

AGENDA

Community Redevelopment Area Advisory Board

Thursday, July 20, 2017 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall, Third Floor

A. Housekeeping

B. Action Items

1. Old Business
 - 1.1 Meeting Minutes dated May 4, 2017
 - *1.2 TIF Request 107 W. Pine St, 224 and 230 N. Florida Ave, Xen Two, LLC

2. New Business
 - 1.1 Proposed Change to TIF Program RE: Building Permits
 - 1.2 Lincoln Square Vertical Award: Bid #7177
 - 1.3 Purchase of CRA Properties; Premiere Housing Solutions

C. Discussion Items

D. Adjourn

NEXT REGULAR MEETINGS:

Thursday, August 3, 2017, 3:00 - 5:00 PM – City Commission Conference Room

Thursday, September 7, 2017, 3:00 - 5:00 PM – City Commission Conference Room

* Electronic vote occurred June 1, 2017. Consent approval for record in meeting minutes.

| DIXIELAND COMMUNITY REDEVELOPMENT AREA | | | | | | | | | | | |
|--|--|-------------------|-------------------|------------|--------------|--------------|------------|--|--|--|--|
| FY 2017 - WORKING BUDGET | | | | | | | | | | | |
| last updated: 7/13/2017 | | | | | | | | | | | |
| REVENUES | | AS APPROVED | WITH APPROVED | BUDGET | EXPENDITURES | ENCUMBRANCES | AVAILABLE | | | | |
| | | FY '17 CIP Budget | CARRY OVERS` | TRANSFERS | | | | | | | |
| | | | FY '17 CIP Budget | | | | | | | | |
| Tax Increment* | | \$ 195,000 | \$ 195,000 | | | | | | | | |
| Interest Income | | \$ 9,400 | \$ 9,400 | | | | | | | | |
| Unappropriated Surplus | | \$ - | \$ - | | | | | | | | |
| CARRYOVER FROM FY 2016* | | | | | | | | | | | |
| Total Revenues | | \$ 204,400 | \$ 204,400 | | | | | | | | |
| Operating | | | | | | | | | | | |
| Misc. Projects | | \$ 99,074 | \$ 99,074 | \$ 32,600 | \$ 3,301 | \$ - | \$ 128,373 | | | | |
| Small Project Assistance | | \$ 29,230 | \$ 29,230 | \$ 223,660 | \$ 48,399 | \$ - | \$ 204,491 | | | | |
| Annual Report | | \$ 20,000 | \$ 20,000 | \$ 215,160 | \$ 45,000 | \$ - | \$ 190,160 | | | | |
| Publications & Promotions | | \$ 5,000 | \$ 5,000 | \$ 2,500 | \$ 1,866 | \$ - | \$ 5,634 | | | | |
| Landscapes Maintenance by Other City Departments | | \$ 2,500 | \$ 2,500 | \$ - | \$ 2 | \$ - | \$ 2,498 | | | | |
| Corridor Enhancements | | \$ 1,730 | \$ 1,730 | \$ 1,000 | \$ 1,070 | \$ - | \$ 1,660 | | | | |
| SFLA Corridor Improvements | | \$ 92,000 | \$ 92,000 | \$ 274,434 | \$ 2,595 | \$ - | \$ 363,839 | | | | |
| Alley Improvement Projects | | \$ 50,000 | \$ 50,000 | \$ - | \$ 2,595 | \$ - | \$ 47,405 | | | | |
| Alley Maintenance | | \$ 40,000 | \$ 40,000 | \$ 274,434 | \$ - | \$ - | \$ 314,434 | | | | |
| | | \$ 2,000 | \$ 2,000 | \$ - | \$ - | \$ - | \$ 2,000 | | | | |
| Dixieland CRA Fund | | | | | | | | | | | |
| Total | | 220,304.00 | | | | | | | | | |

| DOWNTOWN COMMUNITY REDEVELOPMENT AREA | | | | | | | | | | |
|---------------------------------------|--|-----------|----------------------------------|--|---------------------|------------------|--------------|---------------------|--|--|
| FY 2017 - WORKING BUDGET | | | | | | | | | | |
| last updated: | | 7/18/2017 | | | | | | | | |
| REVENUES | | | AS APPROVED FY '17 CIP Budget | WITH APPROVED CARRY OVERS ¹ FY '17 CIP Budget | BUDGET TRANSFERS | EXPENDITURES | ENCUMBRANCES | AVAILABLE | | |
| Tax Increment Revenues** | | | \$ 1,095,000 | \$ 1,095,000 | | | | | | |
| Investment Income | | | \$ 9,316 | \$ 9,316 | | | | | | |
| Misc. Revenues (Land Sales) | | | \$ - | \$ - | | | | | | |
| Unappropriated Surplus | | | \$ (54,664) | \$ (54,664) | | | | | | |
| Oak Street Parking Lot Revenues | | | \$ 14,280 | \$ 14,280 | | | | | | |
| CARRYOVER FROM FY 2016* | | | \$ - | \$ - | | | | | | |
| Total Revenues | | | \$ 1,063,932 | \$ 1,063,932 | | | | | | |
| Debt Service | | | \$ 400,000 | \$ 400,000 | \$ - | \$ 400,000 | \$ - | \$ - | | |
| Misc. Projects | | | \$ 408,466 | \$ 408,466 | \$ (26,850) | \$ 22,287 | \$ - | \$ 359,329 | | |
| CRA | | | | | | | | | | |
| Annual Report | | | \$ 4,800 | \$ 4,800 | \$ 2,500 | \$ 2,313 | \$ - | \$ 4,987 | | |
| Mowing | | | \$ 10,403 | \$ 10,403 | \$ - | \$ 2,995 | \$ - | \$ 7,408 | | |
| Oak Street Parking Phase I | | | \$ 12,000 | \$ 12,000 | \$ - | \$ 8,802 | \$ - | \$ 3,198 | | |
| North Downtown Master Plan | | | \$ - | \$ - | \$ 500 | \$ 3,332 | \$ - | \$ (2,832) | | |
| Corridor Enhancements | | | \$ - | \$ - | \$ - | \$ 1,089 | \$ - | \$ (1,089) | | |
| CRA | | | | | | | | | | |
| SFLA Corridor Improvements | | | \$ - | \$ - | \$ - | \$ 1,089 | \$ - | \$ (1,089) | | |
| Operating | | | \$ 255,466 | \$ 255,466 | \$ (8,589) | \$ 78,303 | \$ - | \$ 168,574 | | |
| Downtown CRA Fund | | | \$ 1,063,932 | \$ 1,063,932 | | | | \$ 1,063,932 | | |
| Total | | | \$ 1,063,932 | \$ 1,063,932 | | | | | | |
| Approved Budgeted Expenses | | | \$ 1,063,932 | \$ 1,063,932 | | | | | | |

