



PLANNING COMMISSION MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, March 21, 2023
6:00 PM**

Zephyrhills City Hall

Council Chambers

The city will maintain a quorum in the Council Chambers but will host a GoTo meeting to allow the public to attend. Please use the following information to access the meeting:

Planning Commission Meeting
Mar 21, 2023, 6:30 – 9:30 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/787231109>

You can also dial in using your phone.

Access Code:

787-231-109

United States:

[+1 \(224\) 501-3412](tel:+12245013412)

Call to Order – Mayor Whitfield

Roll Call – Carlos Maldonado

Invocation –

1. CONSENT ITEMS

1.1 January 17th, 2023 Planning Commission Meeting Minutes

1. January 17 2023 PC Meeting Minutes

2. BUSINESS ITEMS

2.1 **VAC-0005-23:** Vacation of ROW Along Portion of Henry Drive Abutting Tyson Townhome Subdivision

1. VAC 05-22 Staff Report Vacation of Portion of Henry Drive
2. VAC 05-23 Vacation of Portion of Henry Drive Staff Report Attachments

3. OTHER BUSINESS

3.1 **Plan Zephyrhills 2035 Comprehensive Plan:** Public Facilities Element - Draft Goals, Objectives & Policies

1. DiscussionDraft_PublicFacilities_GOPs_PlanZH2035_2023_0315_Draft_v2

3.2 **Water Cycle Video**

ADJOURN

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



City of Zephyrhills
Planning Commission

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

Tuesday, January 17th 2023, | 6:00 PM

- MINUTES-

PLANNING COMMISSION MEETING 1/17/23 MINUTES

Call To Order:

A regular meeting of the Planning Commission was called to order by at 6:00 PM in the Council Chambers of City Hall, 5335 8th Street, Zephyrhills FL

Roll call-Carlos Maldonado

Planning Committee members present were David Armstrong, Thomas Vanater, Christa Remington, Dr. Randy Stoval and Ellen Taylor

Missing members were Mayor Gene Whitfield, Tracy Sullivan and Beth Aker

New member Ellen Taylor was introduced.

Staff Present: Todd Vande berg, Rodney Corriveau, Audrey McGuire, Carlos Maldonado

1.Consent Items:

1.1 10/18/22 Meeting Minutes were approved by the Planning Commission.

Business Items 2.1 USE 0010-22 Pretty Pond Self-Storage Conditional Use Petition Item introduced by Rodney Corriveau, Senior Planner, noting that the request was for a conditional use related to height for a Proposed 3 story self-storage facility at the recently platted Market at Zephyrhills where the new radiant car wash will be going. The location shown on the map shows the facility being built on the corner of pretty pond road and US 301/Gall Blvd., +/-60 feet from US 301. The project requires conditional use when the proposed height is over 15 feet or one story. Additional facts presented were the Lot site of 4.10 acres, entire project area of 8.42 acres, Maximum FAR (Floor Area Ratio) allowed is 1.0 in the C2 (Community Commercial) zoning and the applicants are proposing a FAR 0.5 and a proposed building height of 44 feet (inclusive of parapet). Surrounding area zoning districts are PUD planned unit development and M1 mobile home subdivision.

Comment made by the Planning Commission for turn signals to be required by the Gall Blvd entry due to safety concerns and high traffic in the area. Mr. Corriveau will reach out to FDOT (Florida Department of Transportation for additional comments on the turn signal issues.). Section along the south and west of the project will have an enhanced landscape buffer per the previous conditions of the Site Plan Review Committee. Conditional use review criteria according to the Cities Land Development Code section

11.10.00 have been met as it will not adversely affect the neighborhood, it is consistent with surrounding area character, adequate screening and buffering will be provided , it meets the requirements of the C-2 Zoning District, and there are no traffic concerns or parking and no drainage concerns. Comments made as well were about the cities height regulation regarding the LDC section 7.01.01.04 will require additional setbacks, protection of clear air zones of the airport and has adequate passage for the fire departments equipment. In the Site Plan Review Committee meeting, the committee made recommendations of approval with conditions and asked for increased landscaping abutting the pond to the south and additional landscaping abutting access road to the west.

The Planning Commission inquired about how companies decide on locations for self-storage, as more applications for the type of use were appearing in the city. The applicant was present to address the Planning Commission.: Ron Roberts with Flagship Companies who is the owner and developer and stated they are one of the State's largest Storage Facility developers and have worked in the surrounding area with other projects nearby. He addressed the Planning Commissions question regarding about multiple storage facilities being proposed in the city and if the demand will run out . He explained that a study was conducted on the trends and growth rates for storage capitols and explained his theory call equilibrium that goes with the study and if it meets a certain equation there is going to be a demand for new storage facilities. He noted that if to many storage facilities come in, it could be in over supply. However, in Zephyrhills there is still an under supply. His intentions are to own, build and operate the facility.

Mr. Corriveau mentioned that on the property there will be an RV parking area in the back section.

Next item was introduced by Todd Vande Berg: regarding updates on the future updated comprehensive plan and working with consultants on the update on water supply facility update due to high growth causing more demands on water demands.

2.2 Water Supply Work Plan

Updates on the Water Supply Work Plan and proposed changes to the Comprehensive plan due to increased growth and demand. Todd Vande Berg, Planning Director, presented the item and introduced the city's consultants who are working on the updates.

_ Michelle Hayes with Jones Edmunds and Associates, (Utilities Consultant) spoke about the current issue the city is having with the water use permit and high demand due to city growth. Water capacity presentation was shown and showed Public water supply capacity at 4.58 MGD , (WUP) Water Use Permit Peak Month permit capacity 3.67 MGD and Water use permit capacity 3.308 MGD .Approved Developments chart was shown total new units was 2,470 people per house hold 2.6 and buildout population 6,405. Developments pending approval are 1,031 units 2.1 people per household showing buildout population at 2,165 making the water demands higher for the oncoming years for the city showing projected water use (MGD) being 1.627 . Additional alternatives were shown via the presentation such as WUP Transfers, potential to transfer retiring WUPs showing quantities being estimated at 0.79 MGD, Dade City Interconnection requiring groundwater modeling, Service Area Expansion, absorbing other service areas with excess WUP capacity, Lower Floridian Aquifer (LFA) Wells, requires study to demonstrate lower impacts and Water Conservation Estimating available conservation water savings of 0.145 MGD. Also presented was a chart showing the time frame for groundwater

modeling 3 months, permitting 12 months well construction 18 months and test well 24 months. Ms. Hayes also discussed the city's location, and challenges associated with the Hillsborough River Basin.

