

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Community Redevelopment Agency Advisory Board

Thursday, March 2, 2023 | 10:00 AM – 12:00 PM
City Commission Conference Room, City Hall

A. Call to Order and Roll Call

B. Updates:

1. Introduction – New CRA Team Member*
2. Monthly Financial Update, Project Trackers, Manager’s Report*
3. Upcoming Events:*
 - *Save the Date:* Neighborhood Association Coalition Meeting – May 4, 2023
 - Florida Redevelopment Association (FRA) Trainings

C. Action Items

1. Meeting Minutes February 2, 2023 (Pg.13-16)
2. Peachtree Flats Development Infrastructure Request (Pg.17-50)

D. Discussion Items

1. Art Incentive Award – Feng Shui*
2. Home Business Incentives*
3. Small Business Technical Assistance*

E. Public Comments from Audience

F. Comments from Board Chair and Members of Advisory Board

G. Adjourn

* For Information

NEXT REGULAR MEETINGS:

Thursday, April 6, 2023, 3:00pm City Hall

Thursday, May 4, 2023, 3:00pm City Hall

Thursday, June 1, 2023, 3:00pm Lakeland Electric Meeting Rooms 1A/1B

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

Program Progression Report

February 2023

<i>District</i>	<i>Project</i>	<i>Active Grant(s)</i>	
<i>Dixieland</i>	Stone Cabin	Façade and Site & Infill Adaptive Reuse	
	Sanoba Law office	Infill Adaptive Reuse	
	Vanguard Room	Infill Adaptive Reuse	
	Unlimited DPI	Façade and Site, Design Assistance and Infill Adaptive Reuse	
	<i>Total Amount Awarded:</i> <i>\$199,660</i>	Dixieland Auto Parts and Quick print	Art Infusion
		Steve Artman	Art infusion
<i>Midtown</i>	Farmers Insurance	Design Assistance	
	Richard Fox Plumbing	Infill Adaptive Reuse & Facade and Site	
	Dynamic Properties	Infill Adaptive Reuse & Façade and Site	
	Skate World	Infill Adaptive Reuse, EDGE & Façade and Site	
	Uncle Apps	Façade and Site	
	Hadley's School	Design Assistance	
	Vishal Shadadpuri Laundry Reno	Infill Adaptive Reuse	
	Payne Air	Design Assistance	
	Labor Finders	Design Assistance & Façade and Site	
	<i>Total Amount Awarded:</i> <i>\$870,650</i>	Medical Suites	Edge, Façade and Site & Infill Adaptive Reuse
<i>Downtown</i>	TR Hillsborough	EDGE & Second Floor Renovations	
	Cate Café	EDGE	
	<i>Total Amount Awarded:</i> <i>\$680,440</i>	Gore Building	Infill Adaptive Reuse

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

Project Progression Report

February 2023

	Project	Status	Phase	Funding Allocated	Notes
Multi-Year Infrastructure Improvements	Five Points Roundabout	ON TRACK	Pre-Construction	\$895,000	RFP scheduled to be released April 2023
	Providence Rd	ON TRACK	Planning	\$2,500,000	Project Estimated at \$7.1 million dollars; Programmed for FY 26-27
	Multi-Neighborhood Septic to Sewer Study	ON TRACK	Planning	\$50,000	Underway - Initial Study completed, Additional evaluation for prioritization and funding analysis
Development Agreement Commitments	N. Massachusetts Ave Development Agreement	ON TRACK	Agreement Pending	TBD	Developer Due Diligence; Contamination Monitoring Established
	Oak Street Development	ON TRACK	Design	\$1,836,000	Exterior Design Approved, Project moving to Site Plan review
	Mirrorton Substation Screening Wall	ON TRACK	Construction	\$435,000	Construction underway
	Mirrorton Bay Street Streetscape	ON TRACK	Design	\$440,000	Early concept design
Sidewalk/Trail Improvements	Central Avenue/Olive St Pedestrian Improvements	ON TRACK	Construction	\$185,000	Designed & Permitted. Construction underway by Public Works
	N. Scott Avenue Sidewalk Improvement	ON TRACK	Design	\$235,680	Design in progress, combined with Emma Street sidewalk
	Emma Street Sidewalk Improvement	ON TRACK	Design	\$200,000	Design in progress, combined with N. Scott Ave sidewalk
	Chase Street Trail	ON TRACK	Design	\$175,000	Design in progress, consideration of LAP/FDOT funding partnership
Strategic Planning Efforts	South Florida Ave Master Plan	ON TRACK	Complete	\$57,700	Final Report provided. Currently being modeled into Catalyst 2.0
	East Main District Plan	ON TRACK	Complete	\$74,900	Final Report provided. Next phase to provide design docs for Rose Street construction
	Downtown West Master Plan	ON TRACK	Planning	\$150,000	1 st Public Meeting held February. Team to review feedback/comments. Web based input and data being released for broader public participation
	Catalyst 2.0	ON TRACK	Phase I/II Complete Phase III Underway	\$100,000	Platform built for Downtown inventory; Expansion underway for DT West, South Florida Ave and E. Main
	Mass Area Mixed Use Plan	ON TRACK	Planning	TBD	Review of parcels available, next steps RFP/RFQ

