



**CRA MEETING
ZEPHYRHILLS, FLORIDA**

**Monday, January 13, 2025
5:00 PM**

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

<https://meet.goto.com/190711045>

or dial in using your phone:

+1 (224) 501-3412 - Access Code: 190-711-045

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

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Council President Kenneth M. Burgess Jr.

Roll Call — Acting City Clerk Ricardo Quiñones

1. BUSINESS ITEMS

- 1.1 Commercial Improvement Grant - 38428 5th Avenue - Pampano Coffee Company
 - 1. CG Application_Pampano Coffee
 - 2. Coffee Shop Estimate_Final
 - 3. Pampano Design_Reduced
 - 4. Pampano Design_Reduced
 - 5. SKM_C650i23062415430

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 decisionmade 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 Improvement Grant - 38428 5th Avenue - Pampano Coffee Company

Issue:

Applicant Shalia Velazquez, President of Rain & Bear Enterprises d/b/a Pampano Coffee Company is requesting approval of the Commercial Improvement Grant for 38428 5th Avenue.

Background:

Pampano Coffee Company will bring one of the most requested businesses to the downtown, a full service coffee shop, owner has worked with CRA staff with receiving contractor bids for improvements to the building, and design, retail space final design is included in your backup. The total cost of the renovations to the building, \$65, 235.82. Contractor estimate included in your back-up. Commercial Improvement Grant provides up to \$20,000 in matching renovation cost, grant funds will be used for renovations that will remain with the building.

Attachment(s):

1. CG Application_Pampano Coffee
2. Coffee Shop Estimate_Final
3. Pampano Design_Reduced
4. Pampano Design_Reduced
5. SKM_C650i23062415430

Fiscal Impact:

Funding for the Commercial Improvement Grant is provided in the FY 2024/2025 approved CRA Budget.

Staff Recommendation:

The Commercial Improvement Grant application for 38428 5th Avenue Pampano Coffee Company meets all grant requirements therefore staff recommends approval.

SECTION 12 – APPLICATION

1) Applicant (Property Owner) Dan and Sarrah Urdzik	
Entity Name (if any): Mr. Parker, LLC	
Full Legal Name and Title (if any):	
Mailing Address: 15028 Giddyup Ln.	
City/State/Zip: Dade City, FL 33523	
Phone Number: 321-277-1335	E-mail Address: info@your-turn-cafe.com
Web Site (if available):	

2) Authorized Agent (If applicable) Shaila Velazquez & Jonathan Thomas	
Entity Name (if any): Rain & Bear Enterprises Inc DBA Pampano Coffee Co	
Full Legal Name and Title (if any):	
Mailing Address: 5436 10th Street	
City/State/Zip: Zephyrhills, FL 33542	
Phone Number: 813-516-6889	E-mail Address: pampanocoffee@gmail.com

3) Subject Property/Location of Proposed Project
Address commonly known as: 38428 5th Avenue, Zephyrhills, FL 33542
Parcel Identification Number(s) or Folio Number(s): Unknown
Property is designated as a Local Landmark: Yes _____ No <u> x </u>

4) Project description, scope of work to be performed, sketch plans and specifications detailing the scope of work (provide attachment if needed). Applicant understands that depending on the project, certain City Departments may require additional documentation, plans, etc. in order to properly review and approve the proposed project described in this application.
The scope of work is the buildout of a coffee shop. The plans include building a bar/counter to include plumbing and electric, updating lighting in the back prep room, adding sinks, updating walls to be fire-rated compliant, and cosmetic updates such as painting and updating the flooring. Please see plans and design attached.

5) Describe existing uses and conditions on the property (include photographs as attachments):

The property is currently empty and is not currently being used for any operating business and hasn't for a while. Photos of the property in its current state are attached.

6) Financial Disclosure

Amount of Grant Requested:	\$ 20,000
----------------------------	-----------

Project Budget – Sources/Uses of Funds (complete Attachment A: Project Budget)

Owner Equity:	\$ 45,235.82
---------------	--------------

Other Funds:	\$
--------------	----

Grant Request:	\$ 20,000.00
----------------	--------------

Total Project Funding:	\$ 65,235.82
-------------------------------	---------------------

My Property Is up to date with taxes, fees, and complies with City codes and regulations:

Yes ☒ No ☐

If the Applicant has received loan or grant assistance from a City-managed financial assistance program for a project at this address, please specify the program(s) and the loan/grant amount(s).

