



**CRA MEETING
ZEPHYRHILLS, FLORIDA**

**Monday, February 24, 2025
5:00 PM**

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

<https://meet.goto.com/855960693>

or dial in using your phone:

+1 (646) 749-3122- Access Code: 855-960-693

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

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Commissioner Steven Spina, PHD

Roll Call — City Clerk Ricardo Quiñones

1. CITIZEN COMMENTS

2. BUSINESS ITEMS

- 2.1 Approval of CRA Meeting Minutes - January 13, 2025
 - 1. M01.13.2025 CRA
- 2.2 Approval of CRA Meeting Minutes - January 27, 2025
 - 1. M01.27.2025 CRA
- 2.3 Commercial Improvement Grant - 5131 Gall Blvd - Luis Amoretti
 - 1. Amoretti Grant
- 2.4 Nostalgia Pizza Shop 38426 5th Avenue - Anthony Torres
 - 1. Nostalgia Pizza
 - 2. Nostalgia Pizza layout

3. CRA DIRECTOR'S REPORT

4. MAIN STREET ACTIVITY REPORT

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 2.1

Approval of CRA Meeting Minutes - January 13, 2025

Issue:

The CRA held a meeting on January 13, 2025 at 5:00 p.m.

Background:

Minutes from the meeting were taken for the CRA Board's review and approval.

Attachment(s):

1. M01.13.2025 CRA

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval.

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular CRA Meeting was held on January 13, 2025 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (224) 501-3412 - Access Code: 190-711-045. Commissioner Steve F. Spina Ph.D. called the meeting to order at 5:00 PM. Roll Call — City Clerk Ricardo Quiñones

Roll call was taken. Present were members Lance Smith, Jodi Wilkeson, Charles Proctor, Kenneth M. Burgess Jr., Steve F. Spina Ph.D. and Mayor Melonie Bahr Monson. City Manager William Poe was also present. City Attorney Matthew Maggard was not present.

Staff present: Planning Director Todd Vande Berg, Utilities Director John Bostic III, CRA Director Gail Hamilton, IT Director Mike Panak, Airport Manager Nathan Coleman, Finance Director Ted Beason, Building Official Calvin Switzer, Lieutenant Nathan Gardner, Principal Planner Rodney Corriveau, Historic Preservation Specialist Community Planner Hunter Gearhart and City Clerk Ricardo Quinones.

1. BUSINESS ITEMS

1.1 Commercial Improvement Grant - 38428 5th Avenue - Pampano Coffee Company
CRA Director Gail Hamilton thanked the Board for allowing the CRA to meet today. Ms. Hamilton reported that the company was ready to move forward with renovations and did not want to hold them up. Ms. Hamilton introduced the owners and shared their story. Ms. Hamilton reported the Commercial Improvement Grant application for 38428 5th Avenue Pampano Coffee Company meets all grant requirements therefore staff recommends approval. Discussion followed regarding future plans.

Lance Smith motioned to Approve Commercial Improvement Grant - 38428 5th Avenue Pampano Coffee Company. Seconded by Ken Burgess. Motion Passed unanimously.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton asked the Board to approve a change of date for the Hercules Park Grand Opening. Schools will be closed on the original date of February 14, 2025.

Ms. Hamilton asked for a change of date to either February 13, 2025 or February 27, 2025 to allow the schools to attend.

The CRA Board agreed to change the Hercules Park Grand Opening to February 13, 2025.

3. MAIN STREET ACTIVITY REPORT - NONE

CITIZEN COMMENTS – NONE

ADJOURN 5:11 PM

Submitted by Ricardo Quiñones

BUSINESS ITEMS 2.2

Approval of CRA Meeting Minutes - January 27, 2025

Issue:

The Community Redevelopment Agency held a regular meeting on January 27, 2025.

Background:

Minutes from that meeting were prepared and are presented for the Board's review and approval.

