



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, May 23, 2022
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Jodi Wilkeson
Roll Call – City Clerk Lori Hillman
Invocation – Councilman Alan Knight
Pledge of Allegiance – Council President Jodi Wilkeson

1. UNFINISHED BUSINESS/PUBLIC HEARING

- 1.1 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. Exhibit A - Proposed Buffer
- 3. USE-0006-21_Pretty Pond Apartments
- 4. Pretty Pond_Location Map (2)
- 5. Concept - Summit Apts - 5.16.22
- 6. Conceptual View from the N
- 7. Conceptual View from the S

8. Conceptual View from the E
9. 147-85 Conditional Requirements-Bldgs. Over 30 ft. in Height (2)
10. roundabout prop share SUMMIT APTS

2. CONSENT ITEMS

- 2.1 Approval of May 9, 2022 Regular Meeting Minutes
 1. M05-09-2022
- 2.2 Approval of May 9, 2022 Workshop Minutes
 1. M05-09-2022 Workshop
- 2.3 Award Bid No. 11-22-02 and Simons Road-Phase 2 Construction Agreement No. 25-22-03 to B.R.W. Contracting, Inc.
 1. Construction Agreement - Simons Rd Phase 2 (B.R.W. Contracting Inc.)
- 2.4 Request Approval to Extend Current Agreement No. 41-19-30-c with RCM Utilities
 1. 41-19-30c RCM Utilities - Water & Wastewater Misc. Construction_Maintenance Services
 2. RCM Approval
- 2.5 Request Approval to Extend Current Agreement No. 41-19-30-a with Killebrew Construction
 1. 41-19-30a Killebrew, Inc. - Water & Wastewater Misc. Construction_Maintenance Services
 2. Killebrew Approval
- 2.6 Approval of Planning Commission Board Members
 1. Thomas Vanater
 2. Christa Remington
 3. Randall Stovall

3. BUSINESS ITEMS/PUBLIC HEARING

- 3.1 Sarah Vande Berg Tennis Center Housing Developer's Agreement No. 41-22-01
 First Reading **SVB Housing, LLC's Healthier Stay Planned Unit Development (PUD) consists of approximately 10.15 Acres MOL (Parcel No's. 04-26-21-0000-00200-0012 and 04-26-21-0000-00200-0011) and is generally located on the west side of Simons Road, north of Crestview Landing Way. Estimated Population Density of the Development is 6.8 persons per acre. Proposed uses include: a mix single-family and townhomes at 14.0 units per acre and a maximum height of 2 stories; a 32,235 sq. ft. dormitory building (29 units) with a maximum height of 3 stories; a +/- 22,500 sq. ft. mixed-use medical/office/residential building with a maximum height of 48 feet; and a +/-27,300 sq. ft. Indoor Multi-Purpose Recreation/Tennis Facility with a maximum height of 48 feet.**
 A. Council President opens Public Hearing

B. Council President closes Public Hearing
C. City Council considers SVB Developer's Agreement No. 41-22-01 on the First Reading

1. DEVELOPMENT AGREEMENT SVB HOUSING FINAL 4.28.22
2. SVB Housing Location Map

4. FINANCE DIRECTOR'S REPORT

4.1 Presentation of 2021 Audit - Comprehensive Annual Financial Report

1. 2021_FINAL Audit Report CITY OF ZHILLS

4.2 **Berry Dunn McNeil & Parker, LLC Consulting Contract No. 37-22-06**

1. Agreement-BerryDunn 05182022

5. PLANNING DIRECTOR'S REPORT

5.1 **LDC AMENDMENT Section 7.09.16, Mini-Warehousing & Storage Units**

Amendment to the Land Development Code, Section 7.09.16 pertaining to supplemental standards for Mini-Warehouse and Self-Storage uses.

5.2 **RZ-0012-22_Application to Rezone**

Application submitted by North American Development Group (NADG) to rezone approximately 0.73 acres of real property generally located +/-238 feet east of the intersection of Kossick Rd. and US Hwy 301 on the north side of Kossick (Parcel/Tax ID No. 26.25.21.0130.00000.0130) from City PUD to City C2 (Community Commercial).

1. RZ-0012-22_Staff Report
2. 8.f.i Pasco County Parcel Map & Aerial (1)
3. 1.a. Lot 13 Rezoning report (1)

5.3 **ANX-0008-22 Heyl Trucking Annexation**

Application submitted by Heyl Truck Lines, Inc. for simultaneous review of a request for annexation, future land use map amendment, and rezoning of approximately 12.92 acres or real property, generally located at 4904 Kitty Hawk Dr. (Parcel/Tax ID No. 18.26.21.0010.01100.0000).

1. ANX-0008-22_Staff Report
2. Final Justification Report _ Heyl Trucking Lines
3. Kittyhawk Drive _ 2021 aerial
4. ANX-0008-22_Zoning Map
5. ANX-0008-22_FLU Map

6. CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

7. NOTED ITEMS

7.1 COZ Depository Deposit Listing

1. Deposit Listing May 1 through May 18

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.**