

***ZEPHYR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Date/Time:
Tuesday, June 7, 2022
5:45 P.M.***

***Location:
Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Zephyr Lakes Community Development District

c/o Breeze

1540 International Parkway Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

Zephyr Lakes Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Zephyr Lakes Community Development District is scheduled for **Tuesday, June 7, 2022 at 5:45 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, June 7, 2022

Time: 5:45 P.M.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

Dial In: 312-626-6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For the full agenda packet, please contact patricia@breezehome.com

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*

B. Consideration and Adoption of **Resolution 2022-07, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023)**
– *(Public Hearing Date to be Established on or after August 8, 2022)*

Exhibit 1

➤ Exhibit A - Proposed Budget FY 2022-2023 *(To Be Distributed)*

IV. Consent Agenda

A. Ratification of Contracts

Exhibit 2

V. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Zephyr Lakes Community Development District (**“District”**) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August ___, 2022

HOUR: 5:45 p.m.

LOCATION: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 7, 2022.

Attest:

**Zephyr Lakes Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

EXHIBIT 2

RATIFICATION OF CONTRACTS

13DFLSZL-040 CO#8	Cornerstone Solutions Group – Sod at Intersection & Side Walks	\$14,275.00
13DFLSZL-040 CO#9	Cornerstone Solutions Group – Landscape Additional Services	\$198,212.82
13DFLSZL-040 CO#10	Cornerstone Solutions Group – Deduction of Placeholder for Wire Rd Buffer & Dog Park	(\$150,000.00)
13DFLSZL-040 CO#11	Cornerstone Solutions Group –Kossik Road Repairs to Shopping Center Irrigation Center	\$1,975.00
13DFLSZL-061 CO#8	BRW Constructing, Inc. – Phase 3 Infrastructure Rev. 04.29.22	\$1,291,664.25
13DFLSZL-061 CO#9	BRW Constructing, Inc. – Phase 5 Infrastructure Rev. 05.02.22	\$1,309,102.50
SC-000600	Universal Engineering Sciences – Phase 6 Asphalt Cores	\$9,000.00
SC-000622	Steadfast Environmental, LLC – Storm Water Drain Silt Saver WBSF Woven Belted Fence 3’x 100’ (6’oc)	\$2,800.00
SC-000663	Cornerstone Solutions Group – Southeast Buffer and Pond	\$65,605.88