**REVENUE AND EXPENDITURE SUMMARY
LAKELAND COMMUNITY REDEVELOPMENT AGENCY**

**Dixieland
February-23**

	FY 22 Final	FY 23 Budget	Current Period	Encumbered
REVENUES:				
Ad Valorem Taxes	\$335,143.00	\$380,654.00	\$206,717.92	
Other	\$52,800.00	\$54,000.00	\$6,830.23	
Unappropriated Surplus Year Prior	\$886,672.00	\$792,317.31		
Revenues Total	\$1,274,615.00	\$1,226,971.31	\$213,548.15	
EXPENSES:				
Operating	\$81,194.76	\$107,227.00	\$5,097.07	\$107,227.00
Community Improvement	\$3,447.00	\$7,134.00	\$2,378.00	\$7,134.00
<u>Incentives:</u>				
Small Project Assistance	\$205,913.97	\$350,000.00	\$0.00	\$77,979.00
Infill Adaptive Reuse Assistance	\$50,000.00	\$300,000.00	\$0.00	\$100,000.00
Arts & Entertainment	\$29,590.53	\$25,000.00	\$0.00	\$21,681.28
<u>Special Projects:</u>				
Alley Improvement Projects	\$429.39	\$108,484.00	\$5,318.32	\$108,484.00
SFLA Corridor	\$111,594.72	\$849,455.00	\$124.00	\$849,455.00
Dixieland Sign	\$127.32	\$12,446.00	\$0.00	\$5,000.00
Expenses Total	\$482,297.69	\$1,759,746.00	\$12,917.39	\$1,276,960.28
Unappropriated Surplus Surplus (Refer to CIP)	\$792,317.31	-\$532,774.69	\$200,630.76	

**REVENUE AND EXPENDITURE SUMMARY
LAKELAND COMMUNITY REDEVELOPMENT AGENCY**

**Downtown
February-23**

	FY 22 Final	FY 23 Budget	Current Period	Encumbered
REVENUES:				
Ad Valorem Taxes	\$2,155,279.00	\$3,153,716.00	\$1,711,860.32	
Other	\$100,000.00	\$103,000.00	\$29,423.31	
Unappropriated Surplus Year Prior	\$2,074,444.00	\$2,623,718.85		
Revenues Total	\$4,329,723.00	\$5,880,434.85	\$1,741,283.63	
EXPENSES:				
Operating	\$119,286.28	\$192,448.00	\$8,260.41	\$192,448.00
Community Improvement	\$30,756.00	\$56,053.00	\$18,684.32	\$56,053.00
TIF Agreement Payments	\$187,879.97	\$1,011,305.00	\$891,835.80	\$893,303.79
Debt Service	\$400,000.00	\$400,000.00	\$100,000.00	\$400,000.00
Property Management	\$4,225.36	\$103,690.00	\$338.00	\$0.00
<u>Incentives:</u>				
Small Project Assistance	\$152,163.39	\$699,305.00	\$34,128.12	\$680,440.00
Infill Adaptive Reuse Assistance	\$60,000.00	\$0.00	\$0.00	\$0.00
Arts & Entertainment	\$14,502.99	\$10,000.00	\$0.00	\$10,000.00
<u>Special Projects:</u>				
Catalyst Development	\$548,891.72	\$241,108.00	\$0.00	\$100,000.00
Mirrorton Substation Screenwall	\$49,575.94	\$469,193.00	\$10,841.24	\$446,933.41
Bay St Streetscape & Drainage	\$0.00	\$25,655.00	\$0.00	\$25,655.00
Downtown Streetscape	\$33,608.10	\$140,000.00	\$4,016.73	\$140,000.00
Downtown Corridor Enhancements	\$0.00	\$224,345.00	\$0.00	\$0.00
Five Points Roundabout	\$24,800.00	\$311,096.00	\$20,631.89	\$311,096.00
SFLA Corridor	\$80,314.40	\$649,247.00	\$53,257.50	\$649,247.00
Lake Mirror Promenade	\$0.00	\$150,000.00	\$0.00	\$150,000.00
Expenses Total	\$1,706,004.15	\$4,683,445.00	\$1,141,994.01	\$4,055,176.20
Unappropriated Surplus				
Surplus (Refer to CIP)	\$2,623,718.85	\$1,196,989.85	\$599,289.62	

