



## **CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA**

**Monday, February 8, 2021  
6:00 P.M.**

**The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.**

**Please join the GoToMeeting**  
from your computer, tablet or smartphone:  
<https://global.gotomeeting.com/join/365899333>

or dial in using your phone:  
**+1 (872) 240-3212 - Access Code: 365-899-333**  
(Please mute your phone unless you wish to speak on a specific item).

**Zephyrhills  
City Hall**

**Council  
Chambers**

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

### **1. CONSENT ITEMS**

- 1.1 Approval of Public Transportation Grant Agreement with FDOT to Rehabilitate Taxiway  
A - Agreement No. 24-21-02
- 1.2 Approval of Federal Funding Assistance Program: Coronavirus Emergency Supplemental  
Funding (CESF). Subgrant No. 2021-CESF-PSC-3-C9-157 - Agreement No. 24-21-03

### **2. BUSINESS ITEMS/PUBLIC HEARING**

**2.1 Second Reading ORDINANCE NO. 1408-21 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF THE CITY OF ZEPHYRHILLS PURSUANT TO THE REQUEST OF THE OWNERS OF SUCH LANDS AND IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1408-21 on the Second Reading

**2.2 Second Reading ORDINANCE NO. 1409-21 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING A ZONING DESIGNATION FROM R-2 (RESIDENTIAL-2) TO R-3 (RESIDENTIAL-3) FOR APPROXIMATELY 17.35 ACRES OF**

**REAL PROPERTY LOCATED SOUTH OF ALSTON AVE AND WEST OF THE CITY OF ZEPHYRHILLS AIRPORT AND HAVING RE# 13-26-21-0040-00C00-0010; PROVIDING FOR AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1409-21 on the Second Reading

**2.3 Second Reading ORDINANCE NO. 1410-21 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-3 TO RS (RESIDENTIAL SUBURBAN) AND THE ZONING DESIGNATION FROM COUNTY AR-1 TO R-3 (RESIDENTIAL 3) FOR APPROXIMATELY 18.20 ACRES OF REAL PROPERTY LOCATED NORTH OF TUCKER ROAD AND WEST OF THE CITY OF ZEPHYRHILLS AIRPORT AND HAVING RE# 13-26-21-0000-00200-0000; PROVIDING FOR TRANSMITTAL TO FLORIDA DEO AND AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1410-21 on the Second Reading

**2.4 Second Reading of ORDINANCE NO. 1412-21 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A ZONING PUD (PLANNED UNIT DEVELOPMENT) MASTER PLAN AMENDMENT FOR TROTTER’S CROSSING; FOR PARCEL 27-25-21-0010-00300-0000 AND A PORTION OF 27-25-21-0030-04900-0000 PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1412-21 on the Second Reading

**2.5 Second Reading of ORDINANCE NO. 1413-21 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING A ZONING AMENDMENT TO AMEND THE ABBOTT SQUARE PUD MASTER PLAN FOR APPROXIMATELY 173.19 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF SIMONS ROAD AND NORTH OF ALTHEA LANE; PROVIDING FOR AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1413-21 on the Second Reading

**2.6 Second Reading of ORDINANCE NO. 1414-21 – “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 I (INDUSTRIAL) TO MU (MIXED USE) AND THE ZONING DESIGNATION FROM LI (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) FOR APPROXIMATELY 9.167 ACRES OF REAL PROPERTY LOCATED SOUTH OF CHANCEY ROAD AND AT THE TERMINUS OF COPELAND DRIVE AND HAVING RE# 24-26-21-0000-0010-0060; PROVIDING FOR AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1414-21 on the Second Reading

**2.7 First Reading DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ZEPHYRHILLS AND THE COTTAGES AT SILVER OAKS, LLC, GOLF VIEW COTTAGES AT SILVER OAKS, LLC AND DISTRICT AT SILVER OAKS LLC For Abbott Square, a mixed single-family and multi-family Planned Unit Development generally located on the west side of Simons Road, north of Althea Lane and Dean Dairy Road. Abbott Square proposes an estimated density of 0.24 dwelling units per acre (approximate total population density of +/- 1500) and a maximum height of 2 stories.**

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- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Development Agreement Between the City of Zephyrhills and the Cottages at Silver Oaks, LLC, Golf View Cottages at Silver Oaks, LLC and District at Silver Oaks LLC on the First Reading

**CITIZEN COMMENTS**

**MAYOR ANNOUNCEMENTS**

**CITY MANAGER ANNOUNCEMENTS**

**CITY ATTORNEY ANNOUNCEMENTS**

**CITY COUNCIL COMMENTS**

**3. NOTED ITEMS**

- 3.1 Executive Order 021-43
- 3.2 Executive Order 021-44
- 3.3 Executive Order 021-45

**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.**