



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, May 22, 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/776482533>

or dial in using your phone:

+1 (872) 240-3311 - Access Code: 776-482-533

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

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Lance A. Smith

Roll Call – City Clerk Lori Hillman

Invocation – Senior Planner Rodney Corriveau

Pledge of Allegiance – Council President Lance A. Smith

1. MAYOR

- 1.1 Officer Howard - Recognition of Retirement
 - 1. Eugene Howard
- 1.2 Carolyn Stoaks - Proclamation of Appreciation
 - 1. Carolyn Stoaks
- 1.3 Public Works Proclamation
 - 1. Public Works
- 1.4 Older Americans Proclamation
 - 1. Older Americans

1.5 East Pasco YMCA - Presentation

2. CONSENT ITEMS

- 2.1 Appoint New Library Advisory Board Member
 - 1. Application for Board Membership Pless
- 2.2 American Infrastructure Development, Inc. (AID) Amendment No. 2 to Task Order No. 2021-01 Itinerant Apron Construction Administration Services

- 1. Task Order No 2021-01_Amendment 2 - Additional CA Services

- 2.3 Approval of B.R.W. Contracting, Inc. Agreement No. 25-23-05 City Sidewalk Project
 - 1. 25-23-05 - B.R.W. SIDEWALK CONSTRUCTION AGREEMENT
 - 2. EXH A-112301 City Sidewalks
 - 3. EXH B--RESP-BRW
 - 4. EXH C-Add1-Bid Sheets-REVISED
 - 5. EXH C-Add1-Revised Bid Form

3. BUSINESS ITEMS/PUBLIC HEARING

- 3.1 Premium Stone Gallery Warehouse & RV Storage Conditional Use
First Reading **RESOLUTION NO. 816-23 - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS; APPROVING A CONDITIONAL USE FOR A RECREATIONAL VEHICLE STORAGE FACILITY IN THE GENERAL COMMERCIAL (C3) ZONING DISTRICT ON PARCEL 13-26-21-0070-12100-0010; 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. 816-23 on the First Reading

- 1. Staff Report(R)_USE-0013-22
 - 2. USE-0013-23_Survey
 - 3. USE-0013-23_Statement of Use (Boggs Engineering)
 - 4. USE-0013-23_Justification Report (Boggs Engineering)
 - 5. Building Floor Plan & Elevations
 - 6. 22145 Conditional Use Plan
 - 7. USE-0013-23_City Council
 - 8. 22145 Revised Conditional Use Plan (1)
 - 9. 20th Street Arborist Report (1)
 - 10. Premium Stone Rendering

- 3.2 Blue Triton Brands Annexation
Second Reading **ORDINANCE NO. 1458-23 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBER 13-26-21-0110-00000-0010 LOCATED AT 4211 AND 4210 BREEZEWOOD DRIVE; 4210 AND 4211 CAMPHORWOOD LANE; 39101 AND 39119 WOODLAND DRIVE, 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. 1458-23 on the Second Reading

- 3.3 Blue Triton Brands Future Lance Use Map Amendment (FLUMA) and Rezoning Second Reading **ORDINANCE NO. 1459-23 - "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-3 (THREE RESIDENTIAL DWELLING UNITS PER ACRE) TO CITY I (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY R-1 TO CITY LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 7.640 ACRES OF REAL PROPERTY HAVING PARCEL NUMBER 13-26-21-0110-00000-0010; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

- A. Council President opens the Public Hearing
- B. Council President closes the Public Hearing
- C. City Council considers Ordinance No. 1459-23 on the Second Reading

4. CITY MANAGER'S REPORT

- 4.1 Discussion to temporarily suspend new residential land use actions: Annexations, Future Land Use Map Amendments, Rezoning, Conditional Uses, Variances, and petitions for Major PUD modifications on property over 1 acre
- 1. PC-CC Joint Workshop Meeting 05.15.2023 (2)

5. CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

6. NOTED ITEMS

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.**