

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on July 22, 2024 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (646) 749-3122 - Access Code: 356-490-565.

Council President Kenneth M. Burgess, Jr. called the meeting to order at 6:02 p.m. Roll call was taken. Present were members Charles Proctor, Kenneth Burgess, Jodi Wilkeson, Steven F. Spina, Ph.D., Lance A. Smith and Mayor Melonie Bahr Monson. City Attorney Matthew Maggard and City Manager William Poe were present.

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Airport Manager Nathan Coleman, HR Director Sandra Amerson, Principal Planner Rodney Corriveau, Historic Preservation Specialist / Community Planner Hunter Gearhart, GIS/Community Planner Tommy-Lee Hunt, Deputy City Clerk Ricardo Quiñones and City Clerk Lori Hillman.

Kendall Deford delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

Mayor Monson asked that an emergency item be added to the agenda.

Lance Smith moved the emergency item be added. Seconded by Charles Proctor. Motion passed unanimously.

1.1 Vets Feeding Vets

Mayor Monson introduced a new charity named Vets Feeding Vets that provides food to Veterans every Friday from 10am to 2pm.

Ernie Smith Executive Director of Vets Feeding Vets -

Mr. Smith explained that they give food to any Veteran that is hungry. They give bags of food, frozen meat and any dry goods that they receive. He invited the council and all in attendance to let any Veteran they know who needs food join them at the old medical center at 7417 Airport Road.

Mayor Monson thanked Ernie for letting her be part of their opening day and thanked them for serving in a different way.

****Emergency Item** – Recognition of service for Lori Hillman.

Mayor Monson recognized Lori Hillman for her 20+ years of service to the City of Zephyrhills. 10 of those years as the City Clerk. She will be retiring August 1st, 2024.

1.2 City Manager's Evaluation

Mayor Monson said that the City Manager review was completed and thank council for completing their parts. She included the review.

Councilman Spina asked for a written copy of the other council members' remarks.

Mayor Monson said that Spina could have it and thanks Sandra Amerson, HR Director, for her assistance in the process.

Lance Smith suggested that they all take time and review the remarks.

Council President Burgess agreed.

2. CONSENT ITEMS

2.1 Approval of June 10, 2024 Regular Meeting Minutes

2.2 Itinerant Apron Change Order #2 – C.W. Roberts

2.3 Appointment New Planning Commission Board Member

2.4 Walgreens Utility Easement No. 16-24-04

Steven Spina moved to approve all consent items. Seconded by Charles Proctor. Motion passed unanimously

Councilman Smith recognized Clyde Bracknell as the longest sitting council member and thanked him for choosing to come back and serve on the Planning Commission.

Mayor Monson concurred.

Business Item 5.1 and 5.2 were moved to this place on the agenda.

5.1 MiTek Inc. Agreement No. 41-24-20 - Economic Incentive

City Manager William Poe read Agreement No. 41-24-20 - Economic Incentive.

Council President Burgess expressed excitement for the industrial corridor and turned it over to the Council.

Councilman Spina asked what MiTek did as a company.

Joe Seibert, Director of Project Management for MiTek.-

Mr. Seibert said that MiTek primary makes roof truss systems and that 90% of houses built in the United States is using MiTek truss plate technology. They work directly with home builders and truss associations to build the best trusses that they can and forward the technology on.

Councilwoman Wilkeson asked if the City of Zephyrhills had a lot of competition in winning MiTek over.

Mr. Seibert said that they have enjoyed the process so far. There were a few spots near Tampa, Jacksonville and Zephyrhills that they considered and are excited to be in Zephyrhills.

Mayor Monson said that this is one of the ready site plans that the PEDC has worked on in partnership with the City and ZEDC for a number of years. She thanked Tom Ryan of PEDC for pushing our city and helping businesses like MiTek find their way to us. She thanked Randy from ZEDC for working on this as well. She expressed her excitement at having MiTek and the job opportunities they will bring to our citizens and the area.

Steven Spina moved to approve MiTek Agreement No. 41-24-20 - Economic Incentive. Seconded by Lance Smith. Motion passed unanimously.