John Bostic, Utilities Directive, responded to the Planning Commission's question regarding possible purchase of the county's water wells and mentioned there in a different water source in the Withlacoochee River Basin. The city would have to purchase the county's wells and the price is unknown at this time to do so.

Commissioner Vanater inquired about the city's use of reclaimed water for irrigation and whether our policies require new developments to use reclaimed water. John Bostic stated that new developments, such as Abbott Park (Zephyr Lakes) are required to install a 3-pipe system and connect to the City's reclaimed lines, where service is available. He noted that for projects where service is not yet available, such as Abbott Square on Simons Road, the developer is still required to install the 3-pipe system for future connection when it becomes available. Mr. Bostic also discussed the amount of reclaimed water required to go back into the city's RIB system, versus what was available for use elsewhere.

Amber Smith, Government Affairs Regional Manager with the Southwest Florida Water Management District (SWFWMD) addressed the Planning Commission and stated that the city needs to formally apply to the district to start formal conversations. She stated that SWFWMD covers over 16 counties in Florida and other cities are having this same issue with population growth and the rain falls. Ms. Smith noted that there are water conservation methods the city could use and discussed the Florida Water Star program which is working with new developments on putting in the water saving system irrigation and controlling the water supply that's used on the landscaping. She noted there is no cost to the city to implement the program and tens of thousands of gallons in savings can be achieved by certain households. Additional water conservation measures were mentioned to the city prior and new technology modification could be implemented but first step is to submit the official application to start formal conversations. Ms. Smith also discussed the District's responsibility in water conservation and protection of the aquifers.

Presentation by Tammy Vrana GOPs Water Supply Plan ZH 2023 0113 draft: Tammy Vrana of Vrana Consulting (Planning Department Consultant) presented proposed changes to the City's

Comprehensive Plan Requested Planning Commission action is for review and consider: the proposed 2022-2040 water supply facilities work plan, proposed changes to adopted goals, objectives and policies of the comprehensive plan to implement the work plan. Ms. Vrana presented the changes to various Comprehensive Plan elements, and associated goals, objectives and policies. Next steps required for improvements will be get the public comments, present to the City Council by Holding a transmittal public hearing, transmit to Florida Department of Economic Opportunity and other reviewing agencies, adopt the changes by Ordinance, and then submit to DEO for finding of compliance with state statutes.

ADJOURN

STAFF REPORT

To: The Planning Commission and Honorable Mayor
From: Rod Corriveau, AICP - Senior Planner
RE: VAC-0005-23: Vacation of ROW Along Portion of Henry Drive Abutting Tyson Townhome Subdivision
Date: March 21, 2023

I. BACKGROUND & INFORMATION

The Tyson Subdivision was originally platted in 1957 with the yet to be named Henry Drive as a private road. The plat indicated it was to be a “future dedication”. When that private roadway was deeded to the City in 1971, inconsistencies with the legal descriptions of the roadway resulted in Henry Drive overlapping abutting properties to the south of the roadway. Similar legal description inconsistencies with those properties abutting Henry Drive resulted in a portion of those properties being captured within the ROW of Henry Drive. The area to be vacated is a 6.1-foot strip of land that runs east-west for approximately 506 feet immediately south of Henry Drive. This vacation remedies the issue along that portion of Henry Drive. Please see the attached Staff report for complete information.

II. DATA & ANALYSIS

Site Information

Property Owner: City of Zephyrhills
Petitioner: City of Zephyrhills
Parcel ID Number: 02.26.21.0080.00A00-0110 (Portion Thereof)
Subject site Acreage: 3,050 feet, m.o.l. (6.1’ by 506’)
Location: Henry Drive beginning aprx. 200 feet west of 8th Street,
running along the northern property boundary of the
Tyson Townhome Subdivision

Subsection 7.03.02.03 Review

Per the Land Development Code, Subsection 7.03.02.03, Vacation of Rights-of-Way, applications to vacate a right-of-way may be approved subject to the following requirements:

The requested vacation is consistent with the traffic element of the city's Comprehensive Plan. Staff found the requested vacation to be consistent with the transportation element of the city's Comprehensive Plan.

The right-of-way does not provide the sole access to any property (remaining access shall not be by easement). Not applicable. Please see the above discussion.

The vacation will not jeopardize the current or future location of any utility. The Vacation will not jeopardize the current or future location of any utility. Utility easements will be provided to the city as a condition of the development order.

The proposed vacation is not detrimental to the public interest and will not have a negative impact on the city. The staff has found that the Vacation is not detrimental to the public interest and is not expected to have a negative impact on the city.

III. RECOMMENDATION

Staff recommends approval of the Vacation of ROW based upon the above information.

