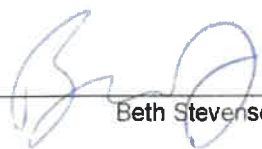
WITNESS AS TO PRINCIPAL:



PRINCIPAL Silverado Community Development District(Seal)

BY:  Chairman

WITNESS AS TO SURETY:


_____ Beth Stevenson, Witness

Lexon Insurance Company
SURETY

BY:  Joshua Sanford, Attorney-in-Fact

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

CITY OF
ZEPHYRHILLS

POWER OF ATTORNEY

LX-288340

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: Stacy Rivera, Jennifer M. Garten, Donna M. Planeta, Joshua Sanford, Nicole Ann Clark, Aimee R. Perondine, Aiza Lopez, Keri Ann Smith, Brian Peters, Danielle D. Johnson, Stephani A. Trudeau, Adam Martin, Ashley Sinclair, Michelle Anne McMahon its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$10,000,000.00, Ten Million dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.



LEXON INSURANCE COMPANY

BY

David E. Campbell
President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 07-08-19

BY

Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 27 Day of August, 20 15.



BY

Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any Insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

MAINTENANCE BOND

BY THIS BOND WE, Silverado Community Development District, as PRINCIPAL and Lexon Insurance Company corporation, as SURETY, are bound to the City of Zephyrhills, Florida, a political subdivision of the State of Florida, herein called City, in the sum of \$141,373.43 for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if, for a period of one (1) year commencing on the latter of the date upon which a Certificate of Completion has been issued by the City, or the date upon which the Performance Bond has been released by the City for the platted subdivision known as Silverado Phase 7, 9B, 11A, 11B, hereinafter called "PROJECT"), PRINCIPAL:

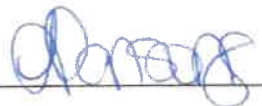
1. Maintains all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the PROJECT; and
2. Repairs or replaces all such improvements which are found by the Director of Public Works not to comply with CITY approvals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

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

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

DATED July 17, 2018

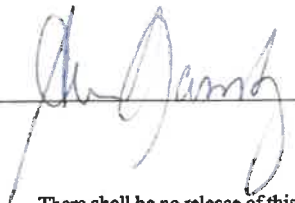
WITNESS AS TO PRINCIPAL:



PRINCIPAL Silverado Community Development District(Seal)

BY:  Charmun

WITNESS AS TO SURETY:



Lexon Insurance Company
SURETY
BY: 
Debbie Mantooth, Attorney-In-Fact

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

**CITY OF
ZEPHYRHILLS**

POWER OF ATTORNEY

LX- 324426

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: Susan S. Gardner, Ann Hamby, Debbie Mantooth, Ben Thompson, C. Scott Hull its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$10,000,000.00, Ten Million dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.



LEXON INSURANCE COMPANY

BY

David E. Campbell
David E. Campbell
President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 07-08-19

BY

Amy Taylor
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 17th Day of July, 2018.



BY

Andrew Smith
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

MAINTENANCE BOND

BY THIS BOND WE, SILVERADO COMMUNITY DEVELOPMENT DISTRICT, as PRINCIPAL And Seneca Insurance Company, Inc., as SURETY, are bound to the City of Zephyrhills, Florida, a political subdivision of the State of Florida, herein called City, in the sum of \$38,847.77 for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if, for a period of one (1) year commencing on the latter of the date upon which a Certificate of Completion has been issued by the City, or the date upon which the Performance Bond has been released by the City for the platted subdivision known as Silverado Phases 10B and 11C, hereinafter called "PROJECT", PRINCIPAL:

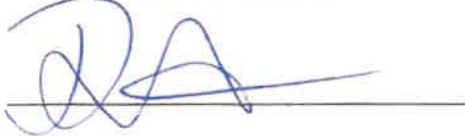
1. Maintains all required, approved, or dedicated roads, and drainage improvements, and/or other improvements which were installed in connection with the PROJECT; and
2. Repairs or replaces all such improvements which are found by the Director of Public Works not to comply with CITY approvals or requirements,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

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

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

DATED May 28, 2020

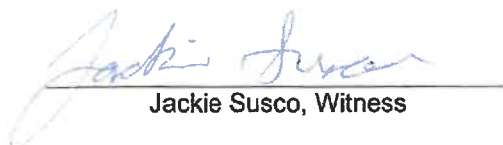
WITNESS AS TO PRINCIPAL:



