



**CRA MEETING
ZEPHYRHILLS, FLORIDA**

**Monday, March 28, 2022
5:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Board President Jodi Wilkeson
Roll Call – City Clerk Lori Hillman

1. BUSINESS ITEMS

1.1 Approval of February 28, 2022 CRA Minutes

1. M02-28-22 - CRA

1.2 Hercules Park Design Recommendation

1. 3-3-2022 Parks and Recreation Board Minutes

1.3 Little But Loud - Back Yard Park Project

1.4 April 9, 2022 Neighborhood Clean Up

1. FLYER(April9Cleanup)

2. CRA DIRECTOR’S REPORT

3. MAIN STREET ACTIVITY REPORT

4. CITIZEN 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.

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on February 28, 2022 at 5:45 p.m. in the Council Chambers of City Hall.

CRA Board President Wilkeson called the meeting to order at 5:45 p.m. Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Jodi Wilkeson, Alan Knight, Charles Proctor and Mayor Gene Whitfield. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: CRA Director Gail Hamilton, Public Information Officer Kevin Weiss, IT Director Mike Panak and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Approval/Correction of February 14, 2022 CRA Minutes

Alan Knight moved to approve the February 14, 2022 CRA Minutes. Seconded by Lance Smith. Motion passed unanimously.

1.2 Commercial Sign Grant Planet Jupiter Hookah Lounge – 38430 5th Avenue

CRA Director Gail Hamilton corrected the address for Planet Jupiter Hookah Lounge to 38438 5th Avenue. The Commercial Sign Grant will provide \$631.73 toward the sign cost of \$2,400.50. The grant application meets all requirements, the sign is in compliance with the City's sign ordinance, and staff recommended approval. The grant does not include costs associated with engineered drawings, surveys, permits or taxes.

Spoke from the floor: John Clarke – 38438 5th Avenue – Zephyrhills, Florida

Mr. Clarke explained a Hookah Lounge is an establishment where patrons share flavored tobacco from a hookah pipe. The lounge holds a beer, wine and champagne license and all patrons are required to show proof of I.D. for access. He said if he applies for a CBD license in the future, patrons will be able to purchase product from the CBD store next door for use at the Planet Jupiter Hookah Lounge. He said current customers are traveling from Brooksville, Lakeland, Land O'Lakes, Wesley Chapel and Tampa. Hours are currently Wednesday and Thursday, 6:00 p.m. – 12:00 a.m., Friday and Saturday, 6:00 p.m. to 2:00 a.m., and Sunday, 4:00 p.m. – 10:00 p.m. (varies).

Ken Burgess moved to approve the Commercial Sign Grant for Planet Jupiter Hookah Lounge. Seconded by Lance Smith. Motion passed unanimously.

2. CRA DIRECTOR'S REPORT

N/A

3. MAIN STREET ACTIVITY REPORT

N/A

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 5:50 p.m.
Submitted by Lori L. Hillman

BUSINESS ITEMS 1.2

Hercules Park Design Recommendation

Issue:

Hercules Park Design Public Workshop with the City's Parks and Recreation Advisory Board, March 3, 2022. Mr. Dave Walters, Chairman, will present the Advisory Board recommendations to the City Council.

Background:

James Pankonin with Kimley Horn and Associates provided an update to the Advisory Board on the Hercules Park master plan/current plan, including changes to the bike and walking trail, as requested by the City Council. Mr. Pankonin walked the Board through the plan highlighting the four main sections: From the North, the existing pond with enhanced overlooks, benches, walking trail and possibly a fountain. Next, a unique nature based play area with possible tree canopy structure, crawl spaces, play area that uses the land and is unique to Zephyrhills. Third area is the open lawn area for play ringed with pavilions, bathrooms, and splash pad area. The final section will be the wooded area including trails for walking, jogging, or bike riding. Mike Cole with Natural Trail Build provided video showing bicycle playground area. The plan will also include Bike Trailhead amenities and signage, Mr. Pankonin also reiterated the final plan will include public art and signage which will tell the story of the Hercules Powder Plant workers. Comments from public included suggestion for a pool, enhanced lighting and entrances to Park, safe routes to the Park from City Neighborhoods, 9 hole disk golf course, catwalk rope course, were all discussed with general consensus of 9 hole disk golf should be added to plan. Board Member Rynan reiterated Mayor Whitfield comments, "No matter what the final plan, it needs to be first class all the way".

Attachment(s):

1. 3-3-2022 Parks and Recreation Board Minutes

Fiscal Impact:

Hercules Park Design is included in the City of Zephyrhills FY 2021/2022 approved budget.

Staff Recommendation:

The Parks and Recreation Advisory Board recommends approval of the Hercules Park Plan with the addition of a 9 Hole Disk Golf Course.

