

AGENDA

Community Redevelopment Area Advisory Board

Thursday, February 4, 2016 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall, Third Floor

- A. Overview – Midtown Target Areas
- B. Old Business
 - 1. Meeting Minutes dated December 3, 2015
 - 2. Update – Oak Street Parking Lot
 - 3. Update - Lincoln Square Development
 - 4. Update - Bay Street Development
 - 5. Update – Federal Building
 - 6. Update - Opportunity Space/Marketing CRA Property*
 - 7. Update – TIF Agreement Old vs. New
 - 8. Update – Former Salvation Army Site*
 - i. Project Schedule*
 - ii. Sealed Bid*
 - iii. Sammy Motors - 802 N. Massachusetts Ave*
- C. New Business
 - 1. LOIs – 820 & 830 N. Massachusetts Ave*
 - 2. LAMTD Update
 - 3. Parker Street Ministries Extension Request*
 - 4. Grant Extension Request – 119 Hillcrest Street*
 - 5. Design Assistance Grant Request - 1645 Lakeland Hills Blvd*
 - 6. Façade Grant Request - 311 E. Parker St*
 - 7. Homestead Down Payment Assistance Grant*
- D. Adjourn

*action required

NEXT REGULAR MEETING:

Thursday, March 3, 2016, 3:00 - 5:00 PM – City Commission Conference Room

Neighborhood Stabilization Strategies

Paul Diggs Neighborhood Target Area 1

1. Work with LPD on a partnership for a community policing plan
2. Develop a candidate list for Lincoln Square
3. Create and Implement a CRA down payment program for new homesteaders
4. Create and Implement a CRA home repair grant program for home owners
5. Create and Implement a home repair grant program for landlords
6. Construct a sidewalk down Kettles Avenue in 50/50 partnership with the city of Lakeland
7. Acquire properties strategically to enhance Lincoln Square and remove blight
8. Work on the complex matter of uncertain title issues.
9. Transfer alley ownership to private owners with contiguous property

John Cox Neighborhood Target Area 2

1. Work with LPD on a partnership for a community policing plan
2. Use redevelopment incentives to improve, remove or acquire the hotels and/or below standard multifamily housing.
3. Develop a plan for optimal use of the CRA owned block

North Wire Lake Neighborhood Target Area 3

1. Limit the expansion and externalities of homelessness.
2. Work with LPD on a partnership for a community policing plan
3. Implement the CRA down payment grant to increase home ownership.
4. Implement CRA home repair grant program to encourage neighborhood stabilization.
5. Implement the home repair grant for landlords.
6. Enhance pedestrian connectivity to the rest of the city.

Parker Street Neighborhood Target Area 4

1. Limit the expansion and externalities of homelessness.
2. Work with LPD on a partnership for a community policing plan
3. Continue ongoing leasing efforts at Mass Market and strategic marketing efforts to promote the project highlighting its proximity to Downtown. Continue the investment in the area through incentive programs to further improve the entrance to Downtown
4. Explore acquisition opportunities near and around Mass Market
5. Encourage commercial property owners on façade design and facade improvement grants
6. Implement the CRA down payment program for new homesteaders
7. Implement the CRA home repair grant for home owners
8. Implement the home repair grant for landlords.

All Neighborhoods

1. Continue to ask the Community Outreach staff for neighborhood perspectives
2. Encourage collaborations with groups that will help assist with strategies above
3. Ongoing collaboration with LPD
4. Encourage landlord training
5. Collaborate with LPD on its SWAN program, landlord registration and training in an effort to reduce criminal activity operating out of rental properties.

In Progress

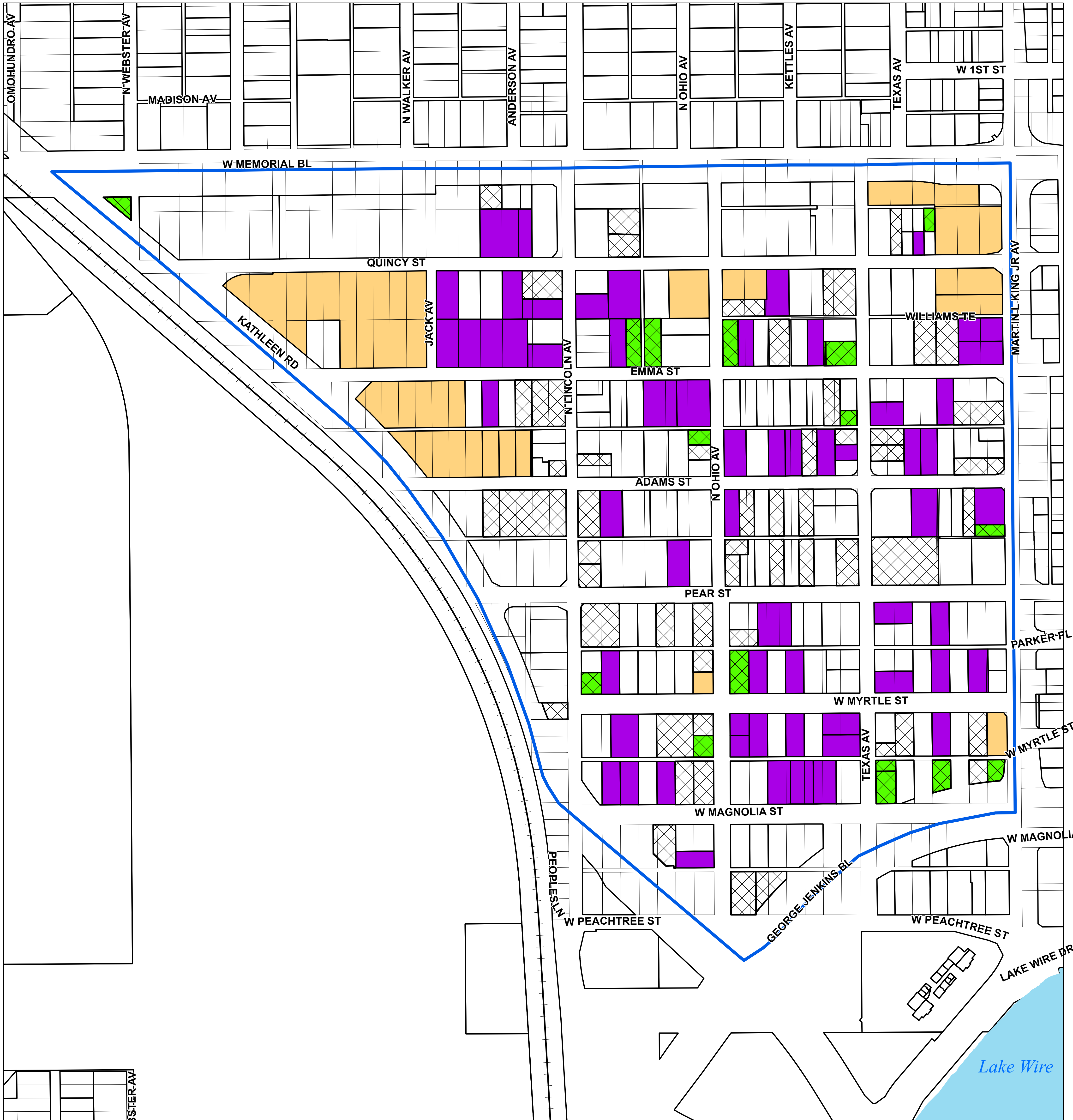
1. Sidewalks on Kettles letters of support being submitted; sidewalk request will be evaluated by Public Works in February.
2. Police Department to submit suggestions on special police tactics for these neighborhoods
3. Research being conducted on other cities' landlord training; meeting with LPD representative on Landlord training
4. Police have been asked to refine statistics and include statistics for neighborhoods that are not blighted
5. Working on the success of the N. Massachusetts development corridor





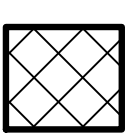
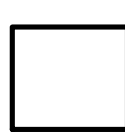
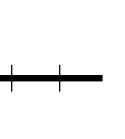




Target Area 1

- Homesteaded
- City Owned
- Vacant
- Parcels
- Railroad
- Institutional
- CRA Owned
- Target Area
- Lots

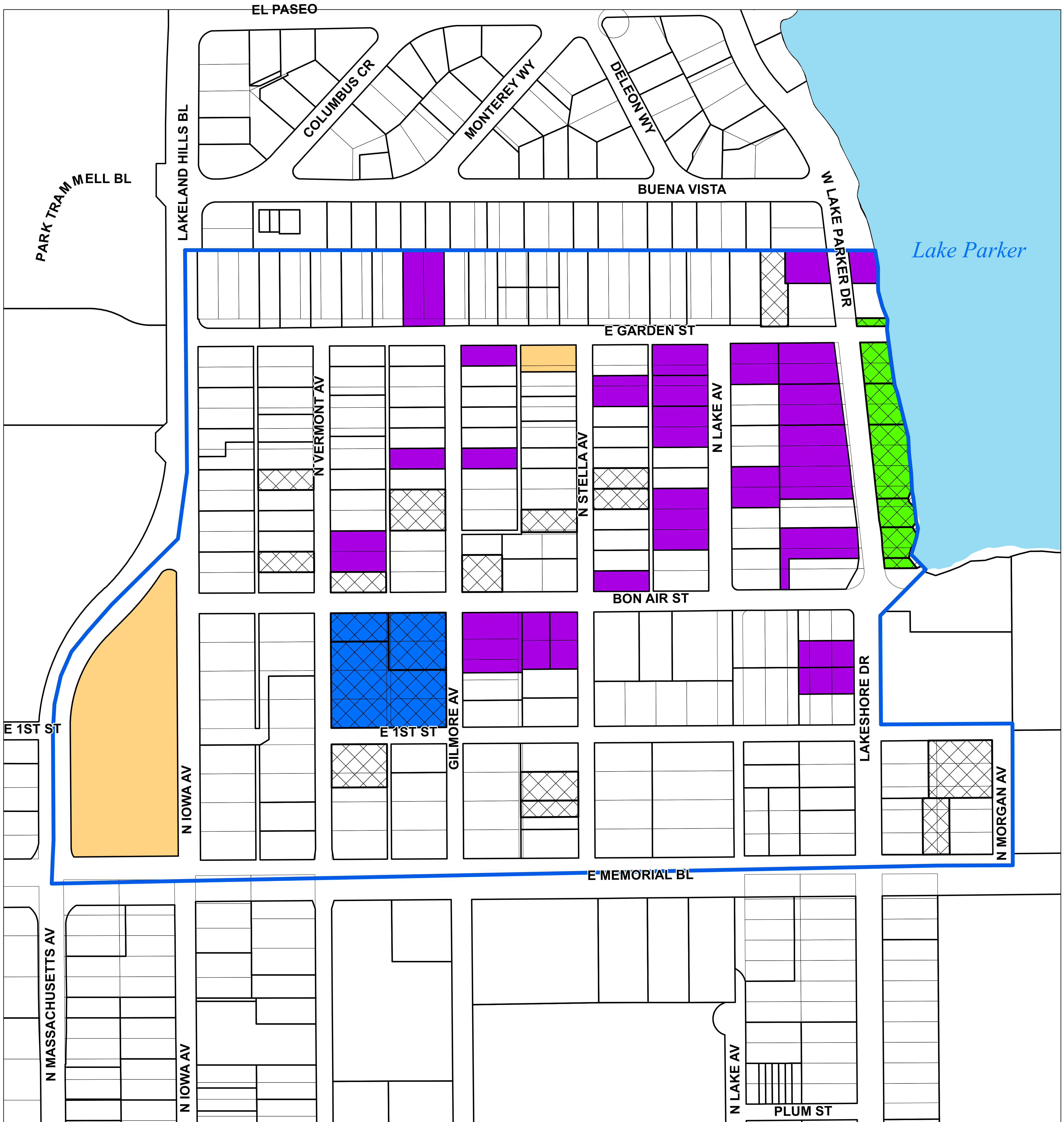




Target Area 3

- | | | | | |
|--|--|---|--|--|
|  Homesteaded |  City Owned |  Vacant |  Parcels |  RailRoad |
|  Intititional |  CRA Owned |  Target Area |  Lots | |





