



SITE PLAN REVIEW COMMITTEE MEETING ZEPHYRHILLS, FLORIDA

**Tuesday, July 18, 2023
9:30 AM**

**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/applicants to attend virtually. Please use the following information to access the meeting.

Site Plan Review Committee

Jul 18, 2023, 9:30 – 11:30 AM (America/New_York)

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

<https://meet.goto.com/707808189>

You can also dial in using your phone.

Access Code:

707-808-189

United States:

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

Get the app now and be ready when your first meeting starts:

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Call to Order –

1. PLANNING ITEMS

1.1 SPR-68-23 Re-Plat of the Final Plat for the Market at Zephyrhills

1. Market at Zephyrhills -PLATMAS-REPLAT 6-29-23
2. The Market at Zephyrhills at-a-glance map for the updated plat (002)

1.2 PRE-MAP-000006-2023 De-Annexation Of Driveway

1. DE_ANNXED MAP
2. De-Annex Map (2)

ADJOURN

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

STAFF REPORT

To:

From:

RE: SPR-68-23 Re-Plat of the Final Plat for the Market at Zephyrhills

Date: July 18, 2023

I. BACKGROUND & INFORMATION

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

II. DATA & ANALYSIS

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

III. RECOMMENDATION

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

MARKET AT ZEPHYRHILLS REPLAT

A REPLAT OF LOTS 1, 2, 3, 4, AND 5 RECORDED IN PLAT BOOK 90, PAGE 96 THROUGH 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING WITHIN SECTION 34, TOWNSHIP 25 SOUTH, RANGE 21 EAST, CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

DESCRIPTION:

BEING ALL OF LOTS 1, 2, 3, 4, AND 5, ACCORDING TO THE PLAT MARKET AT ZEPHYRHILLS AS RECORDED IN PLAT BOOK 90, PAGES 96 THROUGH 100 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 21 EAST, THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, S.89°59'18"W., A DISTANCE OF 192.74 FEET TO THE WEST RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 301 (ALSO KNOWN AS GALL BOULEVARD AND STATE ROAD 39) SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT 940, DATED NOVEMBER 18TH, 1939; THENCE ALONG SAID WEST RIGHT OF WAY LINE, N.01°08'03"W., A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT OF WAY LINE OF PRETTY POND ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 401, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°59'18"W., A DISTANCE OF 467.70 FEET TO THE EAST LINE OF TRACT 63, OF THE PLAT OF ZEPHYRHILLS COLONY COMPANY LANDS AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY; THENCE ALONG SAID EAST LINE, S.00°08'50"W., A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT OF WAY LINE OF AN UNNAMED ROAD, AS RECORDED IN AFORESAID PLAT BOOK 1, PAGE 55; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°59'18"W., A DISTANCE OF 124.50 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, ZEPHYRHILLS SUPERCENTER — A REPLAT, ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 58 THROUGH 59, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, N.00°08'50"E., A DISTANCE OF 648.07 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE, N.89°59'53"E., A DISTANCE OF 577.93 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.01°08'03"E., A DISTANCE OF 638.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.60 ACRES, MORE OR LESS.

DEDICATION:

WLN ZEPHYRHILLS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS MARKET AT ZEPHYRHILLS REPLAT AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS.

1. "OWNER" HEREBY RESERVES TRACT "A" (ADDITIONAL RIGHT-OF WAY FOR PRETTY POND ROAD) AS SHOWN AND DEPICTED HEREON TO BE CONVEYED BY SEPARATE INSTRUMENT TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF ZEPHYRHILLS (THE "CITY") FOR ANY AND ALL PURPOSES INCIDENTAL THERETO.

2. "OWNER" HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PERPETUAL USE OF THE PUBLIC AND THE "CITY" ALL UTILITY IMPROVEMENTS AND FACILITIES TOGETHER WITH ANY NECESSARY EASEMENTS LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AS "PUBLIC UTILITY EASEMENT," AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE "CITY."

3. "OWNER" DOES FURTHER GRANT AND RESERVE UNTO THEMSELVES, ITS SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE AND LANDSCAPE AREA FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING THE DRAINAGE INFRASTRUCTURE, LANDSCAPING AND SECURITY WALLS LYING THEREIN.

4. "OWNER" HEREBY GRANTS, CONVEYS, WARRANTS, AND DEDICATES TO THE "CITY", A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH, AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE "OWNER" FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE "CITY" SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

5. "OWNER" DOES FURTHER GRANT AND RESERVE UNTO THEMSELVES, ITS SUCCESSORS AND ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE CITY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH S. 177.085(1).

OWNER: WLN ZEPHYRHILLS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

<NAME><TITLE>

WITNESS (SIGN)

WITNESS (PRINT)

WITNESS (SIGN)

WITNESS (PRINT)

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS DAY OF 2023, PERSONALLY APPEARED <NAME>, AS <TITLE> OF WLN ZEPHYRHILLS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PLAT NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION". (PCLDC 306.10) THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT "T40 167" (PID AL8108).

3. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE NORTH RIGHT-OF-WAY LINE OF PRETTY POND ROAD, HAVING A GRID BEARING OF S.89°59'18"W.

4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE CITY OF ZEPHYRHILLS BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

6. IN ADDITION TO THE EXISTING EASEMENTS AS SHOWN HEREON, THE LANDS WITHIN THIS PLAT ARE SUBJECT TO THE FOLLOWING ENCUMBRANCE, SPECIAL WARRANTY DEED RECORDED 11/06/2020 IN OFFICIAL RECORDS BOOK 10212, PAGE 103, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

REVIEW OF PLAT BY REGISTERED SURVEYOR, CITY OF ZEPHYRHILLS

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS DAY OF , 2023

PRINTED NAME DAVID G. ARMSTRONG, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4970

CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON THIS THE DAY OF , 2023, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF ZEPHYRHILLS, FLORIDA.

LANCE A. SMITH, PRESIDENT

ATTEST:

WILLIAM C. POE, JR., CITY MANAGER

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE DAY OF , 2023, IN PLAT BOOK , PAGE(S).

NIKKI ALVAREZ-SOWLES ESQ., PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART I.

SIGNED AND SEALED THIS DAY OF , 2023.