Staff recommends approval of the Hercules Park Design, including the 9 Hole Disk Golf Course.



PARKS AND RECREATION BOARD ZEPHYRHILLS, FLORIDA

**THURSDAY, March 3, 2022
6:00 P.M.**

**Zephyrhills
City Hall
Council Chambers
5335 8th St.
Zephyrhills, FL 33542**

Meeting Minutes

Parks and Recreation board call to order

The Chairman Dave Walters called the meeting to order at 6:04pm.

Roll Call

Lori Hillman called roll and present were members Dave Walters, Norman Scheuerman, Nicole Hamilton, Gary Hatrick, Christian Ryman and Tracy Mahon. City Manager William Poe was also present. Reginald Roberts was absent from the meeting.

Staff present: Public Works Director Shane LeBlanc, City Clerk Lori Hillman, CRA Director Gail Hamilton, Historic Preservation Specialist/Community Planner Audrey McGuire and Environmental Stormwater Coordinator Amy Knoechelman.

Introduction by Shane LeBlanc Public Works Director

Introduces City Manager William Poe and consultant James Pankonin with Kimley Horn

A history of Hercules Park and the future use of Hercules Park was given by City Manager William Poe

Shane Leblanc introduced James Pankonin the Kimley Horn consultant to give a demonstration and presentation on the proposed design

James Pankonin started out by giving an update of the master plan/current plan and showing pictures after making some minor changes of the plan from the last meeting at the request of some of the comments received last time and some from the City Council. James Pankonin then showed some design imagery that helps support some of the spaces and programmed activities that they we're proposing. There are 4 main sections of the park. From the north where there was an existing pond they are looking at enhancing that with benches, overlooks, additional walking trails and potentially a fountain or water feature. The second area is a unique nature based play area with the tree canopy intact and possibly used in some way. The next area is where the existing open lawn area they want to leave that area open for things like playing frisbee etc. and possibly put in some benches, pavilions. Next area shown is a splash pad as well as a restroom. The next area is a wooded area that could be used as trails for walking, jogging or bike riding. There is an opportunity to put a theme in place as well for the park either thru art or signage. They want some key elements and open site lines for safety, low maintenance of plants bushes etc, getting equipment that is durable also made of good components.

Dave Walters spoke of putting signs, art etc. regarding the history of Hercules Power Company throughout the park.

Dave Walters then asked if there were any questions.

Shane introduced Mike Cole from Natural Trail Build Who proceeded to play a video showing bike trails his company has made.

He stated that he wants to basically build a bicycle playground. Something anyone can ride no matter what their skill level is.

Dave Walters pointed out that ours would not be as big because the size is not there.

James confirmed that it would only be about a half-acre in size the rest of the wooded area would be more of a just passive trail usage. Gary Hatrick stated that it being so small people may ride it one time and be done with it.

There was further discussion among the board and the 2 presenters in regards to the biking trail, walking paths, lighting and entrances to the park.

Dave Walters asked how the townhouses going in on Henry will affect the park. William Poe stated with the developers agreement they do not have to put recreational amenities on their property but they will contribute to Hercules. They will use those dollars to help supplement the improvements at Hercules. Henry Dr will be improved the townhomes will have access to Henry but that is not their main access. Main access will be off of 8th Street and off of Fort King. At some point there will be a cross walk added.

James Pankonin said the splash pad will be 1200 to 1800 square feet which Shane LeBlanc pointed out is a little smaller than the one at Zephyr Park.

It was then discussed how long it would take to get something ready to go. William Poe said there would still be public comment to be taken, it will then go back to council for their approval once that is approved, then James Pankonin and his crew will begin on the design and get all the documents needed for construction and then we have to figure out what the estimated cost is and figure out if it can be done in a single phase or multiple phases and figure out the funding at that point.

James Pankonin stated some of the surveys etc. have been done already, some are ready to go, from the design stand point if ok to go forward with this plan, between documents and milestone permits they are looking at 9-12 months.

Dave Walters asked if there were any other questions from the board

There were none

Dave Walters then opened the floor to the public

Shane Barker from 14232 17th St. in Dade City was the first to speak. Shane Barker thinks there needs to be more out there. He wanted to give some ideas on the general use of space. He states this would be like Zephyr Park 2.0. He thinks something different should be done. He would like to see a pool/aquatic center brought back to the area. Shane pointed out at there is a pool on the west part of the county and one in the central part of the county and he thinks there should be one for the east part of the county. He thinks there is a lot of community support in regards to the pool.

Kim Barker from 14232 17th St Dade City they are realtors for East Pasco and lifelong residents of East Pasco. She truly does not think this represents the highest and best use of a public property for Zephyrhills. There is not enough diversification in the offering. Kim Barker asked if there had been a formal survey on what the people want. No a formal survey has not been done per William Poe City Manager. Dave Walters asked if there was plans on how to do that?

