



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, August 12, 2024
6:00 PM**

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

<https://meet.goto.com/554591013>

or dial in using your phone:

+1 (646) 240-3212 - Access Code: 554-591-013

(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 Quiñones

Invocation – Airport Executive Assistant Lucy Huber

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

1. CONSENT ITEMS

- 1.1 Approval of July 8, 2024 Regular Meeting Minutes
 1. M07-08-2024
- 1.2 Approval of June 24, 2024 Regular Meeting Minutes
 1. M06-24-2024 (1)
- 1.3 Approval of Contract Amendment 41-24-19 for Odyssey Manufacturing Company
 1. 41-23-17 Odyssey Manufacturing Company Second Amendment to 41-21-13
 2. 41-21-13 Odyssey Manufacturing
 3. Odyssey 3rd Amendment Sodium Hypo 8-24
 4. 41-24-19 Odyssee Cost Adjustment 24-25 Exhibit A
- 1.4 Approval of Kimley-Horn Professional Services Agreement 37-24-07
Second of 2 three (3) Year Extensions June 11, 2024 - June 10, 2027.
 1. 37-21-04 Kimley Horn Second & Final 3-year Extension Renewal

2. 37-21-04 Kimley Horn First 3-year Extension Renewal
3. 37-18-07 Kimley Horn and Associates
- 1.5 Approval of Cornelison Engineering Renewal Agreement 37-24-08
Second three (3) year Extension June 11, 2024 - June10, 2027.
 1. CED_24 TO 27 - Agreement number 37-2024-08_
 2. 37-21-01 CED First 3-year Extension Renewal
 3. 37-18-02 Cornelison Engineering & Design, Inc. Agreement for Professional Services
- 1.6 Approval of Furr & Wegman Architects Renewal Agreement 37-21-02A
Second three (3) year Extension June 11, 2024 - June10, 2027.
 1. 37-21-02A FURR & WEGMAN Second 3 year extention
 2. 37-21-02 Furr & Wegman Architects First 3-year Extension Renewal
 3. 37-18-06 Furr & Wegman Professional Services Agreement

2. BUSINESS ITEMS/PUBLIC HEARING

- 2.1 AdventHealth Future Land Use and Rezoning
 Second 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 PARCEL 35-25-21-0010-08500-0010 AND 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 Second Reading
 1. 30936662v3 - ORDINANCE NO 1480-24 AdventHealth FLUMA and Rezoning
 2. Advent Health staff report Updated
 3. Exhibit A - Legal Description
 4. Exhibit B - Preliminary Development Plan
- 2.2 Providence Village Annexation
 Second 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 Second Reading
 1. 31026722v3 - 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
- 2.3 Providence Village Future Land Use Map Amendment and Rezoning
 Second 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 PASCO COUNTY RES-9 TO RS (RESIDENTIAL SUBURBAN) AND THE ZONING DESIGNATION FROM PASCO COUNTY R-4 TO CITY R-3 (MEDIUM DENSITY RESIDENTIAL) DESCRIBED AS 37518 GEIGER ROAD, ZEPHYRHILLS, FL 33542, 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. 1483-24 on the Second Reading
1. 31026723v3 - 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
- 2.4 Black Marlin Annexation
 Second 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 Second Reading
1. 31026532v3 - Ordinance 1485-24 Black Marlin Annexation
 2. ANX 16-22 Staff Report for Black Marlin Townhomes July 22 2024_1
 3. ANX 16-22 Attachments for Black Marlin Annexation Rezone FLUMA July 22 2024_1
 4. ANX 16-22 Update on Geiger Road from Pasco County
- 2.5 Black Marlin Future Land Use Map Amendment and Rezoning
 Second 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 Second Reading

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

- 2.6 **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. Second 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 Second Reading

1. 31036145v1 - Ordinance 1489-24 Gagne PUD Master Plan Amendment
2. 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)

3. **PLANNING DIRECTOR'S REPORT**

- 3.1 USE0014-24 Bauducco Foods Conditional Use; Submittal is for approval for change in maximum allowable building height. The property is located on 6th Street and Chancey Rd. Parcel #07-26-22-0000-00100-0012. Size; 72.52 Acres.
1. CUP_Application_EXECUTED (2)
 2. Bauducco Engineer review email
 3. Construction Plans
 4. Bauducco Foods Presentation from applicant
- 3.2 ANX 22-24 5L Property Annexation, FLUMA (Future Land Use Map Amendment) & Rezoning
1. ANX 22-24 Staff Report 5L Properties August 12 2024 City Council
 2. ANX 22-24 5L Annexation Attachments CC Meeting August 12 2024

CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

4. 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.**