

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on June 10, 2024 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (571)-317-3122 - Access Code: 920-146-845.

Council President Kenneth M. Burgess, Jr. called the meeting to order at 6:00 p.m. Roll call was taken. Present were members Kenneth Burgess, Jodi Wilkeson, Steven F. Spina, Ph.D., Lance A. Smith and Mayor Melonie Bahr Monson. Charles Proctor was absent. 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, HR Director Sandra Amerson, Principal Planner Rodney Corriveau, IT Director Mike Panak, Historic Preservation Specialist / Community Planner Hunter Gearhart, GIS/Community Planner Tommy-Lee Hunt and City Clerk Lori Hillman.

Pastor Denise Lay of the First Presbyterian Church delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 National Small Cities and Towns Proclamation

Mayor Melonie Bahr Monson acknowledged a proclamation on behalf of the National Small Cities and Towns. There was no one present to receive the proclamation.

1.2 Juneteenth Proclamation

Mayor Melonie Bahr Monson read aloud a Juneteenth Proclamation proclaiming June 19, 2024 as Juneteenth Community Celebration Day in the City of Zephyrhills. Pasco County Parks and Recreation Coordinator Kimberly Miller said Juneteenth is a day in American History symbolizing the end of slavery. Pasco County Parks and Recreation Leader Deanna Baltimore announced a week of events June 15 – 22nd, 2024 which included an East Pasco Community Celebration on Saturday, June 22nd, 11:00 a.m. – 2:00 p.m.

1.3 Mobility Plan Presentation

Planning Director Todd Vande Berg said staff have taken a proactive stance on traffic with the approval of a “hot spots” map, traffic study requirement modifications, and applying for a state of Florida grant to assist with the City’s Mobility Plan. Present were Tammy Vrana with Vrana Consulting, Rob Cursey with Benesch and attendees from the Mobility Plan public workshops.

Spoke from the floor: Rob Cursey, Principal Associate with Benesch

Mr. Cursey narrated a PowerPoint presentation summarizing the recommendations and strategies of the Mobility Plan. He said a mobility plan is the ability or the capacity to move; planning for facilities, projects and programs to allow the citizens of Zephyrhills to move freely throughout Zephyrhills and the surrounding areas. Connecting places to make sure citizens have the freedom of choice for their mobility options. He presented a plan overview, strategies, concepts and closed with recommendations and next steps.

Spoke from the floor: Tammy Vrana – Vrana Consulting

Tammy said she was a member of the Pinellas Citizen’s Advisory Committee and heard a presentation by FreeB which the City of St. Pete Beach and City of Dunedin have adopted. This service is being used in areas where people do not have access to grocery stores, areas known as food deserts. The Department of Transportation is currently offering an incentive by funding 50% of FreeB for a period of two years. She said trips can be set-up to begin or end in downtown with the use of rental cars. The number of cars received is based on need with an hourly cost per car (ADA vehicles are available).

Director of Planning Todd Vande Berg said the City is currently updating the Comprehensive Plan beginning with policies and framework to the housing and transportation elements. A positive attribute of the Mobility Plan is the ability to push the policies identified into the transportation element of the Comp Plan. He suggested budgeting Mobility Plan recommendations in the FY 25/26 budget for implementation.

Conversations began discussing On-Demand Transit and FreeB shuttles that provide community enhancement which is part of the Mobility Plan beyond the normal fixed route transit system. Go Pasco’s Transit Development Plan to extend to the Airport and Industrial areas on

Chancey Road, and using recommendations from the Mobility Plan to create a list of priority projects.

1.4 City Manager Evaluation

Mayor Melonie Bahr Monson stated per the City Manager's Contract, City Council evaluates the City Manager's job performance annually in June with results presented in July. A paper copy of the evaluation and a link to a fillable pdf was made available to Councilmembers for completion by June 27, 2024 with results to be reported at the July 22, 2024 Council Meeting.

2. CONSENT ITEMS

2.1 Approval of May 13, 2024 Regular Council Meeting Minutes

2.2 Approval of May 13, 2024 Impact Fee Workshop Minutes

2.3 Approval of May 20, 2024 Impact Fee Workshop Minutes

2.4 Approval of May 20, 2024 Budget Workshop Minutes

2.5 Appointment of Board Members

2.6 Approval of Jones Edmunds Final Three Year Professional Services Extension

Agreement No. 37-24-04 - June 11, 2024 through June 20, 2027

2.7 Agreement No. 41-24-18 – Third Amendment to Sarasota County's Original Piggyback Agreement with Ferguson Waterworks to Extend Terms through August 29, 2025

