



**CRA MEETING  
ZEPHYRHILLS, FLORIDA**

**Monday, January 22, 2024  
5:00 PM**

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

<https://meet.goto.com/592157221>

or dial in using your phone:

**+1 (224) 501-3412 - Access Code: 592-157-221**

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

**Zephyrhills  
City Hall**

**Council  
Chambers**

Call to Order – CRA Board Chairperson Kenneth M. Burgess, Jr.

Roll Call –

**1. BUSINESS ITEMS**

1.1 Approval of December 11, 2023 CRA Minutes

1. M12-11-23 - CRA

1.2 Approval of November 27, 2023 CRA Minutes

1. M11-27-23 - CRA

1.3 Residential Ownership Incentive Grant - Paul and Patricia Davis 6179 Daerr Ridge Street

1. Davis

1.4 Streetscape Enhancements Task # 105-23 and 106-23 Project Update

1. 2023-11-10 ZH Streetscapes SD Package (1)

1.5 2024 Jump Right In to Zephyrhills Photo Competition

**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.**



## **COMMUNITY REDEVELOPMENT AGENCY MEETING**

A Regular Community Redevelopment Meeting was held on December 11, 2023 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (872)-240-3311 - Access Code: 407-718-637.

CRA Board Chairperson Kenneth Burgess called the meeting to order at 6:00 p.m. Roll call was taken. Present were members Steven F. Spina, Ph.D., Charles Proctor, Kenneth Burgess, Lance Smith, Jodi Wilkeson and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: CRA Director Gail Hamilton, Police Chief Derek Brewer, Utility Director John Bostic, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Building Official Bill Burgess, Water Treatment Plant Operator Eric Martin and City Clerk Lori Hillman.

### **1. BUSINESS ITEMS**

#### **1.1 Approval of Residential Matching Facade Grant for Gail Fisher**

CRA Director Gail Hamilton displayed a picture of the home located at 5247 17<sup>th</sup> Street along with plans for the installation of a front porch. The home is located in the historic district but is not a contributing structure. The contractor will follow material and treatment guidelines. The Residential Matching Facade Grant provides \$2,500 for exterior upgrades. The application submitted meets all the grant requirements and staff recommended approval.

Lance Smith moved to approve Business Item 1.1. Seconded by Steve Spina. Motion passed unanimously.

#### **1.2 Approval of Residential Paint Grant for Gail Fisher**

CRA Director Gail Hamilton presented a Residential Paint Grant that provides a maximum of \$500 in matching funds. The application submitted meets all the grant requirements and staff recommended approval.

Jodi Wilkeson moved to approve Business Item 1.2. Seconded by Lance Smith. Motion passed unanimously.

### **2. CITIZEN COMMENTS**

N/A

Meeting Adjourned: 6:04 p.m.  
Submitted by Lori L. Hillman

## **COMMUNITY REDEVELOPMENT AGENCY MEETING**

A Regular Community Redevelopment Meeting was held on November 27, 2023 at 5:30 p.m. in the Council Chambers of City Hall and via GoToMeeting (408)-650-3123 - Access Code: 163-816-133.

CRA Board Chairperson Kenneth Burgess called the meeting to order at 5:38 p.m. Roll call was taken. Present were members Steven F. Spina, Ph.D., Charles Proctor, Kenneth Burgess, Lance Smith and Mayor Melonie Bahr Monson. Jodi Wilkeson was absent. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Public Information Officer Kevin Weiss, Planning Director Todd Vane Berg, CRA Event Director Antwon Gildon and City Clerk Lori Hillman.

### **1. BUSINESS ITEMS**

#### **1.1 Approval of October 23, 2023 CRA Minutes**

Lance Smith moved to approve the October 23, 2023 CRA Minutes. Seconded by Steve Spina. Motion passed unanimously.

#### **1.2 Approval of September 25, 2023 CRA Minutes**

Lance Smith moved to approve the September 25, 2023 CRA Minutes. Seconded by Steve Spina. Motion passed unanimously.

#### **1.3 Request to Cancel December 27<sup>th</sup> CRA Meeting**

Lance Smith moved to approve the cancellation of the December 25<sup>th</sup> CRA Meeting. Seconded by Jodi Wilkeson. Motion passed unanimously.

#### **Business Items 1.5, 1.6 and 1.7 were moved to this place on the agenda**

#### **1.5 Residential Ownership Incentive Grant Stephanie and Michael Bryant – 5150 8<sup>th</sup> Street**

CRA Director Gail Hamilton presented a Residential Ownership Incentive Grant submitted by Stephanie and Michael Bryant who will be purchasing a home located at 5150 8<sup>th</sup> Street. Staff said the application meets all grant requirements and recommended approval.

Jodi Wilkeson moved to approve Business Item 1.5. Seconded by Lance Smith. Motion passed unanimously.

#### **1.6 Residential Paint Grant Stephanie and Michael Bryant – 5150 8<sup>th</sup> Street**

CRA Director Gail Hamilton presented a Residential Paint Grant submitted by Stephanie and Michael Bryant of 5150 8<sup>th</sup> Street. She said since Stephanie and Michael Bryant have not closed on the house located at 5150 8<sup>th</sup> Street, the grant will take effect once the closing on the home occurs and receipts are submitted. Staff said the application meets all grant requirements and recommended approval.

Lance Smith moved to approve Business Item 1.6 subject to the closing. Seconded by Jodi Wilkeson. Motion passed unanimously.

#### **1.7 Residential Matching Facade Grant Stephanie and Michael Bryant – 5150 8<sup>th</sup> Street**

CRA Director Gail Hamilton presented a Residential Matching Facade Grant submitted by Stephanie and Michael Bryant of 5150 8<sup>th</sup> Street. She said the grant provides up to \$2,500 in matching funds for the exterior of the home to include windows, doors, paint, replacing rotten wood or steps, and the actual painting of the home. Staff said the application meets all grant requirements and recommended approval.

Jodi Wilkeson moved to approve Business Item 1.7. Seconded by Lance Smith. Motion passed unanimously.

#### **This item was moved to this place on the agenda**

#### **1.4 City of Zephyrhills Parks and Recreation Master Plan Phase One**

CRA Director Gail Hamilton said the Master Plan will consist of three phases and has been budgeted in FY 2023/2024. The CRA Master Plan Assessment has been received by staff and Phase One will begin in January 2024 with completion by June 2024. As part of the Scope of Services, Consultant GAI will host a community workshop for residents to voice their opinion and conduct an online survey. Phases Two and Three will be complete by December 31, 2024 for less than \$50,000.

Jodi Wilkeson moved to approve the City of Zephyrhills Parks and Recreation Master Plan Phase One. Seconded by Lance Smith. Motion passed unanimously.

## 2. CRA DIRECTOR'S REPORT

2.1 CRA Director Gail Hamilton provided the following updates:

- Staff are moving forward with the design of Zephyr Park and will host a Community Workshop in January 2024.
- The CRA Master Plan Market Assessment has been received and staff are awaiting the completion of the area assessment. A Community Workshop will be held in January 2024 to include local realtors.
- Staff are working with Consultant Kimley Horn to select a date for the community input meeting for Zephyr Park.
- Stormwater fencing is complete in the Oakside Neighborhood with new sidewalks, landscaping and a neighborhood sign forthcoming.
- Staff are working with Consultant BGE to create an interactive map of the downtown area with zoning and parcel information.
- Sidewalks are currently being constructed on 16<sup>th</sup> Street under the Sidewalk Master Plan which will be complete in 2025.
- Staff are working with Consultant Kimley-Horn to create a Community Tree Planting Program using trees that are best suited for residential and business areas of Zephyrhills.
- Slides for the 5<sup>th</sup> Avenue Landscape Plan will be forwarded to board members for review.
- The City and County Manager's Association (CCMA) is hosting their annual photography contest and the City will be soliciting pictures. The first place winner will be featured on the front cover of the CCMA magazine. The City will award the first place recipient with \$300.00, second place recipient with \$200.00 and third place recipient with \$100.00. This year's theme is: **"The CRA invites the community to show what they do to jump right in to the exciting things in Zephyrhills"**. The deadline for submittals to Public Information Officer Kevin Weiss is January 17, 2024.
- November 28, 2023 at 12:00 p.m. is the groundbreaking ceremony at Hercules Park.

## 3. MAIN STREET ACTIVITY REPORT

3.1 Main Street Event Coordinator Antwon Gildon said November was a great month with the Harvest Fest, Veterans' Day Parade and Family Fun Fest. He said the Christmas tree lighting is scheduled at 7:00 p.m. tonight immediately following the Council meeting. The Festival of Lights Parade will be held Saturday, December 2, 2023, 4:00 p.m. – 9:00 p.m. with the parade beginning at 7:00 p.m.

## 4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 6:09 p.m.  
Submitted by Lori L. Hillman

## **BUSINESS ITEMS 1.3**

Residential Ownership Incentive Grant - Paul and Patricia Davis 6179 Daerr Ridge Street

### **Issue:**

The CRA Board of Commissioners approve a Residential Ownership Incentive Grant for Paul and Patricia Davis for a home located at 6179 Daerr Ridge Street , Zephyrhills. Florida, in the amount of \$5000.

### **Background:**

The applicants, Paul and Patricia Davis, application provided in your back-up, will be purchasing a home located at 6179 Daerr Ridge Street, Zephyrhills, Florida.

The grant's purpose is to incentivize home purchases within distressed neighborhoods as a catalyst to improve the owner occupancy rate. The applicants are aware the grant requires them to file for homestead exemption on the property for 5 years. Should the Davis's not file for homestead exemption, or vacate the property, sell or tent the property within the 5-year period, the entire grant amount will be due and owing within 15 days of notice by the Zephyrhills CRA. Once Paul and Patricia Davis complete their real estate closing and provide the required information, staff will process the incentive of \$5000. The goal is to increase owner occupancy rates within the CRA neighborhoods.

### **Attachment(s):**

1. Davis

### **Fiscal Impact:**

Funding for the Residential Ownership Incentive Grant Program is included in the FY 2023/2024 approved CRA Budget.

### **Staff Recommendation:**

The application meets all the grant requirements and staff recommends approval.

Delete Archive Report Reply Reply all Forward Zoom R

## GRANT APPLICATION

PD

Paul Davis

&lt;paul.davis13@yahoo.com&gt;

To: Gail Hamilton



Reply

Reply all

Forward



...

Mon 1/8/2024 6:28 PM

## EXTERNAL EMAIL

**ZEPHYRHILLS**  
COMMUNITY REDEVELOPMENT AGENCY

**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
4. Attach copy of W-9

Name: Paul Davis

Current Address: 4810 Claymore Dr. Unit 302 Tampa FL 33610

Home Phone: 813-846-2774 Cell Phone: \_\_\_\_\_

Email: paul.davis13@yahoo.com

Subject Property Address: 16179 Doerr Ridge Street, Zephyrhills, FL 33542

Parcel Identification Number 02-26-21-0310-00000-0050

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.

