

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on April 11, 2022 at 6:00 p.m. in the Council Chambers of City Hall.

President Knight called the meeting to order. Roll call was taken. Present were members Kenneth Burgess, Alan Knight, Charles Proctor, Lance Smith, Jodi Wilkeson and Mayor Whitfield. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Police Lieutenant Matthew Hillen, Police Lieutenant Nathan Gardner, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, IT Director Mike Panak, Building Official Bill Burgess, Public Information Officer Kevin Weiss, Senior Planner Rodney Corriveau, GIS Technician and Community Planner Kevin Kelley, Water Treatment Plant Operator Eric Martin, and City Clerk Lori Hillman.

Alan Knight asked for a moment of silence for the people of Ukraine prior to delivering the Invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Sergeant Promotions

Police Chief Derek Brewer introduced and congratulated officers John Oleson and David Dixon on their promotions to Sergeant. John Oleson began his law enforcement career with the Zephyrhills Police Department in November 2012 and Sergeant David Dixon in January 2009; both men were pinned with their Sergeant's badge by their wives.

2. CONSENT ITEM

2.1 Approval of March 14, 2022 Regular Meeting Minutes

Kenneth Burgess moved to approve the Consent Item. Seconded by Charles Proctor. Motion passed unanimously.

BUSINESS ITEMS

3. PLANNING DIRECTOR'S REPORT

3.1 Wire Road Annexation, Rezoning and FLUMA

Senior Planner Rodney Corriveau presented a 4.92 acre enclave on Wire Road approximately 1,000 feet north of CR-54 in Pasco County surrounded by City property. The existing Future Land Use is County RES-6 with a proposed Future Land Use of City RU (Residential Urban). The existing County zoning is AR (Agricultural-Residential) with a proposed City zoning of R4 (High Density Residential). The proposed acreage and dwelling unit density are reflective of Driftwood Villas to the west and Sleepy Hollow MHP to the south. The developer is proposing two story townhomes and has offered to increase the landscape buffer in an effort to mitigate privacy for adjacent one story homes. The applicant is proposing a total of 55 dwelling units which is estimated to generate 382 trips per day in added traffic (under the threshold of the City's de minimis of 1,200) with a projected water use demand of 16,500 gallons per day. The proposed project provides for essential housing within the community and will assist with the City's critical housing issues.

City Manager William Poe clarified developments approved to-date are referred to as "entitlements;" although, if an approved project is not built for six years, the water may not be available as water is allocated on a first come, first served basis when impact fees are paid and secured.

City Manager William Poe said he met with representatives of the Southwest Florida Water Management District today (April 11, 2022) and Planning Director Todd Vande Berg and Utilities Director John Bostic to confirm information needed to request an increase in the City's water capacity. SWFWMD representatives projected a population of 37,000 in 2027 through the Bureau of Economic and Business Research (BEBR).

Mr. Corriveau clarified "as proposed." He said when properties are rezoned, staff takes what the application is proposing to the City on good faith but there is nothing to prohibit the applicant from developing differently. He said a higher density would necessitate Council's approval of a Conditional Use. Staff is discussing a dedicated turn lane with the applicant and

will work with Pasco County on a right-of-way dedication. This area, located on the outskirts of the City, is serviced by City water at a 25% higher premium.

A conversation began around using a Utility Service Agreement as a method to prepay impact fees and reserve water capacity, required retention for two-story units, level of flexibility for conditional use versus annexation, annexing an enclave surrounded by City property, dedicated turn lane into the complex, Wire Road's level of service, affordable housing for residents, growth pinch point for impacted services, and the formulation of a comprehensive plan moving forward. Council concurred to move the petition forward as infill projects are consistent with good design principles for Urban Planning.

Senior Planner Rodney Corriveau will work with the City Attorney to draft annexation, zoning and future land use ordinances. Language for a maximum of 11 dwelling units per acre and a dedicated turn lane into the complex will be added.

3.2 Towns of Leafside Final Plat (FKA Zephyr Court)

Senior Planner Rodney Corriveau presented the Leafside final plat with 44 townhome units south of SR-54 and north of C Avenue. This project has been reviewed by staff, the City's surveyor of record and is in conformance with state statutes and the City's Land Development Code (LDC).

