

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on June 26, 2017 at 6:00 p.m. in the Meeting Room of the Zephyrhills Public Library.

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

Staff present: Interim Police Chief Derek Brewer, Police Captain Reggie Roberts, Fire Chief Brian Swartout, Utilities Director John Bostic, Public Works Director Shane LeBlanc, Building Official Bill Burgess, Director of Planning Todd Vande Berg, IT Director Mike Panak, Airport Manager Nathan Coleman, CRA Director Gail Hamilton, Assistant Planner Rodney Corriveau, Main Street Board Member Anna Stutzrien, and City Clerk Lori Hillman.

Reverend Dale Miller from the church of the Living Word gave the Invocation. The Pledge of Allegiance followed. Ken Burgess moved the minutes of the June 12, 2017 Workshop and June 12, 2017 Regular Meeting be approved. Seconded by Charlie Proctor. Motion passed unanimously, 3-0.

CONSENT AGENDA ITEMS

1. Board Appointments
2. Woodruff Construction Agreement
3. Advanced Environmental Labs
4. Florida Sealing Products

Ken Burgess moved the consent agenda items be approved. Seconded by Charlie Proctor. Motion passed unanimously, 3-0.

BUSINESS ITEMS PUBLIC HEARING

1. RESOLUTION NO. 732-17 – “A RESOLUTION RELATING TO ZONING; APPROVING A CONDITIONAL USE TO ALLOW A TEMPORARY FLEA MARKET LOCATED AT PARK PLACE ON THE NORTH SIDE OF CHANCEY ROAD (LOTS 1, 2, AND 13); FINDING CONFORMITY WITH THE LAND DEVELOPMENT CODE; PROVIDING AN EFFECTIVE DATE.”

Resolution No. 732-17 was read by title.

Planning Director Todd Vande Berg stated Resolution No. 732-17 is a three year extension of a conditional use permit relating to a temporary Flea Market located at 40134 Chancey Road. The Flea Market has been operating at this location for the past nine years.

A public hearing was held and there were no comments from the audience. Charlie Proctor moved to approve Resolution No. 732-17. Seconded by Ken Burgess. Motion passed unanimously.

2. RESOLUTION NO. 733-17 – “A RESOLUTION RELATING TO ZONING; APPROVING A CONDITIONAL USE TO AN ACCESSORY DWELLING UNIT ON PROPERTY ZONED L1 SINGLE FAMILY RESIDENTIAL; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.”

Resolution No. 733-17 was read by title.

Planning Director Todd Vande Berg stated Resolution No. 733-17 relates to a petition for a conditional use to construct a single family residence at 40134 Chancey Road. He said the petitioner is the owner of Imperial Stone Works. Mr. Vande Berg said the current zoning is light industrial and the City's zoning ordinance does not allow for a live/work accessory dwelling unit to be located on industrial property. The owner filed a petition for conditional use which has been reviewed and approved by Site Plan Review and the Planning Commission.

Mr. Vande Berg narrated a PowerPoint presentation of the applicant's subject property and addressed the character of the area, a mix of residential and industrial. Staff recommends approval of the conditional use of a single family residence.

A public hearing was held.

Spoke from the floor: Mr. Jaime Crews – 40134 Chancey Road – Zephyrhills, Florida

Mr. Crews said he plans to plant red cedar trees as a buffer for the noise surrounding his property and stated his setbacks are considerable. He said he spoke to the manager of the mine who assured Mr. Crews that the mine will not come closer than 1,200 feet from the southeast corner of his property.

Charlie Proctor moved to approve Resolution No. 733-17. Seconded by Ken Burgess. Motion passed unanimously.

CITY MANAGER'S REPORT

3. School Impact Fees Schedule

Dr. Spina introduced Chris Williams from the Pasco County School District and attorney Nancy Alfonso who works for the law firm that represents the school district.

Mr. Williams narrated a PowerPoint presentation and gave a brief history of school impact fees in Pasco County which began in 2001. He reviewed the ten year capital plan, anticipated new growth, millage rate, Cambridge Program, and Science, Technology, Engineering and Mathematics program (STEM). Mr. Williams said the rates will be determined by the Pasco County Commission and asked Council to approve the School Impact Fees Intergovernmental Agreement between Pasco County, Florida, the cities of Dade City, New Port Richey, Port Richey, Zephyrhills, San Antonio and the Town of St. Leo, and the District School Board of Pasco County.