Staff Report Memorandum

To: Planning Commission

From: Rodney Corriveau, AICP – Senior Planner

RE: VAC 05-23 – Vacation of Right of Way for Portion of Henry Drive Report

Date: March 21st, 2023

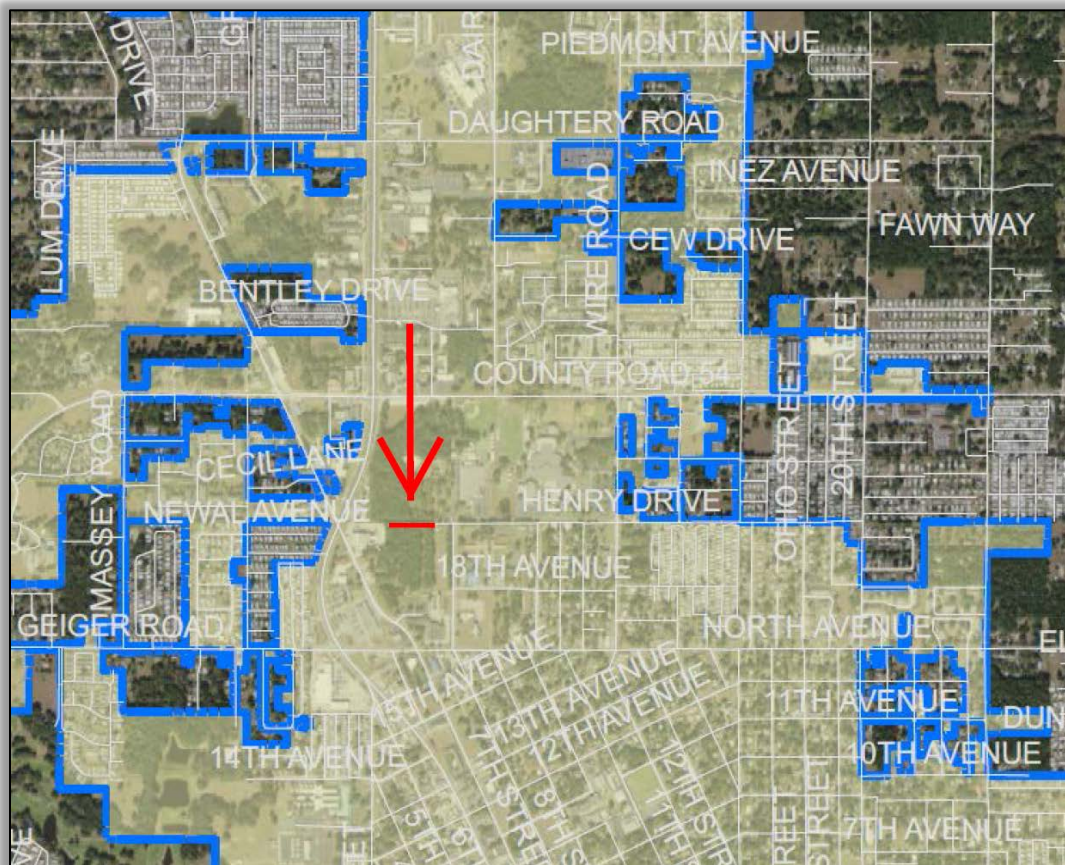


Figure 1 – Location Map

I. BACKGROUND & INFORMATION

A. History | Application Summary

This is a petition for a vacation of a portion of Right of Way abutting the Tyson Townhome Subdivision, see Figure 1 – Location Map, below.¹ Please note the final plat for the Tyson Townhome Subdivision is in the process of being reviewed by the City.

¹ All “Figures” are attached to this Staff report.

TYSON SUBDIVISION

BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2 - TOWNSHIP 26S. - RANGE 21E., AND ALL THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ - OF SECTION - 3 - TOWNSHIP 26S. - RANGE - 21E. - PASCO COUNTY - FLORIDA - ALL LYING EAST OF THE SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY - LESS THE EAST-33 FT FOR ROAD PURPOSES.

TRACT - A

SCALE - 1 inch = 120 Feet

South line of Sect. 2. S. 88° 43' 30\" W. 2212.64'

SOUTH 1/2 CORNER OF SECTION 2, TOWNSHIP 26S., RANGE 21E.

B. Site Information

City of Zephyrhills

City of Zephyrhills

02.26.21.0080.00A00-0110 (Portion Thereof)

3,050 feet, m.o.l. (6.1' by 506')

Location:

Henry Drive beginning approximately 200 feet west of 8th Street running along the northern property boundary of the Tyson Townhome Subdivision

C. Subsection 7.03.02.03 Review

Per the Land Development Code, Subsection 7.03.02.03, Vacation of Rights-of-Way, applications to vacate a right-of-way may be approved subject to the following requirements:

- 1) **The requested vacation is consistent with the traffic element of the city's Comprehensive Plan.** Staff has found the requested vacation to be consistent with the transportation element of the city's Comprehensive Plan.
- 2) **The right-of-way does not provide the sole access to any property (remaining access shall not be by easement).** Not applicable. Please see above discussion in Section A – History and Application Summary.
- 3) **The vacation will not jeopardize the current or future location of any utility.** The vacation will not jeopardize the current or future location of any utility. Utility easements will be provided to the city as a condition of the development order.
- 4) **The proposed vacation is not detrimental to public interest and will not have a negative impact on the city.** Staff has found that the vacation is not detrimental to public interest and is not expected to have a negative impact on the city.

