



**CRA MEETING
ZEPHYRHILLS, FLORIDA**

**Monday, January 24, 2022
5:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order –CRA Board President Jodi Wilkeson
Roll Call – City Clerk Lori Hillman

1. BUSINESS ITEMS

1.1 Approval/Correction of November 29, 2021 Minutes

1. November 29, 2021 Minutes

1.2 Little But Loud - Backyard Park Presentation

1. Little but Loud Park Concept

1.3 Residential Ownership Incentive Grant: 38533 8th Avenue, Sarah and Tim Walsh

1. agn012422Walsh

1.4 Residential Facade Grant: 38533 8th Avenue, Sarah and Tim Walsh

1. 38533 8th Ave. Facade Grant App

2. 38533 8th Ave. Photo

1.5 Residential Paint Grant: 38533 8th Avenue, Sarah and Tim Walsh

1. 38533 8th Ave Paint Grant

2. 38533 8th Ave. paint Grant Colors

3. 38533 8th Ave. Estimate

2. CRA DIRECTOR’S REPORT

3. MAIN STREET ACTIVITY REPORT

- 3.1 Main Street Zephyrhills Founders Day: Promotion Committee Chair and Board Vice
President Devin Alexander

4. CITIZEN COMMENTS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on November 29, 2021 at 5:30 p.m. in the Council Chambers of City Hall.

CRA Board President Wilkeson called the meeting to order at 5:34 p.m. Roll call was taken. Present were members Jodi Wilkeson, Lance Smith, Kenneth Burgess, Alan Knight, Charles Proctor and Mayor Gene Whitfield. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: CRA Director Gail Hamilton, IT Director Mike Panak, Main Street Director Faith Wilson and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Approval/Correction of October 25, 2021 Minutes

Lance Smith moved to approve the minutes of the October 25, 2021 CRA Meeting. Seconded by Alan Knight. Motion passed unanimously.

1.2 Matching Sign Grant – Bullfrog Performance Speed Shop – 5037 Gall Blvd.

CRA Director Gail Hamilton presented a \$1,000 matching sign grant for Bullfrog Performance. The grant application meets all criteria and staff recommended approval.

Kenneth Burgess moved to approve the Matching Sign Grant. Seconded by Lance Smith. Motion passed unanimously.

2. CRA DIRECTOR'S REPORT

2.1 CRA Director Gail Hamilton said staff has been working with Aaron Banks of Furr and Wegman Architects, BG&E Landscape Design and Main Street's Design Committee on design criteria for the Little But Loud project and a concept will be provided to the board at the next meeting for review. Surveying of Hercules Park will begin on December 6th with completion by December 20th for commencement of design work early 2022 with involvement from the Parks and Recreation Board. Staff is working on the scope of services for sidewalk and trail construction and will provide a concept to the board at the next meeting for review. Cameras will be installed in Clock Plaza by the end of 2021 with video footage feeding directly to the Zephyrhills Police Department in real time. Ms. Hamilton recognized the volunteer efforts of the Main Street Board and Main Street Director Faith Wilson's leadership. She acknowledged Main Street President Jodi Wilkeson's attire as the Queen of Hearts at the Halloween Howl event and reminded everyone of the Festival of Lights Parade on Saturday, December 4th at 7:00 p.m.

3. MAIN STREET ACTIVITY REPORT

3.1 Main Street Director Faith Wilson narrated a PowerPoint presentation which included the Halloween Howl event held on October 30; a three day Veterans event with a living history display, a live reenactment of a battle scene and Vietnam helicopter rides held November 12, 13, and 14. The event was coordinated through the Military Museum with the parade hosted by the Eagles. A Christmas Tree lighting will be held December 2nd at 6:00 p.m. in the courtyard at City Hall with a visit from Santa. A Festival of Lights event and parade is scheduled for December 4th with four (4) Co-Grand Marshals, Teachers of the Year; Dustin Rowe - Zephyrhills High School, Michelle Elie - West Elementary School, Bryan Mckinnies - Raymond B. Stewart Middle School, and Jaime Barentine from Chester Taylor. Michelle Deloretto - Woodland Elementary School could not attend.

