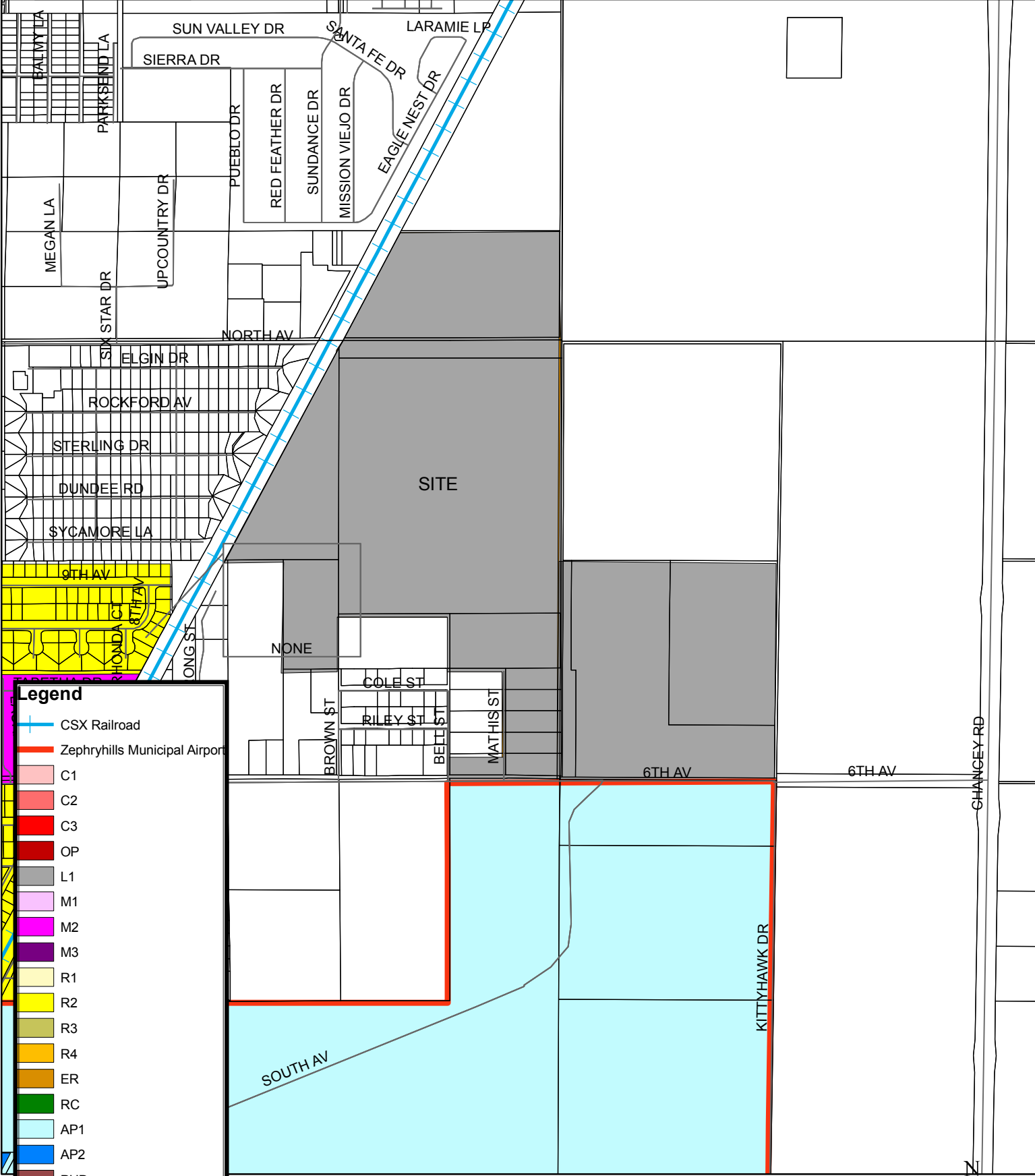


4 Rail Property Zoning Certification (L-1)

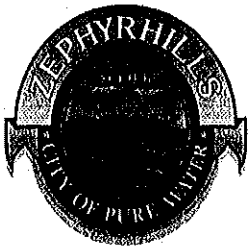


Legend

- CSX Railroad
- Zephyrhills Municipal Airport
- C1
- C2
- C3
- OP
- L1
- M1
- M2
- M3
- R1
- R2
- R3
- R4
- ER
- RC
- AP1
- AP2
- PUD
- CNTY

0 625 1,250 2,500 Feet





CITY OF ZEPHYRHILLS

"City of Pure Water"

5335 Eighth Street • Zephyrhills, Florida 33542-4312

(813) 780-0000 • Fax (813) 780-0005

CLIFF MC DUFFIE
Mayor

June 30, 2011

CITY COUNCIL

JODI WILKESON
Council President

Matt Hulbert
Matt Hulbert Realty, Inc.
6565 Lani Dr.
Zephyrhills, FL 44542

LANCE SMITH
Vice President

KENNETH V. COMPTON

RE: Zoning Verification for 64 acres MOL (4-Rail north of 6th Avenue, Zephyrhills, FL)

MANNY FUNES

Mr. Hulbert,

LUIS M. LOPEZ

The aforementioned property is within the jurisdiction of the City of Zephyrhills. The zoning for the property named above is L1 (Light Industrial). The future land use for this property is IN (Industrial). Please see our zoning code at: http://www.ci.zephyrhills.fl.us/Land_1227.asp for a description of the allowable uses in L1 zoning and accompanying development regulations.

Please don't hesitate to call if you have questions. 813-780-0000 x3535

STEVEN F. SPINA
City Manager

Sincerely,

LINDA D. BOAN
City Clerk

JOSEPH A. POBLICK
City Attorney

RJ Keetch
Assistant City Planner