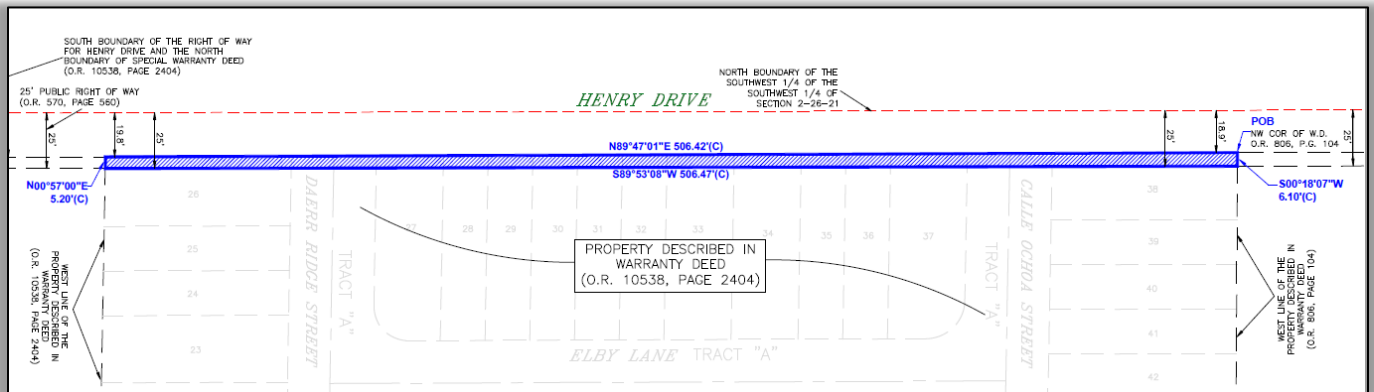


Figure 3 – Sketch of Area to be Vacated

II. PREVIOUS ACTION AND STAFF RECOMMENDATION

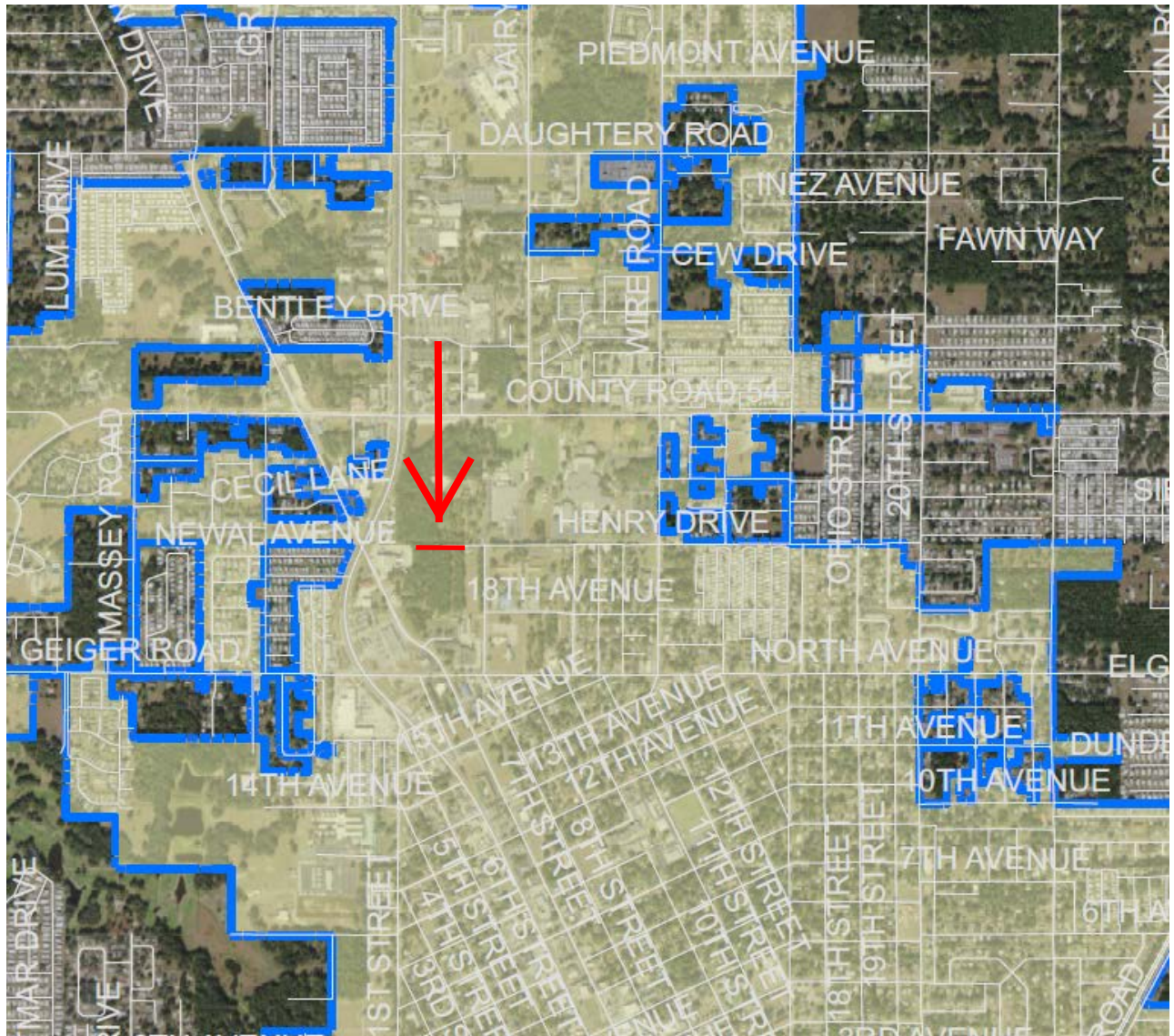
Site Plan Review Committee – The SPRC recommended approval of the Vacation of ROW at a regularly scheduled meeting on March 21, 2023 at 9:30AM.

Therefore based upon the analysis contained herein, **Staff recommends approval the Vacation of ROW.**

III. ATTACHMENTS:

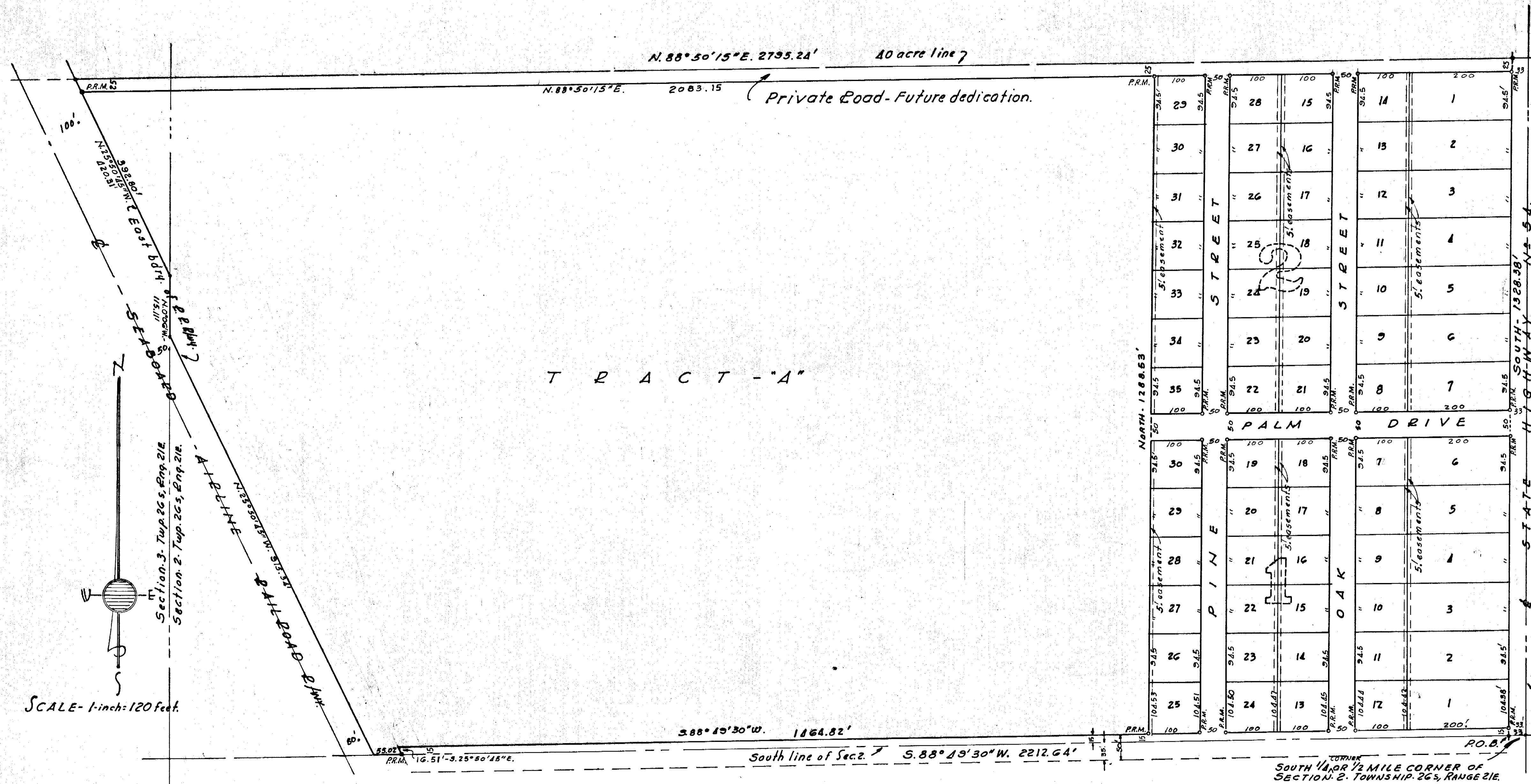
- Location Map
- Tyson Subdivision Plat
- Sketch of area to be Vacated

Attachment A - Location Map



TYSON SUBDIVISION

BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST- $\frac{1}{4}$ OF SECTION 2- TOWNSHIP-26S- RANGE 21E., AND ALL THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST- $\frac{1}{4}$ OF SECTION-3 - TOWNSHIP-26S, RANGE-21E.- PASCO COUNTY-FLORIDA- ALL LYING EAST OF THE SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY- LESS THE EAST-33 FT FOR ROAD PURPOSES.