CHARLES M. ARNETT, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6884
FOR GEOPPOINT SURVEYING, INC.
LICENSE NO. LB7768



213 Hobbs Street
Tampa, Florida 33619
www.gcpointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

SHEET 1 OF 5 SHEETS

MARKET AT ZEPHYRHILLS REPLAT

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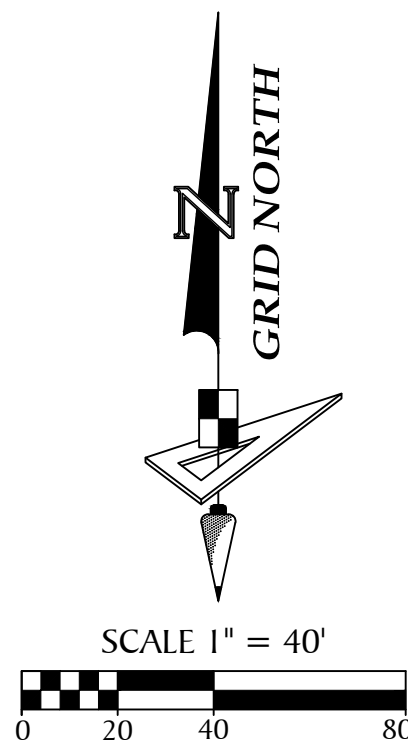
PLAT BOOK PAGE NO.

LINE DATA TABLE

NO.	BEARING	LENGTH
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L2	N 01°08'03" W	25.00'

CURVE DATA TABLE

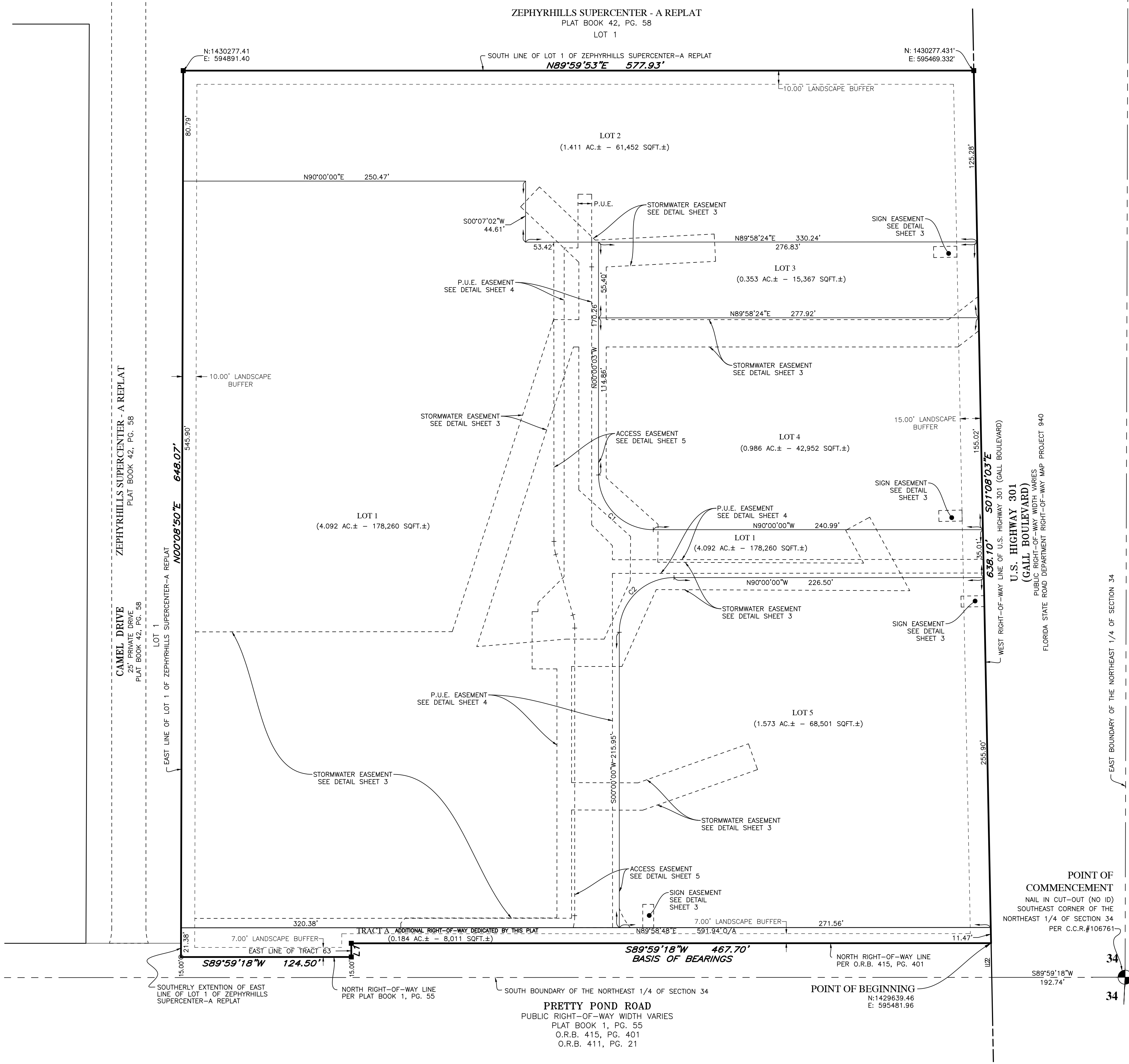
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	40.00'	89°59'57"	62.83'	56.57'	N45°00'02"W
C2	40.00'	90°00'00"	62.83'	56.57'	N45°00'00"E



LEGEND:
□ ----- SET (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768
● ----- SET (P.R.M.) PERMANENT REFERENCE MONUMENT - MAG NAIL AND DISK LB7768
O.R.B. ----- OFFICIAL RECORDS BOOK
PG. ----- PAGE
P.U.E. ----- PUBLIC UTILITY EASEMENT
O.V.A. ----- OVERALL
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AC. ----- ACRES
SQFT. ----- SQUARE FEET