PRINCIPAL Silverado Community Development District
(Seal)

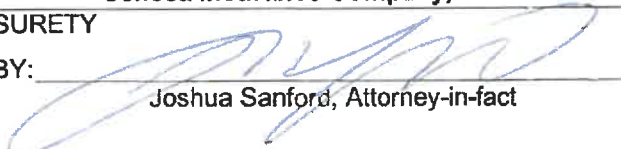
BY:  Chairman

WITNESS AS TO SURETY:



Jackie Susco, Witness

Seneca Insurance Company, Inc.
SURETY

BY:  Joshua Sanford, Attorney-in-fact

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

CITY OF ZEPHYRHILLS



TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

ORLANDO OFFICE
2400 n. forsyth road
orlando, fl 32807
407.362.5929

**ENGINEER OF RECORD CERTIFICATION
OF WARRANTY INSPECTION**

I, **Lucas Carlo, P.E.**, a Professional Engineer registered in the State of Florida, with Registration No. **61636**, hereby certify that a warranty inspection has been conducted at Silverado Ranch Subdivision Phases 5A, 7, 9B, 10B, 11A, 11B, & 11C located in **Section 4, Township 26 South, Range 21 East**, Pasco County, Florida; and that the installed roadway and drainage infrastructure remains intact, free of defects in workmanship and functioning as designed.

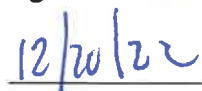
Hamilton Engineering and Surveying, Inc. LB # 8474

(EMBOSSSED SEAL)

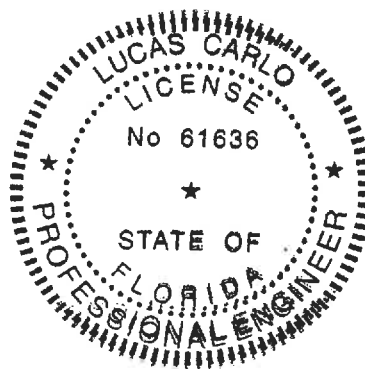


License No. 61636

Signature



Date



Lucas Carlo, P.E.
Vice President



VOIP Solution

CUSTOM PROPOSAL FOR:

City of Zephyrhills

INDEX

Index	2
Project Overview	3
Environment Discovery	3
Infrastructure Setup and Backup	3
Build VOIP Environment	4
Configure VOIP Environment	4
Full Environment Cut Over	4
Project Management Approach	5
Implementation Model	5
Project Cost	6
ASSUMPTIONS	8
Terms and Conditions	8

PROJECT OVERVIEW

The purpose of this outline is to present a timeline of major project milestones in the deployment of a VOIP Solution. For initial information gathering, as development progresses and at critical stages, we will need assigned resources from your staff to assist with timely decisions and responses.

The scope of the project includes:

ENVIRONMENT DISCOVERY

- Phone number(s) to port
 - Police Department 813 780 0050
 - City Hall

8137800000	8137800001	8137800002	8137800003
8137800004	8137800005	8137800006	8137800007
8137800008	8137800009	8137800010	8137800011
8137800012	8137800013	8137800014	8137800015
8137800016	8137800017	8137800018	8137800019
8137800020	8137800021	8137800022	8137800023
8137800024	8137800028	8137800029	8137800030
8137800035	8137800036	8137800037	8137800040
8137800041	8137800042	8137800043	8137800045
8137800046	8137800064	8137800065	8137800066
8137800200	8137800201	8137800202	8137800203
8137800204	8137800205	8137800206	8137800207
8137800208	8137800209	8137800210	8137800211
8137800212	8137800213	8137800214	8137800215
8137800216	8137800217	8137800218	8137801414
8137800156	8137800155	8137800154	

- Equipment approved and purchased

INFRASTRUCTURE SETUP AND BACKUP

- Deliver, install and configure network infrastructure
- Document/Approve call flow
- Configure firewall

BUILD VOIP ENVIRONMENT

- Deploy server
- Create 3CX console
- Build extension list

CONFIGURE VOIP ENVIRONMENT

- Configure SIP connections
- Establish call flows
- Establish business hours and holidays

FULL ENVIRONMENT CUT OVER

- Deploy phones and remaining hardware
- Call traffic cut-over
- Assist with phone transition
- Staff training