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 5:45 p.m.
Submitted by Lori L. Hillman

BUSINESS ITEMS 1.2

Little But Loud - Backyard Park Presentation

Issue:

Mr. Aaron Banks of Furr Wegman & Banks will present the concept plan of The Backyard Park, which is located at the corner of 8th Street and 6th Avenue.

Background:

The Backyard Park will create an exciting destination that residents and visitors alike can enjoy. An opportunity to create a centrally located place where young and old individuals and families can gather and celebrate the best of Zephyrhills; music, art, food or wares, it will be a central place to enjoy and call their own. The Backyard Park project is part of the Little but Loud plan developed by CRA consultants GAI and includes a mural at Lake Necessity. The goal is to broaden the offerings of downtown by creating walkable connections from the sidestreets to 5th Avenue and visually from Gall Blvd.

Attachment(s):

1. Little but Loud Park Concept

Fiscal Impact:

Funding will come from the approved 2021/2022 CRA Budget.

Staff Recommendation:

Staff recommends CRA Board of Commissioners approve the concept plan for the Backyard Park and development of construction documents.



Little but Loud Park

04

Zephyrhills, Florida

11.26.2021



BUSINESS ITEMS 1.3

Residential Ownership Incentive Grant: 38533 8th Avenue, Sarah and Tim Walsh

Issue:

The CRA Board of Commissioners approve the Residential Ownership Incentive Grant for a home located at 38533 8th Avenue, Zephyrhills, Florida.

Background:

The applicants, Sarah and Tim Walsh, application provided in your back-up, will be purchasing the 1958 home located at 38533 8th Avenue. The grant's purpose is to incentivize home purchases within distressed neighborhoods as a catalyst to improve the owner occupancy rate within the CRA District. Mr. and Mrs. Walsh is aware the grant requires them to live and file homestead exemption on the property for 5 years and that a lien will be filed on the property for 5 years. Should they not file homestead exemption, vacate the property, or sell property within the 5 year period, the entire grant amount will be due within 15 days of notice by the Zephyrhills CRA. Once Mr. and Mrs. Walsh close on the property and provides the required information, staff will process the incentive.

This application meets all the guidelines of the grant program.

Attachment(s):

1. agn012422Walsh

Fiscal Impact:

Funding is provided in the 2021/2022 CRA approved Budget.

Staff Recommendation:

Staff recommends approval of Sarah and Tim Walsh Residential Ownership Incentive Grant in the amount of \$5000.



RESIDENTIAL OWNERSHIP INCENTIVE GRANT PROGRAM

Grant Application

1. Attach photo of the home and property.
2. Attach copy of applicant's photo identification, Florida Driver License, if more than one applicant please attach each applicant photo identification.
3. Attach copy of property information from Pasco County Property Appraiser

Name: Sarah Walsh

Current Address: 11927 PASCO TRAILS BLVD. BROOKSVILLE FL 34610

Home Phone: 813-842-5503

Cell Phone: _____

Email: sewalsh1015@gmail.com

Subject Property Address: 38533 8th Ave. Zephyrhills FL 33542

Parcel Identification Number 11-26-21-0010-10300-0115

By signing this application, I agree and certify the following:

- a) I am 21 years of age or older.
- b) I will hold title to this residence for a minimum of 5 years.
- c) I will reside in the subject residence for a minimum of 5 years and claim homestead exemption as regulated by the Pasco County Property Appraiser.
- d) I understand an encumbrance of \$5000 will be placed on property for 5 years.



**RESIDENTIAL OWNERSHIP INCENTIVE GRANT PROGRAM
AFFIDAVIT**

The qualified homebuyer / grant recipient must reside and claim homestead exemption on the subject property for a minimum of five (5) years from the date of the grant award. A lien will be placed on the subject property which will be removed automatically after fulfillment of the five (5) year occupancy requirement.