Attachment(s):

1. M01.27.2025 CRA

Fiscal Impact:

N/A

Staff Recommendation:

Staff Recommends approval.

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular CRA Meeting was held on January 27, 2025 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 659-532-805. Commissioner Steven Spina, Ph.D. called the meeting to order at 5:02 PM.

Roll call was taken. Present were members Charles Proctor, Kenneth M. Burgess Jr., Steve F. Spina Ph.D and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Lance Smith and Jodi Wilkeson were not present.

Staff present: CRA Director Gail Hamilton, Planning Director Todd Vande Berg, Public Information Officer Kevin Weiss, Airport Manager Nathan Coleman, Building Official Calvin Switzer, Code Enforcement Officer Joel Bacon, Main Street Zephyrhills Director Antwon Gildon and City Clerk Ricardo Quiñones.

1. BUSINESS ITEMS

- 1.1 Approval of July 22, 2024 Meeting Minutes
- 1.2 Approval of August 26, 2024 Meeting Minutes
- 1.3 Approval of September 23, 2024 Meeting Minutes
- 1.4 Approval of November 25, 2024 Meeting Minutes

Charles Proctor motioned to Approve business items 1.1 - 1.4. Approval of Minutes from July to November. Seconded by Kenneth Burgess. Motion Passed, 3-0.

1.5 Paint Grant 5319 11th Street-- William Konopekski
CRA Director Gail Hamilton presented a paint grant application and stated that the application meets all the requirements of the CRA Paint Grant.
Discussion followed.

Kenneth Burgess motioned to Approve business item 1.5. Seconded by Charles Proctor. Motion Passed, 3-0.

1.6 City of Zephyrhills Parks and Recreation Master Plan Part II Update

The CRA Board scheduled a public workshop for March 17, 2025, at 5:00 PM to discuss updates to both the Parks and Recreation Master Plan and the CRA Master Plan.

1.7 Zephyrhills Master Park Signage Plan Update

CRA Director Gail Hamilton outlined plans for signage across city parks, excluding Hercules Park and Zephyr Park. Signage types and locations were discussed. Consensus was reached to proceed with identifying appropriate locations and types of signs.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton gave report included:

- Staff planned to solicit bids for renovations to Clock Plaza, with community feedback to be incorporated..
- The Hercules Park Grand Opening announced on February 13, 2025 at 12:00 PM with schools, public invited.
- Working with SWFWMD and County to address flooding issue at Zephyr Park

- Arborist reviewing the Tree Program.
- New Business Pompeno Coffee has a contractor in, renovating and hoping to be open in a few months.
- Nostalgia Pizza had a delay but will be at a future CRA Meeting.

**** *Councilmembers Lance Smith and Jodi Wilkeson arrive at 5:50 PM* ****

3. MAIN STREET ACTIVITY REPORT

Main Street Zephyrhills Director Antwon Gildon reported:

- Festival of Lights:** Was successful, with positive community and media feedback.
- Threatre Restoration:** Negotiations and fundraising were underway, with anticipated progress.
- **Latest Mural:** Completed, with a Meet the Artist event scheduled during the Pigz in Z'Hills event on February 8, 2025.
- Upcoming Events:** The Fancy Flea event on February 1, 2025, and Florida Main Street Regional Board Training on February 18, 2025.

4. CITIZEN COMMENTS

Gladys Gonzalez - 6502 Bar S Bar Trail - spoke virtually.
Ms. Gonzalez expressed concerns about street parking issues in her neighborhood, leading to safety hazards. Staff agreed to investigate and follow up.

ADJOURN 6:00 PM

Submitted by Ricardo Quiñones

BUSINESS ITEMS 2.3

Commercial Improvement Grant - 5131 Gall Blvd - Luis Amoretti

Issue:

Mr. Luis Amoretti has purchased owners of 5131 Gall Blvd, is requesting grant funds for improvements to the building: an enclosed sunroom area, patio lighting, parking lot improvements, new signage, exterior building enhancements, landscaping, roof repairs, fence removal, painting, window repairs, door upgrades. The total cost of rehabilitation is \$77,400. The Commercial Improvement Grant provides up to \$20,000 in funding for property improvements.