**REVENUE AND EXPENDITURE SUMMARY
LAKELAND COMMUNITY REDEVELOPMENT AGENCY**

**Midtown
February-23**

	FY 22 Final	FY 23 Budget	Current Period	Encumbered
REVENUES:				
Ad Valorem Taxes	\$5,761,243.00	\$6,964,892.00	\$3,788,856.54	
Other	\$267,580.00	\$276,000.00	\$163,699.92	
Unappropriated Surplus Year Prior	\$4,224,732.00	\$6,823,585.76		
Revenues Total	\$10,253,555.00	\$14,064,477.76	\$3,952,556.46	
EXPENSES:				
Operating	\$511,722.46	\$949,013.00	\$125,749.67	\$949,013.00
Community Improvement	\$444,468.33	\$449,570.00	\$148,796.00	\$449,570.00
Property Management	\$264,730.10	\$337,496.00	\$102,265.26	\$337,496.00
<u>Incentives:</u>				
Small Project Assistance	\$376,435.37	\$1,243,457.00	\$167,940.55	\$870,650.00
Arts & Entertainment	\$0.00	\$35,310.00	\$0.00	\$15,000.00
Job Creation Incentive	\$208,000.00	\$212,000.00	\$0.00	\$208,000.00
Affordable Housing	\$203,402.45	\$2,934,171.00	\$66,782.52	\$200,000.00
<u>Special Projects:</u>				
Redevelopment Mass Ave Properti	\$510,352.35	\$793,245.00	\$35,441.49	\$200,000.00
114 E Parker Construction	\$242,669.93	\$0.00	\$0.00	\$0.00
E. Main District	\$262,580.00	\$869,314.00	\$4,900.00	\$750,000.00
Olive Street Sidewalk	\$2,523.73	\$185,000.00	\$7,135.14	\$185,000.00
N. Scott Ave Sidewalk	\$12,311.59	\$235,688.00	\$0.00	\$235,688.00
Emma St Sidewalk	\$0.00	\$200,000.00	\$0.00	\$200,000.00
Chase St Trail	\$0.00	\$300,000.00	\$0.00	\$300,000.00
Five Points Roundabout	\$2,319.46	\$572,961.00	\$831.77	\$572,961.00
Providence Road	\$124,661.75	\$775,104.00	\$40,102.76	\$775,104.00
W. Lake Parker/Lakeshore Trail	\$27,865.58	\$77,509.00	\$1,400.00	\$4,200.00
Memorial Blvd	\$0.00	\$550,000.00	\$0.00	\$550,000.00
Midtown Landscape/Median Maint.	\$21,557.23	\$96,780.00	\$9,989.62	\$25,000.00
NW Neighborhood	\$142,881.54	\$1,188,587.00	\$2,316.84	\$200,000.00
NE Neighborhood	\$71,487.37	\$746,233.00	\$5,940.59	\$200,000.00
Midtown Infrastructure	\$0.00	\$250,000.00	\$0.00	\$0.00
Expenses Total	\$3,429,969.24	\$13,001,438.00	\$719,592.21	\$7,227,682.00
Unappropriated Surplus				
Surplus (Refer to CIP)	\$6,823,585.76	\$1,063,039.76	\$3,232,964.25	

Manager's Report
February 2023

- **Mirrorton Substation Screening Wall:** construction progress monitoring, issues with water main clearance and eastern portion of wall/vertical construction of this portion delayed until corrected. Brick pattern installation began on western interior portion of wall
- Meeting with Concerned Citizens of Polk County regarding **CRA outreach and incentive awareness** with minority-owned business in Midtown CRA, specifically Memorial Blvd and Paul A. Diggs neighborhood. Follow-up meeting with Ms. Annie Phyll to review neighborhood concerns relating to code enforcement, vacant lots, and home-based business incentives.
- Participation in **Neighborhood Association Coalition** meeting, networking with neighborhood representatives and introduction to N. Lake Wire NAC representative
- Introduction meeting with **Talbot House** Executive Director to understand both TH/CRA needs and neighborhood development
- City Commission presentation of **Catalyst 2.0** with public release and continuing development of South Florida Avenue into platform, adding Intermodal Center as first opportunity site
- Reviewed **Downtown TIF Budget** and Processed FY23 Reimbursements: Total Budget Impact \$893,304
- Meeting with potential developer for future **Urban Infill Development sites**, N. Lake Wire, Downtown West, etc
- City Commission **Strategic Planning Retreat**. Key Insights for future CRA consideration:
 - TIF Incentives for P3 developments
 - Munn Park and sidewalk cafes, continuing development of downtown core. Follow-up meeting with Economic Development Coffee Crew (LDDA/LEDC/CED/CRA) to discuss feasibility and steps moving forward
 - Homelessness and public feeding permitting
 - Housing incentives for more affordability options
- Meeting with OCC for Banks/CDFIs partnerships to meet their Community Reinvestment Act compliance, and leverage new initiative for **small business financial wellness programs** (BBIC/Prospera). Much more to come on this topic for future CRA consideration.
- Several inquiries for **artist business/non-profit** support within Downtown/Midtown CRA. Key theme is need for organizational collaboration and awareness for artist resources.
- Attended LDDA Monthly Board Meeting. Topics included **LDDA Priorities** focused on Munn Park, and providing a downtown welcome center with public restrooms. This priority will be discussed at their upcoming Board retreat with architectural renderings for consideration.
- **iMS implementation** kickoff (TrakIT replacement) for CRA incentive applications to be received and tracked via new software platform.

Manager's Report February 2023

- Hosted **Downtown West** first Public Meeting. Key insights:
 - Neighborhood representatives mainly came from N. Lake Wire, shared desire for sidewalks, and safe connectivity to Downtown, transit locations
 - Infill development is needed, and should be affordable and comparable to existing neighborhood housing inventory
 - Connectivity to Bonnet Springs Park for pedestrians and bicyclists
 - Traffic was a concern with new developments, affecting Kathleen Road and George Jenkins Blvd
 - Local access to a grocery store is needed in the study area
 - Follow-up meeting with N. Lake Wire Neighborhood Association on March 13th to review Downtown West study area and gather feedback
- Presentation of **Oak Street** Exterior Design to City Commission. Project is now moving to site plan review and coordination of MOT (maintenance of traffic) plan as well as permitted parking users' temporary relocation during site construction
- **CRA Officers** have continued their work within the CRA districts monitoring homeless camps, activities on CRA/City properties, and providing information to business owners downtown regarding TWAs (trespass warning authorizations)

Reporting:

- State Economic Development Incentives Report FY22
- Certification Compliance FY22
- Management Letter – Final Audit FY22

Media relations re: neighborhood and CRA investments in Midtown/Parker Street

Neighborhood Association Coalition MEETINGS

The Coalition meets quarterly during the year on the first Thursday of February, May, August and November at 6 pm in the City Commission Conference Room, Third Floor, City Hall. The neighborhood concerns are discussed, and new ideas are explored at these quarterly meetings. Current activities and projects involving the neighborhoods and the City of Lakeland are reviewed. Problem solving and consensus building are a consistent focus of these meetings.

