



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, December 8, 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 — City Clerk Ricardo Quiñones

Invocation — Pastor Ted O'Farrell, The Alliance Church of Zephyrhills

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 Proclamation - 70th Anniversary of Rosa Parks Civil Rights
 1. 2025 Rosa Parks Commemoration
- 2 Youth Council presentation to CHIPZ
- 3 Request to place a State of Florida historical marker honoring Rosemary Trottman

1. CONSENT ITEMS

- 1.1 Approval of Zephyr Park CMAR Presentation Minutes - November 10, 2025

1. M11.10.2025 Zephyr Park CMAR Presentations
- 1.2 Approval of City Council Meeting Minutes - November 10, 2025
 1. M11.10.2025 - CCM Final
- 1.3 Approval of Special Meeting Minutes - November 17, 2025
 1. M11.17.2025 Special Meeting
- 1.4 Approval of Agreement **24-25-08** DEM Grant - Zephyr Park Standard Grant Agreement Number L0377
 1. 24-25-08 DEM Grant - Zephyr Park
 2. 001. Original Agreement (L0377)_unsigned
- 1.5 Approval of Agreement **41-25-36** Solid Waste Interlocal Agreement
 1. 41-25-36 Solid Waste Interlocal Agreement
- 1.6 Approval to Renew BGE, INC Professional Services Agreement **37-22-12** for an additional three year term
 1. BGE - First Renewal 12082025(38583222.1)
- 1.7 Approval to Renew CPH, LLC Professional Services Agreement **37-22-14** for an additional three year term
 1. CPH_ LLC - First Renewal 12082025(38583190.1)
- 1.8 Approval to Renew HCP ASSOCIATES, INC Professional Services Agreements **37-22-15** for an additional three year term
 1. HCP Associates Inc - Agreement 35-22-05(18052060.1)
- 1.9 Approval to Renew G-A-I CONSULTANTS, INC Professional Services Agreement **37-22-16** for an additional three year term
 1. G-A-I CONSULTANTS_ INC - First Renewal 12082025(38583227.1)
- 1.10 Approval of Agreement **41-22-12B** - Infotect Piggyback Extension Agreement
 1. Piggyback Extension Agreement 41-22-12B -- InfoTect(38583170.1)
 2. Exhibit A - Agreement 41-22-12B - Infotect Piggyback Extension (38583168.1)

2. PUBLIC HEARING

- 2.1 Resolution No. 864-25 - Non-Ad Valorem Assessment for a Stormwater Utility
 First Reading of Resolution No. 864-25 **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, EXPRESSING ITS INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENT PROVIDED FOR IN CHAPTER 197, FLORIDA STATUTES, SECTION 197.3632, FOR A STORMWATER UTILITY FEE TO BE LEVIED FOR OPERATION AND MAINTENANCE OF THE CITY'S STORMWATER CONVEYANCE SYSTEM, CAPITAL PROJECTS RELATED TO STORMWATER DRAINAGE AND RESILIENCY; PROVIDING THAT THE NON-AD VALOREM ASSESSMENT SHALL BE INCLUDED IN THE COMBINED NOTICE FOR AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS PROVIDED IN CHAPTER 197, FLORIDA STATUTES, SECTION 197.3635; PROVIDING THAT THE NON-AD VALOREM ASSESSMENT SHALL BE COLLECTED IN THE SAME MANNER AS AD VALOREM TAXES; PROVIDING THAT THIS NON-AD VALOREM ASSESSMENT IS NEEDED IN ORDER TO MAINTAIN STORMWATER DRAINAGE SYSTEMS THAT SERVICE THE CITY OF**

ZEPHYRHILLS AND TO FUND ADDITIONAL CAPITAL IMPROVEMENT PROJECTS TO BE DETERMINED BY THE CITY COUNCIL RELATED TO STORMWATER DRAINAGE AND RESILIENCY; PROVIDING FOR THE LEGAL DESCRIPTION OF THE CORPORATE LIMITS OF THE CITY OF ZEPHYRHILLS WHICH SHALL BE SUBJECT TO THE NON-AD VALOREM LEVY; PROVIDING THAT THE PUBLIC HEARING ON THIS RESOLUTION WAS DULY ADVERTISED; PROVIDING THAT THE CLERK OF THE CITY OF ZEPHYRHILLS SHALL MAIL CERTIFIED COPIES OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE."

1. DRAFT - Resolution 864-24 Non-Ad Valorem Assessment for a Stormwater Utility

3. BUSINESS ITEMS

- 3.1 Discussion of January 26, 2026 Regular City Council Meeting
- 3.2 Approval of Agreement **41-25-35** Fire Rescue Impact Fee Interlocal Agreement
 1. 41-25-35 Fire Rescue Impact Fee Interlocal Agreement
 2. Ordinance No. 25-28 State Transmittal
 3. Interlocal with Zephyrhills for Fire Suppression and First Responder Services- Recorded 5-11-2020
- 3.3 Approval of Agreement **37-25-15** to Reeves Young - CMAR for Zephyr Park
 1. A133-2019 - Final - 002(1)(38588293.1)
 2. A201-2017 - Final - 001(1)(38588296.1)
 3. Construction_Management_Services_-_Zephyr_Park_Rehabilitation(38574771.1)
 4. 07 - 2025-011 - Reeves Young - Proposal(38574694.1)
- 3.4 MMTc Ordinance
First Reading Ordinance No. 1510-25 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 2.05.05. – DEFINITION OF TERMS AND PART 13.02.00. - DEFINITION OF TERMS OF THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE TO REDEFINE MEDICAL MARIJUANA TREATMENT CENTERS; AMENDING TABLE 2.02.01 (ALLOWABLE USES IN ZONING DISTRICTS) REMOVING MEDICAL MARIJUANA TREATMENT CENTERS AS AN ALLOWABLE USE; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, INCLUSION "**
 1. Ordinance No. 1502-25 Medical Marijuana Moratorium
 2. 38579191v1 - Redline - ATTACHMENT 1 - Table 2.02.01 12-3-2025
 3. Ordinance 1510-25 LDC Text Amendment MMTc (1)

4. CITY MANAGER'S REPORT

- 4.1 **Pigz in Z'Hills Special Event Alcohol Use Approval.** The event will be on February 28th, 2026 from 9am-5pm, it will be held in Downtown 5th Ave.
 1. 2026 Downtown Layout (1)
 2. Event Application
 3. Event Information

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

5. 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.**