Background:

The goals of the Commercial Improvement Grant is to create a diverse and aesthetically pleasing business district that provides for a pedestrian-friendly environment. The Commercial Improvement Grant also provides funding for interior improvements as well as parking lots. The addition of outdoor seating/patio with lighting and the enclosed sunroom area along with other improvements will increase the economic viability of the building as well as the property value.

Attachment(s):

1. Amoretti Grant

Fiscal Impact:

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

Staff Recommendation:

This project meets the goals and objectives of the Commercial Improvement Grant. CRA staff recommends approval in the amount of \$20,000.



Applicant Name: Luis Amoretti

Mailing Address: 18102 Livingston Ave
Lutz FL 33559

Business Name: Amoretti Investments Group LLC

Phone: 813 998 6170 Email: luis@amorettigroup.com

Property Owner: Amoretti Investments Group LLC

Property Address: 5131 Gall blvd

Total Cost of Project: 77400.00

Estimated Start Date: 2/28/2025 Estimated Completion Date: 3/30/25

Please attach the following:

Addendum A - Project Rendering

Addendum B - Professional Estimate(s) from an architect or licensed contractor

Sign _____ New _____ Replacement _____ Altered _____

Downtown Zephyrhills Community Redevelopment Agency

Commercial Improvement Grant

Introduction

The Zephyrhills CRA (COMMUNITY REDEVELOPMENT AGENCY) District contains a small number of historic and architecturally significant buildings but collectively, these structures reflect the rich history and heritage that give Zephyrhills its distinctive character. Historic buildings coexist with more traditional commercial storefronts to create a diverse and aesthetically pleasing business district. Unfortunately, time and in some cases, inappropriate remodeling has taken a toll on the facades of many buildings throughout the district. To create a pleasing walkable commercial district, the CRA would also like to encourage specialty retail, for example, restaurants, coffee shops, bakeries. The Commercial Improvement Grant Program will fund improvements for Zephyrhills to realize its' full potential, aesthetically and economically. The Program will serve as an incentive to utilize vacant and or older commercial and mixed-use space, which will lead to increased investment and economic vitality within the CRA district. This grant program is consistent with the intent of Section 163.350, Florida Statutes, specifically "encouraging voluntary rehabilitation" of vacant and/or underutilized commercial and mixed-use properties within the CRA district.

Program Objectives

The Commercial Improvement Grant encourages rehabilitation and preservation of commercial buildings by offering a financial incentive of **up to \$20,000 in matching funds**. It is hoped that in addition to improving the building, the program will provide an incentive for complete rehabilitation of the structures. Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient, contemporary use while preserving those portions which are significant to its historic, architectural, and cultural values. The CRA Grant Programs are based on historic preservation of the building stock within the district should the commercial building not be deemed historic all improvements, alterations,

and/or modifications will compliment and add to a more pleasing pedestrian commercial district with a mix of retail and business uses. Grant funds are allocated until the Program funding is depleted; grants are approved on a first-come-first served basis. Once approved, the applicant will have six months to complete the project.

Project Goals

Eligible applicants may receive grant funding for the following:

1. Expanding and improving older and underused buildings to increase commercial intensity or renovating a historic structure;
2. Bring existing buildings into compliance with the Americans with Disability Act (ADA), Florida Building Code (FBC), and the Florida Fire Protection Code;
3. Assisting the small business community grow and prosper;
4. Promote job creation in the CRA District;
5. Promote a pedestrian friendly commercial District;
6. Increase the customer base or customer opportunity in the CRA District.