5.2 Tennis Pro Florida, LLC Agreement No. 37-24-06 Second Amended and Restated Sarah Vande Berg Tennis Center Management Agreement

Pascal Collard CEO of SVB Tennis Center

Mr. Collard said that since opening 4 years ago they have accomplished all but two goals. The first of these is to have a school that could issue visas for international students. The second of these was to be able to attract those international students. Mr. Collard said David Wiesner has partnered with them to provide a school. Now Patrick Mouratoglou has partnered with them, providing an international stage to attract students.

Mr. Collard narrated a presentation showing Mouratoglou's accomplishments and credentials, ending in a video greeting from Mouratoglou himself. This was followed by images of the signage that will represent the new ownership and honor Sarah's Legacy.

Discussion followed clarifying that Sarah Vande Berg's name would remain on the tennis center and that the foundation is a separate entity which acts as the charitable arm and provides free summer camps.

Council expressed excitement for the next chapter of the tennis center and the new international stage it will have. Council thanked Mr. Collard and his team for their hard work.

William Poe read Tennis Pro Florida, LLC Agreement No. 37-24-06.

Lance Smith moved to approve Tennis Pro Florida, LLC Agreement No. 37-24-06. Seconded by Steven Spina. Motion passed unanimously.

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 AdventHealth Future Land Use and Rezoning

First Reading **ORDINANCE NO. 1480-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, CHANGING THE FUTURE LAND USE CLASSIFICATION FROM P/SP (PUBLIC/SEMI-PUBLIC) AND MU (MIXED USE) TO RU (RESIDENTIAL URBAN); AND AMENDING THE CITY'S OFFICIAL ZONING MAP, CHANGING THE ZONING DESIGNATION FROM PUD (PLANNED UNITED DEVELOPMENT) AND OP (OFFICE PROFESSIONAL) TO PUD (PLANNED UNIT DEVELOPMENT), FOR A PORTION OF PARCEL 35-25-21-0010-06900-0020; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1480-24 by title.

Todd Vande Berg, Planning Director, provided background on this item. Todd said that a new condition was added since the last time this item was brought up. He read

condition #4, "The PUD Master Plan shall confirm with the existing grades and topography of subject property and be subject to the tree removal guidelines as set forth." Todd reminded the council that when the hospital sells the property the builder will do a pre-application meeting with the City and we will refer to this ordinance and all the conditions and try to work with the grades.

Discussion followed, highlighting condition #4 will satisfying Council's desire for stronger tree and topography guidelines and that it should be included in future ordinances. It was noted that when a builder purchases the land, they will need to come back to Council to review site plans and for architectural review. It was also noted that the roundabout planned for Wire Rd and Pretty Pond Rd should be completed prior to any construction starting on this site.

Council President Burgess opened a public hearing.

Bruce Myers from Alpha Village spoke from the floor -

Mr. Myers expressed his frustration stating that the City is out of control. He said we don't have the infrastructure for the houses being built; it is his understanding that Council wants to approve 250 houses on this parcel and in the corner where Gore's Farm used to be another 50 houses. Across the street City and County land are being combined to put another 49 townhouses which he believed were originally intended to be condos. Mr. Myers continued that he did not want renters living behind him as they do not take care of the property like a homeowner who pays a mortgage and insurance would. He strongly disagrees with the selling of the land saying that he is tired of the traffic, 301 can't be used in the afternoon. He concluded that the City is now larger than New Port Richey and is far from the orange grove and cattle town it was when he first came down here.

Discussion followed highlighting that while the ordinance would allow for a max of 252 apartments that is not a guarantee of the final number. The City is also partnering with the County to address the roads with the Kossik to Wire Road connection project being mentioned. Residents can come to City Hall during operating hours to review the plans for the road projects.

Jodi Wilkeson moved to approve Ordinance No. 1480-24 on the First Reading. Seconded by Lance Smith. Motion passed unanimously.

