

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on February 27, 2023 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (872) 240-3412 - Access Code: 820-360-917.

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

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Building Official Bill Burgess, Public Information Officer Kevin Weiss, IT Director Mike Panak, Library Director Peggy Panak, Senior Planner Rodney Corriveau, Historic Preservation Specialist and Community Planner Audrey McGuire and City Clerk Lori Hillman.

Pastor Dave Huff of East West Missions delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Ellis Harrold Proclamation

City Clerk Lori Hillman read aloud a proclamation that was presented to Ellis Harrold by Mayor Whitfield. Public Works Director Shane LeBlanc presented a plaque to Mr. Harrold in honor of his 34 years of public service to the City of Zephyrhills on behalf of the Public Works Department. Mr. Harrold was the first African American hired by the City of Zephyrhills in 1962.

1.2 Sarah Vande Berg Tennis and Wellness Center Presentation – Progress and Main Title Sponsor

CEO Pascal Collard narrated a PowerPoint presentation highlighting SVB's major milestones over the last two and ½ years and the opening of a 92 bed student living facility for juniors and professional players. The World's First Pro League Tournament will be held at SVB for six consecutive weeks and broadcast on cable news to reach an estimated 75 million viewers. The SVB team are currently working to convince a large soccer company to invest in Zephyrhills to provide soccer, lacrosse and turf sports within our community. A professional tennis tournament, Florida's Sports Coast Professional Tournament by Baycare, will be held at SVB in April 2023. Pascal requested Council's approval to pursue venue naming rights to increase SVB's visibility through on-site signage, promotional opportunities, digital exposure and the opportunity to create a lasting impression with target audiences. He recognized Nick Walton and the SVB Foundation team for their impressive accomplishment of running programs in 16 schools this year.

City Manager William Poe said if Council concurs with the concept of securing a naming sponsor, the SVB team will continue their conversations with a potential sponsor and bring back the details for Council's approval.

Council President Wilkeson said she is not opposed to the idea but feels Council should look at precedent as the City has not done this before with any City-owned buildings. She deferred the matter to City Attorney Matthew Maggard to assure Council does not overstep boundaries.

2. CONSENT ITEMS

- 2.1 Approval of February 16, 2023 Special Meeting Mayor's Caucus
- 2.2 Approval of February 13, 2023 Regular Meeting Minutes
- 2.3 Approval of September 26, 2022 Regular Meeting Minutes
- 2.4 Approval of September 13, 2022 Regular Meeting Minutes
- 2.5 Approval of September 12, 2022 Join Workshop
- 2.6 Request Approval of RCM Utilities Task Order – Lift Station #42 Rehabilitation
- 2.7 Amendment 1 to FDEP State Revolving Fund (SRF) Loan Reclaim Water Extension No. WW51055 – Resolution 779-21
- 2.8 Approval of Piggyback Agreement 41-23-06 with Vortex Services and HGAC for Gravity Pipe Lining
- 2.9 Approval of Vortex Services Gravity Pipe Lining Quote

Alan Knight moved to approve all Consent Items. Seconded by Kenneth Burgess. Motion passed unanimously.

3. **BUSINESS ITEMS/PUBLIC HEARING**

3.1 12 Month Moratorium on Indoor and Outdoor Storage Facilities

Second Reading **ORDINANCE NO. 1455-23 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A 12 MONTH MORATORIUM ON RECEIVING AND PROCESSING PLANS / PERMIT APPLICATIONS FOR RECREATIONAL VEHICLE STORAGE, MATERIAL LAYOWN AREAS AND INDOOR STORAGE FACILITIES; PROVIDING OR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.”**

City Manager Matthew Maggard read Ordinance No. 1455-23 by title. He said an amendment was made to Ordinance No. 1455-23 between the first and the second reading to add Section 4 – Exemptions that states any developments that have been issued a conditional use, or any developments which have had a pre-application meeting with staff, or any developments that have submitted a site plan prior to the date of this ordinance, or any developments which have been approved as part of a Planned Unit Development (PUD) prior to the effective date of this ordinance are exempt.

Planning Director Todd Vande Berg said staff is proposing a 12 month moratorium to research and assess indoor/outdoor storage facilities and laydown areas in other communities. He said current projects were specifically identified at the last meeting and will not be impacted by the moratorium. Staff will present a report of their findings at a future Workshop or Council meeting. A public hearing was held and there were no comments from the floor.

Lance Smith moved to approve Ordinance No. 1455-23 on the Second Reading. Seconded by Kenneth Burgess. Motion passed unanimously.