Procedure

1. The application is submitted to CRA staff to determine if the proposed work is eligible for grant funds.
2. The application package is sent to the City of Zephyrhills Planning Department to evaluate its compliance with the Land Development and Zoning Regulations.
3. If the building is within the City's Historic District the application must be reviewed by the City's Historic Preservation staff.
4. After the review process, the application is placed on the next CRA Board agenda for final approval.

Parcel ID		11-26-21-0010-18500-0030 (Card: 1 of 2)							
Classification		01100-Stores							
Mailing Address				Property Value					
AMORETTI INVESTMENTS GROUP LLC				Just Value		\$345,860			
18102 LIVINGSTON AVE				Ag Land		\$0			
LUTZ, FL 33559				Land		\$71,400			
				Building		\$272,244			
				Extra Features		\$2,216			
Physical Address									
5131 GALL BOULEVARD, ZEPHYRHILLS, FL 33542									
Legal Description (First 200 characters)									
See Plat for this Subdivision									
CITY OF ZEPHYRHILLS PB 1 PG 54 LOTS 3-6 INCL				Assessed		Non-School		School	
BLOCK 185						\$345,860		\$345,860	
Jurisdiction				Homestead Exemption		-\$0		-\$0	
CITY OF ZEPHYRHILLS				Additional Exemptions		-\$0		-\$0	
Community Dev District									
N/A				Taxable Value		\$345,860		\$345,860	
Community Redevelopment Area									
Zephyrhills 1999									
Land Detail (Card: 1 of 2)									
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	1100C	Store 1 Floor	M301S-1	FBC5	7000.000	SF	\$7.50	1.00	\$52,500
2	1100C	Store 1 Floor	M301S-2	FBC5	7000.000	SF	\$2.70	1.00	\$18,900
Additional Land Information									
Acres	Tax Area	FEMA Code	Subsidence Activity				Neighborhood Code(s)		
0.32	ZH	X	None Reported				M301		
View Sketch Building Information - Use 1100-Retail Stores (One Story) (Card: 1 of 2)									
Year Built	1948				Stories		1.0		
Exterior Wall 1	Concrete Block Stucco				Exterior Wall 2		None		
Roof Structure	Steel Frame or Truss				Roof Cover		Min Roof(Corr. or Sh M)		
Interior Wall 1	Drywall				Interior Wall 2		None		
Flooring 1	Ceramic Clay Tile				Flooring 2		None		
Fuel	Electric				Heat		Forced Air - Ducted		
A/C	Central				Baths		3.0		
Line	Code	Description	Sq. Feet			Value			
1	BAS01	LIVING AREA	2,400			\$191,357			
Extra Features (Card: 1 of 2)									
Line	Code	Description	Year	Units	Value				
1	CCLFENCE	CHAIN LINK FENCE	1948	1,000	\$450				
2	CPAVASP	PAVING ASPHALT	1995	4,500	\$1,316				
3	CUDU-M	UNFIN DETACH UTIL MT	1996	1	\$450				
Sales History									
Previous Owner:		CORTES CORTES 1 INC							
Month/Year	Book/Page	Type	DOR Code	Condition	Amount				
8/2024	11075 / 0705	Warranty Deed	01	I	\$520,000				
6/2024	11038 / 3183	Quit Claim Deed	11	I	\$0				
8/2020	10156 / 1280	Warranty Deed	01	I	\$235,000				
8/2012	8745 / 1686	Warranty Deed	37	I	\$345,000				
3/2008	7786 / 0974	Warranty Deed		I	\$235,000				
10/2006	7252 / 0639	Warranty Deed		I	\$128,700				
10/2001	4749 / 1099	Warranty Deed		I	\$0				
6/1995	3441 / 0042	Warranty Deed		I	\$0				
5/1993	3150 / 1518	Warranty Deed		I	\$80,000				





