



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, June 22, 2026
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 Steven F. Spina, Ph.D.

Roll Call — City Clerk Ricardo Quiñones

Invocation — Kendall Deford, First Nazarene Pastor

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 Discussion on Tampa Bay Regional Planning Council
- 2 Discussion on Water Use - Jones Edmunds
 1. City of Zephyrhills-Future-Watr Supply-Final -Executive Summary
 2. City of Zephyrhills-Future-Watr Supply-Final -Attachment A
 3. City of Zephyrhills-Future-Watr Supply-Final -Attachment B
 4. City of Zephyrhills-Future-Watr Supply-Final -Attachment C
 5. City of Zephyrhills-Future-Watr Supply-Final -Attachment D
 6. City of Zephyrhills-Future-Watr Supply-Final -Attachment E

7. City of Zephyrhills-Future-Watr Supply-Final -Attachment F
8. City of Zephyrhills-Future-Watr Supply-Final -Attachment G
9. City of Zephyrhills-Future-Watr Supply-Final -Attachment H

1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - June 08, 2026
 1. 06.08.2026 CCM Minutes
- 1.2 Piggyback Agreement **41-2026-12** with Killebrew Inc. for As Needed Utility Construction Services
 1. 41-2026-12 Piggyback Agreement with Killebrew (39844378v2)_signed
- 1.3 Amendment 3 to DEO Grant Agreement HL258 (**24-24-03**), Zephyr Park Improvements
 1. Agreement_HL258-A3_City_of_Zephyrhills

2. PUBLIC HEARING

- 2.1 Stormwater Assessment

Second Reading Ordinance No. 1522-26 " **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA, CREATING A STORMWATER UTILITY AND A CITYWIDE STORMWATER NON-AD VALOREM ASSESSMENT BY CREATING CHAPTER 57 OF THE CODE OF ORDINANCES; RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITED; ESTABLISHING THE METHOD OF IMPOSING AND COLLECTING THE ASSESSMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

 - A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance No. 1522-26 on the Second Reading
 1. Ordinance 1522-26 Stormwater Assessment
- 2.2 Data Center Moratorium

Second Reading Ordinance No. 1523-26 " **AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, REVIEW, APPROVAL, OR ISSUANCE OF BUILDING PERMITS, REZONINGS, SITE PLANS, CONDITIONAL USE APPROVALS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS, OR OTHER CITY APPROVALS FOR THE CONSTRUCTION, ESTABLISHMENT, EXPANSION, OR INTENSIFICATION OF DATA CENTERS, DATA CENTER FACILITIES, LARGE-SCALE DATA CENTERS, AND LARGE LOAD CUSTOMER FACILITIES WITHIN THE MUNICIPAL LIMITS OF CITY OF ZEPHYRHILLS; PROVIDING LEGISLATIVE FINDINGS OF FACT; PROVIDING DEFINITIONS; DIRECTING CITY STAFF TO REVIEW AND PREPARE LAND DEVELOPMENT CODE AND RELATED REGULATORY AMENDMENTS; 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. 1523-26 on the Second Reading

1. Ordinance 1523-26 Data Centers Moratorium (39722228v3)
 2. Data Center - Business Impact Estimate
- 2.3 Food Truck Ordinance
- Second Reading Ordinance No. 1524-26 " **AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, REPEALING AND REPLACING SECTION 121: MOBILE FOOD VENDING; AMENDING THE REGULATIONS OF MOBILE FOOD OPERATIONS; ESTABLISHING REGULATIONS FOR TEMPORARY OR AUXILIARY KITCHENS ASSOCIATED WITH BARS OR TAVERNS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, SCRIVENER'S ERROR AND AN EFFECTIVE DATE. "**
- A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance No. 1524-26 on the Second Reading
 1. 39848211v2 - Ordinance 1524-26 Food Truck Ordinance
 2. Ordinance 1524-26 Food Truck Ordinance - Redline
- 2.4 Industrial Sign Ordinance
- Second Reading Ordinance 1525-26 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING SECTION 8.17.00 OF THE LAND DEVELOPMENT CODE, LARGE-FORMAT INDUSTRIAL BUILDING SIGNAGE; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. "**
- A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance No. 1525-26 on the Second Reading
 1. Ordinance 1525-26 - Industrial Sign Ordinance (39750792v1)
3. BUSINESS ITEMS
- 3.1 Stormwater Assessment Rates
- Resolution No. 871-26 " **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, REGARDING THE ESTABLISHMENT OF STORMWATER UTILITY ASSESSMENT RATES. "**
1. 39848701v2 - Resolution 871-26 - Stormwater Assessment Rates
- 3.2 Stormwater Assessment Mitigation Credit
- Resolution No. 872-26 " **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING THE STORMWATER UTILITY ASSESSMENT MITIGATION CREDIT POLICY MANUAL AND PROVIDING AN EFFECTIVE DATE. "**
1. 39848567v3 - Resolution 872-26 - Stormwater Assessment Mitigation Credit
 2. Exhibit A - Zephyrhills_MitCred_PolicyMan_draftv2
 3. Appendix A - Zephyrhills SWU Credit Application_draft_v2
 4. Appendix B -Zephyrhills SWU Credit Recertification Application_draft_v2
- 3.3 Approval of agreement # **37-2026-02** - Legal Counsel Engagement Agreement for Conflict Counsel - Trask Daigneault, LLP
1. 2026-06-17 Zephyrhills - TD LLP Engagement Agreement

4. CITY MANAGER'S REPORT

4.1 Water Video - Neptune

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

5. NOTED ITEMS

5.1 Kimley-Horn Work Order - 6109 16th Street Stormwater Analysis

1. KimleyHorn Work Order 26-178 6109 16th Street

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.**