Target Area 2

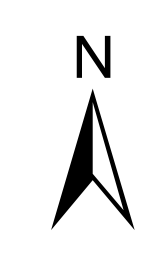
- Homesteaded
- City Owned
- Vacant
- Parcels
- RailRoad
- Institutional
- CRA Owned
- Target Area
- Lots





Target Area 4

- Homesteaded
- City Owned
- Vacant
- Parcels
- Railroad
- Institutional
- CRA Owned
- Target Area
- Lots



**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, December 3, 2015
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cliff Wiley, Brian Goding, Ben Mundy, Cory Petcoff, Pastor Eddie Lake, Commissioner Jim Malless, Zeldia Abram, Todd Baylis, Dr. Sylinda Fulse, Dean Boring

Absent: Earl Johnson

Staff: Celeste Deardorff, Judith Keller, Patricia Hendler

Guests: Christopher Guinn, Barry Friedman

Packets

- Meeting Minutes dated November 5, 2015
- CIP's Dixieland, Midtown, and Downtown
- Salvation Army Site – Revised Site Plan
- Tax Increment Financing Program – Proposed Revision
- Memo – Proposed Changes to CRA Incentive Programs
- TIF Application – 933 E. Lemon Street

Handouts

- Revised Site Plan - Lincoln Square Redevelopment

Discussion

- Chairman Petcoff asked Advisory Board members for feedback on the East Main Street District presentation by Tindale-Oliver at last month's meeting. Todd Baylis suggested that there be investment in streetscape/lighting/branding of area that would identify and set the area apart and enhance pride of ownership for those businesses already in the district while also drawing new business/ownership. Cory Petcoff suggested that the CRA should seek out a catalyst artisan/maker to relocate into the area and provide significant incentives to bring such a business. Several possible artisans already in the Polk County/Lakeland area were mentioned. The relocation of KrapArt to 938 E. Main Street was identified as a good beginning of the type of businesses the CRA is interested in bringing to the area. Commissioner Malless suggested that Staff look into the benefits of streetscape in terms of increasing pedestrian safety and what infrastructure improvements bring the most value when branding a district. All agreed that a sign identifying the entryway into the area coming across Main Street from Downtown be a focus. The Dixieland sign was identified as an example of the kind of signature piece being sought. Celeste Deardorff suggested that there be a contest to design the sign and Advisory Board members agreed that would be a good idea and that a local artisan be engaged to build the sign. Staff will begin this project. The comments from today's discussion will be given to Tindale Oliver to include in the final written report which is expected to be delivered by mid December.

Old Business

Meeting Minutes dated November 5, 2015

Minutes were approved as submitted.

Update Oak Street Parking Lot

Staff reported that work is scheduled to begin within the next week and the additional spaces should be finished by end of January. The project has gone smoothly and that is due in great part to lots of help from City Departments which touch the construction such as Lakeland Electric, Water Utilities, Public Works, etc.

Update Former Salvation Army Site

Staff reported that the Your Pro Kitchen and the apartment building leases have both been signed. The revised site plan was reviewed and discussed. Advisory Board members agreed that the additional parking for the apartments upon demolition of the Halo Building was a good idea for the present ability to lease the apartments, that future value of the apartment building would also be enhanced, and the additional greenspace would be a positive outcome upon demolition of the building. Staff has provided purchasing with a package for putting the abatement/demo of the Halo Building out to bid. Cliff Wiley suggested that parking lot lighting would be very important for the project which met with full Advisory Board support. He also suggested that the property owner on the southeast corner of the block be approached regarding a right of first refusal or option to purchase. The owner has been approached in years past but was uninterested in selling at a market price. Staff will approach the owner to see if there is any interest in selling the property or giving a right of first refusal. Dean Boring suggested that the Advisory Board have a tour of the buildings at a future meeting. Staff will work on arranging for a tour during a future Advisory Board meeting. Staff reviewed the time line for the entire construction project which is to put the job out to sealed bid as soon as December 18 and award no later than late January with construction to start in February. Sealed Bid will be awarded based on contractor experience and ability to get the job done in a timely manner. Low price will not necessarily be the deciding factor.

Update Lincoln Square Development

Staff reviewed the new site plan which came about as a result of meeting with the Planning Department Staff who suggested that the previous plan was suburban in feel. The new site plan preserves the street grid with no interior facing houses. Dean Boring made a motion to approve the revised site plan and authorize Staff to move forward with the project. Commissioner Malless seconded the motion which passed unanimously. A SWFMD pre-application will be submitted prior to December 31 which is the deadline for this site to keep credits from the previous use which had much more non-permeable surface than the new sub-division plan. Staff has prepared a City initiated zoning change for the property to RA4 (Single Family) which is also necessary to move forward with the redevelopment as proposed.

Update Bay Street Development

Bay Street construction has begun. Construction fencing has gone up, the site has been cleared, and a groundbreaking ceremony is scheduled for December 9 at 5 PM. Advisory Board members are encouraged to attend.

New Business

TIF Incentive Program Revision

Staff reviewed the memo outlining the revised TIF Incentive Program. Changes include new goals for Downtown and the inclusion of Midtown area with newly established goals for eligible properties there. The major change is that the reimbursable increase in increment produced by a project will be limited to 50% of the first year's increment and that same amount once calculated will be paid out each year for five years total. There was discussion about the confusing definition of the "base year" which is used to calculate the increase in increment produced by the property redevelopment. Commissioner Malless suggested that the base year be the year in which the TIF Incentive application is made and that the first year of TIF reimbursement be the year in which the property has been reassessed based on the completed improvement. Staff will bring an example of that calculation with a comparison to the previous method of calculation to the next Advisory Board Meeting. Pastor Lake moved approval of the revised TIF Program including additional program goals for both Downtown and Midtown and with the changed definition of base year to the year of TIF Incentive Application. Brian Goding seconded the motion. Approval was unanimous.

Façade Improvement Programs Revision

Staff reviewed the proposed revision to the Façade Improvement Grant disallowing transfer of property to nonprofit (non-taxable) ownership after a grant has been awarded. The City Attorney's office proposed two ways in which this could be handled: 1) making the grant in the form of a loan which would become a lien due and payable upon such sale or 2) reimbursing the amount of the grant over time provided no sale to a non-profit has occurred. After some discussion it was agreed that both of these options were too onerous

for property owners and difficult to administer. Commissioner Malless suggested that the Grant program material state that in the event of a sale to a non-profit occurring within five years of the grant award, the unamortized amount of the grant would be subject to reimbursement by the Grantee. Although this would not be a lien, it would be in the program information. Advisory Board directed Staff to bring proposed language for the Grant materials to the next Advisory Board meeting.

TIF Incentive Request 933 E. Lemon Street

Staff reviewed the TIF Incentive application submitted by Todd Baylis, President, Qgiv, Inc. and recommended approval of the application. There was discussion regarding this project being an excellent link between the Downtown Garden District and the East Main District in Midtown. The creation of over 10,000 SF of office using previously vacant retail space and eventually bringing as many as 80-100 employees into the area were also cited as reasons for approval. Commissioner Malless made a motion to approve the TIF Incentive application for 933 E. Lemon Street. The motion was seconded by Dean Boring. Todd Baylis abstained from the vote. The motion passed unanimously. Staff will prepare a Developer Agreement - Tax Increment Benefits for approval by the City Commission.

801 N. Massachusetts Avenue

Staff reported that Mary Raines, owner of 801 N. Massachusetts Avenue, had called to ask if the CRA would be interested in purchasing her property at the corner of Parker Street and Massachusetts Avenue. The building housed her reupholstering business, but this is no longer active. The site comprises the entire block front on Parker Street between Massachusetts and Iowa Avenues. Staff has explained to Ms. Raines that the CRA would pay no more than the value as established by an appraisal. Based on the assumption that the current Assessed Valuation of \$71,846 is in the neighborhood of 80% of market value, Ms. Raines said she would be willing to sell for a number in that range. Commissioner Malless made a motion to authorize Staff to order an appraisal of the property. Pastor Lake seconded the motion which passed unanimously.

Other

Staff displayed the Florida Redevelopment Association Outstanding Rehabilitation, Renovation, or Reuse Project Award received by the LCRA for their participation in the renovation of the Tax Collector's Office at 916 N. Massachusetts Avenue. The Award Ceremony took place at the 2015 FRA Annual Conference which was also attended by Joe G. Tedder, Polk County Tax Collector. Staff played the video produced by the City's Communications Department for the conference.

Adjourned at 4:20 PM.

Next Meeting, Thursday, January 7, 2015, 3 PM, City Commission Conference Room.

Cory Petcoff, Chairman

Date

DIXIELAND COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN

ADJUSTED 2015 BUDGET	2016 PROPOSED	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED
	179,445	183,000	187,000	191,000	195,000	199,000	203,000	207,000	211,000	215,000
Tax Increment	15,800	9,400	2,700	3,300	4,300	5,300	6,300	7,300	8,300	9,300
Interest Income	541,399	82,059	12,061	9,693	(3,074)	(5,841)	(28,606)	(31,370)	(44,133)	(46,895)
Unappropriated Surplus										
TOTAL REVENUES	723,211	219,530	201,761	203,993	196,226	198,459	180,694	182,930	175,167	177,405

EXPENSES:

Corridor Enhancements:

Small Project Assistance	156,375	90,000	20,000	20,000	10,000	10,000	10,000	10,000	10,000	10,000
Parking and Access Program		0	0	0	0	0	0	0	0	0
Redevelopment Plan Update		0	0	0	0	0	0	0	40,000	40,000
Medians & Gateway Features - Const		0	0	0	0	0	0	0	0	0
Alley Improvements	358,034	0	40,000	20,000	20,000	20,000	0	0	0	0
SFLA Test Projects		0	0	0	0	0	0	0	0	0
SFLA Corridor Improvements	91,429	80,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000

Miscellaneous:

Landscape & Maintenance by Others	1,000	1,000	1,030	1,061	1,093	1,126	1,194	1,230	1,267	1,305
Operating Expenses	103,711	97,102	99,000	101,000	103,000	105,000	109,000	111,000	113,000	115,000
Annual Report	852	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Enhancements	0	0	0	0	0	0	0	0	0	0
Publications and Promotions	9,208	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Alley Maintenance	2,602	1,702	2,000	2,200	2,400	2,600	3,000	3,200	3,400	3,600
TOTAL EXPENSES	723,211	277,304	219,530	201,761	203,993	196,226	180,694	182,930	175,167	177,405

UNAPPROPRIATED SURPLUS:

Beginning Balance	713,970	172,571	90,512	63,382	51,321	41,628	44,703	79,149	110,520	154,653
Sources / (Uses)	(541,399)	(82,059)	(27,130)	(9,693)	3,074	5,841	28,606	31,370	44,133	46,895
Ending Balance	172,571	90,512	63,382	51,321	41,628	44,703	79,149	110,520	154,653	201,548

**DOWNTOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2015 BUDGET	2016 PROPOSED	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED
REVENUES:											
Tax Increment Revenues	907,988	985,252	1,025,000	1,066,000	1,087,000	1,109,000	1,131,000	1,154,000	1,177,000	1,201,000	1,225,000
City Subsidy	40,000										
Investment Income	24,927	10,048	9,316	9,256	9,896	11,463	13,833	17,239	21,562	26,838	28,180
Misc. Revenues	67,101	14,280									
Unappropriated Surplus	305,996	48,214	(22,611)	2,415	(21,202)	(46,687)	(72,915)	(101,117)	(131,172)	(964,341)	(991,281)
TOTAL REVENUES	1,346,012	1,057,794	1,011,705	1,077,671	1,075,694	1,073,776	1,071,918	1,070,122	1,067,390	263,497	261,899

EXPENSES:

Debt Service :

Downtown Streetscape Loan (Paid 2015)	59,878										
Lake Mirror Park (Paid 2016)	350,000										
Debt Service-Residential Redevelopment	802,228	802,228	802,228	802,228	802,228	802,228	802,228	802,228	802,228		

Miscellaneous Projects:

Residential Redevelopment-Land Acquisition	350										
Mowing	22,056	10,300	10,403	10,507	10,612	10,718	10,825	10,934	11,043	11,153	11,265
Oak Street Parking - Phase I	30,000	10,000	12,000	14,000	16,000	18,000	20,000	22,000	24,000	26,000	28,000
Oak Street Parking - Phase II		115,000									

Operating:

Tax Increment Refunds	55,000	60,000	125,000	187,000	181,000	175,000	169,000	163,000	156,000	150,000	144,000
Annual Audit/Reporting Requirements	4,500	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263
Other Operating Expenses		55,466	57,130	58,844	60,609	62,427	64,300	66,229	68,216	70,263	72,371
Saturday Garbage Collection	17,000										
Bay Street	5,000										

TOTAL EXPENSES

	1,346,012	1,057,794	1,011,705	1,077,671	1,075,694	1,073,776	1,071,918	1,070,122	1,067,390	263,497	261,899
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UNAPPROPRIATED SURPLUS:

Beginning Balance	493,081	187,085	138,871	161,482	159,067	180,268	226,956	299,871	400,988	532,159	1,496,500
Sources/(Uses)	(305,996)	(48,214)	22,611	(2,415)	21,202	46,687	72,915	101,117	131,172	964,341	991,281
Ending Balance	187,085	138,871	161,482	159,067	180,268	226,956	299,871	400,988	532,159	1,496,500	2,487,782

**MID-TOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2015 BUDGET	2016 PROJECTED	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED
REVENUES:											
Tax Increment	1,656,823	2,174,949	2,218,000	2,262,000	2,307,000	2,353,000	2,400,000	2,448,000	2,497,000	2,547,000	2,598,000
Interest Income	350,000	138,000	71,000	28,000	26,000	26,000	35,000	38,000	36,000	48,000	47,000
Surplus Land Sale Proceeds	895,683										
Residential Redevelopment - Rental Income	21,685	20,000									
Misc. Revenues	17,249							147,580			
Unappropriated Surplus	2,282,130	2,880,687	1,762,495	1,124,215	39,305	6,778	(235,356)	(219,666)	45,602	(301,282)	14,277
TOTAL REVENUES	5,223,570	5,213,636	4,051,495	3,414,215	2,372,305	2,385,778	2,199,644	2,413,914	2,578,602	2,293,718	2,659,277

EXPENSES:

	ADJUSTED 2015 BUDGET	2016 PROJECTED	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED
Neighborhoods:											
Ingraham Avenue Enhancements	7,330	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
Northeast Neighborhood	650,917	400,000	250,000	250,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000
Parkview Place Pedestrian Improvements											
Northwest Neighborhood	608,829	990,000	600,000	600,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000
Brunnell Parkway (Memorial to 10th Street)	50,000	50,000									
Brunnell Parkway (W. Parker St to Memorial)	11,177	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354
Landscape US 98 - Memorial to 10th Street	10,882	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354
Landscape US 98 - Griffin to 10th Street	4,520	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
Landscape Parker Street	2,275										
Landscape Intown By-Pass	405										
Lincoln Avenue Sidewalk	350,000	350,000									
Providence Rd. - W. 10th St. to Griffin Road	8,400	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
Landscape Intown Bypass	235	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
MLK - (Memorial to 10th Street)	35,000										
Other Pedestrian Enhancements	164,195										
820 N. Massachusetts Ave	11,092	12,500	12,875	13,261	13,659	14,069	14,491	14,926	15,373	15,835	16,310
E. Main Street Landscaping Maintenance											
Corridor Enhancements:											
E. Main Street Connector	27,969										
Lake Beulah Enhancements	20,000										
W. Lake Parker/Lakeshore Trail Improvements	340,273	350,000	350,000								
Bella Vista Trail	571,835										
Rose Street Enhancements	40,000										
Citrus Connection Services (LAMTD Agreement)		155,000	155,000	155,000	155,000	155,000	155,000	155,000	155,000	155,000	155,000
Memorial Blvd	660,000	800,000	900,000	700,000	560,000	550,000	350,000	350,000	350,000	350,000	350,000
Intown By-Pass	12,750										
Miscellaneous:											
Operating Expenses	173,248	295,536	304,402	313,534	322,940	332,628	342,607	352,885	363,472	374,376	385,607
Small Project Assistance	432,500	435,000	350,000	350,000	350,000	350,000	350,000	350,000	400,000	400,000	400,000
Owner-Occupant Acq. & Relocate Program	13,800										
Property Management	30,000	51,000	52,530	53,581	54,652	55,745	56,860	57,997	59,157	60,340	61,547
Affordable Housing	42,500	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Medical District Master Plan	7,787										
Redevelopment of Massachusetts Ave Properties	859,195	750,000	500,000	400,000							
CRA Annual Report	2,616	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263
East Main Street Master Plan	82,240	500,000	500,000	500,000	400,000	400,000	400,000	300,000	300,000	300,000	300,000
TOTAL EXPENSES	5,223,570	5,213,636	4,051,495	3,414,215	2,372,305	2,385,778	2,199,644	2,413,914	2,578,602	2,293,718	2,659,277

UNAPPROPRIATED SURPLUS:

Beginning Balance	8,421,972	6,139,842	3,259,155	1,496,660	372,445	333,140	326,362	561,718	781,384	735,782	1,037,063
Sources / (Uses)	(2,282,130)	(2,880,687)	(1,762,495)	(1,124,215)	(39,305)	(6,778)	235,356	219,666	(45,602)	301,282	(14,277)
Ending Balance	6,139,842	3,259,155	1,496,660	372,445	333,140	326,362	561,718	781,384	735,782	1,037,063	1,022,787

[Home Page](#) » [Return To Search Results](#)

Parcel Details: 24-28-18-202500-000110



Owners

CHAS P SMITH & ASSOCIATES PA CPA 100%

Mailing Address

Address 1 **1509 S FLORIDA AVE STE 1**
 Address 2
 Address 3 **LAKELAND FL 33803-2258**

Site Address

Address 1 **205 E ORANGE ST**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33801**

Parcel Information

Neighborhood **6666.05**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **PIERCE HARRY L SUB PB 1 PG 48**
 Property (DOR) **Banks (S&L, Financial Insts.)**
 Use Code **(Code: 2300)**
 Acreage **1.03**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS/LKLD DDA (Code: 91511)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

PIERCE HARRY L SUB PB 1 PG 48 LOTS 11 THRU 14 & ALLEY CLOSED BY COMMISSIONERS BETWEEN LOTS 11 & 12& 13 & 14

Area Map



Recorded Plat

[Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel](#)

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Mapping Worksheets (plats) for 242818

[Mapping Worksheet Info](#)
[Section_242818.pdf](#)

Linked Tangible Personal Property Accounts

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel.

TPP Account(s)

List of Accounts

Sales History

Note: If you wish to obtain a copy of a deed on this parcel click on the blue OR Book/Page number. Doing so will access the Polk County Clerk of the Courts Official Records Search. Click here for a list of the [system requirements](#). Once the document opens click the printer icon to print the document. If the deed does not have a blue link to official records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of that deed you will need to contact the Clerk's Indexing Department at 863-534-4516. If the Type Inst is an R it is not available through the Clerk of the Court. To order R type instruments you need to contact the Property Appraiser.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
09227/00224	04/2014	W	I	CHAS P SMITH & ASSOCIATES PA CPA	\$100
09014/01283	07/2013	W	I	SMITH LUFFMAN GOLOTKO LLC	\$1,150,000
/18845	09/2005	R	I		\$0
1241/0530	08/1969		E		\$100

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year Name	Value
	Senior Exemption(Additional Homestead Exemption for Persons 65 and Older):				
	For the 2015 tax year, the allowable total household adjusted gross income received during 2014 could not exceed \$28,448. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE . Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property . If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.				

Buildings

BUILDING 1 (1510 - CENTRAL BANK)

Building Characteristics

205 E ORANGE ST

Total Under Roof: 25,929 sqft

Living Area (as originally constructed): 23,238 sqft

Actual Year Built: 1972

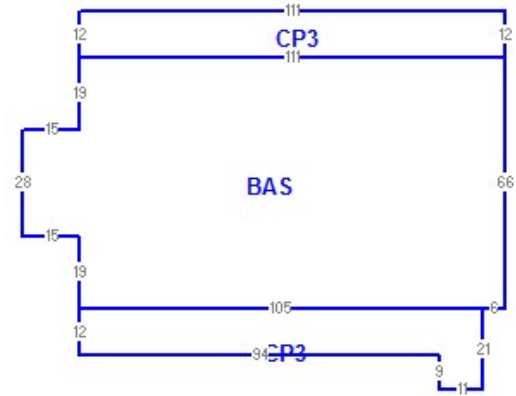
Effective Year: 1972

Wall Structure: CONCRETE

Element	Units	Information
HEAT CODE		ACP
EXTERIOR WALL		NONE
WALL HEIGHT	10	
LIVING UNITS	1	

Stories

3



Building Subareas

Code	Description	Total
BAS	BASE AREA	23238
CP3	CANOPY 30%	1359
CP3	CANOPY 30%	1332
Total Under Roof		25,929 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	MAC	ASPHALT	0	0	0	23041	1972
2	CRB	CURB CONC (LIN FT)	0	0	0	400	1972
3	PKB	PARKING BUMPER	0	0	0	24	1972
4	EO3	ELEV 3 STOPS	1	0	0	1	1972

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **LAKELAND/SWFWMD/LKLD MASS/LKLD DDA** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	0	0	44880

* for current Future Land Use (Zoning) contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Tuesday, January 26, 2016 at 2:18:10 AM). All information BELOW this notice is from the 2015 Tax Roll, except where otherwise noted.

