



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, March 10, 2025
6:00 PM**

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

<https://meet.goto.com/855960693>

or dial in using your phone:

+1 (646) 749-3122- Access Code: 855-960-693

(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 Ricardo Quiñones

Invocation —

Pledge of Allegiance —

CITIZEN COMMENTS

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - February 24, 2025
 1. M02.24.2025
- 1.2 Approval of replacement vehicle for Admin #149
 1. Stingray Letter of Intent Malibu 1LT 25FEB25
 2. Quote updated 2024 Malibu LT 20250213
- 1.3 Request Council approval of WWTF FERRATE TREATMENT PILOT TEST with Jones Edmunds
 1. 2025-02-25-PE-TA25-04-Zephyrhills WWTF Ferrate Pilot Test

2. BUSINESS ITEMS

2.1 Wareco Pasco I, LLC Rezoning

Second Reading **ORDINANCE NO. 1498-25. " AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION CHANGING THE ZONING DESIGNATION FROM CITY R-4 (MULTI-FAMILY RESIDENTIAL) TO CITY C-1 (NEIGHBORHOOD COMMERCIAL) FOR APPROXIMATELY 8.52 ACRES OF REAL PROPERTY IDENTIFIED WITH PARCEL ID 26-25-21-0000-00700-0000; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. "**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1498-25 on the Second Reading

- 1. Ordinance 1498-25 Wareco-Pasco I LLC Rezoning 32393093.1)
- 2. Wareco Pasco I, LLC location Map(32153932.1)
- 3. Business Impact Estimate Ord. No. 1498-25

2.2 Wareco Pasco I, LLC Conditional Use

First Reading **RESOLUTION NO. 847-25. " 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 C1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT ON PARCEL NO. 26-25-21-0000-00700-0000; PROVIDING CONDITIONS; 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. 847-25 on the First Reading

- 1. RESOLUTION NO. 847-25 Wire Ranch Resolution Wareco-Pasco I LLC Conditional Use(32511542.1)
- 2. Wareco Pasco I, LLC Map(32153932.1)

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

3. NOTED ITEMS

3.1 BGE Task Order 100-25 6th Avenue Sidewalk

- 1. BGE TO100-25 6th Ave Sidewalk

3.2 Tom Fisher Proclamation

- 1. 2025 Tom Fisher

3.3 Limb Beaver Quotes - signed

- 1. Limb Beaver Quotes signed

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.**