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

Luis Amoretti

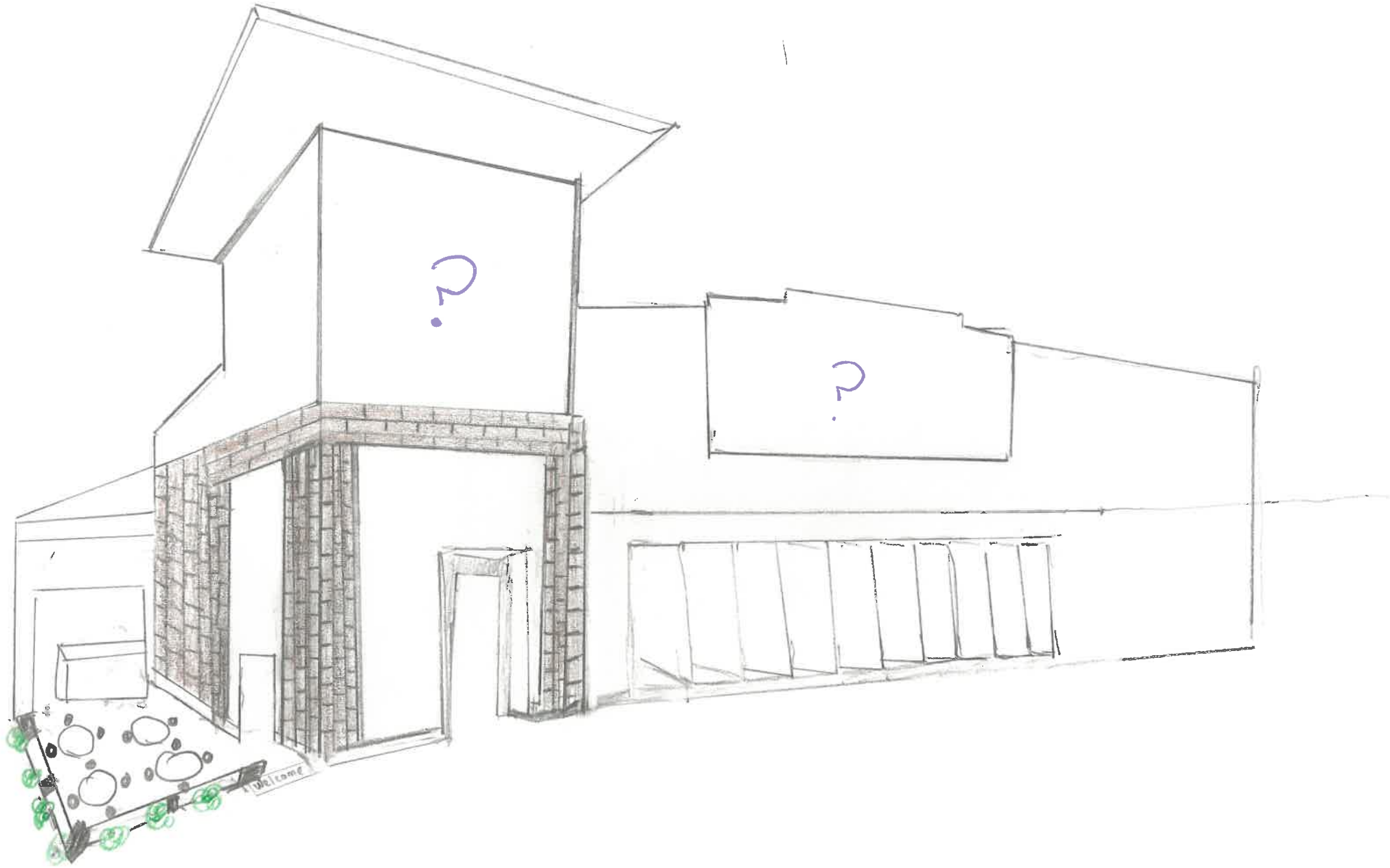
Print Name

2/13/25

Date

[Signature]
Signature of Applicant









Galaxy A32 5G



February 6th, 2025

Thank you Amoretti Investments Group LLC for considering JLSI Enterprises LLC. The renovation of your commercial building at [5131 Gall Blvd, Zephyrhills FL 33541](#). We are pleased to provide you with an estimate for the project based on a guaranteed Maximum price of \$ 77,400