1. Unknown	\$
------------	----

2.	\$
----	----

PLEASE NOTE: Grants are awarded on a first come, first qualified basis until funds have been depleted.

I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDITIONS:

- 1) To adhere to the application procedures and guidelines as specified.
- 2) That additional improvements or changes not approved in the original grant application will not be funded by the CRA.

- a) All improvements have been completed;
- b) All final inspections of the improvements are approved by the appropriate City Officials or other required authorities, if any; and
- c) Proof of payment, as described in this document, for project costs approved in the grant application.

Page 6 of 36



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112

Insured: Mr. Jonathan and Mrs. Shaila Thomas
Property: 38424 5th Ave
Zephyrhills , FL 33542

Cellular: (813) 442-1871

Estimator: Wilman Montealegre
Position: Owner
Company: Orwin Restoration and Construction Inc
Business: 38325 5th Ave
Zephyrhills , FL 33541

Business: (813) 361-0628
E-mail: wilman@orwinrestoration.
com

Contractor:
Company: Orwin Restoration and Construction Inc
Business: 35920 State Rd 54
Zephyrhills , FL 33541

Business: (813) 355-4858

Claim Number:

Policy Number:

Type of Loss: Other

Date Contacted: 11/14/2024 6:17 PM

Date of Loss: 11/14/2024 6:16 PM

Date Inspected: 11/14/2024 6:17 PM

Date Received: 11/14/2024 6:17 PM

Date Entered: 11/14/2024 6:04 PM

Price List: FLSI8X_AUG24
Restoration/Service/Remodel

Estimate: MR-JONATHAN-THOMAS



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112

THIS LINE ITME ESTIMATE IS FOR THE REVIEW OF Mr. Jonathan Thomas

TOTAL COST WITH MATERIALS & Labor \$ 65,235.82

NOTE:

IF YOU HAVE ANY QUESTIION PLEASE CALL WILMAN AT (813)361-0628

ALL WORK WILL BE COplete UNDER CGC 1520971 AND IICRS STANDERDS

ALL WORK WILL BE COMPLETE WITH 30 DAYS OF SIGNING THIS AGREEMENT

ALL WORK WILL BE GUARANTEE FOR 6 MONTHS FROM DATE OF SERVICES.

I ACCEPTED _____
Mr. Jonathan Thomas

DATE ____/____/____

I ACCEPTED _____
Mr. Wilman Montealegre

DATE ____/____/____



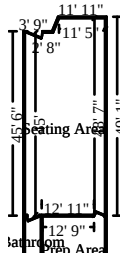
Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112

MR-JONATHAN-THOMAS

Main Level

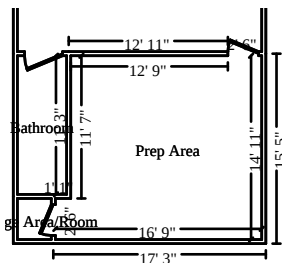


Seating Area

Height: 8'

