

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on August 13, 2018 at 6:00 p.m. in the meeting room of the Zephyrhills Library.

President Smith called the meeting to order. Roll call was taken. Present were members Ken Burgess, Jodi Wilkeson, Alan Knight, Charlie Proctor, Lance Smith, and Mayor Whitfield. City Manager Steve Spina and City Attorney Matthew Maggard were also present.

Staff present: Police Chief Derek Brewer, Fire Chief Brian Swartout, Utilities Director John Bostic, Public Works Director Shane LeBlanc, Building Official Bill Burgess, HR Director Sandra Amerson, Director of Planning Todd Vande Berg, Airport Manager Nathan Coleman, CRA Director Gail Hamilton, Assistant Planner Rodney Corriveau, Historic Preservation Officer Audrey McGuire, Jensen Hackett and City Clerk Lori Hillman.

Councilman Knight announced the passing of Mr. Ted Phillips, founder of Phillips and Jordan, and asked for a moment of silence for Ted Phillips and his family.

Pastor Stephen Lamb from the Crossroads Pentecostal Church of Zephyrhills gave the Invocation. The Pledge of Allegiance followed. Charlie Proctor moved the minutes of the June 25, 2018 Regular Meeting be amended. Seconded by Ken Burgess. Motion passed unanimously. Jodi Wilkeson moved the minutes of the July 23, 2018 Workshop and minutes of the July 23, 2018 Regular Meeting be approved. Seconded by Ken Burgess. Motion passed unanimously.

MAYOR

Hercules Deed Presentation by Pasco County School District
Pasco County School District Member Allen Altman presented Mayor Whitfield with a deed transferring the Hercules Property from the Pasco County School District to the City of Zephyrhills. Mr. Altman said the school district obtained \$13,000 from the developer which will be donated to the City of Zephyrhills along with an additional 35' for parking.

Mayor Whitfield recognized Mark Villanueva, 10, and commended his initiative and efforts in cleaning up and recycling at Zephyr Park.

BUSINESS ITEMS PUBLIC HEARING

1. First Reading RESOLUTION NO. 752-18 – “A RESOLUTION RELATING TO ZONING; APPROVING A CONDITIONAL USE TO ALLOW AN INDOOR CLIMATIZED STORAGE FACILITY TO BE LOCATED IN THE ZEPHYR COMMONS SHOPPING CENTER ON PROPERTY ZONED C2, COMMUNITY COMMERCIAL; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; AND PROVIDING AN EFFECTIVE DATE.

Resolution 752-18 was read by title.

Planning Director Todd Vande Berg stated if this resolution is approved, the applicant is required to submit a formalized engineered site plan.

Spoke from the floor: Todd Addison – North American Development Group (Conditional Use Permit Applicant)

Mr. Addison said in an effort to understand concerns from the July 23, 2018 meeting relating to visibility, he and Pete Pensa with Avid Group took pictures from the American House Senior Living facility overlooking the proposed development. Mr. Addison presented pictures to Council while describing visibility of the proposed site, landscaping, elevations, visual barriers and noted all views from the first and second floor windows are completely blocked by Magnolias, Oak trees and Crepe Myrtles. Landscape requirements above code requirements will be added as an additional visual barrier to an area currently visible from the third floor.

Councilwoman Wilkeson said based on Mr. Addison's calculations and the photographs, the views currently enjoyed by residents are not substantially impacted.

Dr. Spina asked Mr. Addison if U-Haul sales were planned.

Mr. Addison responded by stating at a later date possibly but not at the moment. He said if U-Haul sales are added, they would be completely interior to the project and not visible from any of the roadways.

Mr. Vande Berg said U-Haul sales are not included in the Conditional Use Petition under Council consideration.

A public hearing was held and there were no comments from the floor. Charlie Proctor moved Resolution 752-18 be approved. Seconded by Alan Knight. Motion passed unanimously on the first reading.

PLANNING DIRECTOR'S REPORT

2. Final Plat for Silverado Subdivision Phases 7, 9B, 11A and 11B

Assistant Planner Rodney Corriveau said the Final Plat for Silverado Subdivision Phases 7, 9B, 11A and 11B were reviewed by staff for technical sufficiency, LDR compliance and Chapter 177 Florida Statutes and were found to be in compliance. A Subdivider's Agreement accompanies the plat to ensure performance and maintenance of the infrastructure for Council signature.

Mr. Corriveau stated previous issues with street lighting has been rectified and Duke Energy is in the process of installing street lights in all phases of development. Staff is currently working with the developer to create a tree mitigation plan.