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- e) I will be disqualified and grant funds revoked if I do not comply with applicable zoning requirements, design standards and/or guidelines.
- f) If I fail to obtain homestead exemption, am found to be using the exemption fraudulently, or vacate property, I understand I will be required to repay the entire \$5000 grant amount. Should grant amount not be repaid within 15 business days, owner will be considered in default and interest will accrue at 18% per annum.
- g) I understand before funding is disbursed I will provide a copy of the property sale documents/closing statement, copy of the Warranty Deed, and copy of Homestead Exemption application from Pasco County Property Appraiser, within 7 days of Real Estate Closing.
- h) I understand that I must provide a completed W-9 form and will be responsible for any applicable taxes from grant funding.
- i) I understand the CRA Board of Commissioners reserves the right to deny an application at any time without cause.
- j) I have read and understand the requirements of the grant program.

Paul Davis

Print Name

Paul Davis

Signature

1/18/2024

Date

Patrice Davis

Print Name

Patrice Davis

Signature

\_\_\_\_\_  
Witness

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**06155711 6179 DAERR RIDGE ST, ZEPHYRHILLS, FL 33542****County:** Pasco**Subdiv:** TYSON TOWNS**Subdiv/Condo:****Beds:** 3**Baths:** 2/1**Pool:** None**Property Style:** Townhouse**Lot Features:** Sidewalks, Street Paved**Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** 7 Months**Garage:** Yes **Attch:** Yes **Spcls:** 1**Garage/Parking Features:** Driveway, Parking Pad**LP/SqFt:** \$207.78**New Construction:** No**Total Annual Assoc Fees:** \$2,160.00**Average Monthly Fees:** \$180.00**Flood Zone Code:** X**Builder Name:** Starlight Homes**Builder Model:** Pulsar**Permit Number:** BNR-006100-2023**Proj Comp Date:** 12/05/2023**Status:** Pending**Backups Requested:** No**On Market Date:** 11/07/2023**List Price:** \$287,990**Year Built:** 2023**Special Sale:** None**ADOM:** 18**CDOM:** 18**Pets:** Yes**Max Times per Yr:** 2**Carport:** No **Spcls:****Pad****Heated Area:** 1,386 SqFt / 129 SqM**Total Area:** 1,595 SqFt / 148 SqM

Ready Now!!! This home can close in close 30 days. Create lifelong memories when you step inside your brand new three bedroom, two and half bath townhome with beautiful, new finishes throughout. Picture yourself in the kitchen cooking using your brand new stainless steel appliances. When it's time to call it a day, head up to your large primary bedroom, which features an oversized walk-in closet and an attached bathroom. Through our Starlight Advantage Program, buyers can get all closing costs paid or receive special interest rates.

**Land, Site, and Tax Information****Legal Desc:** TYSON TOWNHOMES PB 91 PG 130 LOT 8**SE/TP/RG:** 02-26-21**Subdivision #:****Between US 1 & River:****Tax ID:** 02-26-21-0310-00000-0080**Taxes:** \$4,000**Homestead:** No**Ownership:** Fee Simple**Flood Zone:** X**Floors in Unit/Home:** Two**Book/Page:** 91/130**Total # of Floors:** 2**Land Lease Y/N:** No**Lot Dimensions:** 20x80**Land Lease Fee:****Zoning:** RESIDENTIA**Future Land Use:****No Drive Beach:****Zoning Comp:** Yes**Tax Year:** 2023**AG Exemption YN:****CDD:** No **Annual CDD Fee:****Complex/Comm Name:****Flood Zone Date:****Floor #:** 1**Census Block:****Bldg Name/#:** BUILDING 1/ LOT 8**Total Units:****Lot Size Acres:** 0.04**Block/Parcel:** 00000**Front Exposure:** North**Lot #:** 8**Other Exemptions:****Flood Zone Panel:****Planned Unit Dev:** Yes**Census Tract:****Lot Size:** 1,600 SqFt / 149 SqM**Interior Information****A/C:** Central Air**Heat/Fuel:** Central, Electric**Utilities:** Cable Available, Electricity Available, Fire Hydrant, Phone Available, Public, Street Lights, Underground Utilities, Water Available**Sewer:** Public Sewer**Water:** Public**Fireplace:** No**Heated Area Source:** Builder**Appliances Incl:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range**Flooring Covering:** Carpet, Vinyl**Interior Feat:** High Ceiling(s), Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)

| Room Type       | Level  | Approx Dim | Flooring | Bedroom Closet Type | Features |
|-----------------|--------|------------|----------|---------------------|----------|
| Primary Bedroom | Second | 13x13      | Carpet   | Walk-in Closet      |          |
| Living Room     | First  | 11x11      | Vinyl    |                     |          |
| Dining Room     | First  | 11x7       | Vinyl    |                     |          |
| Kitchen         | First  | 6.5x10     | Vinyl    |                     |          |

**Exterior Information****Ext Construction:** Cement Siding, Wood Frame (FSC)**Roof:** Shingle**Property Description:****Ext Features:** Irrigation System, Lighting, Sidewalk, Sliding Doors**Pool:** None**Pool Features:****Patio And Porch Features:** Patio**Foundation:** Slab**Garage/Parking Features:** Driveway, Parking Pad**Road Surface Type:** Asphalt, Paved**Road Responsibility:** Public Maintained Road**Garage Dim:** 11x19**Architectural Style:** Florida**Spa:** No**Green Features****Disaster Mitigation:** Fire/Smoke Detection Integration**Solar Panel Ownership:****Green Water Features:****Community Information****Community Features:** Deed Restrictions, Playground, Sidewalk**Fee Includes:** Other**HOA / Comm Assn:** Yes**HOA Fee:** \$180.00 / Required

11/01/24, 5:13 PM

Matrix

**HOA Pmt Sched:** Monthly

**Assn/Manager Name:** Triad Association Management, Jennifer Flores

**Assn/Manager Phone:** 3526024803

**Master Assn/Name:** No

**Condo Fee:**

**Max Pet Wt:**

**Elementary School:** Woodland Elementary-PO

**Association Approval Required:** No

**Lease Restrictions:** Yes

**Additional Lease Restrictions:** See HOA

**Mo Maint\$(add HOA):**

**Assn/Manager Email:** jflores@triadassocmgmt.com

**Assn/Manager URL:** www.triadassocmgmt.com

**Master Assn Fee:**

**Master Assn Ph:**

**Other Fee:**

**Housing for Older Per:** No

**Pet Restrictions:** Per county requirements

**Middle School:** Raymond B

**High School:** Zephyrhills High

Stewart Middle-PO

School-PO

**Years of Ownership Prior to Leasing Required:** No

#### Realtor Information

**List Agent:** Robert Williams

**List Agent E-mail:** reed.williams@starlighthomes.com

**List Agent ID:** 261544245

**List Agent Fax:**

**List Agent Direct:** 813-918-4491

**List Agent Cell:** 813-918-4491

**Call Center #:** 813-491-1168

**List Office ID:** 261011680

**List Office Phone:** 407-647-3700

**LP/SqFt:** \$207.78

**List Office Fax:**

**Listing Service Type:** Limited Service

**Owner Phone:**

**Listing Type:** Exclusive Right To Sell

**Days to Cont:** 52

**Exp Clsg Date:** 01/30/2024

**Sell Office:** SIGNATURE REALTY ASSOCIATES

**Non-Rep:** 0%

**Trans Broker:** 3%

**List Office:** ASHTON ORLANDO RESIDENTIAL LLC

**Original Price:** \$287,990

**On Market Date:** 11/07/2023

**Representation:**

**Occupant Type:** Vacant

**Owner:** STARLIGHT HOMES

**Financing Avail:** Cash, Conventional, FHA, USDA Loan, VA Loan

**Contract Status:** No Contingency

**Contract:** 12/23/2023

**Selling Agent:** Angela Davis LLC

**Dual Variable Compensation:** No

**Single Agent:** 3%

**Realtor Info:** As-Is, Brochure Available

**Confidential Info:** Go To Site

**Showing Instructions:** Contact Call Center, See Remarks

**Showing Considerations:** See Remarks

**Driving Directions:** I-75 N, exit SR 56 Turn left on 301- N. Right on Ft. King Rd.

**Realtor Remarks:** Please Call the Call Center (813) 491-1168 to set an appointment with one of New Home Sales Consultants.

#### Seller's Preferred Closing Agent

**Closing Agent Name:**

**Email:**

**Address:** , Florida

**Closing Company Name:**

**Phone:**

**Fax:**

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#### Search Criteria

Property Type is 'Residential'

Street Number is 6179

State is 'Florida'

City is 'ZEPHYRHILLS'

Selected 1 of 1 result.



## STARLIGHT HOMES CONTRACT OF SALE ("Contract")

This is a contract for the purchase and sale of the real property described herein ("Property") by and between the Seller and the Buyer listed below. Seller agrees to sell and Buyer agrees to buy the Property along with the improvements constructed therein, including a residential dwelling therein (hereinafter collectively referred to as "Home") on the terms and conditions set forth herein.

### 1. SELLER INFORMATION

|                                                                            |                 |                       |
|----------------------------------------------------------------------------|-----------------|-----------------------|
| Seller Name: <u>Starlight Homes Florida L.L.C. ("Seller")</u>              |                 |                       |
| Seller Address <u>9720 Princess Palm Avenue - Suite 140</u>                |                 |                       |
| City <u>Tampa</u>                                                          | State <u>FL</u> | Zip Code <u>33619</u> |
| Seller Phone Number <u>813-324-8815</u>                                    | Fax _____       |                       |
| Seller Salesperson <u>Matthew Thomas matthew.thomas@starlighthomes.com</u> |                 |                       |
| and Contact Information _____                                              |                 |                       |

### 2. BUYER INFORMATION

|                                                                                        |                               |                        |
|----------------------------------------------------------------------------------------|-------------------------------|------------------------|
| Buyer Information                                                                      |                               |                        |
| Buyer Name: <u>Paul Ishmal Davis</u>                                                   |                               |                        |
| Buyer Address: <u>4810 Claymore Dr. Apt 302</u>                                        |                               |                        |
| City: <u>Tampa</u>                                                                     | State: <u>FL</u>              | Zip Code: <u>33610</u> |
| Buyer Phone Numbers:                                                                   |                               |                        |
| Home: _____                                                                            | Mobile: <u>(813) 545-118</u>  |                        |
| Work: _____                                                                            |                               |                        |
| Buyer Email: <u>paul.davis13@yahoo.com</u>                                             |                               |                        |
| Date of Offer to Purchase Property: <u>12/23/2023</u>                                  |                               |                        |
| Co-Buyer Information                                                                   |                               |                        |
| Co-Buyer Name: <u>Patrice Lashelle Davis</u>                                           |                               |                        |
| Co-Buyer Address: <u>4810 Claymore Dr. Apt 302</u>                                     |                               |                        |
| City: <u>Tampa</u>                                                                     | State: <u>FL</u>              | Zip Code: <u>33610</u> |
| Co-Buyer Phone Numbers:                                                                |                               |                        |
| Home: _____                                                                            | Mobile: <u>(813) 846-2338</u> |                        |
| Work: _____                                                                            |                               |                        |
| Co-Buyer Email: <u>patrice.davis1@yahoo.com</u>                                        |                               |                        |
| (Buyer and any Co-Buyer will collectively be referred to as "Buyer" in this Contract). |                               |                        |

