

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on April 25, 2022 at 6:00 p.m. in the Council Chambers of City Hall.

President Wilkeson called the meeting to order at 6:01 p.m. 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, Planning Director Todd Vande Berg, Building Official Bill Burgess, Public Information Officer Kevin Weiss, CRA Director Gail Hamilton, Police K9 Officer Emile Limoges, Police Patrol Officer Seth Healy, Senior Planner Rodney Corriveau, Historic Preservation Specialist and Community Planner Audrey McGuire and City Clerk Lori Hillman.

Senior Code Support Specialist Jacqueline Boges delivered the Invocation followed by the Pledge of Allegiance led by Council President Wilkeson.

1. MAYOR

1.1 Swear In Patrol Officers

Police Chief Derek Brewer introduced and administered the Oath of Office to two new police officers; Steven Walker and Brandon Furr.

2. PUBLIC HEARING/UNFINISHED BUSINESS

2.1 First Reading RESOLUTION NO. 791-22 – “A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE R4 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT ON PARCEL NO. 35-25-21-0010-04400-0000; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.”

Council President Wilkeson stated the applicant has requested Resolution No. 791-22 be continued to May 23, 2022.

Lance Smith moved to continue Resolution No. 791-22 to May 23, 2022. Seconded by Kenneth Burgess. Motion passed unanimously.

3. CONSENT ITEMS

3.1 Approval of March 28, 2022 Regular Meeting Minutes

3.2 Approval of Resolution 792-22 Participation in May 5, 2022 MAP Meeting

RESOLUTION NO. 792-22 – “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE.”

3.3 Amendment 1 to Odyssey Manufacturing Agreement 41-21-13 for an Increase in Chlorine Cost per Gallon.

3.4 Right of Entry Agreement 41-22-15 with Adventist Health System / Sunbelt, Inc. for Extension of City’s Reuse Water Main

3.5 Approval of Historic Preservation Board Members

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

BUSINESS ITEMS

4. PLANNING DIRECTOR'S REPORT

4.1 Zephyr Lakes/Abbott Park Phase 4C

Senior Planner Rodney Corriveau stated Phase 4C includes 37 home sites located south of Kossik Road in the southwest corner of the Abbot Park development abutting Pretty Pond Road. Phase 4C has been reviewed by the City's surveyor of record for conformance with state statutes and by staff for conformance with the Planned Unit Development (PUD) and the City's Land Development Code (LDC). Staff requested Council's approval and signature on the Subdivider's Agreement and mylar for Phase 4C. The applicant's representative, Ryan McCaffrey with Hamilton Engineering, was present to answer questions. Abbott Park has been preapproved and has been calculated into the City's demand for water usage.

Lance Smith moved to approve Abbot Park Final Plat Phase 4C. Seconded by Charles Proctor. Motion passed unanimously.

4.2 City of Zephyrhills Economic Development & Disaster Resiliency Plan

Planning Director Todd Vande Berg said the City applied and received grant funding from the Department of Economic Opportunity (DEO). City staff will pursue updates to the Comprehensive Plan and look at an Economic Development and Resiliency Plan as the community continues to grow. City staff, Kimley Horn representatives, Tammy Vrana and a number of key stakeholders from state government met with the community.

Spoke from the floor: Alyssa Monahan, Engagement Officer with Kimley-Horn and Associates, Inc. – 800 Southwest 2nd Avenue – Suite 100, Gainesville, FL 32601

Ms. Monahan narrated a Draft Economic Development and Resiliency Plan PowerPoint presentation unique to the City of Zephyrhills through community feedback. The presentation included the Community Meetings Recap, Asset Mapping Exercise/Community Inventory, Mission Statement, Key Elements on the Economic Development and Resiliency Plan and Next Steps.

A conversation ensued around community attendance and involvement, Chapter 7 Monitoring recommendation for planning staff to provide a bi-annual status report of projects, Shelters and Resources in the event of a disaster, and the negative impact to existing businesses due to the rapid expansion and growth.

5. CITY MANAGER'S REPORT

5.1 Eagles/AOK Wheels in the Hills Event

City Manager William Poe presented a request from the Fraternal Order of Eagles who are co-sponsoring with Axe of Kindness to host the second Wheels in the Hills Event to be held on 5th Avenue May 14, 2022, 2:00 p.m. – 10:00 p.m. Applicants are requesting Council's approval to sell beer and wine at the event. There were no alcohol related incidents at last year's event and staff recommended Council's approval with the condition that a Certificate of Insurance be provided prior to the event. Mr. Sutton with the Fraternal Order of the Eagles was present to answer questions.