2023 NAC Meetings

[February 02 Agenda](#) | [Meeting Recording](#)

May 04

August 03

November 02

The [Neighborhood Association Coalition](#) has formed a group of 4 Subcommittees to help with some of the projects that are currently being worked as part of the Coalition's goals. The 4 Subcommittees are:

- The Community Garden Subcommittee
- The Communications Subcommittee
- The Little Free Library Subcommittee
- The LIFT Lakeland Subcommittee



Community Garden Subcommittee

The Community Garden Subcommittee is tasked with coming up with new and innovative ways of implementing community gardens across the neighborhoods in Lakeland.



Communications Subcommittee

The Communications Subcommittee is tasked with finding better more appropriate ways to communicate with the neighborhoods in Lakeland



Little Free Library Subcommittee

The Little Free Library Subcommittee is tasked with continuing the work toward implementing more Little Free Libraries in our neighborhoods



LIFT Lakeland Subcommittee

This subcommittee's goal is to serve as a conduit of the NAC to identify partnerships between neighborhood associations and LIFT Lakeland goals (Education & Careers, Mentoring, Law Enforcement, Business Growth, Community Unity, and Youth Sports)



Florida Redevelopment Association

2023 Redevelopment Academy Course Schedule

DATE	REGISTRATION DEADLINE	INSTRUCTOR	COURSE	LOCATION
February 10	January 27	Tom Kohler	Creating & Using Redevelopment Incentives	GAI Offices, Orlando
March 24	March 3	Gail Hamilton	Budgeting, Funding & Reporting	Winter Park Community Center – Cedar Room
April 14	March 24	Laura Smith	CRA 101	GAI Offices, Orlando
April 21	March 31	Ken Thomas/Elizee Michel	Housing as a Redevelopment Tool	Winter Park Community Center – Cedar Room
May 19	April 28	Tom Kohler	Operations & Capacity Building	GAI Offices, Orlando
June 9	May 19	Tom Kohler	Planning Strategically for Redevelopment	GAI Offices, Orlando
July 14	June 23	Brenda Thrower	Capital Project Management	GAI Offices, Orlando
July 28	July 7	Michelle Van Loan	Infrastructure I	GAI Offices, Orlando
October TBA	TBA	Gail Hamilton	CRA 101	Sawgrass Marriott – FRA Annual Conference

2023 ANNUAL CONFERENCE



OCTOBER 24-27, 2023

**EXHIBIT HALL OPEN
OCTOBER 25-26, 2023**

**SAWGRASS MARRIOTT
GOLF RESORT & SPA
PONTE VEDRA BEACH, FL**

Save the Date

**THE FLORIDA
REDEVELOPMENT
ASSOCIATION**

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday February 2, 2023
10:00 AM – 12:00 PM
City Commission Conference Room, City Hall**

Attendance

Board Members: Tyler Zimmerman, Chrissanne Long, Terry Coney, Harry Bryant, Christine Goding and Katy Martinez

Absent: Commissioner Chad McLeod and Teresa O'Brien

Staff: Valerie Ferrell, Shelley Guiseppi and Carlos Turner

Guests: Assistant Director Jason Willey, Nicky Pereda, Stacy Witschen, Steve Boyington, Eric Lindsey, Arjun Choudhary, Khalil Majied, Destiny Woods, Barry Friedman and Sarah Walsh

Packets

- Meeting Minutes dated December 15, 2022, and January 5, 2023
- Financial Update
- Project Progression Report
- Memo – Oak Street Development Design Update
- Memo – Catalyst 2.0 Phase III Task Authorization

Housekeeping

Action Items – Old Business

Financial Update & Project Tracker

Valerie Ferrell advised financials are doing well. Projects are on track, but some have been placed on hold due to encumbrances for planned projects.

Housekeeping

Valerie Ferrell advised of the Mary's Bagels grand opening on January 26th and the Neighborhood Association Coalition Meeting on February 2nd at 6pm at City Hall.

There is also the Carter Groundbreaking Event on February 9th at 3:00pm and the Downtown West Public Workshop is on Feb. 16th at 6:00pm.

Elections of Officers

Valerie Ferrell advised the election of Officers will occur today and provided the steps to elect a chair and vice chair.

Katy Martinez motioned to elect Terry Coney as Chair.
Christine Goding seconded the motion.

Terry Coney accepted.
Motion passed unanimously.

Katy Martinez motioned to elect Chrissanne Long as Vice Chair.
Harry Bryant seconded the motion.
Chrissanne Long accepted.
Motion passed unanimously.

Meeting Minutes Dated December 15, 2022

Chrissanne Long motioned to approve minutes.
Katy Martinez seconded which passed unanimously.

Meeting Minutes Dated January 5, 2023

Christine Goding motioned to approve minutes.
Harry Bryant seconded which passed unanimously.