### 3. PROPERTY DESCRIPTION

|                                                                                                                        |                      |                        |
|------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------|
| Street Address: <u>6179 Daerr Ridge Street</u>                                                                         |                      |                        |
| City: <u>Zephyrhills</u>                                                                                               | State: <u>FL</u>     | Zip Code: <u>33542</u> |
| Subdivision Name: <u>Tyson Townhomes</u> ("Community") County: _____                                                   |                      |                        |
| Lot Number: <u>8</u>                                                                                                   | ("Lot") Block: _____ | Section/Phase: _____   |
| Plat Book and Page: _____, _____                                                                                       |                      |                        |
| Plan Name: <u>Pulsar</u>                                                                                               |                      |                        |
| Status of Home: <input checked="" type="checkbox"/> Substantially Complete <input type="checkbox"/> Under Construction |                      |                        |

### 4. PURCHASE PRICE

|                        |                                            |
|------------------------|--------------------------------------------|
| Total Purchase Price:  | \$ <u>279,990</u> ("Total Purchase Price") |
| Deposit Paid By Buyer: | \$ <u>5000.00</u> ("Deposit")              |

### 5. CLOSING DATE

|                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------|
| Estimated Closing Month: <u>January 2024</u>                                                                    |
| THIS DATE IS AN ESTIMATE ONLY AND THE HOME MAY NOT BE COMPLETED BY THIS DATE.                                   |
| The Closing Date shall be determined as provided in the Determination of Closing Date section of this Contract. |

## 6. EFFECTIVE DATE OF CONTRACT

The "Effective Date" of this Contract shall be the date when the Seller accepts in writing the written offer of Buyer to purchase the Property, fully executes this Contract and delivers written notice of the acceptance of the Contract back to the Buyer.

## 7. FINANCING BEING OBTAINED BY BUYER

Type of Loan ☐ Conventional ☒ FHA ☐ VA ☐ USDA  
At Closing, Buyer is either paying all cash \_\_\_\_\_ or 3.5 % of the Purchase Price in cash

The Parties acknowledge that the amount of the Loan and the type of Loan indicated above is what is anticipated by Buyer at the time of entering into the Contract. The Parties acknowledge and understand that the final Loan amount and Loan program to be utilized by Buyer at Closing will be determined as between Lender and Buyer, and may change after the date the Parties enter into the Contract. Notwithstanding anything to the contrary herein, in the event the Loan amount or the type of Loan is changed from the information provided above, no amendment to the Contract is necessary or required. Buyer understands that nothing in this provision alters or amends Buyer's obligations with respect to financing of the Property or Seller's rights with respect thereto.

## 8. INFORMATION ABOUT THE BROKER WORKING WITH BUYER

Broker Working with Buyer ("Buyer Broker"): Signature Realty Associates

Buyer Broker's Agent's Name: Angela Davis

Buyer Broker's Phone Number: (813) 689-3115

E-mail: advis2216@gmail.com

Buyer Broker's License Number: \_\_\_\_\_

Agent's License Number: BK3064970

Buyer Broker's MLS Office Code: 261530651

Buyer Broker: is ☒ or is not ☐ representing Buyer as a client in this transaction. Any special Buyer Broker disclosures:

DISCLAIMER: NO BROKER WORKING WITH BUYER SHALL BE ENTITLED TO CLAIM ANY PORTION OF THE REAL ESTATE COMMISSION PAID BY SELLER UNLESS (1) THEIR NAME HAS BEEN FILLED IN ABOVE; AND (2) THE BROKER ACKNOWLEDGEMENT HAS BEEN EXECUTED AND ALL TERMS AND CONDITIONS THEREIN FULFILLED.

## 9. INFORMATION ABOUT THE CLOSING AGENT

Closing Agent's Firm Name: First American Title ("Closing Agent")

Closing Agent's Name: Tiuanna Pavlov

Closing Agent is Representing: Starlight Homes Florida LLC

Closing Agent's Street Address: 3450 Buschwood Park Drive, Suite 120, Tampa 33618

Phone Number: (813) 371-7680

E-mail: carrollwoodbldr@firstam.com

NOTE ABOUT LOCATION OF CLOSING: YOU WILL BE NOTIFIED IN WRITING OF THE LOCATION OF YOUR CLOSING.

## 10. INFORMATION ABOUT UTILITIES SERVING PROPERTY

Water Source: The Home on the Property is or will be served by a (choose one):

☒ Public water system; or

☐ Private water system;

Sewer Disposal System: The Home on the Property is or will be served by a (choose one):

☒ Public sewer system;

☐ Septic system; or

☐ Private community sewer system.

☐ Other utilities that will be available to Property (only those selected shall be a part of this Agreement):

Gas ☐

Phone ☒

Electric ☒

Cable ☒

(Some utilities may not be available at time of closing.)

## 11. INFORMATION ABOUT INSULATION IN THE HOME

Insulation has been installed (or will be installed prior to Closing) in accordance with the terms of this Section.

- Exterior walls are insulated with fiberglass batt insulation to a thickness of 3.5 inches which will, according to the manufacturer, yield an R-value of R-13.
- Exterior block walls are insulated with annealed foil over a 3/4" PT furring strip attached to the interior of the block wall which will, according to the manufacturer, yield an R-value of R-4.1.
- Ceilings below attic areas are insulated with fiberglass insulation to a thickness of 8.25 inches which will, according to the manufacturer, yield an R-value of R-30.
- Vaulted ceilings are insulated with fiberglass insulation to a thickness of 8.25 inches which will, according to the manufacturer, yield an R-value of R-30.
- Floor overhangs are insulated with fiberglass insulation to a thickness of 6.25 inches which will, according to the manufacturer, yield an R-value of R-19.

## **BUSINESS ITEMS 1.4**

Streetscape Enhancements Task # 105-23 and 106-23 Project Update

### **Issue:**

At their September 25, 2023, meeting, the CRA Board of Commissioners approved Task Orders 105-23 and 106-23 for the design of streetscape enhancements along 5th Avenue from Hwy 301 to 1st Street, 8th Street between 5th and 6th Avenue, 1st Avenue Stormwater ponds and Oakside Cemetery between 8th and 11th Avenues. The consultant BGE, Inc. has developed a concept design presentation for the Board.

### **Background:**

The Task Orders include design and construction documents for landscaping, locations for benches, trash cans, street signs, locations for public art, landscape lighting, and fencing. The presentation is provided in your back-up,

### **Attachment(s):**

1. 2023-11-10 ZH Streetscapes SD Package (1)

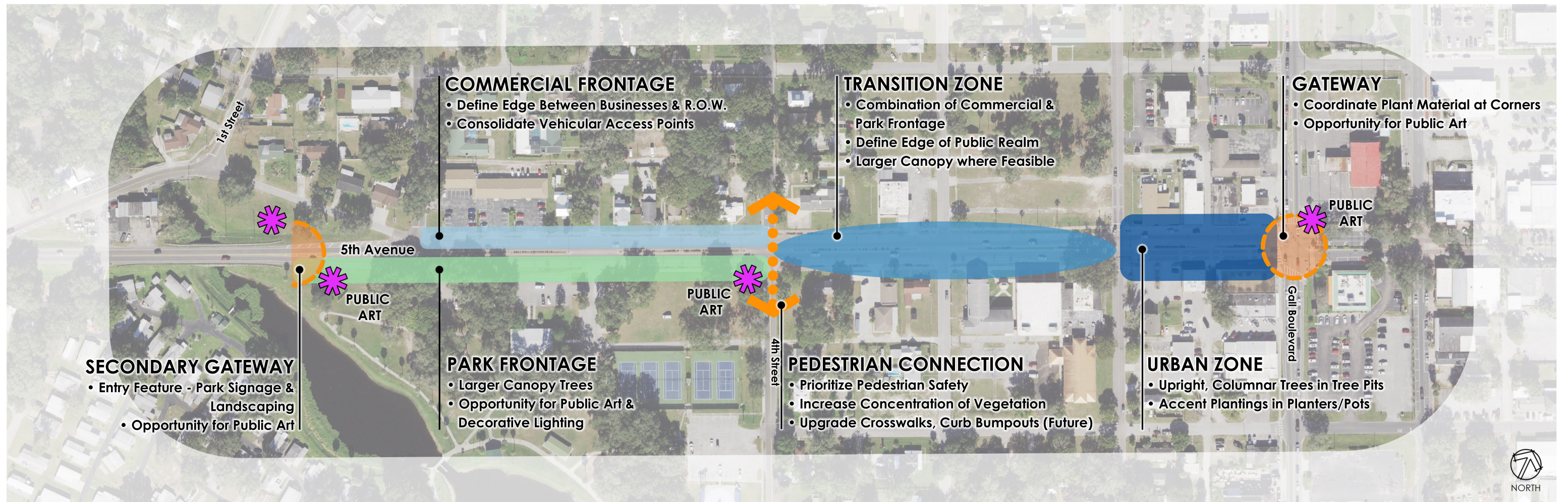
### **Fiscal Impact:**

Funding for this project is included in the approved FY 2023/2024 CRA Budget.

### **Staff Recommendation:**

Staff asks the CRA Board to provide any input or comments on design elements before BGE, Inc. moves forward with the construction document phase.