3.2 Transportation, Public Safety, and Park Impact Fees

Second Reading **ORDINANCE NO. 1481-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING CHAPTER 155 – IMPACT FEES, OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES; ADOPTING SIMPLIFIED LAND USE CATEGORIES WITHIN THE TRANSPORTATION IMPACT FEE SCHEDULES; ADOPTING A TIMELINE AND PHASING FOR IMPLEMENTATION OF AMENDED IMPACT FEES; ADOPTING AN UPDATED METHODOLOGY FOR IMPACT FEE ANALYSIS; ADOPTING AN UPDATED IMPACT FEE STUDY; PROVIDING FOR THE EFFECT OF THE TRANSPORTATION IMPACT FEE ORDINANCE ON OTHER REGULATIONS AND DEVELOPMENT ORDERS; PROVIDING FOR PURPOSE AND INTENT PROVIDING DEFINITIONS; PROVIDING RULES OF CONSTRUCTION; PROVIDING FINDINGS; PROVIDING FOR CONFLICT SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1481-24 by title. A public hearing was held and there were no comments from the floor.

Councilman Spina asked why does the convenience store with gas pumps not have a public safety impact fee?

Clancy Mullen, Project Manager with Duncan Associates spoke remotely-

Mr. Mullen said that would fall under the commercial rate. The breakdown is the public safety fees are based on square footage while transportation fees are based on the number of pumps.

Councilman Smith thanked Chris, Clancy and Billy for reviewing the study and making logical revisions to simplify the code for the Building Department.

Lance Smith moved to approve Ordinance No. 1481-24 on the Second Reading. Seconded by Charles Proctor. Motion passed unanimously.

3.3 Providence Village Annexation

First Reading **ORDINANCE NO. 1482-24 - "AN ORDINANCE OF THE CITY OF**

ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS 37518 GEIGER ROAD, ZEPHYRHILLS, FL 33542 ZEPHYRHILLS, FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."

City Attorney Matthew Maggard read Ordinance No. 1482-24 by title.

Planning Director Todd Vande Berg narrated a presentation for this item.

City Attorney Matthew Maggard clarified that while there are two items related to the same parcel, only the Annexation was read in

Todd said made his comments toward both ordinances. Between both properties there were originally 225 units, the builder estimates there could be less than 200 after final design with conditions.

City Attorney Matthew Maggard advised opening the public hearing.

Council President Burgess opened a public hearing.

Todd continued his presentation saying, per Kimley Horn, the city's traffic engineer at 225 units these properties would generate 1,664 trips both going in and coming out. Todd received an email from Pasco County Engineer that Gieger Road is a priority issue and could get started before the end of the calendar year. Planning met with Kimley Horn to visit the City's hot spot areas such as Gieger Road and Gall to get a scope of services. After the County finishes a study to determine length and location, the applicant expressed they would take care of putting in a trail and sidewalk from Eiland to Gieger Road. The City considers water usage in gallons per day, at 225 units these properties would use 67,500 gallons per day which our Utilites Department indicates we have the capacity for.

City Manager William Poe asked for clarification on the number of units for the Providence Village property. Todd clarified there are 170 units for this property.

Councilman Proctor asked what the county density would be if the city did not annex the property.

Todd said they look at the County's Future Land Use, which has this property zoned a Res-9 which is 9 units per acre. With the City the conceptual plans show this property at a little over 7 units per acre. Todd continued his presentation addressing comments made about sink hole activity and endangered species reports. Both will be addressed accordingly. Todd said there was a comment about adequate police coverage, per the Police Chief the standard has been 2.4 officers per 1000 residents, when calculated this property might add 1 officer. Todd said the last comment regarding the City being able to dictate the property be fee simple or rental. Per the City Manager we may not be able to do this, Todd then invited the applicant to state their intent.

Councilman Spina asked if there was a condition much like condition #4 brought up in Ordinance 1480-24.

Chad Pettinato - 17802 Saint Lucia Isle Dr, Tampa Fl - spoke from the floor -

Mr. Pettinato said they have no intention of making this development into rental properties, he said this will be a fee simple project.

Discussion followed acknowledging that Gieger road is a County road and any assurances we have been given and if a C.O. can be delayed being issued until the road is worked on.

Len Johnson, Counsel for Applicant - Johnson Pope Law Firm – Residence 14552 Mount Zion Road Dade City.

