



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, July 22, 2024
6:00 PM**

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

<https://meet.goto.com/356490565>

or dial in using your phone:

+1 (646) 749-3122 - Access Code: 356-490-565

(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 – Deputy City Clerk Ricardo Quinones

Invocation –

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

1. MAYOR

1.1 Vets Feeding Vets

Introduction to a new non-profit through the AmVets by Ernie & LeeAnn. Vets Feeding Vets

1.2 City Manager's Evaluation

1. City Manager Eval Memo for Agenda

2. CONSENT ITEMS

2.1 Approval of June 10, 2024 Regular Meeting Minutes

1. M06-10-2024 (1)

2.2 Itinerant Apron Change Order #2 - C.W. Roberts

1. Itinerant Apron CO NO2 Final

2.3 Appointment New Planning Commission Board Member

1. Clyde Bracknell Application for Board Membership
- 2.4 Walgreens Utility Easement No. 16-24-04
 1. 31049380v1 - Utility Easement - Walgreens - Executed by Owner
 2. 31049384v1 - EXHIBIT B - Legal Description
 3. 31049385v1 - EXHIBIT A

3. BUSINESS ITEMS/PUBLIC HEARING

- 3.1 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. 1480-24 on the First Reading
 1. Advent Health staff report (2)
 2. 30936662v2 - ORDINANCE NO 1480-24 AdventHealth FLUMA and Rezoning
- 3.2 Transportation, Public Safety, and Park Impact Fees
Second 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 Second Reading
 1. ORDINANCE NO 1481-24 Transportation_ Public Safety_ and Park Impact(30996332.1) (2)
 2. zephyrhills study final4 (2) (3)
 3. Impact fee presentation 7-22-2024 rev (2)
- 3.3 Providence Village Annexation
First Reading **ORDINANCE NO. 1482-24 - "AN ORDINANCE OF THE CITY OF**

ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS 37518 GEIGER ROAD, ZEPHYRHILLS, FL 33542 ZEPHYRHILLS, FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."

- A. Council President opens the Public Hearing
 - B. Council President closes the Public Hearing
 - C. City Council considers Ordinance No. 1482-24 on the First Reading
1. 31026722v2 - Ordinance 1482-24 Providence Village Annexation (Voluntary)
 2. Providence Village Staff Report
 3. Providence Village Power Point
 4. 14th Ave Sketch (1)
 5. 14th Ave 2nd Sketch
 6. email for Geiger Rd

- 3.4 Providence Village Future Land Use Map Amendment and Rezoning
First Reading **ORDINANCE NO. 1483-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS TO THE FUTURE LAND USE MAP CHANGING FROM RES-9 (PASCO COUNTY) TO RS (RESIDENTIAL SUBURBAN) AND COUNTY R-3 (PASCO COUNTY) TO CITY R-3 (MEDIUM DENSITY RESIDENTIAL) DESCRIBED AS 37518 GEIGER ROAD, ZEPHYRHILLS, FL 33542, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

- A. Council President opens the Public Hearing
- B. Council President closes the Public Hearing
- C. City Council considers Ordinance No. 1483-24 on the First Reading

1. 31026723v2 - Ordinance 1483-24 Providence Village Rezoning and FLUMA Small-Scale
2. Providence Village Staff Report
3. Providence Village Power Point
4. 14th Ave Sketch (1)
5. 14th Ave 2nd Sketch
6. email for Geiger Rd

- 3.5 Medical Marijuana Treatment Centers Moratorium
Second 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."**

- A. Council President opens the Public Hearing
- B. Council President closes the Public Hearing
- C. City Council considers Ordinance No. 1484-24 on the Second Reading

1. Ordinance 1484-24 Medical Marijuana Treatment Centers Moratorium

- 3.6 Black Marlin Annexation

First Reading **ORDINANCE NO. 1485-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBER 03-26-21-0010-11700-0020 ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

- A. Council President opens the Public Hearing
- B. Council President closes the Public Hearing
- C. City Council considers Ordinance No. 1485-24 on the First Reading

1. ANX 16-22 Staff Report for Black Marlin Townhomes July 22 2024_1
2. ANX 16-22 Attachments for Black Marlin Annexation Rezone FLUMA July 22 2024_1
3. ANX 16-22 Update on Geiger Road from Pasco County
4. 31026532v2 - Ordinance 1485-24 Black Marlin Annexation

- 3.7 **Black Marlin Future Land Use Map Amendment and Rezoning**
First Reading **ORDINANCE NO. 1486-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS TO THE FUTURE LAND USE MAP CHANGING FROM R-1 MH (PASCO COUNTY) TO RS (RESIDENTIAL SUBURBAN) AND THE ZONING DESIGNATION FROM PASCO COUNTY RMH TO CITY R-3 (MEDIUM DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.155 ACRES OF REAL PROPERTY HAVING PARCEL NUMBER 03-26-21-0010-11700-0020, 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. 1486-24 on the First Reading

1. ANX 16-22 Staff Report for Black Marlin Townhomes July 22 2024_1
2. ANX 16-22 Attachments for Black Marlin Annexation Rezone FLUMA July 22 2024_1
3. ANX 16-22 Update on Geiger Road from Pasco County
4. 31026720v2 - Ordinance 1486-24 Black Marlin Rezoning and FLUMA Small-Scale

- 3.8 **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.

First Reading **ORDINANCE NO. 1489-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A REZONING - PUD (PLANNED UNIT DEVELOPMENT) MASTER PLAN AMENDMENT TO THE GAGNE – CHANCEY ROAD PLANNED UNIT DEVELOPMENT FOR THE PROPERTY IDENTIFIED AS 3356 PAUL S BUCHMAN HIGHWAY, ZEPHYRHILLS, FL 33540; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE."**

- A. Council President opens the Public Hearing
- B. Council President closed the Public Hearing
- C. City Council considers Ordinance No. 1489-24 on the First Reading

1. 31036145v1 - Ordinance 1489-24 Gagne PUD Master Plan Amendment
2. Exhibit A - LEGAL DESCRIPTION

3. Ordinance 1489-24 - Exhibit C - Conditions
4. Updated Petition
5. PUD Plans
6. 6A. Concept Plan Self Storage
7. 6B. Concept Plan Self Storage-Rendered
8. 7. Zephyrhills Elevation (1)
9. 8. Zephyrhills 3d rendering
10. 9. 2024-05-06_Landscape-Exhibit (1)

4. FINANCE DIRECTOR'S REPORT

- 4.1 Approval of Tentative Millage Rate
 1. Certification of Taxable Value

5. CITY MANAGER'S REPORT

- 5.1 MiTek Inc. Agreement No. 41-24-20 - Economic Incentive
 1. Economic Incentive Agreement - Signed MiTek
- 5.2 Tennis Pro Florida, LLC Agreement No. 37-24-06
Second Amended and Restated Sarah Vande Berg Tennis Center Management Agreement
 1. v2 Second Amended and Restated SVB Management Agreement
 2. Mouratoglou International (1)
 3. hl-46004176362
 4. hl-46004176363
 5. hl-46004176364
 6. hl-46004176368
- 5.3 Zephyr Park Design and Permitting Services - Kimley-Horn
 1. AGR_Zephyr Park Construction Documents- 20240711

6. CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

7. NOTED ITEMS

- 7.1 Pilot Testing the Innovative Ferrate Treatment Process for Reduction of Contaminants of Emergency Concern Discharging to and from the City of Zephyrhills Waste Water Treatment Facility
 1. DEP Grant Agreement No. INW03

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.