

COMMUNITY REDEVELOPMENT AGENCY MEETING

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A Regular CRA Meeting was held on March 23, 2026 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Board Chairperson Steven F. Spina, Ph.D. called the meeting to order at 5:01 PM

Roll call was taken. Present were members Lance Smith, Charles Proctor, Kenneth Burgess, Steven Spina and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Jodi Wilkeson was not present.

Staff present: Lieutenant Nathan Gardner, Lieutenant Matthew Hillen, CRA Director Gail Hamilton, Main Street Zephyrhills Director Antwon Gildon, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Public Information Officer Intern Tembria Thompson, Assistant City Clerk Eileen Mercado and City Clerk Ricardo Quiñones. IT Director Mike Panak arrived at 5:39 PM.

1. BUSINESS ITEMS

1.1 CRA Meeting Minutes - February 23, 2026

Charles Proctor motioned to approve item 1.1. Seconded by Kenneth Burgess. Motion passed unanimously.

1.2 CRA Special Meeting Minutes - March 09, 2026

Kenneth Burgess motioned to Approve item 1.2. Seconded by Lance Smith. Motion passed unanimously.

1.3 CRA Master Plan - Draft Update

CRA Director Gail Hamilton presented an overview of the draft CRA Master Plan update, describing it as the long-term vision for the CRA through its sunset year of 2045. She reviewed public input gathered through workshops and surveys, which identified priorities including sidewalks, lighting, flooding mitigation, alley improvements, housing options, neighborhood enhancements, parks, public art, and attracting additional restaurants and entertainment opportunities.

Hamilton also discussed several concepts included in the draft plan, including gateway features, Gall Boulevard redevelopment, connectivity between parks and downtown destinations, neighborhood identification signage, accessory dwelling units (ADUs), alleyway improvements, and economic development incentives. She emphasized the importance of balancing visible placemaking projects with ongoing infrastructure investments.

Board members discussed strategies to attract desired businesses and encourage redevelopment within the downtown area. Commissioner Smith expressed support for reducing or eliminating ADU impact fees to encourage affordable housing opportunities. Mayor Monson emphasized continued sidewalk planning, safety improvements near Shepherd's Park, and exploring mixed-use or coworking concepts downtown. Commissioner Spina raised questions regarding potential CRA expansion and possible impacts to CRA funding if residential property taxes are modified at the state level. Staff advised that financial impacts are being evaluated.

Hamilton requested that Board members continue reviewing the draft plan and provide additional feedback prior to finalization.

1.4 March 14, 2026 Community Clean Up Report

Hamilton reported that the March 14 Community Clean Up event was successful, with approximately 240 participant drop-offs recorded. She commended City departments, volunteers, and community participants for assisting with debris removal efforts throughout the City.

2. CRA DIRECTOR'S REPORT

Hamilton provided updates on several ongoing CRA projects and initiatives. She reported that improvements at the Oakside Cemetery remain under construction and that work along 8th Street is expected to begin following Founders Day festivities. She also stated that Zephyr Park design plans continue progressing, with updated plans anticipated from Kimley-Horn in the coming weeks. Hamilton advised that Clock Plaza construction planning remains underway and noted the intent to coordinate landscaping, tree replacement, and plaza improvements under a single construction contract for efficiency and cost savings. She also reported that park signage installations are pending scheduling by the contractor.

Additionally, Hamilton informed the Board that Bauducco recently purchased the former Wendy's property (5658 Gall Blvd, Zephyrhills, FL 33542) and is planning substantial renovations to the site. She further noted that Staff is currently reviewing and updating the City's food truck ordinance. Commissioner Spina raised concerns regarding food trucks operating near existing brick and-mortar businesses. Hamilton acknowledged that the issue is part of the ordinance review currently underway.

3. **MAIN STREET ACTIVITY REPORT**

Main Street Zephyrhills Director Antwon Gildon provided an update regarding preparations for the upcoming Founders Day event. He presented newly developed online event resources, including digital schedules, maps, and event information intended to improve accessibility and visitor experience. Gildon reported that approximately 33 parade entries had registered and highlighted collaboration efforts with vendors, sponsors, performers, and community organizations. He stated that Main Street is working to expand attendance, improve event organization, and increase promotion through social media, utility bill inserts, media outreach, and community partnerships.

The Board discussed efforts to encourage downtown restaurants and merchants to remain open during Founders Day activities in order to maximize economic activity and visitor engagement.

4. **CITIZEN COMMENTS - NONE**

ADJOURN 6:02 PM

Submitted by Ricardo Quiñones