



**CRA MEETING
ZEPHYRHILLS, FLORIDA**

**Monday, May 11, 2026
6:00 PM**

Please join the GoToMeeting
from your computer, tablet or smartphone:

<https://meet.goto.com/855960693>

or dial in using your phone:

+1 (646) 749-3122- Access Code: 855-960-693

(Please mute your phone unless you wish to speak on a specific item)

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Commissioner Steven F. Spina, PhD

Roll Call — Assistant City Clerk Eileen Mercado

1. BUSINESS ITEMS

1.1 CRA Meeting Minutes - March 23, 2026

1. 03.23.2026 CRA Minutes

1.2 CRA Meeting Minutes - April 27, 2026

1. 04.27.2026 CRA Minutes

1.3 Shamar Gerald Residential Improvement Grant - 5114 16th Street

1. SKM_C650i26050612450

1.4 Happy Frame 38452 6th Ave Sign Grant

1. SKM_C650i26050612451

2. 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.**

BUSINESS ITEMS 1.1

CRA Meeting Minutes - March 23, 2026

Issue:

The Community Redevelopment Agency held a regular meeting on March 23, 2026

Background:

Minutes from that meeting were prepared and are presented for the Board's review and approval.

Attachment(s):

1. 03.23.2026 CRA Minutes

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval.

COMMUNITY REDEVELOPMENT AGENCY MEETING

Page 1 of 2

A Regular CRA Meeting was held on March 23, 2026 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Board Chairperson Steven F. Spina, Ph.D. called the meeting to order at 5:01 PM

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

Staff present: Lieutenant Nathan Gardner, Lieutenant Matthew Hillen, CRA Director Gail Hamilton, Main Street Zephyrhills Director Antwon Gildon, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Public Information Officer Intern Tembria Thompson, Assistant City Clerk Eileen Mercado and City Clerk Ricardo Quiñones. IT Director Mike Panak arrived at 5:39 PM.

1. BUSINESS ITEMS

1.1 CRA Meeting Minutes - February 23, 2026

Charles Proctor motioned to approve item 1.1. Seconded by Kenneth Burgess. Motion passed unanimously.

1.2 CRA Special Meeting Minutes - March 09, 2026

Kenneth Burgess motioned to Approve item 1.2. Seconded by Lance Smith. Motion passed unanimously.

1.3 CRA Master Plan - Draft Update

CRA Director Gail Hamilton presented an overview of the draft CRA Master Plan update, describing it as the long-term vision for the CRA through its sunset year of 2045. She reviewed public input gathered through workshops and surveys, which identified priorities including sidewalks, lighting, flooding mitigation, alley improvements, housing options, neighborhood enhancements, parks, public art, and attracting additional restaurants and entertainment opportunities.

Hamilton also discussed several concepts included in the draft plan, including gateway features, Gall Boulevard redevelopment, connectivity between parks and downtown destinations, neighborhood identification signage, accessory dwelling units (ADUs), alleyway improvements, and economic development incentives. She emphasized the importance of balancing visible placemaking projects with ongoing infrastructure investments.

Board members discussed strategies to attract desired businesses and encourage redevelopment within the downtown area. Commissioner Smith expressed support for reducing or eliminating ADU impact fees to encourage affordable housing opportunities. Mayor Monson emphasized continued sidewalk planning, safety improvements near Shepherd's Park, and exploring mixed-use or coworking concepts downtown. Commissioner Spina raised questions regarding potential CRA expansion and possible impacts to CRA funding if residential property taxes are modified at the state level. Staff advised that financial impacts are being evaluated.

Hamilton requested that Board members continue reviewing the draft plan and provide additional feedback prior to finalization.

1.4 March 14, 2026 Community Clean Up Report

Hamilton reported that the March 14 Community Clean Up event was successful, with approximately 240 participant drop-offs recorded. She commended City departments, volunteers, and community participants for assisting with debris removal efforts throughout the City.