1085.15 SF Walls	935.97 SF Ceiling
2021.12 SF Walls & Ceiling	935.97 SF Floor
104.00 SY Flooring	135.64 LF Floor Perimeter
135.64 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
3. Concrete - cutting *	1.00 EA	1,645.35	0.00	1,645.35	(0.00)	1,645.35
4. Rough-in plumbing - per fixture - w/PEX	5.00 EA	688.64	45.52	3,488.72	(0.00)	3,488.72
7. Sink - Bar - *	1.00 EA	426.09	29.40	455.49	(0.00)	455.49
9. Sink faucet - Kitchen	3.00 EA	285.18	46.67	902.21	(0.00)	902.21
11. Cabinetry - lower (base) units	25.00 LF	269.60	446.98	7,186.98	(0.00)	7,186.98
12. Countertop - Granite or Marble	85.50 SF	71.84	207.80	6,350.12	(0.00)	6,350.12
14. Plumbing fixture supply line	6.00 EA	23.04	3.47	141.71	(0.00)	141.71
13. P-trap assembly - ABS (plastic)	3.00 EA	71.59	2.01	216.78	(0.00)	216.78
44. Pitcher Rinse *	1.00 EA	456.08	0.00	456.08	(0.00)	456.08
15. Angle stop valve	6.00 EA	44.11	5.99	270.65	(0.00)	270.65
16. Ground fault interrupter (GFI) outlet	6.00 EA	40.44	8.63	251.27	(0.00)	251.27
18. Paint the walls and ceiling - two coats	2,021.12 SF	1.08	50.12	2,232.93	(0.00)	2,232.93
22. Baseboard - 4 1/4"	135.64 LF	5.31	31.90	752.15	(0.00)	752.15
20. Vinyl plank flooring*	935.97 SF	7.88	354.92	7,730.36	(0.00)	7,730.36
37. Swing Kitchen Door *	1.00 EA	1,343.37	0.00	1,343.37	(0.00)	1,343.37
39. Rhino - coffee knock bax chute *	1.00 EA	319.39	0.08	319.47	(0.00)	319.47
Totals: Seating Area			1,233.49	33,743.64	0.00	33,743.64



Prep Area

Height: 8'

506.67 SF Walls	235.38 SF Ceiling
742.04 SF Walls & Ceiling	235.38 SF Floor
26.15 SY Flooring	63.33 LF Floor Perimeter
63.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
26. Sink - trough style - Commercial	1.00 EA	1,953.23	124.00	2,077.23	(0.00)	2,077.23
27. Rough-in plumbing - per fixture - w/PEX	2.00 EA	688.64	18.21	1,395.49	(0.00)	1,395.49

MR-JONATHAN-THOMAS

1/2/2025

Page: 3



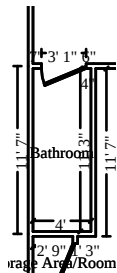
Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112

CONTINUED - Prep Area

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
28. Concrete - cutting *	1.00 EA	645.35	0.00	645.35	(0.00)	645.35
41. Fiberglass reinforced plastic (FRP) paneling	213.00 SF	7.04	26.58	1,526.10	(0.00)	1,526.10
29. Electrical (Bid Item)	1.00 EA	6,670.97	0.00	6,670.97	(0.00)	6,670.97
THIS ITEM 9 IS TO COVER COST TO RUN ELECTRIC FOR THE OVEN (240) AND GFI OUTLETS TO THE BAR & 240 FOR THE EXPRESO COFFE MACHINE.						
45. Water heater - 30 gallon - Electric *	1.00 EA	1,201.75	61.33	1,263.08	(0.00)	1,263.08
Totals: Prep Area			230.12	13,578.22	0.00	13,578.22



Bathroom

Height: 8'

244.00 SF Walls	45.00 SF Ceiling
289.00 SF Walls & Ceiling	45.00 SF Floor
5.00 SY Flooring	30.50 LF Floor Perimeter
30.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
30. Paint the walls and ceiling - two coats	289.00 SF	1.08	7.17	319.29	(0.00)	319.29
31. Baseboard - 4 1/4"	30.50 LF	5.31	7.17	169.13	(0.00)	169.13
Totals: Bathroom			14.34	488.42	0.00	488.42

Miscellaneous

Miscellaneous

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
32. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	639.51	0.00	639.51	(0.00)	639.51
33. General clean - up	6.00 HR	53.84	0.00	323.04	(0.00)	323.04
40. Plumbing *	1.00 EA	7,654.35	0.00	7,654.35	(0.00)	7,654.35
46. R&R Filter water system *	1.00 EA	1,050.07	30.40	1,080.47	(0.00)	1,080.47
Total: Miscellaneous			30.40	9,697.37	0.00	9,697.37