MIDTOWN COMMUNITY REDEVELOPMENT AREA

| FY 2017 - WORKING BUDGET | | | | | | |
|---|----------------------------------|---|---------------------|-------------------|---------------------|---------------------|
| last updated: 7/18/2017 | | | | | | |
| REVENUES | AS APPROVED FY '17 CIP Budget | WITH APPROVED CARRY OVERS FY '17 CIP Budget | BUDGET TRANSFERS | EXPENDITURES | ENCUMBRANCES | AVAILABLE |
| Tax Increment- | \$ 2,349,000 | \$ 2,349,000 | | | | |
| Investment Income | \$ 71,000 | \$ 71,000 | | | | |
| Surplus/Land Sale Proceeds | | | | | | |
| Misc. Revenues | | | | | | |
| Residential Redevelopment - Rental Income | \$ 20,000 | \$ 20,000 | | | | |
| Unappropriated Surplus | \$ 1,684,604 | \$ 1,684,604 | | | | |
| CARRYOVER FROM FY 2016* | | | | | | |
| Total Revenues | \$ 4,124,604 | \$ 4,124,604 | | | | |
| Operating | \$ 382,886 | \$ 382,886 | \$(70) | \$ 87,665 | \$ - | \$ 295,151 |
| Neighborhoods | \$ 850,000 | \$ 850,000 | \$ 858,325 | \$ 15,550 | \$ 1,692,775 | \$ 1,692,775 |
| Northeast Neighborhood | \$ 250,000 | \$ 250,000 | \$ 115,200 | \$ 403,941 | \$ 6,900 | \$ (45,641) |
| Northwest Neighborhood | \$ 600,000 | \$ 600,000 | \$ 743,125 | \$ 180,347 | \$ 8,650 | \$ 1,154,128 |
| Misc. Project | \$ 657,449 | \$ 657,449 | \$(836,614) | \$ 348,295 | \$ 15,620 | \$ 293,534 |
| Property Management | \$ 52,530 | \$ 52,530 | \$ 118,611 | \$ 35,588 | \$ 15,620 | \$ 119,933 |
| Annual Report | \$ 4,944 | \$ 4,944 | \$ 2,500 | \$ 6,093 | \$ - | \$ 1,351 |
| Affordable Housing | \$ 5,000 | \$ 5,000 | \$ - | \$ - | \$ - | \$ 5,000 |
| Small Project Assistance | \$ 350,000 | \$ 350,000 | \$ (957,725) | \$ 306,500 | \$ - | \$ (914,225) |
| Community Policing Innovation | \$ 244,975 | \$ 244,975 | \$ - | \$ 40,461 | \$ - | \$ 204,514 |
| Redevelopment Plan MUAC | \$ 500,000 | \$ 500,000 | \$ - | \$ 11,460 | \$ - | \$ 488,540 |
| East Main Street Master Plan | \$ 500,000 | \$ 500,000 | \$ - | \$ 11,460 | \$ - | \$ 488,540 |
| Corridor Enhancements | \$ 2,084,269 | \$ 2,726,715 | \$ 1,218,772 | | | |
| Citrus Connection Services | \$ 155,000 | \$ 155,000 | \$ 56,519 | \$ 146,566 | | \$ 64,952.84 |
| Redevelop Mass Ave Properties (Salvation Army Properties) | \$ 1,409,650 | \$ 1,409,650 | \$ 2,010,494 | \$ 2,503,940 | \$ 2,303,206 | \$ (1,387,002) |
| Memorial Blvd | \$ 40,000 | \$ 40,000 | \$ (750,000) | \$ 5,076 | \$ - | \$ (715,076) |
| Landscape - Ingraham Avenue | \$ 8,652 | \$ 8,652 | \$ 3,000 | \$ 2,538 | \$ - | \$ 9,174 |
| Brunnell Parkway (W. Parker Street to Memorial Blvd) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Brunnell Parkway Corridor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Brunnell Parkway (Memorial Blvd to 10th Street) | \$ 50,000 | \$ 50,000 | \$ (160,463) | \$ - | \$ - | \$ (110,463) |
| Landscape - US 98 - Memorial to 10th Street | \$ 16,068 | \$ 16,068 | \$ 0 | \$ 0 | \$ 0 | \$ 16,068 |
| Landscape - US 98 - Griffin to 10th Street | \$ 16,068 | \$ 16,068 | \$ - | \$ 2,109 | \$ - | \$ 13,959 |
| Landscape - Parker Street | \$ 8,652 | \$ 8,652 | \$ - | \$ 8,652 | \$ - | \$ 8,652 |
| Sidewalks - Kettles Avenue | \$ - | \$ - | \$ 150,000 | \$ - | \$ - | \$ 150,000 |
| Providence Rd - W 10th St to Griffin Rd | \$ 350,000 | \$ 350,000 | \$ - | \$ - | \$ - | \$ 350,000 |
| E. Main Street Landscape & Maintenance | \$ 12,875 | \$ 12,875 | \$ - | \$ - | \$ - | \$ 12,875 |
| MLK - Memorial to 10th Street | \$ 8,652 | \$ 8,652 | \$ 0 | \$ - | \$ - | \$ 8,652 |
| Landscape Intown Bypass | \$ 8,652 | \$ 8,652 | \$ - | \$ - | \$ - | \$ 8,652 |
| Untown By-Pass Landscaping N Fla Av to MLK | \$ - | \$ 0 | \$ 1,000 | \$ - | \$ - | \$ 1,000 |
| West Lake Parker/Lakeshore Trail Improvements | \$ - | \$ 642,446 | \$ 59,222 | \$ 7,253 | \$ 100,000 | \$ 594,415 |
| TOTAL | \$ 4,474,604.00 | | | | | |

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, May 4, 2017
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cory Petcoff (Chair), Ben Mundy (Vice-Chair), Brian Goding, Pastor Eddie Lake, Frank Lansford, Commissioner Jim Malless and Cliff Wiley

Staff: Nicole Travis (CRA Manager), Celeste Deardorff (Assistant Director), Alis Drumgo, Patricia Hendler, D'Ariel Reed, Michael Smith and Valerie Vaught

Guests: Jennifer Canady, Gail Bagley, Libby Norman and Barry Friedman

Packets

- Meeting Minutes dated April 6, 2017
- Memo – Lakeland Christian School Urban Farm
- Memo – CRA Budgets for FY 2018-2027
- E. Main Design District Gateway Painting Flyer

Handouts

Housekeeping

Action Items – Old Business

Meeting Minutes dated April 4, 2017

Nicole Travis, CRA Manager, informed the Board about a few changes made to the minutes after distribution. The motion to approve staff's recommendation regarding the Lakeshore Neighborhood was revised to reflect Ben Mundy as making the motion instead of Dean Boring. The motion setting the annual Fix-It Up maximum was revised to reflect Pastor Eddie Lake as making the motion and Todd Baylis seconding the motion. Lastly, the vote count regarding the purchase of 802 North Massachusetts Avenue was revised to reflect that Ben Mundy left before the vote.

Commissioner Jim Malless moved approval of the April 4, 2017 minutes as revised. Pastor Eddie Lake seconded the motion and it passed 7-0.

LCS Urban Farm Lease

Michael Smith explained that the Urban Farm lease is a part of the Mass Market development; it will be located at the corner of Massachusetts Avenue and Plum Street. In partnering with the Lakeland Christian School's RISE program, the CRA will contribute up to \$15,000 over a three-year period. Lakeland Christian School is confident they will raise grant funds to support future costs. The LCRA approved a maximum of \$63,245 for improvements. Lakeland Christian proposed using an outside contractor for a portion of the work. Staff recommended the approval of the lease agreement between the Lakeland CRA and Lakeland Christian School.

In response to Commissioner Jim Malless, Cory Petcoff recommended that the CRA's contribution is distributed via direct invoice payments up to the maximum of \$63,245.

In response to Bun Mundy, Mrs. Travis explained that the \$15,000 grant can be distributed over three years or obtained upfront. She also explained that with the level of infrastructure and resources being put into the site and asking the school to partner with the CRA, only guaranteeing a lease for five-year is not long enough.

Jennifer Canady gave a presentation on the Lakeland Christian School's RISE program.

Commissioner Jim Malless moved approval of staff's recommendation. Brian Goding seconded the motion and it passed 7-0.

Action Items – New Business

FY18 Budget

Nicole Travis explained that the budget is still in the black. Midtown received their revenue with a 6.3 percent increase in the taxable value from 2015; Dixieland received an eight percent increase and Downtown, an 8.6 percent increase. Historically Downtown has not contributed to the funding of personnel cost. In 2016, the Board approved said cost to be distributed proportionate to the size of the redevelopment district. There are still a few changes that need to be made as Dixieland is still too heavy in Operations. We've been working with Finance to ensure that salaries and benefits are being pulled from the correct accounts. Staff recommended funding a Code Enforcement Officer for the three redevelopment areas. Currently, staff is filling the role of the Code Enforcement Officer; we are constantly calling Code Enforcement to site problem properties. This will be another tool in being aggressive halfway through the CRA's existence.

In response to Cliff Willey, Mrs. Travis confirmed that this Code Enforcement Officer will be dedicated to the three CRAs and will be funded in the same manner as personnel and the Police Department. There will be a one-time set up cost of \$21,500 for a vehicle and computer and the annual cost, including benefits, is \$65,159.46.

In response to Cliff Willey, Mrs. Travis explained that refinancing Downtown's debt has resulted in Downtown having enough funds to contribute to the Code Enforcement Officer's Salary.

In response to Ben Mundy, Mrs. Travis confirmed that the initial period for the Code Enforcement Officer will be three years.

Commissioner Jim Malless requested the statistics report from Chief Larry Giddens on the Community Policing Initiative.

Mrs. Travis explained that the only new item, in terms of programs and expense, is the budgeting of \$250,000 in 2022 to leverage funds with Transportation to install sidewalks on Gilmore Avenue from Parkview and Bella Vista.

Commissioner Jim Malless moved approval of the three budgets. Cliff Wiley seconded the motion and it passed 7-0.

In response to Pastor Eddie Lake, Patricia Hendler provided an explanation for the unusual increase in tax value in Downtown in comparison to Midtown. The increase in Downtown is a result of new construction and an increase in property values as recognized by Marsha Faux. Pastor Lake requested a five-year snap shot of the tax values.

Annual Report

Nicole gave a brief overview of the Annual Report and informed the Board that she presented it to the City Commission on April 17th. She explained that the Annual Report is a snap shot of how the CRA funds were spent. The CRA is required to produce, post online and send the Annual Report to the Taxing Authorities by March 31st, per Florida Statute.

Edgewater Drive/Thornton Park District Visit

Nicole Travis informed the Board that staff has scheduled the trip to Edgewater Drive and the Thornton Park District for July 7, 2017. Cory Petcoff requested a videographer be invited to record interviews with the merchants for the Benefit of the Board Members unable to attend.

Discussion Items

Framework Update

Nicole Travis explained that staff is continuing to discuss, with Framework, the development of the 10-acre site. The intended use is still primarily residential. At the Commission’s request, staff moved forward with the vision document and market study and the responses received were primarily for Residential.