The lien will be filed by the City Clerk's office on the subject property within 30 business days from date of grant approval.

Should the grant recipient vacate the home prior to fulfilling the five (5) year occupancy requirement the grant recipient shall pay to the City of Zephyrhills CRA the grant amount of \$5000 within 15 days of vacating property. Should grant amount not be repaid within 15 business days, owner will be considered in default and interest will accrue at 18% per annum.

All restoration must meet all applicable zoning and code requirements, CRA Design Guidelines and any other applicable requirements as determined by the City of Zephyrhills Planning Department. Zoning and CRA Design Guidelines will be based on a single family residential zoning category. If the applicable CRA and/or Historic Preservation (within designated areas) Guidelines are not met, upon notice by the Zephyrhills CRA the applicant will pay the entire \$5000 grant back to the Zephyrhills CRA within 15 business days.

Funding is not guaranteed until written approval from the City of Zephyrhills CRA is received. The Residential Ownership Incentive Grant Program is not retroactive, extending in scope or effect to a prior time, should you purchase a home before applying to the grant program or do not file homestead exemption within 7 days of closing on property, the subject property will not be eligible for grant funds.

1/18/2022
Date


Signature

Signature



Parcel ID		11-26-21-0010-10300-0115 (Card: 1 of 1)							
Classification		00100-Single Family							
Mailing Address WOODWARD JILLIAN 3654 ELK GROVE CT LAND O LAKES, FL 34639-4603									
Physical Address 38533 8TH AVENUE, ZEPHYRHILLS, FL 33542									
Legal Description (First 200 characters) <u>See Plat for this Subdivision</u> ZH MB 1 PG 54 E 45 FT OF LOTS 11 TO 14 INCL BLK 103 OR 7577 PG 1950									
Jurisdiction									
Community Dev District									
N/A									
Property Value									
Just Value		\$67,783							
Ag Land		\$0							
Land		\$11,550							
Building		\$56,126							
Extra Features		\$107							
		Non-School				School			
Assessed		\$61,180				\$67,783			
Homestead Exemption		-\$0				-\$0			
Additional Exemptions		-\$0				-\$0			
Taxable Value		\$61,180				\$67,783			
Warning: A significant taxable value increase may occur when sold. Click here for details and info. regarding the posting of exemptions.									
Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	0100R	LP2-1	SFR	00R2	4200.000	SF	\$2.65	1.00	\$11,130
2	0100R	LP2-2	SFR	00R2	1200.000	SF	\$0.35	1.00	\$420
Additional Land Information									
Acres		Tax Area	FEMA Code	Sinkhole Activity			Neighborhood Code(s)		
0.12		30ZC	X	None Reported			ZHLH		
View Sketch Building Information - Use 0100-Single Family Residential (Card: 1 of 1)									
Year Built		1958							
Stories		1.0							
Exterior Wall 1		Asbestos Shingle							
Exterior Wall 2		None							
Roof Structure		Gable or Hip							
Roof Cover		Asphalt or Composition Shingle							
Interior Wall 1		Drywall							
Interior Wall 2		None							
Flooring 1		Carpet							
Flooring 2		None							
Fuel		Electric							
Heat		Forced Air - Ducted							
A/C		Central							
Baths		1.0							
Line	Code	Description	Sq. Feet			Value			
1	BAS01	LIVING AREA	672			\$42,522			
2	UDG01	UNFINISHED DET GARAGE	360			\$6,834			
3	FOP01	FINISHED OPEN PORCH	32			\$506			
4	UOA01	UNFINISHED OPEN ALUM PORCH	100			\$949			
5	FEP01	FINISHED ENCL PORCH	120			\$5,315			
Extra Features (Card: 1 of 1)									
Line	Code	Description	Year	Units	Value				
1	RDCFENCE	DECORATIVE FENCE	2002	285	\$107				
Sales History									
Previous Owner:		HUGGETT RICHARD E & HUGGETT VIANNA G							
Month/Year	Book/Page	Type	DOR Code	Condition	Amount				
7/2007	7577 / 1950	Warranty Deed		I	\$106,000				

