



**CRA MEETING
ZEPHYRHILLS, FLORIDA**

**Monday, November 29, 2021
5:30 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

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

1. BUSINESS ITEMS

1.1 October 25, 2021 CRA Minutes

1. M10-25-21 - CRA

**1.2 MATCHING SIGN GRANT BULLFROG PERFORMANCE SPEED SHOP 5037
GALL BLVD**

1. Bullfrog Sign Grant

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 October 25, 2021 at 5:00 p.m. in the Council Chambers of City Hall.

CRA Board President Wilkeson called the meeting to order at 5:10 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: Police Chief Derek Brewer, 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 September 27, 2021 Minutes

Lance Smith moved to approve the minutes of the September 27, 2021 CRA Meeting. Seconded by Kenneth Burgess. Motion passed unanimously.

1.2 Matching Residential Paint Grant – 5741 8th Street

CRA Director Gail Hamilton presented a matching residential paint grant for 5741 8th Street (navy blue base with white trim). The grant application meets all requirements and staff recommended approval.

Kenneth Burgess moved to approve Business Item 1.2. Seconded by Charles Proctor. Motion passed unanimously.

1.3 Tiny Homes Zephyrhills Incentive

CRA Director Gail Hamilton said staff began working with Christine and Aaron Bennett on the renovation of an abandoned home located at 5115 5th Street in 2018 to become a commercial retail outlet called Studio Z, a coffee and pottery shop. Due to Studio Z being the only retail space on the block along with the mandated requirements, the Bennetts could not make the numbers work to be successful.

Ms. Hamilton said the Bennetts are back with a Tiny Homes Zephyrhills Project at 4th Avenue and 5th Street. A Tiny House Phase One Cost Breakdown was presented for the install and preparation of three homes (a fourth home may be added on the lot if they can make it fit). The tiny home itself will cost \$70,248.11 and will be a short-term rental. The City currently provides a \$2,500 per structure incentive for rental properties in an attempt to blend the rental property into a homeowner occupied neighborhood which increases the value of the homes with an increased taxable value benefiting the CRA. Staff negotiated a \$5,000 incentive to offset the cost of City required Hardie Siding, a front porch, and a poured concrete pad for parking. She explained the Tiny Homes are a commercial enterprise similar to the businesses on 5th Avenue that receive \$5,000 exterior incentives for their buildings. Staff recommended Council's approval of a \$5,000 incentive for all three tiny homes.

A conversation ensued around sidewalks being installed with the third and fourth Tiny Homes since the project began prior to the implementation of the CRA design standards requiring sidewalks. A suggestion was made to place a five year lien on the property. If the property is sold prior to five years, the City will receive the entire grant amount of \$5,000.

City Manager William Poe said staff will create guidelines and stipulations on how the incentives are issued, similar to economic incentives.

Charles Proctor moved to approve a \$5,000 incentive for the 2nd and 3rd Tiny Homes with a condition to place a five year lien on the properties. Seconded by Lance Smith. Motion passed unanimously.

CRA Director Gail Hamilton said staff will create a policy for incentives for Board review.

2. CRA DIRECTOR'S REPORT

2.1 CRA Director Gail Hamilton said a Neighborhood Cleanup will be held November 6th at Depot Park. Staff is working on FY 21-22 budgeted items of sidewalks, trails, and Hercules Park along with a downtown events schedule, gateway signage for US-301 and 5th Avenue (rendering will be presented at November 29th Meeting), and Tyson Homes at Henry Dr. and 8th

St. (rendering will be presented at the November 29th Meeting). She said she will be out of the Office Tuesday, October 26th participating in the state Main Street Selection ADHOC committee, selecting the next three cities for Main Street designation followed by an FRA conference in Fort Myers and returning on Friday, October 29th.

3. MAIN STREET ACTIVITY REPORT

3.1 Main Street Director Faith Wilson said October has been a busy month with Paulie Palooza leading the event schedule on the 16th, an Eagles Indoor Market on the 18th and Harvest Festival on the 23rd. The Zephyrhills High School Homecoming Parade is scheduled for Thursday, October 28th with the Halloween Howl event occurring on Saturday, October 30th, 4:00 p.m. – 9:00 p.m. with a haunted house, hay ride, kids zone, a petting zoo, face painting and a ghost tour. Main Street is working to complete Pocket Park (Transplant Park) located on the corner of 5th Avenue and 12th Street and actively campaigning to receive funding for the next mural. She thanked everyone for their continued support of Main Street.

Commissioner Knight said he would like to see a mural that depicts what is going on in Zephyrhills.

Ms. Wilson said will relay Commissioner Knight's comments to the design committee. She said a lot of business have offered their buildings; the fire station, the Zephyrhills Brewing Company and the Eagles are fundraising to contribute to their mural. The neighborhood is eagerly awaiting pieces of Zephyrhills' history.

