



**CRA MEETING
ZEPHYRHILLS, FLORIDA**

**Monday, October 23, 2023
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – CRA Board Chairperson Kenneth M. Burgess, Jr.
Roll Call – City Clerk Lori Hillman

1. BUSINESS ITEMS

- 1.1 Commercial Matching Facade Grant -5445 6th Street, Elite Elder Care
1. 5445 6th St

2. CRA DIRECTOR’S REPORT

3. MAIN STREET ACTIVITY REPORT

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.**

BUSINESS ITEMS 1.1

Commercial Matching Facade Grant -5445 6th Street, Elite Elder Care

Issue:

The applicant, Sodonnie Howell-Warren, of Elite Elder Care LLC, is requesting a Commercial Matching Facade Grant for 5445 6th Street, in the amount of \$5000.

Background:

The applicant, Sodonnie Howell-Warren, of Elite Elder Care LLC, has leased the property located at 5445 6th Street for Elite Elder Care business office. The work will include new concrete slab, new windows, new doors, gutters, new lighting, repairs to the parking lot, new exterior paint. Total cost of repairs, \$19,280, estimates provided in back-up. The application meets all grant guidelines.

Attachment(s):

1. 5445 6th St

Fiscal Impact:

Funding for the Commercial Matching Grants Program is included in the FY 2023/2024 approved CRA Budget.

Staff Recommendation:

Staff recommends approval for a Commercial Matching Grant in the amount of \$5000 for 5445 6th Street, Zephyrhills, FL.



