

## RESOLUTION 2022-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING AND TOWING FROM DISTRICT OWNED COMMON AREA; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Zephyr Lakes Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Zephyrhills, Pasco County, Florida;

**WHEREAS**, the District owns and maintains certain common area located within the boundaries of the District, described in **Exhibit “A”**, which is attached hereto and incorporated herein by reference (collectively, the “**District-Owned Property**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles or vessels from District-Owned Property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

**WHEREAS**, unauthorized vehicles or vessels on the District-Owned Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

**WHEREAS**, the District desires to contract with a towing operator that is currently in contract with Target Towing to provide to tow unauthorized vehicles or vessels from District-Owned Property;

**WHEREAS**, the Board held a public meeting to receive public comment on its proposed parking and towing policy.

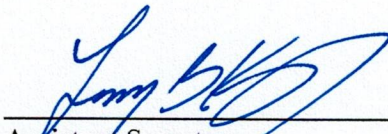
### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Parking and Towing Policy**. The Board hereby adopts the Parking and Towing Policy attached hereto as **Exhibit “B”**.
3. **Authorizing the Engagement of an Approved Towing Operator**.
  - a. The Board hereby authorizes the District to entering into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable City and County regulations, and the Parking and Towing Policy.
  - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District-Owned Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).


4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**Passed and Adopted on October 5, 2021**

**Attest:**

  
\_\_\_\_\_  
Assistant Secretary

**Zephyr Lakes  
Community Development District**

  
\_\_\_\_\_  
Name: Mike Lawson  
Chair of the Board of Supervisors

**Exhibit “A”**  
**District Property**

ZEPHYR LAKES  
COMMUNITY DEVELOPMENT DISTRICT PARCEL  
SHEET NO. 1 OF 3

PARCEL "A"

A PORTION OF TRACTS 7, 10, 23, 26, 39, 42, 54, 55, 58 AND 59, TOGETHER WITH TRACTS 5, 6, 11, 12, 21, 22, 27, 28, 37, 38, 43 AND 44, IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH LOT 5, BLOCK 1, ZEPHYRHILLS SMALL FARMS AS RECORDED IN PLAT BOOK 4, PAGE 29 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AND TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF E 100 SECTION 35, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, N.00°33'52"W, 7.43 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 301 AND TO THE POINT OF A NON TANGENT CURVE; THENCE 330.36 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 38,002.16 FEET, CENTRAL ANGLE OF 00°30'33", CHORD BEARING AND DISTANCE OF N.01°25'14"E, 330.36 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N.89°57'26"E, 1,327.00 FEET, THENCE S.00°01'24"E, 653.34 FEET; THENCE S.W.66°1'W, 1,279.58 FEET TO SAID EAST RIGHT OF WAY LINE OF US HIGHWAY 301; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.01°54'40"E, 330.36 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N.89°56'53"E, 1,260.69 FEET; THENCE N.00°13'21"E, 1,323.29 FEET; THENCE N.00°15'02"E, 1,322.57 FEET, THENCE N.89°45'54"E, 1,097.30 FEET TO THE WEST RIGHT OF WAY LINE OF OLD WIRE ROAD (DIXIE HIGHWAY PLAT); THE FOLLOWING SIX (6) CURVES: 1) S.31°28'01"E, 240.30 FEET TO A POINT OF CURVATURE, 2) 245.45 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 435.00 FEET, CENTRAL ANGLE OF 32°19'44", CHORD BEARING AND DISTANCE OF S.15°18'10"E, 242.20 FEET; 3) S.00°51'35"W, 3,101.11 FEET; 4) S.00°29'53"W, 434.76 FEET; 5) S.00°29'14"W, 1,327.81 FEET; 6) S.02°38'38"W, 573.28 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N.09°04'19"W, 723.00 FEET; THENCE S.02°21'50"W, 717.82 FEET TO THE NORTH RIGHT OF WAY LINE OF PRETTY POND ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°53'13"W, 825.11 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N.09°09'45"E, 2,018.88 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE ALONG SAID NORTH LINE, N.00°09'50"W, 1015.17 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT CERTAIN COMMERCIAL TRACT DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26. THENCE ALONG THE WEST LINE OF SAID SECTION 26, N 0°13'56"E, FOR 12.44 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID WEST LINE, N 89°59'19"W, FOR 7.12 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301 AND THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50002.10 FEET, A CENTRAL ANGLE OF 00°29'26", AN ARC LENGTH OF 326.95 FEET AND A CHORD BEARING N 01°24'41"E, FOR 320.05 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 89°47'25"E, FOR 338.00 FEET; THENCE S 01°25'32"W, FOR 376.38 FEET; THENCE N 89°59'19"W, FOR 330.70 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS THAN CERTAIN RESIDENTIAL TRACT DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE ALONG THE WEST LINE OF SAID SECTION 26, N 00°13'58"E., FOR 991.38 FEET; THENCE LEAVING SAID WEST LINE, S 89°46'02"E., FOR 47.20 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301 AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 01°57'46"E., FOR 330.36 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 89°55'53"E., FOR 1209.89 FEET; THENCE S 00°11'48"W., FOR 330.53 FEET; THENCE S 89°56'51"W., FOR 1270.68 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS that certain parcel conveyed to Pasco County for additional right-of-way for Kossik Road by Warranty Deed recorded in Official Records Book 8103, page 1649, Public Records of Pasco County, Florida. Being described therein as:

A tract of land lying in the Southwest 1/4 of Section 26 and in the Southeast 1/4 of Section 27, Township 25 South, Range 21 East, Pasco County, Florida; All being more particularly described as follows:

Begin at the Southwest corner of said Section 26, Township 25 South, Range 21 East, Pasco County, Florida; thence along the South boundary of said Section 26, S 89°59'50"E., a distance of 1015.17 feet thence departing said South boundary, N 00°09'45"E., a distance of 92.72 feet, thence Westerly, 383.38 feet, along the arc of a curve concave to the Northwest (said curve having a radius of 900.00 feet, delta angle of 24°24'25"), and a chord bearing and distance of S 77°48'29"W., 380.49 feet, thence N 89°59'19"W., a distance of 650.47 feet to a point on the East right-of-way line of U.S. Highway No. 301, thence Southby, 12.45 feet, along said right-of-way line and along the arc of a curve concave to the East (said curve having a radius of 39882.19 feet, delta angle of 00°01'07" and a chord bearing and distance of S 01°10'31"W., 12.45 feet to a point on the South boundary of the Southeast 1/4 of said Section 27; thence S 89°58'32"E., along said South boundary, a distance of 7.21 feet to the Point of Beginning.

FURTHER LESS AND EXCEPT:

ALL RIGHTS OF WAY AS CONTAINED WITHIN THE PLAT OF ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE 15 FOOT RIGHTS-OF-WAY WHICH HAVE NOT BEEN PREVIOUSLY VACATED, IN THE PLAT OF ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

TOGETHER WITH:

PARCEL "B"

THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 35.00 FEET THEREOF FOR ROAD RIGHT OF WAY TOGETHER WITH TRACT 35, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION IN SECTION 26, TOWNSHIP 28 SOUTH, RANGE 21 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 197.00 FEET THEREOF.

TOGETHER WITH

THE WEST 684.00 FEET OF TRACT 36, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION IN SECTION 29, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 20.00 FEET THEREOF FOR ROAD RIGHT OF WAY.

ALSO TOGETHER WITH:

ALSO TOGETHER WITH: THAT PORTION OF THE RIGHT-OF-WAY FOR WIRE ROAD LYING TO THE EAST OF AND ADJACENT TO TRACT 9 AND TRACT 10, AND LYING EAST OF AND ADJACENT TO THE NORTH 00.75 FEET OF TRACT 8, AND THAT PART OF THE 15 FOOT RIGHT-OF-WAY LYING NORTH OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID WIRE ROAD, ALL OF ZEPHYRHILLS SMALL FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

AND LSO TOGETHER WITH:

THAT PORTION OF THE 20 FOOT RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO TRACT 36, OF ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

ALTOGETHER CONTAINING 219.304 ACRES, MORE OR LESS

NOTE:

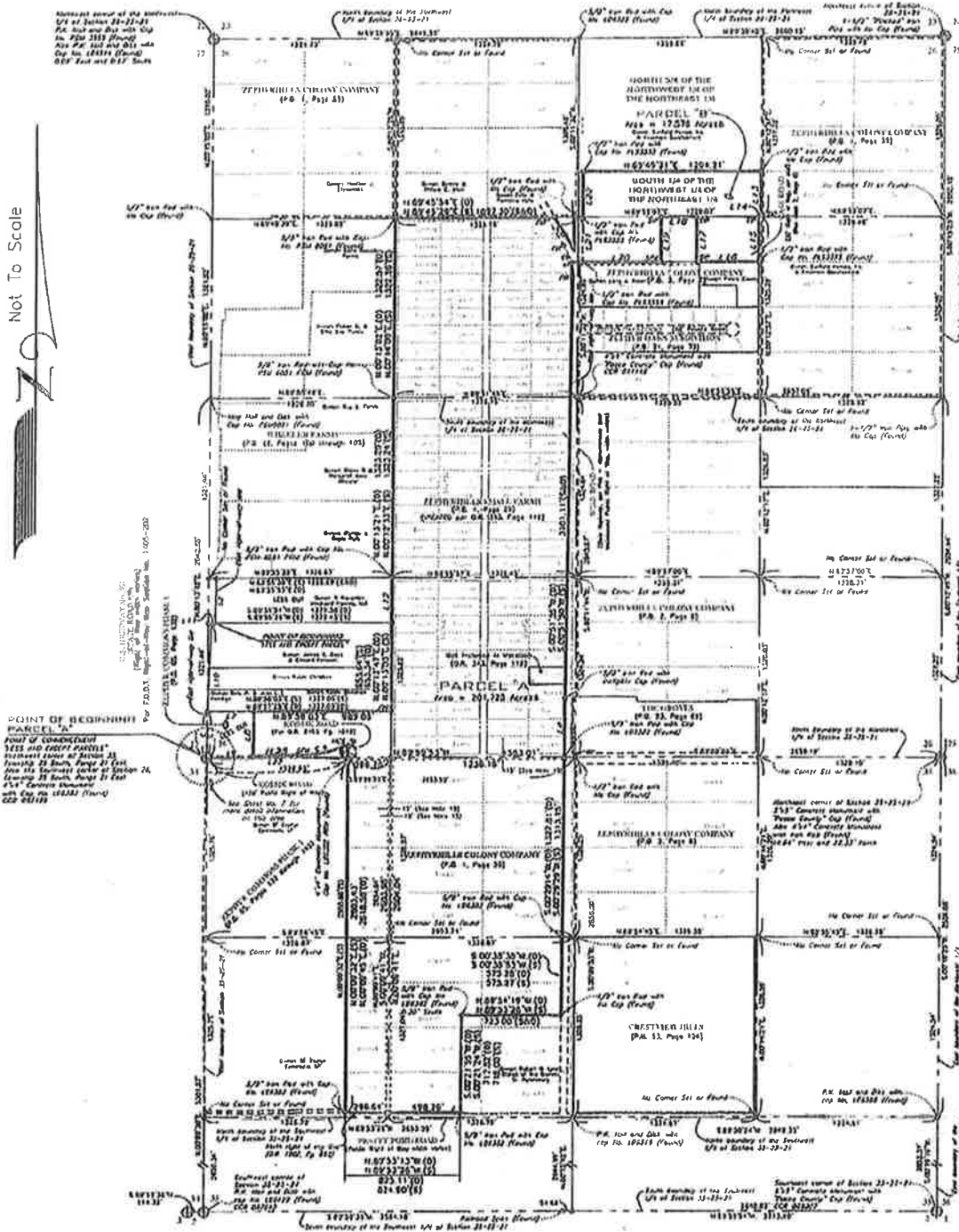
1) See Sheet No. 2 for Sketch, see Sheet No. 3 for curve data, line data and basis of bearings.

This Survey Prepared For <b>Heidt Design</b>						 <b>GeoPoint</b> Surveying, Inc. 1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Fax: (813) 248-2268 <a href="http://www.geopointsurvey.com">www.geopointsurvey.com</a> Licensed Business Number LB 7760	
REVISIONS						DESCRIPTION	
Description	Date	Dwn.	Ck'd	P.C.	Order No.		
						<p align="center"><b>SKETCH</b> (Not A Boundary Survey) <b>6506</b></p> <p align="center">JACK M. GREENE STATE OF FLORIDA PROFESSIONAL SURVEYOR - LICENSE NO. 6506</p> <p align="center">NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER</p>	
						Drawn: JMG Checked: PAD P.L.C.: Date: _____ Date: 1/25/14 Dwg: ZEPHYRLAKES-COD Order No.: HDL-ZL-001 Sections 26, 27 & 35 Township 25 South, Range 21 East	



# ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT PARCEL SHEET NO. 2 OF 3

Not To Scale



NOTE:

1) See Sheet No. 1 for legal description, see Sheet No. 3 for data, line data and basis of bearings.

This Survey Prepared For **Heidt Design**

REVISIONS				
Description	Date	Dwn	Ck'd	P.C. Order No.


