

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on January 22, 2024 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (224)-501-3412 - Access Code: 592-157-221.

Council President Lance Smith called the meeting to order at 6:13 p.m. Roll call was taken. Present were members Lance A. Smith, Charles Proctor, Kenneth Burgess, Jodi Wilkeson, Steven F. Spina, Ph.D., and Mayor Melonie Bahr Monson. 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, IT Director Michael Panak, Public Information Officer Kevin Weiss, CRA Director Gail Hamilton, Building Official Bill Burgess, Airport Manager Nathan Coleman, Principal Planner Rodney Corriveau and Airport Executive Assistant Lucy Huber.

Council President Lance Smith asked for a moment of silence in memory of Police Sergeant Dixon who lost his battle with cancer.

Pastor Greg Mathis with Miracle Temple Community Church delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

This Item was moved to Business Item 3.3 on the agenda.

1.1 Swear In Patrol Officer Fitzpatrick

2. CONSENT ITEMS

2.1 Mobility Plan Agreement No. 24-24-02

2.2 24-24-03 State of Florida Department of Commerce Grant Agreement No. HL-258

Steve Spina moved to approve the Consent Items. Seconded by Councilwoman Wilkeson. Motion passed unanimously.

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 Text Amendment to Turning Lane Standards

First Reading **ORDINANCE NO. 1474-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES SECTION 150.01; AND AMENDING TABLE 1 OF SECTION 7.003.01 (SECTION 1) AMENDING THE EXISTING DE MINIMUS AND TRAFFIC IMPACT ANALYSIS TRAFFIC STUDY REQUIREMENTS AND (SECTION 10) AMENDING THE TRANSPORTATION MITIGATION (TURN LANE CRITERIA) AND ROADWAY AND INTERSECTION IMPROVEMENTS CRITERIA; PROVIDING FOR REPEALER, CODIFICATION AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard said Ordinance No. 1474-24 was published for a first reading and requested Council reset this item to a date certain to allow staff additional time to perform due diligence in finalization.

Jodi Wilkeson moved to reset the First Reading of Ordinance No. 1474-24 to February 12, 2024. Seconded by Kenneth Burgess. Motion passed unanimously.

Planning Director Todd Vande Berg said Kimley Horn will be present at the February 12, 2024 first reading of Ordinance No. 1474-24 to answer questions. He projected a map on the screen depicting "hot spots" developed by staff and Kimley-Horn identifying "hot spot" priorities to include intersection improvements and roadway segments. The ordinance will contain criteria that allows staff to look at "hot spot" areas and negotiate solutions.

A discussion began relating to the Text Amendment to Turning Lane Standards as a great beginning to reducing traffic within the City, direction for staff to continue adding "hot spots" as new projects come on board, new projects required to install turn lanes, and the City's discretion for required turn lanes when health, safety and welfare are involved to help the City mitigate potential problems that arise. This is a step toward improving challenges the City is experiencing with traffic and infrastructure shortages. A "hot spot" at Court Street and Highway 54 West was identified.

Planning Director Todd Vande Berg referred to the \$75,000 Mobility Plan Agreement approved under Consent Items. He said staff will be working closely with Pasco County, the state of Florida, and consultants Tammy Vrana and Alfred Benesch & Company to strategically look at traffic mobility options and transportation improvements.

Spoke from the floor: Warren Earle – 3822 Florida Ranch Blvd. – Zephyrhills, FL
Mr. Earle said a traffic light is needed at SR 54 and Chancey Road where they are building 400 homes.

3.2 Amend R4 Zoning Density from 20 units per acre to 14 units per acre

First Reading **ORDINANCE NO. 1475-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES SECTION 150.01; AND AMENDING SUB-SECTIONS: 2.01.03.06 AMENDING THE MAXIMUM DENSITY IN MULTI-FAMILY RESIDENTIAL (R-4) ZONING FROM 20 TO 14 UNITS PER ACRE; AND TABLE 7.01.01 (DENSITY, AREA, HEIGHT AND BULK REQUIREMENTS) MULTI-FAMILY RESIDENTIAL (R-4) MAXIMUM DENSITY FROM 20 TO 14 UNITS PER ACRE; PROVIDING FOR REPEALER, CODIFICATION AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1475-24 by title. A public hearing was held and there were no comments from the floor.