AND BEING FURTHER DESCRIBED AS: From the South $\frac{1}{4}$ corner (1/2 mile corner) of Section 2- Township 26S, Range 21E, Pasco County, Florida, run S. 88° 49' 30\" W. along the South line of said Section 2, 33.11 ft. to the West boundary of State Rd. N° 54, (as now constructed) for a point of beginning. Continue thence S. 88° 49' 30\" W. along said South line of Section 2- 2212.64 ft. to the East boundary of the Seaboard Airline Railroad Right-of-way; thence N. 25° 50' 45\" W. along the said Railroad R/Wy, 915.34 ft.; thence N. 0° 06\" W. along said R/Wy, 115.11 ft.; thence N. 25° 50' 45\" W. along said R/Wy, 420.31 ft. to a 40-acre line; thence N. 88° 50' 15\" E. along said 40-acre line, 2795.24 ft. to the West R/Wy line of State Road N° 54; thence South, along said West R/Wy line of State Rd. N° 54, 1328.38 ft. to the p.o.b.

DEDICATION: We, the undersigned, here by certify that we are the owners of the above described Tract of Land, hereby platted as "TYSON SUBDIVISION", and that we dedicate to the public all streets and public places shown on this plat of the subdivision of said lands.

Signed, sealed and delivered in the presence of: Rebecca H. Jones Witness. Janet M. Johnson Witness. Arthur P. Tyson Owner. Emma Tyson Owner.

STATE OF FLORIDA) ss.

I, hereby certify that on this 1st day of April, A.D. 1957, before me personally appeared, Arthur P. Tyson, and his wife, Emma Tyson, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned. Witness my hand and official seal at Apalachicola, the County of Pasco, the State of Florida, the day and year above written.

My commission expires, April 7, 1957 Rebecca H. Jones Notary Public, State of Florida at Large.

SURVEYOR'S CERTIFICATE: I hereby certify that on this 22 day of March, A.D. 1957, this property was surveyed and monuments (R.R.M.) were set as indicated, and dimensions, angles and lengths are correct.

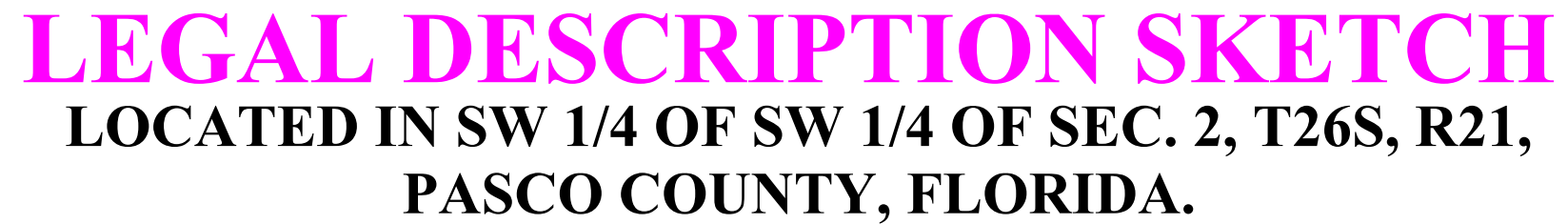
APPROVED by the Board of County Commissioners of Pasco County, Florida, this 3rd day of MAY, A.D. 1957.

Chairman County Engineer.

FILE RECORDED in the Public Records of Pasco County, Florida, this 3rd day of MAY, A.D. 1957, in PLAT BOOK 4, PAGE 109.

Stanley Burnside Clerk of the Circuit Court.

Donel and Day Engineering
120 South 6th St. St. Petersburg.
Donel
C. Fred Donel
Florida Surveyor's Reg'n # 827.
Florida Engineer's Reg'n # 3896.



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email—franklin@almsm96.com

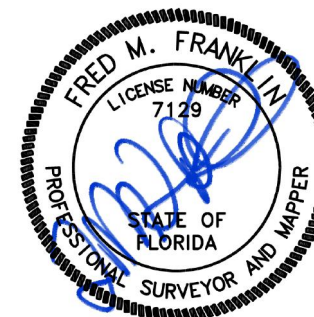


LEGEND:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 806, PAGE 104 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA MARKED BY A 3" BY 3" CONCRETE MONUMENT STAMPED "LS 827"; THENCE S00°18'07"W, ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 6.10 FEET TO A POINT THAT IS 25 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE S89°53'08"W, PARALLEL TO AND 25 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 506.47 FEET TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 10538, PAGE 2404 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N00°57'00"E, ON SAID WEST LINE, A DISTANCE OF 5.20 FEET TO THE SOUTH RIGHT OF WAY OF HENRY DRIVE AS PER A WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 10538, PAGE 2404 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ; THENCE N89°47'01"E, ON SAID SOUTH RIGHT OF WAY, A DISTANCE OF 506.42 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.07 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION:

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED
BY FRED M FRANKLIN USING A DIGITAL SIGNATURE. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



FRED M FRANKLIN PSM 7129



DB NO:	2021-502
ELD:	N/A
FFICE:	03-03-2023
CALE:	1"-40'
PAPER SIZE:	11X17

MEMORANDUM

TO: Planning Commission
FROM: Todd Vande Berg, Planning Director
DATE: March 21, 2023
SUBJ: **Plan Zephyrhills 2035 Comprehensive Plan: Public Facilities Element - Draft Goals, Objectives & Policies**

All local governments in Florida are required to prepare and maintain a comprehensive plan in accordance with the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS). Per the Act, the local planning commission shall prepare the comprehensive plan and make recommendations to the City Council regarding the adoption or amendment of the plan.