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112

Fire Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
47. Metal studding, 6" wide, 16" OC, 25 gauge	56.00 SF	5.08	11.56	296.04	(0.00)	296.04
49. Framing & Rough Carpentry (Bid Item)	1.00 EA	2,684.15	0.00	2,684.15	(0.00)	2,684.15
50. Drywall 5/8" Fire Rating *	1.00 EA	2,896.75	0.00	2,896.75	(0.00)	2,896.75
WE WILL DMO 4 OPENS 7' X 7' THEN REFRAMING WITH TETAL STUDS AND USE 5/8' FIRE RATING, TAPE FIRE RATING & DRWALL MUD RIRE RETING						
51. General Demolition*	1.00 EA	895.23	0.00	895.23	(0.00)	895.23
52. Taxes, insurance, permits & fees*	1.00 EA	956.00	0.00	956.00	(0.00)	956.00
Totals: Fire Wall			11.56	7,728.17	0.00	7,728.17
Total: Miscellaneous			41.96	17,425.54	0.00	17,425.54
Total: Main Level			1,519.91	65,235.82	0.00	65,235.82
Line Item Totals: MR-JONATHAN-THOMAS			1,519.91	65,235.82	0.00	65,235.82

Grand Total Areas:

1,933.15 SF Walls	1,225.51 SF Ceiling	3,158.66 SF Walls and Ceiling
1,225.51 SF Floor	136.17 SY Flooring	241.64 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	241.64 LF Ceil. Perimeter
1,225.51 Floor Area	1,294.25 Total Area	1,933.15 Interior Wall Area
1,519.30 Exterior Wall Area	168.81 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	64,916.35	99.51%	64,916.35	99.51%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	319.47	0.49%	319.47	0.49%
Total	65,235.82	100.00%	65,235.82	100.00%



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112

Summary for Dwelling

Line Item Total	63,396.52
Material Sales Tax	1,519.83
Replacement Cost Value	\$64,916.35
Net Claim	\$64,916.35

Wilman Montealegre
Owner



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112

Summary for Contents

Line Item Total	319.39
Material Sales Tax	0.08
Replacement Cost Value	\$319.47
Net Claim	\$319.47

Wilman Montealegre
Owner



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



1 1-IMG_4406 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



2 2-IMG_4407 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



3 3-IMG_4408 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



4 4-IMG_4409 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



5 5-IMG_4410 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



6 6-IMG_4411 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



7 7-IMG_4412 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



8 8-IMG_4413 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



9 9-IMG_4414 Date Taken: 11/13/2024 Taken By: Wilman



ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



10 10-IMG_4415 Date Taken: 11/13/2024 Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