Value Summary (2015)

Desc	Value
Land Value	\$390,456
Building Value	\$377,118
Misc. Items Value	\$32,601
Land Classified Value	\$0

Just Market Value	\$800,175
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$800,175
Exempt Value (County)	\$0
Taxable Value (County)	\$800,175

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2015)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$800,175	\$5,426.39	\$0	\$0.00	\$800,175	\$5,426.39
POLK COUNTY SCHOOL BOARD - STATE	4.901000	\$800,175	\$3,921.66	\$0	\$0.00	\$800,175	\$3,921.66
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$800,175	\$1,798.79	\$0	\$0.00	\$800,175	\$1,798.79
CITY OF LAKELAND	5.564400	\$800,175	\$4,452.49	\$0	\$0.00	\$800,175	\$4,452.49
SOUTHWEST FLA WATER MGMT DIST	0.348800	\$800,175	\$279.10	\$0	\$0.00	\$800,175	\$279.10
LAKELAND DDA	2.000000	\$800,175	\$1,600.35	\$0	\$0.00	\$800,175	\$1,600.35
LAKELAND MASS TRANSIT	0.500000	\$800,175	\$400.09	\$0	\$0.00	\$800,175	\$400.09
		Assessed Taxes:	\$17,878.87	Tax Savings:	\$0.00	Total Taxes:	\$17,878.87

Taxes

Desc	Last Year	2015 Final
Taxing District	LAKELAND/SWFWMD/LKLD MASS/LKLD DDA (Code: 91511)	LAKELAND/SWFWMD/LKLD MASS/LKLD DDA (Code: 91511)
Millage Rate	21.6047	22.3437
Ad Valorem Assessments	\$17,364.65	\$17,878.87
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$17,364.65	\$17,878.87

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values

2014

Land Value	\$390,456.00
Building Value	\$379,322.00
Misc. Items Value	\$33,966.00
Just Value (Market)	\$803,744.00

SOH Deferred Val	\$0.00
Assessed Value	\$803,744.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$803,744.00

2013

Land Value	\$390,456.00
Building Value	\$1,051,095.00
Misc. Items Value	\$61,173.00
Just Value (Market)	\$1,502,724.00
SOH Deferred Val	\$0.00
Assessed Value	\$1,502,724.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$1,502,724.00

2012

Land Value	\$390,456.00
Building Value	\$1,104,509.00
Misc. Items Value	\$63,273.00
Just Value (Market)	\$1,558,238.00
SOH Deferred Val	\$0.00
Assessed Value	\$1,558,238.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$1,558,238.00

2011

Land Value	\$390,456.00
Building Value	\$1,185,327.00
Misc. Items Value	\$65,816.00
Just Value (Market)	\$1,641,599.00
SOH Deferred Val	\$0.00
Assessed Value	\$1,641,599.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$1,641,599.00

DISCLAIMER:

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Last Updated: Tuesday, January 26, 2016 at 2:18:10 AM

[Home Page](#) » [Return To Search Results](#)

Parcel Details: 24-28-18-203000-019022

[TAX EST](#)
[PRT CALC](#)
[PRC](#)
[TRIM](#)
[TAX BILL](#)

Owners

LOPEZ ENRIQUE 100%

Mailing Address

Address 1 **7027 WALT WILLIAMS RD**
 Address 2
 Address 3 **LAKELAND FL 33809-5621**

Site Address

Address 1 **802 N MASSACHUSETTS**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33801**

Parcel Information

Neighborhood **6666.06**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **SCHIPMANS SURVEY DB G PG 360 361**
 Property (DOR) **Auto Sales/Svc (Dealerships)**
 Use Code **(Code: 2700)**
 Acreage **0.56**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**

Property Desc

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SCHIPMANS SURVEY DB G PG 360 361 BLK 19 LOT 2 & LOT 4 LESS R/W FOR LAKELAND IN-TOWN BYPASS AS DESC IN OR 4397 PG 169

Area Map



Mapping Worksheets (plats) for 242818

[Mapping Worksheet Info](#)
[Section_242818.pdf](#)

Linked Tangible Personal Property Accounts

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel.

TPP Account(s)

List of Accounts

Sales History

Note: If you wish to obtain a copy of a deed on this parcel click on the blue OR Book/Page number. Doing so will access the Polk County Clerk of the Courts Official Records Search. Click here for a list of the [system requirements](#). Once the document opens click the printer icon to print the document. If the deed does not have a blue link to official records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of that deed you will need to contact the Clerk's Indexing Department at 863-534-4516. If the Type Inst is an R it is not available through the Clerk of the Court. To order R type instruments you need to contact the Property Appraiser.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
5938/0620	09/2004	W	V	LOPEZ ENRIQUE	\$137,900
4572/2114	11/2000	W	V	SALYERS MELVIN DARRELL JR	\$140,000
1700/1545	05/1976	W	E		\$100

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year Name	Value
	Senior Exemption(Additional Homestead Exemption for Persons 65 and Older):				
	For the 2015 tax year, the allowable total household adjusted gross income received during 2014 could not exceed \$28,448. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE . Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property . If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.				

Buildings

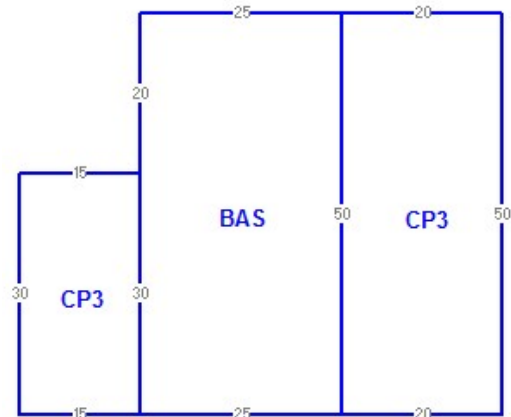
BUILDING 1 (1449 - SERVICE (REPAIR) GARAGE)

Building Characteristics

Total Under Roof: 2,700 sqft
Living Area (as originally constructed): 1,250 sqft
Actual Year Built: 1982
Effective Year: 1990
Wall Structure: WOOD FRAME

Element	Units	Information
HEAT CODE		NA
EXTERIOR WALL		NONE
LIVING UNITS	1	
WALL HEIGHT	20	
Stories	1	

802 N MASSACHUSETTS



Building Subareas

Code	Description	Total
BAS	BASE AREA	1250
CP3	CANOPY 30%	1000

CP3 CANOPY 30%

450

Total Under Roof

2,700 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	FEN1	FENCE AVERAGE QUALITY	0	0	0	45	1992
2	FEN1	FENCE AVERAGE QUALITY	0	0	0	145	1992
3	FEN1	FENCE AVERAGE QUALITY	0	0	0	45	1992
4	FEN1	FENCE AVERAGE QUALITY	0	0	0	100	1992

PERMITS

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Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	0	0	4499
2	* Commercial/Industrial	N	S	0	0	19843

* for current Future Land Use (Zoning) contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Thursday, January 21, 2016 at 2:27:30 AM). All information BELOW this notice is from the 2015 Tax Roll, except where otherwise noted.

Value Summary (2015)

Desc	Value
Land Value	\$103,454
Building Value	\$15,221
Misc. Items Value	\$1,717
Land Classified Value	\$0
Just Market Value	\$120,392
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$120,392
Exempt Value (County)	\$0
Taxable Value (County)	\$120,392

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2015)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$120,392	\$816.44	\$0	\$0.00	\$120,392	\$816.44
POLK COUNTY SCHOOL BOARD - STATE	4.901000	\$120,392	\$590.04	\$0	\$0.00	\$120,392	\$590.04
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$120,392	\$270.64	\$0	\$0.00	\$120,392	\$270.64

CITY OF LAKELAND	5.564400	\$120,392	\$669.91	\$0	\$0.00	\$120,392	\$669.91
SOUTHWEST FLA WATER MGMT DIST	0.348800	\$120,392	\$41.99	\$0	\$0.00	\$120,392	\$41.99
LAKELAND MASS TRANSIT	0.500000	\$120,392	\$60.20	\$0	\$0.00	\$120,392	\$60.20
		Assessed Taxes:	\$2,449.22	Tax Savings:	\$0.00	Total Taxes:	\$2,449.22

Taxes

Desc	Last Year	2015 Final
Taxing District	LAKELAND/SWFWMD/LKLD MASS (Code: 91510)	LAKELAND/SWFWMD/LKLD MASS (Code: 91510)
Millage Rate	19.6047	20.3437
Ad Valorem Assessments	\$2,358.73	\$2,449.22
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$2,358.73	\$2,449.22

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use the [Property Tax Estimator](#) to estimate taxes for this account.

Prior Year Final Values

2014

Land Value	\$103,454.00
Building Value	\$15,302.00
Misc. Items Value	\$1,737.00
Just Value (Market)	\$120,493.00
SOH Deferred Val	\$283.00
Assessed Value	\$120,210.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$120,210.00

2013

Land Value	\$103,454.00
Building Value	\$16,004.00
Misc. Items Value	\$1,756.00
Just Value (Market)	\$121,214.00
SOH Deferred Val	\$11,932.00
Assessed Value	\$109,282.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$109,282.00

2012

Land Value	\$19,121.00
Building Value	\$16,836.00
Misc. Items Value	\$238.00

Just Value (Market)	\$36,195.00
SOH Deferred Val	\$14,897.00
Assessed Value	\$21,298.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$21,298.00

2011

Land Value	\$19,121.00
Building Value	\$0.00
Misc. Items Value	\$241.00
Just Value (Market)	\$19,362.00
SOH Deferred Val	\$0.00
Assessed Value	\$19,362.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$19,362.00

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Last Updated: Thursday, January 21, 2016 at 2:27:30 AM

From: [William Wainwright](#)
To: [Hendler, Patricia](#)
Cc: tim@parkerstreetministries.org
Subject: Request for Extension on 728 E Peachtree
Date: Thursday, January 07, 2016 10:20:24 AM
Attachments: [image002.png](#)

Hi Patricia,

I wanted to reach out to you in regards to our work on the house at 728 E Peachtree St. We are aware of the upcoming finish date that you have on file for the work to be completed by the end of January; unfortunately, we have run into some slowdowns. Due to a delay in the arrival of some of the materials and a conflict of scheduling with one of our subcontractors, we are seeking a four-month extension with a new finish date to be set in May.

If you do need to see where we are at in the process, please contact our offices, so we can set up a time to meet you on site. If there is anything else you might need from us, please let us know.

Thanks for your consideration.

William Wainwright
FACILITIES & NEIGHBORHOOD SERVICES



719 N MASSACHUSETTS AVENUE, LAKELAND, FL 33801
TEL (863) 682-4544 www.parkerstreetministries.org

Please consider the environment before printing this e-mail.

From: [Brian Goding](#)
To: [Travis, Nicole](#)
Subject: Hillcrest Coffee Grant Extension Request
Date: Monday, January 04, 2016 12:04:38 PM

Nicole,

Happy New Year!

Hillcrest Coffee has made much progress and is closing in on completion of the project. However, several items still need to be completed or installed. An extension of the Facade Improvement and Food-Related Services Matching Grants is humbly requested.