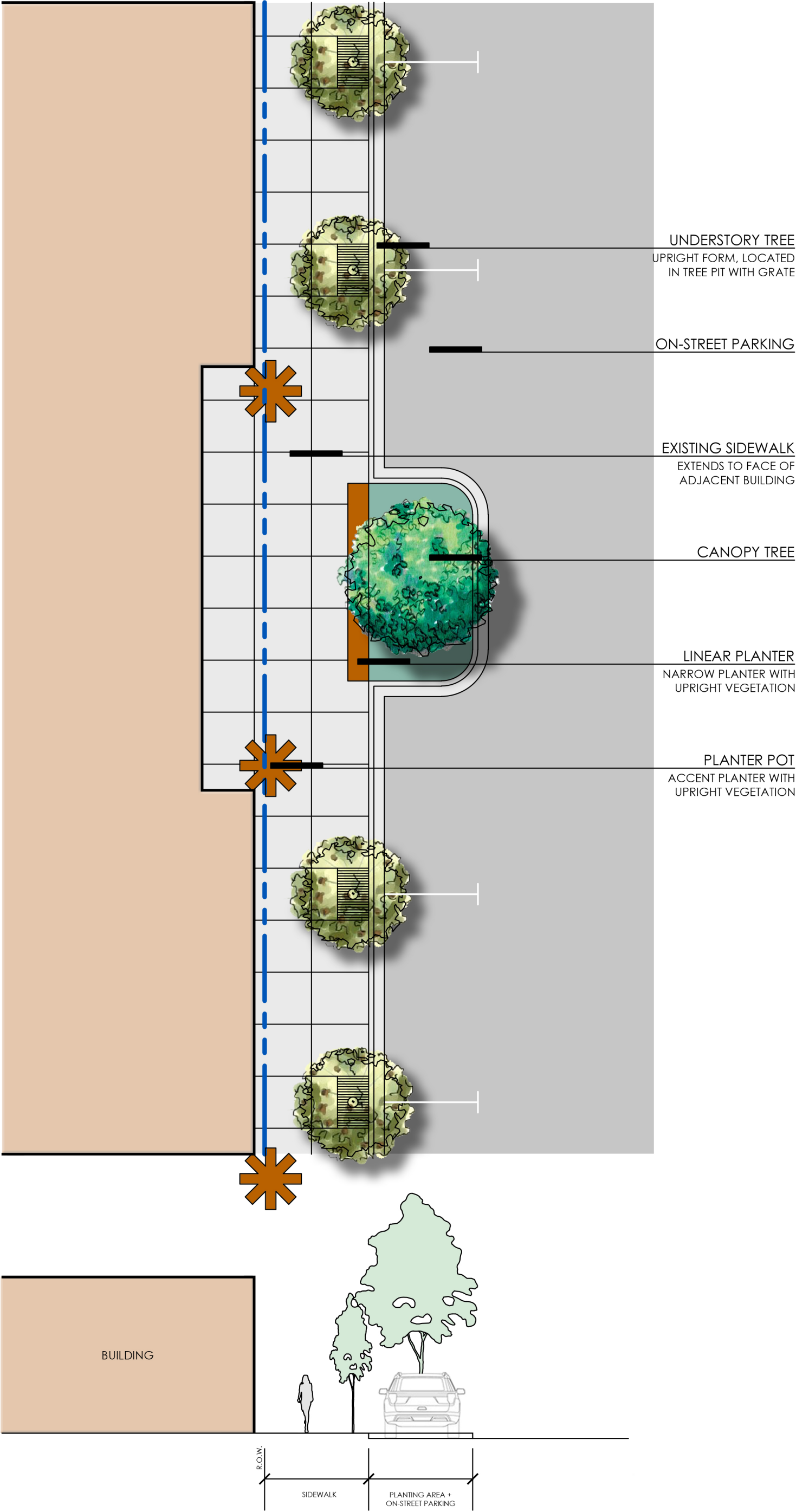




## 5th Avenue | Overall Schematic Diagram

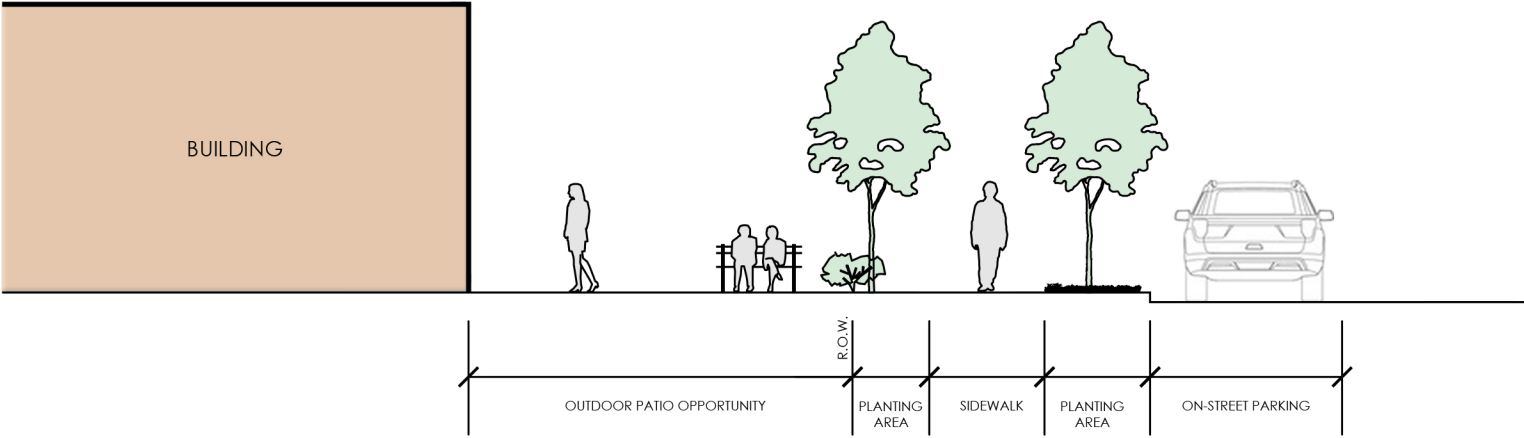
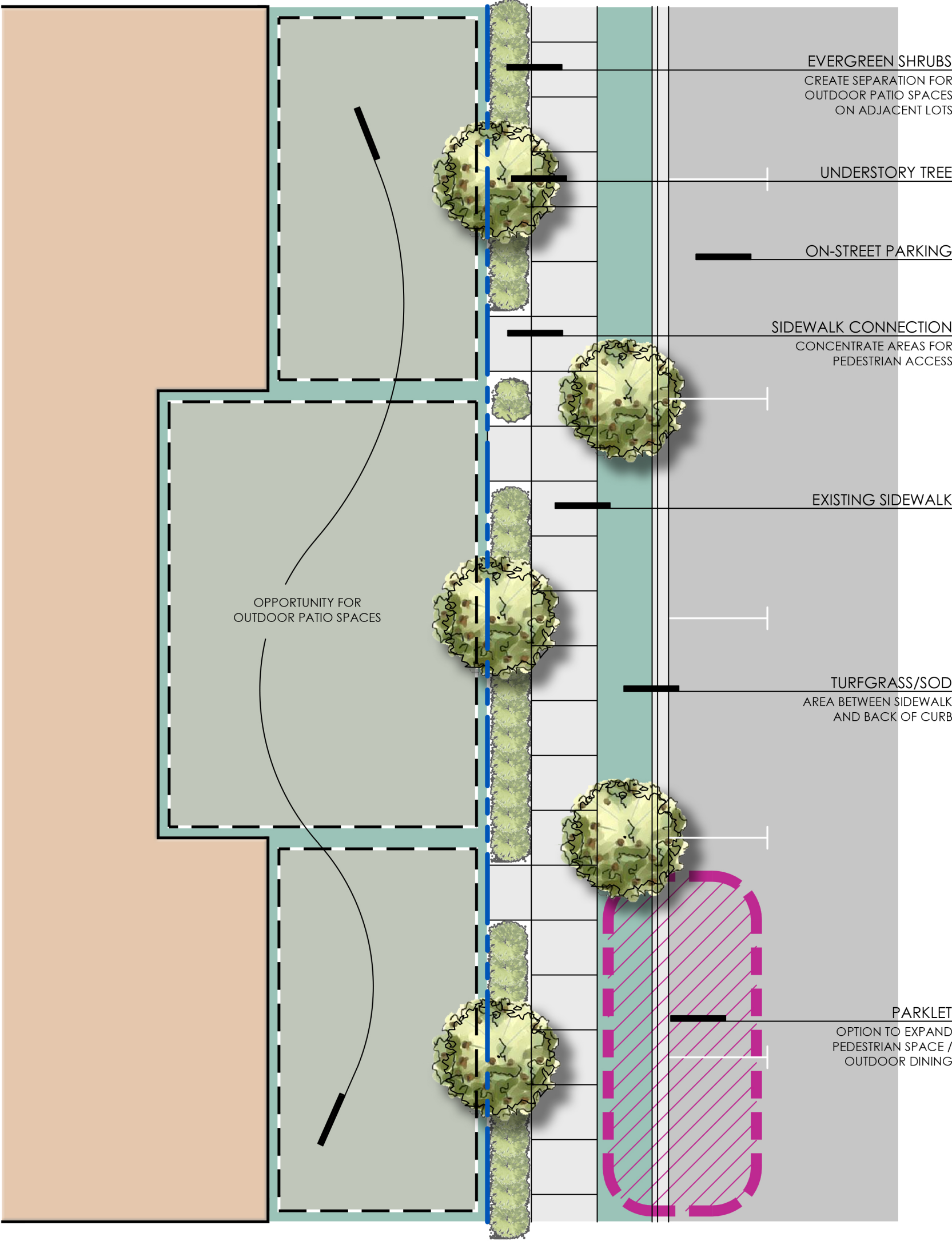
Zephyrhills Streetscape Enhancements  
November 10, 2023