6/1978	0948 / 1411	I	\$0
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BUSINESS ITEMS 1.4

Residential Facade Grant: 38533 8th Avenue, Sarah and Tim Walsh

Issue:

Sarah and Tim Walsh request matching funds of \$2500 for the rehabilitation of their home located at 38533 8th Avenue.

Background:

Mr. and Mrs. Walsh's 1958 home, located at 38533 8th Avenue, will undergo renovations which include replacement of the decking and stoop, a new front porch, repair and repaint of porch columns and railings, repair of the original front windows, repair of the original front doors, and installation of Hardie siding on entire structure. The total cost of renovations is \$39,363.62, contractor estimate is provided in your back-up..

Attachment(s):

1. 38533 8th Ave. Facade Grant App
2. 38533 8th Ave. Photo

Fiscal Impact:

Funding for grants is provided in the CRA's 2021/2022 approved budget.

Staff Recommendation:

Staff recommends approval, application meets all of the CRA's criteria.



Matching Facade Rehabilitation Application

Applicant Name: Sarah Walsh

Mailing Address: 38533 8th Ave, Zephyrhills 33542

Phone: 813 8425503 Email: sewalsh1015@gmail.com

Property Owner: Same

Property Address: Same

Total Cost of Project: _____

Estimated Start Date: 3/1/2022 Estimated Completion Date: 5/1/2022

Please attach the following:

Addendum A - Project Rendering

Addendum B - Professional Estimate(s) from an architect or licensed contractor



Application will not be reviewed without all supporting data.

I hereby submit the attached plans, specifications and/or color samples for the proposed project and understand that the Zephyrhills CRA Board must approve. No work shall begin until I have received written approval from the ZCRA. No funding is guaranteed until completed application is approved by the ZCRA Board. I agree to place a ZCRA Grant sign for the duration of the project and agree to return the sign. Grant monies will not be paid until the project is completed as designed and a paid invoice (s) is provided. The project must be completed within 1 year of grant approval. I agree to leave the completed project in its approved design and colors for a period of 5 years from the date of completion. I understand a W-9 must be provided to the City of Zephyrhills before reimbursement funds are paid

Sarah Walsh

Print Name

1/18/2022

Date

[Signature]

Signature of Applicant



BUSINESS ITEMS 1.5

Residential Paint Grant: 38533 8th Avenue, Sarah and Tim Walsh

Issue:

The CRA Board of Commissioners approve funding for a Residential Paint Grant for property located at 38533 8th Avenue, Zephyrhills FL.

Background:

Mr. and Mrs. Walsh's will be renovating their home located at 38533 8th Avenue, application is provided in your back-up. The Paint Grant Programs' purpose is to provide matching funds up to \$500 for paint to improve the exterior / facade of the home. Color choice is included in your back up. The estimate for painting exterior of home is \$2612.50. Grant reimbursement of \$500 on completion and proof of payment .

Attachment(s):

1. 38533 8th Ave Paint Grant
2. 38533 8th Ave. paint Grant Colors
3. 38533 8th Ave. Estimate

Fiscal Impact:

Funds are provided in the CRA's 2021/2022 approved budget.

Staff Recommendation:

Staff recommends approval of Residential Paint Grant in the amount of \$500 for property located at 38533 8th Avenue.

**Paint Voucher Program
Application**

Property Owner's Name Sarah + Tim Walsh
Property Address 38533 8th Ave Zephyrhills FL 33542
Mailing Address Same

Phone Number 813-842-5503 Cell Number _____
E-mail Address sewalsh1015@gmail.com

Supporting Data Checklist must be included with application.

