

Community Redevelopment Agency Meeting

A Regular CRA Meeting was held on February 24, 2025 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Commissioner Steven Spina, PhD called the meeting to order at 5:00 PM.

Roll call was taken. Present were members Lance Smith, Charlie Proctor, Ken Burgess, Steve Spina and Mayor Melonie Bahr Monson. City Manager William Poe was also present. Jodi Wilkeson and City Attorney Matthew Maggard were not present.

Staff present: Chief of Police Derek Brewer, Building Official Calvin Switzer, CRA Director Gail Hamilton, Main Street Zephyrhills Director Antwon Gildon, HR & Risk Management Director Sandra Amerson, Public Information Officer Kevin Weiss, Planning Director Todd Vande Berg and City Clerk Ricardo Quiñones.

1. CITIZEN COMMENTS - NONE

2. BUSINESS ITEMS

2.1 Approval of CRA Meeting Minutes - January 13, 2025

Charles Proctor motioned to Approve CRA Meeting Minutes from January 13, 2025. Seconded by Kenneth Burgess. Motion Passed, 4-0.

2.2 Approval of CRA Meeting Minutes - January 27, 2025

Lance Smith motioned to Approve CRA Meeting Minutes from January 27, 2025. Seconded by Kenneth Burgess. Motion Passed, 4-0.

2.3 Commercial Improvement Grant - 5131 Gall Blvd - Luis Amoretti

CRA Director Gail Hamilton presented the grant application stating that it met all requirements and recommended approval. Discussion followed regarding the design with applicant Luis Amoretti speaking to intent. Council tasked the Building Official with approving the building materials. Mrs. Amoretti spoke defending the patio addition.

Lance Smith motioned to Approve the Commercial Improvement Grant - 5131 Gall Blvd - Luis Amoretti. Seconded by Kenneth Burgess. Motion Passed, 4-0.

2.4 Nostalgia Pizza Shop 38426 5th Avenue - Anthony Torres

CRA Director Gail Hamilton presented the grant application, noting that it meets all grant requirements and recommends approval.

Lance Smith motioned to approve the grant for Nostalgia Pizza Shop 38426 5th Avenue - Anthony Torres. Seconded by Charles Proctor. Motion Passed, 4-0.

3. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton reported the great public reception of Hercules Park. Planned additions include additional cameras, screening, disc golf installation, and extra trash receptacles. City staff is exploring rental options for pavilions and additional parking. An arborist has recommended tree trimming at Zephyr Park, with work scheduled to begin within the month. SWFWMD and Kimley-Horn are reviewing flooding issues. An RFP for Clock Plaza is in progress. Bid submissions are due March 14, 2025 for the Fifth Avenue & Oakside Cemetery Project. The City is working with the Attorney and Code Enforcement to clarify food truck allowances within the CRA district.

4. MAIN STREET ACTIVITY REPORT

Main Street Zephyrhills Director Antwon Gildon report included;
The Main Street Regional Board Meeting being successful, with participation from multiple districts. Attendees provided positive feedback regarding downtown Zephyrhills. The Founders' Day Parade time was moved from 11:00 AM to 4:00 PM to align with vendor activity. Current registration is low, with 11 participants; at least 30 are required. A promotional push is ongoing. Theater Renovation contract with an architectural firm has been finalized, with work set to begin soon. Social Media Engagement has seen a 40% increase in engagement, totaling 122,000 views. Partnerships with local colleges are in place to enhance outreach.
Discussion followed regarding Founder's Day.

ADJOURN 6:03 PM

Submitted by Ricardo Quiñones