



ZEPHYRHILLS

Planning for the Future

Todd Vande Berg
City of Zephyrhills Planning Director

PLANNING FOR A BRIGHT FUTURE...

TRANSPORTATION

DEVELOPMENT

RECREATION

Springhill

Orlando

Zephyrhills

Tampa

Lakeland

Image Landsat / Copernicus
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A long-exposure photograph of a multi-lane highway at night. The image is dominated by light trails from moving vehicles, creating a sense of motion and depth. The trails are primarily blue and white on the left side of the road, and red and white on the right side. The road lines and lane markings are visible, leading towards a bright light source at the horizon. A sign with the word 'Ausfahrt' (Exit) is visible on the right side of the road.

TRANSPORATION PROJECTS

CURRENT PROJECTS

PD&Es

SOUTH 301 CORRIDOR
56 to 39
Fowler to 56

**GALL BLVD & ONE-WAY
PAIRS**

GEIGER - KOSSICK

COMPLETE STREETS

GALL BOULEVARD

5TH AVENUE

SOUTH AVENUE

TRAFFIC SIGNAL

PRETTY POND & US 301

IMPROVEMENTS

SIMONS ROAD

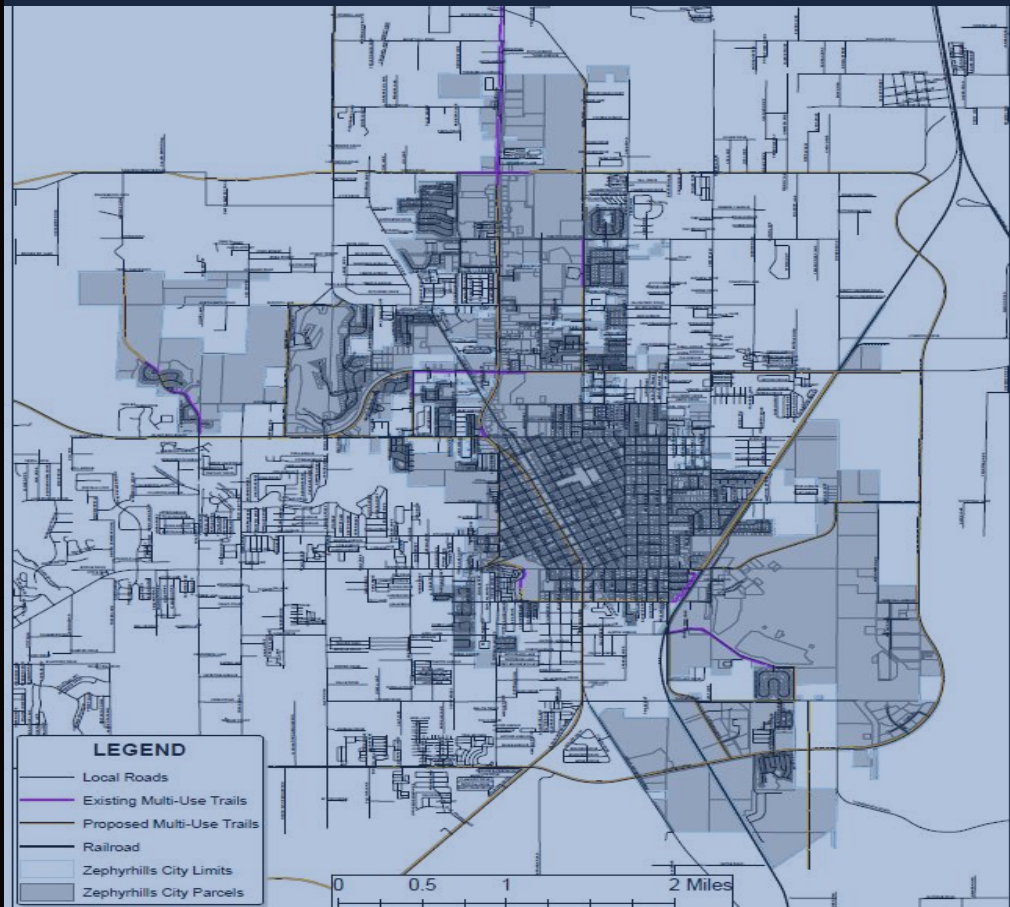
KOSSICK ROAD

DEAN DAIRY ROAD

RECREATIONAL

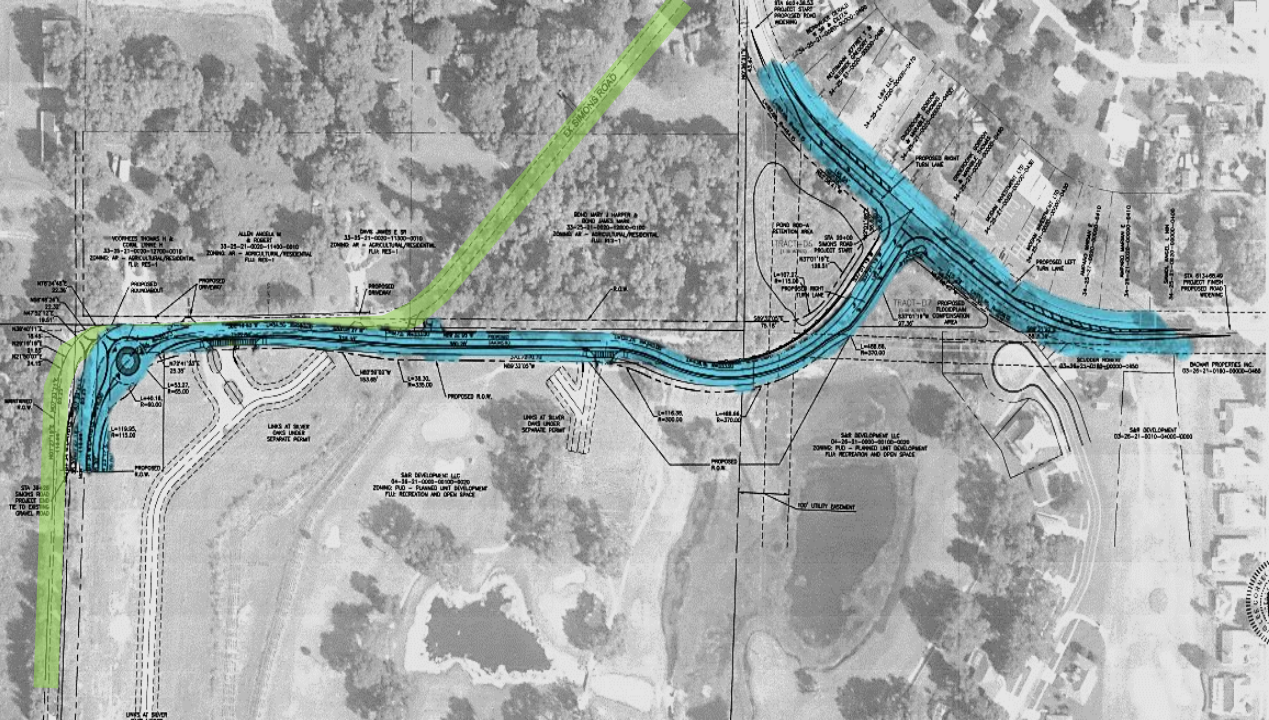
MASTER TRAIL PLAN

MASTER TRAIL PLAN



City of Zephyrhills
Multi-Use Trails Map
October 2017





SIMONS ROAD REALIGNMENT & IMPROVEMENTS

IMPROVEMENTS:

- New ingress/egress location on Fort King Road.
- Traffic Circle for calming at curve.
- Paved street owned/maintained by the City.
- Improved drainage.





