

COMMUNITY REDEVELOPMENT AGENCY MEETING

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A Regular CRA Meeting was held on March 9, 2026 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Commissioner Dr. Steven F. Spina called the meeting to order at 5:01 PM

Roll call was taken. Present were members Lance Smith, Jodi Wilkeson, Charlie Proctor, Ken Burgess, Steve Spina and Mayor Melonie Monson. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Building Official Calvin Switzer, Airport Manager Nathan Coleman, IT Director Mike Panak, CRA Director Gail Hamilton, Main Street Zephyrhills Director Antwon Gildon, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Community Planner Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss, and City Clerk Ricardo Quiñones.

1. SPECIAL MEETING ITEM

1.1 Home Theatre Presentation

Main Street Zephyrhills Director Antwon Gildon introduced representatives from KMF Architects, who presented conceptual designs for the proposed redevelopment of the Home Theatre property as a multicultural arts center. The presentation outlined a conceptual three-story facility featuring a restored historic façade, flexible theater space with approximately 150 seats on the main floor, multipurpose rooms, banquet and meeting spaces, a rooftop patio and garden, and a potential food service component. The design emphasized flexibility to accommodate a variety of community uses including performances, classes, and events. Architects stated for clarification that the renderings presented are conceptual in nature and do not represent final design or construction documents. Final dimensions, materials, and detailed refinements will be developed during subsequent design phases. It was further clarified that the project is anticipated to be constructed in phases, dependent upon available funding.

Discussion occurred regarding historic preservation elements, including maintaining the front façade and reconstructing portions of the structure to meet current codes. The project team clarified that the rear Quonset hut structure is proposed for removal due to structural limitations; however, efforts will be made to document and commemorate its historical significance. Main Street Zephyrhills President Linda Stark Kerns clarified that approximately \$2.5 million in state appropriations has been secured for initial phases of the project, including demolition, stabilization, and design. She further stated that the total estimated project cost is approximately \$15 million, with additional funding to be pursued through fundraising efforts and partnerships.

City Manager William Poe clarified for the record that the project is not a City-led initiative and that the City of Zephyrhills is not being asked to provide funding for the project. Commissioners asked questions regarding project costs, phasing, long-term operations, and parking availability. Planning Director Todd Vande Berg clarified that there are no minimum parking requirements within the downtown district. Public comment included both support and concerns.

Multiple attendees spoke from the floor. Speakers expressed excitement about increased downtown activity, cultural opportunities, and community gathering space. Concerns were raised regarding parking, building scale, historical preservation, design elements, and long-term sustainability of the project.

ADJOURN 6:07 PM

Submitted by Ricardo Quiñones