William Poe stated part of this meeting is public input. It was advertised on all social media platforms to get the message out as much as possible. Kim Barker asked if we have thought of doing a GAP analysis to see what the citizens would want for a more rounded community. The answer was no. Kim Barker thinks the trees should not be a factor in the plans we are looking at for the park. We need to look at the part that it is next to it which is the 2 schools. There used to be something there that had an active asset. Recently, Pasco County did do a gap analysis she stated and the #1 asset they identified that is needed was an aquatic center.

Nicole Hamilton brought up that it was brought up at the last board meeting that it was to be brought to the residents if they wanted to pay for a pool thru taxes or another measure and asked if they had tried that yet. William Poe stated we have not. That would have to include a bond and be a referendum that goes on a ballot and go to a vote and he would have to check further into how to go about that process. Nicole Hamilton stated we need to look into it. She has seen a lot about it on social media and it is something this part of the county needs. Currently you have to go to Land O' Lakes to find a pool. Kim Barker came back to the mic and said she would like us to go to the county and ask for money from Penny for Pasco and thinks they should help make an investment.

William Poe stated that he believes this is much larger than what we would be able to do at this park. He believes that the study of the aquatic center was for a true Olympic or Jr. Olympic size pool, like an indoor pool with training and races. With all the parking and all the other requirements that come with it this is not the site for that. William Poe stated it would be great

for Zephyrhills. It would be an economic driver for the area. But the city could definitely not do a full aquatic center at this site.

Dave Walters stated to William Poe that there were, in the past citizen surveys done. He was not sure when the last one was done. Can any of that public input part of things be addressed in a citizen survey? Like do you want one are you willing to pay for it that sort of thing. Everyone wants everything but you said the revenue to pay for it is different.

William Poe stated he thinks that could be added to one of those. They are obviously non-binding.

Dave Walters said before putting anything on a ballot find out what the citizenry wants.

James Pankonin stated that there was some initial public input that the city had done which identified a lot of these elements (pointing to the map of the proposed park). Which was provided to them as a starting point. That was then taken to multiple schools with different grades and ages. The comments the schools received were also incorporated in the current plan. So there has been some non-traditional input.

Dave Walters stated that Todd Vandeberg had provided them the results of that study.

Dave Walters asked if there was any other input from the audience

Martin Harm 5239 10th Street. The concern he has is the 2 orange lines that come out of 301 and 54. It would scare him to try to ride his bike to the park to enjoy it. He thinks we need focus some budget to extending those lines to add some bike paths or wide curb so people can get to the park from different areas.

William Poe answered stating the top part of the picture just above the pond, that piece has a current project going on that should kick off April 1st maybe April 2nd and that there are transportation and safety improvements that are occurring there on 54. William Poe then discussed more in depth how the different entrances will be connected to safer entrances. Martin Harm agreed that safety is really needed to get to there.

Dave Walters asked if there were any other questions

Robert Watson 6015 10th Street he didn't like/hated the plan initially, but he loves the playground area, he don't want the bicycle path he wants to put a disc golf course there. They play there already once a month they already set up a disc golf course just down in the bottom corner section just where the bike path is. They have a Facebook page the Hercules Huckers. Both his daughters play he thinks it would be a great thing to put there. Just put some baskets out there, lay some concrete and have some fun. He loves the plan now except for the bicycle trail. William Poe stated he knew how many holes you needed for regular golf how much is needed for disc golf. Robert Watson said they play a 9 hole course just down in the bottom section just where the bike path is. He brings 3 baskets there are about 20 that play there right now.

Dave Walters said he doesn't see why the 2 can't co-exist.

There was a verification of what disc golf is which is.

James Pankonin stated that they could easily incorporate disc golf very easily into the plan. He still believes the trees are still a huge asset and would like to keep them as part of the park. There was a more in depth discussion regarding disc golf.

Dave Walters asked Devon Alexander to come forward

Devon Alexander 39803 Riley Ave. asked if the bike trail would be for regular bikes or mountain bikes? James Pankonin stated it would be a little bit of both. Devon Alexander stated he thought it will be a great addition to the city especially with all the new citizens moving into that side of the city. He said thinking about the diversity and what we are offering that was mentioned earlier we also needed to look at other options or things to potentially add he stated that disc golf has become huge and he thinks we need to look at those type of things as well.

Dave Walters asked if there were any other comments from the audience

Erica Freeman 37519 8th Ave said that she loves all the ideas, her only comment would be she thinks we should have a catwalk rope adventure type thing. There are no parks north of 5th Ave which is a huge problem. She stated that online there was some comments about the playground and believes there should be one way in and out so the parents/guardians/grandparents can watch the children better.