Lance Smith moved to approve all Consent Items. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 Residential Moratorium 12 Month Extension (June 26, 2024 – June 25, 2025)

First Reading **ORDINANCE NO. 1479-24 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A NEW 12 MONTH MORATORIUM ON THE CONSIDERATION OF NEW RESIDENTIAL APPLICATIONS FOR ANNEXATIONS, LAND USE MODIFICATIONS, REZONINGS, MAJOR PLANNED UNIT DEVELOPMENT AMENDMENTS, CONDITIONAL USES, OR VARIANCES FOR PROPERTY OVER ONE ACRE; PROVIDING FOR CONFLICTS, EXEMPTIONS, SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Ordinance No. 1479-24 by title. A public hearing was held and there were no comments from the floor.

Steve Spina moved to approve Ordinance No. 1479-24 on the Second Reading. Seconded by Jodi Wilkeson.

Lance Smith clarified this ordinance is for new construction only and does not apply to previous projects in process.

Motion passed unanimously, 4-0.

4. PLANNING DIRECTOR'S REPORT

4.1 PUD 14-22 AdventHealth Future Land Use and Rezoning – Planning Report

Planning Director Todd Vande Berg presented a Future Land Use Amendment (FLUMA) and Rezoning Petition submitted by AdventHealth for a proposed multi-family development located within the City's jurisdiction at the southwest corner of Pretty Pond and Wire Roads. The existing future land uses for this property are City Public/Semi-Public (P/SP) and Mixed Use (MU). The applicant is proposing a future land use change to Residential Urban (RU) to support multi-family residential. The existing zoning is Planned Unit Development (PUD) and Office Professional (OP) with a proposed zoning change to Planned Unit Development (PUD). The subject property is undeveloped, has a significant amount of tree canopy and a rise in grade from Wire Road to the property to the west. The applicant is proposing a maximum of 252 units with a

mix of 2 and 3 story units. Staff requested 2 story units be located in the area closest to Dairy Road with additional 3 story units located near Wire Road. The applicant has agreed to terracing the height of the buildings. The concept plan is not final and is contingent on the basin of special concern and final engineering for retention. If Council approves the preliminary concept plan, a future final PUD Master Plan will be brought before Council for review to include architectural/landscaping/buffering standards. There are two access points; one on Pretty Pond Road and one on Wire Road. A preliminary transportation impact analysis has been completed for the project and requires a right hand turn lane, east bound on Pretty Pond Road into the development. Staff has recommended left hand turn lanes be included on both Pretty Pond and Wire Roads which will be added to the conditions. A roundabout is underway with final engineering nearing completion at the intersection of Pretty Pond and Wire Roads to assist with level of service issues and safety. This is an infill development and staff are of the opinion that the requested proposed future land use and zoning is compatible and consistent with the existing planned development trends in the area.

The Planning Commission were in support of a pedestrian / bike access from the proposed apartments to the multi-purpose trail on Dairy Road. Staff and the Planning Commission will hold a preconstruction meeting prior to land clearing to discuss the retention pond to assure sensitivity is given to the grade change and drainage. Staff and the Planning Commission recommended approval to proceed with the owner's entitlements and create a Utility Service Agreement. This project was submitted prior to the adoption of the moratorium.

Spoke from the floor: Ryan Willis, CFO AdventHealth

Mr. Willis said he is aware of the conversations that have occurred relating to water issues and he is fully supportive.

A discussion began around open space for a park, identifying trees to be preserved on site, an access point on Dairy Road, and shared construction expenses of the roundabout at Pretty Pond and Wire Roads for developments within a ½ mile radius.

Spoke from the floor: Joe Tew – Development Entitlement Consultant for AdventHealth

Mr. Tew addressed AdventHealth's contribution to the roundabout. He said the roundabout is currently in progress with contributions from others. The transportation consultant believes AdventHealth is better served spending money on additional right and left turn lanes.

City Manager William Poe said the City will require AdventHealth to add additional turning lanes as a compromise since the turning lanes were not required by the transportation study.

Mr. Tew addressed the trees. He said when the land is purchased, the buyer/developer will address the tree survey, the topo, drainage, and the park open space in compliance with the land development code and regulatory requirements.

Transportation Consultant, Olea Tefpy with Links and Associates – Tampa, Florida

Mr. Tefpy said turn lanes are based on development and the function of background traffic on the road. He said background traffic is captured by collecting counts. Depending on when the counts were collected, they are converted to peak season, the numbers are increased to include entitled developments and an analysis is performed. The City's methodology was used for the analysis and reviewed by the consultant.