Councilman Burgess said he works for the school district at Zephyrhills High School which is overcrowded. He said schools can't be built in anticipation of development so the school district lags behind which puts a strain on teachers and students. He said he is in favor of approving the School Impact Fees Schedule.

Ken Burgess moved to approve Business Item 3 as presented. Seconded by Charlie Proctor. Motion passed unanimously, 3-0.

4. Building Department Board Merger

Dr. Spina said Council approved board appointments for all City boards with the exception of the Building Department Boards. He said the Building Department has two separate boards; The Board of Adjustment and the Construction Code Enforcement/Licensing Board. He said existing members are qualified to serve on either board which perform similar tasks. Staff recommends creating an ordinance to combine the two boards. Council concurred to move ahead.

5. Charter Revision

Dr. Spina said the Charter Revision was added to the agenda to offer the public an opportunity to comment. There were no comments from the public, no action was taken.

6. Lien Forgiveness Incentive Program

Dr. Spina said CRA Director Gal Hamilton brought the idea of a lien waiver program to council, sitting as a CRA board, last month and the CRA Commission asked that a policy be written. He said the draft Incentive Policy states waiver of liens would be for residential properties only in disrepair, applicants must show a minimum \$2,500 successful rehabilitation of subject property, and have a significant impact in restoring the neighborhood. He also added no applicant is eligible for this program that has caused, maintained or allowed violations, fines and fees to accrue.

Councilman Proctor said he would like to add family members and business partners associated with subject property are not eligible.

Charlie Proctor moved to approve Business Item 6 with changes. Seconded by Ken Burgess. Motion passed unanimously, 3-0.

This item was removed from the agenda.

CITIZEN COMMENTS

GOLF BALL DROP - Noon Rotary Club and the Zephyrhills Chamber of Commerce

Planning Director Todd Vande Berg introduced Pascal Collard. He said the City will be entering into a contract with Mr. Collard as the Operations Manager of the tennis center to be constructed at the District at Abbott's Square.

Mr. Collard took the opportunity to introduce himself and delivered a brief history of his upbringing, family, and career. He said he managed 33 tennis clubs in Europe, mostly in Belgium. He was the Director at Saddlebrook in Wesley Chapel, and Director of the Merion Cricket Club. He said he launched a foundation with the assistance of Billie Jean King which is now the second largest tennis foundation in the United States, a three star foundation with USTA support helping more than 1,600 kids. He said he plans to bring what he has implemented in different counties into one project in Zephyrhills.

Mr. Collard mentioned his partner, Tom Roger, who brings fitness to the Tennis Center. Mr. Collard said fitness is very important because everyone can participate in fitness with different types of programs. He and his partner plan to organize free tennis lessons and offer pickle courts.

Dr. Spina said staff met with local residents and business people to start a foundation within the City of Zephyrhills to ensure the Tennis Center is available to everyone of all income levels.

MAYOR ANNOUNCEMENTS – Mayor Whitfield thanked staff on the move to the City Hall Annex. He said he spoke to employees and everybody had a thumbs up, a good attitude, and everybody was working together.

CITY MANAGER ANNOUNCEMENTS – Dr. Spina mentioned Summer Fest was a great success Saturday, June 24th at Zephyr Park. He said the City of Zephyrhills sponsored the fireworks show which began at 8:45 p.m. He said people were lined up all the way around the park on all sides, great family event.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS – Councilman Proctor said the transition to the City Hall Annex went well due to a great team of department heads with a great leader in Dr. Spina. He said he is excited to see movement on a new City Hall.

Councilman Burgess said he noticed a new sidewalk by the Jeffries House leading from the back of the Jeffries House toward the City Hall Annex. He wished everyone a happy 4th of July.

Past President Compton said he noticed the City had an opportunity to promote from within recently. He said Sergeant Roberts is now Captain Roberts. Councilman Compton congratulated Captain Roberts on his promotion.

Spoke from the Floor: Warren Earle – 3822 Florida Ranch Blvd. – Zephyrhills, FL

Mr. Earle said he will be passing out an American flag and sparklers; red, white, and blue to the ladies at City Hall on Thursday, June 29th.

Meeting adjourned 6:54 p.m.