PROJECT MANAGEMENT APPROACH

IMPLEMENTATION MODEL

The followings steps will be used to execute your project:

1. Proposal

2. Approval

3. Timeline & Plan Documentation

5. Solution Development

6. Cut-over Date and Deployment

7. Training

8. Project Success Review

PROJECT COST

VOIP Solution – Estimate Year 1	City Hall Monthly	Police Dept. Monthly
Unlimited remote support (\$1.75 per user/extension)		
City Hall = 63 users / PD = 37 users	\$ 110.25	\$ 64.75
Year 1 (not including hardware)	\$ 508	\$ 508
SIP Services based on 750 minutes p/month p/user *	\$ 500	\$ 375
Estimated Monthly Total for Year 1	\$1,118.25	\$ 947.75
Estimated Annual Total for Year 1	\$13,419	\$11,373

Initial in
acceptance

VOIP Solution – Estimate Year 2+	City Hall Monthly	Police Dept. Monthly
Unlimited remote support (\$1.75 per user/extension)		
City Hall = 63 users / PD = 37 users	\$ 110.25	\$ 64.75
Year 2+	\$ 240	\$ 240
SIP Services based on 750 minutes p/month p/user *	\$ 500	\$ 375
Estimated Monthly Total for Year 2+	\$ 850.25	\$ 679.75
Estimated Annual Total for Year 2+	\$10,203	\$ 8,157

Combined Estimated Monthly Total for Year 1	\$2,066
Combined Estimated Annual Total for Year 1	\$24,792
Combined Estimated Monthly Total for Year 2+	\$1,530
Combined Estimated Annual Total for Year 2+	\$18,360

* SIP Services are for estimated purposes and will be invoiced monthly based on actual usage.

This proposal **does not include hardware** in the monthly cost. Client will incur hardware costs as a capital expense. Client will be invoiced once hardware is purchased.

This cost and time frame are subjective to change in scope, due to unforeseen circumstances, which may include, but not limited to any requirement delays or communication from client. **Upon approval, a detailed project timeline including major milestones will be provided to the customer. Invoicing will start 30 days following cut-over date and will be due based on your current terms.**

Infotect will support minor changes to the configuration up to 30 days after the cut-over date. Any tickets directly related to remote support for the VOIP Solution are included as part of the monthly rate. On-site visits for any additional support are not included as part of the monthly rate.

The following services will be subject to quotation and/or billable charges:

- Ongoing maintenance or training
- Major changes or deletions to the original system configuration
- Additional scope of work (services, equipment or customer change requests)
- Cabling services

ASSUMPTIONS

1. Each phone/computer location has an existing CAT 5e or better network jack capable of receiving power-over-ethernet (POE).
2. All phone locations are already POE capable. No network switches or power adapters are included in this proposal.
3. Onsite installation of phones will be initiated by Infotect personnel including training then completed by City IT staff. Infotect is planning two sites visits, 6-8 hours each, as part of the equipment installation.
4. The proposed configuration will require a session border controller (SBC) at City Hall and the Police Department. We recommend a Linux/Windows desktop virtual machine dedicated to the SBC role at each location.
5. Remote sites will utilize their respective SBC via the firewall VPN connections. If insufficient for bandwidth or connectivity, the City can deploy desktop computers at remote sites for the SBC role. Infotect will assist with testing and setup within 30 days of cutover.
6. Infotect services will cover the installation of all SBC virtual machines/computers.

TERMS AND CONDITIONS

7. Client is responsible for providing a secure area for any installed equipment with proper electrical and cooling.
8. Client is responsible for any changes to cost and time frame due to delay in requirement or communication from client.
9. Monthly pricing is subject to change based on third party and internal cost changes. Any changes in pricing will be provided in writing and via email at least 30 days in advance.
10. Payments are subject to terms extended by Infotect as a courtesy. A failure to make prompt and timely payments will result in late fees as stated on invoices. Failure to pay invoices within 60 days may result in an interruption or discontinuation of services.
11. All invoices will be sent electronically to a valid email provided by the Client.

City of Zephyrhills

Signature:

William C. Poe, Jr.

Printed Name:

William C. Poe, Jr.

