



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, July 8, 2024
6:00 PM**

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

<https://meet.goto.com/391711005>

or dial in using your phone:

+1 (571) 317-3122 - Access Code: 391-711-005

(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 – City Clerk Lori Hillman

Invocation – Pastor Fran Stubbs, Senior Pastor, Oasis Church at Zephyrhills

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

1. CONSENT

1.1 Pasco County Law Enforcement Mutual Aid Agreement 41-23-25 First Amended and Restated

1. Pasco County Law Enforcement Municipality Sheriff Mutual Aid Agreement - First Amended and Restated

2. BUSINESS ITEMS/PUBLIC HEARING

2.1 Transportation, Public Safety, and Park Impact Fees

First Reading **ORDINANCE NO. 1481-24 - "AN ORDINANCE OF THE CITY**

COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING

CHAPTER 155 – IMPACT FEES, OF THE CITY OF ZEPHYRHILLS CODE OF

ORDINANCES; ADOPTING SIMPLIFIED LAND USE CATEGORIES WITHIN

THE TRANSPORTATION IMPACT FEE SCHEDULES; ADOPTING A

TIMELINE AND PHASING FOR IMPLEMENTATION OF AMENDED IMPACT

FEES; ADOPTING AN UPDATED METHODOLOGY FOR IMPACT FEE ANALYSIS; ADOPTING AN UPDATED IMPACT FEE STUDY; PROVIDING FOR THE EFFECT OF THE TRANSPORTATION IMPACT FEE ORDINANCE ON OTHER REGULATIONS AND DEVELOPMENT ORDERS; PROVIDING FOR PURPOSE AND INTENT PROVIDING DEFINITIONS; PROVIDING RULES OF CONSTRUCTION; PROVIDING FINDINGS; PROVIDING FOR CONFLICT SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR CODIFICATION; AND PROVIDING 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 1481-24 Transportation_ Public Safety_ and Park Impact(30996332.1)
- 2. zephyrhills study final4 (2)
- 3. Impact fee presentation 7-8-2024 rev

3. PLANNING DIRECTOR'S REPORT

- 3.1 ANX 16-22 – Black Marlin Capital LLC Annexation, Future Land Use Map Amendment and Rezoning
 - 1. ANX 16-22 Staff Report for Black Marlin Townhomes July 8 2024 Final_1
 - 2. ANX 16-22 Attachments for Black Marlin Annexation Rezone FLUMA July 8 2024
- 3.2 ANX 15-22 - Providence Village, LLC - Annexation, Future Land Use Map Amendment and Rezoning
 - 1. Providence Village Staff Report
 - 2. Providence Village Power Point
 - 3. 14th Ave Sketch
 - 4. 14th Ave 2nd Sketch
- 3.3 **PUD-0016-22 Gagne PUD Indoor Storage with Mixed Use Development;** Located at the North and Southeast corners of Chancey Rd and Paul S Buchman.3356 Paul S Buchman Hwy, Zephyrhills Fl 33540.Parcel#23-26-21-0020-08000-0000.
 - 1. Updated Petition
 - 2. PUD Plans
 - 3. 6A. Concept Plan Self Storage
 - 4. 6B. Concept Plan Self Storage-Rendered
 - 5. 7. Zephyrhills Elevation (1)
 - 6. 8. ZephyrHills 3d rendering
 - 7. 9. 2024-05-06_Landscape-Exhibit (1)
 - 8. 4 Exhibit C Gagne PUD Conditions 8.17.22

4. CITY ATTORNEY'S REPORT

- 4.1 Medical Marijuana Treatment Centers Moratorium
First Reading **ORDINANCE NO. 1484-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA RELATED TO MEDICAL MARIJUANA TREATMENT CENTERS; ADOPTING FINDINGS OF FACT; PROVIDING DEFINITIONS; IMPOSING A TEMPORARY MORATORIUM ON THE OPENING OF ANY NEW MEDICAL MARIJUANA TREATMENT CENTERS; SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE."**

1. Ordinance 1484-24 Medical Marijuana Treatment Centers Moratorium
- 4.2 Municipal Association of Pasco (MAP) Meeting July 25, 2024 - New Port Richey
First Reading **RESOLUTION NO. 825-24 - "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 825-24 Participation in 07-25-2024 MAP Meeting

5. CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

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.**