5th Avenue | Urban Frontage Schematic

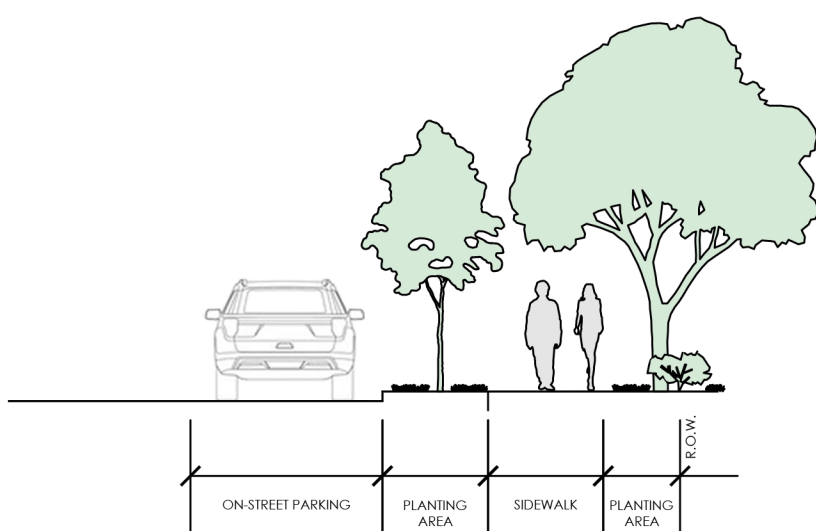
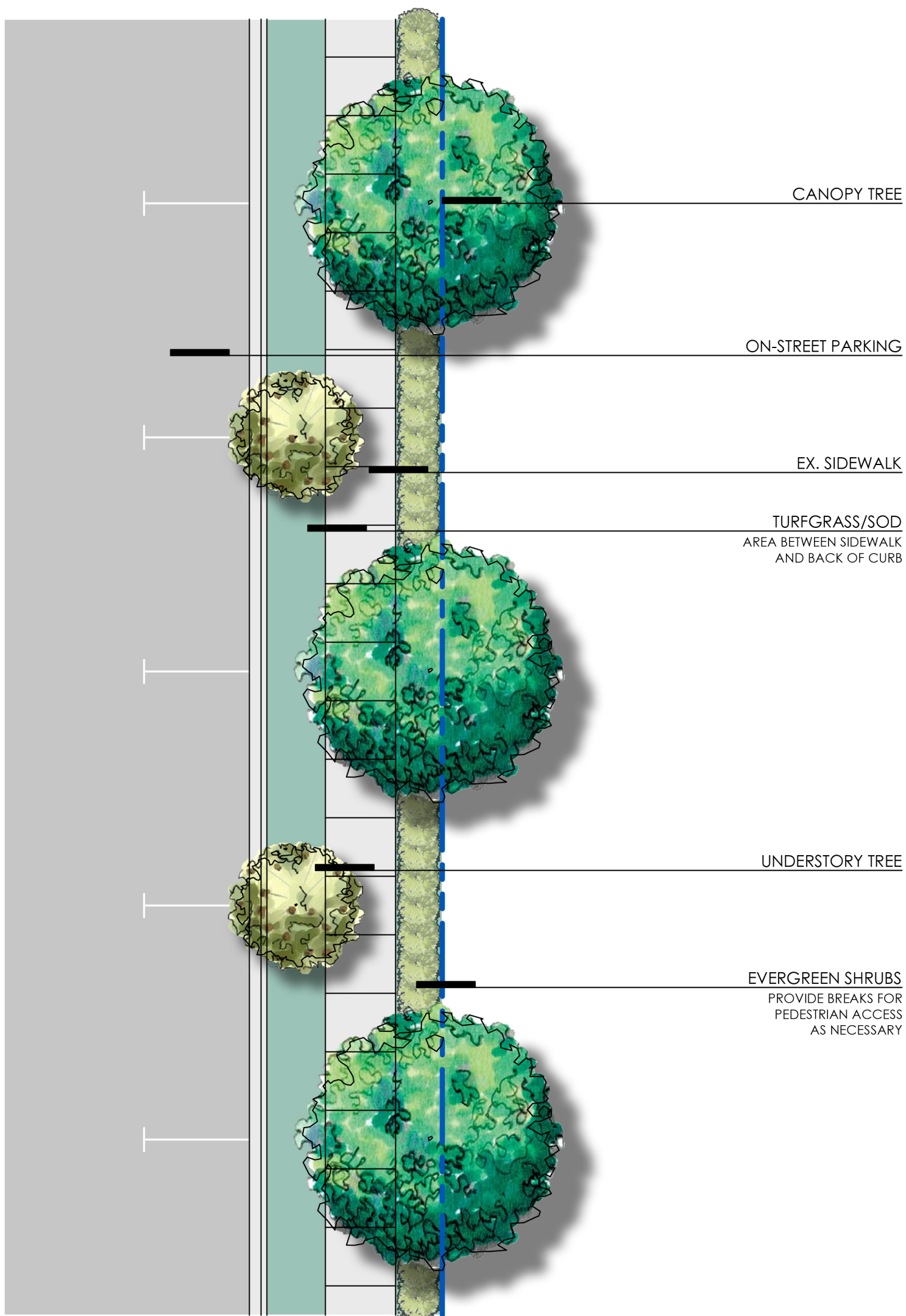
Zephyrhills Streetscape Enhancements  
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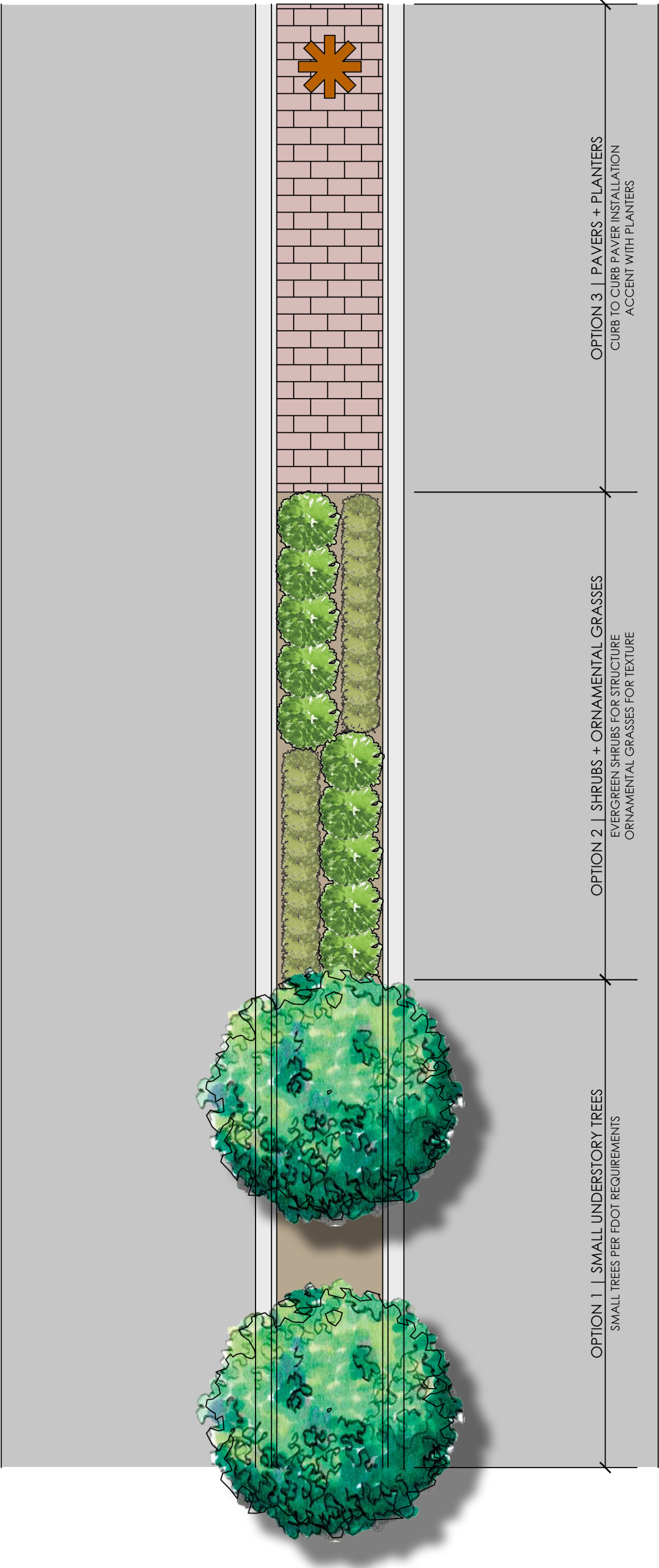


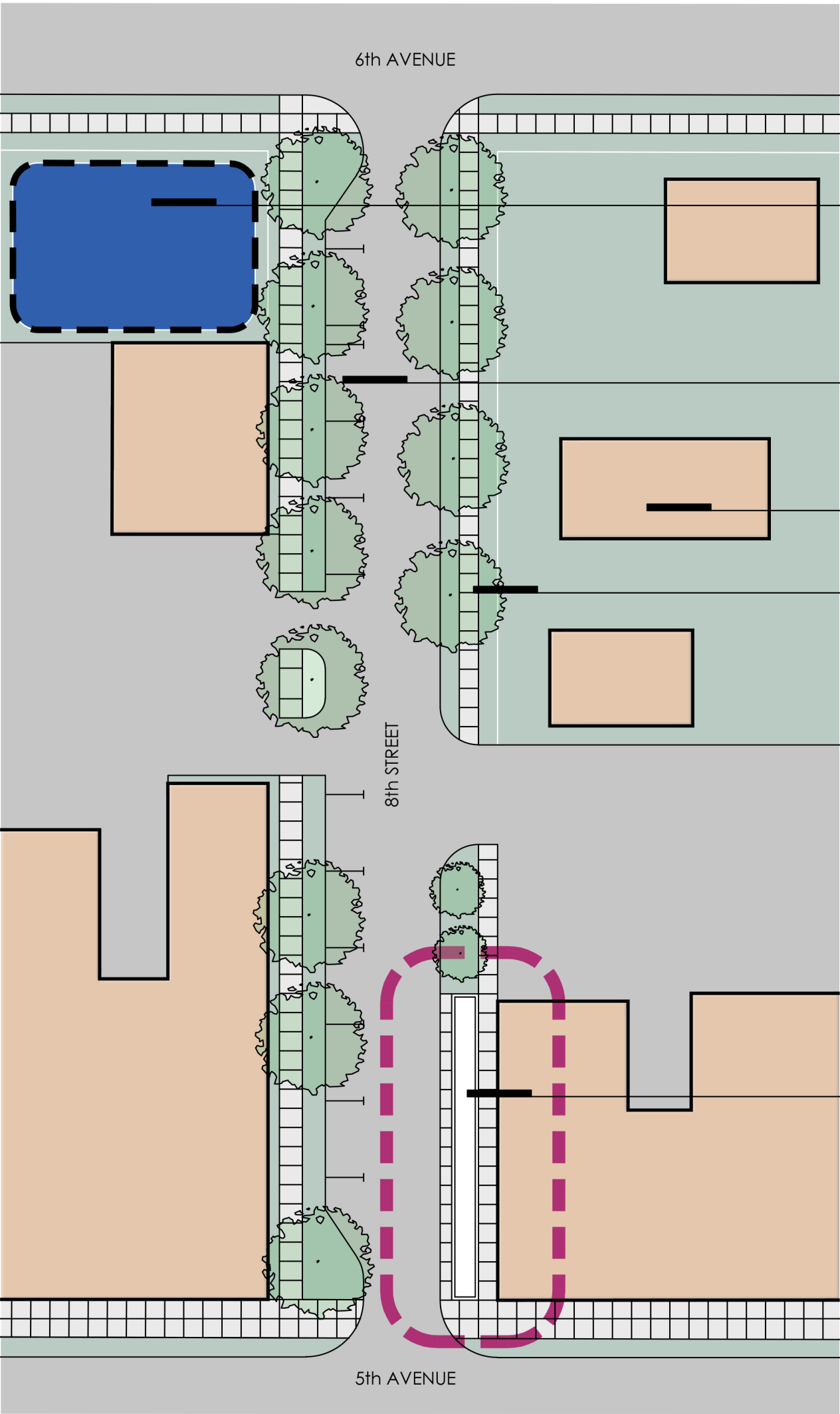
5th Avenue | Commercial Frontage Schematic