4. **PLANNING DIRECTOR’S REPORT**

4.1 Trump Place Boat & RV – Conditional Use for Recreational Vehicle Storage

Historic Preservation Specialist and Community Planner Audrey McGuire presented a proposed conditional use for RV Recreational Vehicle Storage of approximately 2.57 acres located on the east side of Trump Place within Park Place Industrial Park.

Spoke from the floor: Erin Setser – RC Investment Group, LLC – 29619 Morning Mist Drive – Wesley Chapel, FL

Ms. Setser narrated a PowerPoint presentation highlighting the conditional use time line approval process where City Council denied the initial conditional use on December 12, 2022 based on the absence of buildings/structures on the conceptual site plan. She presented a new conceptual site plan of an 8,700 sq. ft. (175’ x 50’ x 16’) structure in the center of the property. The structure will be constructed of steel and galvalume for consistency with surrounding properties, was designed with the ability for conversion to a warehouse, and will increase ad valorem taxes. A retention pond and flood plain mitigation were also added to the plan. She presented several recent comparable conditional use approvals: 1). Park Place Boat & RV Storage (October 10, 2022) finding conformity with the Comprehensive Plan and the Land Development Code; 2). Zephyr Storage Indoor Storage Facility (October 10, 2022) proposed height processed as a conditional use and rezoned from residential to mixed use; and 3). Pretty Pond Self-Storage (February 27, 2023) proposed height processed as a conditional use and finding conformity with the Comprehensive Plan and the Land Development Code. She said this project is in the public’s interest, meets and exceeds conditional use requirements, is consistent with development trends in the area, will generate taxes, will require limited City services and is consistent with the City’s Comprehensive Plan and Land Development Code. She said the updated Conceptual Site Plan satisfies neighboring property owners and Council’s concern regarding lack of buildings/structures.

Historic Preservation Specialist and Community Planner Audrey McGuire said staff are required to review a set of standards in Part 11.10.00 of the Land Development Code when reviewing a conditional use. The proposed conditional use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate area. The property is located within the Park Place industrial area with existing similar uses, is consistent with the character and existing land use patterns in the surrounding area to include storage, warehousing, and light industrial activities with no impact to residential. The proposed conditional use will not create or excessively increase traffic or parking congestion or otherwise affect public safety. Recreational Vehicle uses are a low traffic generator and are considered de minimis by the City's standards. The proposed conditional use will not adversely affect health, safety or welfare of the surrounding community. RV Storage is a land intensive use but will not require a lot of City services in terms of utilities, infrastructure or sanitation and will not negatively impact the health, safety or welfare of the overall area. The RV Storage use is compatible with the existing zoning district and the uses in the area to include recreational vehicle storage, warehousing and industrial flex space. The applicants are proposing a minimum of 7.8% of their lot to be covered by a structure and are in line with the Park Place Industrial Park as a whole. Applicants are proposing a steel building with the ability for enclosure in the future which is consistent with the character of the industrial park. Subsection 2.01.03.18 of the City's Land Development Code described the LI (Light Industrial) zoning district as being established to identify areas of the City appropriate for the location of light manufacturing, materials processing, storage bulk commodities, distribution facilities and similar processes which require extensive site area. Staff's recommendation, as it has been from the beginning, is approval. The Site Plan Review Committee recommended approval in October 2022 with no conditions, the Planning Committee recommended approval in November 2022 with no conditions, and the applicants have presented a revised conceptual site plan in response to Councils' denial based on no structure in December 2022.

Council President Wilkeson clarified the conditional use application process affords Council with considerable latitude when deciding an appropriate use for a particular area. She said approving this type of use, in this location, could diminish the value of the adjacent properties long-term.

Lance Smith moved to approve Trump Place Boat & RV – Conditional Use for Recreational Vehicle Storage. Seconded by Charles Proctor. Motion passed 4 to 1, Council President Wilkeson opposed.

5. CITY MANAGER'S REPORT

5.1 Main Street Sip & Stroll Wet Zone

City Manager William Poe presented an application for a Main Street Sip & Stroll event to include alcohol on Friday, March 10, 2023, 5:00 p.m. – 8:00 p.m. Main Street requested to create a temporary wet zone along 5th Avenue between 7th Street to 9th Street; including 8th Street from 4th Avenue to 6th Avenue inclusive of Clock Plaza. Alcohol will be sold and distributed by businesses along 5th Avenue. The applicant met with Public Works and the Police Department to discuss the event and no issues were raised. Staff recommended approval conditional upon receipt of a Florida Department of Business and Professional Regulation (DBPR) Temporary Alcohol Permit and updated Certificate of Insurance to include host liquor liability prior to the event.

