



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, January 9, 2023
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/784611877>

or dial in using your phone:

+1 (872) 240-3311 - Access Code: 784-611-877

(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 – Pastor Nick Deford with Nazarene Church

Pledge of Allegiance – Council President Jodi Wilkeson

1. MAYOR

- 1.1 Presentation to Utilities Department - 2022 First Place Award for Outstanding Water Distribution System, Division 3, American Water Works Association Florida Section

- 1. SKM_C650i23010510340

- 1.2 Arbor Day Proclamation

- 1. Arbor Day Proclamation

2. PUBLIC COMMENTS

3. CONSENT ITEMS

- 3.1 Approval of Planning Commission Board Member
 1. Ellen Taylor
 2. PLANNING COMMISSION BOARD 1-9-23
- 3.2 Amendment #1 to Jones Edmunds Agreement JE 23-03 Reclaim Interconnect
 1. 2022-12-20-PECON-Zephyrhills-35-18-03-TA23-03-Amend01
 2. JE 23-03 Reclaim Water to Abbott Square and Pasco County
- 3.3 Approval to Piggyback upon the GenServe Inc. Agreement with Palm Bay for Generator Maintenance and Repair - 41-23-01
 1. 26-0-2022 Attachment A List of Emergency Generators 3.7.22
 2. 26-0-2022 Attachment B Major Maintenance & Inspection
 3. 26-0-2022 Attachment C Minor Maintenance & Inspection
 4. 26-0-2022 REVISED Attachment D Price Sheet
 5. EXECUTED CONTRACT - 26-0-2022 Emergency Gene_001
 6. GenServe Gen MaintRepairs Agreement 12-22
- 3.4 Fuel Farm Rehab at City Yard - Guardian Fuel 25-23-01
 1. Agreement - Fuel Farm Rehab at City Yard - Guardian Fuel 25-23-01
 2. Guardian Fuel Proposal dated 19DEC22
 3. Fuel Farm Rehab Bid Package

4. BUSINESS ITEMS/PUBLIC HEARING

- 4.1 RZ 14-22 Agape Baptist Church Rezoning - ORDINANCE NO. 1453-23
 Second Reading **Ordinance No. 1453-23 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION FROM OP (OFFICE PROFESSIONAL) TO C-3 (GENERAL COMMERCIAL) FOR APPROXIMATELY 10.0 ACRES OF REAL PROPERTY LOCATED AT 39735 CHANCEY ROAD AND HAVING PARCEL NUMBER 24-26-21-0000-00100-0050 ; 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. 1453-23 on the Second Reading
 1. Staff Report Package for Agape Baptist Rezone Dec 12 2022
 2. Ordinance 1453-23 Agape Baptist Church Rezoning
- 4.2 Palm Cove Conditional Use to Exceed Height Restrictions in R-4 Zoning District
 First Reading **RESOLUTION NO. 807-23 - "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 R-4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 26-25-21-0060-00000-0050; 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. 807-23 on the First Reading
 1. Attachments to Staff Report for Palm Cove City Council Jan 09 2023
 2. Staff Report for Palm Cove CC 1 09 2023

3. Resolution 807-22 Conditional Use Palm Cove

5. CITY CLERK'S REPORT

5.1 Request a Date for Mayor's Caucus

6. CITY MANAGER'S REPORT

6.1 Ranking and Approval of 2023 Appropriation Requests

7. CITY ATTORNEY'S REPORT

7.1 February 2, 2023 MAP Meeting - Historic Hacienda Hotel - NPR

First Reading **RESOLUTION NO. 808-23 - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE."**

1. Resolution 808-23 Participation in 02-02-2023 MAP Meeting

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.**