CITY COUNCIL MEETING
ZEPHYRHILLS, FLORIDA

Monday, October 24, 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/524953685
or dial in using your phone:
+1 (408) 650-3123 - Access Code: 524-953-685
(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. MAYOR
    1.1 Special Olympics Proclamation
        1. Proclamation
2. CONSENT ITEMS
    2.1 Wetland Mitigation Ponds $94,409.35 Change Order with C.W. Roberts for Runway Extension Project
        1. 05-09-2022_CO1_Wetland Mitigation - Signed

2.2 24-22-02 Joint Participation Agreement (JPA) with the Florida Department of Transportation, FPN: 449733-1-94-01, Contract #G2D46

1. FM 449733 PTGA Runnway 1-19 Design

2.3 24-22-03 Joint Participation Agreement (JPA) with the Florida Department of Transportation, FPN: 451660-1-94-01, Contract #G2D58

1. FM 451660 PTGA Airport Sercurity Vehicles

2.4 Purchase Kubota Tractor and Bush Hog

1. 2022 Kubota Purchase

2.5 Purchase of Public Works Vehicles

1. Sanitation Truck purchase FY 22-23
2. NJPA-ZEPHYRHILLS, CITY OF-X2A 600A_37934-2_Quote
3. NJPA-ZEPHYRHILLS, CITY OF-F2B 600A_37919-2_Quote
4. AGENDA MEMO FORM Public Works Vehicles FY22-23

2.6 Annual Street Resurfacing - Polk County Piggyback Agreement 41-22-38 with Asphalt Paving Systems, Inc.

1. APS Proposal FY22-23 Resurfacing
2. 17980371v1 - FY22-23 Asphalt Paving Agreement
3. 17980374v1 - Bid Package (Completed)

2.7 41-22-39 FY23/24/25 - Renew of WaterSmart Agreement 41-19-55

1. WaterSmart Pricing
2. 41-19-55 WaterSmart

2.8 Outdoor Tennis Court Agreement No. 25-22-07 with GPWG Constructors

1. 17978265v1 - A141-2014 - Final
2. Exhibit D - 35-22-03 SVB Outdoor Tennis Center
3. Exhibit E - CPWG Constructors Response 35-22-03 SVB Outdoor Tennis Courts
4. Exhibit F - Labor Rates CPWG Constructors

2.9 Request for Qualifications 35-22-05 Professional Services Selection - City Wide for CRA, Planning, and Public Works

1. Exh A_352205 ProfServ-CityWide CRA Plng PW
2. Benesch RFQ Response
3. BGE RFQ Response
4. CPH RFQ Response
5. GAI Consultants, Inc. RFQ Response
6. HCP RFQ Response
7. Kerns Family Construction RFQ Response

8. Kimley Horn RFQ Response

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 ACME Development on Wire Road North of C.R. 54
Second 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, ZEPHYHILLS 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 Second Reading

1. Ordinance 1443-22 Acme Annexation
2. Staff Report for CC Wire Rd Annx rezone fluma October 03 2022 w attachments
3. Wire Road At Driftwood Access Management Application 8-9-22

3.2 ACME Development on Wire Road North of C.R. 54
Second 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, ZEPHYHILLS FLORIDA 33542; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

A. Council President opens Public Hearing
B. Council President closes Public Hearing
C. City Council considers Ordinance No. 1444-22 on the Second Reading

1. Ordinance 1444-22 Acme SM Scale FLU and Zoning
2. Staff Report for CC Wire Rd Annx rezone fluma October 03 2022 w attachments
3. Wire Road At Driftwood Access Management Application 8-9-22

3.3 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 Second Reading

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

3.4 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."**

A. Council President opens Public Hearing
B. Council President closes Public Hearing
C. City Council considers Ordinance No. 1446-22 on the Second Reading

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

3.5 Eiland Blvd. Mixed Use PUD - Annexation
First Reading **ORDINANCE NO. 1447-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, A MUNICIPAL CORPORATION, ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF THE CITY OF ZEPHYRHILLS DESCRIBED AS PARCELS 03-26-21-0010-05100-0000 AND 03-26-21-0010-06100-0000; IN ACCORDANCE WITH SECTION 171.44, FLORIDA STATUTES, AS AMENDED."**

A. Council President opens Public Hearing
B. Council President closes Public Hearing
C. City Council considers Ordinance No. 1447-22 on the First Reading

1. Ordinance 1447-22 Eiland Mixed Use PUD Annexation
2. EXHIBIT A_1447
3. Exhibit B - Eiland Mixed Use PUD Annexation, FLU and Rezoning
4. Exhibit C - Eiland Mixed Use PUD Annexation, FLU and Rezoning
5. Staff Report_Eiland_PC09.20.22
6. Map Series_Eiland MU
7. F.S. 163 Analysis (1) (1)
8. Premature Development; Urban Spraw Analysis (1) (1)
9. EILAND Frontage Renderings

4. PLANNING DIRECTOR'S REPORT

4.1 38736 CR 54 Annexation, Land Use Map Amendment, and Rezoning Planning Report

1. ANX13-22 Staff Report for CR 54 Annx FLUMA Rezone City Council_1

4.2 Market at Zephyrhills (Pretty Pond Road & U.S.-301) Final Plat and Subdivder's Agreement 41-22-34

1. Staff Report with Attachments for Market at Zephyrhills Oct 18 2022

5. CITY ATTORNEY'S REPORT

5.1 Eiland Blvd. Mixed Use PUD FLUMA - Ordinance 1448-22
First Reading **ORDINANCE NO. 1448-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT FROM COUNTY RES-6, COUNTY RES-9 AND CITY RU (RESIDENTIAL URBAN) TO CITY MU (MIXED USE), FOR PARCELS 03-26-21-0010-02000-0000, 03-26-21-0010-03600-0000, 03-26-21-0010-05100-0000, 03-26-21-0010-06100-0000; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE."**

1. Ordinance 1448 EILAND Mixed Use PUD FLU
2. EXHIBIT A_1448
3. Exhibit B - Eiland Mixed Use PUD Annexation, FLU and Rezoning
4. Exhibit C - Eiland Mixed Use PUD Annexation, FLU and Rezoning
5. Staff Report_Eiland_PC09.20.22
6. Map Series_Eiland MU
7. F.S. 163 Analysis (1) (1)
8. Premature Development; Urban Spraw Analysis (1) (1)
9. EILAND Frontage Renderings

5.2 Eiland Blvd. Mixed Use PUD Rezoning - Ordinance 1449-22
First Reading **ORDINANCE NO. 1449-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, REZONING THE SUBJECT PROPERTY HEREINAFTER DESCRIBED TO CITY ZONING CATEGORY PUD (PLANNED UNIT DEVELOPMENT) IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 166, FLORIDA STATUTES; APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN; PROVIDING FOR CODIFICATION, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE. (EILAND MIXED USE PUD)."**

1. Ordinance 1449 EILAND Mixed Use PUD Zoning
2. 1449_Exhibit A
3. 1449_Exhibit B_EilandPUD (7)
4. 1449_Exhibit C
5. Staff Report_Eiland_PC09.20.22
6. Map Series_Eiland MU
7. F.S. 163 Analysis (1) (1)
8. Premature Development; Urban Spraw Analysis (1) (1)
9. EILAND Frontage Renderings

6. CITIZEN COMMENTS

    6.1 Old School Reggaeton Special Event Alcohol Approval

    6.2 Penny for Pasco Presentation - Michael Cox

        1. P4P - Michael Cox - Zephyrhills

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

7. NOTED ITEMS

    7.1 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.**