Mr. Johnson said it will likely be 15 months before any developer can put a shovel in the ground at this property. If the County is anyway near its schedule, then the road should be completed before then. He also stated that the applicant agreed to the conditions and has committed to making a sidewalk., the City will need to negotiate with adjoining landowners, but they will do their part.

Norman Sherman – 37604 Gieger Road. - spoke from the floor -

Mr. Sherman said that his comments would apply to both items 3.3 and 3.4. Mrs. Sherman ceded her time to Mr. Sherman. He identified his property as being to the east of the Providence Village property. Mr. Sherman said that while he is not against progress and development, he had concerns relating to safety, environmental and the community impact of these projects. Mr. Sherman urged Council to consider not just the unit totals

from the individual projects up for discussion but projects as a whole throughout the City, citing a 30 year project coming online at the same time behind Sherman Williams. Mr. Sherman estimates that almost 1 million trips annually will be added to Geiger Road between these three projects. Mr. Sherman stated that Geiger Road needs to be four lanes and agreed that paving the road may cause vehicles to move faster on an already dangerous road, mentioning the fatality and hit-and-runs that have occurred. Mr. Sherman continued, that sidewalks and widening the road by 1 foot on each side may not be the answer since more cars will flood into the street soon. He also recommended that traffic studies are done at 7am when people are going to school and work. Mr. Sherman listed additional concerns such as Staff comments about the cost of expanding Geiger Rd, the lack of strength of HOA's in communities, how high the water usage could potentially be, the loss of wild turkeys and the impact on surrounding properties from the sinkhole. Mr. Sherman said the Council has an obligation to the citizens of Zephyrhills and surrounding communities. Mr. Sherman said that he does a lot for his community and questioned if the developer would develop it or sell it and if it is sold, will the buyer negotiate a new deal with the City.

Council President Burgess thanked Mr. Sherman for his comments and said that GPS is likely turning folks to Geiger Rd. He also stated that he is concerned about too many homes becoming rentals. Council President Burgess remarked that the public has heard Council speak, with all items they need to consider the citizens and the rights of the property owner and ultimately decide.

Councilman Spina said we keep doing the same thing and expect different results. The zoning and annexations up for discussion are based on our current code. Until we change this, we will continue to have people say, "I don't want this, it's too much." Spina stated that he thinks they need to lower the density. The water issues have not been resolved and the transportation issues can't be solved as many are not our roads. Spina said the way to reduce water usage and reduce traffic is to change how we do business otherwise the same concerns will continue.

Councilwoman Wilkeson said that what she explains to people that if they do not annex in the lands, the applicants could go to Pasco County were the requirements are not as strict.

Spina highlighted that these projects are being included in the water use permit that has not been approved at this time. If the permit is approved at the rate we are asking for, we cannot approve any new projects. We need to define how we want the City to look, do we want 250 apartments on every corner, or do we want to go down to 10 or 12 units an acre, they may cost more but it's better. That's why I did not like the theoretical site plans they send in, most developers will try to get as much as they can from the property, that is normal. Spina posed; do we want to keep doing business this way. We are all conflicted, but we are going to approve it anyway, since that is what our code says, but it is not what we want, I don't think.

Council President Burgess remarked on when they brought the density down from 20 to 14 units an acre which took time but was accomplished. Burgess said that many projects came in during that transition and agreed the code does need to be reviewed.

City Manager William Poe asked the Planning Director what the max density is allowed on this project. Planning Director Todd Vande Berg responded, under the City up to 7.5 units per acre under RS-Residential Suburban future land use classification.

Spina said this is just one example, the other one could go up to 14 units an acre and even though we change it, if we do a PUD somewhere, they can still go up to 20 units an acre.

Planning Director Todd Vande Berg said that Staff is hearing the comments made. City Manager Poe said Staff will never bring a 20 unit per acre project. Todd stated that this project was tabled for about a year because we've heard from the community that the road needs to be addressed, and it was. Spina commended Staff for getting the County to move forward with the road improvements. Todd continued that the City's comprehensive plan was being updated, where recommendations can be made if we don't like the vision or how things are being done.