Councilman Spina stated Council will roll back the units per acre from 20 to 14 in light of the rapid growth and recommendations from the Planning Commission and residents.

Planning Director Todd Vande Berg clarified the change in density is only for R4 (multi-family) residential zoning and does not include the CRA District or Form Based Code where the existing future land use (FLU) of RU (Residential Urban) oversees the overall land use and density threshold of 20 units per acre. He said the City is limited by the density cap of 20 units per acre that has been identified in the housing element of the COMP Plan update. Staff will be creative in the CRA District and Form Based Code with incentivizing to encourage higher density, smaller units, and affordability.

Charles Proctor moved to approve Business Item 3.2 on the First Reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

This item was moved from the first item on the agenda, under the Mayor, to this place on the agenda.

3.3 Swear In Patrol Officer Javen Fitzpatrick

Police Chief Derek Brewer said although hearts are heavy with the loss of Sergeant Dixon, he took a minute to celebrate the addition of Javen Fitzpatrick and administered the oath of office following his pinning.

4. **AIRPORT MANAGER'S REPORT**

4.1 Field Based Operations (FBO) Presentation

Airport Manager Nathan Coleman presented a brief synopsis of the history of the Zephyrhills Airport Terminal prior to introducing Director of Architecture Kevin Regalado, Lead Architect Maureen Kussler, and Project Designer Valentina Garibello with Jacobs Engineering.

Spoke from the floor: Kevin Regalado, Director of Architecture - Jacobs Engineering
Mr. Regalado narrated a PowerPoint presentation and displayed inspirational images of City Hall, the Train Depot, Sarah Vande Berg Tennis Center, and the WWII Barracks Museum collected during an investigation into the history of the City of Zephyrhills. The historical and vernacular elements of these buildings will be incorporated into the new FBO facility i.e., prevalent brick exterior of municipal buildings, contrast of metal canopy with brick and stucco finishes. A campus setting was created to encompass the existing museum and FBO to group the buildings upfront with shared parking.

Spoke from the Floor: Maureen Kussler, Lead Architect – Jacobs Engineering

Ms. Kussler narrated a PowerPoint presentation of the floor plan highlighting a portico entrance with double doors, front lobby area, conference room with coffee bar, public restrooms, IT room, administration area, concession and vending area, and a pilot's lounge with restroom area. The upper quadrant of the facility was designed to be closed off after hours with access through an exterior door for pilots arriving after hours. The main lobby has double height space with the opportunity for natural light, a reception desk with a view of the main door and north airside, a director's office with windows on both sides for airfield visibility, and a specific area designated for the Operations Crew with a break area and restroom. She pointed out covered areas at the main entrance, back side of the terminal and observation area prior to presenting elevation renderings.

Spoke from the floor: Valentina Garibello, Project Designer – Jacobs Engineering

Ms. Garibello narrated a PowerPoint presentation and displayed inspirational renderings of the interior design of the building with furniture and the overall finish palette with colors.

A conversation ensued discussing the original 8,000 square feet of the facility and the decrease to 6,500 square feet for the actual needs, the current Airport staffing, projected Airport staffing within the next 15-to-20 years, public art display, feedback on the existing design and contextual sensitivity, and General Aviation Airport and Business Class Jet Operation. A concern was voiced with minimizing the size of the building with the City marketing the airport and the Airport Industrial Corridor. The City needs to be prepared for growth.

Spoke from the floor: Kyle Salvato – Skydive City

Mr. Salvato said he noticed the windows in the facility were rather small. He said the facility will put the Zephyrhills Municipal Airport on the map with the opportunity to become a great overflow field for larger events in Tampa and generate big ticket items for revenue.

Spoke from the floor: Erica Freeman – 37519 8th Avenue – Zephyrhills, FL

Ms. Freeman said she likes the building but didn't feel there was enough discussion on the integration with the WWII Barracks Museum and was opposed to minimizing the square feet of the building. She said it would be great to have a diner for people to bring their children to watch the planes take off and land.