Scope of work:

- Painting
- Fence Removal
- Door Repairs
- Parking Lot Resurfacing
- Landscaping
- Roof Refinish
- Sign
- Windows Refinish
- Exterior Designs
- Enclosed sunroom installation
- Outside (patio) lighting

Our team is committed to delivering exceptional craftsmanship and ensuring the completion of the project to your satisfaction, within the agreed budget and timeline.

Terms and condition:

- The GMP for the renovation project is set at \$77,400
- Amoretti investments group LLC will serve as single point of contact and accountability for all project related matters.
- Any change orders requested by Amoretti Investments Group LLC will be assessed and executed by JLSI Enterprises LLC with clear communication regarding cost implications and timeline adjustments.
- The project timeline will be established upon agreement and commencement of work, with regular updates provided to Amoretti Investments Group LLC to ensure transparency and alignment throughout the process.
- Payments will be made in accordance with mutually agreed upon milestones with the final payment due upon satisfactory completion of all renovation work.

We believe our experience and commitment to excellence make Amoretti Investments Group LLC the ideal partner for your commercial renovation project. We are excited about the opportunity to collaborate and contribute to the success of this endeavor.

Please do not hesitate to contact us should you have any questions or require further clarification regarding the estimate or project details. We are dedicated to delivering outstanding service and exceeding your expectations.

Thank you for considering JLSI Enterprises LLC for your renovation needs.

Sincerely,



JLSI Enterprises LLC

CRC 1334049

(727) 899-0222

BUSINESS ITEMS 2.4

Nostalgia Pizza Shop 38426 5th Avenue - Anthony Torres

Issue:

Mr Anthony Torres, owner of Nostalgia Pizza Shop located at 38426 5th Avenue, is requesting grant funds for the construction of his pizza shop, Nostalgia Pizza Shop. The work will include new plumbing for a kitchen, electrical improvements, a hood and an exhaust system. The total cost of improvements is \$36,154.62, contractor estimates are provided in your back-up. The Commercial Improvement Grant will match up to \$20,000 for improvements or a grant total for this project of \$18,077.50.

Background:

The Commercial Improvement Grant's goals are to encourage specialty retail, food shops, bakeries, and coffee shops. The grant will provide an incentive to utilize under-performing older commercial space while creating a pleasing pedestrian environment. This grant also promotes job creation, brings existing buildings into compliance with current building codes, and assists the small business community to grow and prosper.

Attachment(s):

1. Nostalgia Pizza
2. Nostalgia Pizza layout

Fiscal Impact:

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

Staff Recommendation:

The project meets the goals and objectives of the Commercial Improvement Grant Program. CRA staff recommends approval of the grant in the amount of \$18, 077.50.



Applicant Name: ANTHONY TORRES

Mailing Address: 405 PEPPERMILL CIRCLE
KISSIMMEE, FL 34758

Business Name: NOSTALGIA PIZZA SHOP

Phone: 407-744-2189 Email: TONYPR84@GMAIL.COM

Property Owner: SARRAH & DANIEL UEDZIK

Property Address: 38426 5TH AVE ZEPHYRHILLS, FL 33542

Total Cost of Project: \$36,155

Estimated Start Date: 2/19/25 Estimated Completion Date: 3/5/25

Please attach the following:

Addendum A - Project Rendering

Addendum B - Professional Estimate(s) from an architect or licensed contractor

Sign New X Replacement X Altered

Downtown Zephyrhills Community Redevelopment Agency

Commercial Improvement Grant

Introduction

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3. If the building is within the City's Historic District the application must be reviewed by the City's Historic Preservation staff.
4. After the review process, the application is placed on the next CRA Board agenda for final approval.