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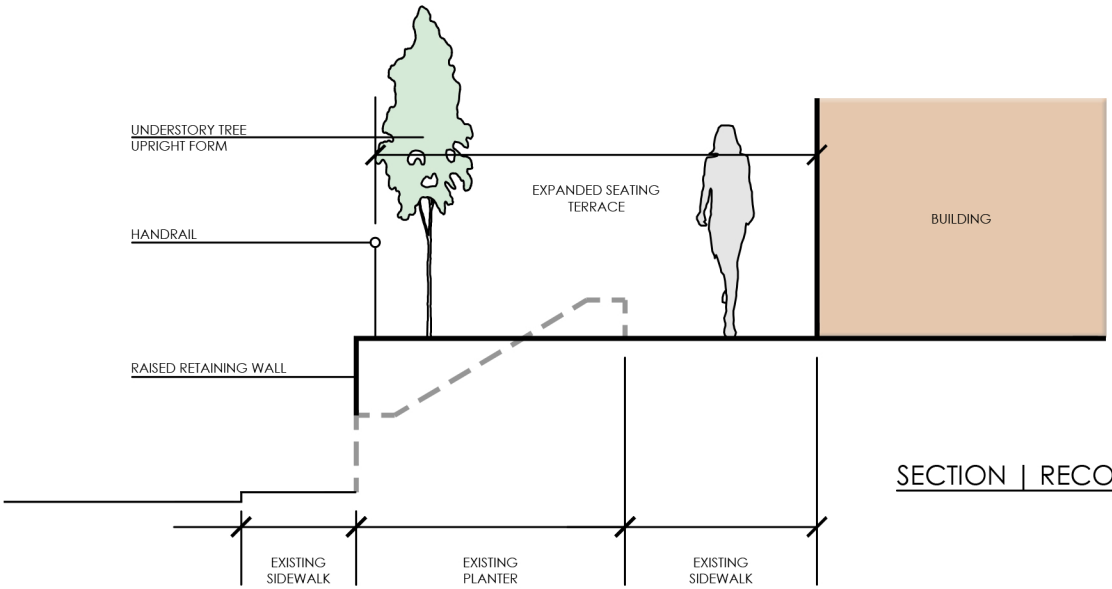
CREATE URBAN PLAZA  
MULTI-USE PAVER AREA  
(POP-UP MARKETS, ETC.)  
SPLASH PAD COMPONENTS  
(WHEN NO EVENTS)

ON-STREET PARKING

EXISTING BUILDING

OVERHEAD LIGHTING  
SPANNING SIDEWALK AND/OR  
DECORATIVE LIGHTS IN TREES

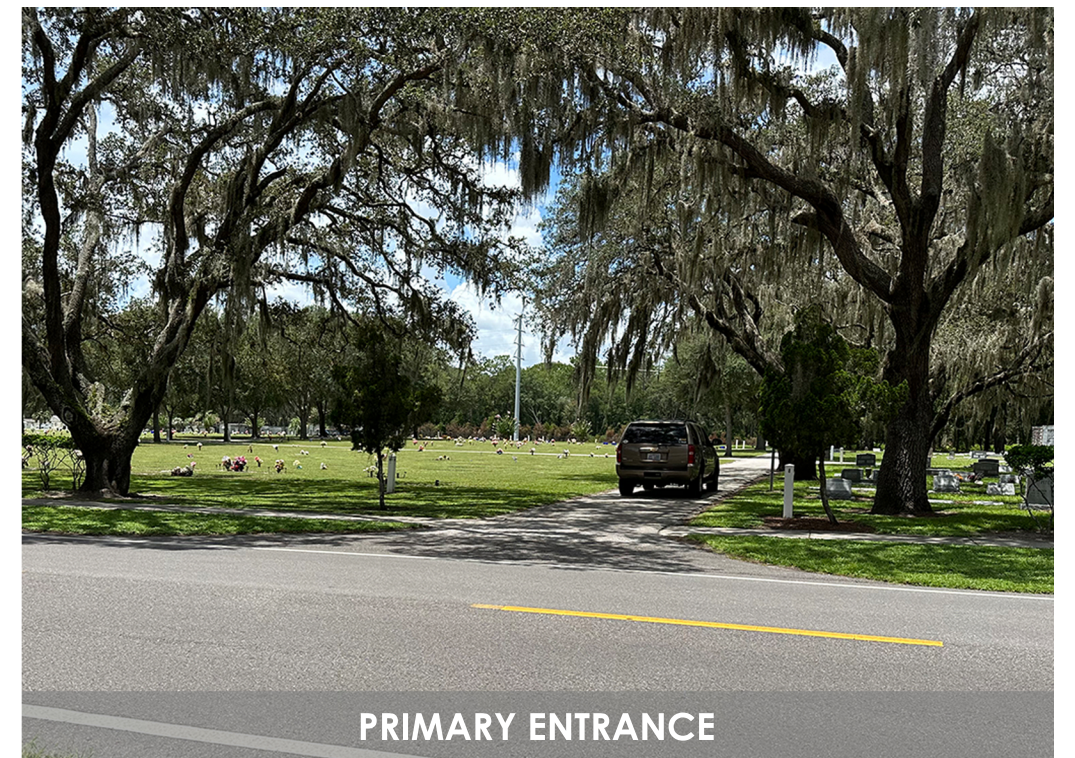
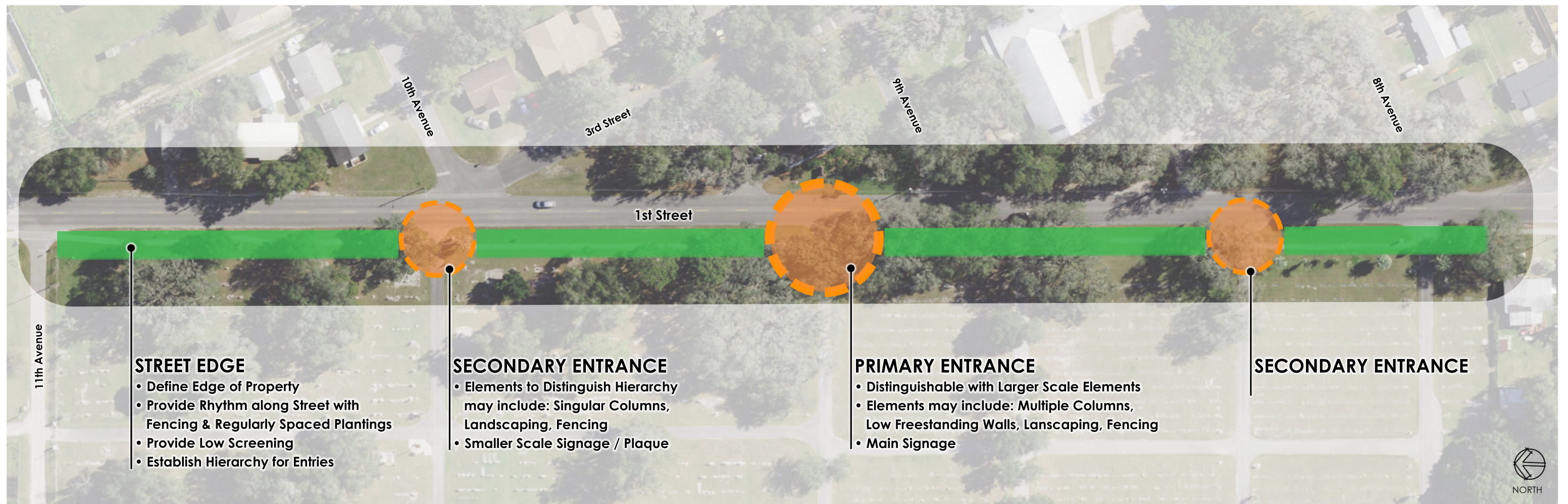
RECONFIGURE SIDEWALK  
REMOVE PLANTER AND EXPAND  
UPPER SIDEWALK FOR A  
SEATING TERRACE  
(SEE SECTION BELOW)



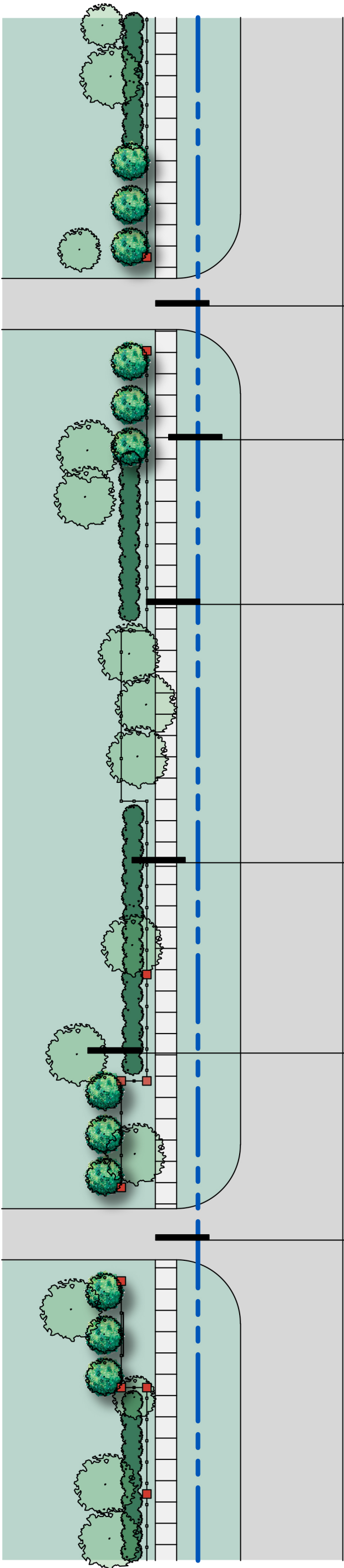
8th Street | Schematic Layout

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**SECONDARY ENTRANCE**  
SINGLE COLUMN, EACH SIDE  
ORNAMENTAL TREES FOR ACCENT  
SIGN PLAQUE ON COLUMN FACE(S)

**EXISTING SIDEWALK**

**ALUMINUM FENCE**  
INSTALL FENCE SECTIONS IN EQUAL  
INTERVALS/LENGTHS TO ESTABLISH A  
RHYTHM ALONG THE FRONTAGE

**EVERGREEN HEDGE**  
PLANTED BEHIND THE FENCE SECTIONS,  
INSTALL AT REGULAR SPACING TO  
REINFORCE THE RHYTHM  
OF THE FENCE SECTIONS

**EXISTING TREE**  
IRREGULARLY SPACED,  
TO REMAIN

**PRIMARY ENTRANCE**  
MULTIPLE COLUMNS, EACH SIDE  
OFFSET PANEL OF FENCE AND COLUMNS  
OPPORTUNITY FOR SIGN PANEL ON FENCE