Spoke from the floor: Cliff Moffett, President Zephyrhills Museum of Military History - 3944 South Avenue – Zephyrhills, FL

Mr. Moffett said the Military Vehicle Preservation Association (MVPA) will host the first annual Premier Veterans' Event November 12th, 13th and 14th. The main feature will be the WW2 Armor that will perform a WWII reenactment with five fully functional and operational WWII tanks. There will be a night time shooting event at dusk with tanks firing 50 caliber machine guns. He said this is quite an experience to witness in person with the tanks firing and the smell of gun powder. He said there will be safety crews on site for 100% safety. There will be two Vietnam helicopters providing rides to the public beginning Friday at 1:00 p.m. through Sunday for \$100. Hotels are being booked for Thursday evening arrivals with Monday departures. Mr. Moffett will knock on every door in the neighborhood and leave a flyer of the event.

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 5:51 p.m.
Submitted by Lori L. Hillman

BUSINESS ITEMS 1.2

MATCHING SIGN GRANT BULLFROG PERFORMANCE SPEED SHOP 5037 GALL BLVD

Issue:

CRA Board of Commissioners approve Matching Sign Grant for Bullfrog Performance Speed Shop - 5037 Gall Blvd.

Background:

Mr. Jeremiah Swindell owner of Bullfrog Performance Speed Shop, is seeking grant funding for his business located at 5037 Gall Blvd. The total cost of signage is \$2,238.90 the sign grant provides up to \$1000 in matching funds for new signage.

Attachment(s):

1. Bullfrog Sign Grant

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval of Matching Sign Grant in the amount of \$1000.



Matching Facade Rehabilitation Application

Applicant Name: Bullfrog Performance Speed Shop Inc

Mailing Address: 5037 GAIL BLVD 2 HILLS

Phone: 813-788-3663 Email: bullfrogperformance-speedshop@gmail.com

Property Owner: Jeremiah Swirell

Property Address: 5037 Gail Blvd.

Total Cost of Project: 2,238.90

Estimated Start Date: 05.11.2021 Estimated Completion Date: 05.12.2021

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

Jeremiah Swinicki

Print Name

5-4-2021

Date

[Signature]

Signature of Applicant

Parcel ID		11-26-21-0010-19100-0090 (Card: 1 of 1)							
Classification		01100-Stores							
Mailing Address				Property Value					
SWINDELL RE HOLDINGS INC				Just Value					\$169,375
5037 GALL BLVD				Ag Land					\$0
ZEPHYRHILLS, FL 33542-4962				Land					\$67,900
				Building					\$96,437
				Extra Features					\$5,038
Physical Address									
5037 GALL BOULEVARD,									
ZEPHYRHILLS, FL 33542									
Legal Description (First 200 characters)				Assessed		Non-School		School	
See Plat for this Subdivision				Homestead Exemption		-\$0		-\$0	
CITY OF ZEPHYRHILLS PB 1 PG 54 LOTS 9-12				Additional Exemptions		-\$0		-\$0	
INCL BLOCK 191 OR 8713 PG 2744									
Jurisdiction				Taxable Value		\$169,375		\$169,375	
CITY OF ZEPHYRHILLS									
Community Dev District									
N/A									

Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	1100C	M301S-1	Store 1 Floor	FBC4	7,000.00	SF	\$7.00	1.00	\$49,000
2	1100C	M301S-2	Store 1 Floor	FBC4	7,000.00	SF	\$2.70	1.00	\$18,900

Additional Land Information				
Acres	Tax Area	FEMA Code	Sinkhole Status	Neighborhood Code(s)
0.32	30ZC	X	None Reported	M301

View Sketch Building Information - Use 1100-Retail Stores (One Story) (Card: 1 of 1)				
Year Built	1961	Stories	1.0	
Exterior Wall 1	Concrete or Cinder Block	Exterior Wall 2	None	
Roof Structure	Rigid Frame w/Bar Joist	Roof Cover	Built-Up Tar and Gravel	
Interior Wall 1	Masonry or Minimum	Interior Wall 2	Plywood Panel	
Flooring 1	Asphalt Tile	Flooring 2	None	
Fuel	Electric	Heat	Forced Air - Ducted	
A/C	Central	Baths	2.0	

Line	Code	Description	Sq. Feet	Value
1	SDA01	SERVICE DISPLAY AREA	3,260	\$73,644
2	SPA01	SERVICE/PRODUCTION AREA	1,152	\$22,116
3	CAN01	CANOPY	100	\$678

Extra Features (Card: 1 of 1)					
Line	Code	Description	Year	Units	Value
1	CPAVASP	PAVING ASPHALT	1961	12,000	\$3,510
2	CUDA	UNFIN DET CARPT ALUM	2013	1	\$800
3	RUDC	UNFIN DETACH CARPORT	2019	1	\$728

Sales History					
Previous Owner:			SUN PATH PROD INC		
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
06/2012	<u>8713 / 2744</u>	Warranty Deed	<u>01</u>	Improved	\$185,000
03/1992	<u>3009 / 0175</u>	Warranty Deed		Improved	\$0
01/1992	<u>2086 / 0408</u>	Warranty Deed		Improved	\$0
08/1989	<u>1832 / 1837</u>	Warranty Deed		Improved	\$155,000
10/1986	<u>1546 / 0835</u>	Warranty Deed		Improved	\$125,000

Google Maps 5045 FL-39



Image capture: Mar 2021 © 2021 Google

Zephyrhills, Florida

Google

Street View - Mar 2021