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)									
See Plat for this Subdivision				Assessed		Non-School		School	
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			Neighborhood Code(s)			
0.16	ZH	X	None Reported			M5AV			
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	Units	Value				
No Extra Features									
Sales History									
Previous Owner:			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				

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Acree Plumbing and Air
3801 Corporex Park Dr Ste 130, Tampa, FL 33619 United States
(813) 620-1666

BILL TO

Nostalgia Pizza Shop
38426 5th Avenue
Zephyrhills, FL 33542 USA

ESTIMATE
255888634

ESTIMATE DATE
Jan 23, 2025

JOB ADDRESS

Nostalgia Pizza Shop
38426 5th Avenue
Zephyrhills, FL 33542 USA

Project: 255565207

ESTIMATE DETAILS

Kitchen project : Summary:

Proposal for Plumbing Work at Nostalgia Pizzeria Client Information: Business Name: Nostalgia Pizzeria Address: 38426 5th Avenue Zephyrhills, FL 33542 Date: 1/17/2025 Scope of Work 1. Sewer Line Installation • Install a 15-foot run of 2-inch sewer line, connecting it to the existing 4-inch mainline. 2. Bathroom Sink Re-drain • Install a 7-foot linear run to re-drain the bathroom sink, tying into the existing copper drain. 3. Cold Water Line Installation • Install 26 linear feet of cold water line to supply the following fixtures: • Three-compartment sink • 110v tankless water heater • Handwashing sink • Mop sink 4. Hot Water Line Installation • Install 11 linear feet of hot water line from the 110v tankless water heater (to be mounted above the mop sink) to supply: • Three-compartment sink • Handwashing sink • Mop sink 5. Fixture Installations • Install the following fixtures in their designated locations: • Three-compartment sink • Handwashing sink • Mop sink 6. Tankless Water Heater Installation • Install a 110v tankless water heater above the mop sink, providing hot water to the specified fixtures. 7. Venting • Install an air admittance fitting to properly vent the drain line, in compliance with plumbing codes. 8. Adjustments for Workspace • Modify water lines in the bathroom area as needed to provide adequate working space during installation. Permits All required permits for this project will be obtained and managed by Acree Air Conditioning and Plumbing to ensure compliance with local regulations. Materials and Labor This proposal includes all materials, tools, and labor required for the completion of the outlined scope of work. Exclusions • Repair or replacement of any additional components beyond the listed scope. • Unforeseen issues, such as structural obstructions or pre-existing damage to pipes, will require additional work and will be addressed with an updated estimate. Project Cost Estimate Total Cost: Terms and Conditions • This proposal is valid for 30 days from the date issued. • A deposit of 50% is required to schedule work. • The project will commence on a mutually agreed-upon date once approval and deposit are received. Prepared By: Brandon Tinneney Acree Air Conditioning and Plumbing 5615660646

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
KR-25	Customized pricing for out of price book standard needs.	1.00	\$11,500.00	\$11,500.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$11,500.00
TOTAL	\$11,500.00
EST. FINANCING	\$153.00

Thank you for choosing Acree Plumbing and Air

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Acree Plumbing Air & Electric as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date



Acree Plumbing Air & Electric
3801 Corporex Park Dr Ste 130, Tampa, FL 33619 United States
(813) 620-1666

BILL TO

Nostalgia Pizza Shop
38426 5th Avenue
Zephyrhills, FL 33542 USA

ESTIMATE
259239184

ESTIMATE DATE
Feb 11, 2025

JOB ADDRESS

Nostalgia Pizza Shop
38426 5th Avenue
Zephyrhills, FL 33542 USA

Project: 259240607

ESTIMATE DETAILS

Full package - Electrical (5% Military Discount): Price reflects 5% military discount.