2. CRA DIRECTOR'S REPORT

Hamilton provided updates on several ongoing CRA projects and initiatives. She reported that improvements at the Oakside Cemetery remain under construction and that work along 8th Street is expected to begin following Founders Day festivities. She also stated that Zephyr Park design plans continue progressing, with updated plans anticipated from Kimley-Horn in the coming weeks. Hamilton advised that Clock Plaza construction planning remains underway and noted the intent to coordinate landscaping, tree replacement, and plaza improvements under a single construction contract for efficiency and cost savings. She also reported that park signage installations are pending scheduling by the contractor.

Additionally, Hamilton informed the Board that Bauducco recently purchased the former Wendy's property (5658 Gall Blvd, Zephyrhills, FL 33542) and is planning substantial renovations to the site. She further noted that Staff is currently reviewing and updating the City's food truck ordinance. Commissioner Spina raised concerns regarding food trucks operating near existing brick and-mortar businesses. Hamilton acknowledged that the issue is part of the ordinance review currently underway.

3. **MAIN STREET ACTIVITY REPORT**

Main Street Zephyrhills Director Antwon Gildon provided an update regarding preparations for the upcoming Founders Day event. He presented newly developed online event resources, including digital schedules, maps, and event information intended to improve accessibility and visitor experience. Gildon reported that approximately 33 parade entries had registered and highlighted collaboration efforts with vendors, sponsors, performers, and community organizations. He stated that Main Street is working to expand attendance, improve event organization, and increase promotion through social media, utility bill inserts, media outreach, and community partnerships.

The Board discussed efforts to encourage downtown restaurants and merchants to remain open during Founders Day activities in order to maximize economic activity and visitor engagement.

4. **CITIZEN COMMENTS - NONE**

ADJOURN 6:02 PM

Submitted by Ricardo Quiñones

BUSINESS ITEMS 1.2

CRA Meeting Minutes - April 27, 2026

Issue:

The Community Redevelopment Agency held a regular meeting on April 27, 2026

Background:

Minutes from that meeting were prepared and are presented for the Board's review and approval.

Attachment(s):

1. 04.27.2026 CRA Minutes

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval.

COMMUNITY REDEVELOPMENT AGENCY MEETING

Page 1 of 2

A Regular CRA Meeting was held on April 27, 2026 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Board Chairperson Steven F. Spina, Ph.D. called the meeting to order at 5:00 PM

Roll call was taken. Present were members Jodi Wilkeson, Charles Proctor, Kenneth Burgess, Steven Spina and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Lance Smith arrived at 5:02 PM.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, CRA Director Gail Hamilton, Main Street Zephyrhills Director Antwon Gildon, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw Finance Director Ted Beason, Public Information Officer Kevin Weiss and City Clerk Ricardo Quiñones.

1. **BUSINESS ITEMS**

1.1 Reorganization of CRA Board

Charles Proctor motioned to nominate Jodi Wilkeson as Board Chairperson. Seconded by Kenneth Burgess. Motion Passed Unanimously.

Kenneth Burgess motioned to nominate Lance Smith as Board Vice Chairperson. Seconded by Charles Proctor. Motion Passed Unanimously.

Lance Smith arrived at 5:02 PM

1.2 CRA Master Plan

CRA Director Gail Hamilton presented the draft CRA Master Plan update, explaining that the document serves as a long-range framework intended to guide redevelopment efforts, capital improvements, economic development, infrastructure enhancements, and neighborhood investment within the CRA district over the next several years. Hamilton also discussed potential financial uncertainties facing CRA agencies statewide, including discussions in Tallahassee regarding CRA funding and property tax reform.

Hamilton reviewed public outreach results from workshops and online surveys, noting recurring themes that included improved sidewalks, lighting, alleyways, flooding mitigation, bicycle and pedestrian connectivity, neighborhood enhancement, additional restaurants and entertainment, public art, housing improvements, and park investments. She also discussed redevelopment opportunities along Gall Boulevard, gateway features at entrances into the City, enhancement of Main Street and surrounding corridors, improved connectivity to Zephyr Park, neighborhood identification signage, and strategies to encourage additional housing and redevelopment activity.

Principal Planner Rodney Corriveau informed the Board that Staff is pursuing designation of the CRA and portions of the industrial corridor as Opportunity Zones in coordination with Pasco County. Board members also discussed the possibility of future CRA boundary expansion, though no action was taken on that topic.