Conversations took place discussing access points on Dairy Road and AdventHealth's commitment to add a pedestrian access connection to the Dairy Road trail. Euclidean zoning was compared to Planned Unit Development (PUD) zoning which can be negotiated for a custom design. The importance of coordinating access points with the proposed project on the north side of Pretty Pond Road by pushing the access points to the west on their property to line up with AdventHealth's proposed project access points. The access points need to be as far west from the roundabout as possible.

Council concurred to move forward with conditions.

5. CITY MANAGER'S REPORT

5.1 Consideration of Chamber Appointment

Mayor Melonie Bahr Monson said Councilman Spina was appointed by Council as the MPO alternate and the MPO does not allow for alternates. The Mayor will stay involved with the Chamber of Commerce Foundation and Zephyrhills Economic Development Council but will relinquish her duties as the Chamber of Commerce liaison board member to Councilman Steve Spina.

Lance Smith moved to replace Mayor Monson as the Chamber of Commerce liaison with Councilman Steve Spina. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

CITIZEN COMMENTS

Spoke from the floor: Dr. Randy Stovall, Chairman of the Board, Zephyrhills Chamber of Commerce

Dr. Stovall announced the Pasco County Transportation Safety Committee will meet in Council Chambers on June 26, 2024. He said Council talked a lot about Wire Road tonight and said the Wire Road multi-purpose road is nearing completion.

MAYOR ANNOUNCEMENTS – Mayor Melonie Bahr Monson said she was very impressed with the quality of Illumina Apartments and said the sellable feature is the walkability to Publix and restaurants. She said the Memorial Day Remembrance at Zephyr Park drew a crowd three times larger than past events. She announced Councilman Spina will attend a Flag Day Ceremony on her behalf at the Elks Lodge on Friday, June 14, 2024 at 11:00 a.m.

Spoke from the Floor: Rich Lynch – 35598 Sparrow Nest Way – Zephyrhills, FL 33541

Mr. Lynch said the Eiland Blvd. area has exploded with growth and he and his wife are frustrated with all the homes being built along Eiland Blvd. and the added traffic. He said there are 400 homes being built in his community with an average of two driver's per household and feels the roads should have been built prior to the development. He said the Rays can build a stadium in four years and citizens have to wait five years to get a traffic light. He said it is frustrating that it takes such a long time for improvements following accidents and creating hardship on people. He hopes to see some advancements soon.

(attended virtually) Phyllis Purvis – 8618 Gall Blvd. – Zephyrhills, FL

Ms. Purvis said her family has lived and owned property in Zephyrhills for a very long time. She said she has a future land use of R4 on a piece of property and has never been able to sell because the City will not allow 4 stories. She said she requested a preapplication meeting to rezone the property to commercial at the north end of town and has not heard from the City Planner. She said the property next to her property has been before the Planning Review Board and met the requirements for a 4 story, 5,000 sq. ft. hotel on highway frontage. She said she would like to apply for the same. She said she feels like she is being dismissed and requested to schedule a preapplication meeting and stated she wanted her request noted on record.

CITY MANAGER ANNOUNCEMENTS – N/A

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilman Smith said the City Manager's Evaluation is an opportunity to constructively evaluate his performance. He said Illumina Apartments are a great asset with density in the right place. He said a picture was sent to him at 3:30 a.m. in front of City Hall with sprinklers running. He said as a City, we need to set the standard.

City Manager William Poe said the Public Works Director was notified and the issue will be addressed.

Councilwoman Wilkeson – N/A

Councilman Spina requested an update on Krusen Field.

Public Works Director Shane LeBlanc said he is waiting on a proposal for a shade structure with the cost and conceptual design.

Councilman Spina said he wants to be kept in the loop of all improvements and plans for the Home Theater prior to any renovations. He went on record and stated that he prefers Council be informed prior to any major repairs or structural changes.

City Manager Poe said the City received \$1.25M in state appropriations funding and has submitted a second appropriations request for \$1.25M. Main Street could potentially receive \$2.50M in state appropriations funding for the Home Theater.

Councilwoman Wilkeson said as the Council Liaison to Main Street, she has requested a meeting with the Main Street board to offer her assistance with a call to State Senator Danny Burgess. She will provide an update at the next meeting.

Council President Burgess referenced Councilman Smith's statement and agreed the City needs to set an example. He suggested creating a reward system for employees to report issues they notice within the City while performing their job duties. Encourage employees with an incentive.

6. NOTED ITEMS

6.1 Central Florida HIDTA Grant

Meeting Adjourned: 8:06 p.m.

Submitted by Lori L. Hillman