

ORDINANCE NO. 1489-24

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A REZONING - PUD (PLANNED UNIT DEVELOPMENT) MASTER PLAN AMENDMENT TO THE GAGNE – CHANCEY ROAD PLANNED UNIT DEVELOPMENT FOR THE PROPERTY IDENTIFIED AS 3356 PAUL S BUCHMAN HIGHWAY, ZEPHYRHILLS, FL 33540; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council has been given authority by the State of Florida pursuant to Chapter 163 and 166, Florida Statutes, to rezone property within the City Limits upon receipt of written consent of the land owner, together with the approval of the City Council of said rezoning duly expressed by Ordinance; and

WHEREAS, due public notice of hearing on the proposed rezoning was given by the City Council, as required by the Zephyrhills Land Development Code, as amended, and Chapters 163 and 166, Florida Statutes; and

WHEREAS, the Planning Commission, sitting as the Local Planning Agency, did hold a public hearing on April 20, 2021 to consider said proposed Rezoning - PUD Master Plan amendment and has recommended approval; and

WHEREAS, the City Council has determined that the PUD (PLANNED UNIT DEVELOPMENT) zoning - master plan amendment would be appropriate, would promote the general welfare, and would encourage proper development within the City; and

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

Section 1: Recitals.

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

Section 2. Authority.

This Ordinance is enacted pursuant to Chapter 163 and 166, Florida Statutes, and under the home rule powers of the City.

Section 3. Planned Unit Development Master Plan Amendment for 3356 Paul S. Buchman Hwy, Zephyrhills, FL 33540.

The following described Planned Unit Development (“PUD”) is hereby amended as it applies to the and the following lands, lying and being situated in Pasco County, to wit:

PUD: PUD-0016-22 Gagne PUD Indoor Storage with Mixed Use Development; Located at the North and Southeast corners of Chancey Rd and Paul S Buchman.

Physical Address: 3356 Paul S Buchman Hwy, Zephyrhills FL 33540.

Parcel ID Number: 23-26-21-0020-08000-0000

Legal Description: The legal description is attached hereto as Exhibit “A” and by reference made apart hereof are being amended in accordance with the PUD Plan and Conditions of Approval.

Section 4: Amended PUD Master Plan.

An Amended Master Plan for PUD-0016-22 Gagne PUD is attached hereto as Exhibit “B” and by reference made apart hereof.

Section 5: Amended Conditions of Approval.

The "Conditions of Approval" are attached hereto as Exhibit "C" and by reference made apart hereof.

Section 6: Site Plan Renderings.

The site plan renderings, elevations, landscape drawings and concept plans are attached hereto as composite Exhibit "D" and by reference made apart hereof.

Section 6: Repealer.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.


Section 7: Conflict Severability

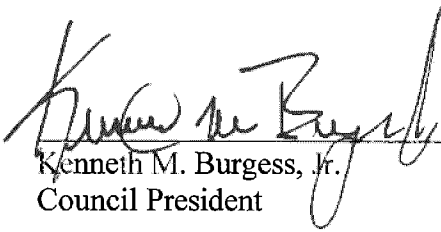
If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 8: Effective Date


This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

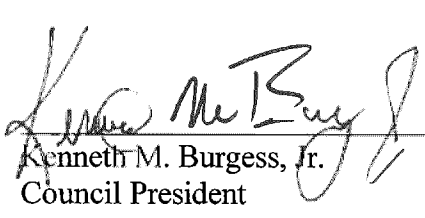
The foregoing Ordinance No. 1489-24 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 22nd day of July 2024.

Attest: 
Lori L. Hillman, City Clerk, MMC



Kenneth M. Burgess, Jr.
Council President

The foregoing Ordinance No. 1489-24 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 12th day of August 2024.

Attest: 
Ricardo Quinones, City Clerk
Deputy City Clerk


Kenneth M. Burgess, Jr.
Council President

The foregoing Ordinance No: 1489-24 was approved by me on this 12th day of August 2024.