On behalf of the Planning Commission, City staff is preparing a major update to the Zephyrhills 2025 Comprehensive Plan, which was adopted in 2010. The updated comprehensive plan, known as Plan Zephyrhills 2035, will address the community's growth and development needs and aspirations through the year 2035.

The updated Public Facilities Element will be presented at the upcoming Planning Commission meeting. This element is one of nine required comprehensive plan elements for non-coastal counties and municipalities. The remaining required elements address future land use, transportation, housing, conservation, recreation and open space, intergovernmental coordination, capital improvements, and property rights.

The goals, objectives and policies (GOPs) for the updated Public Facilities Element aim to ensure the provision of safe, sustainable, resilient, and cost-effective public facilities that are coordinated with planned future land uses and population projections, and promote the following:

- Conservation and protection of surface and groundwater resources;
- Preservation and enhancement of natural ecosystems and drainage features; and
- Public health, safety and welfare.

There are two goals proposed for the updated Public Facilities Element. **Goal 1 is oriented to all water resources**, including groundwater, surface water, stormwater, potable (drinking) water, and wastewater (sewer) and related public facilities. **Goal 2 is oriented to public solid waste facilities.**

The goal supporting objectives and policies establish guidance and standards to evaluate and ensure that public facilities are adequate, or will be adequate, to serve the needs generated by growth and development and support the safe and environmentally sound delivery of services.

A discussion draft of the Public Facilities Element GOPs is provided to the Planning

Commission packet. Staff's presentation will build upon the Water Supply Facilities Work Plan presentation at the Planning Commission's January meeting.



DRAFT GOALS, OBJECTIVES, AND POLICIES

PUBLIC FACILITIES ELEMENT | Plan Zephyrhills 2035 Comprehensive Plan

GOAL PUB 1.

ALL WATER IS MANAGED IN AN INTEGRATED, INCLUSIVE, AND SUSTAINABLE MANNER THAT ENHANCES AND PROTECTS WATER QUALITY, SUPPLY, AND RELIABILITY AND MINIMIZES ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT.

OBJECTIVE PUB 1.1.

Integrate water resources management and collaboratively plan, develop, and manage water resources to balance social, economic, and environmental objectives.

POLICIES:

The City shall:

PUB 1.1.1. (Balancing Needs)

Ensure that water resources are managed to balance the City's social, economic, and environmental objectives by:

- a. Promoting the efficient use of water resources;
- b. Balancing competing demands for water resources between different users while considering the needs of the natural environment.
- c. Improving the quality of water resources through sustainable practices and technologies that reduce pollution and protect the water ecosystem;
- d. Enhancing the resilience of water systems to sudden shocks and long-term stresses through adaptive strategies to help cope with the impacts; and
- e. Supporting sustainable economic development by ensuring that water resources are used to promote long-term economic growth while protecting the natural environment and the well-being of local communities.

PUB 1.1.2. (Collaborative Approach)

Bring together resource agencies, local governments, and community stakeholders to plan, develop, and implement the most cost-effective, equitable, and environmentally sound methods of delivering and managing water resources.

PUB 1.1.3. (Water Partnerships)

Foster local and regional partnerships to ensure an adequate and sustainable potable water supply.

PUB 1.1.4. (Regulatory Framework)

Ensure that all water facilities proposed through development orders or permits for new development or redevelopment are planned, designed, installed, and maintained consistent with all applicable standards and regulations of Federal and State agencies and the City of Zephyrhills.

PUB 1.1.5. (Concurrency Management)

Link land use and water management decision making to ensure that adequate water supplies and facility capacity are available to meet the needs of existing and future development consistent with the

City's level of service standards and concurrency management program, and §163.3177(6)(c) and §163.3180(1)(b), Florida Statutes.

PUB 1.1.6. (Level of Service Standards)

Utilize the level of service standards listed below to determine the acceptable levels of performance for the City's water supply and facilities and the availability of adequate capacity to support new development concurrent with the impacts of such development:

- a. Potable water supply: 114 gallons per capita per day or lower.
- b. Potable water facilities: 300 gallons per day per dwelling unit or equivalent residential unit.
- c. Wastewater facilities:
 - 1) Average daily flow – 168 gallons per day per dwelling unit or equivalent residential unit; and
 - 2) Peak daily flow – 200 gallons per day per dwelling unit or equivalent residential unit;
- d. Stormwater facilities: Accommodates a 25-year storm of 3.6 inches of rainfall in 1 hour. All new development or redevelopment is required to provide on-site retention to assure that post-development runoff is no greater than pre-development runoff.

PUB 1.1.7 (Development Criteria)

Maintain performance criteria in the Land Development Code that regulates the location, timing, and scale of development to ensure that new development is adequately and effectively served by required public and on-site facilities.

PUB 1.1.8 (Water Supply Facilities Work Plan)

Work with the Southwest Florida Water Management District and others, as appropriate, to prepare and adopt a 10-Year Water Supply Facilities Work Plan that identifies existing and proposed alternative water supply projects, traditional water supply projects, conservation methods and reuse necessary to meet the water supply needs of the City, consistent with the District Regional Water Supply Plan and §163.3177(6)(c)3, Florida Statutes.

PUB 1.1.9 (Population Projections)

Coordinate population projections with the Southwest Florida Water Management District to ensure consistency for water resources planning and determining water supply and facility needs.

OBJECTIVE PUB 1.2.	Balance environmental, economic, and societal goals by implementing affordable and equitable projects and programs to maintain adequate levels of service and provide multiple benefits.
POLICY TOPICS:	
<i>The City shall:</i> PUB 1.2.1. (Water Projects/Programs) Develop, support, maintain, and implement projects and programs that address facility deficiency and replacement needs and planned growth needs relative to the following: a. Potable water supply, treatment, and distribution within a designated service area; b. Wastewater collection, transmission, treatment, reuse, and discharge within a designated service area;	

- c. Treated water distribution at adequate volume and sufficient pressure to satisfy customer demands; and
- d. Managed system of stormwater infrastructure that will minimize the occurrences of damage due to flooding; improve the quality of surface waters; reestablish and create wetland habitat; enhance aquifer recharge; and provide opportunities for recreational benefits and potential reuse.

PUB 1.2.2. (Synergistic Initiatives)

Evaluate water facility planning initiatives for potential cross-functional synergies and co-location opportunities (e.g., greenway trails that also serves as stormwater infrastructure) to potentially improve efficiency, reduce costs, enable better coordination between different departments or agencies, minimize environmental impacts, and/or improve service delivery.