Title:

City Manager

Date:

1/17/2023

City of Zephyrhills Bank Depository - Deposit Listing

Transaction Description	Amount	Customer Reference	Bank Reference	Ledger Date
ACH Credit Received	30,979.03	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/4/2023
ACH Credit Received	684.27	8.78824E+12	ACHCGLOBAL PAYME	1/4/2023
Deposit	3,573.71		DP0002101460337I	1/4/2023
Deposit	10,285.72		ICLD02408850384I	1/4/2023
Miscellaneous Credit	4,227.52		MSCR000000000111	1/4/2023
ACH Credit Received	19,255.35	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/5/2023
ACH Credit Received	30.00	8.78824E+12	ACHCGLOBAL PAYME	1/5/2023
ACH Credit Received	440.53	8.78824E+12	ACHCGLOBAL PAYME	1/5/2023
ACH Credit Received	3,976.23	8.78824E+12	ACHCGLOBAL PAYME	1/5/2023
ACH Credit Received	248.58	8.78824E+12	ACHCGLOBAL PAYME	1/5/2023
Deposit	819.58		ICLD02400340993I	1/5/2023
Deposit	1,870.20		DP0002102731106I	1/5/2023
Miscellaneous Credit	3,452.51		MSCR000000000111	1/5/2023
ACH Credit Received	22,919.86	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/6/2023
ACH Credit Received	370.00	18661	ACHC10L GOVDEALS	1/6/2023
ACH Credit Received	8,550.99	2.01752E+14	ACHCSTATE OF FLO	1/6/2023
ACH Credit Received	12,704.81	2.01752E+14	ACHCSTATE OF FLO	1/6/2023
ACH Credit Received	32.25	8.78824E+12	ACHCGLOBAL PAYME	1/6/2023
ACH Credit Received	409.28	8.78824E+12	ACHCGLOBAL PAYME	1/6/2023
ACH Credit Received	13,297.02	8.78824E+12	ACHCGLOBAL PAYME	1/6/2023
ACH Credit Received	526.90	8.78824E+12	ACHCGLOBAL PAYME	1/6/2023
ACH Credit Received	393.95	8.78824E+12	ACHCGLOBAL PAYME	1/6/2023
Deposit	815.74		DP0002104083513I	1/6/2023
Deposit	4,807.96		ICLD02400855665I	1/6/2023
Miscellaneous Credit	2,367.27		MSCR000000000111	1/6/2023
ACH Credit Received	19,861.48	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/9/2023
ACH Credit Received	225.00	VUS000001558	ACHCWASTE CONNEC	1/9/2023
ACH Credit Received	494.05	2005	ACHCPASCOTAX	1/9/2023
ACH Credit Received	272.85	8.78824E+12	ACHCGLOBAL PAYME	1/9/2023
ACH Credit Received	4,284.31	8.78824E+12	ACHCGLOBAL PAYME	1/9/2023
ACH Credit Received	5,904.15	8.78824E+12	ACHCGLOBAL PAYME	1/9/2023
ACH Credit Received	654.70	8.78824E+12	ACHCGLOBAL PAYME	1/9/2023
ACH Credit Received	2,765.25	8.78824E+12	ACHCGLOBAL PAYME	1/9/2023
ACH Credit Received	55,131.32	8.78824E+12	ACHCGLOBAL PAYME	1/9/2023
Deposit	1,429.77		DP0002105986991I	1/9/2023
Deposit	12,693.27		ICLD02401617002I	1/9/2023
Miscellaneous Credit	3,182.48		MSCR000000000111	1/9/2023
ACH Credit Received	8,840.81	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/10/2023
ACH Credit Received	52,063.98	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/10/2023
ACH Credit Received	1,041.61	2.002E+13	ACHCAmeriGas Pro	1/10/2023
ACH Credit Received	20.00	2.01752E+14	ACHCSTATE OF FLO	1/10/2023
Deposit	1,690.98		DP0002107311571I	1/10/2023
Deposit	9,775.22		ICLD02402217515I	1/10/2023