MERCHANTS SQUARE SHOPPING CENTER

PRETTY POND ROAD



US 301

US 301

TOWN VIEW SHOPPING CENTER

5' CONCRETE SIDEWALK

PRETTY POND ROAD

ZEPHYR COMMONS

TRAFFIC SIGNAL RELOCATION

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1617 PRINCEDALE AVENUE, SUITE 200, TAMPA, FL 33606
PH: 813-973-3000 FAX: 813-973-3001
WWW.KIMLEY-HORN.COM CA 0000048

LICENSED PROFESSIONAL
CHRISTOPHER HATTON, P.E.
FLORIDA LICENSE NUMBER
48905

KHA PROJECT
048797072
DATE
NOVEMBER 2018
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY DSC

US 301 INTERSECTION
IMPROVEMENTS
PREPARED FOR
CITY OF ZEPHYRHILLS

US 301 INTERSECTION
IMPROVEMENTS
PREPARED FOR
CITY OF ZEPHYRHILLS

SHEET NUMBER



COMPLETE STREETS

& reimagine gall boulevard



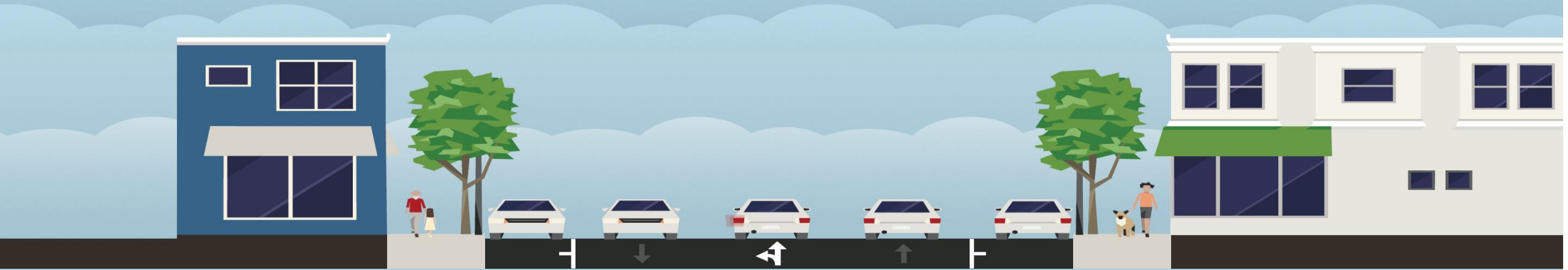
PROPOSED COMPLETE STREETS

- South Avenue
- 5th Avenue
- Gall Boulevard (US 301)
- 7th Street

REIMAGINE GALL BOULEVARD

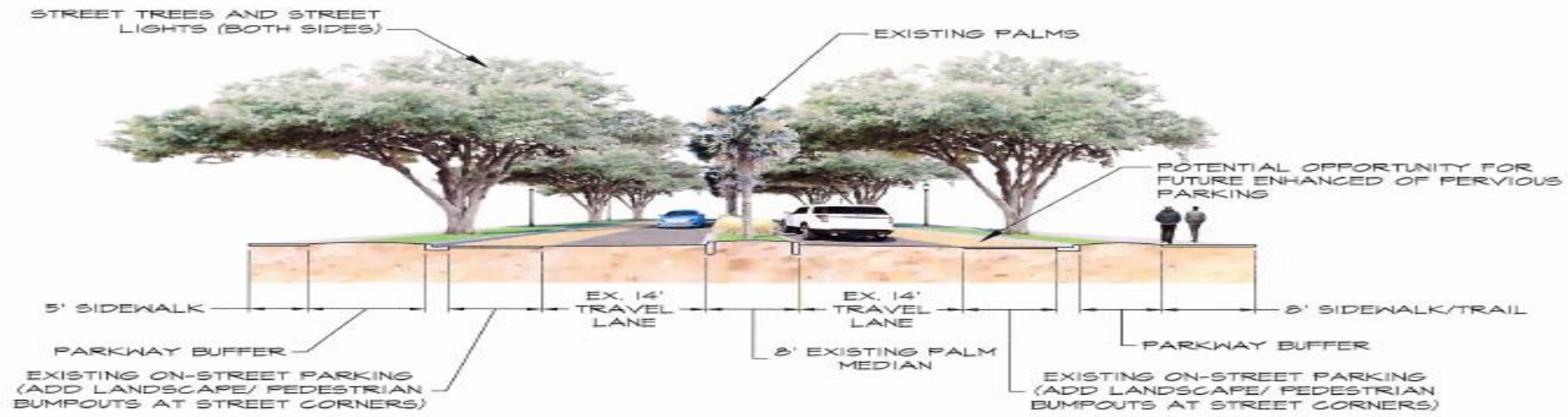
- Development & Redevelopment Opportunities
- Mix of Uses
- Pedestrian Friendly
- Infrastructure Needs