Melonie Bahr Monson, Mayor

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



Matthew E. Maggard, Esq.
City Attorney

Exhibit "A"

LEGAL DESCRIPTION:

A parcel of land being a portion of TRACTS 65, 79 and 80 in Section 23, Township 26 South, Range 21 East, together with portions of Right-of-Ways, ZEPHYRHILLS COLONY COMPANY, as recorded in Plat Book 1, page 55 of the Public Records of Pasco County, Florida, lying within the Northeast 1/4 of the Southeast 1/4, of Section 23, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 24, Township 26 South, Range 21 East, of Pasco County, Florida; thence S01°47'15"W, along the West line of the Northwest 1/4 of said Section 24, (being the basis of bearings for this legal description), for 81.76 feet to the point of intersection with the Westerly line of the CSX Railroad Right-of-Way, same being the point of intersection with a non-tangent curve, concave Northeasterly, same also being the Northeast corner of that certain property as described in Official Records Book 7964, page 1218 of the Public Records of Pasco County, Florida; thence the following three (3) courses along the East and South lines and the Westerly extension of the South line of said certain property as described in Official Records Book 7964, page 1218; (1) thence Southeasterly along said Westerly line of the CSX Railroad Right-of-Way, along the arc of said curve, with a radial bearing of N68°31'55"E, having a radius of 4,643.87 feet, a central angle of 04°47'51", an arc length of 388.83 feet, and a chord bearing S23°52'00"E, for 388.72 feet, to the point of tangent; (2) thence continue along said Westerly line of the CSX Railroad Right-of-Way, S25°21'34"E, for 2,252.90 feet to the point of intersection with the North Right-of-Way line of Chancey Road; (3) thence leaving said Westerly line of the CSX Railroad Right-of-Way, S76°02'04"W, along said North Right-of-Way line of Chancey Road, for 1,237.84 feet to the point of intersection with the West line of the Southwest 1/4 of said Section 24; thence leaving said North Right-of-Way line of Chancey Road, S00°17'02"W, along said West line of the Southwest 1/4 of Section 24, for 123.84 feet to the point of intersection with the South Right-of-Way line of Chancey Road; thence continue S00°17'02"W, along said West line of the Southwest 1/4 of Section 24, same being said South Right-of-Way line of Chancey Road, for 20.63 feet; thence leaving said West line of the Southwest 1/4, of Section 24, S76°02'04"W, along said South Right-of-Way line of Chancey Road, for 10.32 feet to the POINT OF BEGINNING; thence leaving said South Right-of-Way line of Chancey Road, S00°17'02"W, for 361.57 feet to the point of intersection with the Easterly extension of the South line of TRACT 80, in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, as recorded in Plat Book 1, page 55 of the Public Records of Pasco County, Florida, thence S89°18'49"W, along said Easterly extension of the South line of TRACT 80 and the South lines of TRACTS 80 and 79, respectively, in said Section 23, ZEPHYRHILLS COLONY COMPANY, for 732.26 feet to the point of intersection with the East Right-of-Way of State Road 39; thence leaving said South line of TRACT 79, N24°04'04"W, along said East Right-of-Way of State Road 39, for 151.08 feet to the point of intersection with said South Right-of-Way line of Chancey Road; thence N24°25'27"E, along said South Right-of-Way line of Chancey Road, for 42.76 feet; thence N76°02'04"E, continuing along said South Right-of-Way line of Chancey Road, for 801.62 feet to the POINT OF BEGINNING.