Completed since last progress report:

- o Passed plumbing rough-in inspection
- o Passed electrical rough-in inspection
- o New finish framing and drywall installed
- o Installed new high efficiency A/C unit and replaced all ductwork
- o Refinished ceiling and installed high efficiency recessed can lights
- o Other light fixtures installed throughout
- o Serving counter and cabinets installed
- o Bar front utilizing repurposed doors installed
- o Fireplace restoration
- o New interior columns constructed
- o All carpeting removed, wood floors repaired sanded, and refinished
- o 4 new prairie-style exterior wood doors installed and stained
- o Front porch sub-floor installed
- o Front porch tongue and groove installed
- o Roof repairs and metal rainwater diversion installed
- o Broken windows replaced
- o Non-contributing structure demolished
- o Concrete ramp to front porch poured
- o Sidewalk and bicycle pads poured
- o New concrete steps poured
- o Custom Bicycle racks ordered
- o Primed and painted first coat inside

Remaining items to complete:

- o Install bathroom tile (material purchased and on site)
- o Plumbing finish work/ Install new toilets, equipment and grease trap (purchased and on site)
- o Install bike racks (ordered in November, delivery expected late January)
- o Install rails for ramp (obtaining cost estimates from P and A Welding)
- o Finish repair of front porch columns
- o Paint exterior columns, trim, windows, brackets, porch ceiling
- o Install all signage
- o Install exterior lights
- o Grade site

- o Pour new driveway connection to Missouri Ave
- o Install pervious pavers
- o Install parking stops and signage
- o Install Florida native landscaping and plant identifiers
- o Apply final coat of interior paint
- o Furnish and decorate
- o Obtain final permits/ Certificate of Occupancy

Thank you for all of your patience and support as we put the finishing touches on this project!

Sincerely,

Brian Goding
Hillcrest Coffee, LLC

Memo

To: CRA Advisory Board
From: Judith Keller
CC: Nicole Travis, Jean Wright
Date: January 28, 2016
Re: Design Assistance Grant Request: 1645 Lakeland Hills Blvd.

Attached is the signed application for a Design Assistance Grant and photographs. Staff scoring for the property at 1645 Lakeland Hills Blvd garnered all 105 possible points. The property is on a Tier 1 corridor and is a corner property. The proposed work includes both building and site improvements and the budget is estimated over \$100,000. Staff verified that the Architectural Firm of Furr & Wegman will do the work.

The property has 275' of linear frontage and therefore is eligible for a grant in the amount of \$4125.00 for design services.

Staff recommends approval of this request.

Nicole Travis
Community Redevelopment Agency
228 south Massachusetts Avenue
Lakeland FL 33801

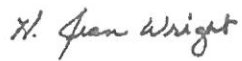
Dear Nicole,

Thank you for the opportunity to apply for this program which will allow me to update this property and enhance our community Business Corridors.

The anticipated budget for the project will be \$109,000 to \$150,000.

Please let me know if you have any questions or need any other information.

Sincerely,



H. Jean Wright

Owner

Community Redevelopment Agency
228 South Massachusetts Avenue
Lakeland, Florida 33801

Date: 1/5/2016

DESIGN ASSISTANCE APPLICATION
Midtown Community Redevelopment Area

Business Name: BRIECON Type of Business: BLD OWNER
Location of Business: 1645 LAKELAND HILLS BLVD
Property Owner: BRIECON H JEAN WIRGHT Phone: 863-698-3705
Contact Person (If different from owner): H JEAN WRIGHT
Email Address: P O BOX 2727, LAKELAND FL 33806
Property owner's Mailing Address: JWRIGHT@APPLYACTION.COM

Design Assistance will be provided to select Property Owners through contracts that the City of Lakeland/Lakeland Community Redevelopment Agency has with architectural design firms. The Architect will provide select Property Owner(s) with the following services:

Scope of Services

1. Consultation(s) with the Owner to discuss needs, desires and possible budget. City staff to be present at meeting.
2. Photograph existing building
3. Provide either 2D Photoshop or hand-drawn concept of building street elevation showing suggested changes, preliminary colors and possible signage.

General description of proposed improvements:

Façade Awnings/Canopies Signs Walls/Fencing/Landscaping

Community Redevelopment Coordinator, Staff use only

Date of initial contact: 1/17/2016 Electronic submission In person

Staff representative: Judith Keller

Design Professional: Furr & Wegman

Pre-Application Meeting Post-Application Meeting

CRA Advisory Board: Approved Denied

Property Site File Number: _____

Architectural Firm (please select one):

Furr & Wegman Architects
625 East Orange Street
Lakeland, FL 33801

Straughn Trout Architects, LLC
625 East Orange Street
Lakeland, FL 33803
www.straughntrout.com

Lunz Prebor Fowler Architects
58 Lake Morton Drive
Lakeland, FL 33801
www.lunz.com

Swilley Curtis Mundy Hunnicutt Associates Architects
1036 south Florida Avenue
Lakeland, FL 33803
www.scmharch.com

Wallis Murphey Boyington Architects
110 South Kentucky Avenue
Lakeland, FL 33801
www.wmbarchs.com

**Samuel G. Sheets & associates, PA Architecture,
Planning, Energy-Conscious Design**
1804 South Florida Avenue
Lakeland, FL 33803

Project Description (Please provide a brief, general description in each section below)

Building's existing and new use(s)

This building houses 4 offices currently.

Damage or required repairs forcing improvements

none known

Desired improvements

Facade / signage / esthetics to make building more appealing to prospective tenants as well as existing tenants and the community in general

Attachments: Application submittal should include the following attachments:

- Project Budget
- Photographs of the existing building and the proposed project area

Owner's Signature

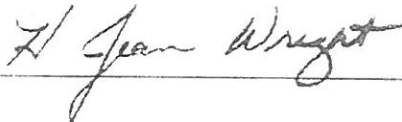
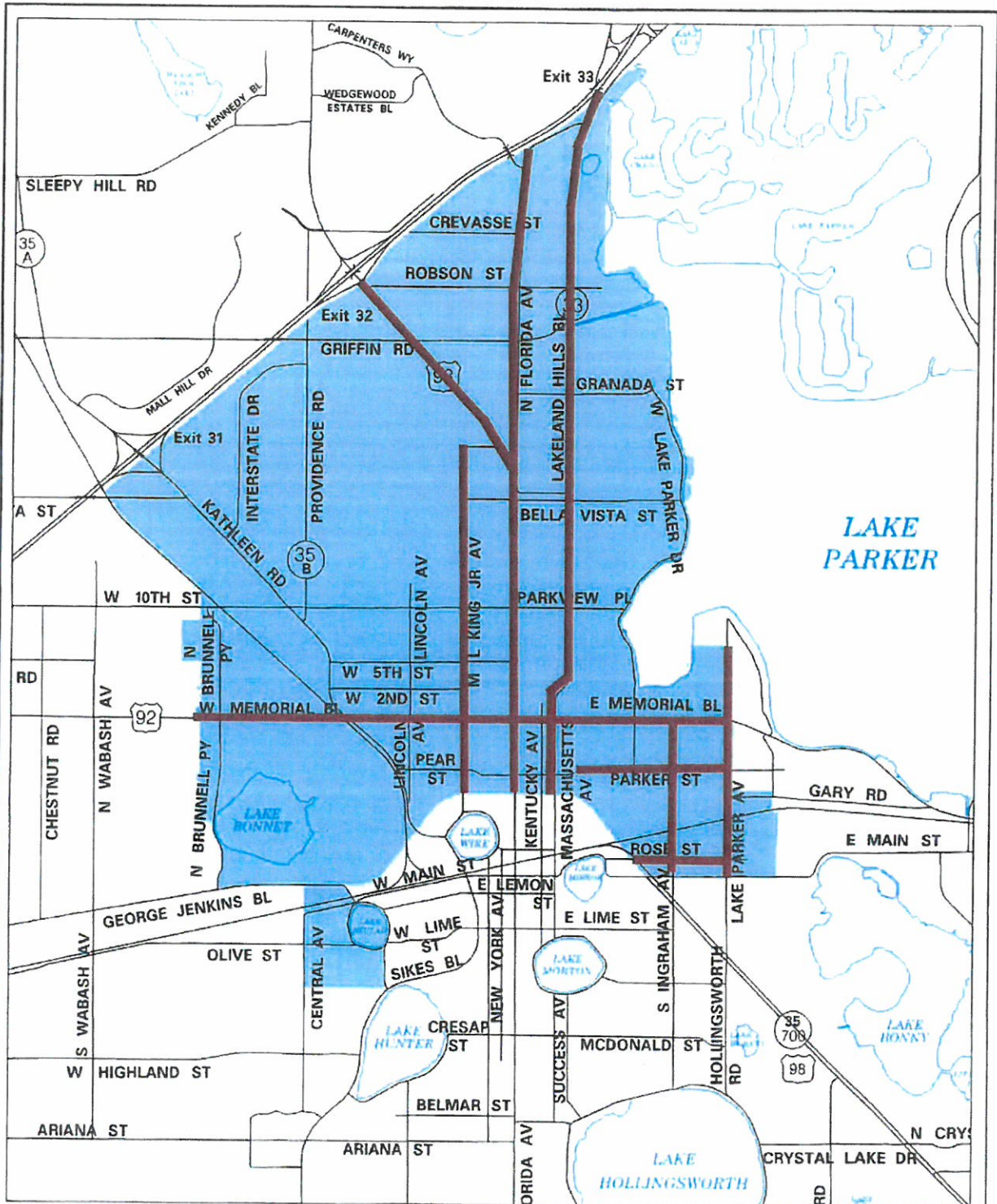


Exhibit A



:\cd\CRA\Midtown.dgn

 MID-TOWN COMMUNITY REDEVELOPMENT AREA



Property Description

Parcel ID: 242807173500006100
Owner1: BRIECON LLC
Location: 1645 LAKELAND HILLS
Address: BLVD
City/St/Zip: LAKELAND FL 33805

MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

PROPERTY DESC DISCLAIMER:

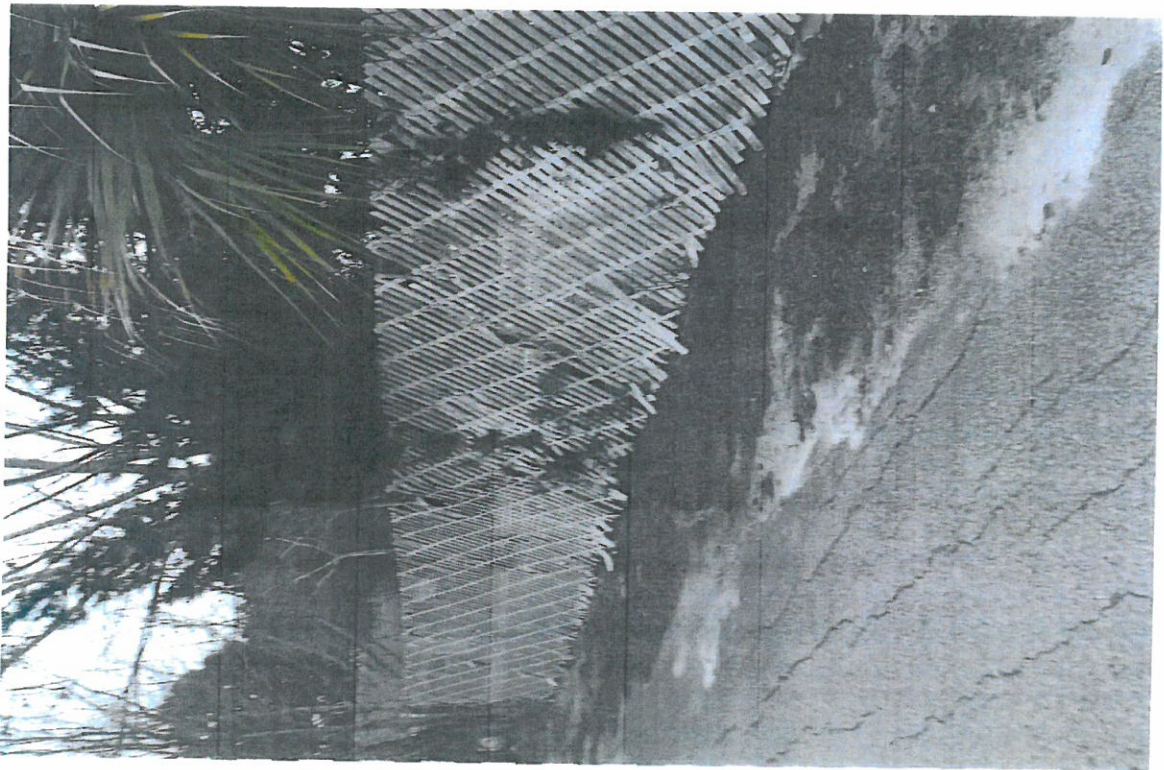
This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

