



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

**Monday, September 13, 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/629214821>

or dial in using your phone:  
+1 (646) 749-3122 - Access Code: 629-214-821  
(Please mute your phone unless you wish to speak on a specific item).

**Zephyrhills  
Council  
City Hall  
Chambers**

Call to Order – Council President W. Alan Knight

Roll Call – City Clerk Lori Hillman

Invocation – Alan Knight

Pledge of Allegiance – Council President W. Alan Knight

**1. MAYOR**

1.1 Daughters of the American Revolution Proclamation

**2. CONSENT ITEMS**

2.1 July 26, 2021 Regular Meeting Minutes

2.2 August 09, 2021 Regular Meeting Minutes

2.3 August 23, 2021 Regular Meeting Minutes

2.4 August 26, 2021 Special Meeting Minutes

2.5 August 26, 2021 Workshop Minutes

2.6 Approval of FAA AIP Grant No. ZPH-SOG-3-12-0089-023-2021 for the  
Reconstruction of Taxiway A - No. 24-21-06

2.7 Approval of State of Florida, Department of Economic Opportunity - HL135 - SVB

Phase II - No. 24-21-07

2.8 Approval of Revision to Employee Policy and Procedures Manual, Section 14 (Hours of Work and Overtime)

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 First Reading ORDINANCE NO.: 1422-21 – "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, LEVYING THE MILLAGE RATE FOR FISCAL YEAR 2021-2022 FOR THE CITY OF ZEPHYRHILLS."

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No.1422-21 on the First Reading

3.2 First Reading ORDINANCE NO.: 1423-21 – "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING A BUDGET FOR THE 2021-2022 FISCAL YEAR."

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1423-21 on the First Reading

3.3 First Reading ORDINANCE NO. 1424-21 - AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL 04-26-21-0000-00200-0000, 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 No.1424-21 on the First Reading

3.4 First Reading ORDINANCE NO. 1425-21 – "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF THE CITY OF ZEPHYRHILLS DESCRIBED AS PARCEL 35-26-21-0010-06800-0010, 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 No.1425-21 on the First Reading

3.5 First Reading ORDINANCE NO. 1421-21 – "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY ADDING A PROPERTY RIGHTS ELEMENT (CHAPTER 11) FOR TRANSMITTAL AND AN EFFECTIVE DATE."

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No.1421-21 on the First Reading for the

## Transmittal

3.6 First Reading ORDINANCE NO. 1426-21 – “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 ALND USE MAP CHANGING FROM COUNTY RES-6 TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR TO CITY R4 (MULTI-FAMILY RESIDENTIAL) FOR APPROXIMATELY 1.75 ACRES OF REAL PROPERTY HAVING THE PARCEL IDENTIFICATION NUMBER 35-25-21-0010-06800-0010; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEO, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. “

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No.1426-21 on the First Reading for the Transmittal

3.7 First Reading ORDINANCE NO. 1427-21 – “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 ALND USE MAP CHANGING FROM CITY RE TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM CITY ER TO CITY R4 (MULTI-FAMILY RESIDENTIAL) FOR APPROXIMATELY 2.06 ACRES OF REAL PROPERTY HAVING THE PARCEL IDENTIFICATION NUMBER 35-25-21-0010-06800-0000; AND AMENDING THEPROVIDING FOR TRANSMITTAL TO THE FLORIDA DEO, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No.1427-21 on the First Reading for the Transmittal

3.8 First Reading ORDINANCE NO. 1428-21 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT FROM COUNTY RES-6 TO CITY RU (RESIDENTIAL URBAN), AND AMENDING THE ZONING FROM COUNTY AC TO CITY PUD (PLANNED UNIT DEVELOPMENT), FOR PARCEL 04-26-21-0000-00200-0000 PROVIDING FOR TRANSMITTAL AND AN EFFECTIVE DATE.”

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No.1428-21 on the First Reading for the Transmittal

## 4. CITY MANAGER'S REPORT

- 4.1 Jeffries House and Carriage House RFP Bid Award
- 4.2 Change Order 023 - Sarah Vande Berg Tennis Center - J.O. DeLotto & Sons, Inc.
- 4.3 Sale of 5031 Airport Road

## 5. CITY ATTORNEY'S REPORT

- 5.1 First Reading RESOLUTION NO. 781-21 – “A RESOLUTION OF THE CITY COUNCIL

OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING RESOLUTION 743-17, PROVIDING FOR A SCHEDULE OF FEES FOR THE RENTAL OF HANGARS AND OTHER FEES CONNECTED TO AVIATION AND NON AVIATION SERVICES AT THE ZEPHYRHILLS MUNICIPAL AIRPORT.”

5.2 First Reading RESOLUTION NO. 782-21 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING RESOLUTION NO. 745-17 TO PROVIDE FOR A CHANGE IN RENTAL PRICES FOR THE “Z” EVENT CENTER.”

5.3 First Reading ORDINANCE NO. 1429-21 – “AN ACT TO BE ENTITLED AN ORDINANCE BY THE CITY OF ZEPHYRHILLS ESTABLISHING STANDARDS RELATING TO THE MANAGEMENT OF STORM SEWER SYSTEM DISCHARGES AND ENHANCING THE QUALITY OF SURFACE AND GROUND WATER RESOURCES; PROVIDING FOR A SHORT TITLE; PROVIDING FOR FINDING OF FACTS; ESTABLISHING APPLICABILITY; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE CONTROL OF STORMWATER DISCHARGES TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) AND WATERS OF THE UNITED STATES; PROVIDING FOR THE CONTROL OF DISCHARGE OF STORMWATER FROM INDUSTRIAL ACTIVITIES AND CONSTRUCTION SITES; PROVIDING FOR THE CONTROL OF POLLUTANT CONTRIBUTION FROM INTERCONNECTED MUNICIPAL SEPARATE STORM SEWER SYSTEMS; PROVIDING FOR THE CONTROL OF NON-STORMWATER DISCHARGES; PROHIBITING ILLICIT DISCHARGES AND ILLICIT CONNECTIONS; PROVIDING FOR REPORTING AND CONTROL OF ILLICIT DISCHARGES AND ILLICIT CONNECTIONS TO THE CITY’S MUNICIPAL SEPARATE STORM SEWER SYSTEM AND U.S. WATERS; PROVIDING AUTHORITY TO PERFORM INSPECTIONS AND MONITORING FOR COMPLIANCE; PROVIDING FOR MAINTENANCE OF CONTROL STRUCTURES; PROVIDING FOR EXEMPTIONS; PROVIDING FOR ENFORCEMENT, PENALTIES AND PROCEEDINGS FOR INJUNCTION; PROVIDING FOR REPEALER OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.”

## 6. CITIZEN COMMENTS

6.1 Eileen Westermann - Jeffries House and Carriage House RFP Bid Award

**MAYOR ANNOUNCEMENTS**

**CITY MANAGER ANNOUNCEMENTS**

**CITY ATTORNEY ANNOUNCEMENTS**

**CITY COUNCIL COMMENTS**

**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.