Board discussion focused on the need to keep the plan broad enough to allow flexibility for future projects while prioritizing achievable annual goals through the budgeting process. Members also emphasized the importance of improving public awareness of CRA grant and incentive programs through stronger outreach, testimonials, and marketing efforts. Additional discussion included redevelopment opportunities surrounding Zephyr Park, pedestrian safety improvements, potential redevelopment incentives, public art initiatives, housing diversity, and preserving neighborhood character while encouraging reinvestment.

1.3 Purchase 38641 and 38645 6th Avenue, Zephyrhills, FL

Director Hamilton presented a proposal for the CRA to purchase properties located at 38641 and 38645 6th Avenue. She explained that the properties have been longstanding code enforcement concerns and described the acquisition as an opportunity to eliminate blight, encourage redevelopment, and assemble additional property for future infill housing or mixed-use development. Hamilton also noted the presence of alley access and existing impact fee credits associated with the site.

Board members discussed the importance of ensuring that any future redevelopment remains compatible with the surrounding neighborhood and incorporates thoughtful architectural design, landscaping, and buffering. Additional discussion addressed the CRA's growing inventory of acquired properties and the importance of actively marketing redevelopment opportunities rather than holding properties long term.

Steven Spina motioned to approve the purchase of the properties located at 38641 and 38645 6th Avenue. Seconded by Kenneth Burgess. Motion Passed Unanimously.

Steven Spina motioned to amend his motion to authorize the City Manager to execute all related sales documents. Seconded by Kenneth Burgess. Motion Passed Unanimously.

2. CRA DIRECTOR'S REPORT

Director Hamilton provided updates on several ongoing CRA projects and initiatives. She reported that construction activities are underway for the 8th Street and Oakside Cemetery improvements and noted that decorative lighting installation had begun along 8th Street. Hamilton also provided updates on the Clock Plaza redesign project, including ongoing work on construction plans, refinements to landscaping and shade features, and the planned relocation of the historic clock and memorial bricks within the redesigned plaza.

Additional updates included progress on the 5th Avenue Streetscape project, new park signage installations, upcoming CRA district Code Enforcement sweeps, continued revisions to the City's food truck ordinance, and planned landscaping replacement efforts at Hercules Park due to plant material losses occurring after expiration of the contractor warranty period. Hamilton also reported that Alice Hall Community Center would remain operational during Zephyr Park construction activities while Staff continues evaluating long-term plans for the facility.

3. MAIN STREET ACTIVITY REPORT

Main Street Zephyrhills Director Antwon Gildon provided an update on upcoming programs, business activity, and marketing efforts within the downtown district. He announced that registration had opened for the fourth annual Kids Fest event scheduled for June 20 and stated that organizers are currently seeking sponsors and "Touch-A-Truck" participants.

Gildon also discussed ongoing public art planning efforts in coordination with the CRA, including concepts for interactive public art features near the future Clock Plaza improvements. He reviewed recent social media growth and marketing performance, highlighting increased public engagement and promotion of downtown businesses, including the opening of Pompano Coffee. Additional updates included investor recruitment efforts, upcoming Main Street networking events, and the launch of a new webpage dedicated to the Home Theatre restoration project.

4. CITIZEN COMMENTS - NONE

ADJOURN 6:05 PM

Submitted by Ricardo Quiñones

BUSINESS ITEMS 1.3

Shamar Gerald Residential Improvement Grant - 5114 16th Street

Issue:

The CRA Board approve a Residential Improvement Grant for Mr Shamar Gerald, in the amount of \$2117.00

Background:

Mr. Gerald is installing a 30' x 28' garage at his residence located at 5114 16th Street. Due to the size of the garage, the CRA Standards require it to be covered by wood, stucco, or Hardi Siding. Corrugated siding is not allowed. Mr. Gerald has selected to install the Hardi siding and is requesting a grant for the materials only. Total cost of materials is \$4234.10; The residential grant is a matching grant and will provide \$2117.00 in funding.

Attachment(s):

1. SKM_C650i26050612450

Fiscal Impact:

Funding for the CRA Grants is included in the approved FY 2025/2026 budget.

Staff Recommendation:

Mr. Gerald's application meets all of the grant requirements and staff recommends approval.