Councilman Kenneth Burgess moved to approve the Wheels in the Hills Event and sale of beer and wine with the condition a Certificate of Insurance be provided prior to the event. Seconded by Lance Smith. Motion passed unanimously.

6. CITY ATTORNEY'S REPORT

6.1 First Reading ORDINANCE NO. 1433-22 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010 LOCATED AT 6700, 6712 AND 6718 WIRE ROAD, ZEPHYRHILLS FLORIDA

33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED.”

6.2 First Reading ORDINANCE NO. 1434-22 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-6 TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.92 ACRES OF REAL PROPERTY LOCATED EAST OF WIRE ROAD AND APPROX. 1,000 FEET NORTH OF COUNTY ROAD 54 AND HAVING PARCEL NUMBERS 02-26-21-0010-03600-0000 AND 02-26-21-0010-03600-0010; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.”

City Manager William Poe stated the applicant has requested Items 6.1 and 6.2 be continued to May 23, 2022.

Lance Smith moved to continue Business Items 6.1 and 6.2 to May 23, 2022. Seconded by Charles Proctor. Motion passed unanimously.

6.3 First Reading ORDINANCE NO. 1435-22 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING ORDINANCE NO. 1366-18, AMENDMENT OF ORDINANCE CONDITIONS ASSOCIATED WITH THE ABBOTT PARK (ZEPHYR LAKES) PUD MASTER PLAN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE.”

City Attorney Matthew Maggard read Ordinance No. 1435-22 by title. A public hearing was held and there were no comments from the audience. City Manager William Poe stated in an effort to resolve the Duke Transmission Pole issue on Kossik Road, Conditions 12a and 12b within Ordinance No. 1435-22 were amended to confirm Metro Development’s commitment to connect Kossik Road, as a two lane road, to Otis Allen Road. In lieu of designing lanes three and four on Kossik Road, Metro Development will design intersection improvements at Pretty Pond and Wire Roads. Staff recommended Council’s approval.

A discussion ensued relating to a roundabout at Pretty Pond Road and Wire Road and a two lane road connecting Kossik Road to Wire Road with a four way stop north of the Duke Transmission pole. Construction will begin by December 31, 2022 or it will be bonded to be constructed by December 31, 2022 due to working through permits with Pasco County.

Council President Wilkeson said the developer has come to the table and offered a significant sum to the City to assist in this process and suggested the money be placed in reserves to spend when the road is expanded. She said the City will be saving \$350,000 to \$400,000 in a reserve account to assist Pasco County to create a four lane road.

Spoke from the floor: Clarke Hobby – Hobby and Hobby, P.A. – 109 North Brush Street - Tampa, Florida 33602

Attorney Hobby said this solution is a good compromise to the design issue. He said the roundabout at Pretty Pond Road will be designed and permitted by the end of 2022 with mobilization to begin following the rezoning.

Councilman Burgess agreed with Attorney Hobby that the City reached a good compromise and likes hearing the design of the roundabout will be complete by the end of this year but he and Planning Director Todd Vande Berg are really looking forward to riding down Kossik Road on December 31, 2022.

Lance Smith moved to approve Ordinance 1435-22 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously.

CITIZEN COMMENTS – N/A

MAYOR ANNOUNCEMENTS – Mayor Whitfield recognized Senior Code Support Specialist Jacqueline Boges for an excellent job in delivering the invocation.

CITY MANAGER ANNOUNCEMENTS – N/A

CITY ATTORNEY ANNOUNCEMENTS – City Attorney Matthew Maggard thanked Kevin Weiss for spotlighting Code Enforcement Officer Joel Bacon. He thanked Public Information Officer Kevin Weiss for his work with the City.

CITY COUNCIL COMMENTS – Councilman Knight congratulated the two new police officers.

Councilman Proctor congratulated the two new police officers.

Council Vice President Smith said a gentleman addressed Council at the last meeting about a tree on County right-of-way. He said the City's public works department looked at the tree, deemed the tree unsafe and cut the tree down to resolve the citizen's issue. He said City staff go out of their way to be a good neighbor.

Councilman Burgess congratulated the new officers and echoed the City Attorney's comments about Kevin Weiss doing a good job.

Council President Wilkeson said the Public Works department consistently scores high on citizen surveys. She said the City provides great service to the citizens of Zephyrhills.

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