Action Items – New Business

Oak Street Development Design Update

Valerie Ferrell provided the Oak Street Development Design update. The site is CRA owned and went out to RFP once before, but the previous developer had to withdraw their proposal due to market conditions. The RFP was reissued in 2021 and Onicx's proposal was selected. They hired The Lunz group to develop the concept and rendering.

Nicky Pereda from the Lunz Group presented the design update stating there have been some changes made to the original concept. The overall building was shifted up 32 inches to include a public arcade and have enough space for dining. The southwest corner of the building had a staircase that was moved to the interior to provide additional transparency for the lobby and leasing space on the west side. The retail space was moved from the center to the corner. They are also working with Lakeland Electric to help with moving of a transformer to the northeast corner. A lobby and bike storage space were added to accommodate bicyclists.

Katy Martinez questioned the location of the retail space.

Nicky Pereda confirmed it will be facing Kentucky and Oak Street. Steve Boyington also added it is important that the transformer is moved since it is currently located at the corner of Kentucky and Tennessee in front of the leasing office.

Chrissanne Long questioned the amount of parking spaces.

Nicky Pereda advised there are approximately 413 total spaces with 130 of those for the public.

Terry Coney questioned the amount of parking spaces around the building, and asked for clarification on the number of residential units.

Nicky Pereda advised there are 23 parallel parking spaces, and there are approximately 208 residential units.

Chrissanne Long questioned parking for McKeel Academy.

Valerie Ferrell advised there are several permitted spaces and the City's parking division has alternative locations for those users during the construction phase of the project.

Katy Martinez questioned the co-working space stating it may deter people from leaving the building and affect businesses who offer co-working spaces. She also shared that all downtown residents should be encouraged to engage with the remaining public spaces offered in the community.

Steve Boyington advised the co-workspace is a working concept as an added amenity for the building residents.

Discussion ensued.

Valerie Ferrell clarified the request stating approval is needed for the exterior design packet.

Chrissanne Long motioned to approve.

Katy Martinez seconded which passed unanimously.

Catalyst 2.0 Phase III Task Authorization

Valerie Ferrell presented the Catalyst 2.0 Phase III Task Authorization. This request is to extend the platform with the intent to continue to add to it by expanding to West Downtown, South Florida Ave and East Main District. This will ensure the servers are available to public users and the CRA is providing opportunity project sites to the platform.

Christine Goding motioned to approve.

Katy Martinez seconded motion.

Chrissanne Long questioned the motion by asking where the continued funding will be provided.

Valerie Ferrell stated the CRA is a partner in this project and not the only contributor, so funding discussions are ongoing.

Discussion ensued.

Motioned passed unanimously

Discussion Items

Valerie Ferrell asked Board members to provide their takeaways from the January Board retreat. Key insights included:

- Redevelopment Plan updates are needed to ensure accurate review of CRA goals and achievements, and evaluation of CRA extensions
- Development Agreements and public-private partnerships will be forthcoming on many projects, requiring creative incentives and explanation of how the negotiations derive to the point of CRA Advisory Board and CRA Board/City Commission consideration. This narrative is needed for Board's understanding at time of Agenda presentation
- Midtown CRA infill lots are a priority for CRA incentivization, in coordination with Housing Division and private developers
- South Florida Ave corridor will take time for implementation, and in the interim the CRA can facilitate alley improvements to alleviate pedestrian and business concerns

- As the CRA continues to move forward with these key issues, it is important the Advisory Board and CRA Board/City Commission remain unified in their approach. A joint workshop was highly recommended to review these initiatives for the benefit of both boards

Adjourned at 11:29 AM

Next Meeting, Thursday, March 2, 2023, at 10:00 AM.

Terry Coney, Chairman

Date

Memo

To: CRA Advisory Board
From: Valerie Ferrell, CRA Manager
Date: March 2, 2023
Re: **Peachtree Flats – Site and Infrastructure Incentive**

I. Background:

At the October 2022 regular meeting, the CRA Advisory Board reviewed a request for Tax Increment Financing (TIF) from Lake Wire Apartments, LLC. The Project, known as Peachtree Flats, will include 84 market rate residential units, consisting of one 4-story building, and a separate two-story parking structure for resident parking, with centrally located amenities. The project is providing revitalization to underutilized vacant land on the north shore of Lake Wire and is an example of urban infill with site and infrastructure challenges.

Lake Wire Apartments, LLC initially requested a modified 10-year TIF of 75%, however the final approved agreement provided a modified 5-year at 75%. This compromise was made with an effort that the CRA staff and owner could mutually find alternatives to support the project with infrastructure and site improvements as an additional incentive.

II. Site and Infrastructure Improvements

After further analyzing site development and attaining updated cost estimates, Lake Wire Apartments has worked with CRA staff to evaluate scope of improvements that are added benefits to the public realm and future development opportunities in the N. Lake Wire area. The following items are considered:

- Three-phase primary power extension from southwest corner of George Jenkins Blvd and Martin Luther King Jr. Blvd to property, providing this service to additional sites
- Underground stormwater detention
- Street lighting
- Sidewalk and Crosswalk upgrades
- Streetside landscaping and irrigation

The total improvements are estimated at \$775,000 and remain consistent with the Downtown Redevelopment Plan Goals, as well as other CRA incentivized projects.