Residential Matching Facade Grant Application

Applicant Name: Shamar Gerald

Mailing Address: 5114 16th street Zephyrhills Florida 33542

Property Owner (Please list all property owners): Shamar Gerald

Property Address (Must be located within the CRA District:
5114 16th street Zephyrhills Florida 33542

Total Cost of the Project: \$15,467.56

Estimated Start Date 07/01/2026 **Estimate Completion Date** 07/31/2026

Please attach the following:

Attachment A: **Project renderings**

Attachment B: **Professional Estimate(s) licensed contractor, subcontractor, or architect**



Application will not be reviewed without all supporting documentation.

I hereby submit the attached plans, specifications, and/or color samples for the proposed project and understand that the Zephyrhills CRA Board of Commissioners must approve all proposed work.

No work shall begin until I have received written approval from the Zephyrhills CRA Board. No funding is guaranteed until the completed application is approved by the CRA Board. I agree to place a Zephyrhills CRA grant sign at the project site 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 approved by the CRA Board of Commissioners and paid invoice (s) is provided by cancelled check or credit card receipt; cash receipts are not eligible for reimbursement. The project must be completed within 6 months 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 that a W-9 must be provided to the City of Zephyrhills before reimbursement funds are disbursed.

DATE: 04/06/2026

PRINT NAME: Shamar Gerald

SIGNATURE OF APPLICANT: Shamar Gerald

Staff Initial: Date Received:

30' x 28' BUILDING – HARDIE BOARD CUT PLAN

4x8 SHEETS – OPTIMIZED LAYOUT TO MINIMIZE WASTE

BUILDING INFO
 Width: 30'-0"
 Length: 28'-0"
 Wall Height: 12'-0"
 Peak Height: 15'-0" (Rise 3")
 Openings:
 2 – Garage Doors 12' x 10'
 1 – Entry Door 3'-0" x 6'-8"

MATERIAL STRATEGY

- ✓ Install full 8' sheets on the bottom course.
- ✓ Rip 4' strips for the top course.
- ✓ Use cuts from doors/edges for gable triangles and small areas.
- ✓ Keep all 4' strips and cutoffs sorted by length.

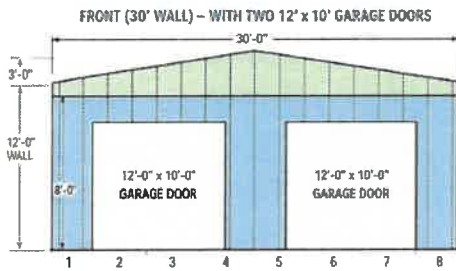
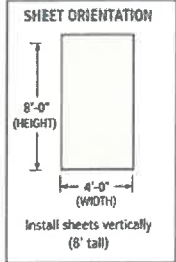
SHEET COUNT SUMMARY

Long Walls (30') : 32 sheet equivalents
 Short Walls (28') : 28 sheet equivalents

Total Before Openings: 60 sheets
 Savings from Openings & Reuse: -13-15 sheets

ORDER / USE: 45 SHEETS TOTAL

MATERIALS (CONFIRMED)		
ITEM	QTY	UNIT
Hardie Board 4x8 Sheets	45	Sheets
Corner Trim (5/4 x 12')	16	Pieces
J-Channel (8')	12	Pieces
Window/ Door Trim (1x4 x 8')	20	Pieces
Fasteners (Screws/Nails)	1	Box
House Wrap (Tyvek)	3	Rolls
Tape for House Wrap	2	Rolls
Exterior Caulk	6	Tubes
Flashing (Various)	1	Lot
Exterior Paint System	1	Lot

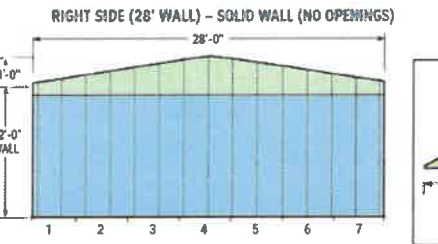
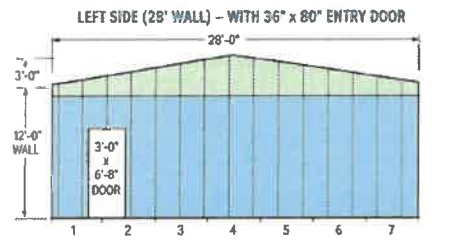