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SHEET 2 OF 5 SHEETS

MARKET AT ZEPHYRHILLS REPLAT

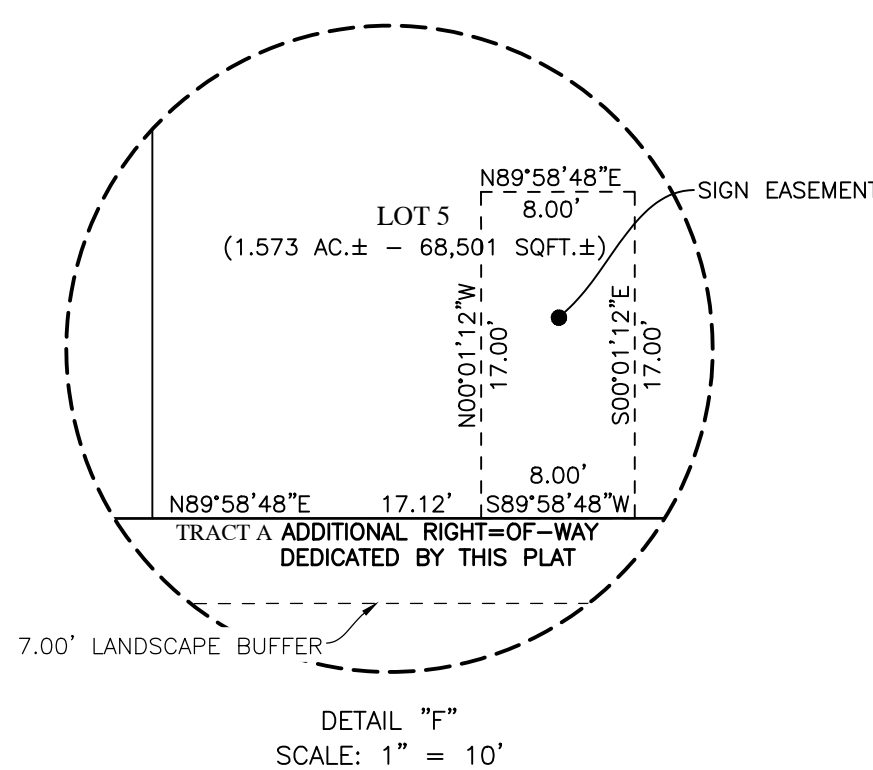
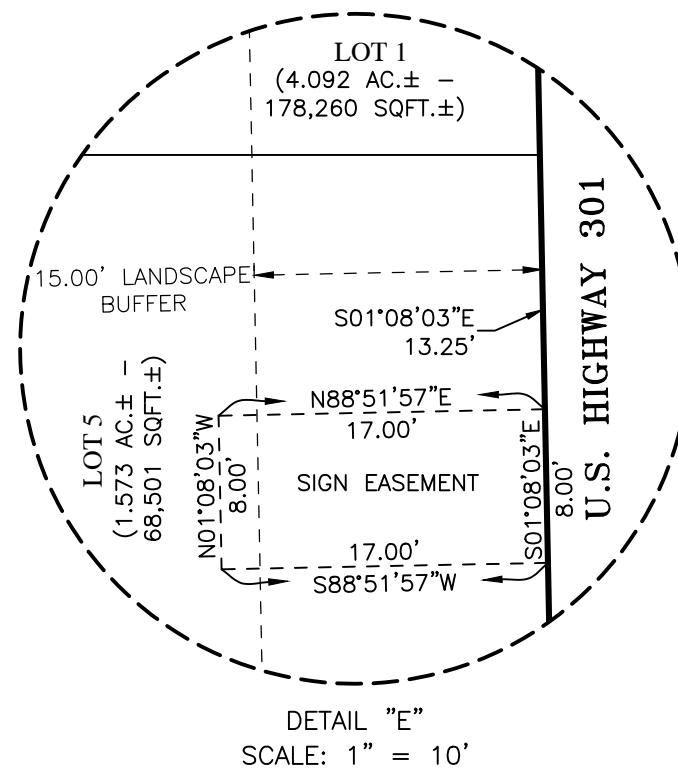
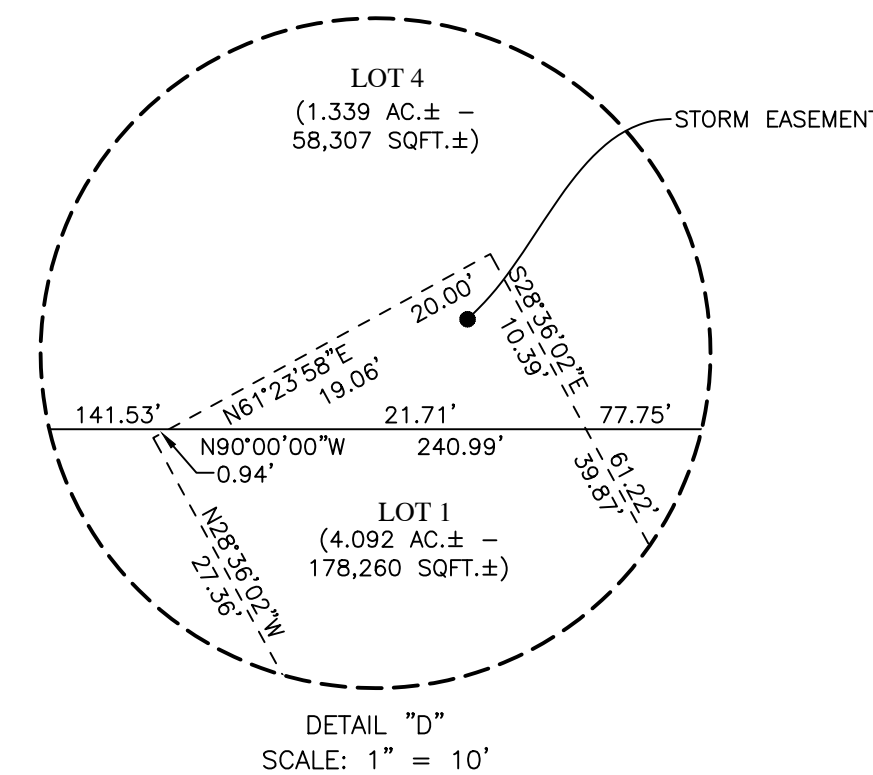