In response to Ben Mundy, Patricia Hendler stated the development will be dense as the proposed residential types include multi-story, multi-family and single-family Attached.

Lincoln Square

Nicole Travis informed the Board that staff issued the horizontal RFP for the second time. It included additional scope; a piece of property from the School Board on the north side of the property and street signage is being revised to improve the queuing of traffic with the Lincoln Academy parent pick-up line. The vertical RFP is scheduled to be issued next week. She recommended the required home ownership period be extended from five to 10 years.

Commissioner Jim Malless moved Lincoln Square contract be modified to require homestead for a minimum of 10 years. Ben Mundy seconded the motion and it passed 6-0. Cliff Wiley left after the Fiscal Year 2018 Budget vote.

In response to Cory Petcoff, Patricia Hendler informed the Board that the CRA is in Contract with Enrique Lopez to purchase the property located at 802 North Massachusetts for \$375,000 with proposed closing in 45 days. She has contacted two companies for a Phase I; we have one proposal for \$2,700 from Cardno and are waiting for ACT.

Adjourned at 4:25 PM

Next Meeting, Thursday, June 1, 2017, 3 PM, City Commission Conference Room.

Cory Petcoff, Chairman

Date

Memo

To: CRA Advisory Board
From: Patricia Hendler, CRA Project Manager
CC: Anu Saxena, Xen Two, LLC
Nicole Travis, CRA Manager, City of Lakeland
Date: May 23, 2017
Re: **Tax Increment Financing Request – property located at 107 W. Pine Street, 224 and 230 N. Florida Avenue**

Xen Two, LLC has submitted a request for Tax Increment Financing for property the entity owns at 107 West Pine Street, 224 and 230 N. Florida Avenue. Their plans include interior rehabilitation, new construction, and site improvements to the properties including sub-division of a building previously used as an auto parts supply store and warehouse. The finished proposed project will be a multi-tenant retail location with four tenant spaces.

The Site

The existing buildings include a 1,444 SF Batteries Plus building on parcel 23-28-13-068500-002021 and a 7,320 SF vacant warehouse/retail building on parcel 23-28-13-068500-002022. Parcel 23-28-13-068500-002025 is currently parking for the buildings.



Project Description

The Developer is proposing a complete interior renovation of the vacant warehouse/retail building, addition of a new retail location between the warehouse and current Batteries Plus building, and creation of a façade for the retail development joining the spaces into a retail center. Batteries Plus is staying in place, there is a prospective tenant for the new structure, and the other two spaces will be created as retail vanilla boxes. Total project costs are estimated to be \$400,000±. Renderings, proposed plans, and a proposed contractor's budget are attached as well.

Project Evaluation

The Tax Increment Financing program allows qualified developers to receive a reimbursement of tax increment funds collected by the Lakeland Community Redevelopment Agency. The reimbursement is based on incremental revenue collected due to increases in the property's taxable value as a result of investment made in the real estate. The term of the reimbursement is five (5) years, beginning in the year following the project's receipt of a Certificate of Occupancy. The developer will receive a 50% reimbursement calculated in year one, for a period of five years. Once awarded, this program is not transferrable and will expire upon the sale or transfer of the property.

There are two primary criteria which must be met in order to qualify for this program:

- 1.) *The renovation/improvement must be at least 50% of the then current assessed value of the property and must bring the property up to meet all building codes.*
- 2.) *The applicant must apply for consideration prior to receiving a building permit for construction.*

The current assessed value of the properties is \$611,762 and improvements are estimated to be \$412,646. Based on this information, the renovation/improvement is 67% of the current assessed value. The applicant currently has plans ready to submit for permitting.

In January 2008, the Lakeland Downtown Development Authority (then the review and approval authority for this program) adopted a number of additional Selection Considerations for the Tax Increment Financing Program. These Selection Considerations were based on the physical characteristics of different parts of Downtown. 115-117 W. Pine Street is located within the Lake Wire District where the overall goals and selection considerations were listed as follows:

Lake Wire District

Overall Goals

- Mixed Use Development
- Restaurants
- Grocery Store

Selection Considerations

Does the project:

- Include mixed use development where appropriate
- Provide restaurants
- Include shared parking facilities and/or parking garages with spaces that are available to the public or for the City/LCRA to purchase
- Encourage development that will attract visitors from surrounding communities or local neighborhoods
- Reinforce the interaction of the lake environment, pedestrians, and the surrounding business
- Create a gateway along Sikes Blvd that frames the views of Downtown Lakeland
- Promote public art/public green space/courtyards/gardens
- Provide a grocery store

The Lake Wire focus at the time appeared to be the development of retail and restaurant that would attract visitors to the area and encourage interaction with the lake environment. This site is currently underutilized and the improvement will increase the retail choices in the area.

Staff recommends this project for approval.

Please be prepared to discuss.

Memo

To: CRA Advisory Board
From: Valerie Vaught
CC: Nicole Travis
Date: July 10, 2017
Re: **Proposed Changes to TIF Incentive Program**

Intent

The CRA's TIF program, under Chapter 163, Part III of the Florida Statutes, provides financial assistance to commercial property owners and business owners in targeted commercial corridors for Development and Re-development, to increase the tax base, assist in job creation and for creation of housing. The CRA is to support the revitalization of corridors in the city of Lakeland's CRAs by stimulating private investment that ultimately enhances the appearance of buildings and properties, eliminate blight and non-conforming design standards. Moreover, it is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Lakeland's Land Development Code to enhance the form, function and design quality of these districts as a community benefit.

The CRA Office also serves as liaison to property owners and developers when initiating projects with the City. This builds a trusting relationship in the community and provides an opportunity for recognizing onerous or duplicate procedures. The CRA staff are persistently looking for ways to assist in maneuvering city processes as well as streamline services where needed.

Proposed Changes to TIF Program

In recent requests for TIF incentives, applicants have expressed concern regarding the need to wait for two separate hearings, both at the Advisory Board and City Commission meetings. The current program indicates an applicant must wait for consideration prior to receiving the building permit. According to the City Attorney's office, consideration also includes the City Commission who legally serves as the CRA Board. This additional hearing could add as much as 14-21 business days to the process.

The proposed change indicates an applicant must receive consideration by the Advisory Board only prior to receiving a building permit. This will significantly reduce the amount of time an applicant must wait to proceed with the planned work on their respective properties. The City Commission must still approve the requests; however the proposed change will eliminate the delay in processing a building permit.

TAX INCREMENT FINANCING PROGRAM

Lakeland Community Redevelopment Agency

1. The renovation/development must be at least 50% of the then-current assessed value of the property and must bring the property up to meet all building codes.

2. The applicant must apply to the Advisory Board of the Lakeland Community Redevelopment Agency (LCRA) for consideration and receive a favorable recommendation prior to receiving a building permit for construction.

3. The increment benefit would be given for a maximum of five (5) years and the applicant would receive benefits according to the following schedule: beginning the year immediately following the year in which the Project is completed (Post Improvement) and continuing for five (5) years, the LCRA shall make a single annual payment to the Developer in an amount calculated according to the following equation:
 - Assessed Value (Post Improvement) – Pre-Improvement Assessed Value (Base Year) x Combined Millage Rates of Polk County, City of Lakeland, Lakeland Area Mass Transit District, and all other taxing authorities then required by law to deposit increment taxes into the Community Redevelopment Trust Fund x 95% x 50%.
 - For the purposes of this calculation, the Post-Improvement Assessed Value of the Property shall be determined the year following the completion of the redevelopment Project from the records of the Polk County Property appraiser. The “Base Year” shall be the year in which the Developer made application for the TIF Benefits. A Project shall be deemed completed when the City issues a Certificate of Occupancy, Certificate of Completion, or other official acknowledgement indicating completion of the Project in accordance with all applicable regulations. “Year One” shall be the year immediately following the Project completion. In the event the Property Appraiser has not reassessed the Property after completion of the Project, and, as a result, the assessed value of the Property in Year One has not increased above the assessed value for the Base Year, the Base Year shall be deemed to be the year immediately following the year in which the Project is completed and Year One shall be the year immediately following the revised Base Year. However, in no event shall the base year be further revised. The calculated payment made in Year One shall be the amount paid each of the following four years.

THE APPLICATION PROCESS

1. Written request from Applicant to be placed on the agenda of a regularly scheduled Advisory Board meeting of the Lakeland Community Redevelopment Agency (LCRA).
2. Applicant shall provide site and floor plans (at least) of the proposed project.
3. Applicant should be prepared to discuss the current assessed value of the property and the cost of the project.
4. If the property is Downtown and outside of the Munn Park Historic District, the LDDA would be responsible for the design review (exterior, signage and color) of the project. If the property is within the Munn Park Historic District, the Historic Preservation Board would be responsible for the design review of the project.
5. A motion to approve TIF would be predicated on compliance with the conditions of the policy. The Board can make a judgment to deviate from the criteria to either approve or disapprove an application.
6. Once approved by the LCRA Advisory Board, a recommendation would be made to the Lakeland City Commission (CRA) to approve the TIF request.
7. Once approved by the CRA, a copy of the building permit stating the value of the improvements shall be provided by the Applicant for the LCRA's records.