Gall Blvd Alignment



7th Street Alignment

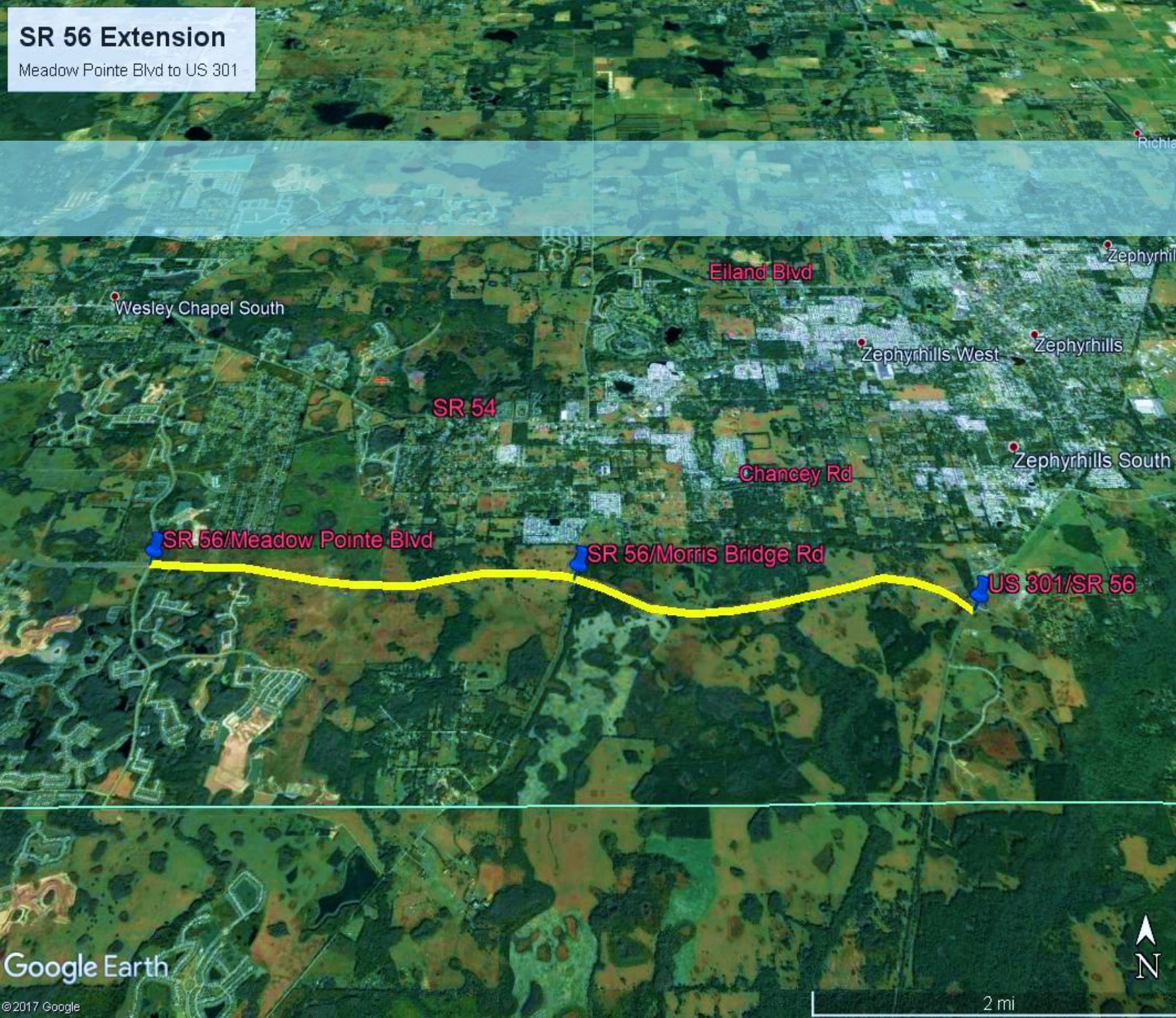




5TH AVENUE - TRANSITIONAL AREA
16TH STREET TO 11TH STREET



SOUTH AVENUE - ENHANCED TYPICAL
GALL BOULEVARD TO 7TH STREET



SR 56 Extension
Meadow Pointe Blvd to US 301

Expansion

SR 56 EXTENSION

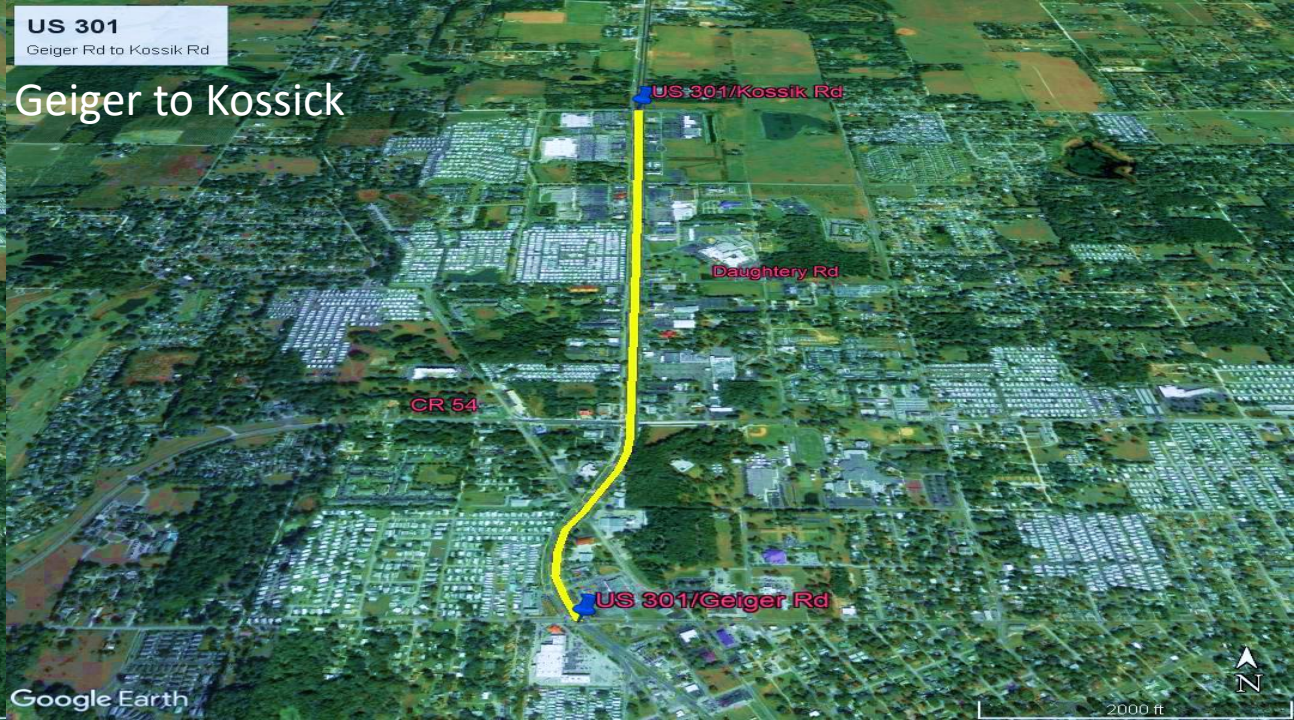
Corridor Vision & Land Use Strategy

Cross County Arterial

Connections to SR 39 & Chancey Rd

Development Potential





FDOT P.D & E's
Future 301 Improvements

NORTH US 301 LAND USE VISION & TRANSPORTATION STRATEGY

Collaborative Effort with Dade City and Pasco County. Implementation starting with DEO grant.



A photograph of a row of modern, light-colored houses with gabled roofs, situated in a grassy field. The image is overlaid with a dark blue filter. In the foreground, there are tall, thin grasses. A white rectangular box is centered over the middle of the image, containing the text "NEW DEVELOPMENT" in white, uppercase, sans-serif font. The sky is overcast with grey clouds. Tree branches are visible in the top corners.

