



**HISTORIC PRESERVATION  
ZEPHYRHILLS, FLORIDA**

**Thursday, April 11, 2024  
6:00 PM**

**Zephyrhills  
City Hall**

**Council  
Chambers**

Call to Order – Tracy Sullivan

Roll Call – Historic Preservation Specialist Hunter Gearhart

**1. CONSENT ITEMS**

1.1 Approval of February Historic Meeting Minutes

1. Minutes

1.2 General updates to historic projects in Zephyrhills.

**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.**



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**Thursday, February 22nd, 2024**

**I. Call to Order**

A meeting of the Historic Preservation Board was called to order by Hunter Gearhart, at 6:00 PM in the Council Chambers of City Hall, 5335 8th Street, Zephyrhills Fl.

**II. Roll Call:**

Staff Present: Hunter Gearhart, Historic Preservation Planner, Tracy Sullivan, Board member, Tony Kerns, Board member, Erica Freeman, Board member

**1. Consent Items:**

1.1 Introduction-New Historic Preservation Planner

**2. Business Item(s)**

2.1 Manolo's Restaurant-38445 5th Ave:

The discussion was led by Hunter Gearhart; The applicant Joe Manolo is looking for reimbursement for the updates done within his commercial business located in the historic district. Repairs were doors, painting, a list of improvements was presented.

Joe Manolo's; was present. Comments made were regarding his repairs and on his previous application with the last Historic Preservation Specialist. Mr. Monolos mentioned his intentions were to open his business and has had previous issues with code enforcement. Staff went over his grant application and let him know his grant is only up to 50% percent per project and is only allowed a maxim amount for yearly, so his estimated to get \$2500. The sprinkler system will need to be further reviewed for his proposed grant and will be reviewed by the CRA director. Joe stated his intentions were to reopen his business and will start off slow considered the flourishing within the city.

Motion: Board member stated the item in question has totaled more than the max amount however the contributing amount of \$2,500 was approved.

2.2 Upstairs window replacements at 5033 9th Street

The applicant is requesting to change window panes and is proposing to change for a different type of window from the current historical ones. The applicant states they don't make the current window any more. The home was bought a few months ago and updates were made. As the windows would lose their historical significance, staff denied recommendation.

Motion: Was denied per staff recommendation, and applicant will be advised of grants available.

**Adjourn:**