Memo

To: CRA Advisory Board
 From: Michael Smith
 CC: Nicole Travis
 Date: July 18, 2017
 Re: Lincoln Square Construction of 21 Single Family Houses

BACKGROUND

- On December 1, 2011, the Lakeland Community Redevelopment Agency purchased the 120-unit apartment complex for \$1,348,016. The purchase was a to support neighborhood stabilization of the Paul Diggs and Webster Park Neighborhoods.
- September 3, 2015 – The newly consolidated CRA Advisory Board voted to move forward with development of affordable housing on the 5-acre site.
- A civil engineer and architect were hired to begin the design process.
- Bid #6335 for Redevelopment Site Work at Lincoln Square was approved to be awarded on January 5th, 2017 in the amount of \$867,624. The bid was rescinded and reissued as bid #7150. Staff is moving forward with the contract in the amount of \$726,040.
- Bid #7177 for construction of 21 single family residential homes was issued on May 25, 2017. Five bids were received; Strickland Construction, Henkelman Construction, SEMCO Construction, Rodda Construction, and Nujak Companies.

BIDS *Rather than a total project cost, staff asked for a unit cost for each of the four housing types available.

| Lincoln Square Vertical Construction Bids | | | | | | | |
|---|---------------|---------------|---------------|---------------|------------------|-------|---------------|
| Company | Style A | Style B | Style C | Style D | Days to Complete | | Days to Start |
| | | | | | Phase 1 | Total | |
| SEMCO Construction Inc. | \$ 248,481.00 | \$ 261,474.00 | \$ 287,360.00 | \$ 222,495.00 | 210 | 540 | 30 |
| Rodda Construction | \$ 245,554.00 | \$ 248,141.00 | \$ 250,308.00 | \$ 243,202.00 | 150 | 210 | 14 |
| Strickland Construction | \$ 278,452.00 | \$ 278,372.00 | \$ 295,402.00 | \$ 278,452.00 | 250 | 750 | 21 |
| Nujak Companies | \$ 215,000.00 | \$ 214,200.00 | \$ 220,500.00 | \$ 198,440.00 | 180 | TBD | 14 |
| Henkleman Construction, Inc | \$ 269,410.00 | \$ 269,862.00 | \$ 261,868.00 | \$ 251,853.00 | 255 | 930 | 14 |

Staff has reviewed each bid and evaluated each company's proposed unit prices, construction duration and their level of experience building single family homes in the Central Florida area. After reviewing the bid responses, staff has ranked the bidders accordingly:

1. Nujak Companies
2. Rodda Construction
3. SEMCO Construction
4. Henkleman Construction
5. Strickland Construction

Staff is recommending to award Bid No. 7177, for the construction of 21 single family residential homes in the Lincoln Square development site, to Nujak Companies. The contract will reserve the right to evaluate the contractor's performance after completion of the first phase of construction and make changes if necessary.

Memo

To: CRA Advisory Board
From: Patricia Hendler, CRA Project Manager
CC: Nicole Travis, CRA Manager, City of Lakeland
Date: July 18, 2017
Re: **Premiere Housing Solutions Proposal to Purchase CRA Properties**

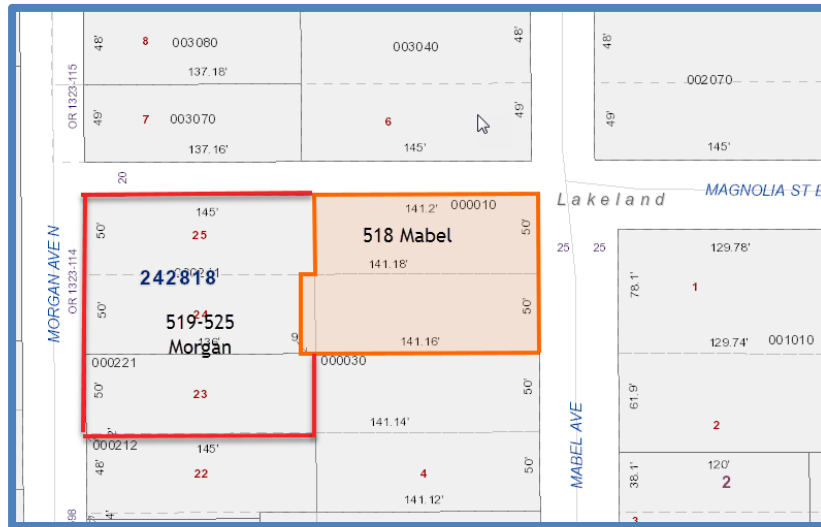
Chad Pettinato, owner of family based real estate investment group Premier Housing Solutions, has submitted proposals (attached) to purchase 518 Mabel Avenue and 1613, 1614, 1622, 1624, 1631, and 1632 West Lane from the CRA.

The Sites

The West Lane properties are north of the new LRHC parking lot. The properties were initially purchased 2004 - 2012 when the CRA, LRMC, and Watson Clinic were cooperating on the planning of a proposed Medical District. Then in 2013 the CRA participated in a swap with LRMC so that the institution could control the south half of the area. These lots are zoned single family and it is not clear what the final plans for that land may be. The most recent LRHC public plan for their area included large medical office buildings. Future use for the West Lane properties have not been addressed since the abandonment of the Medical District project. Staff feels it is premature to consider sale of the West Lane properties at this time.



518 Mabel Avenue is a .33-acre vacant multi-family zoned parcel. The property which was acquired by the CRA in 2005 as part of a multi property acquisition which included 519-525 Morgan Avenue, a contiguous apartment complex purchased by Mr. Pettinato from the CRA in May of 2014. Staff recommends consideration of the proposal to purchase the Mabel Avenue property for the development of multi-family housing now when affordable, safe rental housing is at historically low vacancy levels. The buyer's proposed purchase price of \$20,000 is \$1.39 psf or \$60,548 per acre. The 2016 Assessed Valuation is \$61,838 which is a reduction from the 2014 AV of \$105,488. It is interesting to note that the AV at the height of the market, when the property was purchased by the CRA, was \$12,720. The contract proposes a closing date of August 11, 2017 with a 10-day feasibility study. The only contingency stated is that the buyer confirm that he can build multi-family. Since the proposed purchase price of the property is below the AV a recommendation from the Advisory Board to accept that price would have to go to the City Commission for consideration. Alternatively, a market value appraiser from a State of Florida Certified appraiser could be used to establish a purchase price. Please come prepared to discuss.



PROPOSAL 518 MABEL AVE

LAKELAND COMMUNITY
REDEVELOPMENT AGENCY
228 S MASSACHUSETTS, LAKELAND FL

PROPERTY
518 MABEL AVE
LAKELAND 33801
REALTORCHAD@CKARR.COM
863-860-3620

7/17/2017

Dear Lakeland Community Redevelopment agency,

Thank you for taking the time for considering our proposal for the vacant land on 518 Mabel.

We are a family based real estate investment group that is deeply invested in the community and have been for over 10 years. We are not here for the short term dollar, but rather to see the growth and improvement of our loved city of Lakeland.

We are proposing to purchase 518 Mabel Ave and build new multi-family housing. We currently own and manage the adjacent property on 519-525 Morgan which we acquired in a distressed state from the CRA board years ago. We have since cleaned up, maintained, created a drug free zone and are at 100% occupancy in these units. We want to do this with Mabel also.

Our goal is to build 6 quadplexes total of 24 units on this property. All will be 3 to 4-bedroom units. We feel this would cut down on the traffic, and trash we see on Mabel also provide more affordable housing for the area. We believe this to be the highest and best use of this property.

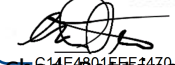
If this is acceptable to the board we are ready to proceed with the sale immediately. The only

concern would be that we would be able to receive the zoning / permission to build multifamily units on this lot.

Thank you for your time and consideration of this proposal.