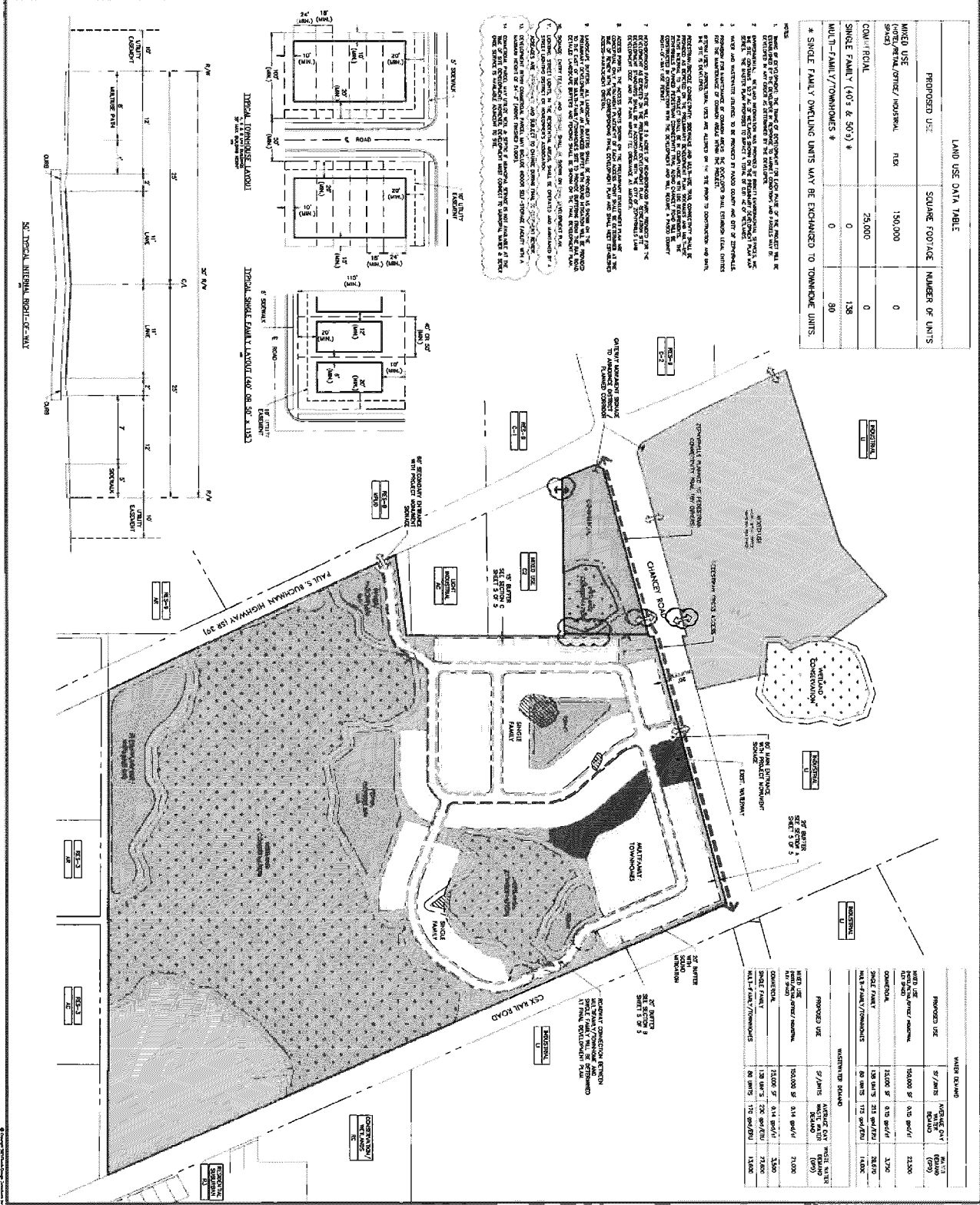
Containing 207,831 square feet or 4.771 acres, more or less.

LAND USE DATA TABLE

PROPOSED USE	SQUARE FOOTAGE	NUMBER OF UNITS
MIXED USE (GENERAL OFFICE/RESIDENTIAL)	150,000	0
CONV./RESID.	25,000	0
SINGLE FAMILY (40's & 50's) *	0	138
MULTI-FAMILY/TOWNHOUSES *	0	80

* SINGLE FAMILY DWELLING UNITS MAY BE EXCHANGED TO TOWNHOUSE UNITS.

1. BASED ON DEVELOPMENT, THE NUMBER OF UNITS IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
2. DEVELOPMENTAL USES ARE BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
3. MIXED USE DEVELOPMENT IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
4. GENERAL OFFICE DEVELOPMENT IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
5. RESIDENTIAL DEVELOPMENT IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
6. COMMERCIAL DEVELOPMENT IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
7. INDUSTRIAL DEVELOPMENT IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
8. CONSTRUCTION OF UNITS IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
9. CONSTRUCTION OF UNITS IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.
10. CONSTRUCTION OF UNITS IS BASED ON THE PROPOSED LOT SIZE AND THE NUMBER OF UNITS PER ACRE.