Matching Facade Rehabilitation Application

Applicant Name: Sodonnie Howell-Warren

Mailing Address: 5609 Mauna Loa Blvd #207
Sarasota FL 34240

Business Name: Elite Eldercare Solutions LLC

Phone: 336-577-9975

Email: SHWarren@eliteeldercareolutions.com

Property Owner: Global Metropolis Investments, Inc

Property Address: 5445 6th Street Zephyrhills, FL 33542

Total Cost of Project: \$19,280

Estimated Start Date: 9/18/23 Estimated Completion Date: 10/18/23

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

Sodonnie Howell-Warren

Print Name

9/5/2023 Sodonnie Howell-Warren

Date

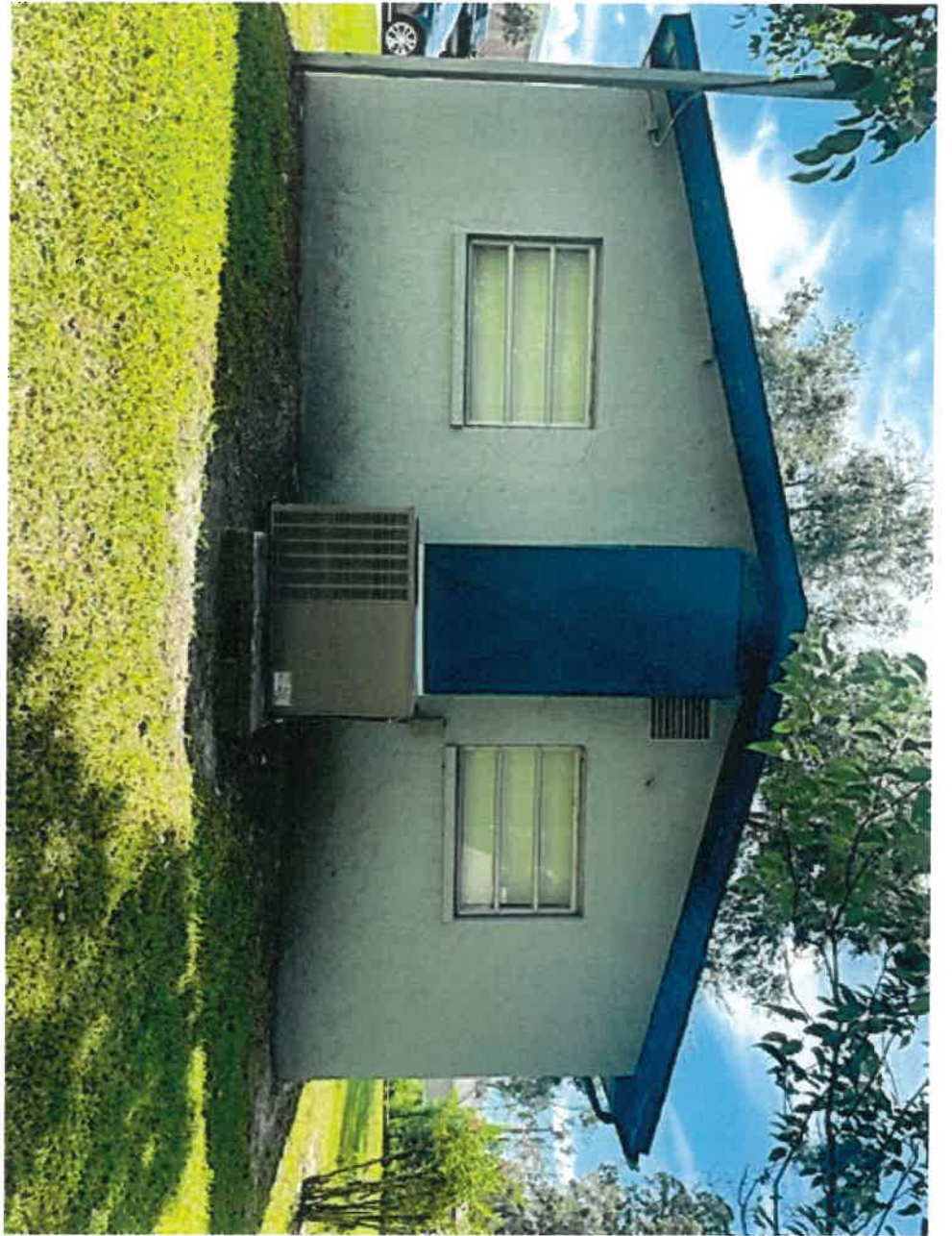
Signature of Applicant











1 **Elite Adoreale** **2**

BODY
TOASTED ALMOND
 PPG1097-3 THD-D5 D13

TRIM

ACCENT

TRIM: HORSERADISH, PPG1086-1 | THD-C14, C12
ACCENT: GLAZED GRANITE, PPG1011-6 | THD-B3, E25

VJ

BODY
WHISKERS
 PPG1025-3 THD-C3 E14

TRIM

ACCENT

TRIM: DELICATE WHITE, PPG1001-1 | THD-A1, E24
ACCENT: CAVALRY, PPG1041-7 | THD-E27, E32

3 **INDUSTRIAL REVOLUTION**
 PPG0997-6 EXCLUSIVE NEW COLOR!*

TRIM

ACCENT

TRIM: PACIFIC PEARL, PPG1011-1 | THD-B3, E25
ACCENT: ONYX, PPG1011-7 | THD-B3, E25

4 **SAUTEED MUSHROOM**
 PPG1085-5 THD-D6 D12

TRIM

ACCENT

TRIM: SERIOUSLY SAND, PPG1085-3 | THD-D6, D12
ACCENT: BURGUNDY WINE, PPG1053-7 | THD-D7, C3

		FLAT/MATTE	SATIN	SEMI-GLOSS
EXTERIOR SHEEN GUIDE	Siding	○	○	
	Doors, Windows & Shutters		○	○
	Trim & Railing			○



Body: After the Storm, Trim: Fog, Accent: Goblin

*For larger swatch, visit ppgpaints.com

ALLROUND BUILDERS, INC.

39347 River Roads • Dade City, FL 33525

Phone (813) 713-2828 • Fax (352) 521-5748 • Email: allroundbuilders@embarqmail.com

State License CBC1259271

10F2

Full Name: ELITE ELDER CARE SOLUTIONS LLC Date: 8-31-23

Address: 5445 6TH ST

Street Address

Apartment/Unit #

ZEPHYRHILLS

FL

33542

City

State

Zip Code

Phone: () Cell Phone: ()

SCOPE OF LABOR EXTERIOR REPAIRS

SLAB

- REMOVE GRASS AS NEEDED FOR SLAB 13' X 22' AT FRONT DOOR
- FORM AND POUR SLAB OVER EXISTING SLAB USING 3000 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT

\$2,800.00

WINDOWS

- REMOVE EXISTING WINDOWS (7)
- INSTALL 1/2" WHITE VINYL SINGLE HUNG INSULATED IMPACT WINDOW PLY GEM 70 SERIES
- REPAIR STUCCO AND DRYWALL AS NEEDED

\$5,880.00

DOORS

- REMOVE FRONT AND BACK DOORS
- INSTALL NEW 6 PANEL FIBERGLASS DOOR SLABS SOLID CORE
- INSTALL NEW OWNER SUPPLY LOCKSETS

\$1,000.00

GUTTERS

- INSTALL NEW K STYLE ALUMINUM 6" SEAMLESS GUTTERS WITH (4) 3" X 4" ALUMINUM DOWN SPOUTS (150FT)