Sincerely,

DocuSigned by:



7/17/2017

Chad Pettinato Owner/Manager

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

Parcel Details: 24-28-18-195500-000010

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

Owners

LAKELAND COMMUNITY REDEVELOPMENT AGENCY 100%

Mailing Address

Address 1 **228 S MASSACHUSETTS AVE**
Address 2
Address 3 **LAKELAND FL 33801-5012**

Site Address

Address 1 **518 MABEL AVE**
Address 2
City **LAKELAND**
State **FL**
Zip Code **33801-**

Parcel Information

Neighborhood **6666.06**
[Show Recent Sales in this Neighborhood](#)
Subdivision **OAK PARK PB 11 PG 25**
Property (DOR) Use Code **Vacant Municipal - vac land or misc impr of some value (Code: 8089)**
Acreage **0.33**
Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**
Community Redevelopment Area **Mid-Town CRA (Code: 55)**

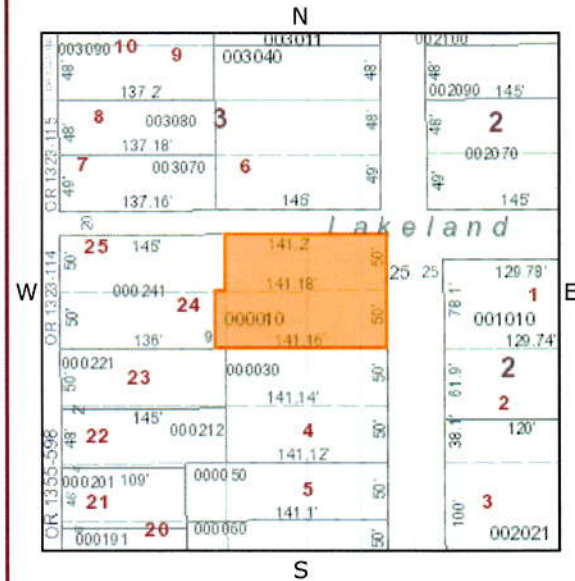
Erica Roberts

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. It is a description of the ownership boundaries only and does not include easements or other interests of record. 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.

OAK PARK PB 11 PG 25 LOTS 1 2 & E 9 FT OF 24

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](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Click here for a list of the [system requirements](#) that the Clerk's office deems necessary in order to view the deed. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number 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 the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

| OR Book/Page | Date | Type Inst | Vacant/Improved | Grantee | Sales Price |
|---------------------------|---------|-----------|-----------------|---|-------------|
| 6178/1036 | 04/2005 | W | V | LAKELAND COMMUNITY REDEVELOPMENT AGENCY | \$4,200,000 |
| 5827/1812 | 06/2004 | W | V | RSG-LAKELAND PROPERTIES LLC | \$2,300,000 |
| 4631/1809 | 02/2001 | W | V | SOUTHERN FAMILY PROPERTIES L L C | \$255,000 |
| 2029/1840 | 07/1981 | W | E | | \$210,000 |
| 1941/0263 | 04/1980 | W | E | | \$20,000 |
| | 01/1940 | | 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 | Bld. # | Description | % Ownership | Renew Cd | Year Name | Note | Value |
|------|--------|---|-------------|----------|---|------|----------|
| 027 | | 027-LOCAL GOVT MUNICIPAL-FS196.199 (1)(C)-22-30 | 100% | 2005 | LAKELAND COMMUNITY REDEVELOPMENT AGENCY | | \$65,475 |

Total Exemption Value (County) \$65,475

If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2017 tax year, the allowable total household adjusted gross income received during 2016 could not exceed \$28,841. 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.

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** 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 | 14550 |

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE:

All information ABOVE this notice is current (as of Friday, July 14, 2017 at 2:28:19 AM). All information BELOW this notice is from the 2016 Tax Roll, except where otherwise noted.

Value Summary (2016)

| Desc | Value |
|-----------------------------------|--------------|
| Land Value | \$61,838 |
| Building Value | \$0 |
| Misc. Items Value | \$0 |
| Land Classified Value | \$0 |
| Just Market Value | \$61,838 |
| *Cap Differential and Portability | \$0 |
| Agriculture Classification | \$0 |
| Assessed Value | \$61,838 |
| Exempt Value (County) | \$61,838 |
| Taxable Value (County) | \$0 |

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

Values by District (2016)

| District Description | Final Tax Rate | Assessed Value | Final Assessed Taxes | Exemption | Final Tax Savings | Taxable Value | Final Taxes |
|----------------------------------|-----------------------|------------------------|-----------------------------|---------------------|--------------------------|----------------------|--------------------|
| BOARD OF COUNTY COMMISSIONERS | 6.781500 | \$61,838 | \$419.35 | \$61,838 | \$419.35 | \$0 | \$0.00 |
| POLK COUNTY SCHOOL BOARD - STATE | 4.549000 | \$61,838 | \$281.30 | \$61,838 | \$281.30 | \$0 | \$0.00 |
| POLK COUNTY SCHOOL BOARD - LOCAL | 2.248000 | \$61,838 | \$139.01 | \$61,838 | \$139.01 | \$0 | \$0.00 |
| CITY OF LAKELAND | 5.564400 | \$61,838 | \$344.09 | \$61,838 | \$344.09 | \$0 | \$0.00 |
| SOUTHWEST FLA WATER MGMT DIST | 0.331700 | \$61,838 | \$20.51 | \$61,838 | \$20.51 | \$0 | \$0.00 |
| LAKELAND MASS TRANSIT | 0.500000 | \$61,838 | \$30.92 | \$61,838 | \$30.92 | \$0 | \$0.00 |
| | | Assessed Taxes: | \$1,235.18 | Tax Savings: | \$1,235.18 | Total Taxes: | \$0.00 |

Taxes

| Desc | Last Year | 2016 Final |
|----------------------------|--|--|
| Taxing District | LAKELAND/SWFWMD/LKLD MASS (Code: 91510) | LAKELAND/SWFWMD/LKLD MASS (Code: 91510) |
| Millage Rate | 20.3437 | 19.9746 |
| Ad Valorem Assessments | \$0.00 | \$0.00 |
| Non-Ad Valorem Assessments | \$0.00 | \$0.00 |
| Total Taxes | \$0.00 | \$0.00 |

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

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2015

| | |
|------------------------|-------------|
| Land Value | \$61,838.00 |
| Building Value | \$0.00 |
| Misc. Items Value | \$0.00 |
| Just Value (Market) | \$61,838.00 |
| SOH Deferred Val | \$0.00 |
| Assessed Value | \$61,838.00 |
| Exempt Value (County) | \$61,838.00 |
| Taxable Value (County) | \$0.00 |

2014

| | |
|------------------------|--------------|
| Land Value | \$105,488.00 |
| Building Value | \$0.00 |
| Misc. Items Value | \$0.00 |
| Just Value (Market) | \$105,488.00 |
| SOH Deferred Val | \$0.00 |
| Assessed Value | \$105,488.00 |
| Exempt Value (County) | \$105,488.00 |
| Taxable Value (County) | \$0.00 |

2013

| | |
|------------------------|--------------|
| Land Value | \$105,488.00 |
| Building Value | \$0.00 |
| Misc. Items Value | \$0.00 |
| Just Value (Market) | \$105,488.00 |
| SOH Deferred Val | \$0.00 |
| Assessed Value | \$105,488.00 |
| Exempt Value (County) | \$105,488.00 |
| Taxable Value (County) | \$0.00 |

2012

| | |
|------------------------|--------------|
| Land Value | \$105,488.00 |
| Building Value | \$0.00 |
| Misc. Items Value | \$0.00 |
| Just Value (Market) | \$105,488.00 |
| SOH Deferred Val | \$0.00 |
| Assessed Value | \$105,488.00 |
| Exempt Value (County) | \$105,488.00 |
| Taxable Value (County) | \$0.00 |

DISCLAIMER:

Vacant Land Contract



1* **1. Sale and Purchase:** Lakeland Community Redevelopment agency ("Seller")
 2* and 518 Mabel Trust ("Buyer")
 3 (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
 4 described as:

5* Address: 518 Mabel Ave, Lakeland Fl 33801

6* Legal Description:
 7 **OAK PARK PB 11 PG 25 LOTS 1 2 & E 9 FT OF 24**

11* SEC 24 /TWP /28 /RNG 18 of polk County, Florida. Real Property ID No.: _____
 12* including all improvements existing on the Property and the following additional property:
 13 24-28-18-195500-000010

14* **2. Purchase Price:** (U.S. currency).....\$ 20,000.00

15 All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
 16* Escrow Agent's Name: CRAs perfered Title company
 17* Escrow Agent's Contact Person: _____
 18* Escrow Agent's Address: _____
 19* Escrow Agent's Phone: _____
 20* Escrow Agent's Email: _____

21 (a) Initial deposit (\$0 if left blank) (Check if applicable)
 22* accompanies offer
 23* will be delivered to Escrow Agent within 3 days (3 days if left blank)
 24* after Effective Date\$ 5,000.00

25 (b) Additional deposit will be delivered to Escrow Agent (Check if applicable)
 26* within _____ days (10 days if left blank) after Effective Date
 27* within _____ days (3 days if left blank) after expiration of Feasibility Study Period\$ _____

28* (c) Total Financing (see Paragraph 5) (express as a dollar amount or percentage).....\$ 0.00


29* (d) Other:\$ _____

30 (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations)
 31* to be paid at closing by wire transfer or other Collected funds\$ 15,000.00

32* (f) (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
 33* unit used to determine the purchase price is lot acre square foot other (specify): _____
 34* prorating areas of less than a full unit. The purchase price will be \$ _____ per unit based on a
 35* calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
 36* accordance with Paragraph 7(c). The following rights of way and other areas will be excluded from the
 37* calculation: _____

38 **3. Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer and an executed copy
 39* delivered to all parties on or before 7/28/2017, this offer will be withdrawn and Buyer's deposit, if
 40 any, will be returned. The time for acceptance of any counter offer will be 3 days after the date the counter offer is
 41 delivered. **The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer**
 42 **has signed or initialed and delivered this offer or the final counter offer.**

43* **4. Closing Date:** This transaction will close on 8/11/2017 ("Closing Date"), unless specifically
 44 extended by other provisions of this contract. The Closing Date will prevail over all other time periods including,
 45 but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday,
 46 Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
 47 day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
 48 insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
 49 this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
 50 other items.

