



**CITY COUNCIL  
ZEPHYRHILLS, FLORIDA**

**Monday, June 24, 2024  
6:00 PM**

Please join the GoToMeeting  
from your computer, tablet or smartphone:

<https://meet.goto.com/835642549>

or dial in using your phone:

**+1 (408)650-3123 - Access Code: 835-642-549**

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

**Zephyrhills  
City Hall**

**Council  
Chambers**

Call to Order – Council President Kenneth M. Burgess, Jr.

Roll Call –

Invocation –

Pledge of Allegiance – Council President Kenneth M. Burgess, Jr.

**1. CONSENT ITEMS**

**1.1 Approval of Agreement Extension With Vortex Services**

1. Amended Agreement to Piggyback - City of Zephyrhills(30942131.1)
2. Exhibit A-1(30942133.1)
3. Exhibit A-2(30942132.1)
4. Exhibit A-3(30942134.1)
5. Exhibit A-4(30942135.1)
6. Exhibit B(30942125.1)
7. Exhibit C(30942128.1)

**1.2 Hazmat Mitigation Grant No. 24-24-05 - 10 Emergency Lift Station Generators**

1. Generators - Hazmat Mitigation Grant No. 24-24-05(30942137.1)

**2. BUSINESS ITEMS/PUBLIC HEARING**

2.1 AdventHealth Future Land Use and Rezoning

First Reading **ORDINANCE NO. 1480-24 - "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 P/SP (PUBLIC/SEMI-PUBLIC) AND MU (MIXED USE) TO RU (RESIDENTIAL URBAN); AND AMENDING THE CITY'S OFFICIAL ZONING MAP, CHANGING THE ZONING DESIGNATION FROM PUD (PLANNED UNITED DEVELOPMENT) AND OP (OFFICE PROFESSIONAL) TO PUD (PLANNED UNIT DEVELOPMENT), FOR A PORTION OF PARCEL 35-25-21-0010-06900-0020; 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. 1481-24 on the First Reading

1. ORDINANCE NO 1480-24 AdventHealth FLUMA and Rezoning(30941586.2)

2. Advent Health staff report

2.2 Live Local Act Property Tax Exemption - Electing To Not Exempt Property Under Section 196.1978(3)(d)1.a., Florida Statutes

First Reading **RESOLUTION NO. 824-24 - "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION."**

A. Council President opens Public Hearing

B. Council President closes Public Hearing

C. City Council considers Resolution No. 823-24 on the First Reading

1. RESOLUTION NO 824-24 LIVE LOCAL OPT OUT RESOLUTION(30941637.1)

2. Shimberg Center for Housing Studies

3. AIRPORT MANAGER'S REPORT

3.1 Airport Update

1. 2024 Airport City Council update

4. CITY MANAGER'S REPORT

4.1 ZEDC Update - Dr. Randy Stovall

1. ZEDC Report for City Council

4.2 Code Enforcement Update

1. Code Enforcement Update

4.3 Krusen Park Bleacher Cover

1. WOP #130050.00

2. steel building example all steel

4.4 Discussion on moratorium on medical marijuana dispensaries and car washes

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.**