PROPOSED USE	SQ. FEET	ACRES	AVG. DENSITY	TOTAL UNITS
MIXED USE (GENERAL OFFICE/RESIDENTIAL)	150,000	3.43	115 units/acre	0
CONV./RESID.	25,000	0.57	115 units/acre	0
SINGLE FAMILY (40's & 50's) *	0	0.00	115 units/acre	138
MULTI-FAMILY/TOWNHOUSES *	0	0.00	115 units/acre	80

GAGNE PARCEL ZEPHYRHILLS

PLANNED UNIT DEVELOPMENT MODIFICATION

LAND AMERICA LLC

- TRAVEL ROUTES
1. PLANNED UNIT DEVELOPMENT REVISION
 2. 3. REVISION AMENDMENT PLAN SERIES
 4. LEGAL DESCRIPTION
 5. LANDSCAPE BATTERS

LEGEND

SINGLE FAMILY	24.5 AC.
40'S	
50'S	
MULTI-FAMILY/TOWNHOUSES	7.5 AC.
COMMERCIAL	3.4 AC.
MIXED USE	2.1 AC.
INDUSTRIAL/COMMERCIAL	10.0 AC.
WETLANDS	49.5 AC.
PARKS	2.0 AC.
OPEN SPACE	21.3 AC.
TOTAL AREA	139.3 AC.

IMPACTED WETLANDS (0.81 AC.)

UNDESIRABLE WETLANDS

CONNECTIONS TO THE DEVELOPMENT

20' BUFFER WITH SOUND

ACCESS POINTS

FUTURE LAND USE ZONING

FLORIDA DESIGN CONSULTANTS, INC.

DATE: 07/26/2011

Exhibit "C"

GAGNE- CHANCEY ROAD PLANNED UNIT DEVELOPMENT CONDITIONS OF APPROVAL

Master Development Plan

1. Development shall be in accordance with the plans and information submitted February 25, 2021; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.

Environmental

2. Applicant/developer shall provide all environmental permits as required by applicable law.
3. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, the City of Zephyrhills and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

Open Space/Buffering

4. The developer(s) shall create: (i) a mandatory homeowner/property owner/condominium owner association for the residential development, or (ii) for any commercial development consisting of more than 2 separately-owned parcels, a mandatory merchants association; each in the form of a nonprofit corporation(s) registered with the State of Florida, Secretary of State, or, if approved, by the City of Zephyrhills City Council, a Community Development District (CDD). To the extent required above, the association(s) or CDD shall, taken collectively, encompass the entire boundaries of the PUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board) – if applicable. The developer(s) shall convey in fee simple to the association(s) or the District CDD, for ownership and maintenance, any open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the City. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowner/property owner/condominium owner/merchants association or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Planning Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the association or the CDD that funded such improvements as applicable.

Exhibit "C"

Transportation/Circulation

5. Applicant / Developer shall be required to submit an updated traffic study with future construction plans / plats to identify access management / operational required improvements. Applicant / Developer shall not be entitled to transportation impact fee credits for site access improvements into the project or the multi-purpose trail.
6. The traffic study submitted by the applicant assumes a maximum of 175,000 square feet of retail, 138 single family detached residential units and 80 multi-family residential units. Subject to land use exchanges permitted by the Land Use Equivalency Matrix attached hereto as Exhibit "A" (the "LUEM") or other land use exchanges approved by the Planning Director as hereinafter described, any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated traffic study utilizing a methodology approved by the City.
7. Applicant/developer shall install as part of each phase of development a 10' wide multi-use trail along the south side of Chancey Road for the portion of such road that is adjacent to the subject development. If there is insufficient space for the construction of the trail within the right-of-way (after accounting for the proposed thru lanes, turn lanes and other improvements in the right-of-way), such trail may be located, in whole or in part, within the landscape buffer along Chancey Road for the project, provided that an easement is given to the City for the use of the multi-use path by the public prior to the issuance of a certificate of occupancy for the applicable phase of development.
8. Street connections to Chancey Road and Paul S Buchman Road from the project shall be provided as shown on the Master Plan. Any additional right-of-way required for such connections may be required of Applicant/developer and construction of said improvements and not be entitled to transportation impact fee credits.
9. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than the City. City of Zephyrhills will not be responsible for the maintenance of any private streets.