**DESCRIPTION  
SKETCH**  
(Not A Boundary Survey)  
6506

JOCK M. GRADY OF  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

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**GeoPoint**  
Surveying, Inc.

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Licensed Business Number 10 1768

Drawn: JMG Checked: PAD P.C.: Date: 1/25/14

Dwg: ZEPHYRLAKES-CDD Order No.: 110L-2L-001

Sections 26, 27 & 35 Township 25 South, Range 21 East

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1(S)	38082.19	00°30'33"	338.36	169.18	338.36	N.01°24'58"E.
1(D)	38082.19	00°30'33"	338.36	~~	338.36	N.01°25'14"E.
2(S)	435.00	32°19'44"	245.45	126.09	242.20	S.15°17'54"E.
2(D)	435.00	32°19'44"	245.45	~~	242.20	S.15°18'10"E.
3(S)	38082.19	00°29'25"	325.92	162.96	325.92	N.01°25'32"E.
3(D)	38082.19	00°29'26"	326.05	~~	326.05	N.01°24'41"E.
4(S)	900.00	24°24'25"	383.38	194.64	380.49	S.77°48'25"W.
5(S)	38082.19	00°01'07"	12.44	6.22	12.44	N.01°10'16"E.
5(S)	38082.19	00°01'07"	12.45		12.45	S.01°10'31"W.

L1(S)	N.89°58'45"W.	7.19
L1(D)	N.88°53'52"W.	7.43
L1(O1)	N.89°58'32"W.	7.21
L2(S)	N.01°55'01"E.	330.36
L2(D)	N.01°54'46"E.	330.36
L3(S)	S.31°27'46"E.	240.27
L3(D)	S.31°28'01"E.	240.30
L4(S)	S.00°30'08"W.	434.07
L4(D)	S.00°29'53"W.	434.75
L5(S)	N.00°14'04"E.	12.43
L5(D)	N.00°13'58"E.	12.44
L6(S)	N.89°56'17"W.	7.12
L6(D)	N.89°59'19"W.	7.12
L7(S)	N.89°57'12"E.	338.00
L7(D)	N.89°57'25"E.	338.00
L8(S)	S.01°25'07"W.	326.17
L8(D)	S.01°25'32"W.	326.38
L9(S)	N.89°59'32"W.	330.79
L9(D)	N.89°59'19"W.	330.79
L10(S)	N.00°13'48"E.	991.38
L10(D)	N.00°13'58"E.	991.38
L11(S)	S.89°46'12"E.	47.20
L11(D)	S.89°46'02"E.	47.20
L12(S)	S.00°11'39"W.	330.53
L12(D)	S.00°11'49"W.	330.53
L13(S)	S.00°12'57"W.	332.35
L14(S)	S.89°52'07"W.	15.00
L15(S)	S.00°12'57"W.	330.44
L16(S)	S.89°50'37"W.	452.46
L17(S)	N.00°12'14"E.	330.63
L18(S)	S.89°52'07"W.	262.53
L19(S)	S.00°11'32"W.	330.75
L20(S)	S.89°50'37"W.	564.01
L21(S)	N.00°11'32"E.	330.99
L22(S)	N.00°11'32"E.	331.31
L23(S)	N.89°59'53"W.	1015.19
L23(D)	N.89°59'50"W.	1015.17
L24(S)	N.00°09'42"E.	92.72
L25(S)	N.89°59'22"W.	312.44

NOTE:

1) See Sheet No. 1 for legal description, see Sheet No. 2 for sketch

This Survey Prepared For *Heidt Design*

[illegible]

No. 2 for sketch.

JACK M. GRESE

DESCRIPTION  
SKETCH  
(Not A Boundary Survey)