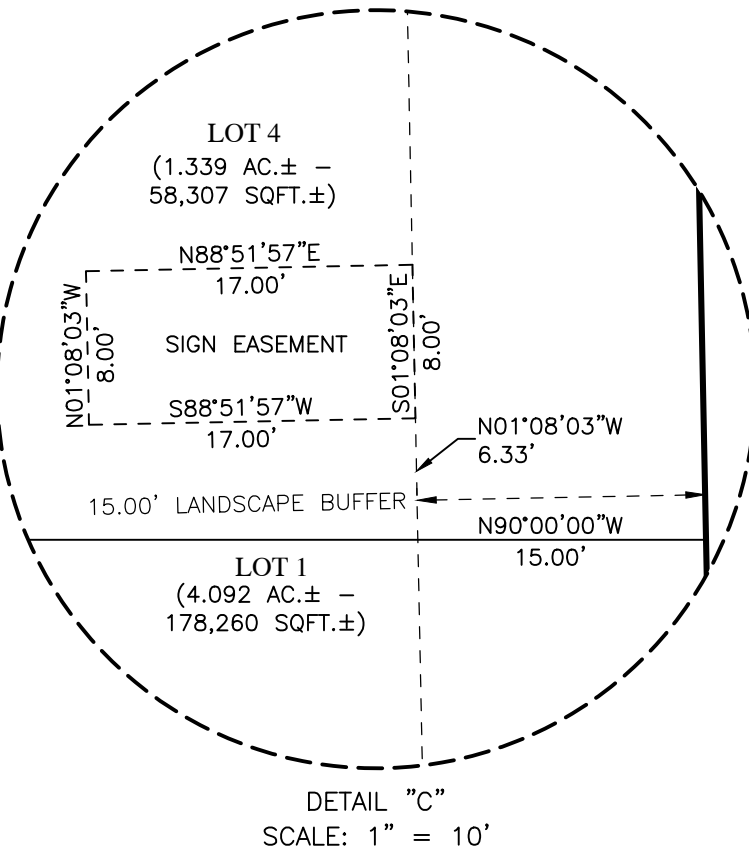
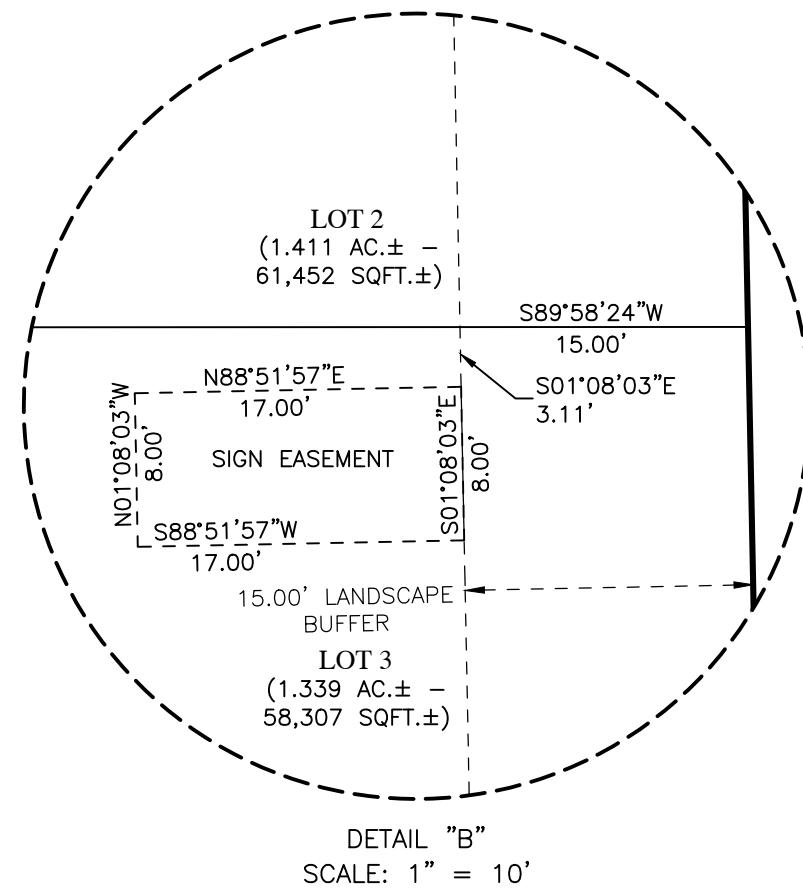
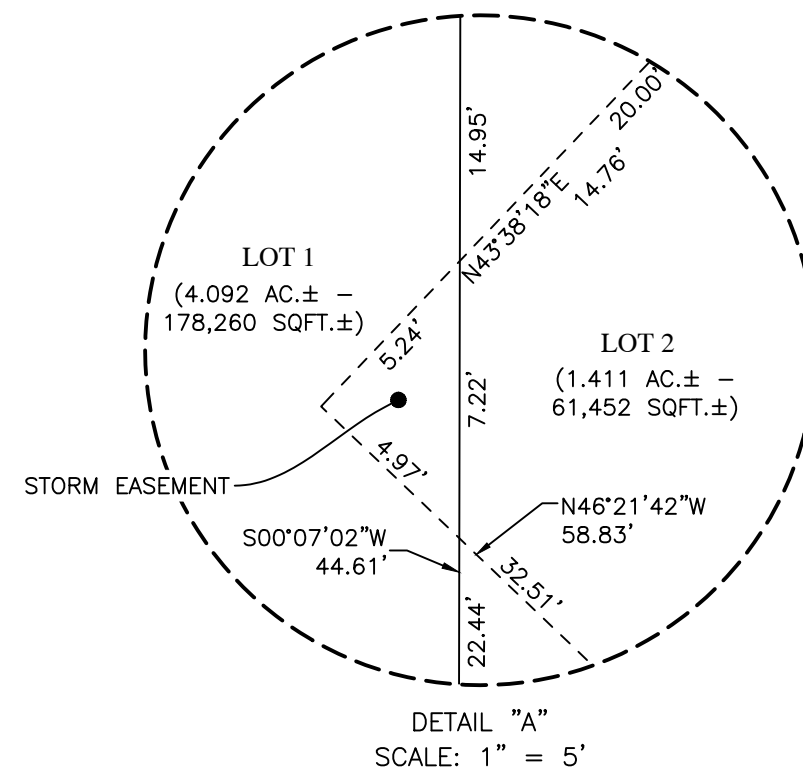
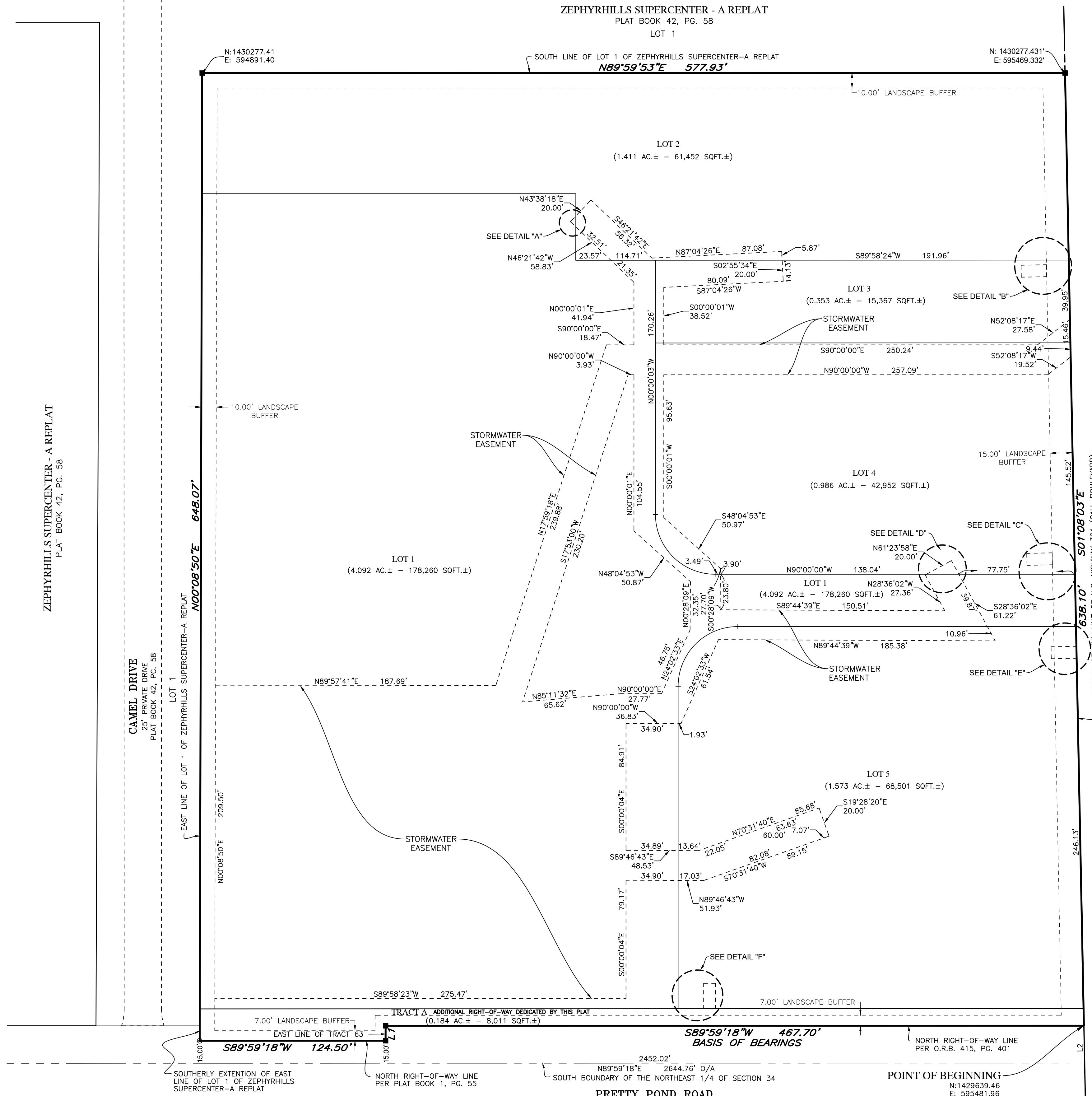
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PLAT BOOK PAGE NO.

