



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, November 28, 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/839170845>
or dial in using your phone:

+1 (646) 749-3122 - Access Code: 839-170-845

(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 General Aviation Appreciation Proclamation

1. General Aviation Proclamation

2. PUBLIC COMMENTS

3. CONSENT ITEMS

3.1 Approval of Piggyback Agreement Extension 41-22-41 with APT for Cured in Place Pipe

1. APT Contract Amendment 11-1-22
2. APT Exhibit A
3. Milton, City of - ITB2021.02 - 2022 Piggyback Package - Small Size
- 3.2 Approval to Piggyback upon Agreement between Polk County and General Construction Services, Inc. for SCADA Construction Services - No. 41-22-43
 1. DRAFT--GCS-Polk SCADA Services Piggyback 11-22
 2. RFP, Response, Contract

4. BUSINESS ITEMS/PUBLIC HEARING

- 4.1 Eiland Blvd. Mixed Use PUD FLUMA - Ordinance 1448-22
 Second 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."**
 - A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance No. 1448-22 on the First Reading
1. Ordinance 1448 EILAND Mixed Use PUD FLU
2. Exhibit A Eiland Blvd FLUMA Parcel Legal Descriptions
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 Sprawl Analysis (1) (1)
9. EILAND Frontage Renderings
- 4.2 Eiland Blvd. Mixed Use PUD Rezoning - Ordinance 1449-22
 Second 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)."**
 - A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance No. 1449-22 on the Second Reading

1. Ordinance 1449 EILAND Mixed Use PUD Zoning
2. 1449_Exhibit A_Boundary Survey & Legal
3. 1449_Exhibit B_Eiland PUD Plan
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 Sprawl Analysis (1) (1)
9. EILAND Frontage Renderings

4.3 Charter Amendments

First Reading **ORDINANCE NO. 1452-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, CALLING FOR A REFERENDUM TO BE HELD ON APRIL 11, 2023, PROPOSING TO THE ELECTORATE OF THE CITY THAT SECTIONS 11.01, 21.031, 21.11, 32.03, 51.01, 51.041, 51.07 AND TITLE XI OF THE CITY CHARTER BE AMENDED; PROVIDING THAT THESE AMENDMENTS SHALL BE SUBMITTED TO THE ELECTORS OF THE CITY IN THE FORM OF EIGHT PROPOSITIONS ON THE REFERENDUM BALLOT; FIRST PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE THE DATE OF CREATION AND ESTABLISHMENT OF THE CITY OF ZEPHYRHILLS AS SET FORTH IN SECTION 1 OF THIS ORDINANCE BE ADOPTED; SECOND PROPOSITION BEING, SHALL COUNCIL MEMBERS BE ELECTED TO A TERM OF FOUR YEARS AS SET FORTH IN SECTION 2 OF THIS ORDINANCE BE ADOPTED; THIRD PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE FOR THE FINANCE DIRECTOR TO REPORT MONEY DEPOSITS AT QUARTERLY COUNCIL MEETINGS AS SET FORTH IN SECTION 3 OF THIS ORDINANCE BE ADOPTED; FOURTH PROPOSITION BEING, SHALL THE MAYOR BE ELECTED TO A TERM OF FOUR YEARS AS SET FORTH IN SECTION 4 OF THIS ORDINANCE BE ADOPTED; FIFTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED FOR ELECTED OFFICIALS TO TAKE OFFICE AT THE NEXT REGULARLY SCHEDULED COUNCIL MEETING AFTER THE CANVAS OF VOTE AS SET FORTH IN SECTION 5 OF THIS ORDINANCE BE ADOPTED; SIXTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO REMOVE TIME CONSTRAINTS TO OBTAIN SIGNATURES TO QUALIFY FOR ELECTION AS SET FORTH IN SECTION 6 OF THIS ORDINANCE BE ADOPTED; SEVENTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE THAT CITY COUNCIL ACCEPT AND DECLARE THE RESULTS OF THE ELECTION AT THE NEXT REGULARLY SCHEDULED COUNCIL MEETING AS SET FORTH IN SECTION 7 OF THIS ORDINANCE BE ADOPTED; EIGHTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE FORMAL REVIEW OF THE CHARTER EVERY TEN (10) YEARS AS SET FORTH IN SECTION 8 OF THIS ORDINANCE BE ADOPTED; SETTING FORTH THE FORM OF THE QUESTIONS TO BE VOTED UPON AT SUCH ELECTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AUTHORITY TO CODIFY; AND PROVIDING FOR AN EFFECTIVE DATE."**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing

C. City Council considers Ordinance No. 1452-22 on the First Reading

1. Ordinance 1452 -22 Charter Revisions - Referendum

5. PLANNING DIRECTOR'S REPORT

5.1 Trump Place Boat & RV Storage Conditional Use Petition

1. USE-0009-22_Staff Report

2. RCE Invest_Trump Place Storage Presentation

6. CITY MANAGER'S REPORT

6.1 Request to Cancel December 26, 2022 Council Meeting

7. PUBLIC COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

8. NOTED ITEMS

8.1 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 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.**