



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, September 9, 2024
6:00 PM**

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

<https://meet.goto.com/693987837>

or dial in using your phone:

+1 (571) 317-3122 - Access Code: 693-987-837

(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 – Acting City Clerk Ricardo Quiñones

Invocation – Senior Code Specialist Jackie Boges

Pledge of Allegiance –

1. CITIZEN COMMENTS - FOR ITEMS NOT ALREADY ON THE AGENDA

1.1 Dale Complete Landscaping

1. Email from Dale

1.2 Jeff Geiger - 5222 16th Street, Zephyrhills FL, 33542

2. MAYOR

2.1 DAR - Daughters of the American Revolution Proclamation

1. Proclamation - DAR Sept 9, 2024

2.2 Sarah Vande Berg Tennis Foundation 4th Annual "Raise a Racquet" Fundraising Event

2.3 Swearing-in of Officers:

Eugene Howard

Heather Triplett

Kevin Massillon
Ramneris (Chanel) Beltran

3. CONSENT ITEMS

- 3.1 Approval of July 22, 2024 Regular Meeting Minutes
 - 1. M07-22-2024
- 3.2 Approval of CentralSquare Agreement 41-23-07A
CAD Data Conversion
 - 1. Exhibit B - CST WB ZPD CAD Data Conversion SOW-Clean 3-14-24
 - 2. Zephyrhills Police Department - Sales Order - Data Conversion
- 3.3 Approval of AXON Agreement 25-24-05
Interview Room Contract - Zephyrhills Police Department.
 - 1. Zephyrhills Police Dept - Axon IR (8-12)
- 3.4 Approval of Civic Plus Agreement 41-24-22
Invoice Consolidation
 - 1. FL - Zephyrhills - Multi-product - Renewal SOW - 08202024
- 3.5 Approval of Utility Agreements 45-24-09 through 45-24-29
 - 1. Utility Agreement 45-24-09 for 38847 Golf View Ave, Dade City FL, 33525
 - 2. Utility Agreement 45-24-10 for 38853 Golf View Ave, Dade City FL, 33525
 - 3. Utility Agreement 45-24-11 for 38903 Golf View Ave, Dade City FL, 33525
 - 4. Utility Agreement 45-24-12 for 38911 Golf View Ave, Dade City FL, 33525
 - 5. Utility Agreement 45-24-13 for 38919 Golf View Ave, Dade City FL, 33525
 - 6. Utility Agreement 45-24-14 for 38925 Golf View Ave, Dade City FL, 33525
 - 7. Utility Agreement 45-24-15 for 38931 Golf View Ave, Dade City FL, 33525
 - 8. Utility Agreement 45-24-16 for 38937 Golf View Ave, Dade City FL, 33525
 - 9. Utility Agreement 45-24-17 for 38943 Golf View Ave, Dade City FL, 33525
 - 10. Utility Agreement 45-24-18 for 38947 Golf View Ave, Dade City FL, 33525
 - 11. Utility Agreement 45-24-19 for 38946 Golf View Ave, Dade City FL, 33525
 - 12. Utility Agreement 45-24-20 for 38942 Golf View Ave, Dade City FL, 33525
 - 13. Utility Agreement 45-24-21 for 9114 Master Boulevard, Dade City FL, 33525
 - 14. Utility Agreement 45-24-22 for 9132 Master Boulevard, Dade City FL, 33525
 - 15. Utility Agreement 45-24-23 for 38838 Golf View Ave, Dade City FL, 33525
 - 16. Utility Agreement 45-24-24 for 39003 Golf View Ave, Dade City FL, 33525
 - 17. Utility Agreement 45-24-25 for 39021 Golf View Ave, Dade City FL, 33525
 - 18. Utility Agreement 45-24-26 for 39033 Golf View Ave, Dade City FL, 33525
 - 19. Utility Agreement 45-24-27 for 39008 Golf View Ave, Dade City FL, 33525
 - 20. Utility Agreement 45-24-28 for 39002 Golf View Ave, Dade City FL, 33525
 - 21. Utility Agreement 45-24-29 for 39009 Golf View Ave, Dade City FL, 33525

4. BUSINESS ITEMS/PUBLIC HEARING

- 4.1 Adopt Tentative Millage
First Reading **ORDINANCE NO. 1492-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, LEVYING THE MILLAGE RATE FOR FISCAL YEAR 2024-2025 FOR THE CITY OF ZEPHYRHILLS."**
 - A. Council President opens Public Hearing

- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1492-24 on the First Reading
- 1. Ordinance 1492-24 - Adopt Millage(31241389.1)

4.2

Adopt Tentative Budget

First Reading ORDINANCE NO. 1493-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING A BUDGET FOR THE 2024-2025 FISCAL YEAR."