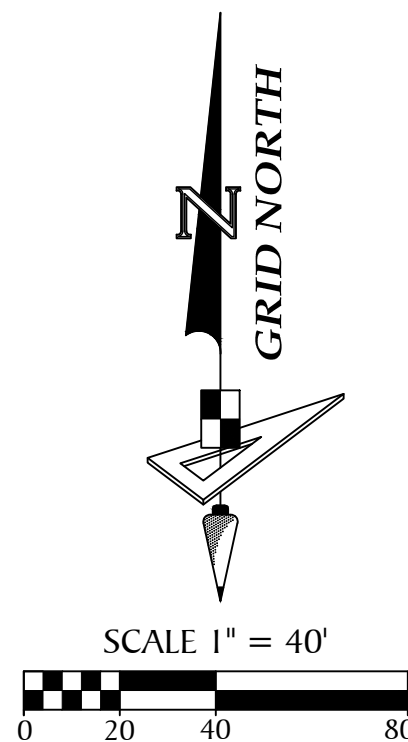
ZEPHYRHILLS SUPERCENTER - A REPLAT

PLAT BOOK 42, PG. 58

LOT 1



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°08'50" W	10.00'
L2	N 01°08'03" W	25.00'



LEGEND:
■ ----- SET (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768
● ----- SET (P.R.M.) PERMANENT REFERENCE MONUMENT - MAG NAIL AND DISK LB7768
O.R.B. ----- OFFICIAL RECORDS BOOK PG. ----- PAGE
P.U.E. ----- PUBLIC UTILITY EASEMENT
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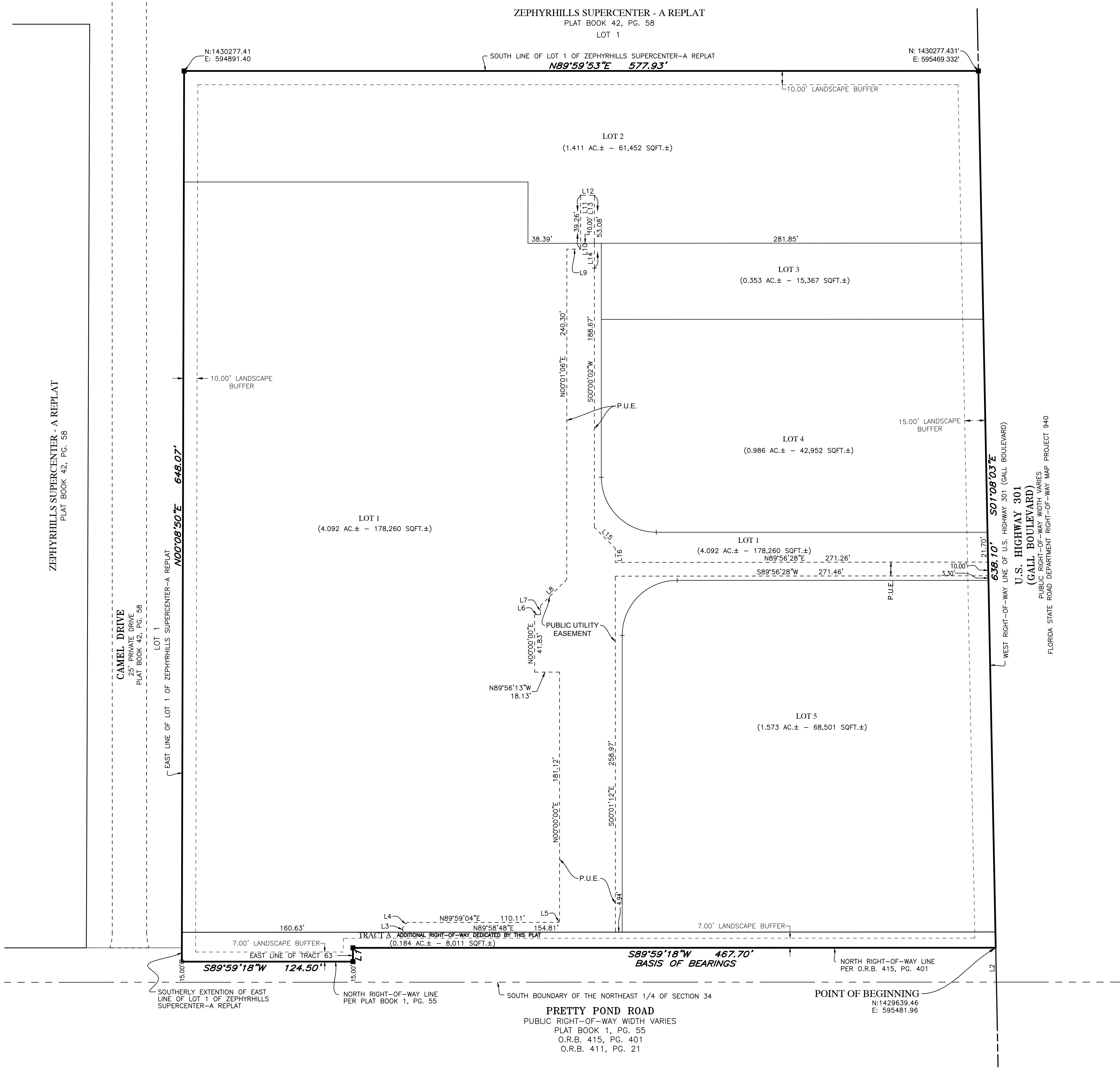
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SHEET 3 OF 5 SHEETS