Buyer  (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is 1 of 7 pages.
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5. **Financing: (Check as applicable)**

(a) **Buyer** will pay cash for the Property with no financing contingency.

(b) This contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this contract and **Buyer's** deposit(s) will be returned.

(1) **New Financing:** **Buyer** will secure a commitment for new third party financing for \$ _____ or _____% of the purchase price at (**Check one**) a fixed rate not exceeding _____% an adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.

(2) **Seller Financing:** **Buyer** will execute a first second purchase money note and mortgage to **Seller** in the amount of \$ _____, bearing annual interest at _____% and payable as follows: _____

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

(3) **Mortgage Assumption:** **Buyer** will take title subject to and assume and pay existing first mortgage to

LN# _____ in the approximate amount of \$ _____ currently payable at \$ _____ per month, including principal, interest, taxes and insurance, and having a fixed other (describe) _____ interest rate of _____% which will will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing which this contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this contract will terminate; and **Buyer's** deposit(s) will be returned.

6. **Assignability: (Check one)** **Buyer** may assign and thereby be released from any further liability under this contract, may assign but not be released from liability under this contract, or may not assign this contract.

7. **Title:** **Seller** has the legal capacity to and will convey marketable title to the Property by statutory warranty deed special warranty deed other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

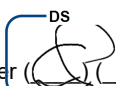
(a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at

(**Check one**) **Seller's** **Buyer's** expense and

(**Check one**) within _____ days after Effective Date at least 10 days before Closing Date,

(**Check one**)

(1) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

Buyer () and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is 2 of 7 pages.
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108 * (2) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an
109 existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy
110 acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy
111 will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy
112 effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents
113 recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**,
114 then (1) above will be the title evidence.

115 * (b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within _____ days (10 days if left blank)
116 but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable
117 to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and
118 * **Seller** cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If
119 the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice
120 of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured
121 within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after
122 receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this contract or accept
123 title subject to existing defects and close the transaction without reduction in purchase price.

124 (c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to
125 **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any
126 encroachments on the Property, encroachments by the Property's improvements on other lands, or deed
127 restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a
128 title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 7(b).
129

(d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

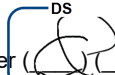
130 8. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with
131 conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or
132 permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

133 (a) **Inspections: (Check (1) or (2))**

134 * (1) **Feasibility Study:** **Buyer** will, at **Buyer's** expense and within 10 days (30 days if left blank)
135 ("Feasibility Study Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine
136 whether the Property is suitable for **Buyer's** intended use. During the Feasibility Study Period, **Buyer**
137 may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and
138 investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the
139 Property's engineering, architectural, and environmental properties; zoning and zoning restrictions;
140 subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities;
141 consistency with local, state, and regional growth management plans; availability of permits, government
142 approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be
143 rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all
144 documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives
145 **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the
146 Feasibility Study Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its
147 agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will
148 indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature,
149 including attorneys' fees, expenses, and liability incurred in application for rezoning or related
150 proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any
151 work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien
152 being filed against the Property without **Seller's** prior written consent. If this transaction does not close,
153 **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and
154 return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller**
155 all reports and other work generated as a result of the Inspections.

156 Before expiration of the Feasibility Study Period, **Buyer** must deliver written notice to **Seller** of **Buyer's**
157 determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice
158 requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is"
159 condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to
160 **Seller**, this contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

161 * (2) **No Feasibility Study:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including
162 being satisfied that either public sewerage and water are available to the Property or the Property will be
163 approved for the installation of a well and/or private sewerage disposal system and that existing zoning

Buyer () and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is 3 of 7 pages.
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- 164 and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency,
- 165 growth management, and environmental conditions, are acceptable to **Buyer**. This contract is not
- 166 contingent on **Buyer** conducting any further investigations.
- 167 **(b) Government Regulations:** Changes in government regulations and levels of service which affect **Buyer's**
- 168 intended use of the Property will not be grounds for terminating this contract if the Feasibility Study Period has
- 169 expired or if Paragraph 8(a)(2) is selected.
- 170 **(c) Flood Zone:** **Buyer** is advised to verify by survey, with the lender, and with appropriate government
- 171 agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply
- 172 to improving the Property and rebuilding in the event of casualty.
- 173 **(d) Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as
- 174 defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required
- 175 by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The
- 176 Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that
- 177 govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach
- 178 nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida
- 179 Department of Environmental Protection, including whether there are significant erosion conditions associated
- 180 with the shore line of the Property being purchased.
- 181* **Buyer** waives the right to receive a CCCL affidavit or survey.

182 **9. Closing Procedure; Costs:** Closing will take place in the county where the Property is located and may be

183 conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title

184 binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds

185 to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to

186 Broker as per Paragraph 19. In addition to other expenses provided in this contract, **Seller** and **Buyer** will pay the

187 costs indicated below.

- 188 **(a) Seller Costs:**
- 189 Taxes on deed
- 190 Recording fees for documents needed to cure title
- 191 Title evidence (if applicable under Paragraph 7)
- 192* Other: _____

- 193 **(b) Buyer Costs:**
- 194 Taxes and recording fees on notes and mortgages
- 195 Recording fees on the deed and financing statements
- 196 Loan expenses
- 197 Title evidence (if applicable under Paragraph 7)
- 198 Lender's title policy at the simultaneous issue rate
- 199 Inspections
- 200 Survey
- 201 Insurance
- 202* Other: _____

203 **(c) Prorations:** The following items will be made current and prorated as of the day before Closing Date: real

204 estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases,

205 and other Property expenses and revenues. If taxes and assessments for the current year cannot be

206 determined, the previous year's rates will be used with adjustment for any exemptions.

207 **(d) Special Assessment by Public Body:** Regarding special assessments imposed by a public body, **Seller**

208 will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount

209 of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but

210 has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be

211* paid in installments, **Seller** **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is

212 checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a

213 Homeowners' or Condominium Association.

214 **(e) PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT**

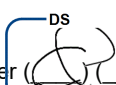
215 **PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO**

216 **PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY**

217 **IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN**

218 **HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT**

219 **THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.**

Buyer () and Seller (____) (____) acknowledge receipt of a copy of this page, which is 4 of 7 pages.

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- 220 (f) **Foreign Investment in Real Property Tax Act (“FIRPTA”):** If **Seller** is a “foreign person” as defined by
221 FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at
222 closing.
- 223 (g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with
224 closing or after) under Section 1031 of the Internal Revenue Code (“Exchange”), the other party will
225 cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided,
226 however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing
227 will not be contingent upon, extended, or delayed by the Exchange.

228 **10. Computation of Time:** Calendar days will be used when computing time periods, except time periods of 5 days
229 or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
230 holidays specified in 5 U.S.C. 6103(a). Any time period ending on a Saturday, Sunday, or national legal holiday
231 will extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in**
232 **this contract.**

233 **11. Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing
234 or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain
235 proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may
236 terminate this contract by written notice to the other within 10 days after **Buyer’s** receipt of **Seller’s** notification,
237 and **Buyer’s** deposit(s) will be returned, failing which **Buyer** will close in accordance with this contract and
238 receive all payments made by the governmental authority or insurance company, if any.


239 **12. Force Majeure:** **Seller** or **Buyer** will not be required to perform any obligation under this contract or be liable to
240 each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or
241 prevented by an act of God or force majeure. An “act of God or “force majeure” is defined as hurricanes,
242 earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably
243 within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is
244 unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for
245 the period that the act of God or force majeure is in place. However, in the event that such act of God or force
246 majeure event continues beyond 30 days, either party may terminate this contract by delivering written notice to
247 the other; and **Buyer’s** deposit(s) will be returned.