5. CITY MANAGER'S REPORT

5.1 Approval of Alcohol Use for the Latin Festival at the Airport Venue March 30, 2024

City Manager William Poe said Florida Penguin Productions submitted a Special Events Application to host a Latin Festival at the Z Event Center on March 30, 2024, 12:00 p.m. to 8:00 p.m. and requested Council's approval to sell alcohol.

Spoke from the floor: Drew Cecere, President Florida Penguin Productions

Mr. Cecere said this is the first time he will be hosting the Latin Festival event and is anticipating a crowd of 2,000 visitors. The event will include food trucks, a beer truck, bands, a children's area, and DJ tent. The event was approved by the Site Plan Review Committee contingent on police officers.

Steve Spina moved to approve the sale of alcohol contingent upon finalizing police officer staffing. Seconded by Charles Proctor. Motion passed unanimously.

5.2 Parks Discussion

Council President Smith requested this item be added to the agenda to discuss funding for improvements to parks outside the Parks Master Plan for inclusion in next year's budget.

City Manager William Poe referred to a list of parks City-wide distributed to Council prior to the meeting detailing maintenance that has been performed or is scheduled to be performed.

Spoke from the floor: Public Works Director Shane LeBlanc – City of Zephyrhills
Mr. LeBlanc said staff met with the Little League and Misfit representatives that are users of Krusen Field through a Facility Use Agreement with the City of Zephyrhills in an effort for transparency on the use of the field.

5.3 Audio Visual Equipment Discussion

City Manager William Poe said staff met with APG Electric who have replaced the system's motherboard, repaired tv monitors, and corrected recording issues at the dias in Council Chambers. A proposal is anticipated within two weeks for Automatic Echo Cancelling (AEC) microphones, sound deadening options, and a service/maintenance agreement to check the system regularly. A meeting with APG Electric and Furr, Wegman & Banks Architects has been scheduled to discuss the dias reconfiguration.

6. CITY ATTORNEY'S REPORT

6.1 February 1, 2024 Municipal Association of Pasco (MAP) Meeting

First Reading **RESOLUTION NO. 822-24 – “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.”**

City Attorney Matthew Maggard read Resolution No. 822-24 by title.

Steve Spina moved to approve Resolution No. 822-24 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously.

7. **DEPARTMENT UPDATE**

7.1 Utility Department Update – Utility Director John Bostic

City Manager William Poe moved this item to the February 12, 2024 agenda.

8. **CITIZEN COMMENTS**

N/A

MAYOR ANNOUNCEMENTS – Mayor Melonie Bahr Monson offered her support to the police department and family of Sergeant Dixon and thanked Planning Director Todd Vande Berg for identifying the “hot spots” within the City.

CITY MANAGER ANNOUNCEMENTS – N/A

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Council Vice President Burgess offered his support to the police department and family of Sergeant Dixon.

Councilwoman Wilkeson sent prayers to Sergeant Dixon's family and police department personnel during this difficult time and thanked Planning Director Todd Vande Berg for identifying the “hot spots” within the City.

Councilman Proctor said the police department lost a good man. He said Sergeant Dixon was an amazing man who always went above and beyond to help citizens and offered his condolences to Sergeant Dixon's family. He said lessening the density and updating the turn lane standards is important.

Councilman Spina said the death of Sergeant Dixon has had an affect on our small community. He congratulated Airport Manager Nathan Coleman for getting out of his comfort zone, stating he did a great job speaking from the podium. He thanked Lucy Huber for stepping in and assisting with the meeting.

Council President Lance Smith addressed Chief Brewer stating he was heartbroken to heart of Sergeant Dixon's passing and sent prayers to his family and police personnel. He said Airport Manager Nathan Coleman's enthusiasm was evident in speaking about the growth and future of the airport. He said when you are passionate about something, it is easy to speak. He thanked Lucy Huber for stepping in and assisting with the meeting.

Meeting Adjourned: 8:15 p.m.
Submitted by Lori L. Hillman
(Not Present at Meeting)