Staff recommended approval with the condition staff continue to monitor the street light installation to ensure the health, safety, and well-being of residents.

Spoke from the floor: Ryan McCaffrey – Hamilton Engineering & Surveying, Inc. - 3409 W. Lemon Street – Tampa, FL 33617

Mr. McCaffrey said 100' to 140' of right of way is dedicated to future Sunshine Blvd. with a 20' landscape buffer and 6' fence.

Jodi Wilkeson moved to approve the Final Plat for Silverado Subdivision Phases 7, 9B, 11A and 11B - Option 2.) Approve the final plat, Subdivider's Agreement and instruct staff to continue to monitor the installation of street lights in all previously approved phases of development up and through the current phase. Seconded by Ken Burgess. Motion passed unanimously.

3. Land Development Code Use Table Proposed Amendments

Planning Staff member Audrey McGuire said the City established land use and zoning designations to control, regulate and direct development of property within the municipal boundaries of Zephyrhills. Staff is proposing changes to Table 2.02.01 - Allowable Uses in Zoning Districts to update, reformat and modernize current code to make it more "user friendly" and broaden uses. Proposed changes include the addition of new uses with definitions, references to design standards and other applicable code references, and merging with Table 2.02.02 – Permitted Uses in Traditional City Center. The primary intent is to create one unified code to aid in the development and use of property.

Ms. McGuire explained heavy industrial (HI) zoning, Traditional Central Business District (TCBD) zoning and mobile food trucks. She said Medical Marijuana Treatment Center Dispensing Facilities were added and, as mandated by state statute, will be allowed where the City allows pharmacies.

City Attorney Matthew Maggard will prepare a draft ordinance for review at the August 27, 2018 Council meeting.

CITY MANAGER'S REPORT

4. City Manager Evaluation

Dr. Spina stated the City Manager's contract requires Council to evaluate the City

Manager's performance annually. He provided a list of accomplishments and a list of projects for FY 17/18. He asked Council to complete the evaluations and submit to Mayor Whitfield by September 10th. Mayor Whitfield will present a report with results to Council on September 24th.

5. Lighting Damage Budget Transfer

Dr. Spina said the Police Department sustained lightning damage on July 6th with an estimated cost of \$28,800 to replace electronic equipment. Staff requests Council approve a budget adjustment from contingency which will be reimbursed.

Alan Knight moved to approve Business Item 5. Seconded by Charlie Proctor. Motion passed unanimously.

CITY ATTORNEY'S REPORT

6. First Reading ORDINANCE NO. 1368-18 – “AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING 7.06.04.01 OF THE LAND DEVELOPMENT CODE REGULATING LANDSCAPE BUFFERING AND SCREENING; AMENDING TABLE 7.01.01 OF THE LAND DEVELOPMENT CODE REGULATING DENSITY, AREA, HEIGHT AND BULK REQUIREMENTS; PROVIDING FOR REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.”

Ordinance 1368-18 was read by title.

Planning Director Todd Vande Berg said minor amendments are being proposed to Section 7.06.04.01, Subsection C, Subsection 2 of the City of Zephyrhills Land Development Code. A change was made to Section 1 - interior lots within a platted industrial park landscape buffer from 10' to 5' with all planning and screening requirements remaining the same. In Section 2, setbacks were reduced to 20' in the front, 10' on the side and 10' in the rear. On table 7.01.01 a minor typo on a footnote was changed from C# to C3. Under 19, a minor typo was changed from 80,000 to 800,000 SF when considering the minimum contiguous area for either a C3 or LI zoning to establish a new LI district.

Charlie Proctor moved to approve Business Item 6. Seconded by Ken Burgess. Motion passed unanimously on the first reading.

7. First Reading ORDINANCE NO. 1369-18 – “AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPYRHILLS, FLORIDA AMENDING SECTION 93.02 OF THE CODE OF ORDINANCES KNOWN AS THE ANIMAL CONTROL ORDINANCE; PROVIDING FOR REPEALER, CODIFICATION SEVERABILITY, AND AN EFFECTIVE DATE.”

Ordinance 1369-18 was read by title.

Dr. Spina said this ordinance allows for one pig per single family resident who has provided documentation from a veterinarian. This will not be prompted for permitting but if there is an animal control issue, spaying and/or neutering and health records will need to be produced and the pig may can be evicted if the pig becomes a nuisance.