11 11-IMG_4416

Date Taken: 11/13/2024

Taken By: Wilman



Oriwin Restoration and Construction Inc

ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

CGC 1520971 - MRSR573 - HI4112



12 12-IMG_4417

Date Taken: 11/13/2024

Taken By: Wilman



ORWIN RESTORATION & CONSTRUCTION INC
53920 STATE RD 54
ZEPHYRHILLS FL 33541

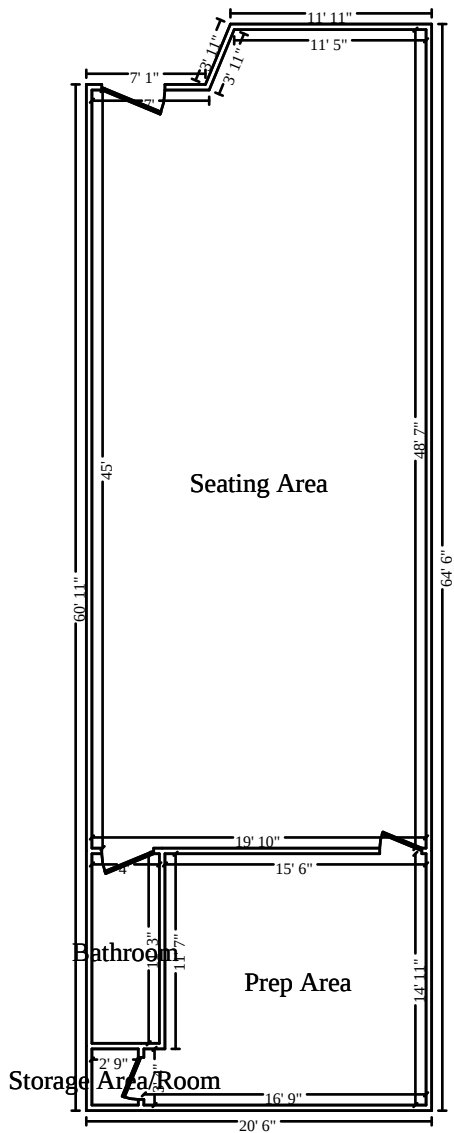
CGC 1520971 - MRSR573 - HI4112



13 13-IMG_4418

Date Taken: 11/13/2024

Taken By: Wilman



Main Level





KIMBERLY ELIZABETH
INTERIOR DESIGN



KIMBERLY ELIZABETH
INTERIOR DESIGN



KIMBERLY ELIZABETH
INTERIOR DESIGN







KIMBERLY ELIZABETH
INTERIOR DESIGN



KIMBERLY ELIZABETH
INTERIOR DESIGN

Parcel ID		11-26-21-0010-16700-0210 (Card: 1 of 1)							
Classification		01100-Stores							
Mailing Address				Property Value					
MR PARKER LLC				Just Value		\$364,482			
15028 GIDDYUP LN				Ag Land		\$0			
DADE CITY, FL 33523-8502				Land		\$37,870			
				Building		\$326,612			
				Extra Features		\$0			
Physical Address - See all 4 addresses.									
38424 5TH AVENUE, ZEPHYRHILLS, FL 33542									
38426 5TH AVENUE, ZEPHYRHILLS, FL 33542									
Legal Description (First 200 characters)						Non-School			School
See Plat for this Subdivision				Assessed		\$292,220			\$364,482
CITY OF ZEPHYRHILLS PB 1 PG 54 EAST 70.00 FT				Homestead Exemption		-\$0			-\$0
OF LOTS 21 22 23 & 24 BLOCK 167				Additional Exemptions		-\$0			-\$0
Jurisdiction									
CITY OF ZEPHYRHILLS									
Community Dev District				Taxable Value		\$292,220			\$364,482
N/A									
Community Redevelopment Area				Warning: A significant taxable value increase may occur when sold.					
Zephyrhills 1999				Click here for details and info. regarding the posting of exemptions.					

Land Detail (Card: 1 of 1)									
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	1100C	Store 1 Floor	M5AVB-1	00SD	7000.000	SF	\$5.41	1.00	\$37,870

Additional Land Information			
Acres	Tax Area	FEMA Code	Subsidence Activity
0.16	ZH	X	None Reported
Neighborhood Code(s)			
M5AV			

View Sketch Building Information - Use 1100-Retail Stores (One Story) (Card: 1 of 1)			
Year Built	1937	Stories	1.0
Exterior Wall 1	Common Brick	Exterior Wall 2	None
Roof Structure	Flat	Roof Cover	Built-Up Tar and Gravel
Interior Wall 1	Masonry or Minimum	Interior Wall 2	Plywood Panel
Flooring 1	Asphalt Tile	Flooring 2	Carpet
Fuel	Electric	Heat	Forced Air - Ducted
A/C	Central	Baths	4.0

Line	Code	Description	Sq. Feet	Value
1	SDA01	SERVICE DISPLAY AREA	3,636	\$289,226
2	UST01	UNFINISHED STORAGE	330	\$10,500
3	FST01	FINISHED STORAGE	340	\$13,523
4	CAN01	CANOPY	560	\$13,364

Extra Features (Card: 1 of 1)				
Line	Code	Description	Year	Value
No Extra Features				

Previous Owner:		Sales History			
		S AND M LLC			
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
1/2021	10268 / 2530	Warranty Deed	37	I	\$450,000
6/2004	5902 / 0732	Warranty Deed		I	\$0
12/2003	5735 / 0496	Warranty Deed		I	\$0
12/2003	5676 / 0623	Warranty Deed		I	\$0
12/2003	5676 / 0621	Warranty Deed		I	\$0
10/2003	5641 / 0750	Warranty Deed		I	\$0

Page Rendered @ 1/10/2025 12:13:32 PM; Processed in 0.140 seconds