NEW DEVELOPMENT

COMMERCIAL PROJECTS

COMPLETE

**LIVING FOOD
BAKERY & CAFÉ**
38201 10th Avenue

CONSTRUCTION

THE VAULT
38421 5TH Avenue

BURGER KING
5610 Gall Boulevard

WAWA
SE Corner of CR 54 and US 301

MOBILE HOME DEPOT
5409 Gall Boulevard

SUNTRUST
7809 Gall Boulevard

PARK PLACE WAREHOUSE
Correia Drive off Chancey Rd

APPROVED

CULVERS
Parcel South of Wawa

ALDI
NW Corner of Pretty Pond Rd &
US 301

FLORIDA MEDICAL CLINIC
NE Corner of Simons Road &
Eiland Boulevard (CR 54)

UNDER REVIEW

ZEPHYR PLAZA
5931 Gall Blvd

FUTURE PROPOSED

CHICK-FIL-A
NE Corner of Pretty Pond Rd & 301

STARBUCKS
NE Corner of US 301 & Daughtery
Rd

CULVERS & WAWA

Hercules Park Property

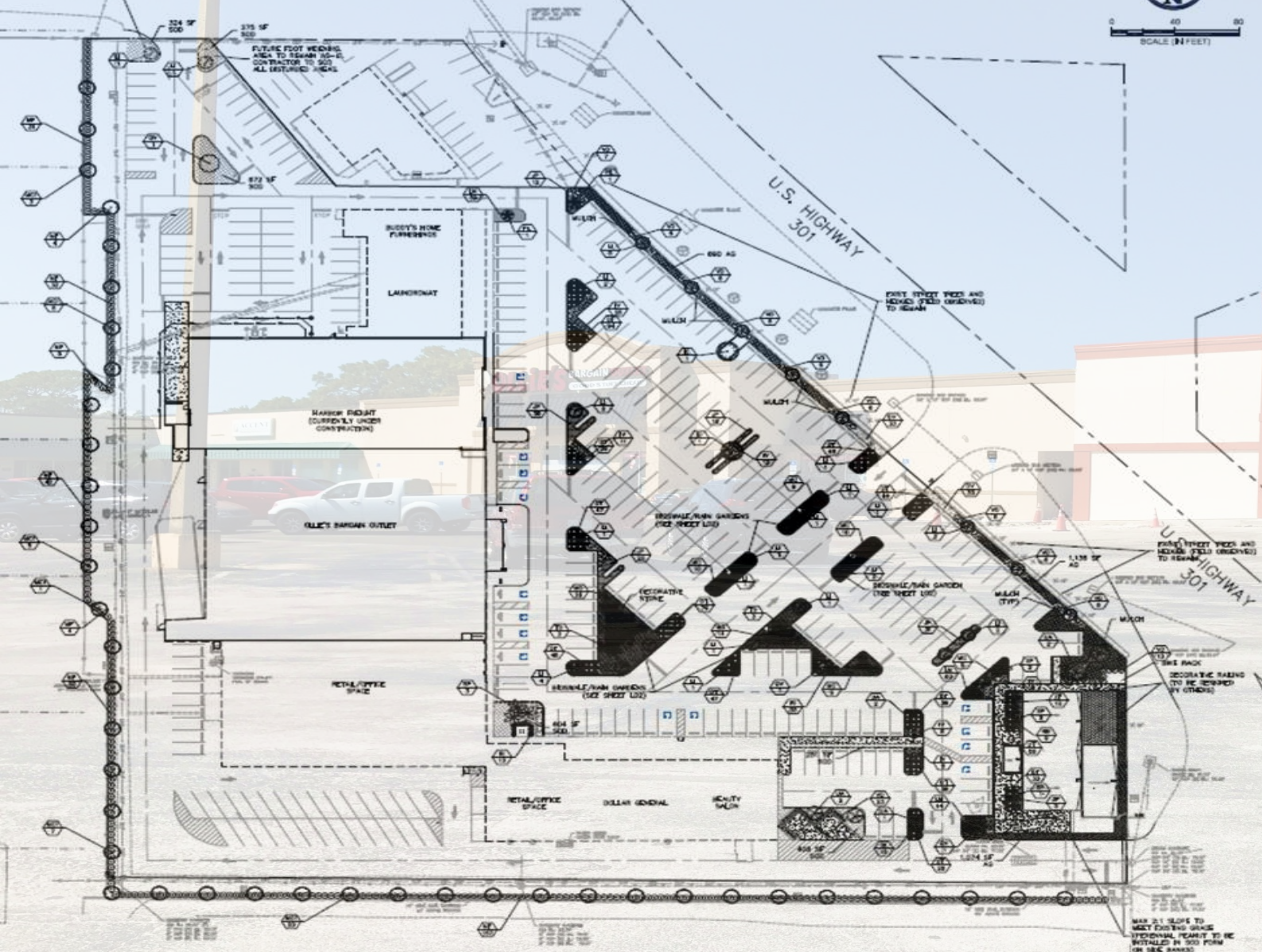
EXISTING TRAMPING AREA AND FUTURE FOOT WEARING AREA TO BE MAINTAINED BY CONTRACTOR TO USE ALL RETURNED AREA.

CEIGER ROAD



PROPOSED LANDSCAPE LEGEND

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE TO FLORIDA	DROUGHT TOLERANT
CANOPY TREES							
	QV	3	Quercus virginiana	LEAF OAK	3-1/2" CALIPER, 8" HIG. MIN.	YES	YES
	UK	7	Ulmus alba	WINGED OLM	3-1/2" CALIPER, 8" HIG. MIN.	YES	YES
	IC	3	Ilex verticillata	DIABOLO HOLLY	3-1/2" CALIPER, 8" HIG. MIN.	YES	YES
	LI	32	Lagerströmia indica	CRANE WHELK (SAVONERO)	2" CALIPER, 8" HIG. MIN.	NO	YES
	PL	2	Prunus lanceolata	CHERRY LAUREL	2" CALIPER, 8" HIG. MIN.	NO	YES
	TO	8	Taxodium distichum	SALT CYPRESS	3-1/2" CALIPER, 8" HIG. MIN.	YES	YES
	NC1	41	Nyctea californica	SOUTHERN WAX MYRTLE	3-1/2" CALIPER, 8" HIG. MIN.	YES	YES
	SP	8	Azadirachta indica	CABBAGE PALM WITH SCOTCH REDDENATED FRONDS	12-18" 21" CLEAR TRUNK HT. MIN.	YES	YES
SHRUBS							
	VO	81	Verticillium thomsonii	WAXY WAXMYRTLE	2 GAL. MIN. 18" HT. X 12" SPD. 30" OC.	YES	YES
	HE	84	Hesperaloe parviflora	ORANGE BURNING BUSH	2 GAL. MIN. 18" HT. X 12" SPD. 30" OC.	NO	YES
	EV	101	Ilex verticillata 'sanguinea'	DIABOLO HOLLY	2 GAL. MIN. 18" HT. X 12" SPD. 30" OC.	YES	YES
	MF	326	Muhlenbergia capillaris	LIPOVSKY'S STORTELON	3 GAL. MIN. 18" HT. X 12" SPD. 40" OC.	YES	YES
	ZP	16	Zinnia mexicana	COONFLOR	2 GAL. MIN. 18" HT. X 12" SPD. 30" OC.	YES	YES
	AB	10	Anthemis infans 'purple'	PURPLE SHOWER PETALS	1 GAL. MIN. 24" HT. X 12" SPD. AS SHOWN	YES	YES
	MC	85	Muhlenbergia capillaris	LIPOVSKY'S STORTELON	1 GAL. MIN. 24" HT. X 12" SPD. 30" OC.	YES	YES
GROUND COVERS							
	OT	612	Oenothera biennis 'Sundrop'	SLEAZYBLY FLAX	1 GAL. MIN. 18" HT. X 12" SPD. 24" OC.	NO	YES
	CW	85	Citrus aurantium	WHITE ORANGE BLOSSOM	1 GAL. MIN. 18" HT. X 12" SPD. 24" OC.	YES	YES
	LM	142	Limonium carolinianum	SEASIDE BLUEBELLS	1 GAL. MIN. 18" HT. X 12" SPD. 24" OC.	NO	YES
	SP	103	Sporobolus vaginatus	SPRING BROOM	1 GAL. MIN. 18" HT. X 12" SPD. 30" OC.	NO	YES
	5004			ARIZONA SANDPEPPER	300	NO	YES
	5004			ARIZONA SANDPEPPER	300 FORM	NO	YES



ZEPHYR PLAZA IMPROVEMENTS

Improvements to the **ENTIRE** site including landscaping and façade work.

