



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, October 10, 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://meet.goto.com/855325901>
or dial in using your phone:

+1 (646) 749-3122 - Access Code: 855-325-901

(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 – City Clerk Lori Hillman
Invocation – Councilman Alan Knight
Pledge of Allegiance – Council President Jodi Wilkeson

1. CONSENT ITEMS

- 1.1 Change Order No. 1 to Ajax Paving Construction Agreement No. 25-21-06 Taxiway A Rehabilitation Time Extension

1. 11-21-06_CO1

- 1.2 Request Council approval for Jones Edmunds Task Assignment JE 23-02 - South 301 Sewer/Water Phase 1 Project.

1. 2022-10-04-PECON-.Zephyrhills_TaskAssignment JE23-02.South301SewerRedev

- 1.3 Request Council approval for Jones Edmunds Task Assignment JE 23-03 - Reclaim

Water to Abbott Square and Pasco County.

1. 2022-10-04-PECON-Zephyrhills-Task Assignment JE23-03.reclaimed line
abbot_pasco_design_bid

- 1.4 Request Council approval for Jones Edmunds Task Assignment JE 23-04 - Northside
Phase 3 Force Main/Water Main.

1. 2022-10-04-PECON-Zephyrhills-Task Assignment JE 23-04.Northside Phase 3
FM_water line extension

- 1.5 Request Council approval for Jones Edmunds Task Assignment JE 23-05 - WWTP
Effluent Pump Station Upgrade.

1. 2022-10-04-PECON-Zephyrhills-TaskAssignment JE 23-05.WWTP_Eff_Pumpstation

- 1.6 Notification to Council for the Purchase of an Emergency Generator and Transfer Switch
at Well 5 through RCM Utilities.

1. WTP 5 REV1

- 1.7 Notification to City Council to utilize the services of R&M Service Solutions for Annual
Hydrant Maintenance.

1. Zephyrhills RM 2022115

2. BUSINESS ITEMS/PUBLIC HEARING

- 2.1 ACME Development on Wire Road North of C.R. 54
First Reading **ORDINANCE NO. 1443-22 - "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."**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1443-22 on the First Reading

1. Ordinance 1443-22 Acme Annexation
2. Final Deed Restriction for ACME Development with Exhibit A
3. Staff Report for CC Wire Rd Annx rezone fluma October 03 2022 w attachments
4. Wire Road At Driftwood Access Management Application 8-9-22

- 2.2 Zephyr Storage LLC on US-301 South of Daughtery Road
First Reading **ORDINANCE NO. 1445-22 - "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 No. 1445-22 on the First Reading

- 1. Ordinance 1445-22 Zephyr Storage Annexation
- 2. Zephyr Storage MAP

3. PLANNING DIRECTOR'S REPORT

3.1 Abbott Square Phase 2 Final Plat

- 1. FINAL - CDD Exhibit 1 - Vicinity Map
- 2. Abbott final plat - 2
- 3. Subdividers Agreement - Template Reproduction - Phase 2
- 4. Abbott Square Phase 2 Bond
- 5. Abbott Square Phase 2 Performance Bond_Signed

3.2 Eiland Blvd. Mixed Use PUD - Annexation, FLUMA & Rezoning Planning Report

- 1. Staff Report_Eiland_PC09.20.22
- 2. Map Series_Eiland MU
- 3. EXHIBIT A F.S. 163 Analysis (1) (1)
- 4. EXHIBIT B Premature Development; Urban Sprawl Analysis (1) (1)
- 5. EILAND Frontage Renderings

3.3 Zephyr Storage, LLC Conditional Use/Planning Report

- 1. Conditional use staff report - Zephyrhills Storage
- 2. Zephyr Storage LL Powerpoint

4. CITY ATTORNEY'S REPORT

4.1 ACME Development on Wire Road North of C.R. 54

First Reading **ORDINANCE NO. 1444-22 - "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 (RESIDENTIAL 6 D/U PER ACRE) TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR (AGRICULTURAL-RESIDENTIAL) TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.95 ACRES OF REAL PROPERTY LOCATED ON 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 LOCATED AT 6700, 6712, AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA 33542; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

- 1. 17932985v1 - Ordinance 1444-22 Acme SM Scale FLU and Zoning

2. 17935107v1 - Final Deed Restriction for ACME Development with Exhibit A
3. Staff Report for CC Wire Rd Annx rezone fluma October 03 2022 w attachments
4. Wire Road At Driftwood Access Management Application 8-9-22

4.2 Zephyr Storage LLC on US-301 South of Daughtery Road

First Reading **ORDINANCE NO. 1446-22 - "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 CLASSIFICATION FROM COUNTY ROR (RETAIL/OFFICE/RESIDENTIAL) TO CITY MU (MIXED USE); AND AMENDING THE CITY'S OFFICIAL ZONING MAP, CHANGING THE ZONING DESIGNATION FROM COUNTY C2 TO CITY C2 (COMMUNITY COMMERCIAL), FOR PARCEL 03-26-21-0010-00100-0020; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

1. 17935073v1 - Ordinance 1446-22 Zephyr Storage FLU RZ
2. Zephyr Storage MAP

4.3 Park Place Boat & RV Storage, LLC Conditional Use

First Reading **RESOLUTION NO. 803-22 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS; APPROVING A CONDITIONAL USE FOR RECREATIONAL VEHICLE STORAGE IN THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT ON PARCELS 19-26-22-0010-00000-0110 AND 19-26-22-0010-00000-0120; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."**

1. Resolution 803-22 Park Place Boat & RV Storage, LLC Conditional Use
2. Staff Report_ParkPlaceB&RV_PC09.20.22 (1)

5. CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

6. NOTED ITEMS

6.1 JE TA 23-01 Water/WasteWater System Support Services

1. JE TA 23-01 Water-WasteWater System Support Services

6.2 Depository 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.**