Miscellaneous Credit	2,440.73		MSCR000000000111	1/10/2023
ACH Credit Received	7,235.43	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/11/2023
ACH Credit Received	24,089.84	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/11/2023
ACH Credit Received	3,631.24	2.01752E+14	ACHCSTATE OF FLO	1/11/2023
ACH Credit Received	1,004.18	8.78824E+12	ACHCGLOBAL PAYME	1/11/2023
ACH Credit Received	3,025.00	8.78824E+12	ACHCGLOBAL PAYME	1/11/2023
ACH Credit Received	248.21	8.78824E+12	ACHCGLOBAL PAYME	1/11/2023
Deposit	1,882.37		DP0002108402061I	1/11/2023
Deposit	4,607.54		ICLD02402712720I	1/11/2023
Miscellaneous Credit	1,667.62		MSCR000000000111	1/11/2023
ACH Credit Received	19,870.72	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/12/2023
ACH Credit Received	1,223.93	2005	ACHCPASCOTAX	1/12/2023
ACH Credit Received	18,313.15	2005	ACHCPASCOTAX	1/12/2023
ACH Credit Received	148,320.38	2005	ACHCPASCOTAX	1/12/2023
ACH Credit Received	184.45	1502338201	ACHCSUBURBAN PRO	1/12/2023
ACH Credit Received	50.00	8.78824E+12	ACHCGLOBAL PAYME	1/12/2023
ACH Credit Received	344.13	8.78824E+12	ACHCGLOBAL PAYME	1/12/2023
ACH Credit Received	1,142.36	8.78824E+12	ACHCGLOBAL PAYME	1/12/2023
ACH Credit Received	272.85	8.78824E+12	ACHCGLOBAL PAYME	1/12/2023
ACH Credit Received	335.20	8.78824E+12	ACHCGLOBAL PAYME	1/12/2023
ACH Credit Received	382.90	8.78824E+12	ACHCGLOBAL PAYME	1/12/2023
Deposit	1,424.70		DP0002100569087I	1/12/2023
Deposit	5,923.34		ICLD02403193486I	1/12/2023
Miscellaneous Credit	1,659.99		MSCR000000000111	1/12/2023
ACH Credit Received	58,936.86	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/13/2023
ACH Credit Received	55.00	19139	ACHC10L GOVDEALS	1/13/2023
ACH Credit Received	30.00	2.01752E+14	ACHCSTATE OF FLO	1/13/2023
ACH Credit Received	1,409.24	8.78824E+12	ACHCGLOBAL PAYME	1/13/2023
ACH Credit Received	485,602.69	8.78824E+12	ACHCGLOBAL PAYME	1/13/2023
Deposit	780.62		DP0002101709842I	1/13/2023
Deposit	21,451.31		ICLD02403665692I	1/13/2023
Miscellaneous Credit	3,515.41		MSCR000000000111	1/13/2023
ACH Credit Received	9,496.90	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/17/2023
ACH Credit Received	17,837.72	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/17/2023
ACH Credit Received	22,917.50	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/17/2023
ACH Credit Received	30,682.47	CITY OF ZEPHYRH	ACHCPAYMENTUS	1/17/2023
ACH Credit Received	561,992.35	Zephyrhills	ACHCCRESTLINE SO	1/17/2023
ACH Credit Received	62,639.93	2.01752E+14	ACHCSTATE OF FLO	1/17/2023
ACH Credit Received	4,270.58	2.01752E+14	ACHCSTATE OF FLO	1/17/2023
ACH Credit Received	74.36	2.01752E+14	ACHCSTATE OF FLO	1/17/2023
ACH Credit Received	42.78	36-1924025	ACHCWALGREEN CO	1/17/2023
ACH Credit Received	1,342.88	407995	ACHCLE03-AWIN MA	1/17/2023
ACH Credit Received	4,823.24	5652	ACHCPASCOCLERKOP	1/17/2023
ACH Credit Received	272.85	8.78824E+12	ACHCGLOBAL PAYME	1/17/2023
ACH Credit Received	272.85	8.78824E+12	ACHCGLOBAL PAYME	1/17/2023
ACH Credit Received	545.70	8.78824E+12	ACHCGLOBAL PAYME	1/17/2023
ACH Credit Received	272.85	8.78824E+12	ACHCGLOBAL PAYME	1/17/2023

ACH Credit Received	569.50	8.78824E+12 ACHCGLOBAL PAYME	1/17/2023
ACH Credit Received	207.83	8.78824E+12 ACHCGLOBAL PAYME	1/17/2023
ACH Credit Received	803.14	8.78824E+12 ACHCGLOBAL PAYME	1/17/2023
Deposit	1,091.17	DP0002103774568I	1/17/2023
Deposit	1,422.85	ICLD02404481074I	1/17/2023
Miscellaneous Credit	3,596.20	MSCR000000000111	1/17/2023