Spoke from the floor: Ciara-Diana Hayne – 40718 Jerry Road – Zephyrhills, FL 33540

Ms. Hayne stated a miniature pig does not exist, a mini pig is what people call a pig that is not fully grown. She said it's like a Teacup Chihuahua, they don't get small they get bigger. Ms. Hayne suggested Council amend the ordinance to include pigs under a certain weight as there is no such thing as a tiny pig, they are all big.

Council President Smith suggested the ordinance be tabled for research and clarification by City Attorney Matthew Maggard.

Alan Knight moved to table Ordinance 1369-18. Seconded by Jodi Wilkeson. Motion passed unanimously.

CITIZEN COMMENTS

Spoke from the floor: Dan Knowlton – 5938 7th Street – Zephyrhills, FL 33542

Mr. Knowlton stated he owns K & K Glass and received a 60 day notification to remove cargo-like containers from his shop area. He said his business has grown 500% in the last four and a half years causing expansion and the need to bring in cargo containers to store product. He requested some type of relief in the form of a long term permit while his business is in the construction process.

Council President Smith said he was certain staff would work with Mr. Knowlton toward a resolution.

Planning Director Todd Vande Berg said he met with the applicant to inform him that he would be receiving a letter relating to the cargo containers. Mr. Vande Berg said he works with the business community on a case-by-case basis and will work with Mr. Knowlton on assurances that they are moving forward with construction and determine a time frame.

Councilman Proctor said Mr. Knowlton has been a great employer within our community.

Councilman Burgess said the corporate office is located in Zephyrhills and the business is continuing to grow and offer employment.

Council President Smith directed staff to work with Mr. Knowlton toward a solution. Mr. Knowlton was directed to reach out to Todd Vande Berg in the Planning Department.

Spoke from the floor: Ciara-Diana Hayn – 40718 Jerry Road – Zephyrhills, FL 33540

Ms. Ciara-Diana Hayn presented statistics from colleges within a 20 mile radius along with the demographics of the City of Zephyrhills. Ms. Hayn asked Council to explain their goal in attracting graduating students from colleges within a 20 mile radius to the City to grow and flourish.

Council President Smith said the City is currently working on the educated population of medical workers to live locally by establishing housing and improving the downtown area and schools.

Dr. Spina said the City funds \$50,000 to the Chamber of Commerce on an annual basis for economic development projects. A Medical Business Survey was performed last year. This year is focusing on educational goals with an Economic Development Summit scheduled at City Hall the end of October where business leaders are brought together. The City works with the Pasco Economic Development Council to bring manufacturing jobs to the airport and with the Pasco County School District to provide airplane mechanical classes to the high school. The City is doing their share in creating an environment that not only creates jobs but jobs for all kinds of people. The City's economic development incentives are based on type of job and the City is reaching in a direction to create higher paying jobs that will encourage professionals to live and work in Zephyrhills.

MAYOR ANNOUNCEMENTS – Mayor Whitfield recognized Todd Vande Berg for putting together a tremendous Planning Team and recognized Dr. Spina for his hard work and efforts with this year's budget.

CITY MANAGER ANNOUNCEMENTS - None

CITY ATTORNEY ANNOUNCEMENTS - None

CITY COUNCIL COMMENTS – Councilman Knight reminded Council of their commitment to work the Zephyrhills High School Concession Stand on Friday, August 31st at 6:00 p.m. City

Councilman Knight said Finance Director Brian Williams did a great job and he was sad to see Brian leave the City. He said the Chamber of Commerce's Annual Banquet will be held Thursday, August 23, 2018 and congratulated City employee nominees.

Councilman Proctor announced the upcoming 2018 Annual Florida League of Cities Conference in Hollywood, Florida August 16th through 19th. He said the conference is a great time to meet with elected municipal officials from other municipalities throughout the state and exchange ideas.

Councilman Burgess recognized Public Works Director Shane LeBlanc who was instrumental in making crosswalk improvements and moving a street light following an incident wherein a student was hit by a car at Zephyrhills High School.

Councilwoman Wilkeson said she is looking forward to the FLC Annual Conference. Ms. Wilkeson, as the Main Street Liaison, said board members are impressed and grateful with Public Works and their efforts to attend all events with a level of visibility. She said Music and Motorcycles is scheduled for September 14th from 4:00 p.m. to 9:00 p.m.

Council President Smith thanked the City Manager and staff for a great job with the budget this year. He thanked Public Works Director Shane LeBlanc for the crosswalk and lights at Stewart Middle School. Council President Smith asked everyone to educate themselves on the \$75,000 Homestead Exemption Amendment and get out and vote.

Meeting adjourned 7:31 p.m.