Design/Construction Specifications

10. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and the City of Zephyrhills shall be notified within two working days of the resources found on the site.
11. As provided in Chapter 190, Florida Statutes, and subject to the City's separate approval, a CDD is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the City or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents

Exhibit "C"

pertaining to the undertaking of funding and construction by the CDD shall reflect the following:

- a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
- b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

Utilities/Water Service/Wastewater Disposal

12. Utility plans for the entire development shall be submitted to the Utilities Department for review and approval prior to or concurrent with submittal of the construction plans. This utility plan shall show, at a minimum, the following:
 - a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and non-potable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.
 - d. The Utility plans shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems within the proposed development.
13. The developer(s) shall construct all water and wastewater facilities within the development to current City standards. A complete set of standards may be obtained from the Utilities Department.

Land Use

14. The following entitlements are approved for the PUD: 175,000 square feet of retail, 138 single family detached residential units and 80 multi-family residential units. The foregoing entitlements may be exchanged in accordance with the LUEM. In the event a permitted land use as approved by the PUD is not specifically listed in the LUEM, a trip use equivalency may be provided to document the trip generation of the permitted land use is the same (equal to or less than) as an approved land use. The trip generation shall be based on the pm peak hour rates contained in the ITE Trip Generation Manual, 10th ed. Land use exchange requests shall be submitted to the Planning Director or designee for verification as to implementation and administrative approval in accordance with the LUEM and shall not constitute an amendment to the PUD.
15. The permitted primary uses include uses set forth below.
 - A. Mixed Use Area- Permitted primary uses shall include, without limitation:
 1. Hotel;
 2. Retail;
 3. Office;
 4. Industrial flex space, which may include flex space, light manufacturing, assembly wholesale, distribution, breweries and distilleries, cargo services, carpet and flooring, construction/service/trade offices, drug/medication processing, fabrication/welding, food processing/distribution, freight

Exhibit "C"

transportation, greenhouse/indoor farms, laboratory testing, machinery supplies, material handling/storage, medical suppliers, paint booths, publishing and printing services, technological services, and trucking companies (vehicle manufacturing, towing services and ready-mix concrete plants are not permitted uses); and

5. Other uses permitted by the C-2 zoning district, provided that auction houses, flea markets, RV/boat storage and vehicle rentals are not permitted uses.
 6. In order to encourage urban design, there will be no internal setbacks required in the Mixed Use Area shown on the PUD master plan.
- B. Commercial Area- Permitted primary uses shall include, without limitation:
1. Hotel;
 2. Retail;
 3. Office; and
 4. Indoor Self-storage Facility
 - a) Maximum height – 54'-3" (above finished floor)
 - b) Minimum Setbacks – Front: 25', side: 10' and rear: 10'
 5. Other uses permitted by the C-2 zoning district, provided that auction houses, flea markets, RV/boat storage and vehicle rentals are not permitted uses.
- C. Single Family Area- Permitted primary use shall be single-family detached units, including, for-sale or for-rent product, meeting the following dimensional standards:
- (1) Lot Size & Setbacks:
 - a) Single Family 40' lots
Minimum width – 40'
Minimum depth – 110'
Minimum Setbacks – Front – 20', side – 6' and rear – 10' (SF detached)
 - b) Single Family 50' lots
Minimum width – 50'
Minimum depth – 110'
Minimum Setbacks – Front – 20', side – 6' and rear – 10' (SF detached).
- D. Multi-Family/Townhomes Area - Permitted primary uses shall include multi-family, townhomes, single-family attached and detached, including for sale- and for-rent product.
- (1) Lot Size & Setbacks:
 - a) Multi-Family
 - b) Exhibit "C"

Minimum lot size -15,000 square feet
Minimum Setbacks – Front – 20', side 10'; and rear 10'

Exhibit "C"