6506

Jack M. Greese

STATE OF FLORIDA

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# GeoPoint

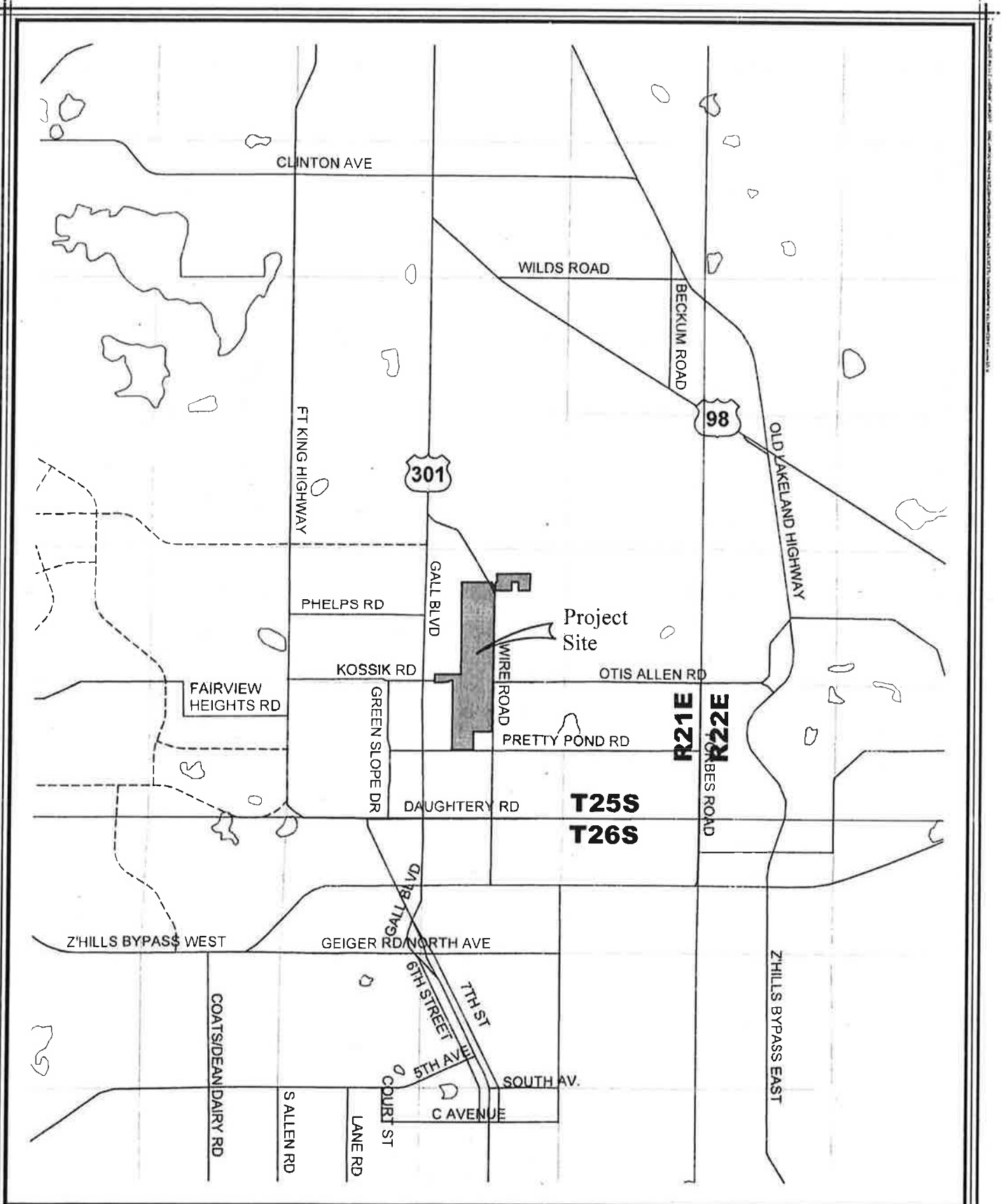
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Drawn: JMG	Checked: PAD	P.C.: <i>me</i>	Date: <i>1/25/14</i>
Date: 1/25/14	Dwg: ZEPHYLAKES-CDD	Order No.: HDL-2L-001	
Sections 26, 27 & 35 Township 25 South, Range 21 East			

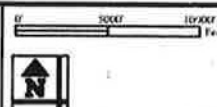
Exhibit "A"



Vicinity Map

Zephyr Lakes Community Development District

City of Zephyrhills



**Exhibit “B”**  
**Parking and Towing Policy**

The Zephyr Lakes Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) on District-Owned Property. The term District-Owned Property shall include all common areas and sidewalks located adjacent to the District-Owned right of way, District-Owned right of way, common areas, and stormwater ponds. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. There shall be no parking of vehicles or vessels at any time on District-Owned Property, except that parking is allowed during daylight hours only in or on a properly posted Parking Area in accordance with this Policy.
2. No automobiles, motorcycles, or vehicles of any kind or nature may be parked overnight on District-Owned Property.
3. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District-Owned Property in accordance with said agreement.
4. The towing operator may not patrol the District-Owned Property for violations of this Policy (roam towing) but must receive authorization to tow from the District Manager or District Chair.

**This policy was adopted by Resolution 2022-02 on \_\_\_\_\_, 2021**