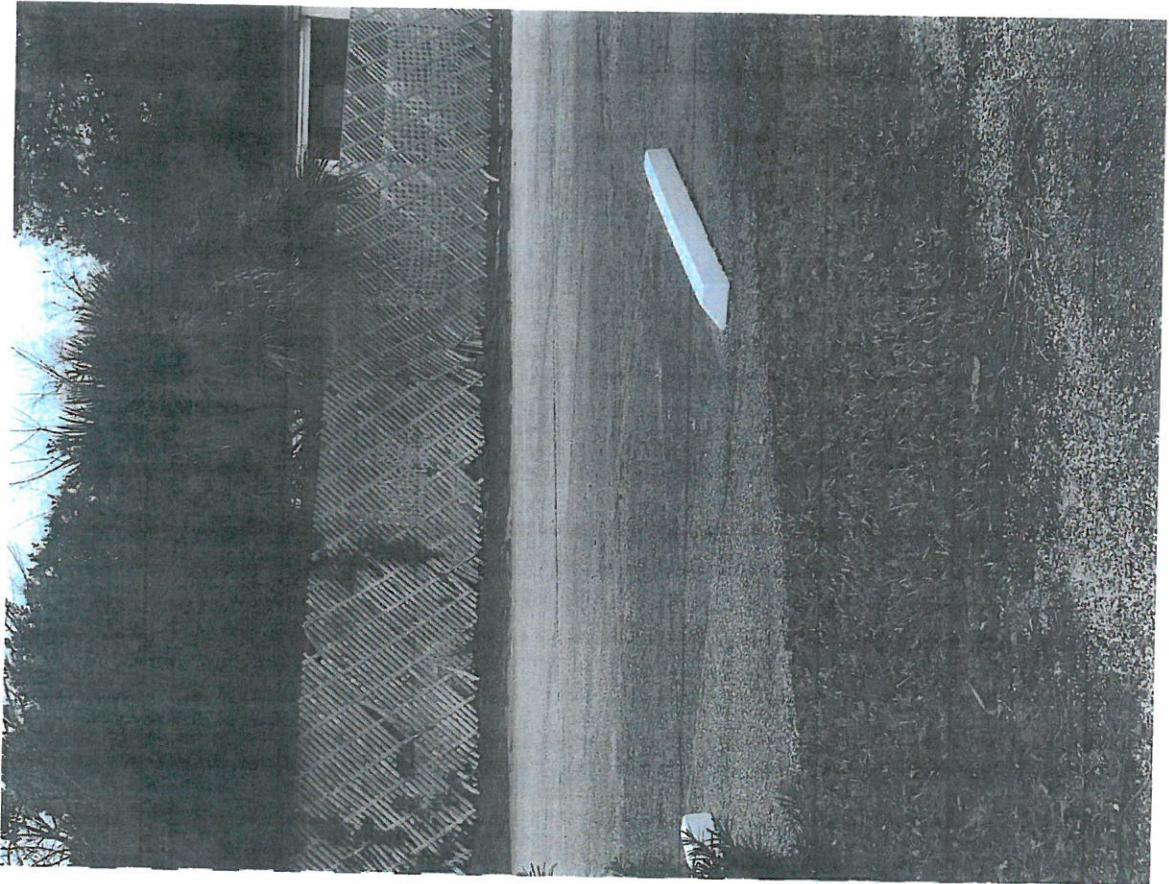
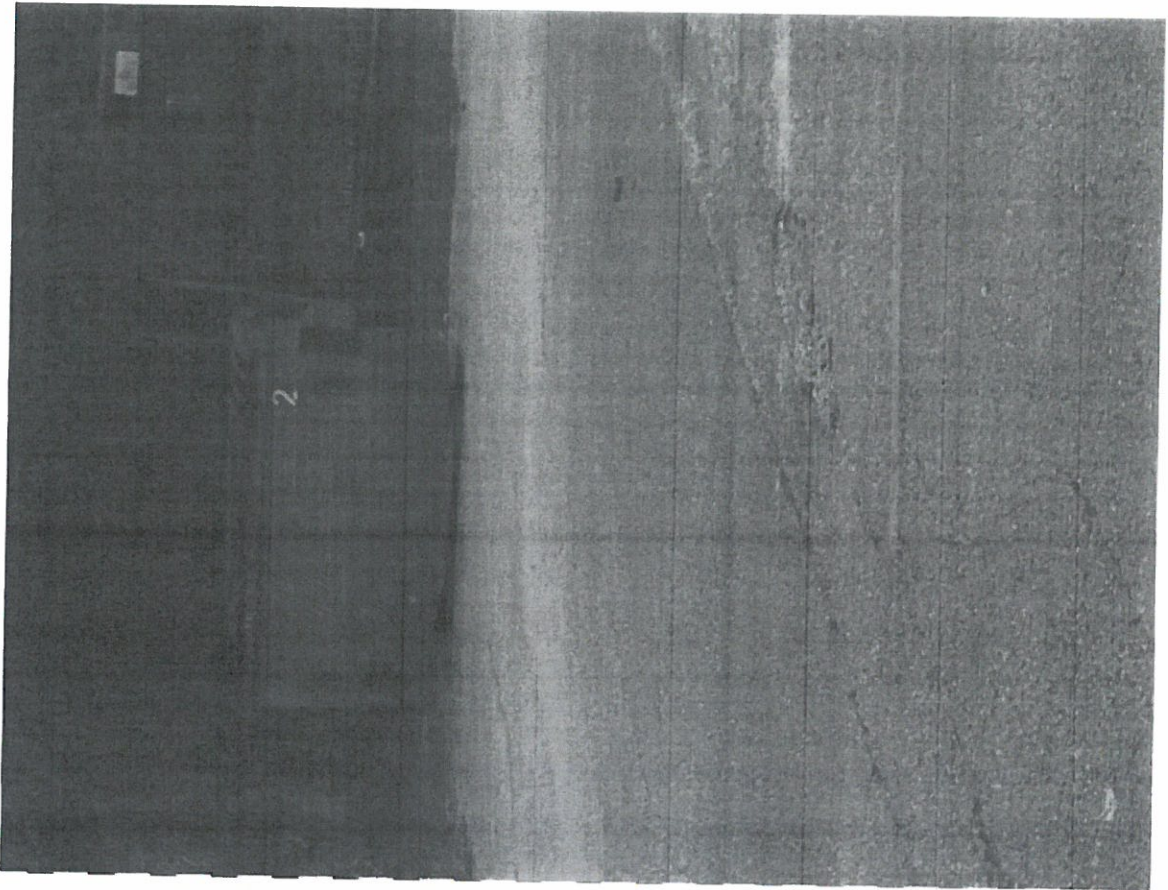


Property Description:

LAKE PARKER HEIGHTS SUB PB 8 PG 2 BLK F LOTS 10 11 & E 35 FT OF 12









Memo

To: CRA Advisory Board
From: Judith Keller
CC: Nicole Travis, Mr. Frank Kendrick
Date: January 22, 2016
Re: **Commercial Corridor Façade and Site Improvement Grant
Request for 311 E Parker Street**



Enclosed is an application from Mr. Frank Kendrick for a Commercial Corridor Façade and Site Improvement Grant. The property is located at 311 E Parker Street and one block south of the CRA owned Salvation Army campus. Kendrick is planning to relocate his business headquarters at this address. Estimates for this project range from \$278,967.21 to \$325,000 for exterior work only. Per the Grant scoring criteria, this project receives a score of 120 out of 130 points.

Per the Façade and Site Matching Grant Program, an applicant that implements the results of a design assistance grant is eligible for up to \$90,000.

Staff views this as an important project because of the size of the property and it's visibility on Massachusetts Avenue. This project will continue the synergy created by the redevelopment of the Tax Assessor's Office and the redevelopment of the former Salvation Army property. Staff recommends approval of this request and recommends matching up to \$90,000 as allowed by the grant program.

Community Redevelopment Agency
228 South Massachusetts Avenue
Lakeland, Florida 33801

Date: 01-21-2016

Business Name: NuJak Development, Inc. Type of Business: Construction
Location of Business: 311 E. Parker Street, Lakeland, FL 33801
Property Owner: Frank Kendrick Phone: 863-686-1565
Contact Person (if different from owner): _____
Email Address: fkendrick@nujak.com
Property owner's Mailing Address: 711 N. Kentucky Ave., Lakeland, FL 33801

The Commercial Corridors Façade & Site Improvement Matching Grant is a \$15,000 dollar-for-dollar matching grant that can be used towards any exterior architectural improvements to the street-side façade.

Estimated number of linear feet facing a public-right-of-way: 63 ft (If the building faces onto more than one street, such as a building located on a corner, give the estimated Frontage feet of the secondary facade 84 ft)

Requested Grant Amount \$ 75,000.00

General description of proposed improvements:

Façade Awnings/Canopies Signs Walls/Fencing/Landscaping

Community Redevelopment Coordinator, Staff use only

Date of initial contact: Oct 2015 Electronic submission In person

Staff representative: Judith Keller

Design Professional: Prebol

Pre-Application Meeting

Post-Application Meeting / by phone

CRA Advisory Board:

Approved

Denied

Property Site File Number: _____

Proposed Scope of Work:

Please provide a brief, general description of the work to be performed, materials to be used, color and material samples (if applicable).