III. Total CRA Financial Contribution

As a comparison, below is a summary of the initial TIF request calculation compared with the approved modified TIF request and this site infrastructure contribution:

Requested TIF @ 75% for 10 years		Final Approved TIF @ 75% for 5 Years	
75%	\$126,785.89	75%	\$126,785.89
75%	\$126,785.89	75%	\$126,785.89
75%	\$126,785.89	75%	\$126,785.89
75%	\$126,785.89	75%	\$126,785.89
75%	\$126,785.89	75%	\$126,785.89
75%	\$126,785.89	Total	\$633,929.43
75%	\$126,785.89	Additional Site/Infrastructure Incentive	
75%	\$126,785.89		\$775,000
Total	\$1,267,858.85	New Total	\$1,408,929.43

IV. Board Consideration

Staff recommends approval of site and infrastructure incentive up to \$775,000 to Lake Wire Apartments, LLC for the Peachtree Flats project.

Next steps would be preparation of an Agreement and consideration of the recommended incentive by the CRA Board/City Commission.

Attachments:

- Letter of Request from Fensalir on behalf of Lake Wire Apartments, LLC

Letter of Request for Project Assistance



Jason Willey
Community Redevelopment Agency
228 South Massachusetts Ave.
Lakeland, FL 33801

Dear Jason,

On August 5, 2022, our firm met with the Lakeland CRA to discuss the Lake Wire Apartments, specifically the tax abatement agreement, which has since been executed. As you may recall, our original request was for a 75% property tax abatement for ten years. The board limited that request to a 75% abatement for five years but indicated there were additional ways in which the CRA could financially assist with the project. This included providing funding for aspects of the project which provided benefits outside of the project itself, specifically to the City of Lakeland and its other residents. The following packet includes additional information regarding the project, as well as our specific request.

Lake Wire Apartments, LLC is proud to introduce Peachtree Flats, an 84 unit, highly amenitized, urban infill project consisting of one 4-story, closed corridor building with one- and two-bedroom units averaging 864 square feet, many of which will directly overlook Lake Wire. Included on the site is a two-story parking deck, which will include a landscaping buffer to reduce visual impact.

Peachtree is situated on a 1.6-acre, seven parcel assemblage located on Peachtree St., directly south of George Jenkins Blvd. and directly north of Lake Wire. Within walking distance of the site, residents will have access to Freedom Park, a large greenspace overlooking Lake Wire, as well as a track-like sidewalk surrounding Lake Wire which stretches nearly a mile. In addition, residents will be within walking distance of the new Bonnet Springs Park development. This mixed-use development totals 180 acres and includes plans for a children's museum, botanical gardens, anchor center with restaurant and numerous additional attractions.

Plans for Peachtree include the development of roughly 72,000 net rentable residential square feet and 18,000 square feet of common area space, including significant resident amenities. The Project has been designed to include a total of 84 units comprised of one- and two-bedroom units. The finished product will include a highly amenitized four story closed corridor building with elevator, which will be superior to other projects in the submarket.

Finishes at the Property will be "Class A" and are expected to include quartz countertops, stainless steel appliances, wood-style plank flooring in the bedroom and living areas, keyless entry and a resort-style pool.

The site will enhance the walkability of the immediate surrounding area by improving sidewalks surrounding the site. First floor units will also have direct access to the exterior, which will allow tenants immediate access to Lake Wire and the surrounding downtown attractions. We also intend to work with the City of Lakeland to enhance the landscaping located on the north side of Lake Wire. This will invite additional pedestrian traffic as well as create additional connectivity between downtown and Bonnet Springs Park.

The project has been designed by Charlan Brock Architects in partnership with Fensalir Real Estate Services, Inc. and Impact Development Management. An overview of the project's team is included with this letter.

In the past 18 months, the construction budget for the project has increased by over \$6,000,000 and is now over \$19,000,000. While a portion of this increase is due to inflationary economic pressure, the increase is also due to additional costs which are unique to the site, but are required in order to maximize density, comply with Urban Neighborhood context district, improve functionality, and create a true Class A product. Some examples, which will be discussed in greater detail later in this letter, include the construction of a two-story parking garage, underground stormwater retention, and the repositioning and updating of utility services for the surrounding blocks. In addition, the project will require three phase power, which is currently located in the southwest corner of George Jenkins Blvd and Martin Luther King Jr Avenue. By adding three phase power to the Property, this benefits the City of Lakeland by extending their three-phase power to the surrounding blocks.


There are a number of aspects of the project which will provide a direct benefit to the City of Lakeland and are consistent with the Downtown Community Redevelopment Plan. Principally, redevelopment of the parcel will eliminate the current blighted property and increase public health and safety for the members of the neighborhood. Further, we plan to implement upgrades to the right-of-way sidewalks around the property, cross-walks, street lighting, and new street-side landscaping. These aesthetic and functional improvements complement the CRA's vision for downtown Lakeland. Our plans incorporate the highest design standards, while keeping with downtown Lakeland's historic, yet modernizing neighborhoods. As a relatively small development which must navigate a number of site-specific upgrades, the City's partnership and support will be a critical component for a successful project.

In order to effectuate a successful project which will benefit the greater downtown community and is consistent with the CRA's vision for Downtown Lakeland, we request financial assistance from the City of Lakeland totaling \$775,000. Costs associated with this financial assistance will be directly attributable to items which provide a benefit to the City of Lakeland.