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ZEPHYRHILLS SUPERCENTER - A REPLAT
PLAT BOOK 42, PG. 58
LOT 1



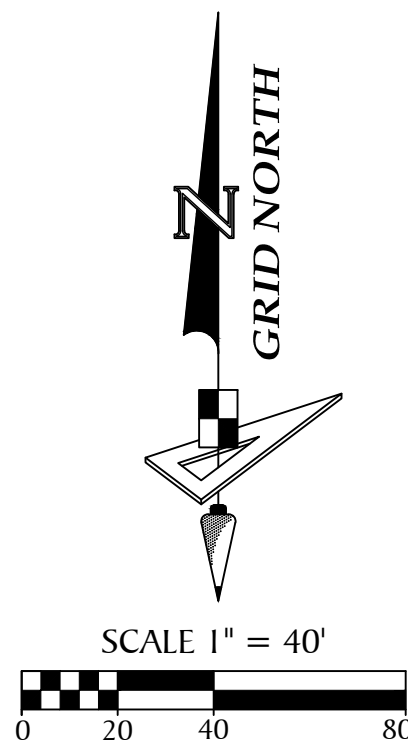
LINE DATA TABLE		
NO.	BEARING	LENGTH
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L2	N 01°08'03" W	25.00'
L3	N 00°01'12" W	3.29'
L4	N 41°11'15" E	5.05'
L5	N 36°28'26" E	1.21'
L6	N 90°00'00" E	4.27'
L7	N 00°00'00" E	6.54'
L8	N 45°00'00" E	27.01'
L9	S 89°58'54" E	10.07'
L10	S 00°00'04" E	4.27'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L11	N 00°00'04" W	34.99'
L12	N 89°59'56" E	10.00'
L13	S 00°00'04" E	34.99'
L14	S 00°00'04" E	18.09'
L15	S 45°00'00" E	21.49'
L16	S 00°01'21" W	10.28'

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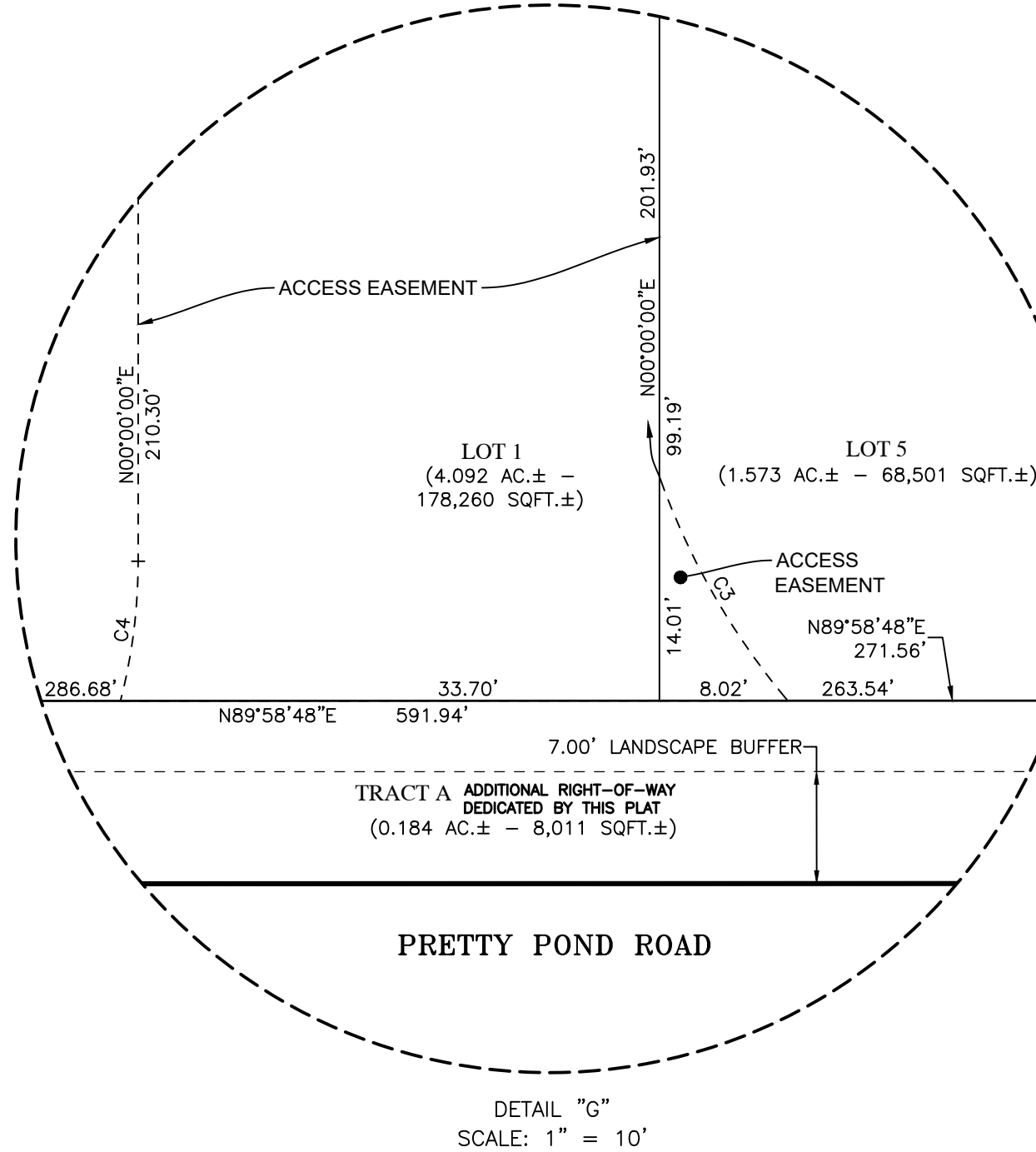
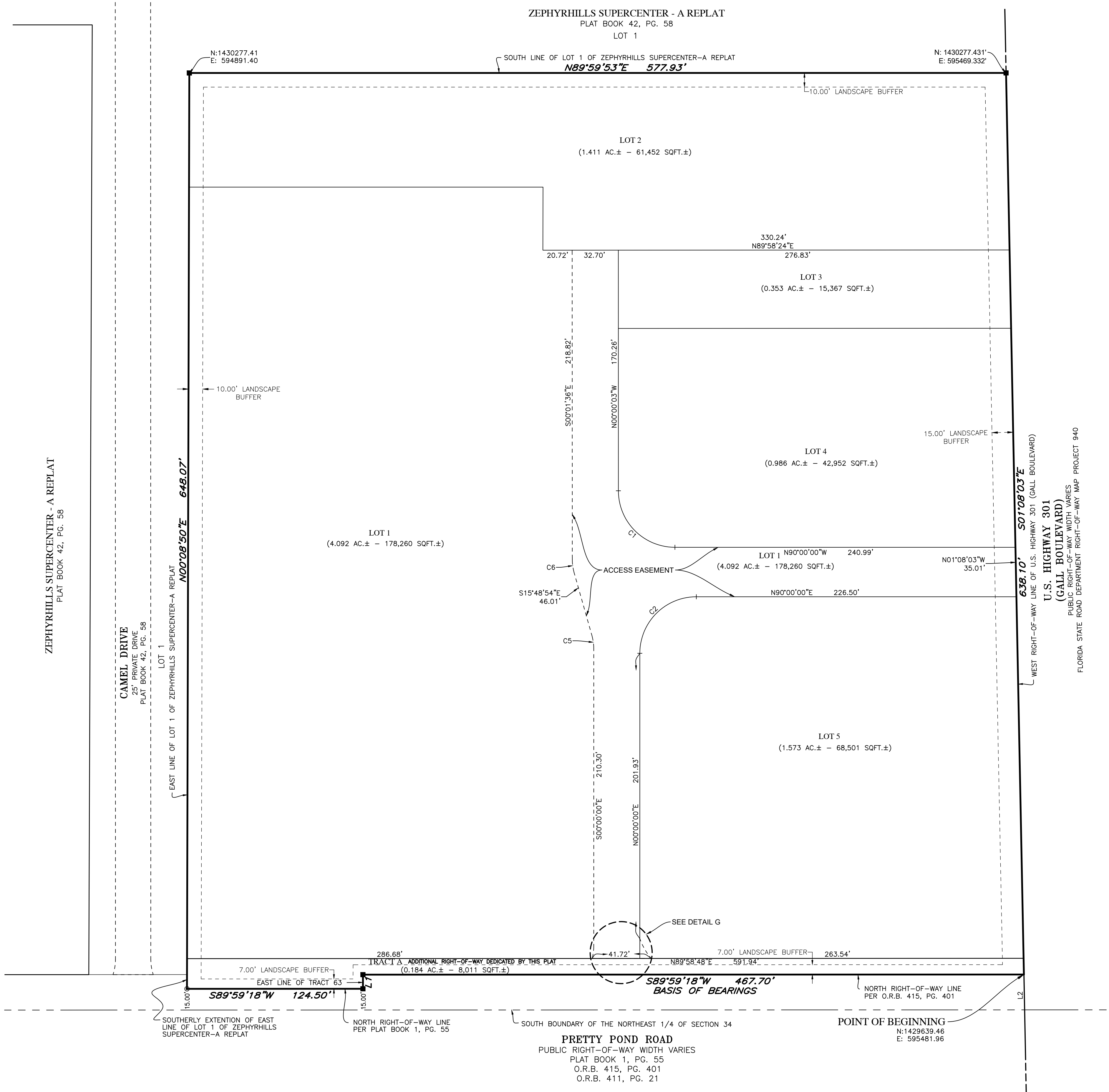