WALL BY WALL SHEET LAYOUT

All walls use the same method:
 Bottom Course = Full 8' sheets
 Top Course = Ripped 4' strips
 All sheets installed vertically (4' wide)

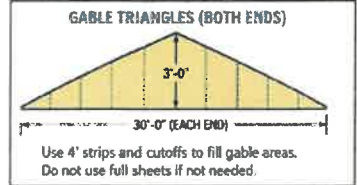
COLOR LEGEND

- FULL SHEET (8' TALL)
- RIPPED 4' TOP COURSE
- CUT/LEFTOVER PIECES (USE FOR GABLES, RETURNS, BLOCKING, ETC.)
- OPENINGS (NO MATERIAL)



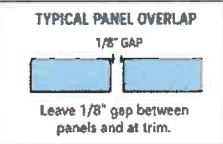
IMPORTANT NOTES

- Start all walls from a corner.
- Keep all 4' strips and cutoffs.
- Use cut pieces for gable triangles, returns, blocking, and small fill.
- Plan garage doors so edges land on 4' sheet boundaries.
- Caulk all cuts and seams per Hardie installation requirements.



CUTTING / USAGE PLAN

STEP 1: Install all full 8' sheets (bottom course) around the building.
STEP 2: Rip remaining sheets into 4' strips for the top course.
STEP 3: Use door cutouts and leftover pieces for gable triangles, corner returns, and blocking.
STEP 4: Save and organize all scraps by length for best use.



EXAMPLE CUTS FROM OPENINGS (SAVE THESE!)

- 12'-0" x 2'-0" Use for gable fill pieces
- 10'-0" x 2'-0" Use above doors in gable area
- 4'-0" x VARIES Use for returns, trim blocking
- 3'-0" x VARIES Use for small fill pieces

FINAL RESULT

- ✓ Optimized layout
- ✓ Minimal waste
- ✓ Order/use 45 sheets
- ✓ Smart use of all cutoffs

MATERIALS ONLY ESTIMATE - SIDING PROJECT

Project: 30x28 Building | 12ft Walls | 15ft Peak

Item	Description	Cost
Hardie Siding	45 sheets @ \$57.98	\$2,609.10
Trim Package	Corners, doors, edges	\$500.00
Fasteners	Siding nails/screws	\$225.00
House Wrap	Tyvek + tape	\$200.00
Sealants/Flashing	Caulk + flashing tape	\$150.00
Paint System	Primer + exterior paint	\$550.00