Spina said that it is not just us, but the surrounding areas are being developed and those folks moving it will work and shop and impact what we are doing here as well. Spina shared a conversation he had with Mr. Sherman and said that this issue has been going on for a long time, when he was the City Manager, they approved things left and right and it's just not working anymore.

Council President Burgess said he believe the issues such as tree mitigation, traffic impact and rental properties are moving in the right direction and are being addressed better than in the past.

Spina shared that he had lunch with a resident that moved here in 1987, remarking that Zephyrhills is not the place he moved to. Spina agreed with the sentiment stating that things change, and development happens, but he wonders how they can make things better.

Councilman Smith said that we need to have dialogue with Pasco County because until they do something different there is not much we can do.

Discussion continued relating to density, road conditions and cooperation with Pasco County.

Jodi Wilkeson moved to approve Ordinance No. 1482-24 on the First Reading. Seconded by Lance Smith. Motion passed unanimously.

3.4 Providence Village Future Land Use Map Amendment and Rezoning

First Reading **ORDINANCE NO. 1483-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS TO THE FUTURE LAND USE MAP CHANGING FROM RES-9 (PASCO COUNTY) TO RS (RESIDENTIAL SUBURBAN) AND COUNTY R-3 (PASCO COUNTY) TO CITY R-3 (MEDIUM DENSITY RESIDENTIAL) DESCRIBED AS 37518 GEIGER ROAD, ZEPHYRHILLS, FL 33542, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

City Attorney Matthew Maggard read Ordinance No. 1483-24 by title. A public hearing was held.

City Attorney Matthew Maggard said that all comments from Ordinance 1482-24 should carry over to Ordinance 1483-24 since much of the discussion was intermingled.

Norman Sherman – 37604 Gieger Road. - spoke from the floor -

Mr. Sherman confirmed that his comments on Ord. 1482-24 carry over to Ord. 1483-24.

The public hearing was then closed.

Lance Smith moved to approve Ordinance No. 1483-24 on the First Reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

3.5 Medical Marijuana Treatment Centers Moratorium

Second Reading **ORDINANCE NO. 1484-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA RELATED TO MEDICAL MARIJUANA TREATMENT CENTERS; ADOPTING FINDINGS OF FACT; PROVIDING DEFINITIONS; IMPOSING A TEMPORARY MORATORIUM ON THE OPENING OF ANY NEW MEDICAL MARIJUANA TREATMENT CENTERS; SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1484-24 by title. A public hearing was held and there were no comments from the floor.

Lance Smith moved to approve Ordinance No. 1484-24 on the Second Reading. Seconded by Charles Proctor. Motion passed, 4-1 opposed Steven Spina.

Councilwoman Wilkeson asked Councilman Spina what his concerns with on this item.

Spina said he believes the free marketplace will determine where businesses go.

3.6 Black Marlin Annexation

First Reading **ORDINANCE NO. 1485-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBER 03-26-21-0010-11700-0020 ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

City Attorney Matthew Maggard read Ordinance No. 1485-24 by title. Council President Burgess opened a public hearing.

Principal Planner Rodney Corriveau first recognized the vigorous discussion that occurred with the Providence Village project and all issues and comments relating to

Geiger Road pertain to this project too. Rodney gave a brief refresher of the three-part annexation into the City, a rezoning to R3-medium density, then assignment of residential suburban. Staff worked with the applicant to move zoning from R4 to R3 to reflect adjacent development at 6 units an acre and issues identified have been put into the conditions of Ordinance 1485-24.

Councilman Proctor asked about the water used.

Rodney said that moving forward any residential development, until we get our update of the water management district, including the condition that we do not guarantee water.

Councilman Spina asked if the tree removal guidelines under the Land Development Code Section 7.0604 would apply. He recognized the difficulty as this is a heavily wooded lot but was satisfied with the condition and that Staff will walk site.

Norman Sherman – 37604 Gieger Road. - spoke from the floor -

Mr. Sherman confirmed that his comments on Ord. 1482-24 carry over to Ord. 1485-24. Mr. Sherman asked one additional question if the water conditions carried over.

