



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, July 14, 2025
6:00 PM**

Please join the GoToMeeting
from your computer, tablet or smartphone:

<https://meet.goto.com/855960693>

or dial in using your phone:

+1 (646) 749-3122- Access Code: 855-960-693

(Please mute your phone unless you wish to speak on a specific item)

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Council President Charles E. Proctor

Roll Call — Assistant City Clerk Eileen Mercado

Invocation — Bishop Rich Jividen, Oasis Church of God

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 Proclamation - Microtel Inn & Suites , “Best of” award winner
 1. 2025 Microtel Best of
- 2 Proclamation - PHSC Bobcats Baseball National Champions.
 1. 2025 PHSC Bobcats
- 3 Swearing in of Officer Gregory Varence, Jr.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - June 23, 2025
 1. M06.23.2025
- 1.2 Approval of Amendment 3 to DEO Grant Agreement HL135 **(24-21-07)**, SVB Tennis Center PH 2
 1. HL135 Amendment 3
- 1.3 Approval of Amendment 1 to FDEP Grant Agreement LPA0407 **(24-23-02)**, Kossik & Fort King Road Sewer Main/Water Main Extension
 1. LPA0407 Amendment 1
- 1.4 Approval of General Construction Agreement **41-25-14** to Razorback LLC.
 1. 36440813v1 - Razorback_Gen Con Continuing Services Agreement
 2. Wirtten Ranking
- 1.5 Approval of General Construction Agreement **41-25-15** to National Metering Services (NMS)
 1. 36440738v1 - National Metering_Gen Con Continuing Services Agreement
 2. Wirtten Ranking
- 1.6 Approval of General Construction Agreement **41-25-16** to Hometown Services of Florida
 1. 36440555v1 - Hometown Services_Gen Con Continuing Services Agreement
 2. Wirtten Ranking
- 1.7 Approval of Agreement **37-25-10** - Construction Manager at Risk (CMAR) - Wharton Smith
 1. 36441522v1 - Wharton Smith _CMAR_Continuing Services Agreement
- 1.8 Approval of Agreement **37-25-11** - Construction Manager at Risk (CMAR) - Semco Construction
 1. 36441435v1 - Semco Construction_CMAR_Continuing Services Agreement
 2. Wirtten Ranking
- 1.9 Approval of Agreement **37-25-12** - Construction Manager at Risk (CMAR) - Ryman Construction of Florida
 1. 36441250v1 - Ryman Construction_CMAR_Continuing Services Agreement
 2. Wirtten Ranking
- 1.10 Approval of General Construction Agreement **41-25-13** to RCM Utilities
 1. 36440704v1 - RCM Utilities_Gen Con Continuing Services Agreement
 2. Wirtten Ranking
- 1.11 Approval of Agreement **37-25-09** - Construction Manager at Risk (CMAR) - AD Morgan
 1. 36441496v1 - The AD Morgan Corp_CMAR_Continuing Services Agreement
 2. Wirtten Ranking
- 1.12 Approval of ZPD Generator Purchase Change Order #1
 1. Zephyrhills PD Gen_ATS Replacement
- 1.13 Approval of Piggyback Agreement **41-25-17** with A.C. Schultes for As Needed Well Drilling Construction, Rehabilitation and Repair Services
 1. 36761397v2 - A.C. Shultes of Florida Inc. Piggyback Agreement 45-25-17 07142025
 2. 36761398v1 - Exhibit A - A.C. Schultes of Florida Piggyback