New uses in plaza.

Sunrise Eatery relocation.



SHEET NAME: LANDSCAPE PLAN
 PROJECT NAME: ZEPHYR PLAZA SHOPPING CENTER
 CLIENT: ZEPHYR, LLC

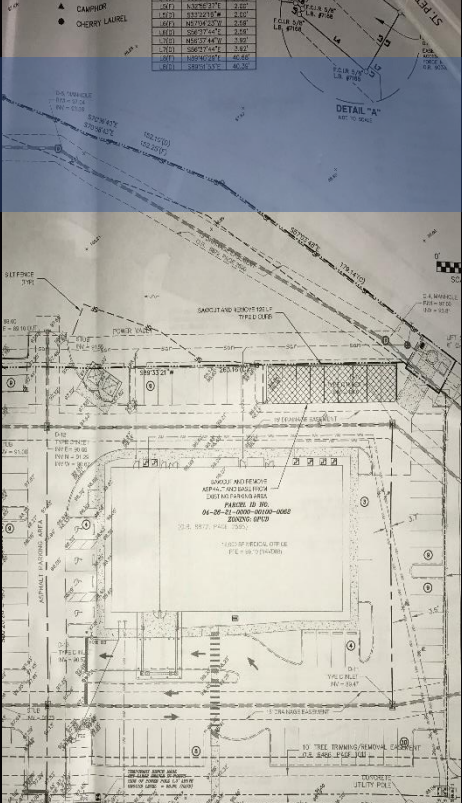


DATE: 06/20/17
 PROJECT NO: 1410001
 SHEET NUMBER: L01

OTHER COMMERCIAL PROJECTS



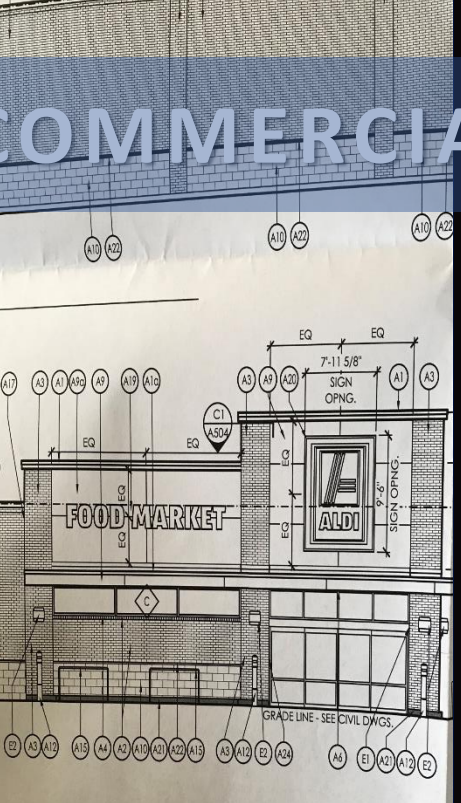
PARK PLACE



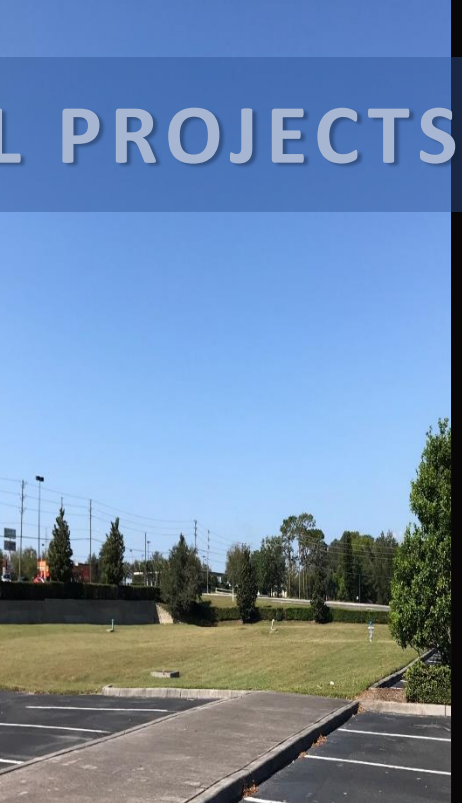
FL MEDICAL



SUNTRUST



ALDI



CHICK-FIL-A

RESIDENTIAL PROJECTS

COMPLETE

SUMMERSET APTS.
6631 Fort King Road

GARDEN VILLAS PHASE I
Dairy Road

CONSTRUCTION

SILVERADO PHASES 6,8,9A
Eiland Boulevard

APPROVED

DISTRICTS @ ABBOTT SQUARE