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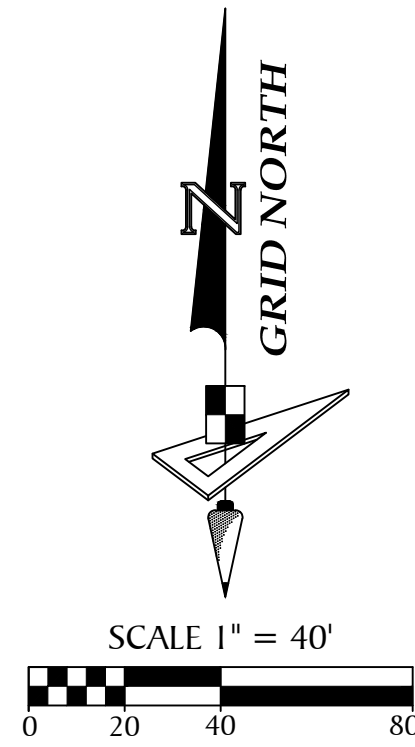
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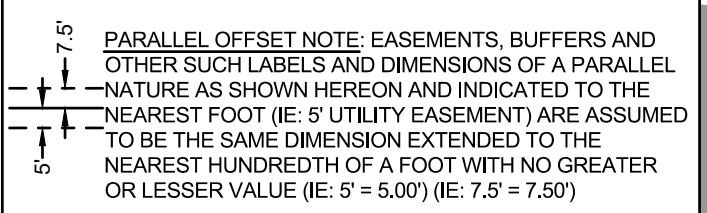


LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°08'50" W	10.00'
L2	N 01°08'03" W	25.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	40.00'	89°59'57"	62.83'	56.57'	N45°00'02"W
C2	40.00'	90°00'00"	62.83'	56.57'	N45°00'00"E
C3	45.78'	20°18'26"	16.23'	18.14'	N29°47'15"W
C4	35.03'	14°26'35"	8.63'	8.61'	N07°13'27"E
C5	35.00'	15°48'54"	9.66'	9.63'	S07°54'22"E
C6	35.00'	15°48'53"	9.66'	9.63'	S07°54'26"E



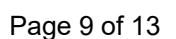
- LEGEND:
- ----- SET (P.R.M.) PERMANENT REFERENCE
MONUMENT - 4"x4" CONCRETE MONUMENT
WITH DISK LB7768
- ⊙ ----- SET (P.R.M.) PERMANENT REFERENCE
MONUMENT - MAG NAIL AND DISK LB7768
- O.R.B. ----- OFFICIAL RECORDS BOOK
- PG. ----- PAGE
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- O/A ----- OVERALL
- C.C.R. ----- CERTIFIED CORNER RECORD
- AC. ----- ACRES
- SQFT. ----- SQUARE FEET



A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091(9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

MARKET AT ZEPHYRHILLS

ZEPHYRHILLS SUPERCENTER - A REPEAT
FLAT BOOK 42, PG. 56
LOT 1



STAFF REPORT

To:

From:

RE: PRE-MAP-000006-2023 De-Annexation Of Driveway

Date: July 18, 2023

I. BACKGROUND & INFORMATION

- A. History | Application Summary
- B. Site Information
 - 1. Applicant/Owner: Bobby R Brooks
 - 2. File #: Pre-Map-000006-2023
 - 3. Historic Designation:
 - 4. Acreage: .06
 - 5. Existing Land Use:
 - 6. Current FLU:
 - 7. Proposed FLU:
 - 8. Existing Zoning:
 - 9. Current Zoning:

II. DATA & ANALYSIS

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

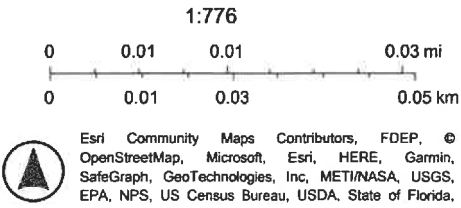
III. RECOMMENDATION

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

Proposed De-Annexed Property



6/19/2023



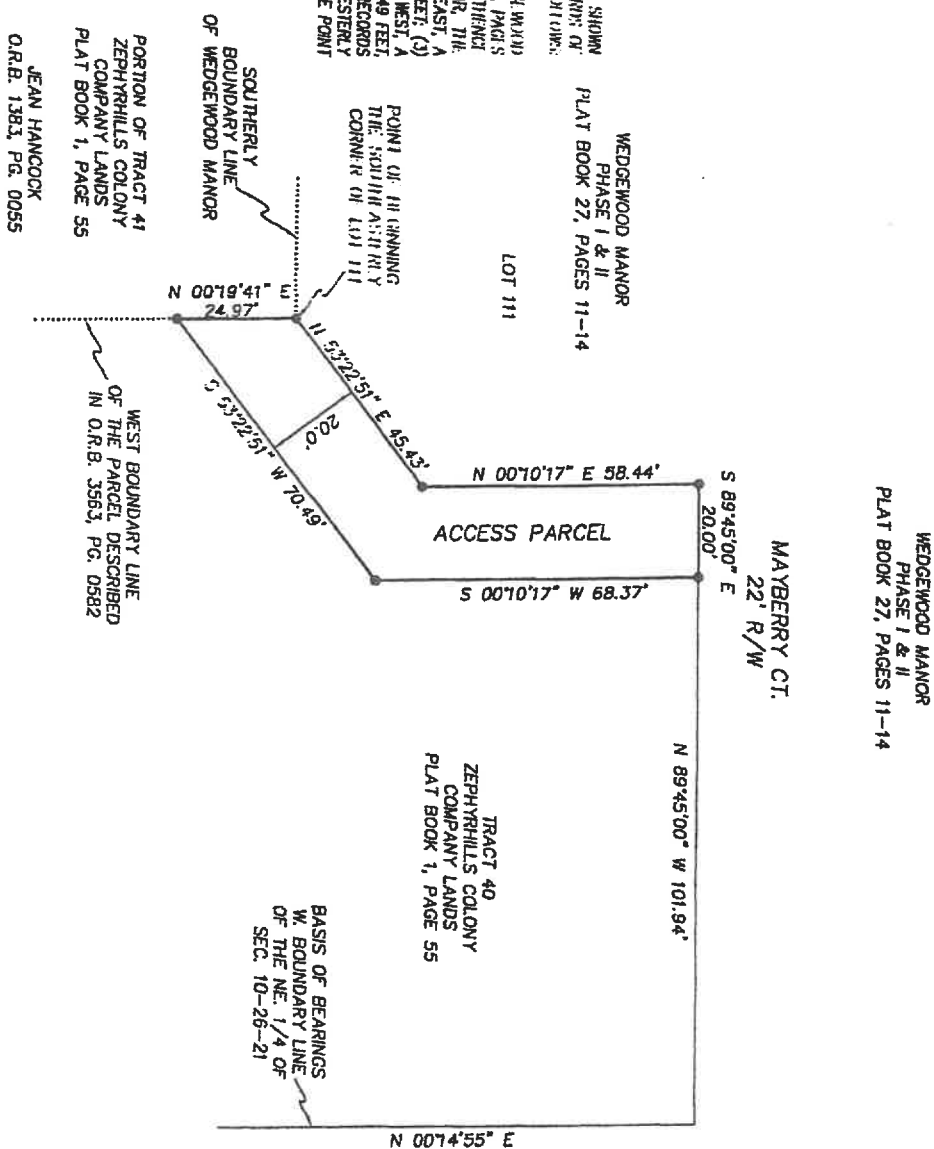
1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE GRID BEARING OF NORTH 007°4'55" EAST, FOR THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION OF

ACCESS PARCEL

A PORTION OF TRACT 41 OF THE ZEPHYRUS COLONY COMPANY LANDS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC LANDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT THE SOUTHEASTERLY CORNER OF LOT 111, OF WEDGEWOOD MANOR, PHASE I & II, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 22, PAGE 51, THROUGH 14 OF SAID PUBLIC RECORDS, FOR A POINT OF BEGINNING, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID WEDGEWOOD MANOR, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 53°22'51" EAST, A DISTANCE OF 45.43 FEET; (2) NORTH 00°10'17" EAST, A DISTANCE OF 58.44 FEET; (3) SOUTH 89°45'00" EAST, A DISTANCE OF 20.00 FEET, THENCE SOUTH 00°10'17" WEST, A DISTANCE OF 68.17 FEET, THENCE SOUTH 33°22'51" WEST, A DISTANCE OF 70.49 FEET, TO THE WESTERLY BOUNDARY LINE OF THE PLOT, DESCRIBED IN OFFICIAL RECORDS BOOK 1561, PAGE 0282 OF SAID PUBLIC RECORDS, THENCE ALONG SAID WESTERLY BOUNDARY LINE, NORTH 00°19'41" EAST, A DISTANCE OF 24.97 FEET, TO THE POINT OF BEGINNING.



JEAN HANCOCK
O.R.B. 1383, PG. 0055

PORTION OF TRACT 41
ZEPHYRHILLS COLONY
COMPANY LANDS
PLAT BOOK 1, PAGE 55

WEST BOUNDARY LINE
OF THE PARCEL DESCRIBED
IN O.R.B. 3563, PG. 0582

BASIS OF BEARINGS
W. BOUNDARY LINE
OF THE NE. 1/4 OF
SEC. 10-26-21

PRECISION S
CERTIFICATE O
5223
NEW PO

**5223
NEW PO**

WORK ORDER NO: 100053
FOR: M5. JEAN HANCOCK
DATE OF SKETCH: JULY 7, 2010

F.B. N.A.
P.G. N.A.

5. JON S. ROBBINS
PROFESSIONAL SURVEYOR
NOT VALID WITHOUT THE
SEAL OF A FLORIDA