Dave Walters asked if there was anyone else

No one else had comments

Dave Waters then asked the Board, Shane LeBlanc and William Poe if they had anything to add.

Christian Ryman wanted to reiterate on what Mayor Whitfield had to say. No matter what we do it needs to be first class all the way and he knows that is what they are headed towards.

William Poe said that his only comment was that we needed to make a recommendation of approval or denial to take back to City Council.

Dave Walters asked for a motion and second to approve the preliminary plan for Hercules Park

Tracy Mahon made a motion however, she thinks we need to look at the disc golf.

Nicole Hamilton seconded the motion with the same issue something else besides just the walking trail. We need to find something else.

Dave Walters stated we have a motion and a second to move forward with the plans with the disc golf included.

All in favor 6 opposed 0

William Poe thanked the board and the public

ADJOURN

Dave Walters adjourned the meeting at 7:15 pm.

BUSINESS ITEMS 1.3

Little But Loud - Back Yard Park Project

Issue:

Little But Loud - Back Yard Park Presentation

Background:

At the January 24, 2022, CRA meeting, Mr. Banks of Furr Wegman and Banks, narrated a PowerPoint Presentation of the Little but Loud Park final concept plans. A level of vitality and activity will be added downtown by creating a plaza on the corner of 6th Avenue and 8th Street with outdoor dining, individual shade structures, a multi-purpose stage with amphitheater style seating, outdoor lighting and indoor/outdoor carpet; the essence of “backyard.” The wall of the CPA office adjacent to the site has been commissioned for a public art mural and will serve as a surface to project movies on movie night. Low fencing will front 8th Street to define the space and provide a level of security for families with small children. The container restaurant’s seating will overlook the covered stage area and electric and water will be provided for food trucks lining the street to eliminate generators. Substantial improvements will be made to the alleyway between the Eagles and Barber Shop buildings with lighting, landscaping and accessibility to attract patrons with a formal entryway on 8th Street. Black metal materials will be used to tie into the metal on City Hall and the Library along with the block awnings and black metal acorn light fixtures throughout downtown. Red brick and black iron were used to tie into the municipal architecture of the City. CRA Board members discussed the need for a storage container on site and President Wilkerson requested moving to an interim phase to view dimensional floorplans with examples of materials and elevations. Lance Smith moved to proceed forward with project development of a schematic phase of design and materials. Staff and Mr. Banks met with CRA Board President Wilkerson to discuss options for the materials, elevation design, shade structures and use of brick to compliment our City Buildings. Staff also discussed options with Shane LeBlanc, Public Works Director, to ensure low maintenance materials were considered. Using this new information, staff and Furr Wegman adjusted the use of materials and added new details to the final design. Staff will provide presentation of new materials for the Back Yard Park and request Commissioners approve the final design.

Attachment(s):

None

Fiscal Impact:

Funding for the Back Yard Project is provided in the FY 2021/2022 approved CRA Budget.

Staff Recommendation:

Staff recommends approval of the Back Yard Park final design.

BUSINESS ITEMS 1.4

April 9, 2022 Neighborhood Clean Up

Issue:

Neighborhood Clean Up April 9, 2022

Background:

Our next Neighborhood Clean Up is scheduled for April 9th from 8:00 am to 12:00 pm. The target area is Gall Blvd to 12th Street and 12th Avenue to 5th Avenue. Crews will be picking up debris in the alleys of the target area. Public Works will be staged in the City Hall Parking Lot at the corner of 6th Avenue and 7th Street with roll off containers and dumpsters for city residents to drop off their debris, proof of residency will be required for all drop offs. No hazardous waste will be collected. The Neighborhood Clean Up is provided in partnership with Public Works, Code Enforcement, and the CRA. Volunteers are always welcomed.

Attachment(s):

1. FLYER(April9Cleanup)

Fiscal Impact:

.Funding for clean up is provided by the Public Works and the CRA.

Staff Recommendation:

No action is needed.

CITY OF ZEPHYRHILLS NEIGHBORHOOD CLEAN-UP

WHEN: Saturday, April 9 2022 (8 a.m. to 12 p.m.)

WHERE: Clean-up area is Gall Blvd. to 12 St./12th Ave. to 5th Ave.

Cleanup Day!

Public Works will be located in the parking lot of Zephyrhills City Hall, with dumpsters for City residents to drop off unwanted items.

Crews will be picking up debris in the alleys of the target area.

City residents not in the target area can bring debris to the City Hall drop-off location.

No hazardous materials will be collected

Proof of residency required to drop debris

What can you do in a day....

- City-supplied dumpsters for cleanup
- Improve neighborhood appearance
- Remove yard debris
- Get to know your neighbors
- Meet City Department heads
- Organize a service project
- Celebrate with a Block Party