- d) Townhomes:
 Minimum width – 18'
 Minimum depth – 85'
 Minimum Setbacks: Front – 20', Side – 10', Rear – 10'
16. Concerning townhouses within the PUD:
 In lieu of Section 2.01.03.06.01(M)(1), the front of each individual townhouse building shall have medium sized shade trees planted and spaced every 40 feet;
17. In lieu of Section 2.01.03.06.01.P(2) 3, the builder may use two different materials, stucco on the first floor and shake siding on the second floor, using different colors for each grouping of townhomes, and the sides and rear may be the same color as the front elevation, and also have stucco on the bottom floor and shake siding on the second floor; and
18. In lieu of Section 2.01.03.06.01.P(2) 5, the sides of all the buildings (regardless of their adjacency to rights-of-way) shall be the same for all buildings.
19. The dimensional standards for the Mixed Use Area and the Commercial Area shall in accordance with the C-2 zoning district, subject to variances and other relief which may be subsequently approved by the City in accordance with the City's Land Development Code.
20. The maximum density or square footage set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable City ordinances and resolutions.
21. Applicant / Developer shall provide non-exclusive easement(s) at mutually-acceptable locations near the NE and SE corners of property at the intersection of Chancey Rd. and U.S. 39 (Paul S. Buchman) for the City's future Industrial Gateway entryway signage.
22. The following monotony controls shall be provided unless otherwise approved by City staff as part of site plan or other approvals:
- a. Mailbox kiosk(s) shall be approved by the U.S. Postal Service and will be provided as needed in the community.
 - b. A street tree plan shall be included at the time of construction plan submittal to be approved as part of the construction plan review. At least 2 trees must be provided between the residential unit and the street. The specific location of the required trees shall be determined at the final design of street-cross sections during the construction plan review. Existing trees that are preserved may be counted toward satisfaction of this requirement.
 - c. All 40 foot lot residential units shall include open porch area or covered entry on the front of the residential unit.
 - d. Entry features and proposed signage location shall be depicted on the construction plans, but signage will be reviewed separately by City staff pursuant to the City's sign ordinance(s).

Exhibit "C"

e. In order to avoid repetitive front elevations, residential units with the same front elevation shall not be located next to each other or directly across the street from each other.

f. No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

g. If the exterior of the residential unit is stucco, a portion of the exterior must contain a brick, stone, scored stucco banding or another type of siding accent. This requirement may be satisfied by (among other things) scored stucco and foam accents around windows and doors.

h. Front elevation exterior windows on every residential unit must contain a finish trim, shutters, muntins or mulleins to create accents. This requirement may be satisfied by (among other things) scored stucco and foam accents around window).

i. Home builders shall provide staggered front yard setbacks, not less than two feet on adjacent lots and shall be allowed to reduce the rear yard setback a distance equal to the additional front setback.

j. Roof shingles shall be dimensional type shingles. Commonly referred to as architectural shingles.

k. Decorative streetlights shall be used subject to approval of the applicable utility provider and manufacturer's design specification. Underground wiring may be used where such streetlights are not solar powered.

l. Individual retention ponds to provide perimeter landscaping in such locations and with such landscaping as reasonably approved by applicant/developer.

m. Unless otherwise approved by City staff as part of site plan or other approvals, lot fencing shall consist of Lakeland Style 6' PVC fence, either white or almond.

n. Applicant/developer shall provide a minimum landscape allowance per lot of 1.5% of the total construction cost and shall be verified by a certification from applicant/developer's engineer of record. The irrigation system to serve such landscaping and ground cover shall be included within such landscape costs.

o. Street/lot trees shall have a minimum 2" caliper, 6' height and consist of a Grade #1 tree.

p. Residential Landscape Buffers -

- (1) Landscape Buffer Along Chancey Road - 20' foot wide buffer with a 2'- 3' high berm and a 6' high fence or masonry wall. There will be shade trees on center every 60' and alternating understory trees every 60', and a continuous evergreen hedge.

Exhibit "C"

- (2) Landscape Buffer Along Railroad - 20' foot wide buffer with a 6' high solid fence/wall. There will be shade trees on center every 60' and alternating understory trees every 60', and a continuous evergreen hedge.
- (3) Landscape Buffer Along Western Property Line - 15' foot wide buffer with a 6' high fence/wall. There will be shade trees on center every 60' and alternating understory trees every 60', and a continuous evergreen hedge.

q. Non-Residential Landscape Buffers Along Chancey Road - 20' foot wide buffer with trees on center every 30' and a continuous evergreen hedge.