In addition to this letter and request, we have included the following items:

- Summary of benefits to City of Lakeland and respective construction costs
- Contractor Estimate

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Greg Wilkerson". The signature is fluid and cursive, with a large initial "W" and "G".

W. Greg Wilkerson
Co-Founder
Fensalir Real Estate Services, Inc.

Peachtree Flats

Summary of Benefits City of Lakeland and Respective Construction Costs
03/02/23



Peachtree Flats

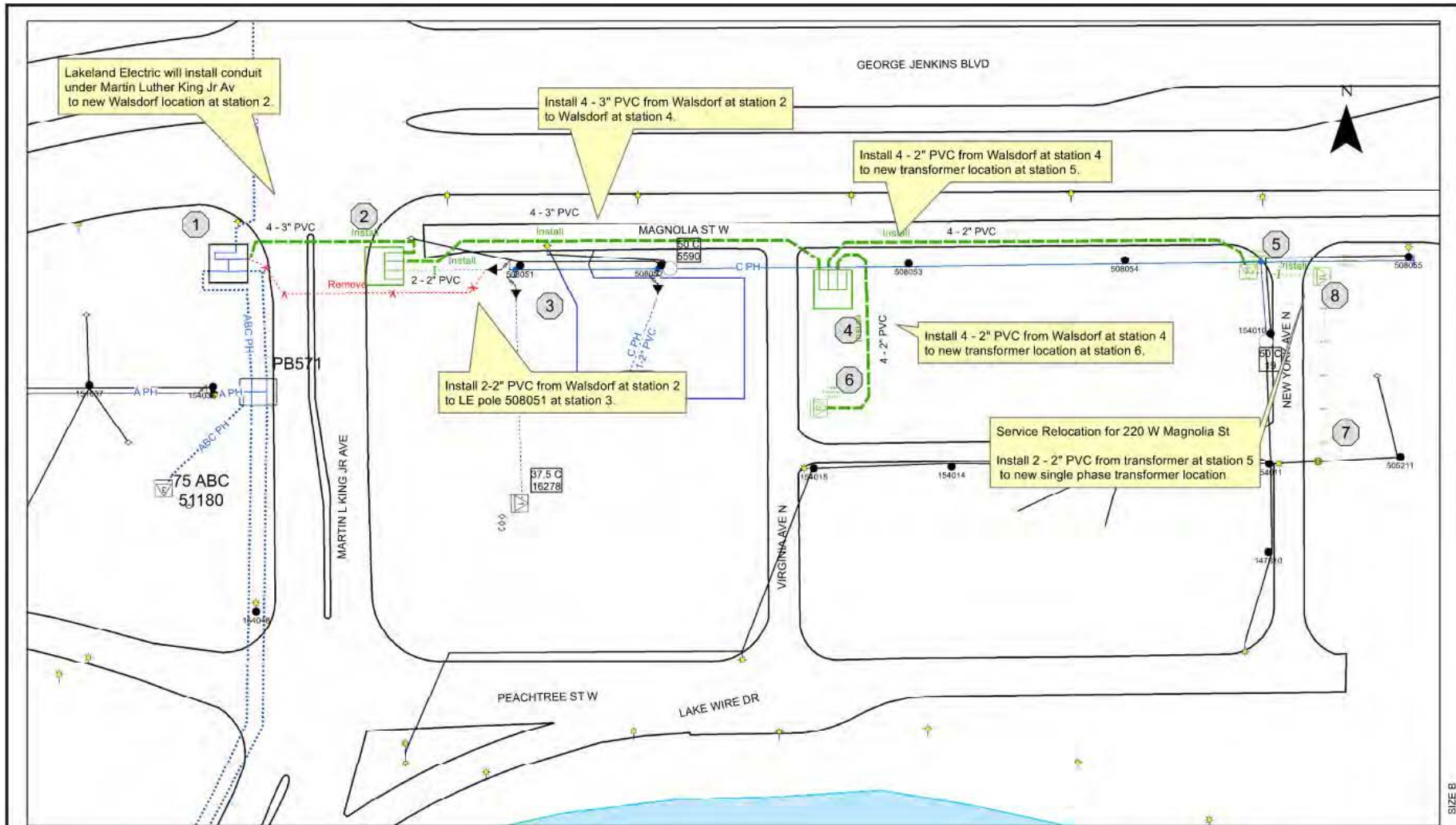
Summary of benefits City of Lakeland and Respective Construction Costs
03/02/23

Background: On August 5, 2022, our firm met with the Lakeland CRA to discuss the Lake Wire Apartments, specifically the tax abatement agreement, which has since been executed. As you may recall, our original request was for a 75% property tax abatement for ten years. The board limited that request to a 75% abatement for five years but indicated there were additional ways in which the CRA could financially assist with the project. This included providing funding for aspects of the project which provided benefits outside of the project itself, specifically to the City of Lakeland and its other residents. The following presentation highlights those benefits.

Primary Power

Background: the urban infill nature of this project on less than two acres required elevator service not only to drive density, but also to comply with Urban Corridor (UCO) context district and the Urban Neighborhood (UNH) context district required by City of Lakeland. To achieve these Project goals, elevator service was required which introduced the need for three phase power. For Lakeland Electric to provide three phase power to this site, Lakeland Electric's three phase power infrastructure is being expanded from the closest current location (the southwest corner of George Jenkins Blvd. and Martin Luther King Jr. Avenue) to the Project. The cost to enhance Lakeland Electric's three phase power infrastructure is being born by this Project but is a net benefit to Lakeland Electric power grid and the City of Lakeland's future planning.