Lance Smith moved to approve the Towns of Leafside Final Plat. Seconded by Jodi Wilkeson. Motion passed unanimously.

4. **CITY MANAGER'S REPORT**

4.1 Accreditation Manager Contract

Police Chief Derek Brewer said the Zephyrhills' Police Department entered into an agreement with the Commission of Florida Accreditation, with Captain Roberts as the department's accreditation manager, to become an accredited agency. Captain Roberts is no longer with the City. In an effort to move forward and continue the process, staff went out to bid for a subcontractor. The bid process is complete and Patricia Stanton was selected. Budgeted funds for the open Captain's position will be used to fund the consulting agreement. He explained accreditation is a set of law enforcement standards set by the Commission of Florida Accreditation. Although small agencies make up the majority of law enforcement agencies across the country, only 2% are accredited. The department is committed to the tedious, time consuming accreditation process which enhances training opportunities and grant funding.

Jodi Wilkeson moved to approve the Independent Contractor Consulting Agreement. Seconded by Charles Proctor. Motion passed unanimously.

4.2 Special Meeting to Reorganize Council

City Manager William Poe said a Special Meeting will be held to swear in Seats 1 and 4, reorganize Council, and assign liaison appointments. He requested the Charter Review Best Practices presentation be added to the Special Meeting. Council concurred to combine the two meetings to begin at 6:15 p.m. on Monday, April 18, 2022 and schedule Council pictures prior to the April 25, 2022 Council Meeting.

4.3 Charter Review Best Practices in Person or Zoom Meeting April 18, 2022

Lynn Tipton with the Florida League of Cities will present Charter Review Best Practices via Zoom immediately following the reorganization of Council.

CITIZEN COMMENTS

Spoke from the floor: Steve Forsyth – 6127 Simons Road – Zephyrhills, FL 33542

Mr. Forsyth said Simons Road has become exponentially busy and requested the south entrance of Simons Road be divided into two lanes for left and right turns to alleviate traffic from backing up. He also voiced a concern with a huge, dead tree on County property that drops

limbs the size of small trees since he is not receiving any satisfaction from the County. He said he has warned the mail carrier of the tree which has smashed his mail box twice.

Public Works Director Shane LeBlanc said he will make sure a dedicated turn lane is included in the conceptual design when the intersection is improved. He said he was familiar with the large tree located on the County right-of-way and will reach out to his colleagues at the County for resolution.

MAYOR ANNOUNCEMENTS – Mayor Whitfield congratulated Sergeants Dixon and Oleson on their promotions.

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe said the City held a Community clean-up over the weekend and thanked staff and volunteers for their efforts.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Council President Knight said Council has been faced with hard decisions associated with phenomenal growth in Zephyrhills. He said he has been approached in a negative manner the last two weeks with people saying the City is getting too big. He said growth is going to come and we are challenged. He said growth allows the City to keep the tax base low.

Councilman Burgess said Zephyrhills was a great town to grow up in but progress is progress and Council's challenge is how to manage the growth. He said until someone puts a closed for business sign at the state line, growth is coming. He congratulated Sergeants Dixon and Oleson on their promotions.

Councilman Smith said Council is attempting to manage the growth and it is a challenge making decisions. He congratulated Sergeants Dixon and Oleson on their promotions.

Councilman Proctor said Council is doing the best they can to grab the bull by the horns. He said Council doesn't always agree but they always make decisions in the best interest of the City. He congratulated Sergeants Oleson and Dixon on their promotions.

Council Vice President Wilkeson said it is important to remember new residents coming to the City create a strain on the existing infrastructure and staff. She recognized CRA Director Gail Hamilton, Public Works Director Shane LeBlanc and their team for the Community Clean-up that is a valuable service the City provides. Over the last two weeks, the City's Code Enforcement Department has ticketed three blighted properties and an abandoned car making our City a better place. Staff is committed to excellence in every way, every day.

Meeting adjourned: 6:58 p.m.
Submitted by Lori Hillman