Grand Total Materials: \$4,234.10

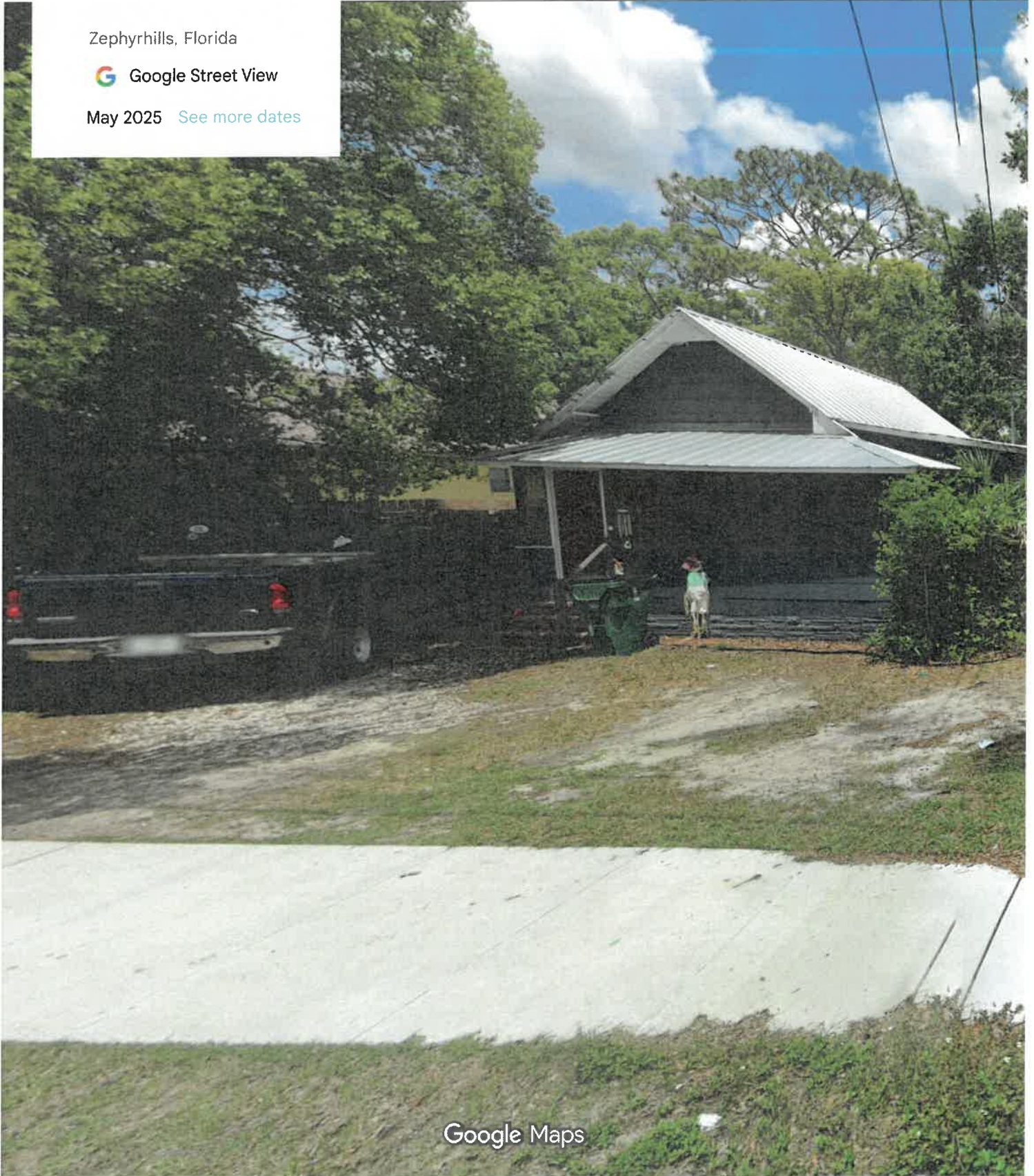
Google Maps

5114 16th St

Zephyrhills, Florida

 Google Street View

May 2025 [See more dates](#)



Google Maps

Image capture: May 2025 © 2026 Google

St. Joseph 

Parcel ID	11-26-21-0010-20300-0150 (Card: 1 of 1)		
Classification	00100-Single Family		
Mailing Address GERALD SHAMAR 5114 16TH STREET ZEPHYRHILLS, FL 33542	Property Value The property values shown are for the 2026 tax year and a work in progress. They are subject to change until the tax roll is certified.		
Physical Address 5114 16TH STREET, ZEPHYRHILLS, FL 33542	Just Value	\$108,565	
Legal Description (First 200 characters) See Plat for this Subdivision [PDF] CITY OF ZEPHYRHILLS PB 1 PG 54 LOTS 15 & 16 BLOCK 203	Ag Land	\$0	
Jurisdiction CITY OF ZEPHYRHILLS	Land	\$32,172	
Community Dev District N/A	Building	\$73,584	
Community Redevelopment Area Zephyrhills 2017	Extra Features	\$2,809	
	Assessed	Non-School	School
	Homestead Exemption	\$108,565	\$108,565
	Additional Exemptions	-\$51,411	-\$25,000
	Taxable Value	\$57,154	\$83,565

Land Detail (Card: 1 of 1)									
Line	Use	Description	Neighborhood Code	Zoning	Units	Type	Price	Condition	Value
1	0100R	SFR	LP2-1	00R2	8400.000	SF	\$3.83	1.00	\$32,172

Additional Land Information				
Acres	Tax Area	FEMA Code	Subsidence Activity	Neighborhood Code(s)
0.19	ZH	X	None Reported	ZHLH