248 **13. Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or
249 electronic means. **Buyer’s failure to timely deliver written notice to Seller, when such notice is required by**
250 **this contract, regarding any contingency will render that contingency null and void, and this contract will**
251 **be construed as if the contingency did not exist. Any notice, document, or item delivered to or received**
252 **by an attorney or licensee (including a transactions broker) representing a party will be as effective as if**
253 **delivered to or received by that party.**

254 **14. Complete Agreement; Persons Bound:** This contract is the entire agreement between **Seller** and **Buyer**.
255 **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker**
256 **unless incorporated into this contract.** Modifications of this contract will not be binding unless in writing, signed
257 or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This
258 contract, signatures, initials, documents referenced in this contract, counterparts, and written modifications
259 communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be
260 binding. Handwritten or typewritten terms inserted in or attached to this contract prevail over preprinted terms. If
261 any provision of this contract is or becomes invalid or unenforceable, all remaining provisions will continue to be
262 fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this contract.
263 This contract will not be recorded in any public record. The terms “**Seller**,” “**Buyer**,” and “**Broker**” may be singular
264 or plural. This contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if
265 permitted, of **Seller**, **Buyer**, and Broker.

266 **15. Default and Dispute Resolution:** This contract will be construed under Florida law. This Paragraph will survive
267 closing or termination of this contract.

268 (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller’s** obligations under this contract, **Buyer**
269 may elect to receive a return of **Buyer’s** deposit(s) without thereby waiving any action for damages resulting
270 from **Seller’s** breach and may seek to recover such damages or seek specific performance. **Seller** will also
271 be liable for the full amount of the brokerage fee.

Buyer  (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 5 of 7 pages.
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272 (b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this contract,
273 including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the
274 deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages,
275 consideration for execution of this contract, and in full settlement of any claims, whereupon **Seller** and **Buyer**
276 will be relieved from all further obligations under this contract; or **Seller**, at **Seller's** option, may proceed in
277 equity to enforce **Seller's** rights under this contract.

278 **16. Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to
279 recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting
280 the litigation. This Paragraph 16 shall survive Closing or termination of this Contract.

281 **17. Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively
282 "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them
283 upon proper authorization and in accordance with Florida law and the terms of this contract, including disbursing
284 brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and
285 finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any
286 person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful
287 breach of this contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay
288 the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the
289 escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

290 **18. Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations
291 that are important to them and to consult an appropriate professional for legal advice (for example, interpreting
292 this contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor
293 reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax,
294 property condition, environmental, and other specialized advice. **Buyer** acknowledges that Broker does not reside
295 in the Property and that all representations (oral, written, or otherwise) by Broker are based on **Seller**
296 representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and**
297 **government agencies for verification of the Property condition and facts that materially affect Property**
298 **value.** **Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all
299 levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising
300 from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold
301 harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or
302 damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or
303 display of listing data by third parties, including, but not limited to, photographs, images, graphics, video
304 recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's
305 performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475,
306 Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv)
307 products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each
308 assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve
309 Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this contract.
310 This Paragraph will survive closing.

311 **19. Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by
312 Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales
313 Commission Lien Act provides that when a broker has earned a commission by performing licensed services
314 under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the
315 broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

316 **20. Brokers:** The brokers named below are collectively referred to as "Broker." **Instruction to closing agent:**
317 **Seller** and **Buyer** direct closing agent to disburse at closing the full amount of the brokerage fees as specified in
318 separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the
319 extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any
320 MLS or other offer of compensation made by **Seller** or **Seller's** Broker to **Buyer's** Broker.

321* (a) Chad Karr- Keller Williams (Seller's Broker)
322* will be compensated by **Seller** **Buyer** both parties pursuant to a listing agreement other
323* (specify): _____

324* (b) CHad KarrKELLER WILLIAMS REALTY (Buyer's Broker)
325* will be compensated by **Seller** **Buyer** both parties **Seller's** Broker pursuant to a MLS offer of
326* compensation other (specify): _____

Buyer () and Seller (____) (____) acknowledge receipt of a copy of this page, which is 6 of 7 pages.
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327* **21. Additional Terms:**

- 328 1) Only contingency is that the buyer be allowed to place multi family
- 329 housing complex on said property
- 330 2) The Seller will allow the buyer to change his entity name if needed
- 331 prior to closing. Buyer is a family group and holds many properties in
- 332 multiple LLCs and is unsure under which name it will be placed. This is
- 333 permission for name change only.

343 **COUNTER-OFFER/REJECTION**

- 344* Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
- 345 deliver a copy of the acceptance to Seller).
- 346* Seller rejects Buyer's offer

347 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney before**

348 **signing.**

349* **Buyer:**  _____ Date: 7/17/2017

350* Print name: 518 Mabel Trust

351* **Buyer:** _____ Date: _____

352* Print name: _____

353 **Buyer's address for purpose of notice:**

354* Address: _____

355* Phone: _____ Fax: _____ Email: _____

356* **Seller:** _____ Date: _____

357* Print name: Lakeland Community Redevelopment agency

358* **Seller:** _____ Date: _____

359* Print name: _____

360 **Seller's address for purpose of notice:**

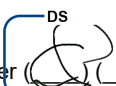

361* Address: _____

362* Phone: _____ Fax: _____ Email: _____

363* **Effective Date:** _____ **(The date on which the last party signed or initialed and delivered the**

364 **final offer or counter offer.)**

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

| Account Number | Tax Type | Tax Year |
|----------------------|-------------|----------|
| 182824-195500-000010 | REAL ESTATE | 2004 |

| | |
|---|---|
| Mailing Address LAKELAND COMMUNITY REDEVELOPMENT AGENCY 228 S MASSACHUSETTS AVE LAKELAND FL 33801-5012 | Physical Address 518 MABEL AVE GEO Number 242818-195500-000010 |
|---|---|

| Exempt Amount | Taxable Value |
|---------------|---------------|
| \$0.00 | \$12,720.00 |

| | | |
|--|-------------------------------|--------------------|
| Exemption Detail NO EXEMPTIONS | Millage Code 101510 | Escrow Code |
| Legal Description 518 MABEL AVE OAK PARK PB 11 PG 25 LOTS 1 2 & E 9 FT OF 24 | | |

Ad Valorem Taxes

| Taxing Authority | Rate | Assessed Value | Exemption Amount | Taxable Value | Amount |
|------------------------------|--------|----------------|------------------|---------------|---------|
| POLK COUNTY | | | | | |
| GENERAL REVENUE FUND | 7.5270 | 12,720 | 0 | \$12,720 | \$95.75 |
| ENV LAND AQUIST FUND | 0.1000 | 12,720 | 0 | \$12,720 | \$1.27 |
| LAND MGMT TRUST FUND | 0.1000 | 12,720 | 0 | \$12,720 | \$1.27 |
| POLK COUNTY SCHOOL BOARD | | | | | |
| GENERAL FUND | 6.2060 | 12,720 | 0 | \$12,720 | \$78.94 |
| LOCAL CAPITAL IMP. | 2.0000 | 12,720 | 0 | \$12,720 | \$25.44 |
| CITY OF LAKELAND | 3.5450 | 12,720 | 0 | \$12,720 | \$45.09 |
| PEACE RIVER BASIN | 0.1950 | 12,720 | 0 | \$12,720 | \$2.48 |
| SOUTHWEST FLORIDA WATER MGMT | 0.4220 | 12,720 | 0 | \$12,720 | \$5.37 |
| LAKELAND AREA MASS TRANSIT | 0.4880 | 12,720 | 0 | \$12,720 | \$6.21 |

| | | | |
|----------------------|---------|--------------------|----------|
| Total Millage | 20.5830 | Total Taxes | \$261.82 |
|----------------------|---------|--------------------|----------|

Non-Ad Valorem Assessments

| Code | Levying Authority | Amount |
|------|-------------------|--------|
| | | |

| | |
|--------------------------|--------|
| Total Assessments | \$0.00 |
|--------------------------|--------|

| | |
|---------------------|----------|
| Taxes & Assessments | \$261.82 |
|---------------------|----------|

| | |
|-------------------|-------------------|
| If Paid By | Amount Due |
| | \$0.00 |

| Date Paid | Transaction | Receipt | Year | Amount Paid |
|-----------|-------------|--------------|------|-------------|
| 1/29/2005 | PAYMENT | 7173558.0001 | 2004 | \$256.58 |

PROPOSAL FOR
1632, 1624, 1622, 1613, 1614 AND
1631 WEST LN, LAKE LAND FL 33805

LAKELAND COMMUNITY
REDEVELOPMENT AGENCY
228 S Massachusetts ave, Lakeland Fl

CHAD KARR
218 East Pine St
Lakeland Fl 33801
Realtorchad@ckarr.com
863-860-3620

7/17/2017

Dear Lakeland Community Redevelopment Agency,

We as a family business would like to purchase vacant lots 1613, 1614, 1622, 1624, 1631 and 1632 WEST LN, LAKELAND FL 33805

We propose to build 3 bedroom 2 bath single family homes on each of these lots as to provide new housing to the families of those working in the area. The intention is to work hand and hand with the CRA board in the resale process. We have reviewed the location and feel that there is a need for good quality housing in the area.

I have attached a layout we intend to build , and are open to any changes requested by the CRA board.

At this time the buyer is willing to pay \$10,000.00 a lot for a total purchase of \$60,000.00

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Pfeiffer". The signature is written in a cursive style with a large initial "C".