Lance Smith moved to approve the Main Street Sip & Stroll Wet Zone. Seconded by Kenneth Burgess. Motion passed unanimously.

6. CITY ATTORNEY'S REPORT

6.1 Pretty Pond Self-Storage Conditional Use

First Reading **RESOLUTION NO. 810-23 – “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 C-2 (COMMUNITY COMMERCIAL) ZONING**

DISTRICT ON PARCEL NO. 34-25-21-0190-00000-0010; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.”

City Attorney Matthew Maggard read Resolution No. 810-23 by title. Senior Planner Rodney Corriveau narrated a brief overview of a PowerPoint presentation presented at the last meeting. He said the project has minimal impact on the existing water use permit and is serviced by two access points. A public hearing was held and there were no comments from the floor.

Lance Smith moved to approve the Pretty Pond Self-Storage Conditional Use. Seconded by Charles Proctor. Motion passed unanimously.

7. CITIZEN COMMENTS

7.1 Joannie Murphy – Sky Dive City – Workshop between City Council, City Manager and Airport Manager

Joannie Murphy – 4718 Coats Road – Zephyrhills, FL

Ms. Murphy said she originally came to the meeting to request a Workshop but great progress has been made over the last week. She said she attended the City’s branding meeting and is honored that Skydive City has been represented with a parachute as part of the City’s branding for the past 60 years. She said every skydiver in the world knows Zephyrhills and invited everyone to visit Skydive City this week to watch the top people in the sport, a Belgium (HayaBusa) and Canadian Swoop Team travel across the swoop pond at 100 miles an hour. Skydive City will be hosting the United States Parachute Association (USPA) Collegiate National Skydiving Championships in 2024. She hopes to continue a great relationship with the City.

Spoke from the floor: Andrew Nagy – 5548 23rd Street – Zephyrhills, FL

Mr. Nagy said he came before Council in August or September 2022 requesting that the back part of Zephyr Park be named Captain Jefferies Memorial Park in honor of Captain Jeffries and asked for a status.

City Manager William Poe suggested the design of Veterans Park be completed before moving forward with a naming.

MAYOR ANNOUNCEMENTS – N/A

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe congratulated Peggy Panak who was recently promoted to Library Director. He said a creative branding committee was established and requested Council appoint one member to the committee for a voice on the strapline and design as the committee progresses through the process. Council concurred to appoint Council President Wilkeson to the Branding Committee.

Spoke from the floor: Public Information Officer Kevin Weiss – City of Zephyrhills

Mr. Weiss said NorthStar Branding will reach out to Council President Wilkeson to provide an onboarding meeting to bring her up to speed. They are in the process of creating a strapline, logo, color scheme and deliverables. The next meeting will be held mid-March.

City Manager William Poe said the IT department is working with Audio Visual Innovations (AVI-SPL), a sound company, to provide recommendations for improvement to the current audio/sound system. He said a meeting is scheduled with SWFWMD on Thursday, March 2nd to discuss the City’s water situation.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilman Burgess congratulated Peggy Panak on her promotion and congratulated City Manager William Poe on his 20th wedding anniversary.

Council Vice President Smith congratulated Peggy Panak on her promotion. He said the one way pairs on US-301 and US-301 improvements from the apex of SR-39 to SR-56 are on the MPO’s list for funding to begin in 2029.

Councilman Proctor congratulated Peggy Panak on her promotion and said it was great to recognize Ellis Harrold with a proclamation.

Councilman Knight said Doris Harrold, Ellis Harrold's wife, was recognized at the last council meeting with a proclamation.

Council President Wilkeson congratulated Peggy Panak on her promotion. She asked the City Manager for an update on a letter received from Cliff McDuffie on behalf of the Masonic Lodge requesting a guardrail at 12th Street and North Avenue.

City Manager William Poe said Public Works Director Shane LeBlanc and the Streets Supervisor had conversations with the Masonic Lodge representatives to discuss the amount of right-of-way that would be needed to install the guardrail and there has been no further discussion.

Council President Wilkeson thanked Eileen Westermann who researched and located a photograph from the 1980's showing the original clock in Clock Plaza. The sign artist who completed some work on the Eagles Building will submit a proposal to restore the clock face back to its original beauty. She said the City has beloved parks that need some love (Krusen Field, Veterans' Park, the Barracks Museum, Clock Plaza and Gunner Park).

8. NOTED ITEMS

8.1 South Avenue Extension Survey

8.2 Depository Deposit Listing

Meeting adjourned: 7:37 p.m.
Submitted by Lori L. Hillman