

REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on March 10, 2025 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Council President Kenneth M. Burgess Jr. called the meeting to order at 6:00 PM.

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

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Public Information Officer Kevin Weiss, Planning Director Todd Vande Berg, Airport Manager Nathan Coleman, IT Director Mike Panak, Building Official Calvin Switzer, GSI/Community Planner Tommy-Lee Hunt and City Clerk Ricardo Quinones. Invocation —

The Invocation was led by Kendall Deford

The Pledge of Allegiance followed.

****City Manager William Poe arrived at 6:02 PM****

CITIZEN COMMENTS

Rod Neal - 6220 Fort King Road, Zephyrhills - spoke from the floor.

Mr. Neal represented Masonic Lodge 198, and shared concerns with the traffic study done at North Avenue and 12th Street and the lack of recommendations. Mr. Neal noted a recent accident at the intersection and the cost of replacing their sign multiple times. Mr. Neal urged Council to consider putting safety recommendations in place.

City Manager Poe noted that the traffic study conducted was preliminary and expects safety recommendations when the final report comes in. Additionally, two years ago, a representative for the Lodge requested a guard rail be installed. The City requested an easement from the Lodge for the guardrail, which was denied and no guardrail was installed.

Discussion followed with City Manager Poe summarizing that the expressed concern had shifted from the intersection to oncoming northbound traffic on 12th Street. Which will need to be reevaluated.

Cliff McDuffie - 6131 17th Street, Zephyrhills - spoke from the floor.

Mayor McDuffie echoed concerns over the danger of the intersection at North Avenue and 12th Street. He thanked the City for having a traffic study done but questioned if it was done during school hours when students are released. Mayor McDuffie said that dealing with this intersection and the constant insurance handling has been a big issue for him. The Lodge is considering putting in a fence comprised of telephone poles but would rather the City step in to resolve this issue.

Nick Walton - 2431 Mirador Lane Apt. 108, Wesley Chapel, FL - spoke from the floor.

Mr. Walton updated Council on the SVB Ambassador program. This program consists of high school students that train for free at the tennis center and volunteer 500 hours collectively in afterschool programs. Mr. Walton recognized David & Ruth Waronker for their 5 years of continued support for this program and generously funding the program for this year.

***Councilwoman Jodi Wilkeson requested an emergency item be added.

Lance Smith motioned to Approve adding the Mayor's Emergency Item. Seconded by Charles Proctor. Motion Passed, 5-0.

*****MAYOR'S EMERGENCY ITEM*****

-Proclamation of Vietnam Veterans Day

Mayor Melonie Bahr Monson presented the Proclamation designating March 29, 2025 as Vietnam Veterans Day in the City of Zephyrhills.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - February 24, 2025
- 1.2 Approval of replacement vehicle for Admin #149
- 1.3 Request Council approval of WWTF FERRATE TREATMENT PILOT TEST with Jones Edmunds

Charles Proctor motioned to Approve Consent Items as presented. Seconded by Lance Smith. Motion Passed, 5-0.

2. BUSINESS ITEMS

- 2.1 Wareco Pasco I, LLC Rezoning
Second Reading **ORDINANCE NO. 1498-25. " AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION CHANGING THE ZONING DESIGNATION FROM CITY R-4 (MULTI-FAMILY RESIDENTIAL) TO CITY C-1 (NEIGHBORHOOD COMMERCIAL) FOR APPROXIMATELY 8.52 ACRES OF REAL PROPERTY IDENTIFIED WITH PARCEL ID 26-25-21-0000-00700-0000; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1498-25 by title.

Council President opened a public hearing.

Planning Director Todd Vande Berg presented the Rezoning Ordinance, noting acceptable uses for the proposed zone. Discussion followed with Len Johnson, representative for the applicant, stating the applicant will not apply for a Smoke Shop or Drive Thru.

Council President closed the public hearing.

Lance Smith motioned to Approve Ordinance No. 1498-25 on the Second Reading. Seconded by Jodi Wilkeson. Motion Passed, 4-1. Opposed by Steven Spina.

- 2.2 War-eco Pasco 1, LLC Conditional Use
First Reading **RESOLUTION NO. 847-25. " 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 CI (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT ON PARCEL NO. 26-25-21-0000-00700-0000•, PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Resolution No. 847-25 by title. Mr. Maggard requested the amended Conditions be presented for review.

Council President opened a public hearing.

Planning Director Todd Vande Berg presented the conditional use resolution. Discussion followed regarding the new conditions and the types of development that Council would like to see.

David Waronker - applicant - spoke virtually.

Mr. Waronker stated that he only intends to build a hotel. He shared with Council examples of the type of product he intends to develop. Mr. Waronker welcomed additional restrictions to narrow the allowable uses.

Council President closed the public hearing.

Lance Smith motioned to Approve Resolution No. 847-25. Seconded by Jodi Wilkeson. Motion Passed, 4-1. Opposed by Steven Spina.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS

City Manager William Poe reminded Council of the March 19th workshop to review the Parks Master Plan and CRA Master Plan starting at 5:00 PM.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

-Steven Spina - Requested a pre-budget workshop. April 14, 2025 was selected as an acceptable date.

-Charles Proctor - NONE

-Jodi Wilkeson - NONE

-Lance Smith - Said that he visited Zephyr Creek Shed and it needs to be cleaned out.

Lance also requested a May workshop for a disaster preparedness plan. Steven Spina noted that the City should give attention to stormwater drainage in and around the City.

-Kenneth Burgess - Inquired as to the status of the Dais remodel, which City Manager Poe responded was delayed due to the carpenter not responding. Burgess requested a solution to allow images and attachments to be pushed to Councilmember's monitors for better visibility during meetings.

3. NOTED ITEMS

3.1 BGE Task Order 100-25 6th Avenue Sidewalk

3.2 Tom Fisher Proclamation

3.3 Limb Beaver Quotes – signed

ADJOURN 7:13 PM

Submitted by Ricardo Quiñones.