Building Information - Use 0100-Single Family Residential (Card: 1 of 1)			
Year Built	1910	Stories	1.0
Exterior Wall 1	Asbestos Shingle	Exterior Wall 2	None
Roof Structure	Gable or Hip	Roof Cover	Metal
Interior Wall 1	Wall Board or Wood Wall	Interior Wall 2	None
Flooring 1	Pine or Soft Wood	Flooring 2	None
Fuel	Electric	Heat	Forced Air - Not Ducted
A/C	Central	Baths	1.0

Line	Code	Description	Sq. Feet	Value
1	UOP01	UNFINISHED OPEN PORCH	48	\$488
2	BAS01	LIVING AREA	870	\$60,680
3	UDG01	UNFINISHED DET GARAGE	300	\$6,277
4	FEP01	FINISHED ENCL PORCH	126	\$6,138

Extra Features (Card: 1 of 1)					
Line	Code	Description	Year	Units	Value
1	RCLFENCE	CHAIN LINK FENCE	1995	560	\$252
2	RDCFENCE	DECORATIVE FENCE	1995	708	\$264
3	RUDU-M	UNFIN DETACH UTIL MT	2003	1	\$2,293

Sales History						
Previous Owner:			GONZALEZ JESUS			
Month/Year	Book/Page	Type	DOR Code	Conditions	Amount	
3/2023	10782 / 0472	Warranty Deed	01 [PDF]	I	\$192,000	
2/2020	10052 / 3580	Warranty Deed	01 [PDF]	I	\$59,000	
10/2006	7246 / 1166	Warranty Deed		I	\$0	
10/2006	7246 / 1163	Warranty Deed		I	\$0	
2/1988	1680 / 0948	Warranty Deed		I	\$25,000	
10/1983	1285 / 0590			I	\$16,000	
2/1979	0990 / 0843			I	\$0	

BUSINESS ITEMS 1.4

Happy Frame 38452 6th Ave Sign Grant

Issue:

The CRA Board approve a sign grant for Happy Frame, 38452 6th Avenue.

Background:

The applicant, Maria Zhelyazkov, owner of Happy Frame, is requesting a sign grant in the amount of \$212.50 for her new business located at 38452 6th Avenue.

Attachment(s):

1. SKM_C650i26050612451

Fiscal Impact:

Funding for the CRA Grants is included in the approved FY 2025/2026 budget.

Staff Recommendation:

The applicant meets all of the requirements for the CRA Sign grant and staff recommends approval.



Matching Facade Rehabilitation Application

Applicant Name: Maria Zhelyazkov

Mailing Address: 36577 Smithfield LN, Zephyrhills FL 33541

Business Name: The Happy Frame

Phone: (305) 200-9659 **Email:** mrszhelyazkov@gmail.com

Property Owner: Loretta Butler

Property Address: 38452 6th Ave. Zephyrhills , FL 33542

Total Cost of Project: \$542.89

Estimated Start Date: 5/10/2026 **Estimated Completion Date:** 5/10/2026

Please attach the following:

Addendum A - Project Rendering

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

Sign New Replacement Altered



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

Maria Zhelyazkov

Print Name

05/04/2026

A handwritten signature in black ink, appearing to read "M. Zhelyazkov", written over a horizontal line.

Date

Signature of Applicant



ORDER FORM

OUR REF: 182225

Song Printing & Design
 38514 5th Avenue,
 Zephyrhills
 FL
 USA
 33542
 Tel: (813) 715-2212
 Email: info@songprinting.com

Please take a moment to review all of the details below carefully. Please confirm to allow us to proceed.

Job No.	Ordered	Description	Your Ref	Delivery	Service Level	Item	Quantity	Price
182225	04/24/2026	Exterior Sign			Normal	PR Custom Exterior Sign	1	\$457.37
FPPRINTO		Custom Exterior Sign 75" x 48" laminated vinyl print mounted onto 3mm MaxMetal board, 8 holes drilled Hardware: Standoff Mounts 1" x 0.75" (AL25-25A) Gold Anodized Stainless Steel Screw and Anchor Package for Concrete (SACW8)		1 to Admin , 38514 5th Avenue, , Zephyrhills, FL, USA, 33542. (Electronic item)		:FL03-1 Installation	1	\$50.00
						:FL03-2 Discount adjustment in size	1	-\$32.50

Handwritten: \$425.00

PAYMENTS

04/24/2026 Ref: 478077 Other \$269.00

Total Price (Excluding Tax) \$474.87
 Tax @ 7% (on \$474.87) \$33.24
Total Price (Including Tax) \$508.11

Please make payments to Song Printing & Design, using reference JOB182225

BALANCE TO PAY \$239.11

Please note: we require full payment for this order - pay today, don't delay!