Exterior Walls (Includes front façade, second façade (if applicable), structural, decorative and non-functional elements)

Supply & install masonry, apply 3/8 Stucco with sand finish, concrete block columns in new door opening, secure existing concrete block walls, fill existing masonry opening & finish rough openings, drill & epoxy horizontal rebar, patch & infill remaining concrete block walls

Windows/Doors

Frames, doors, and door hardware as indicated on drawing, install new storefront doors & door hardware, aluminum windows & frames, glass & glazing as indicated, glass for doors, install new view panel, aluminum projection type window & aluminum casement type egress window

Awnings/Canopies

Extruded EFIS canopies shall consist entirely of extruded cross vinyl sections

Walls/Fencing/Landscaping

Vinyl fencing shall be provided to define the property line. Landscape to be Bahia sod along hardscape bed

Painting

Repaint entire by with 2 coats, paint patched concrete block wall, caulk all door and window frames

Signage

Exterior signage (light gauge aluminum fluorescent lightning)

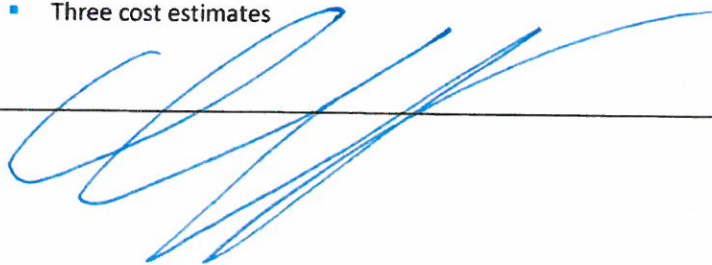
Other

Site clearing shall be performed as designated on drawings, removal of grass, trees and other vegetation topsoil stripping grubbing, removal of asphalt, repave and strip with new car stops

Attachments: Application submittal should include the following attachments:

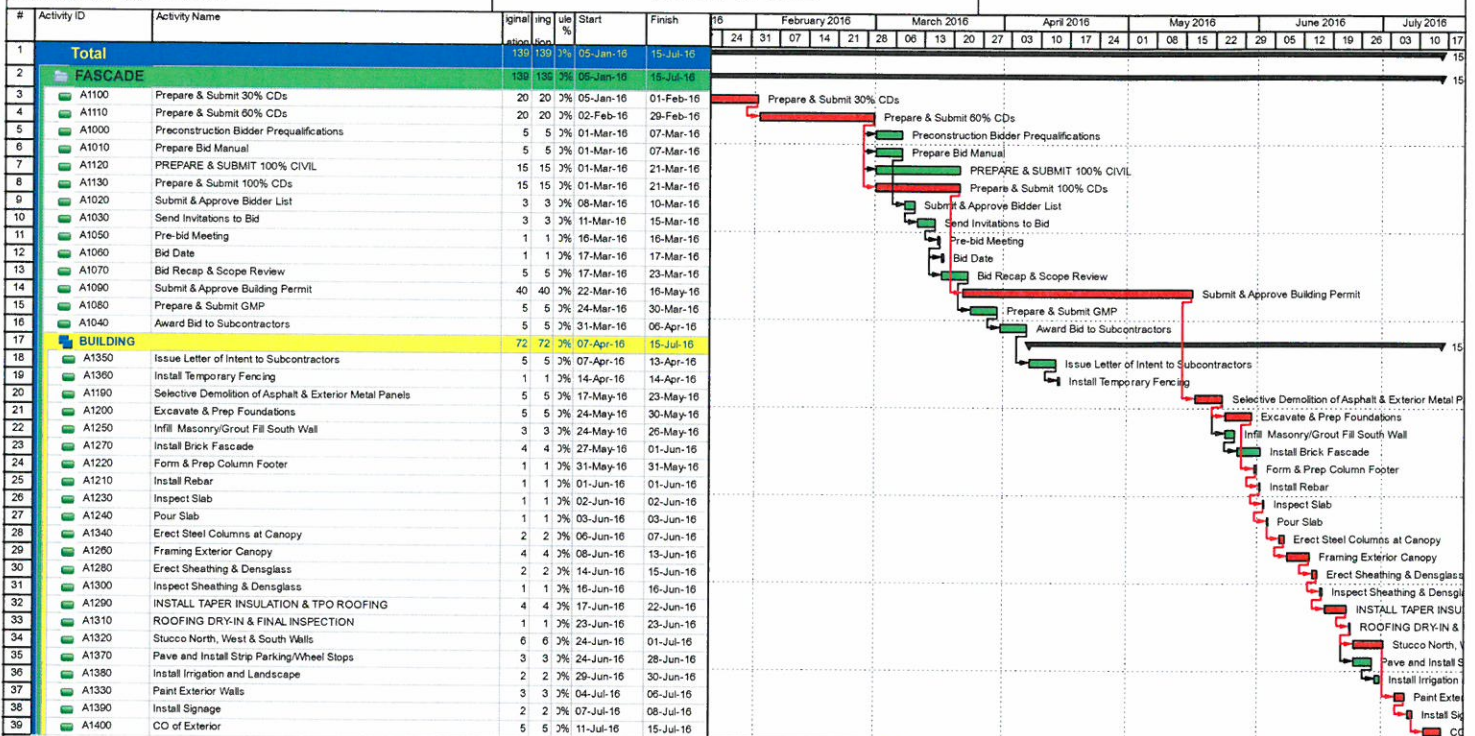
- Project Schedule
- Photographs of the existing building and proposed project area
- Schematic drawings illustrating proposed work, or pictures with project description outlines
- Certificate of Review from the Historic Preservation Board
- Three cost estimates

Owner's Signature



NUJAK OFFICE

NUJAK OFFICE



█ Actual Level of Effort
 █ Remaining Work
 █ Critical Remaining Work
 ◆ Milestone
 ▾ summary

Photos of Existing Building—711 N. Kentucky Ave., Lakeland

NUJAK



Photos of Existing Building—711 N. Kentucky Ave., Lakeland

NUJAK



Photos of Existing Building—711 N. Kentucky Ave., Lakeland

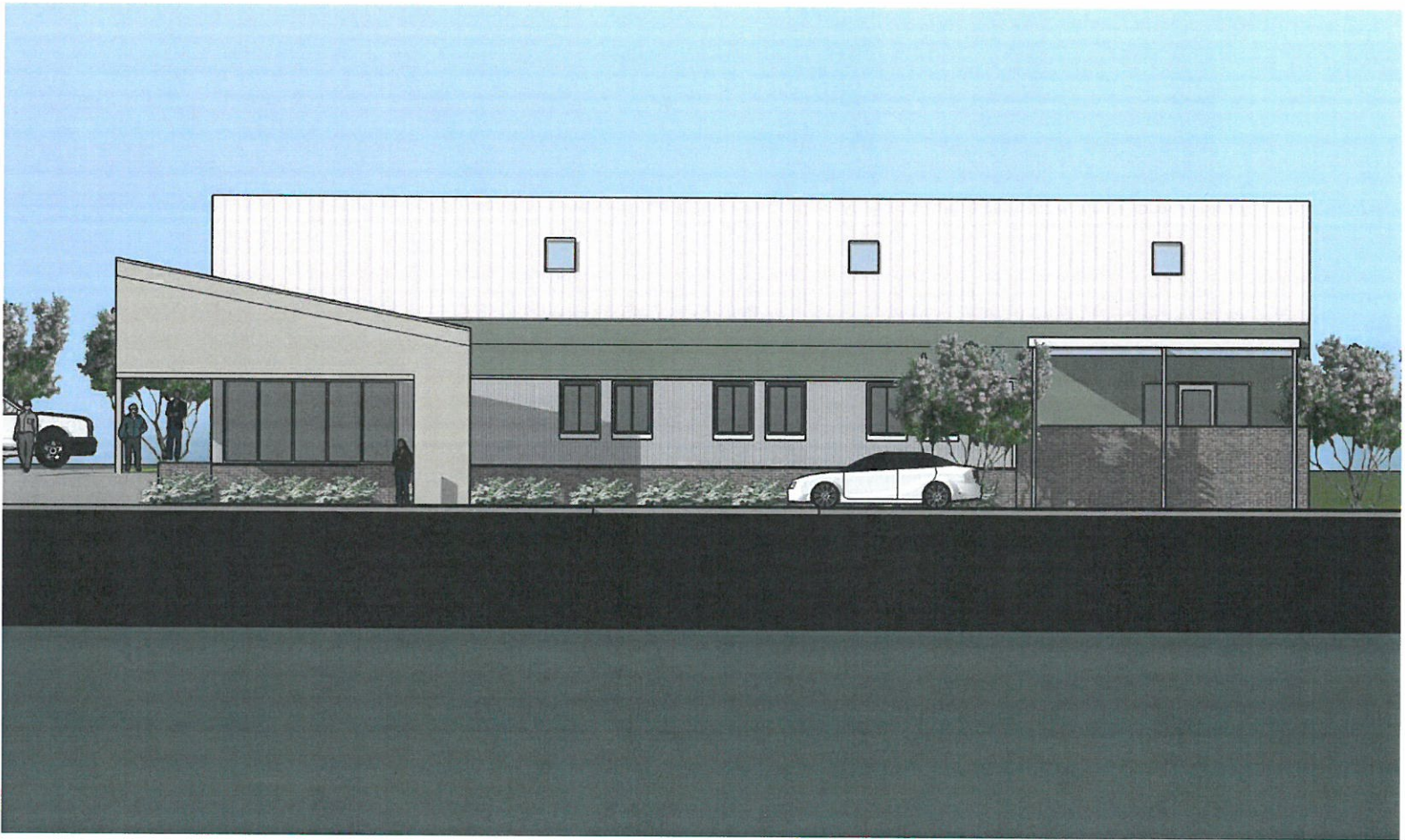


Photos of Existing Building—711 N. Kentucky Ave., Lakeland

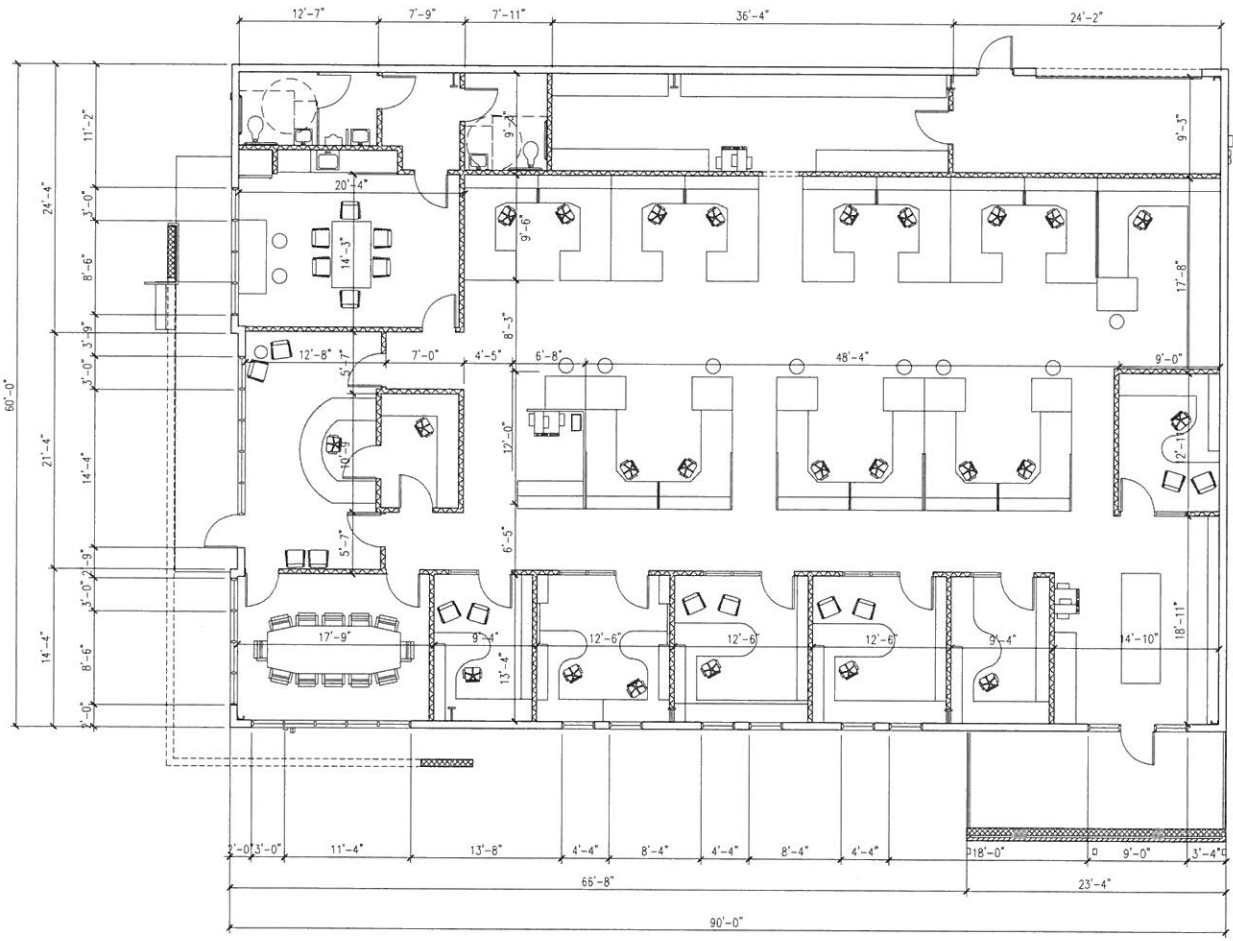














Estimated Proposal Recap - Nujak's Office

Lakeland, Fl.