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1493-24 on the First Reading

- 1. Ordinance 1493-24 - Adopt Budget(31241065.1)
- 2. FY 2025 Proposed Budget

4.3 Reclaimed Water, Sewer and Potable Water Rates

First Reading ORDINANCE NO. 1473-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING SECTION 51.23 OF THE CITY CODE OF ORDINANCES ESTABLISHING A NEW SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. "

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1473-24 on the First Reading

- 1. Ordinance No. 1473-24 - Water Sewer Utility Rate Ordinance(31241463.2)
- 2. 2023 Water and Sewer Rate Study Raftelis (1)

4.4 5L Property Annexation

First Reading. ORDINANCE NO. 1490-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING APPROXIMATELY 12.92 ACRES (MOL) INTO THE CORPORATE LIMITS OF THE CITY OF SAID CITY DESCRIBED AS PARCEL 18-26-22-0010-00500-0000 ZEPHYRHILLS, FLORIDA, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE."

- A. Council President opens the Public Hearing
- B. Council President closes the Public Hearing
- C. City Council considers Ordinance No. 1490-24 on the First Reading

- 1. Ordinance 1490-24 5L Properties Annexation 12.92 Acres(31121861.1)
- 2. Map for Ord. 1490-24(31236485.1)
- 3. ANX 22-24 Staff Report 5L Properties Sept 9 2024 City Council
- 4. 5L Annexation Attachments CC Meeting August 12 2024

4.5 5L Property Future Land Use Map Amendment and Rezoning

First Reading. ORDINANCE NO. 1491-24 - "AN ORDINANCE OF THE CITY OF

ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY IL TO CITY IN (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY AC TO CITY LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 12.92 ACRES OF REAL PROPERTY LOCATED SOUTH OF 6TH AVENUE, WEST OF CHANCEY ROAD AND EAST OF THE ZEPHYRHILLS MUNICIPAL AIRPORT AND HAVING PARCEL ID# 18-26-22-0010-00500-0000; PROVIDING FOR REPEALER, CONFLICT 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. 1491-24 on the First Reading
- 1. Ordinance 1491-24 5L Properties Comp Plan and Rezoning Amendment 12(31121837.1)
- 2. ANX 22-24 Staff Report 5L Properties Sept 9 2024 City Council
- 3. 5L Annexation Attachments CC Meeting August 12 2024
- 4.6 ELLECE USA 19 INC (Bauducco Foods) Conditional Use
First Reading **RESOLUTION NO. 827-24 – “A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT, APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT ON PARCEL NO. 07-26-22-0000-00100-0012; 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.827-24 on the First Reading
 - 1. Resolution 827-24 Conditional Use sixty-three feet (63')(31238903.1)
 - 2. CUP_Application_EXECUTED (2)
 - 3. Bauducco Engineer review email
 - 4. Construction Plans
 - 5. Bauducco Foods Presentation from applicant

5. PLANNING DIRECTOR'S REPORT

- 5.1 Indoor Storage Facilities Moratorium Update
 - 1. Indoor storage picture
 - 2. Indoor Storage Example
 - 3. Indoor Storage Pic
 - 4. Indoor Storage
- 5.2 Planning Department - GIS - ArcUrban Software
 - 1. City of Zephyrhills - ArcGIS Urban Demo 9.9.24
 - 2. Zephyrhills_Urban_IC_Summary_Sheet
 - 3. City of Zephyrhills - ArcGIS Urban Software Quote
 - 4. P018902 - City of Zephyrhills- Proposal for ArcGIS Urban Deployment and Workshop
- 5.3 **ANX000023-24 Mitek Annexation, FLUMA, & Rezoning;** The applicant is to have the

property annexed into the City with change in FLU from County IL to City IN, and Rezone from County AC to City LI (Light Industrial). Parcel #: 23-26-21-0020-00200-0010 & 23-26-21-0020-00200-0000, 9.98 acres. Located on Tucker Rd, West of Pine St.

1. MITEK Location Map
2. Mitek Annexation Attachments
3. Annexation Presentation

- 5.4 **CU0011-24 Mitek Conditional Use;** Submittal is for approval for change in the maximum allowable building height. The property is located on Paul Buchman Hwy and Chancy Rd. Parcel # 24-26-21-0010-03900-0010, 23-26-21-0020-01300-0020, 23-26-21-0020-00200-0000, & 23-26-21-0020-00200-0010, 110.41 acres.

1. Mitek Architectural Concept
2. Mitek Concept Plan
3. MITEK Location Map
4. MiTek Conditional Use Staff Report
5. MiTek Conditional Use Attachments
6. Conditional Use Presentation

6. CITY MANAGER'S REPORT

- 6.1 City of Zephyrhills Rebranding Update
1. City Council Rebranding Update (9-9-2024)

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

7. 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.**