



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, June 13, 2022
6:00 PM**

The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.

Please join the GoToMeeting
from your computer, tablet or smartphone:
<https://global.gotomeeting.com/join/972862069>
or dial in using your phone:

+1 (408) 650-3123 - Access Code: 972-862-069

(Please mute your phone unless you wish to speak on a specific item).

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Jodi Wilkeson
Roll Call – Finance Supervisor Jessica Carter
Invocation – Dave Huff
Pledge of Allegiance – Council President Jodi Wilkeson

1. MAYOR
 - 1.1 Flag Day Proclamation
 1. National Flag Day
 - 1.2 Charles Proctor Proclamation
2. CONSENT ITEMS
 - 2.1 Appointment of Board Members

1. 2022 Board Appointments
- 2.2 DEP 50/50 Grant - South 301, Wastewater Redevelopment Project
 1. LPQ0029_Agreement (Final Draft_6.1.22)
- 2.3 Public Works Roll-Off Truck Purchase - Florida Sheriffs' Association FSA-VEH18.0
 1. Kenworth Proposal
- 2.4 Request Council Approval for BRW's Change Order #2, Reclaim Water Line Project
 1. Attachment A - PCM 01-05 Proposal Costs
 2. PE CO 02 - Signed
- 2.5 BerryDunn Consulting Contract 37-22-06 Modification
 1. Summary of Changes to BerryDunn Agreement
 2. BerryDunn Contract

3. BUSINESS ITEMS/PUBLIC HEARING

- 3.1 Sarah Vande Berg Tennis Center Housing Developer's Agreement No. 41-22-01
 Second 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 Second Reading
 1. DEVELOPMENT AGREEMENT SVB HOUSING FINAL 4.28.22
 2. SVB Housing Location Map
- 3.2 First Reading **ORDINANCE NO. 1436-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF THE CITY OF ZEPHYRHILLS PURSUANT TO THE REQUEST OF THE OWNERS OF SUCH LANDS AND IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**
 - A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance 1436-22 on the First Reading

1. Ordinance 1436-22 Heyl Investments II, LLC Annexation
2. 4904 Kittyhawk Dr. Location Map

4. UTILITY DIRECTOR'S REPORT

4.1 Raftelis Presentation - Capacity Fees

1. 2022 Utility Capacity Fee Report_05.09.2022
2. Utility Capacity Fee Presentation_06.13.2022

5. PLANNING DIRECTOR'S REPORT

5.1 Abbott Square Phase 1A and 1B - Final Plats

1. Subdividers Agreement - Phase 1B
2. ABBOTT SQ-PH-1A-(2022-05-13) 1ST RESUB
3. ABBOTT SQ-PH-1B (2022-05-13) 1st RESUB
4. Abbot Square 1A_1B Map

6. CITY MANAGER'S REPORT

6.1 RFQ Branding Selection

1. North Star Place Branding & Marketing (Response, April 29, 2022)

6.2 Hercules Park Construction Management Services RFQ 35-22-02

1. Response-Wharton Smith
2. Response-AD Morgan
3. Response-PCCSI

7. CITY ATTORNEY'S REPORT

- 7.1 First Reading **ORDINANCE NO. 1437-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY INDUSTRIAL-LIGHT TO CITY IN (INDUSTRIAL), AND AMENDING THE ZONING FROM COUNTY L1 TO CITY LI (LIGHT INDUSTRIAL), FOR PARCEL 18-26-21-0010-01100-0000; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

1. Ordinance 1437-22 Heyl Investments II, LLC FLU and Rezoning
2. ANX-0008-22_Staff Report
3. Final Justification Report _ Heyl Trucking Lines
4. Kittyhawk Drive _ 2021 aerial
5. ANX-0008-22_Zoning Map
6. ANX-0008-22_FLU Map

7.2 First Reading **ORDINANCE NO. 1438-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA APPROVING A ZONING DESIGNATION CHANGE FROM PUD (PLANNED UNIT DEVELOPMENT) TO C2 (COMMUNITY COMMERCIAL) FOR APPROXIMATELY 0.73 ACRES OF REAL PROPERTY HAVING THE PARCLE NO. 26-25-21-0130-00000-0130; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

1. Ordinance 1438-22 North American Development Group PUD Rezoning
2. RZ-0012-22_Staff Report
3. 8.f.i Pasco County Parcel Map & Aerial (1)
4. 1.a. Lot 13 Rezoning report (1)

7.3 First Reading **Ordinance 1439-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES SECTION 150.01; AND AMENDING SUB-SECTIONS (C), (E) AND (J) OF SECTION 7.09.16 AND ADDING SECTION (L) REGARDING MINI-WAREHOUSING AND SOTRAGE UNITS; SECTIONS 2.01.03.12, 2.01.03.15, 2.01.03.17, 2.01.03.18, REGARDING ZONING CATEGORY FLOOR AREA INCREASE OF .5 TO 1.0, AMENDING TABLES 7.01.01 AND 7.02 REGARDING FLOOR AREA RATIO INCREASE OF THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE; PROVIDING FOR REPEALER, CODIFICATION AND AN EFFECTIVE DATE."**

1. Ordinance 1439-22 LDC Text Amendment Section 7.09.16 Mini-Warehouse & Storage Units

7.4 Charter Review Committee Resolution No. 793-22

1. Resolution 793-22 Charter Review Committee

8. CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

9. NOTED ITEMS

9.1 Updated Rental Policy for Municipal Buildings, Rental Agreements and Price Lists Effective June 1, 2022

1. Rental Policy Effective 6-1-2022

9.2 Bank Deposit Listing

1. City of Zephyrhills Bank Depository

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decisionmade 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.**