\$1,600.00

ELECTRIC

- INSTALL WIRING FOR (8) EXTERIOR SECURITY LIGHTS (OWNER TO SUPPLY)
- DISCONNECT AND REMOVE EXISTING SECURITY LIGHTS

\$2,050.00

PARKING LOT

- CLEAN PARKING LOT
- REPAIR HOLES IN PARKING LOT
- INSTALL (1) HANDICAP SIGN PER ADA AND BUILDING CODE REQUIREMENTS
- STRIP PARKING LOT (5) 9' PARKING STALLS (1) HANDICAP STALL

\$1,550.00

20F2

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Phone (813) 713-2828 • Fax (352) 521-5748 • Email: allroundbuilders@embarqmail.com

State License CBC1259271

Full Name: ELITE ELDER CARE SOLUTIONS LLC Date: 8-31-23

Address: 5445 6TH ST MI

ZEPHYR HILLS FL 33542
City State Zip Code

Phone: () Cell Phone: ()

SCOPE OF LABOR EXTERIOR REPAIRS

- EXTERIOR PAINT
- PRESSURE WASH EXTERIOR WALLS, SOFFIT A/C CHASIS AND TRIMS
 - PAINT ALL WALLS, SOFFIT, GUTTERS A/C CHASIS DOORS AND TRIMS
- \$1,500.00

- COMMUNICATION AND CAMERAS
- INSTALL ALL WIRING FOR COMMUNICATION AND CAMERAS PER OWNER SPEC'S. (OWNER TO SUPPLY FIXTURES)
- \$2,900.00

MATERIAL & LABOR
\$19,280



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Business Tax Account #121467

ELITE ELDERCARE SOLUTIONS LLC | [Request a change to your Business Tax Account](#)

Current owner:
HOWELL WARREN SODONNIE

Current business address:
5445 6TH ST
ZEPHYRHILLS, FL 33542
[More Details](#)

2024 Details

Account number:	121467	Mailing address:	ELITE ELDERCARE SOLUTIONS LLC 5445 6TH ST ZEPHYRHILLS, FL 33542
Business start date:	06/09/2023		
Physical business location:	ZEPHYRHILLS	Owner(s):	HOWELL WARREN SODONNIE 5609 MAURA LOA BLVD 207 ZEPHYRHILLS, FL 33542
Business address:	ELITE ELDERCARE SOLUTIONS LLC 5445 6TH ST ZEPHYRHILLS, FL 33542		

RECEIPTS AND OCCUPATIONS

RECEIPT 121467

SERVICES
DOMESTIC SERVICE

10/01/2023 -
09/30/2024

NAICS code: 8811.01
Units: 5

\$0.00

[Print this receipt \(PDF\)](#)

[Print this bill \(PDF\)](#)

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IMPROVEMENTS & MODIFICATIONS LEASE ADDENDUM

1. THE PARTIES. This Lease Addendum, made effective as of 09/05/2023, is by and between:

Landlord: Global Metropolis Investment, Inc and
Tenant: Elite Eldercare Solutions, LLC.

The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”

2. ORIGINAL LEASE. This Addendum is being added to the lease agreement between the Parties, dated on 08/28/2023, for the property located at

5445 6th Street Zephyrhills, Florida 33542

3. PERMITTED IMPROVEMENTS & MODIFICATIONS.

Tenant shall be allowed to improve or alter the Leased Property in accordance with Landlord’s approval. Tenant is permitted to modify the following:

Paint and Color, Awnings, Windows, Doors, Exterior Lighting, Signature, other improvements or Modifications that improve the facades of the building.

Except as specifically mentioned in this Addendum, all other terms and conditions of the Original Lease shall remain in full force and effect.

4. TENANT RESPONSIBILITIES. Tenant will be responsible in acquiring any license or permit necessary or required by local or federal authority. Tenant is liable for any failure regarding obtaining the required licenses or permits or failure to comply with federal, state, or local laws.

5. LIABILITIES. Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence.

6. EXECUTION. This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Landlord's Signature: [Signature] Date: 9/7/23

Print Name: VICTOR YOUNG

Tenant's Signature: [Signature] Date: 9/7/23

Print Name: Shennie Maxwell-Walker

State of FL County of Pasco
The foregoing instrument was acknowledged before me
this 7 day of September 2023
by Aaron Joseph
[Signature] Notary Public
My Commission Expires 06/19/2027



AARON JOSEPH
Notary Public
State of Florida
Comm# HH412525
Expires 6/19/2027