Parcel Details: 24-28-07-168300-004020

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

LAKELAND COMMUNITY REDEVELOPMENT AGENCY 100%

Mailing Address

Address 1 **228 S MASSACHUSETTS AVE**
 Address 2
 Address 3 **LAKELAND FL 33801-5012**

Site Address

Address 1 **1631 WEST LN**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33805-3240**

Parcel Information

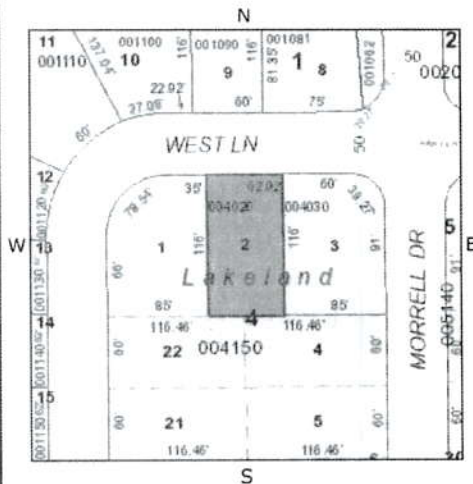
Neighborhood **6666.02**
 Show Recent Sales in this Neighborhood
 Subdivision **LAKELAND HILLS PB 34 PG 11**
 Property (DOR) Use Code **Municipal (Other than Colleges,Parks&Re (Code: 8900))**
 Acreage **0.17**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**
 Community Redevelopment Area **Mid-Town CRA (Code: 55)**

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. It is a description of the ownership boundaries only and does not include easements or other interests of record. 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.

LAKELAND HILLS PB34 PG11 BLK 4 LOT 2

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 242807

Mapping Worksheet Info
 Section_242807.pdf

Parcel Details: 24-28-07-168300-001150

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

LAKELAND COMMUNITY REDEVELOPMENT AGENCY 100%

Mailing Address

Address 1 **228 S MASSACHUSETTS AVE**
 Address 2
 Address 3 **LAKELAND FL 33801-5012**

Site Address

Address 1 **1614 WEST LN**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33805**

Parcel Information

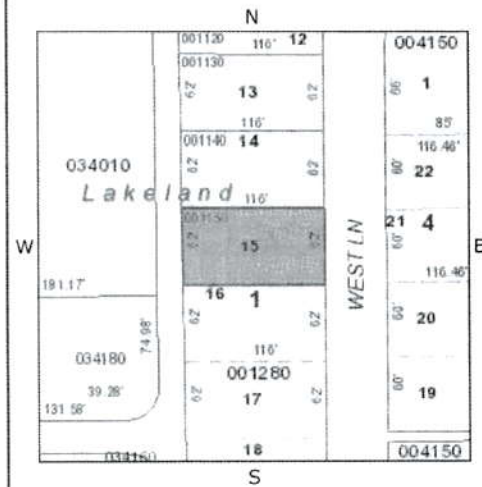
Neighborhood **6666.02**
 Show Recent Sales in this Neighborhood
 Subdivision **LAKELAND HILLS PB 34 PG 11**
 Property (DOR) **Vacant Municipal - vac land or misc impr of some value**
 Use Code **(Code: 8089)**
 Acreage **0.16**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**
 Community Redevelopment Area **Mid-Town CRA (Code: 55)**

Property Desc

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LAKELAND HILLS PB 34 PG11 BLK 1 LOT 15

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 242807

Mapping Worksheet Info
 Section_242807.pdf

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

Parcel Details: 24-28-07-168300-001140

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

LAKELAND COMMUNITY REDEVELOPMENT AGENCY 100%

Mailing Address

Address 1 **228 S MASSACHUSETTS AVE**
 Address 2
 Address 3 **LAKELAND FL 33801-5012**

Site Address

Address 1 **1618 WEST LN**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33805-3241**

Parcel Information

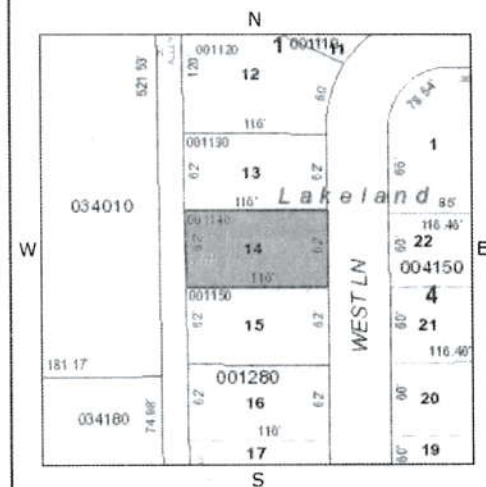
Neighborhood **6666.02**
 Show Recent Sales in this Neighborhood
 Subdivision **LAKELAND HILLS PB 34 PG 11**
 Property (DOR) **Vacant Municipal - vac land or misc impr of some value**
 Use Code **(Code: 8089)**
 Acreage **0.16**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**
 Community Redevelopment Area **Mid-Town CRA (Code: 55)**

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. It is a description of the ownership boundaries only and does not include easements or other interests of record. 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.

LAKELAND HILLS PB 34 PG 11 BLK 1 LOT 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 242807

Mapping Worksheet Info
 Section_242807.pdf

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

Parcel Details: 24-28-07-168300-001130

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

LAKELAND COMMUNITY REDEVELOPMENT AGENCY 100%

Mailing Address

Address 1 **228 S MASSACHUSETTS AVE**
 Address 2
 Address 3 **LAKELAND FL 33801-5012**

Site Address

Address 1 **1622 WEST LN**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33805**

Parcel Information

Neighborhood **6666.02**
 Show Recent Sales in this Neighborhood
 Subdivision **LAKELAND HILLS PB 34 PG 11**
 Property (DOR) Use Code **Vacant Municipal - vac land or misc impr of some value (Code: 8089)**
 Acreage **0.17**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**
 Community Redevelopment Area **Mid-Town CRA (Code: 55)**

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. It is a description of the ownership boundaries only and does not include easements or other interests of record. 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.

LAKELAND HILLS PB 34 PG 11 BLK 1 LOT 13

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 242807

Mapping Worksheet Info
 Section_242807.pdf

Parcel Details: 24-28-07-168300-001120

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

LAKELAND COMMUNITY REDEVELOPMENT AGENCY 100%

Mailing Address

Address 1 **228 S MASSACHUSETTS AVE**
 Address 2
 Address 3 **LAKELAND FL 33801-5012**

Site Address

Address 1 **1624 WEST LN**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33805**

Parcel Information

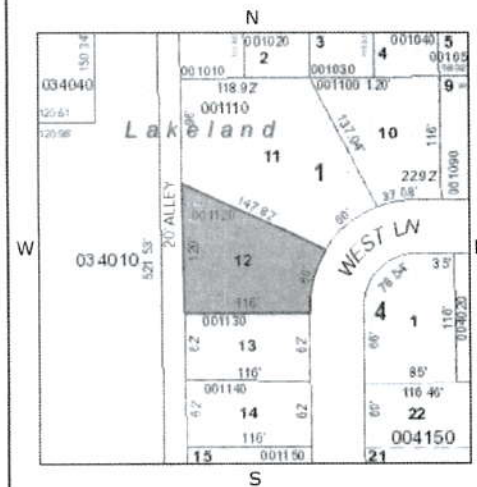
Neighborhood **6666.02**
 Show Recent Sales in this Neighborhood
 Subdivision **LAKELAND HILLS PB 34 PG 11**
 Property (DOR) Use Code **Vacant Municipal - vac land or misc impr of some value (Code: 8089)**
 Acreage **0.25**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**
 Community Redevelopment Area **Mid-Town CRA (Code: 55)**

Property Desc

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LAKELAND HILLS PB34 PG11 BLK 1 LOT 12

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

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Mapping Worksheets (plats) for 242807

Mapping Worksheet Info
 Section_242807.pdf

[Home Page](#) » [Return To Search Results](#)**Parcel Details: 24-28-07-168300-001090**
Owners

LAKELAND COMMUNITY REDEVELOPMENT AGENCY 100%

Mailing Address

Address 1 **228 S MASSACHUSETTS AVE**
 Address 2
 Address 3 **LAKELAND FL 33801-5012**

Site Address

Address 1 **1632 WEST LN**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33805**

Parcel Information

Neighborhood **6666.02**
 Show Recent Sales in this Neighborhood
 Subdivision **LAKELAND HILLS PB 34 PG 11**
 Property (DOR) Use Code **Vacant Municipal - vac land or misc impr of some value (Code: 8089)**
 Acreage **0.15**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**
 Community Redevelopment Area **Mid-Town CRA (Code: 55)**

Property Desc

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LAKELAND HILLS PB 34 PG 11 BLK 1 LOT 9

Area Map**Recorded Plat**

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Mapping Worksheets (plats) for 242807

Mapping Worksheet Info
 Section_242807.pdf