Eiland Boulevard

HIDDEN RIVER PHASE I
Chancey Road

UNDER REVIEW

**ZEPHYR LAKES PUD
AMENDMENT**
Kossick Road

**LINKS @ SILVER OAKS PUD
AMENDMENT**
Simons Road - Improvements

**SILVERADO PHASES 5,7,9B,
10 & 11**
Eiland Boulevard

MAJESTIC OAKS - ADDITION
Chancey Road

FUTURE PROPOSED

PRESERVE @ SILVER OAKS
Eiland Boulevard

**PRETTY POND & WIRE ROAD
APARTMENTS**
NW Corner of Pretty Pond and
Wire Roads

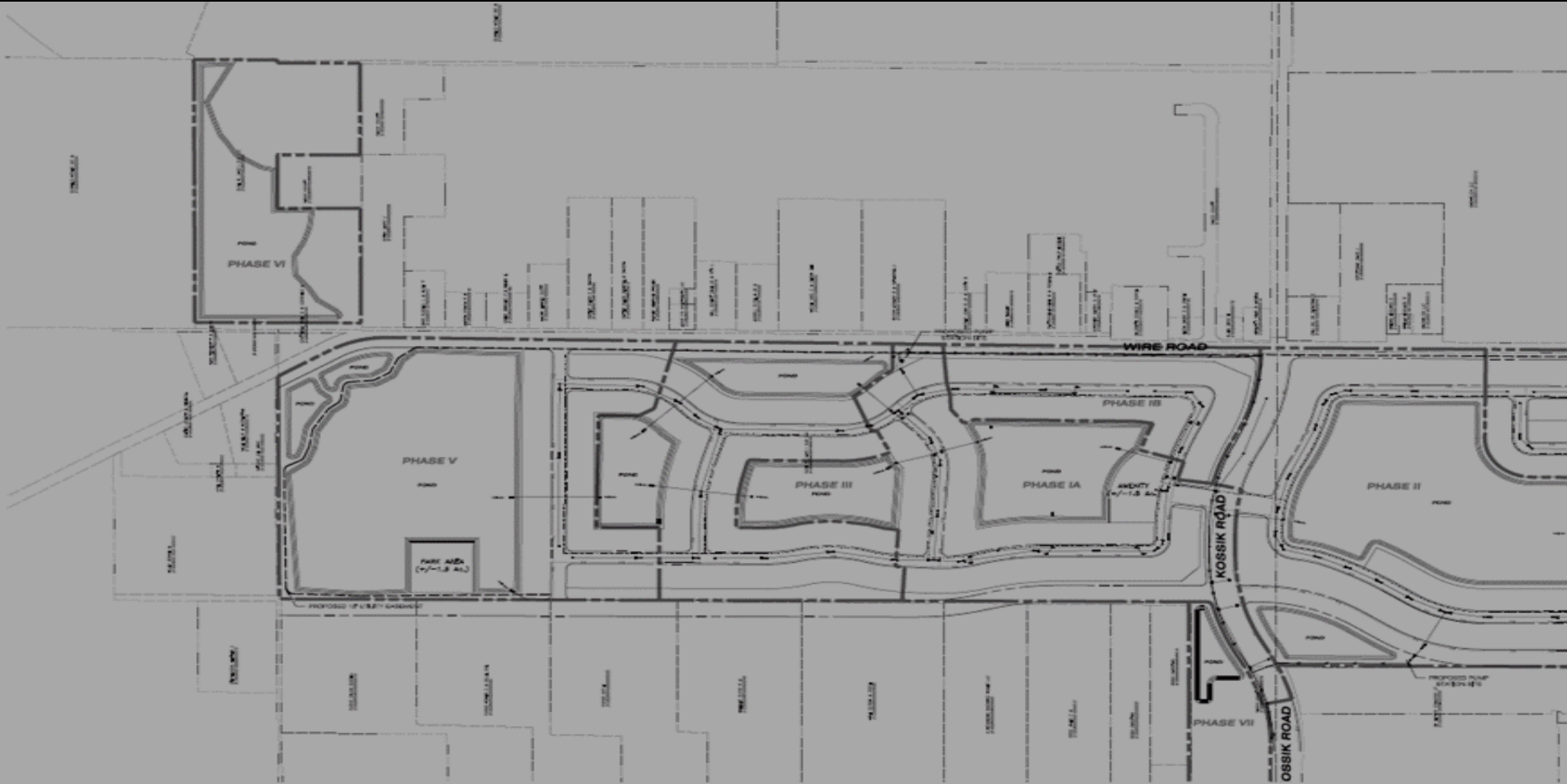
ZEPHYR LAKES

Single Family
Residential
Development

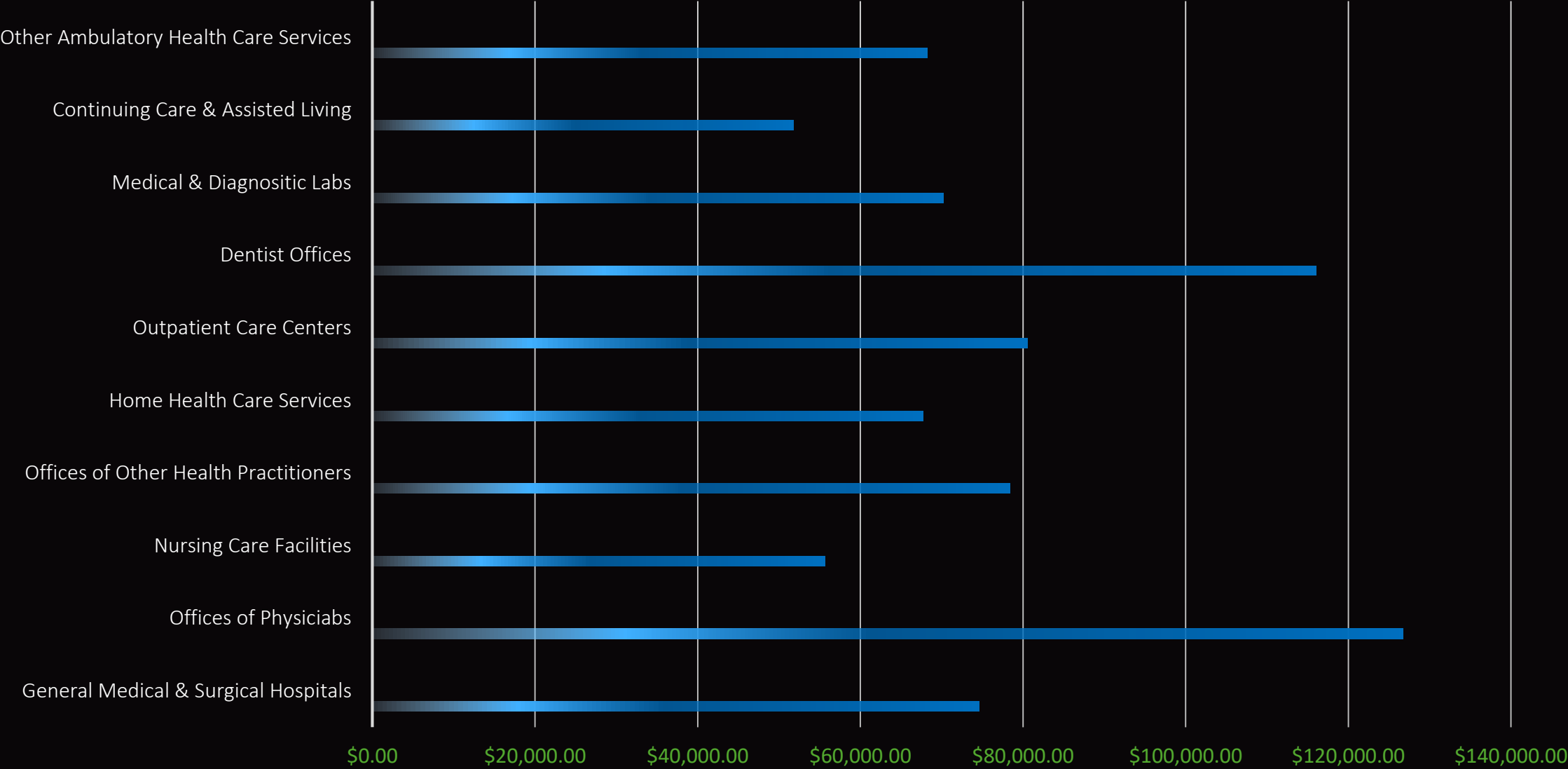
Close Proximity to
Zephyrhills'
Medical Industry