Application will not be reviewed without all supporting data.

Square footage of home _____

Estimate of Cost for Paint 2612.50

Type of Paint Behr Colors of Paint Flint Smoke Body - Cottage White Trim

Check one

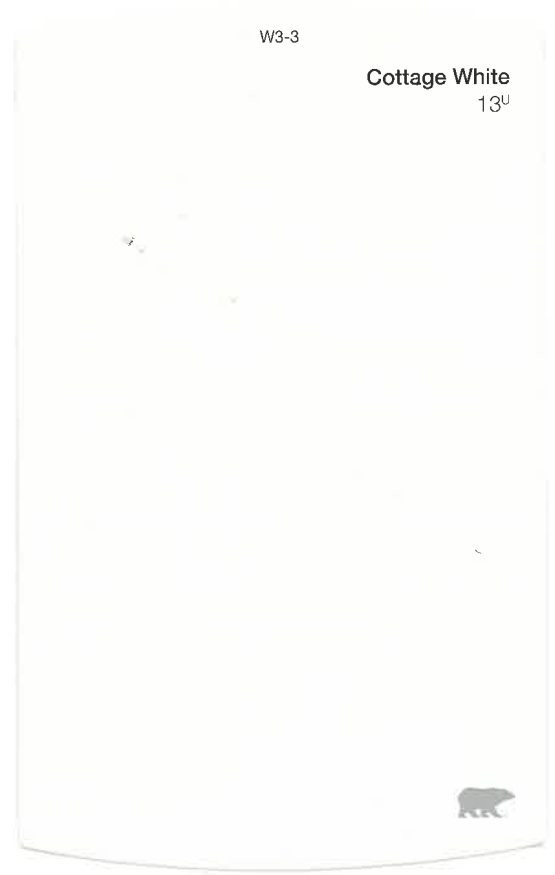
- ☒ I will be doing the work.
☐ I will have a professional completing the work. (A written estimate is required with the cost of paint itemized from other costs).

Owner may only apply for one Paint Voucher

I hereby submit the grant application, color samples and estimate for the proposed project and understand the Zephyrhills CRA Board must grant approval. No work shall begin and funding is not guaranteed until the CRA Board approves completed application and written approval is received. I agree to place a CRA Grant sign for the duration of the project and agree to return the sign. I further understand that the project must be completed within 6 months from date written approval is received and the reimbursement will not be paid until the project is completed. I agree to leave the completed project in its approved colors for a period of 2 years from the date of completion. I also understand a W-9 is required for tax purposes.

Sarah Walsh
Print Name

[Signature] 1-18-2022
Owner Signature Date



Kerns Family Construction Company, Inc.
CBC1255980
 5031 Airport Rd
 Zephyrhills, FL 33542 US
 (813) 996-0772
 LINDA@KFC-INC.COM
 WWW.KFC-INC.COM



ADDRESS

Sarah Walsh
 38533 8th Ave.
 Zephyrhills, FL 33542

Estimate 1503

DATE 01/18/2022

SERVICE	DESCRIPTION OF WORK	AMOUNT
Rehab	Asbestos Abatement Allowance	3,500.00
Rehab	Remove old wooden deck and concrete stoop allowance	2,305.68
Rehab	Install new wood deck across front of home - Allowance	6,148.48
Rehab	Remove, repair and paint iron columns and railings - Allowance	4,611.36
Rehab	Repair original windows in front of home allowance	4,611.36
Rehab	Remove, repair and stain or paint (Screen door) original front door and screen door allowance	3,074.24
Rehab	Install cedarmill Hardie siding on home allowance	12,500.00
Rehab	Paint Exterior Allowance	2,612.50

This estimate is valid for 7 days.

Allowances are subject to change.

Any change in scope will result in a change in estimate.

TOTAL \$39,363.62

Accepted By

Accepted Date

Please note that estimates are valid for 7 days only.