PUB 1.2.3. (Leveraging Resources)

Leverage City resources for multi-benefit public facility projects by attracting support from multiple sources by addressing multiple needs or goals simultaneously to maximize the impact of investments; attracting funding that may not have been available for a single-purpose project; and aligning with funding priorities or programs that are specifically designed to support cross-cutting projects.

PUB 1.2.4 (Maximizing Existing Infrastructure)

Utilize the provision of public facilities and services to direct development where it can be adequately served by the full range of public facilities and services. This measure supports the efficient use of existing public infrastructure and other public investments; reduces the need for costly new infrastructure and service expansions; and ensures that growth is managed in a way that supports long-term sustainability and economic prosperity.

PUB 1.2.5 (Public Facility Extensions)

Give preferential consideration to the extension and augmentation of public facilities and services to accommodate development in areas the City has targeted for redevelopment, infill development, and economic development before new growth areas are prepared for development.

PUB 1.2.6 (Facility Capacity Reservation)

The City Council may reserve public facility capacity for a particular land area or specific land use provided the reservation is in accordance with a specific development or redevelopment strategy identified in the Comprehensive Plan. This could include strategies for job creation, workforce housing development, and tax base diversification.

PUB 1.2.7 (Facility Expansion Planning)

Provide sufficient lead time to plan for water resources and facility expansion needs by assessing facility utilization and performance, permit capacity, development commitments, future growth potential, and water quality standards adherence.

OBJECTIVE PUB 1.3	Improve the health of local watersheds by reducing impervious cover; decreasing pollutants in soils, groundwater, and surface waters; promoting the natural movement of water to protect, enhance, and restore hydrologic and ecological functions; and mitigating local flood impacts.
POLICIES:	
<i>The City shall:</i> PUB 1.3.1. (Stormwater Master Plan) Maintain a stormwater master plan that identifies flood-prone areas and flood risk; best practices to reduce flooding and improve water quality, including green and gray infrastructure; and recommendations for addressing identified issues, such as programming projects in the five-year Capital Improvements Plan and modifying development review criteria and design storm requirements. PUB 1.3.2. (Pollution Discharge Elimination System) Implement the applicable requirements of the multi-jurisdictional National Pollution Discharge Elimination System (NPDES) permit to protect and enhance the quality of surface waters. PUB 1.3.3. (Non-Point and Point-Source Pollution) Coordinate with State and County agencies to identify non-compliant septic systems and sources of water pollution originating from a single, identifiable source and develop solutions to address associated threats to public health and the environment. PUB 1.3.4 (Wellfield Protection Plan) Maintain a Wellfield Protection Plan that identifies: a. Potential sources of contamination in the wellfield's catchment area; b. Measures to mitigate or prevent potential sources of contamination, including contingency plans for emergency situations; c. Implementation strategies, including a timeline, costs, and responsibilities; d. Monitoring and evaluation steps for assessing the effectiveness of the plan. PUB 1.3.5 (Stormwater Drainage System Maintenance) Regularly inspect and maintain municipal drainage facilities to ensure that stormwater runoff can flow freely and effectively through the system to prevent flooding and protect public health. Educate property owners about the importance of keeping drainage easements clear of debris, encroaching structures or landscaping, and other obstructions. PUB 1.3.6 (Watershed Approach) Coordinate updates of the stormwater master plan with other jurisdiction in shared drainage basins to ensure consideration of any unique characteristics and needs of an entire drainage basin; optimize the use of available resources; and prevent conflicts and duplication of efforts. PUB 1.3.7. (Multi-benefit Stormwater Projects) Maximize, to the greatest extent practicable, improvements to wetland habitat, water quality, and groundwater recharge functions through City stormwater management projects. PUB 1.3.8 (Regional Stormwater Infrastructure) Evaluate regional or areawide stormwater infrastructure as an option for areas where increases in development density and intensity would be desirable such as the Community Redevelopment Area	

and areas regulated by the form-based code.

PUB 1.3.9 (Stormwater Management on Public Lands)

Design public rights-of-way and other publicly owned lands to allow for the capture, treatment, and utilization of stormwater runoff, utilizing Florida-Friendly Landscaping™ whenever practicable and incorporating treatment train approaches where feasible.

PUB 1.3.10 (Green Infrastructure)

Explore opportunities to integrate green infrastructure into the design of streets, open spaces, and neighborhoods in urban, suburban, and rural contexts through City projects and support for green infrastructure projects by agency partners.

PUB 1.3.11. (Lake Zephyr)

Coordinate with the Southwest Florida Water Management District and Florida Department of Environmental Protection to develop a plan to improve the water quality of Lake Zephyr. At a minimum, the plan should address consistent water elevations and improvements to the littoral zones of Zephyr Lake and the overall drainage basin.

PUB 1.3.12. (Gall Boulevard Corridor)

Coordinate with State agencies, as appropriate, for the design and implementation of an efficient and financially feasible stormwater drainage system within the US 301/Gall Boulevard corridor in the City, including granting of easements within public rights-of-way, relocating utility lines, and modifying building setback requirements by the City, as appropriate and feasible.

PUB 1.3.13. (Sensitive Lands Acquisition/Easement Program)

Explore the feasibility of establishing a program to protect and preserve the quality and quantity of water entering the Floridan Aquifer system through land acquisition and conservation easements.

Land Development-Related

PUB 1.3.14 (Protect Water Resources)

Review, update, and maintain regulatory criteria, standards, methodologies, and procedures that consider land use, development intensity, and activities; impervious surface limitations; stormwater management strategies; and innovative site planning and engineering techniques to protect and conserve surface water, groundwater, prime aquifer recharge areas, and Cones of Influence.

PUB 1.3.15 (Groundwater Recharge)

Review, update, and maintain regulatory criteria, standards, methodologies, and procedures to maximize recharge to aquifers, including but not limited to control of land use, development intensity, impervious surface limitations, special requirements for on-site stormwater retention, and groundwater discharge controls.

PUB 1.3.16 (Natural Hydrological Functions)

Regulate land use and development to protect the functions of natural drainage features including floodplains, floodways, and other natural areas having functional hydrological characteristics and prevent net loss of 100-year floodplain storage volume.

PUB 1.3.17. (Design with Nature)

Require the design of stormwater management infrastructure to utilize a site's existing topography and minimize disturbance of existing natural features and hydrology to the greatest extent feasible.

PUB 1.3.18 (Wellfield Protection Ordinance)

Restrict land uses and activities known to adversely affect water quality or quantity within wellhead protection areas including the use and storage of hazardous substances.