April 27, 2026

To whom it may concern,

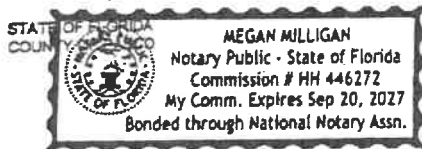
I, Loretta Buter, proprietor of said property located at
38452 6th Avenue Zephyrhills, Florida 33542

I give my permission to Maria Zhelyazkov to place a sign on the
outside of the above-mentioned property. For her studio business,
The Happy Frame.

Loretta A. Butler

Loretta A. Butler

4-27-26



Loretta A. Butler
Signature of Owner or Lessee, or Owner's or Lessee's Authorized
Officer/Director/Partner/Manager

The foregoing instrument was acknowledged before me this 27th day of April, 2026 by Loretta Butler
as owner (type of authority, e.g., officer, trustee, attorney in fact) for
(name of party on behalf of whom instrument was executed).

Personally Known OR Produced Identification Notary Signature Megan Milligan
Type of Identification Produced Driver's License Name (Print) Megan Milligan

FBC PLANS AND ENGINEERING SERVICE, INC.
Joel Falardeau, P.E.
License #: 70667
(813) 838-0735
5344 9th St. Suite 114
Zephyrhills, FL 33542
www.fbcplans.com
erb@fbcplans.com

Date: April 29, 2026

SUBJECT: SIGN PERMIT REQUEST AT:

ADDRESS: 38452 6TH AVE ZEPHYRHILLS, FL 33542

To Whom This May Concern,

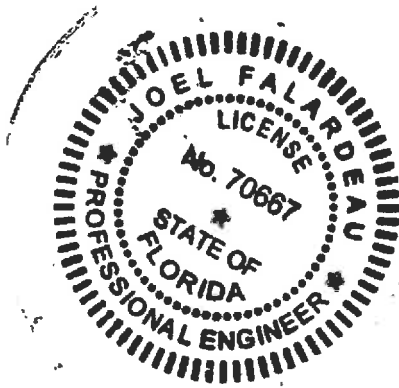
This letter is regarding a request for a sign permit at the above address. The intended sign is a 96" x 48" laminated vinyl print mounted onto a 3mm MaxMetal board. The intended sign will be secured to the building with (8) ¼" anchors that have 3" embedment; (1) in each corner and (4) in the interior spaced evenly with a 2" min edge distance.

The intended sign is approved of and there for in compliance with the 2023 8 th Edition Florida Building Code and ASCE 7-22

Respectfully



Joel Falardeau PE



FBC PLANS AND ENGINEERING SERVICE, INC.
 PO Box 1507
 Zephyrhills, FL 33539
 +18138380735
 nancy@fbcplans.com

Invoice



BILL TO
 Maria Zhelyazkov
 38452 6th Ave.
 Zephyrhills, FL 33542
 305-200-9659

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSURE
52922	05/04/2026	\$0.00	Due on receipt	

ACTIVITY	AMOUNT
Letter 38452 6th Ave Sign Permit	100.00

Thank you for your business!

Ways to pay



[View and pay](#)

PAID
 PAYMENT
 BALANCE DUE

100.00
\$0.00

700's head office building

The Holy Trinity
38453 114 Ave
305-200-9659

Burkholder Corolla
813-853-2538

12/17/17
12/17/17

12/17/17
12/17/17
12/17/17
12/17/17

- Zone 6 CAA Meepl attendance
- INSTA @ LRT McNeil TRUSS 5/14/17
- INSTA @ FIBER EXTENSIONER
- INSTA @ SROCK VEHICLE
- INSTA @ EIT and I in rest room

X

||

Masseria

11/1/17
11/1/17
11/1/17
11/1/17

Forster Butler
11/1/17