

ZEPHYRHILLS MUNICIPAL AIRPORT SPECIAL AIRPORT ADVISORY BOARD MEETING
September 9, 2025

A Special Meeting of the Airport Advisory Board was held on September 9, 2025, in the City of Zephyrhills Council Chambers.

Present:

Bill Castle, Erik Meredith, Mike Ward, David Inman, Buzz Hohmann, Matthew Laseter, and Robert Page. Staff Present: Nathan Coleman, Airport Manager; Lucy Huber, Executive Assistant.

APPROVAL/CORRECTION OF MINUTES N/A

BUSINESS ITEM

Review and Discussion: Proposed Lease for Hawk Aviation Academy

Airport Manager Nathan Coleman presented the key elements of the proposed lease:

- The hangar location is prime airport real estate; maximum rate of \$0.15 per sq. ft.
- Monthly ground rent: \$1,241.46 (\$14,897.52 annually).
- Lessee must comply with all Minimum Standards; additional uses require approval.
- Requested lease term: 50 years with two 10-year extensions.

Lease Structure:

Years 1–30: Standard land-only rate (CPI every 3 years)
Years 31–40: 50% Fair Market Value (FMV) for land and building
Years 41–50: 75% FMV for land and building
Extensions: Full FMV at Lessor’s discretion

BOARD MEMBER QUESTIONS & DISCUSSION

- FMV Calculation: Explained by Nathan.
- Lease Transferability: New lessee must assume terms; Airport may deny with cause.
- Subleasing: Permitted with approval.
- Default: Building reverts to Airport/City.
- Planned Hangar Use: Aircraft storage and future aviation-related activities.
- Maintenance: Lease includes maintenance requirements.
- Master Plan Compatibility: All uses require approval.
- Job Creation: Unknown.
- FAA Compliance: Lease complies.
- Taxiway Access: Existing taxiway; lessee constructing apron.

BUSINESS REPRESENTATIVE COMMENTS

- Mike Ceparano explained no business plan was required due to cash financing.
- Nick Burgess stated primary use is aircraft storage.
- Josh Kindle discussed consolidation of aircraft and potential future training school.

ADDITIONAL DETAILS

- Estimated Completion: End of year, pending approvals.
- Ownership: Single owner.
- Building Size: 26,000 sq. ft.
- Cost Estimate: \$2,000,000.
- Fuel Purchases: No requirement; flowage fees apply if private tanks installed.

PUBLIC COMMENT

- Kyle Salvat asked about charter operations. All aircraft are Part 91.

BOARD ACTION

Votes in Favor: Buzz Hohmann, Robert Page, Erik Meredith, Mike Ward, Matthew Laseter,
David Inman
Vote Against: Bill Castle

ADJOURNMENT

Motion to adjourn by Erik Meredith; second by Robert Page. Meeting adjourned at 4:33 p.m