



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, August 24, 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 — Reverend Benjamin, St. Elizabeth Episcopal Church

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 Proclamation - Don & Holli Miley
 1. 2026 Don and Holli Miley
- 2 ZEDC Quarterly Update

1. CONSENT ITEMS

- 1.1 Budget Workshop Minutes - August 10, 2026
 1. 08.10.2026 Budget Workshop Minutes

- 1.2 City Council Meeting Minutes - August 10, 2026
 1. 08.10.2026 CCM Minutes
- 1.3 Appointment to Airport Authority Board
 1. 2026 Thamir Kaddouri Jr. - AA
- 1.4 Appointment to Planning Commission
 1. 2026 Chelsea Rose - PLC
- 1.5 Work Order Amendment Approval for Kimley-Horn Work Order NO. 24-158 for an additional \$17,500 to existing funds for assistance through construction and project closeout "Construction Phase Services".
Daughtery Rd & Green Slope Dr Intersection Improvements
 1. Amendment for Work Order NO. 24-158
 2. Kimley-Horn Work Order NO. 24-158
- 1.6 Work Order Amendment Approval for Kimley-Horn Work Order NO. 24-160 for an additional \$16,200 to the existing funds for assistance through construction and project closeout "Construction Phase Services".
Eiland Boulevard & Fort King Intersection Improvements
 1. Amendment for Work Order NO. 24-160
 2. Kimley-Horn Work Order NO. 24-160
- 1.7 Request Approval of RCM Proposal for Repairs to Lift Station 13
 1. RCM_LS13_PROPOSAL_V1
 2. Crash Report 2026-481909_Redacted
 3. IMG_20260808_190001
 4. IMG_20260807_200950

2. PUBLIC HEARING

- 2.1 Development Permits - LDC Update
 Second Reading Ordinance No. 1526-26 " **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE; AMENDING PART 11.01.00, PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS, INCLUDING SECTION 11.01.03, COMPLETENESS REVIEW, AND SECTION 11.01.04, REVIEW AND DECISION; AMENDING PART 11.03.00, SUBDIVISION REVIEW, INCLUDING ; SECTION 11.03.04, FINAL RECORD PLAT REQUIRED; AND SECTION 11.03.04.03, APPROVAL PROCEDURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. "**
 - A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance No. 1526-26 on the Second Reading
 1. Ordinance No. 1526-26 Plat Review Updates FINAL(40308137.1)
 2. Ordinance 1526-26 Business Impact Estimate
- 2.2 Reclaimed Water, Sewer and Potable Water Rates
 Second Reading **ORDINANCE NO. 1527-26 " AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 51.23 OF THE CITY**

CODE OF ORDINANCES, REPEALING AND REPLACING THE SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER EFFECTIVE ON OR AFTER NOVEMBER 1, 2026; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. "

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1527-26 on the Second Reading
 - 1. Ordinance No. 1527-26 Water Sewer Utility Rate Ordinance FINAL(40308380.1)
 - 2. 2023 Water and Sewer Rate Study Raftelis (2)

2.3 Sanitation Rates

Second Reading **ORDINANCE NO. 1528-26 " AN ORDINANCE OF THE CITY OF ZEPHYRHILLS REPEALING AND REPLACING SECTION 50.40 OF THE ZEPHYRHILLS CITY CODE TO UPDATE THE RATES AND CHARGES ESTABLISHED FOR THE CITY OF ZEPHYRHILLS SANITATION DIVISION OF THE PUBLIC WORKS DEPARTMENT; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE "**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1528-26 on the Second Reading
 - 1. Ordinance 1528-26 Garbage and Refuse Rates (Sanitation) (40309937v2)
 - 2. Kessler Sanitation Rate Study -v260715

3. BUSINESS ITEMS

3.1 Municipal Facility Rental Policy

Resolution 875-26 " **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ESTABLISHING A UNIFIED MUNICIPAL FACILITY RENTAL POLICY FOR CERTAIN CITY-OWNED FACILITIES; REPEALING RESOLUTION NOS. 797-22 AND 798-22; ADOPTING EXHIBIT "A" ESTABLISHING MUNICIPAL FACILITY RENTAL RATES; AND PROVIDING FOR AN EFFECTIVE DATE. "**

- 1. Resolution 875-26 Municipal Facility Rental Policy

3.2 Set Date for Zephyr Park Workshop

4. PLANNING DIRECTOR'S REPORT

- 4.1 Joint Planning Commission & City Council Meeting request
- 4.2 Sidewalk Progression Update on Ft. King Rd. and Wire Rd.
 - 1. Sidewalk Progression Update

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

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.**