DOCUMENT DATE 12/18/2015

Bid Pkg #	Package Description	Total Estimated Amount
		Nujak
2	Demolition	\$ 4,175.00
2	Sitework	\$ 42,229.22
3	Concrete	\$ 2,566.28
4	Masonry	\$ 11,465.14
5	Steel	\$ 59,258.18
6	Finish Carpentry	\$ 4,500.00
8	Doors & Windows	\$ 55,204.04
9	Finishes	\$ 6,580.28
	Subtotal	\$ 185,978.14
	General Conditions (15%)	\$ 27,896.72
	Overhead (15%)	\$ 27,896.72
	Profit Fee (20%)	\$ 37,195.63
*	Total Direct Work	\$ 278,967.21



Takeoff Worksheet

01/19/16

Job# 16011 to 16011

by Phase/Bid Item; with Notes

Assembly#	Part#	Description	Unit	Extended Quantity	Cost	Ext. Cost	Ext. Price
Job: 16011 NuJak Office Renovation							
January 19, 2016							
Mr. Frank Kendrick NuJak Companies 711 N. Kentucky Ave. Lakeland Florida 33801							
Bid proposal for: Renovations to NuJak's Office							
A). Excluded from the base bid amount or to be supplied by others:							
1) Architectural and Engineering Design Fees							
2) Building Permits or County or City Impact Fees (No permitting or any other governmental fees have been included. If required, they would be submitted as a T&M invoice for reimbursement).							
3) Builder's Risk Insurance							
4) Temporary Utilities (Contractor to use existing utilities)							
5) Temporary Facilities (Contractor to use existing facilities)							
6) Asbestos Survey and Abatement							
7) Interior Finishes							
8) Roof Repairs							
9) Building Signs, Building Letters or Graphics							
10) Floor Coverings							
11) Plumbing Work (It is assumed that the plumbing systems and fixtures are in good working order)							
12) HVAC Work (It is assumed that the HVAC equipment, duct work and exhaust systems are in good working order)							
13) Electrical Work (It is assumed that the electrical systems and light fixtures are in good working order)							
14) Florida Energy Code Requirements (Insulation, Lighting Controls, Etc...)							

Continued...

Assembly#	Part#	Description	Unit	Extended Quantity	Cost	Ext. Cost	Ext. Price
15) Any Work not Specified on this Proposal							
Phase: 0 - None							
Bid Item: 1 General Conditions							
	1005	Design - Arch & Eng Not in contract - to be provided by owner, if required	LS				
	1019	Building Permit Not in contract - No permitting or any other governmental fees have been included. If required, they would be submitted as a T&M invoice for reimbursement.	LS				
	1018	County or City Impact Fees Not in contract - to be provided by owner, if required	LS				
	1038	Builder's Risk Insurance Not in contract - to be provided by owner, if required	LS				
	1045	Final Clean	LS	1.00	2,500.000000	2,500.00	2,500.00
	1046	Dump Fees / Trash Hauling	Each	5.00	350.000000	1,750.00	1,750.00
	1042	Progress Clean	LS	1.00	1,500.000000	1,500.00	1,500.00
	1201	Temporary Port-a-jon Not in contract - contractor to use existing restroom	Month				
	1221	Temp Power Not in contract - contractor to use existing utilities	Month				
	1241	Temp Water Service Not in contract - contractor to use existing utilities	Month				
	701	Miscellaneous Materials	LS	1.00	2,000.000000	2,000.00	2,000.00
	100	Equipment Rental	LS	1.00	500.000000	500.00	500.00
	343	Job Supervisor	Weeks	12.00	1,200.000000	14,400.00	14,400.00
	344	Overhead/ Labor	Weeks	14,400.00	0.600000	8,640.00	8,640.00
	1048	Fuel	Weeks	12.00	50.000000	600.00	600.00
Bid Item Totals:						31,890.00	31,890.00
Bid Item: 2 Site Work							
	3355	Site Work Subcontractor	LS	1.00	55,000.000000	55,000.00	55,000.00
Bid Item Totals:						55,000.00	55,000.00

Takeoff Worksheet

01/19/16

Continued...

Assembly#	Part#	Description	Unit	Extended Quantity	Cost	Ext. Cost	Ext. Price
Bid Item: 3	Concrete						
	10	Concrete Subcontractor	LS	1.00	3,500.000000	3,500.00	3,500.00
				Bid Item Totals:		3,500.00	3,500.00
Bid Item: 4	Masonry						
	35	Masonry Subcontractor	LS	1.00	14,000.000000	14,000.00	14,000.00
				Bid Item Totals:		14,000.00	14,000.00
Bid Item: 5	Metals						
	5752	Structural Steel Subcontractor	SF	1.00	75,000.000000	75,000.00	75,000.00
				Bid Item Totals:		75,000.00	75,000.00
Bid Item: 6	Carpentry						
	6002	Finish Carpentry Subcontractor	LS	1.00	5,000.000000	5,000.00	5,000.00
				Bid Item Totals:		5,000.00	5,000.00
Bid Item: 8	Doors & Windows						
	8416	Aluminum Entrance/Storefront/Glazing	LS	1.00	62,500.000000	62,500.00	62,500.00
				Bid Item Totals:		62,500.00	62,500.00
Bid Item: 9	Finishes						
	60	Paint Subcontractor	LS	1.00	7,000.000000	7,000.00	7,000.00
	20	Stucco Subcontractor	LS	1.00	2,500.000000	2,500.00	2,500.00
	1090	Pressure Cleaning	LS	1.00	500.000000	500.00	500.00
				Bid Item Totals:		10,000.00	10,000.00
Bid Item: 17	Overhead & Profit						
	17000	Overhead & Profit	LS	256,890.00	0.150000	38,533.50	38,533.50
				Bid Item Totals:		38,533.50	38,533.50
				Phase Totals:		295,423.50	295,423.50
				Job Totals:		295,423.50	295,423.50

Takeoff Worksheet

01/19/16

Continued...

Assembly#	Part#	Description	Unit	Extended Quantity	Cost	Ext. Cost	Ext. Price
Grand Totals:						295,423.50	295,423.50



Name: Margarita Alfaro

Date: 1/4/2016

Address: 711 N Kentucky Avenue

City: Lakeland, FL 33801

Cc: malfaro@nujak.com, frank@nujak.com

We do hereby propose to provide labor and materials for the renovation of NuJak Office Facade and Site Improvements located on Massachusetts.

The total bid amount of \$ 325,000 (three hundred twenty-five thousand, 00 /100).

Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. All work shall be completed in 60 days.

Regards,

A handwritten signature in black ink, appearing to read 'Ted Marcelin'. The signature is stylized and includes a large flourish at the end.

Ted Marcelin

Judith,

Please take a look at the photo below regarding the linear feet facing a public right-of-way and the frontage feet of the secondary façade measurements provided in the application to make sure it makes sense.

- 63'-0" feet from Building to Parker
- 84'-0" feet from Building to Massachusetts



Memo

To: CRA Advisory Board
From: Patricia Hendler
CC: Nicole Travis
Date: January 26, 2016
Re: Homeowner's Down Payment Assistance Grant

The CRA incentivized relocation of homeowners during acquisition projects in Downtown and Midtown from 2004 to 2012 with down payment assistance grants. This program incentivized homeowners to relocate from the acquisition areas, and most of these “grants” were made in the form of a second mortgage which was interest free and amortized through forgiveness of the indebtedness over 20 years as long as the grantee lived in the home. The amount of the loan was \$35,000 regardless of the price of the relocation property. In 2012 this program was used to grant loans to a homesteader in the Parker Street neighborhood as well as to Parker Street Ministries to facilitate renovation of three homes on the verge of demolition. Although we have loan documents which were recorded, there is no written program as to who was eligible or how the amount of loan was determined. In 2014 and 2015 the CRA made two down payment assistance loans for homesteaders purchasing existing CRA homes which had been leased to tenants within the Parker Street Model Block area. In both of those instances the CRA limited the loan amount to 25% of the purchase price.

As a result, the CRA currently has thirty-nine (39) loans outstanding out of an initial number of forty-two. Staff is currently verifying those numbers and researching the status of each. Last year the City Commission approved a short sale on a \$78,000 loan for which the CRA received \$40,000. This loan was on a property not in CRA boundaries. Also, recently it was discovered that one of the loans had been wiped out by a foreclosure action by the lending institution in first position. None of these loans brings any return on investment to the CRA, and in most cases, the CRA loan which is in second position to a conventional first mortgage made prior to or right at the height of the housing market of 2004 – 2009 is “upside down”. Keystone Challenge Fund was hired to put together loan packages for the relocation loans which cost the CRA an additional \$3,000 per loan. Presumably the purpose of making the grant in the form of a loan was to protect the CRA investment, but this has not been successful.

CRA staff desires to encourage home ownership within our four Target Areas in the following neighborhoods: Paul A. Diggs, North Lake Wire, John Cox, and Parker Street. Rather than

encumbering the homesteaders/homestead property with a second loan which compromises the ability to get a conventional first mortgage, CRA staff is proposing a true down payment assistance grant in the amount of 25 to 30% of the purchase price with a required set aside of funds designated for future home repairs. CRA staff has approached a local community bank to discuss how a program like this could most effectively work and has also had preliminary discussions with a local mortgage broker who is active in the Paul A. Diggs community. The first target area for the grants would be the Lincoln Square redevelopment and since the CRA is developing those homes, the grant would really be in the form of a further discount to the purchase price with some monies being placed in escrow for future repairs. The CRA would rely on the lending institutions to qualify the buyers and to provide them with financial counseling which is a service for which the banks earn Community Reinvestment Act points.

Staff is requesting Advisory Board members to approve the concept and authorize Staff to write a grant program for their review and approval. Please come prepared to discuss and with recommendations for policies and procedures.

Some issues to be addressed:

- Resale of home by the grantee within first years after purchase.
- Amount of set aside escrow funds and approvals for release of said funds for repairs.
- Budget amount for the program.
- Amount of cash investment required of homesteader.
- Down payment assistance only available for either 15 year or 30 year fixed mortgages.