Scope of work:

1. Utility

- 1A. Replace old single phase meter can with new 3 phase meter can rated for at least 150amp
- 1B. Install new weatherhead to accommodate C phase
- 1C. Re-feed new meter can to account for new C phase
- 1D. Install service disconnect next to meter can to feed panel

2. Main panel

- 2A. Replace old single phase panel with new 150amp 3 phase main breaker panel
- 2B. Re-feed panel from new service disconnect
- 2C. Install surge protection
- 2D. Accurately relabel panel

3. Oven circuits

- 3A. Run 2 3p40amp circuits to pizza oven junction box
- 3B. Hookup oven within junction box

4. Exhaust fan

- 4A. Run 1p20 dedicated circuit to switch
- 4B. Continue circuit from switch to outlet on roof for exhaust fan to be plugged into

30% security deposit required before work is started.
Remaining 70% required after work is completed.

Acree is not responsible for any drywall damage necessary to complete scope of work.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
ELS 150A	MAIN ELECTRICAL SERVICE.	1.00	\$5,475.53	\$5,475.53
ELP-150A MBP IF30	150 AMP MBP INT FLUSH MOUNT UP TO 30 SPACE	1.00	\$6,617.21	\$6,617.21
ELD-150 AMP	150 AMP DISCONNECT	1.00	\$2,771.16	\$2,771.16
CCT-DP40 LV2	DEDICATED DP 40 AMP CIRCUIT LV2 OVER 25 FEET	2.00	\$2,155.75	\$4,311.50
CCT-SP20 LV2	DEDICATED 20 AMP CIRCUIT LV2	1.00	\$2,636.72	\$2,636.72
DISCE	Discount on Electrical Service	1.00	\$-1,090.50	\$-1,090.50

POTENTIAL SAVINGS \$2,176.96

SUB-TOTAL \$20,721.62

TOTAL \$20,721.62

EST. FINANCING \$275.00

Thank you for choosing Acree Plumbing Air & Electric

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Sign here

phae

Date 2/11/2025



Protek Property Solutions, Inc
6920 E. Chelsea St., Tampa, FL, 33610, United States
(813) 855-2353
Roofing License: CCC1333258
HVAC License: CAC1820411

BILL TO

Nostalgia Pizza Shop
38426 5th Avenue
Zephyrhills, FL 33542 USA

ESTIMATE
47177112

ESTIMATE DATE
Feb 06, 2025

JOB ADDRESS

Nostalgia Pizza Shop
38426 5th Avenue
Zephyrhills, FL 33542 USA

Project: 47175119

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Hood Vent	Includes proper size piping for CFM requirements and attaching customer provided venting material. also includes attaching to rooftop penetration. All abiding with local codes and laws	1.00	\$2,206.00	\$2,206.00
Roof Repair	Proposed repair: Roof penetration on tpo roof includes boot and tpo roof materials	1.00	\$1,727.00	\$1,727.00

General Location of repair in reference to front of home:
Materials included:

Additional details to note prior to build:

To proceed, photos of the area must be marked in CC.

Please keep in mind, while we do our best to fully encompass the necessary repair it is difficult to properly anticipate the full scope of work involved. This is not a fully inclusive estimate and may be subject to additional materials or labor.

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$3,933.00
TAX	\$0.00
TOTAL	\$3,933.00

Thank you for choosing Protek Property Solutions

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Protek Property Solutions as a good faith estimate of work to be performed at 38426 5th Avenue, Zephyrhills, FL 33542 USA for Nostalgia Pizza Shop. This estimate does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has begun. I understand that the final cost of the work may differ from the estimate. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to Protek Property Solutions in person, by Email, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If cancelation is submitted after the grace period the home owner will be charge a fee depending on the stage of the project. Design \$500, Permit \$1,700 and if cancelled at the door \$2,500. I, Nostalgia Pizza Shop, agree and authorize the work as summarized on these estimated terms, and I agree to pay \$3,933.00 upon completion.

Sign here



Date 2/11/2025