ALUMINUM FENCE  
TO REPLACE EXISTING  
CHAINLINK FENCE

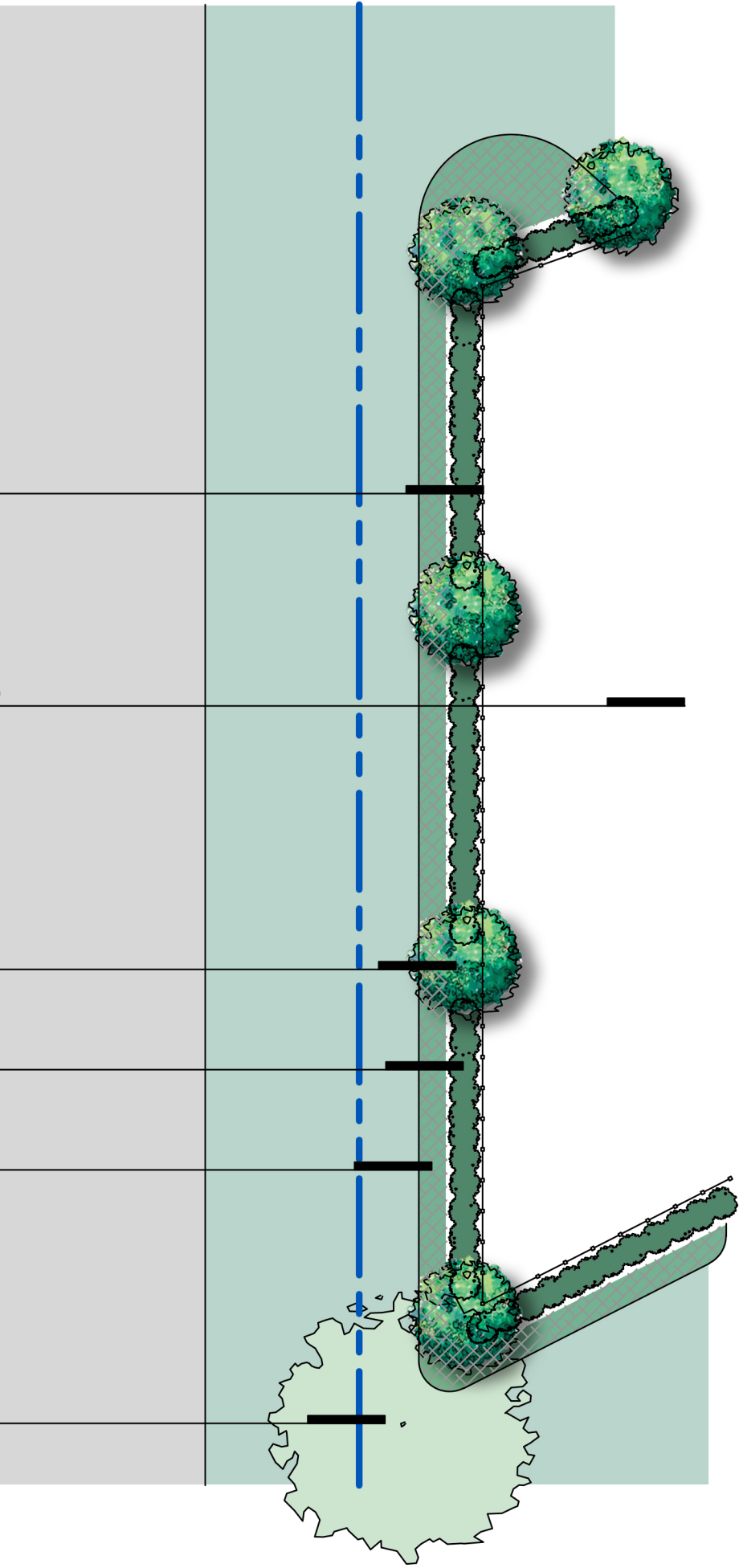
EXISTING STORMWATER POND

UNDERSTORY TREE  
FOR ACCENT/COLOR

EVERGREEN HEDGE  
FOR SCREENING

ORNAMENTAL GRASSES  
FOR ACCENT/TEXTURE

EXISTING TREE  
TO REMAIN



Stormwater Pond | 1st Street Frontage Schematic

Zephyrhills Streetscape Enhancements  
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**Precedent Images | Hardscape**

Zephyrhills Streetscape Enhancements  
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## Precedent Images | Hardscape

Zephyrhills Streetscape Enhancements  
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Precedent Images | Lighting

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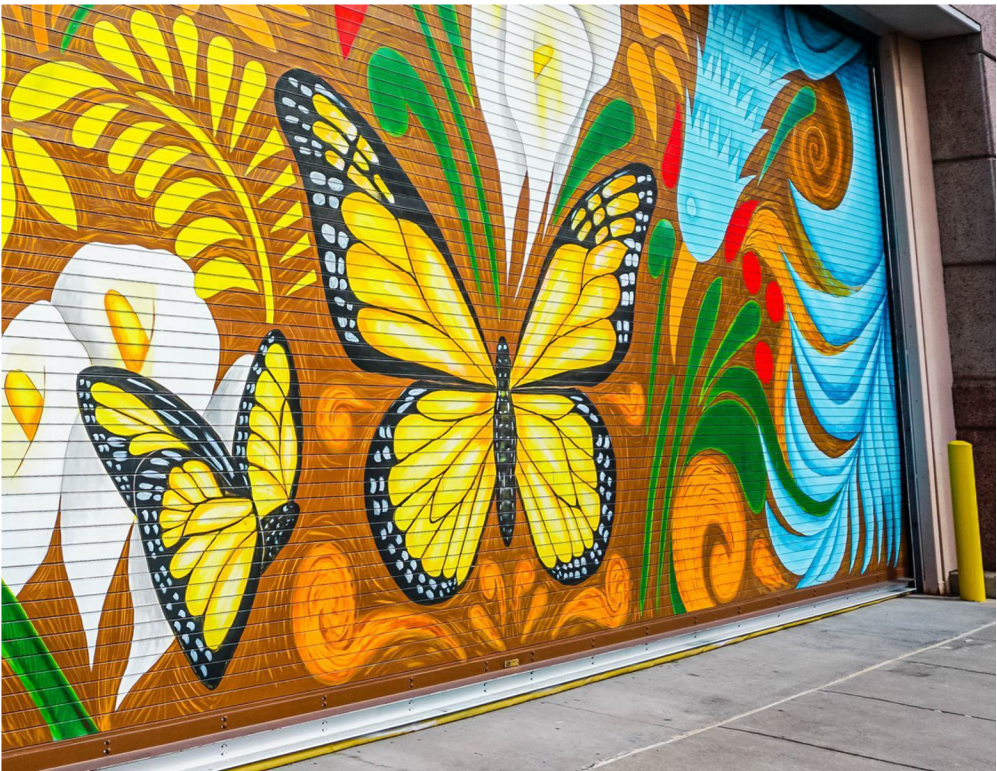
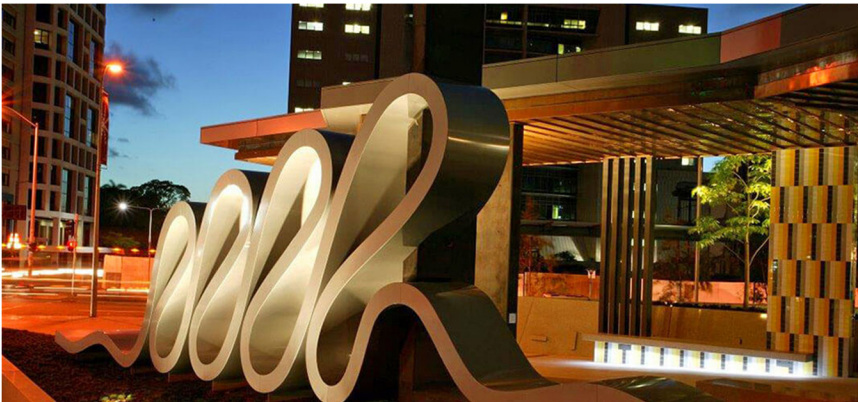




## Precedent Images | Lighting

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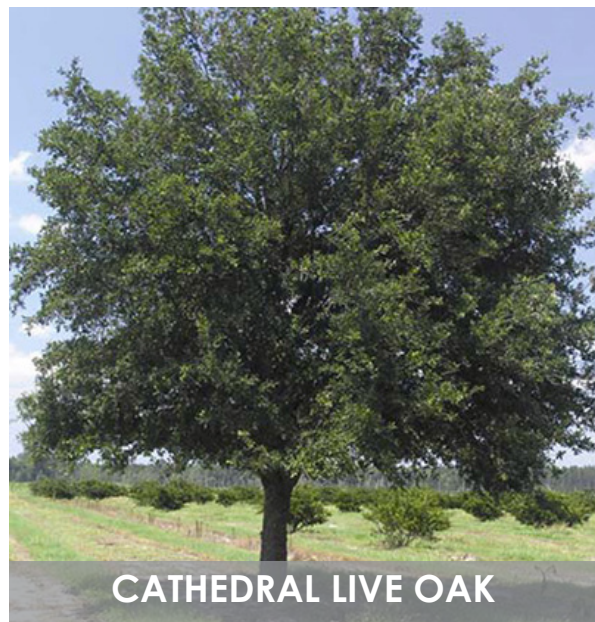




**Precedent Images | Public Art**

Zephyrhills Streetscape Enhancements  
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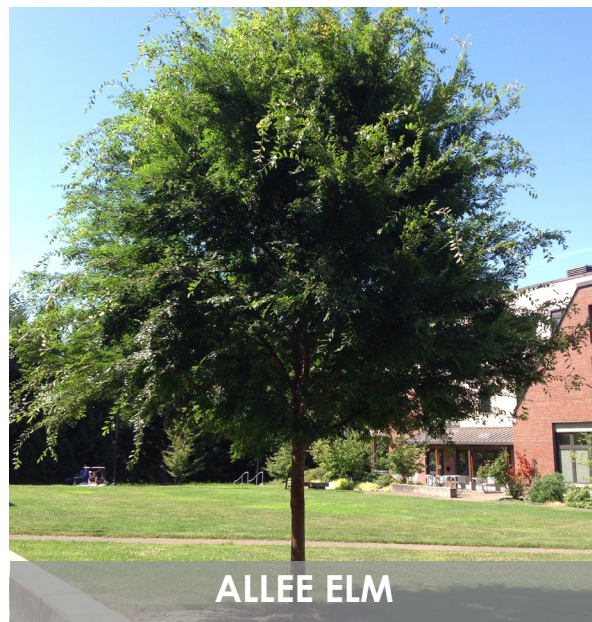




**CATHEDRAL LIVE OAK**

*Quercus virginiana 'Sdln'*

- Large Canopy Tree
- Upright, Strong central trunk
- Use near Zephyr Park, Cemetery



**ALLEE ELM**

*Ulmus parvifolia 'Allee'*

- Large Canopy Tree
- Use near Zephyr Park, Cemetery



**CRAPE MYRTLE TUSCARORA**

*Lagerstroemia 'Tuscarora'*  
a.k.a. 'Watermelon Red'

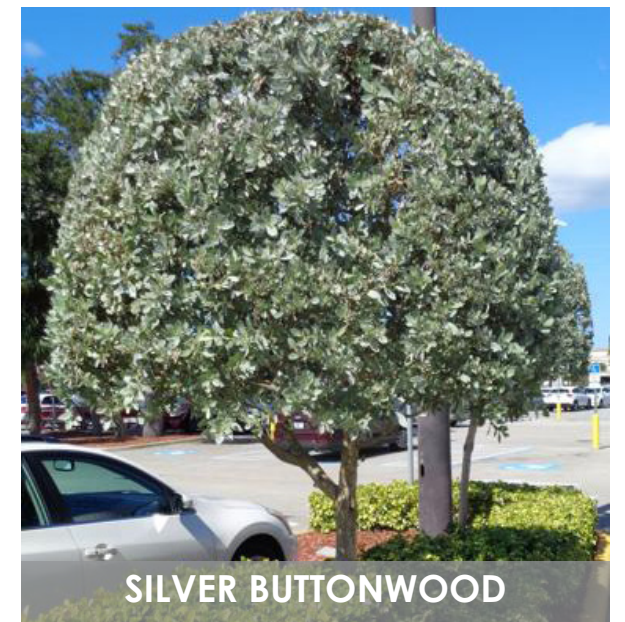
- Medium Accent Tree
- Seasonal interest