City Attorney Matthew Maggard confirmed that the City is not guaranteeing the availability of water at the time of annexation and rezoning.

Council President Burgess closed the public hearing.

Mayor Monson said that she spoke with Staff about the need for entrances between this project and Wedgewood lining up.

Council President Burgess said that lighting would be an issue as well.

Councilman Spina asked about the total number of units in this project, which was confirmed to be 31 units.

Councilman Proctor asked for the size of the lot which was confirmed to be 4.155 acres.

Lance Smith motioned to approve Ordinance 1485-24 on the First Reading. Seconded by Steven Spina. Motion passed unanimously.

3.7 Black Marlin Future Land Use Map Amendment and Rezoning

First Reading **ORDINANCE NO. 1486-24 - "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 R-1 MH (PASCO COUNTY) TO RS (RESIDENTIAL SUBURBAN) AND RMH (PASCO COUNTY) TO R-3 (MEDIUM DENSITY RESIDENTIAL) DESCRIBED AS PARCEL NUMBER 03-26-21-0010-11700-0020, ZEPHYRHILLS FLORIDA 33542. IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED."**

City Attorney Matthew Maggard read Ordinance No. 1486-24 by title. Council President Burgess opened a public hearing.

Norman Sherman – 37604 Gieger Road. - spoke from the floor -

Mr. Sherman confirmed that his comments on Ord. 1482-24 carry over to Ord. 1486-24.

Council President Burgess closed the public hearing.

Jodi Wilkeson motioned to approve Ordinance 1486-24 on the First Reading. Seconded by Lance Smith. Motion passed unanimously.

3.8 PUD-0016-22 Gagne PUD Indoor Storage with Mixed Use Development; Located at the North and Southeast corners of Chancey Rd and Paul S Buchman. 3356 Paul S Buchman Hwy, Zephyrhills Fl 33540. Parcel #23-26-21-0020-08000-0000.

First Reading **ORDINANCE NO. 1489-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A REZONING - PUD (PLANNED UNIT DEVELOPMENT) MASTER PLAN AMENDMENT TO THE GAGNE – CHANCEY ROAD PLANNED UNIT DEVELOPMENT FOR THE PROPERTY IDENTIFIED AS 3356 PAUL S BUCHMAN HIGHWAY, ZEPHYRHILLS, FL 33540; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1489-24 by title. Council President Burgess opened a public hearing.

Planning Director Tood Vande Berg narrated a presentation for the proposed

amendment to the PUD master plan, as the applicant exceeded the height originally approved. The Ordinance includes the amended PUD master plan, new conditions for approval, and under section 6 there are site plan renderings. Staff informed the applicant they are committed to the submitted rendering designs.

Council commented on their appreciation for the simplicity of this project with no water issues, no traffic issues, no public safety issues and the commitment to the design rendering.

Council President Burgess closed the public hearing.

Steven Spina motioned to approve Ordinance 1489-24 on the First Reading. Seconded by Lance Smith. Motion passed unanimously.

4. FINANCE DIRECTOR'S REPORT

Finance Director Ted Beason reported on the setting of tentative millage rate.

Staff recommendation is to keep the same milage rate at 6.25. Ted corrected an error in the packets presented to council, the public hearings will be set to September 9th and September 23rd.

Councilman Proctor express is appreciation at not having to raise property taxes during these tough economic times.

Steven Spina motioned to approve the tentative milage rate at 6.25. Seconded by Charles Proctor. Motion passed unanimously.

5. CITY MANAGER'S REPORY

5.1 MiTek Inc. Agreement No. 41-24-20 - Economic Incentive

-This item was discussed after consent items.

5.2 Tennis Pro Florida, LLC Agreement No. 37-24-06

Second Amended and Restated Sarah Vande Berg Tennis Center Management Agreement

-This item was discussed after consent item

5.3 Zephyr Park Design and Permitting Services - Kimley-Horn

CRA Director Gail Hamilton presented the scope of service for Zephyr Park asking Council for consent to move forward with the construction documents.