Procedures

23. All conditions of this PUD approval are material to the City Council approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and PUD approval shall be suspended until such time that the City Council modifies the PUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of
- 1) PUD entitlements that have received plat, Building Permit, or CO approval; or 2) any PUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for City Council-approved modifications to the PUD or the PUD conditions of approval shall not be considered challenges and decisions by the City Council regarding any modification or the like shall not have the effect of suspending the conditions and the PUD approval under any circumstances.

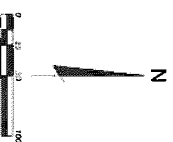


**ZEPHYRHILLS
GAGNE PARCEL**

CONCEPT PLAN
LAND AMERICA

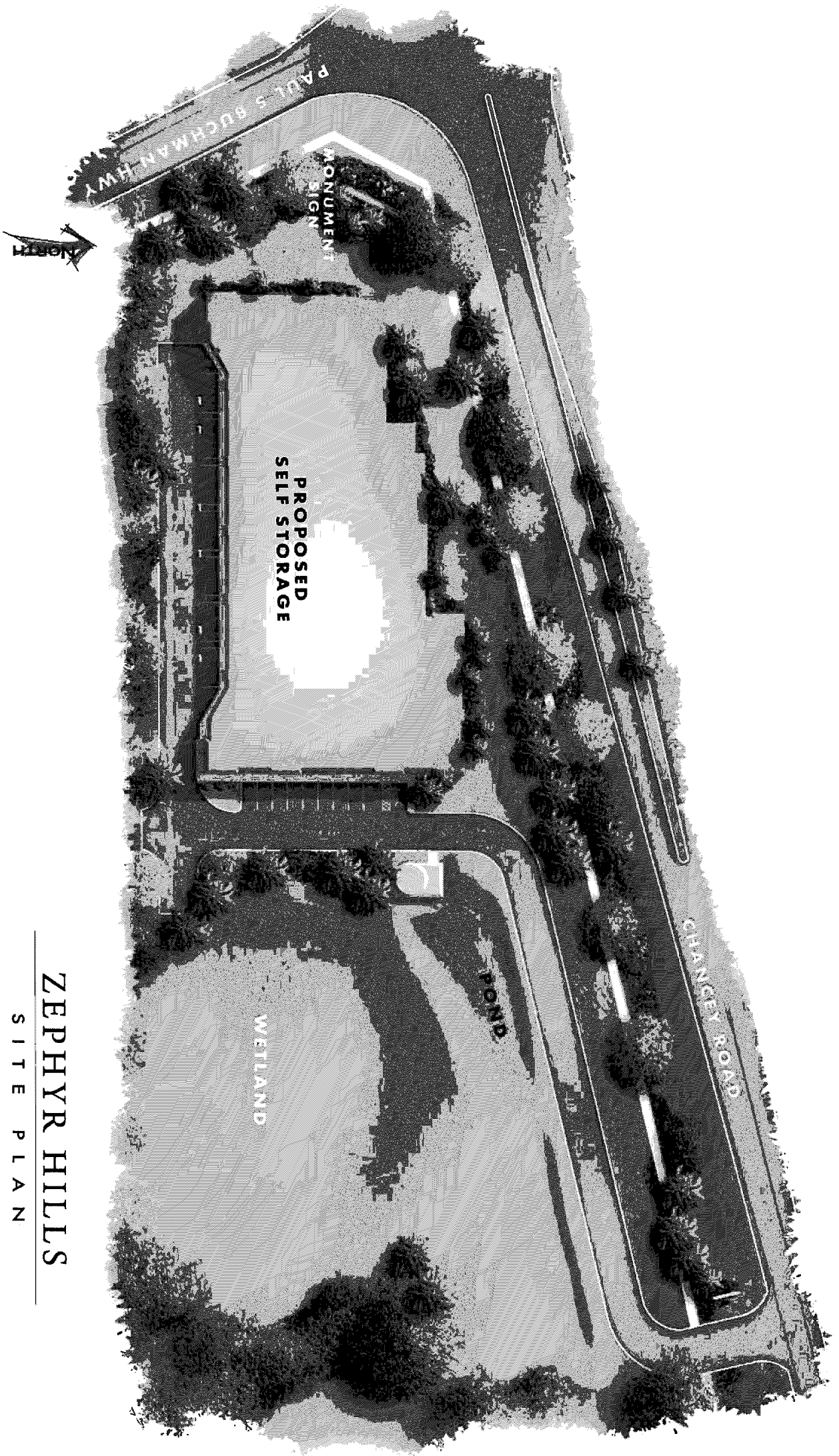
SITE DATA:

- SITE = 4.8 ± AC
- APPROX WETLAND AREA = 1.3 ± AC
- PARKING = 10 SPACES + LOADING
- BLDG COVERAGE 30% (NOT INCLUDING WETLAND)
- PAR - 022
- BLDG HEIGHT 3-STORY
- ZONING: PUD

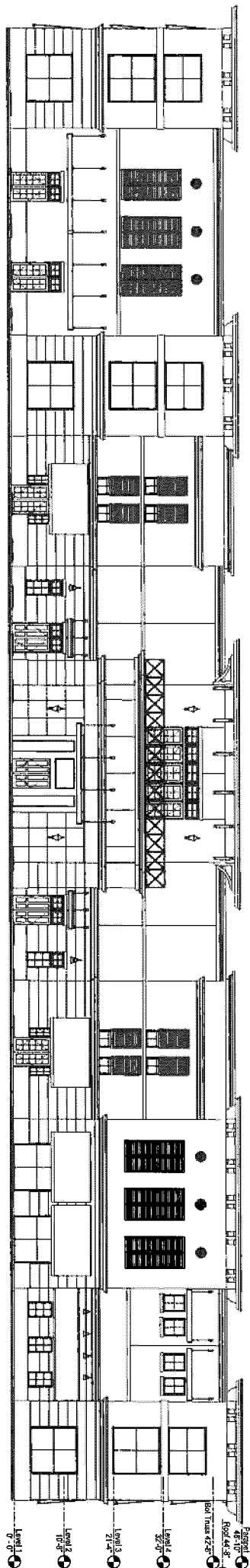


THIS CONCEPT PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS. CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY LEGAL OR TITLE MATTERS. CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ENVIRONMENTAL MATTERS. CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS.

DATE: 03/15/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
SHEET NUMBER: 1

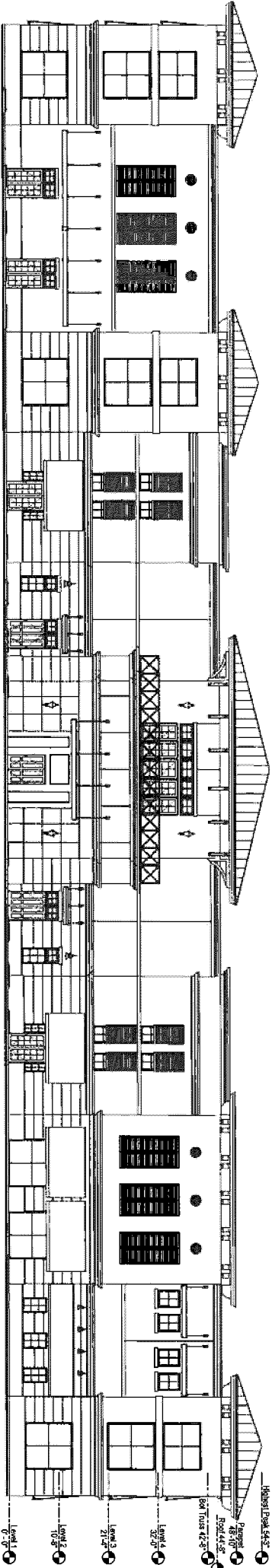


ZEPHYR HILLS
SITE PLAN



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION - ALTERNATE

SCALE: 3/32" = 1'-0"

Symbol	Date	By	Revisions

Seal

GOOD & EDWARDS
 DESIGN STUDIOS
 28225 Highway 74
 Evergreen, CO 80439
 321-271-0748
 GoodEdward.com

Sheet Title	ELEVATIONS
Project	SELF STORAGE - ZEPHYR HILLS ZEPHYR HILLS, FLORIDA
Scale	3/32" = 1'-0"
Date	7/1/23
Drawn By	JES
Sheet No.	A400