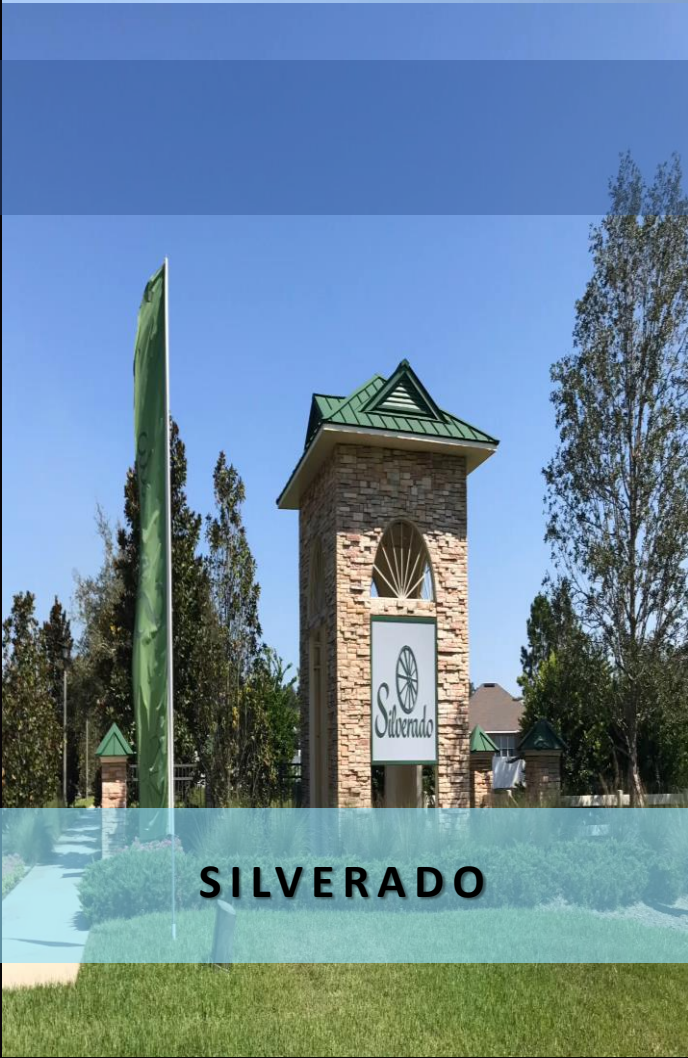
Kossick Road
extension to Otis
Allen Road

Raising the bar on
residential
developments in
the City.

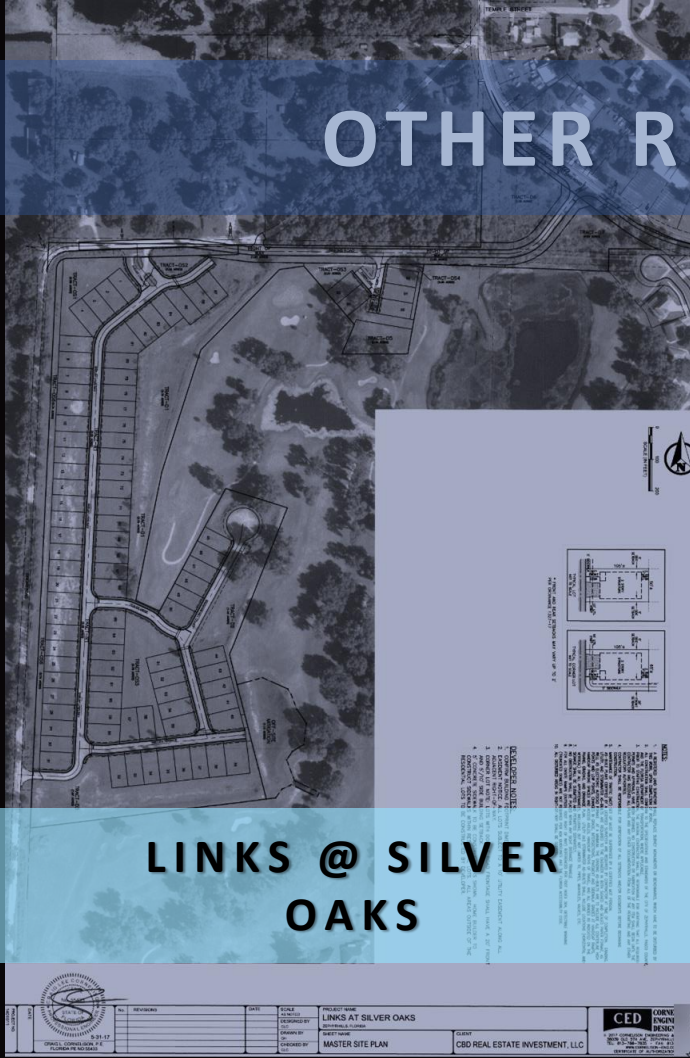


MEDICAL INDUSTRY SALARIES





SILVERADO



LINKS @ SILVER OAKS

No.	REVISIONS	DATE	BY	CHKD.

PROJECT NAME: LINKS @ SILVER OAKS
PROJECT LOCATION: 20000 N. 100TH AVE., SUITE 100, EDEN PRAIRIE, MN 55424
OWNER: CBD REAL ESTATE INVESTMENT, LLC
DESIGNED BY: CED ENGINEERING
DATE: 03-17-17
SCALE: AS SHOWN
PROJECT NO.: 17-001