Discussion followed with Council concluding that a construction manager may not be needed for this project and reinforcing the importance of having an area identified in the park for Alice Hall's replacement.

Gail said an area was identified and options will be presented in the August meeting.

Jodi Wilkeson motioned to approve Zephyr Park Design and Permitting Services with Kimley-Horn. Seconded by Lance Smith.

Motion passed, 4-1 opposed Charles Proctor.

6. CITIZEN COMMENTS

Spoke from the floor – Devin Alexander – 5329 Tangerine Drive

Mr. Alexander said that he is passionate about the City recording its meetings, he believes it enhances transparency and allows for more citizen participation. He asked Council to take this into consideration as it would allow citizens like himself to stay informed even when unable to attend in person.

Councilman Smith said that in the near future they should have a full discussion on it.

MAYOR ANNOUNCEMENTS - Mayor Monson disclosed a conversation she had with Commissioner Oakley on how Zephyrhills is being boxed in. She'd like to see some business come to the City instead of more apartments and homes. She asked for conversations to be opened again regarding the masterplan for the corridor from Zephyrhills to Dade City.

CITY MANAGER ANNOUNCEMENTS - Working with metro and their contractor and Pasco County on Kossik Rd to come up with a design. Water consultant met with SWFMD reps on the 16th on RAI #3. Matt, John and City Manager will meet with Evans/Orsi to finalize the draft agreement and submit it to SWFMD. Deadline July 10th.

CITY ATTORNEY ANNOUNCEMENTS - Matthew Maggard said he will be out second part of next week as he will be attending the Florida Municiple Attorney Conference.

CITY COUNCIL COMMENTS

Councilman Smith thanked those in attendance for staying the duration of the meeting. He thanked Finance Supervisor Jessica Carter for the budget presentation and Finance Director Ted Beason for allowing her to present. He expresses excitement for the 155 jobs MiTek will bring and 600 jobs Bauducco will bring and while this will add folks our roads, he hopes these will be short trips by folks who live in some of these projects. We want folks to live here, work here and raise families here. He was also excited for the Tennis Center deal and stressed the importance of working with Pasco County to slow development down while we work through our water and traffic issues.

Councilwoman Wilkeson said there is reason Mr. P didn't go to the County. She said it is easier to work with the City, our fees are more simplified. She also said that people want to live in the City and that these new homes coming online are townhomes that she hopes will fill that missing middle that we need for folks who are teachers and firefighters, the workforce group that we need to accommodate for. She hopes with these jobs will come training and technological or trade education for the young people because we want to keep them here.

Councilman Proctor thanked Finance Director Ted Beason and his team for their great work on the budget. Proctor said that he feels the City spends so much money on consultants when we have capable people in house that could handle the issues we deal with. He expressed frustration over spending money on consultants with no results in return. He would like to put on the agenda in the future a discussion about lowering the density.

Councilman Spina wished to clarify a statement made during the budget workshop. He said that hiring a City Manager is a different process than hiring a department head. A City Manager is a Charter position that the council hires and terminates that position. In the situation when they had a Deputy City Manager it was advertised, and several people were interviewed to be hired as deputy to assume the position of City Manager. He thinks that a department head position needs to be advertised.

City Manager William Poe responded that the position was advertised as a Deputy Building Official with the intent to fill in as Building Official.

Spina reiterated his statement that hiring a City Manager and hiring a Department Head are different.

City Manager asked if it was advertised correctly how should they have done it differently. He said it was the same advisement as done with the Deputy City Clerk, with intent to fill in as the City Clerk.

Spina said he would like to see the advertisement.

Council President Thanked those in attendance for staying throughout the meeting. He thanked Council for the robust discussion and expressed that it is their goal to get projects to have as minimal an impact as possible, but they must abide by the City of Zephyrhills laws and Ordinances. This makes the meetings longer, but he believes it is important to do it this way to let the citizens know they are being thought of in the process.

7. **NOTED ITEMS** - Council Smith noted before the end of the meeting that this was City Clerk Lori Hillman's last meeting and stated, "what a wonderful way to send you off. I'm so sorry."

Adjoined at 8:38 pm

Submitted By Ricardo Quiñones