



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, April 25, 2022
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Jodi Wilkeson
Roll Call – City Clerk Lori Hillman
Invocation – Jacqueline Boges
Pledge of Allegiance – Council President Jodi Wilkeson

1. MAYOR

1.1 Swear In Patrol Officers

2. PUBLIC HEARING/UNFINISHED BUSINESS

2.1 First Reading **RESOLUTION NO. 791-22 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE R4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 35-25-21-0010-04400-0000; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."**

A. Council President opens Public Hearing

B. Council President closes Public Hearing

C. City Council considers Resolution No. 791-22 on the First Reading

1. Resolution 791-22 Conditional Use Pretty Pond Apartments
2. USE-0006-21_Pretty Pond Apartments
3. Pretty Pond_Location Map (2)

4. Concept - Pretty Pond Apartments - Bldg Setbacks
5. Conceptual View from the N
6. Conceptual View from the S
7. Conceptual View from the E
8. 147-85 Conditional Requirements-Bldgs. Over 30 ft. in Height (2)

3. CONSENT ITEMS

3.1 Approval of March 28, 2022 Regular Meeting Minutes

1. M03-28-2022 and Attachments

3.2 Approval of Resolution 792-22 Participation in May 5, 2022 MAP Meeting **RESOLUTION NO. 792-22 - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE."**

1. Resolution 792-22 Participation in 05-05-2021 MAP Meeting

3.3 Amendment 1 to Odyssey Manufacturing Agreement 41-21-13 for an Increase in Chlorine Cost per Gallon

1. 20220329201618278
2. Odyssey Amendment 1

3.4 Right of Entry Agreement 41-22-15 with Adventist Health System / Sunbelt, Inc. for Extension of City's Reuse Water Main

1. Advent Access Agreement 4-22

3.5 Approval of Historic Preservation Board Members

1. HPBApp_EileenWestermann
2. HPBApp_EricaFreeman

4. BUSINESS ITEMS/PLANNING DIRECTOR'S REPORT

4.1 Zephyr Lakes/Abbott Park Phase 4C Staff Report

1. Staff Report for Zephyr Lakes Abbot Park Phase 4C Final Plat April 25 2022

4.2 City of Zephyrhills Economic Development & Disaster Resiliency Plan

1. CITY OF ZEPHYRHILLS_20220420_FINAL DRAFT

5. CITY MANAGER'S REPORT

5.1 Eagles/AOK Wheels in the Hills Event

1. Eagles-AOK Wheels in the Hills
2. 277179873_1181461509298442_8187720103528072394_n

6. CITY ATTORNEY'S REPORT

- 6.1 First Reading **ORDINANCE NO. 1433-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**
- 6.2 First Reading **ORDINANCE NO. 1434-22 - "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 RES-6 TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.92 ACRES OF REAL PROPERTY LOCATED EAST OF WIRE ROAD AND APPROX. 1,000 FEET NORTH OF COUNTY ROAD 54 AND HAVING PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**
- 6.3 First Reading **ORDINANCE NO.: 1435-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING ORDINANCE NO. 1366-18, AMENDMENT OF ORDINANCE CONDITIONS ASSOCIATED WITH THE ABBOTT PARK (ZEPHYR LAKES) PUD MASTER PLAN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE."**

1. Ordinance 1435-22 Zephyr Lakes PUD Amendment

CITIZEN COMMENTS

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.