CED ENGINEERING
10000 W. 100TH AVE., SUITE 100, EDEN PRAIRIE, MN 55424
TEL: 952-941-1000
WWW.CEDENGINEERING.COM

OTHER RESIDENTIAL PROJECTS



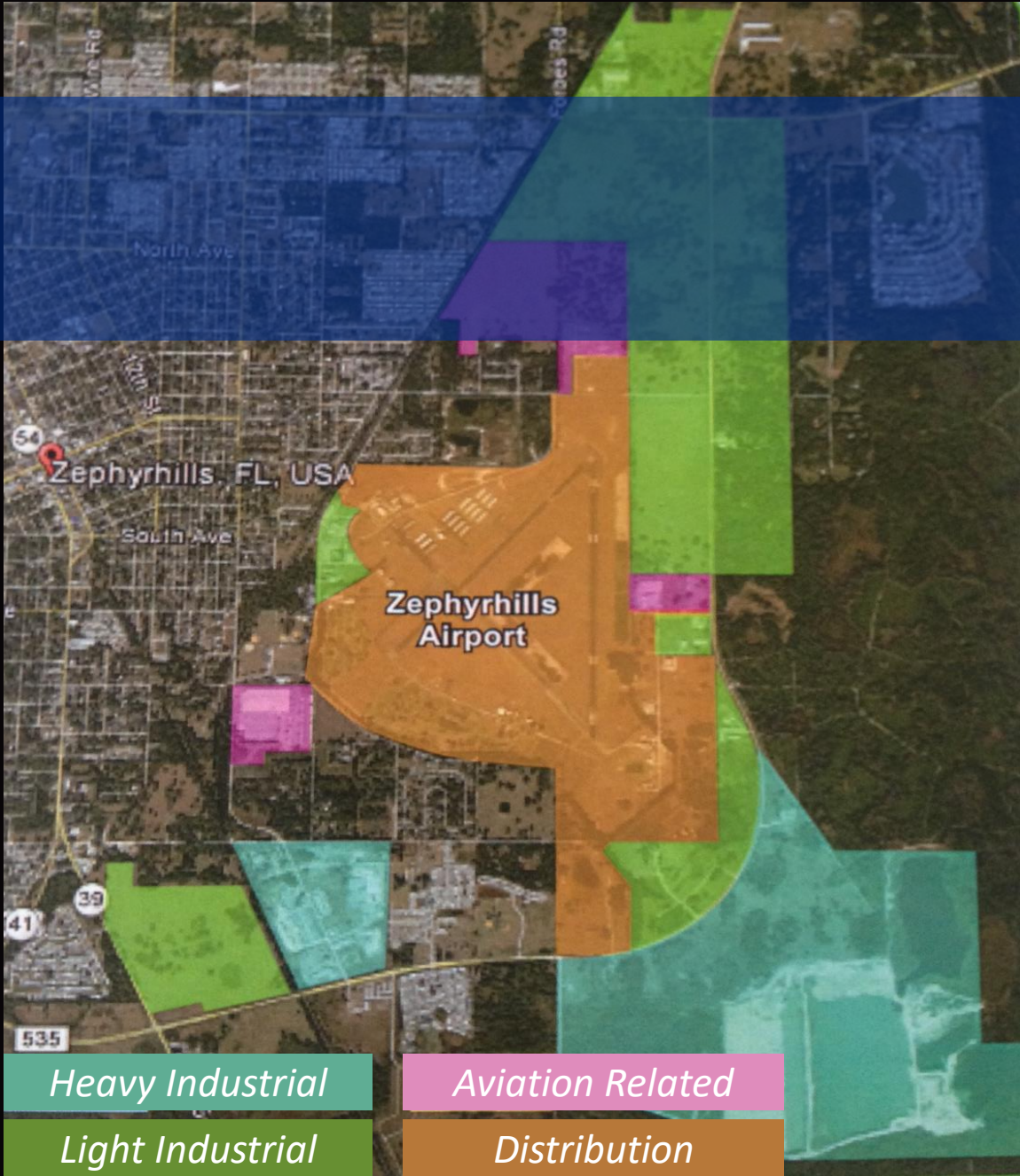
HIDDEN RIVER

EMERGENCY HATCH

PULL TO RELEASE

AIRPORT





AIRPORT MASTER PLAN

Finalize Master Planning Efforts

Coordinate with CSX

Inland Port

Heavy Industrial

Aviation Related

Light Industrial

Distribution

A photograph of a tennis racket and a tennis ball on a court. The racket is positioned horizontally, with its head to the right and handle to the left. A white tennis ball is placed in front of the racket's head. The court surface is visible in the foreground, showing some wear and discoloration. A white rectangular box is superimposed over the center of the image, containing the text 'TENNIS FACILITY'.

TENNIS FACILITY

FACILITY LOCATION

DISTRICTS @ ABBOTT SQUARE



Google Earth

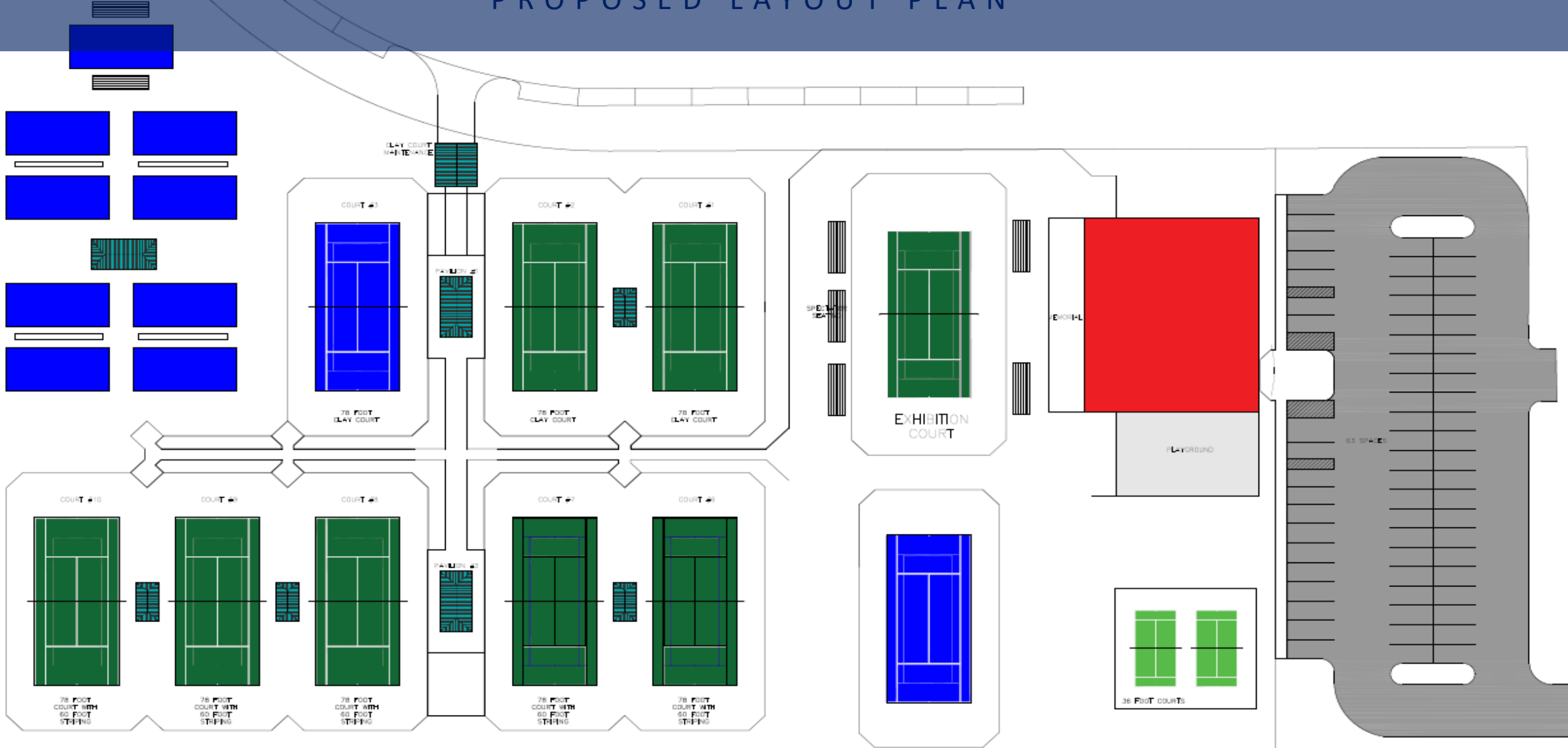
© 2017 Google

Imagery Date: 2/11/2017 28°15'25.63" N 82°11'35.78" W elev. 95 ft eye alt 8564 ft

Tour Guide 1995

TENNIS FACILITY

PROPOSED LAYOUT PLAN



A large, textured question mark is centered on a dark blue background. The question mark has a rough, woven or knitted appearance. A white rectangular box is superimposed over the middle of the question mark, containing the word "QUESTIONS?".

QUESTIONS?