



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, September 23, 2024
6:00 PM**

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

<https://meet.goto.com/970758869>

or dial in using your phone:

+1 (244) 501-3412 - Access Code: 970-758-869

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

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President
Roll Call – City Clerk Lori Hillman
Invocation – Councilman Alan Knight
Pledge of Allegiance – Council President

CITIZEN COMMENTS - FOR ITEMS NOT ALREADY ON THE AGENDA

1. MAYOR

- 1.1 Sarah Vande Berg Tennis Foundation 4th Annual "Raise a Racquet" Fundraising Event
 - 1. City Council 9-23-24

2. CONSENT ITEMS

- 2.1 Approval of Agreement 41-19-39A
 - First Amendment to Advanced Environmental Laboratory**
 - 1. 41-19-39 Advanced Environmental Laboratories
 - 2. AEL-Pinellas Piggyback 9-24 Signed
- 2.2 Approval of Task Assignment to Killebrew to construct the Palm Grove Dr. Watermain.
 - 1. Task Order - Palm Grove Dr. Watermain - Killebrew - City of Zephyrhills(31329067.1)
 - 2. Palm Grove

- 3. Budget for Palm Grove Dr 8in Watermain Extension REV
- 2.3 Approval of Kimley-Horn Work Order NO. 24-148
5th Avenue Preliminary Design Plans
 - 1. Kimley-Horn Work Order NO. 24-148
- 2.4 Approval of Kimley-Horn Work Order NO. 24-152
Dairy Road Extension Drainage
 - 1. Kimley-Horn Work Order NO. 24-152
- 2.5 Approval of Kimley-Horn Work Order NO. 24-157
US 301 & Pretty Pond Rd Intersection Improvements
 - 1. Work Order 24-157 US 301 at Pretty Pond Design_Signed
- 2.6 Approval of Kimley-Horn Work Order NO. 24-158
Daughtery Rd & Green Slope Dr Intersection Improvements
 - 1. Work Order 24-158 Daughtery_Green Slope Design_Signed
- 2.7 Approval of Kimley-Horn Work Order NO. 24-159
US 301 at Daughtery Rd & Chancey Rd at Copeland Dr Improvements
 - 1. Work Order 24-159 US 301_Daughtery Rd and Chancey_Copeland Design_Signed
- 2.8 Approval of Kimley-Horn Work Order NO. 24-160
Eiland Boulevard & Fort King Intersection Improvements
 - 1. Work Order 24-160 Eiland Blvd_Ft King Hwy Design Rev_Signed
- 2.9 Approval of Kimley-Horn Work Order NO. 24-161
US 301 & Geiger Intersection Improvements
 - 1. Work Order 24-161 US 301_Geiger Design_Signed
- 2.10 Approval of Kimley-Horn Work Order NO. 24-162
North Avenue & 8th St Intersection Improvements
 - 1. Work Order 24-162 Noth Ave_8th Design_Signed
- 2.11 Approval of Utility Agreement 45-24-30
Handy Food Stores
 - 1. Utility Agreement 45-24-30 for Handy Food Stores
- 2.12 2024 Audit Engagement Letter No. 37-24-12 with DG Perry - One Year Extension for City Audit Services
 - 1. City of Zephyrhills engagement letter

3. BUSINESS ITEMS/PUBLIC HEARING

- 3.1 Adopt Final Millage
Second 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 Second Reading
 - 1. Ordinance 1492-24 - Adopt Millage
- 3.2 Adopt Final Budget
Second 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 Second Reading

- 1. Ordinance 1493-24 - Adopt Budget
- 2. FY 24-25 Adopted Budget

3.3 Reclaimed Water, Sewer and Potable Water Rates

Second Reading **ORDINANCE NO. 1473-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 51.075 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, 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 Second Reading

- 1. Ordinance 1473-24 Water Rate
- 2. 2023 Water and Sewer Rate Study Raftelis (1)

3.4 5L Property Annexation

Second 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 Second Reading

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

3.5 5L Property Future Land Use Map Amendment and Rezoning

Second 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 Second Reading
- 1. Ordinance 1491-24 5L Properties Comp Plan and Rezoning Amendment 12(31121837.1) (1)
- 2. ANX 22-24 Staff Report 5L Properties Sept 9 2024 City Council (1)
- 3. 5L Annexation Attachments CC Meeting August 12 2024 (1)
- 3.6 Zephyr Lakes/Abbott Park Final Plat Phase 3
 - 1. Staff Report for CC ZL Phase 3 Final Plat Sept 23 2024
 - 2. Zephyr Lakes Location Phase 3
 - 3. Zephyr Lakes Ph 3 Plat FINAL
 - 4. ZEPHYR LAKES Phase 3 Performance Bond
 - 5. ZEPHYR LAKES Phase 3 Maintenance Bond
 - 6. Zephyr Lakes Phase 3 - Subdivider Agreement
 - 7. Landscape Perf Bond Limits-ZL3
 - 8. Performance CE_Zephyr Lakes Ph3_EOR_SS-2024.08.19
 - 9. Revised Warr CE - Zephyr Lakes Ph3_2024.09.04

4. CITY ATTORNEY'S REPORT

- 4.1 Smoking Prohibited in City Parks; Vaping Prohibited on City Property
First Reading **ORDINANCE NO. 1494-24 "AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING SECTION 130.24 SMOKING PROHIBITED IN CITY PARKS AND VAPING PROHIBITED IN OR ON CITY PROPERTY; ESTABLISHING PROHIBITED CONDUCT, DEFINITIONS AND PENALTIES; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE."**
 - 1. Ordinance 1494-24 - Smoking Prohibited in City Parks; Vaping Prohibited on City Property

5. CITY MANAGER'S REPORT

- 5.1 Approval of agreement 41-24-23 with Hidden River Homeowners Association for repayment of liftstation upgrades.
 - 1. 41-24-23 Hidden River HOA agreement
 - 2. Secured Promissory Note
 - 3. Absolute Assignment of Assessments and Association Rights
 - 4. Assessment Security Agreement
 - 5. Authorization to File UCC Financing Statements
- 5.2 Approval of Task Order with RCM for liftstation improvements at Hidden River Subdivision
 - 1. RCM_ZHills_Hidden-River_Proposal_V4
- 5.3 Interlocal Agreement 41-24-24 for Joint Planning Area
 - 1. 2024 Transportation ILA - Zephyrhills and Pasco County
 - 2. EXHIBIT A Transportation Joint Projects

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

6. NOTED ITEMS

- 6.1 SUB 31-22 Tyson Townhomes Performance Bond Release
 - 1. SUB31-22 Tyson Townhomes Performance Bond Release
 - 2. SUB 31-22 Tyson Performance Bond
 - 3. Tyson Twnhms LA Certificate_07172024
 - 4. EOR Certification COZ

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.**