**CHINESE FLAME TREE**

*Koelreuteria bipinnata*

- Medium Accent Tree
- Seasonal interest
- Urban & drought tolerant



**SILVER BUTTONWOOD**

*Conocarpus erectus var. sericeus*

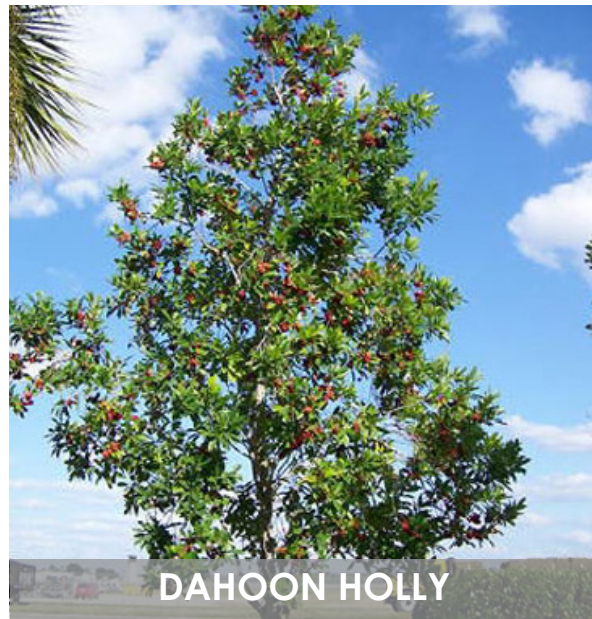
- Small Accent Tree
- Option for planting strip
- Drought tolerant



**TRUMPET TREE**

*Tabebuia chrysotricha*

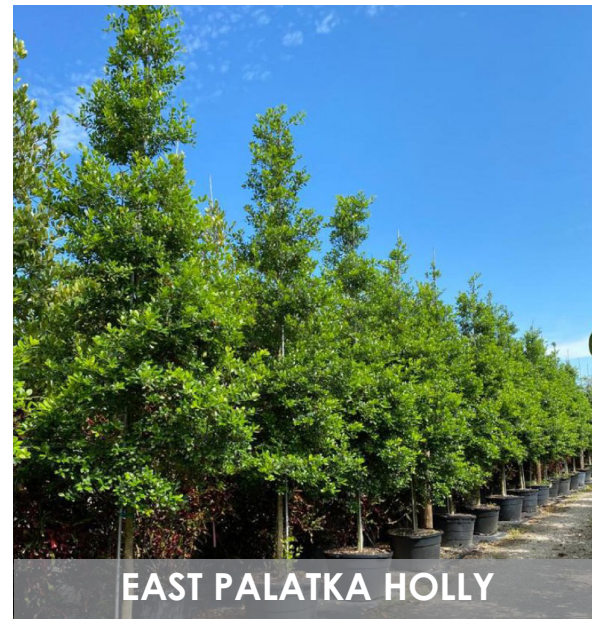
- Medium Accent Tree
- Seasonal interest
- Drought tolerant



**DAHOON HOLLY**

*Ilex cassine*

- Medium Evergreen Tree
- Tree form or full to ground
- Street Tree, Accent, Screening



**EAST PALATKA HOLLY**

*Ilex x attenuata*

- Medium Evergreen Tree
- Upright pyramidal
- Street Tree, Accent, Screening



**BRACKEN'S BROWN MAGNOLIA**

*Magnolia grandiflora 'Bracken's Brown Beauty'*

- Large Evergreen Tree
- Upright form, full to ground
- Screening, Flowering



**JAPANESE BLUEBERRY**

*Elaeocarpus decipiens*

- Large Evergreen Tree
- Takes well to shearing
- Tree form or full to ground

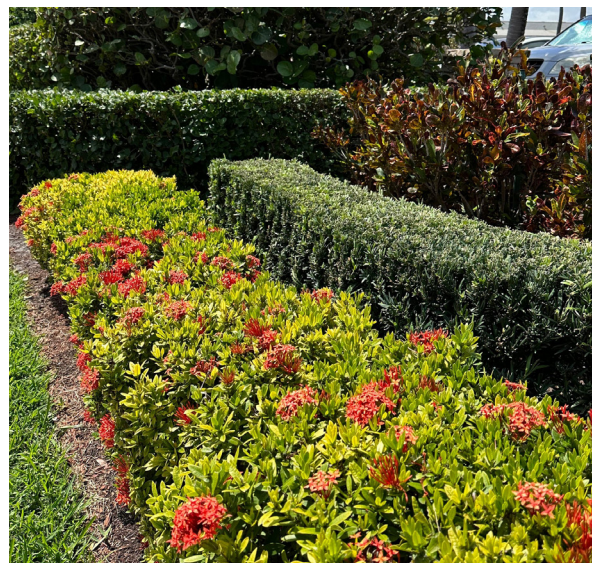




**FIRECRACKER BUSH**

*Russelia equisetiformis*

- Median shrub, flowers/accent
- Good drought tolerance



**DWARF IXORA**

*Ixora chinensis*

- Median shrub or hedge, accent
- Moderate drought tolerance



**COONTIE**

*Zamia floridana*

- Evergreen massing
- Florida native



**SCHEFFLERA**

*Schefflera arboricola 'Trinette'*

- Shrub massing
- Accent foliage



**DWARF FIREBUSH**

*Hamelia patens 'Compacta'*

- Shrub massing, dwarf variety
- Color, accent



**MRS SCHILLERS VIBURNUM**

*Viburnum obovatum*  
'Mrs Shiller's Delight'

- Median shrub, flowers/accent
- Low maintenance



**PODOCARPUS**

*Podocarpus macrophyllus*

- Dwarf varieties available
- Can withstand heavy pruning



**DWARF NATAL PLUM**

*Carissa macrocarpa*

- Low, massing shrub
- High drought tolerance



## PLANT PALETTE CONSIDERATIONS

Zephyrhills Streetscape Enhancements  
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**FAKAHATCHEE GRASS**

*Tripsacum dactyloides*

- Massing, texture
- Florida Native, low maintenance



**MUHLY GRASS**

*Muhlenbergia capillaris*

- Showy fall flowers
- Florida native, low maintenance



**SAND CORDGRASS**

*Spartina bakeri*

- Tolerates wet soil (pond edges)
- Florida native



**FLAX LILY**

*Schefflera arboricola 'Trinette'*

- Border, accent texture
- Drought tolerant



**SUPER BLUE LIRIOPE**

*Liriope muscari 'Super Blue'*

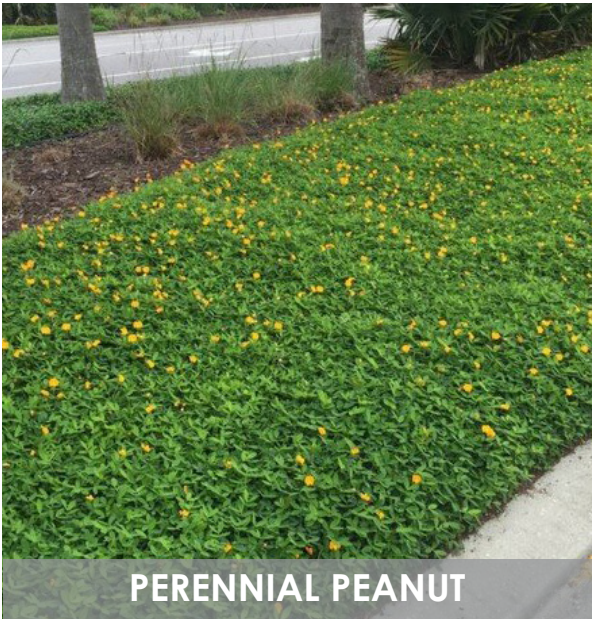
- Border, accent texture
- Drought tolerant



**ASIATIC JASMINE**

*Trachelospermum asiaticum*

- Sun or shade, turf alternative
- Low maintenance after estab.



**PERENNIAL PEANUT**

*Arachis glabrata*

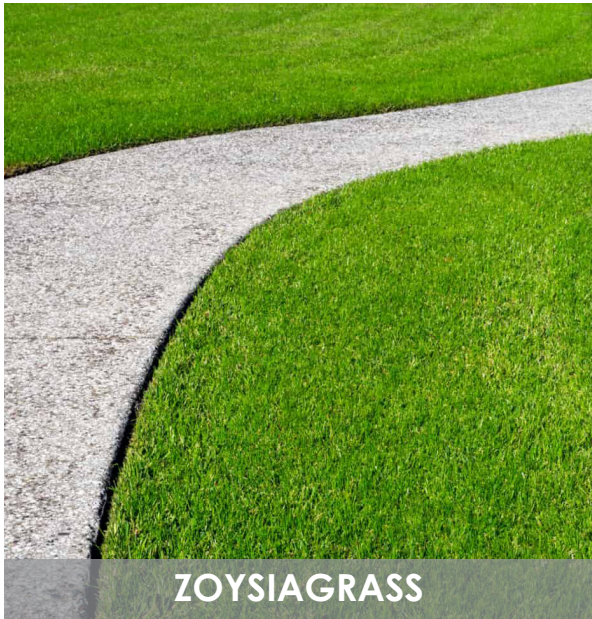
- Summer-long blooms
- Turfgrass alternative



**FROG FRUIT**

*Phyla nodiflora*

- Extensive, small flowers
- Turf alternative, groundcover



**ZOYSIAGRASS**

*Zoysia japonica 'Empire'*

- Slow growing, dense coverage
- Coarse texture, shade tolerant



**PLANT PALETTE CONSIDERATIONS**

Zephyrhills Streetscape Enhancements  
November 2023



## **BUSINESS ITEMS 1.5**

### 2024 Jump Right In to Zephyrhills Photo Competition

**Issue:**

The CRA Board of Commissioners rank the top finalist in the 2024 Jump Right In to Zephyrhills Photo Contest.

**Background:**

The 2024 Photo Contest invited photographers of all ages and skills to show how they Jump Right In to Zephyrhills. As of Wednesday, January 17, 2024, the PIO office had received 46 applicants. First place is \$300, second place is \$200, and third place is \$100. As part of the competition, the City of Zephyrhills will enter the chosen first place photograph into the Florida City and County Management Association (FCCMA) Photo Contest, with a chance to be featured on the cover of the FCCMA 2024-205 Membership Directory and/or FCCMA website.

**Attachment(s):**

None

**Fiscal Impact:**

Funding for this project is provided in the FY 2023/2024 approved CRA Budget.

**Staff Recommendation:**

Staff asks the Commissioners to rank the top finalist in the 2024 Jump Right In to Zephyrhills Photo Contest.