2. BUSINESS ITEMS/PUBLIC HEARING

- 2.1 Renewal of Residential Moratorium Twelve (12) Month Extension (July 14, 2025 - July 13, 2026)
Second Reading **ORDINANCE NO. 1501-25 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A NEW TEMPORARY MORATORIUM ON THE CONSIDERATION OF NEW RESIDENTIAL APPLICATIONS FOR ANNEXATIONS, LAND USE MODIFICATIONS, REZONING, MAJOR PLANNED UNIT DEVELOPMENT AMENDMENTS, CONDITIONAL USES, OR VARIANCES FOR PROPERTY OVER ONE ACRE, NOT TO EXCEED TWELVE (12) MONTHS, PROVIDING FOR CONFLICTS, EXEMPTIONS, SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE."**
- A. Council President opens Public Hearing.
 - B. Council President closes Public Hearing.
 - C. City Council considers Ordinance No. 1501-25 on the Second Reading.
1. Ordinance 1501-25 - Residential Moratorium 12 Month Extension
- 2.2 Renewal of MMTC Moratorium - (July 23, 2025 - July 22, 2026)
Second Reading **ORDINANCE NO. 1502-25 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA RELATED TO MEDICAL MARIJUANA TREATMENT CENTERS; ADOPTING FINDINGS OF FACT; PROVIDING DEFINITIONS; IMPOSING A NEW TEMPORARY MORATORIUM ON THE OPENING OF ANY NEW MEDICAL MARIJUANA TREATMENT CENTERS NOT TO EXCEED TWELVE (12) MONTHS; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE. "**
- A. Council President opens Public Hearing.
 - B. Council President closes Public Hearing.
 - C. City Council considers Ordinance No. 1502-25 on the Second Reading.
1. Ordinance 1502-25 Medical Marijuana Treatment Centers Moratorium Extension (36454429v2)
- 2.3 CCC - Annexation
First Reading **ORDINANCE NO. 1503-25 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING APPROXIMATELY 13.72 ACRES (MOL) INTO THE CORPORATE LIMITS OF THE CITY DESCRIBED AS PARCEL NUMBER 18-26-22-0010-09300-0000 ZEPHYRHILLS, FLORIDA, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE."**
- A. Council President opens Public Hearing.
 - B. Council President closes Public Hearing.
 - C. City Council considers Ordinance No. 1503-25 on the First Reading.
1. 36742571v1 - Ordinance 1503-25 CCC Property Holdings Chancey Annexation Ordinance - Draft
2. Chancey Annexation Aerial Map
- 2.4 CCC - Rezoning and FLU
First Reading **ORDINANCE NO. 1504-25 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY IL TO CITY IN (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY AC TO CITY LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 13.72 ACRES OF REAL PROPERTY**

LOCATED WEST OF CHANCEY ROAD, AND EAST OF THE ZEPHYRHILLS AIRPORT AND ZEPHYRHILLS MUNICIPAL BOUNDARY AND HAVING PARCEL ID# 18-26-22-0010-09300-0000; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE."

- A. Council President opens Public Hearing.
- B. Council President closes Public Hearing.
- C. City Council considers Ordinance No. 1504-25 on the First Reading.

- 1. 36742566v1 - ORDINANCE 1504-25 CCC Property Holdings Chancey Rezoning and FLU - Draft
- 2. Chancey Annexation Aerial Map

2.5 Chicken Ordinance

First Reading ORDINANCE NO. 1505-25 " AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING A NEW SECTION TO CHAPTER 93 OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, SECTION 93.03 ESTABLISHING REGULATIONS FOR THE KEEPING, HARBORING AND MAINTENANCE OF BACKYARD CHICKENS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. "

- A. City Council considers Ordinance No. 1505-25 on the First Reading.

- 1. 36742574v1 - Chicken Ordinance No. 1505-25
- 2. Backyard Chicken Application

3. CITY MANAGER'S REPORT

- 3.1 Amendment to Lease Agreement **29-21-03** with Tina and Joe's
 - 1. 36742597v1 - First Amendment to the Tina and Joe's Cafe Management Agreement
 - 2. 36742599v1 - Exhibit A - First Amendment T&J
- 3.2 CivicRec Implementation & Facility Reservation Online Impact
- 3.3 City Parks Addition of New Equipment to Gunner Paw, Veterans, Depot, Ellis Harrold and Shepherds Park.

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

4. NOTED ITEMS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to**

participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.