PUB 1.3.19 (Aquifer Protection)

Prohibit excavations that would breach the confining layers of the Floridan aquifer and other activities which could allow contaminants to directly enter the groundwater aquifer.

PUB 1.3.20 (Point Source Properties)

Prohibit the annexation of property that encompasses point-source water pollution without a specific plan and agreement to satisfactorily mitigate the pollution.

PUB 1.3.21. (Drainage Basins of Special Concern)

Prohibit the annexation of property within a Drainage Basin of Special Concern that is served by a septic system.

PUB 1.3.22. (Green and Low-Impact Technologies)

Evaluate development incentives and regulations to increase the use of green infrastructure and low-impact development techniques in private development.

OBJECTIVE PUB 1.4	Ensure an adequate and dependable local water supply to meet existing and projected water demand by conserving potable water, diversifying potable water supply options, and expanding alternative water supplies for non-potable water uses.
POLICIES:	
<i>The City shall:</i> PUB 1.4.1. (Potable Water Demand) Implement a robust and sustainable water conservation program, with a focus on users with the greatest water savings potential, to reduce demand for potable water resources. The water conservation program may include, but is not limited to, the following elements: a. Code requirements; b. Water rate structure; c. Operational measures; d. Advanced Metering Infrastructure; e. Landscape and irrigation efficiency measures such as: 1) Soil amendments to improve water retention; 2) Plant selection (e.g., plants adapted to local climate conditions such as existing vegetation and native plantings), siting, and maintenance procedures (e.g., mulching); 3) Use of drought-tolerant turf grasses; 4) Preservation of existing shade trees; 5) Drip irrigation systems; and 6) Smart irrigation controllers that adjust watering schedules based on weather data and plant needs. f. Educational initiatives;	

- g. Incentives;
- h. Code enforcement; and
- i. Monitoring and evaluation of program effectiveness.

PUB 1.4.2. (Potable Water Supply)

Enforce emergency water conservation orders issued by the Southwest Florida Water Management District.

PUB 1.4.3. (Potable Water Supply)

Explore the feasibility of augmenting the City's existing water potable supply through the following methods:

- a. Transfer rights from Water Use Permits with excess capacity to the City's permit;
- b. Purchase of raw water from local governments with excess capacity;
- c. Acquire a water service area(s) with excess capacity;
- d. Withdrawals from the Lower Floridan Aquifer; and
- e. Join or establish a regional water authority to jointly develop water supply projects.

PUB 1.4.4 (Reclaimed Water System Expansion)

Optimize aquifer recharge technologies to replenish groundwater, restore streamflow, and provide greater stability and expansion potential to the City's reclaimed water system.

OBJECTIVE PUB 1.5.	Implement, monitor, and maintain a reliable wastewater system that safely conveys, treats, reuses, and discharges wastewater.
POLICIES:	
<i>The City shall:</i> PUB 1.5.1. (Wastewater Disposal System) Apply best available technologies to ensure adequate and environmentally sound disposal of wastewater effluent and biosolids and to maximize the use of available wastewater resources for beneficial reuse purposes. PUB 1.5.2. (Wastewater System Connections) Include criteria, standards, and procedures in the Land Development Code to ensure that new development and redevelopment is connected to a public wastewater collection system. PUB 1.5.3. (Wastewater System Extensions) Assign priority to wastewater collection system extensions to areas of the City presently served by septic tanks. PUB 1.5.4. (TBD) Placeholder.	

OBJECTIVE PUB 1.6.	Increase community awareness, advocacy, and involvement for sustainable water.
POLICIES:	
<i>The City shall:</i> PUB 1.6.1. (Water Conservation Education) Provide educational materials, workshops, and seminars on sustainable water use practices to help raise awareness and educate individuals and communities about water facts and the importance of conserving water resources. Partner with organizations such as the Southwest Florida Water Management District and UF/IFAS Extension Pasco County for educational materials, technical assistance, and other available resources. PUB 1.6.2. (Water Conservation Campaigns) Use public campaigns such as social media, public service announcements, and public art/demonstration projects to promote sustainable water use and provide information on how households and businesses can reduce their water consumption. PUB 1.6.3. (Water Conservation Demonstration Projects) Explore demonstration projects that help build public awareness and understanding of water resource issues and the benefits of collective action to solve issues. PUB 1.6.4. (Community Engagement) Proactively engage with residents, neighborhoods directly impacted by proposed actions, underserved communities, and other stakeholders to ensure that people throughout the City have opportunities to collaborate and provide input in water resources planning and implementation. PUB 1.6.5. (Community Participation) Encourage community involvement through volunteer efforts, citizen science projects, and other community-based initiatives to help build a sense of ownership and investment in sustainable water use practices. PUB 1.6.6. (Water Conservation Incentives) Empower individuals, businesses, and institutions to implement distributed (parcel-scale) solutions within their control to conserve water. Explore incentives such as rebates, grants, or regulations that encourage sustainable water use practices. PUB 1.6.7. (Water Conservation Partnerships) Form partnerships with community organizations, foundations, businesses, and government agencies to promote sustainable water use and increase community awareness and advocacy. PUB 1.6.8 (Water Policy Advocacy) Advocate for policies that promote sustainable water use practices at the county, state, and national levels as a measure to increase awareness and advocacy for maintaining a safe and adequate potable water supply in Zephyrhills	

**GOAL
PUB 2.**

PROVIDE EFFICIENT AND ECONOMICAL SOLID WASTE SERVICE IN A MANNER WHICH PROTECTS PUBLIC HEALTH, SAFETY, AND WELFARE, AND REDUCES TONNAGE AND ENVIRONMENTAL IMPACTS OF THE CITY'S SOLID WASTE CONTRIBUTION TO THE PASCO COUNTY LANDFILL.

**OBJECTIVE
PUB 2.1.**

Continue efforts to reduce the volume of solid waste entering the waste disposal system.

POLICIES:

The City shall:

PUB 2.1.1. (Solid Waste Level of Service Standard)

Utilize the standard of 4.5 pounds of solid waste per day per capita to determine the acceptable levels of performance for the City's solid waste services and the availability of adequate capacity to support new development concurrent with the impacts of such development.

PUB 2.1.2. (Pasco County Partnership)

Continue to participate in the Pasco County solid waste disposal system.

PUB 2.1.3 (Community Outreach)

Educate residents and businesses on proper recycling practices and hazardous material disposal to increase awareness of the impacts and costs of solid waste.

PUB 2.1.4 (Compost/Mulch Program)

Expand use of yard waste for compost and mulch in maintaining parks and other City properties.