Primary Power



<p>48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 IT'S THE LAW IN FLORIDA</p>	REV. NO.	BY	DATE	APPR.	REVISION		DIVISION	DESCRIPTION	PLOT DATE	DESIGN DATE
							25	PLANNER	Peachtree Flats Underground Installation Conduit Notes	12/5/2022
							PHONE		WORK ORDER NO.	SCALE
							RADIO #		4555451	1 in = 60 ft.
										SHT. NO.
										Page X of Y

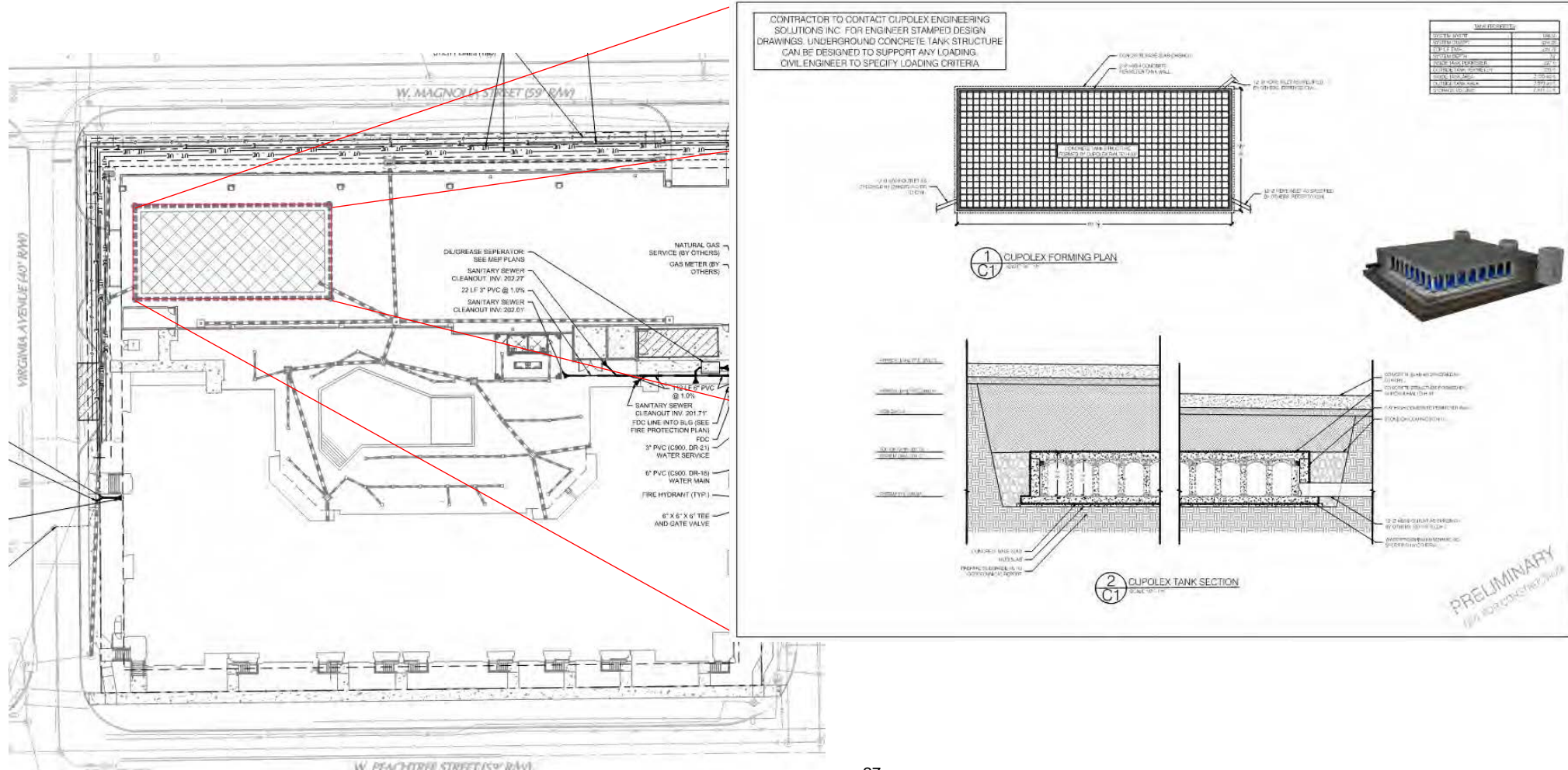
SIZE B

Underground Detention

Background: to comply with the Urban Corridor (UCO) context district and the Urban Neighborhood (UNH) context district, the Project's setbacks needed to be reduced to comply with City of Lakeland's desire to introduce urban infill projects. To achieve this desire, the property was designed as close to the Project's setbacks as possible, preventing a detention pond from being introduced to retain stormwater and stormwater runoff. The Project's system/capacity was designed within the footprint of the lower level of the parking deck for a more aesthetically pleasing project, but this was also the only location available for this quantity of detention.

Underground Detention

6,831 cubic feet of storage volume



CUPOLEX
ENGINEERING SOLUTIONS, INC.

30 Administration Rd., Suite 600
Nashville, TN 37203
www.cuplex.com

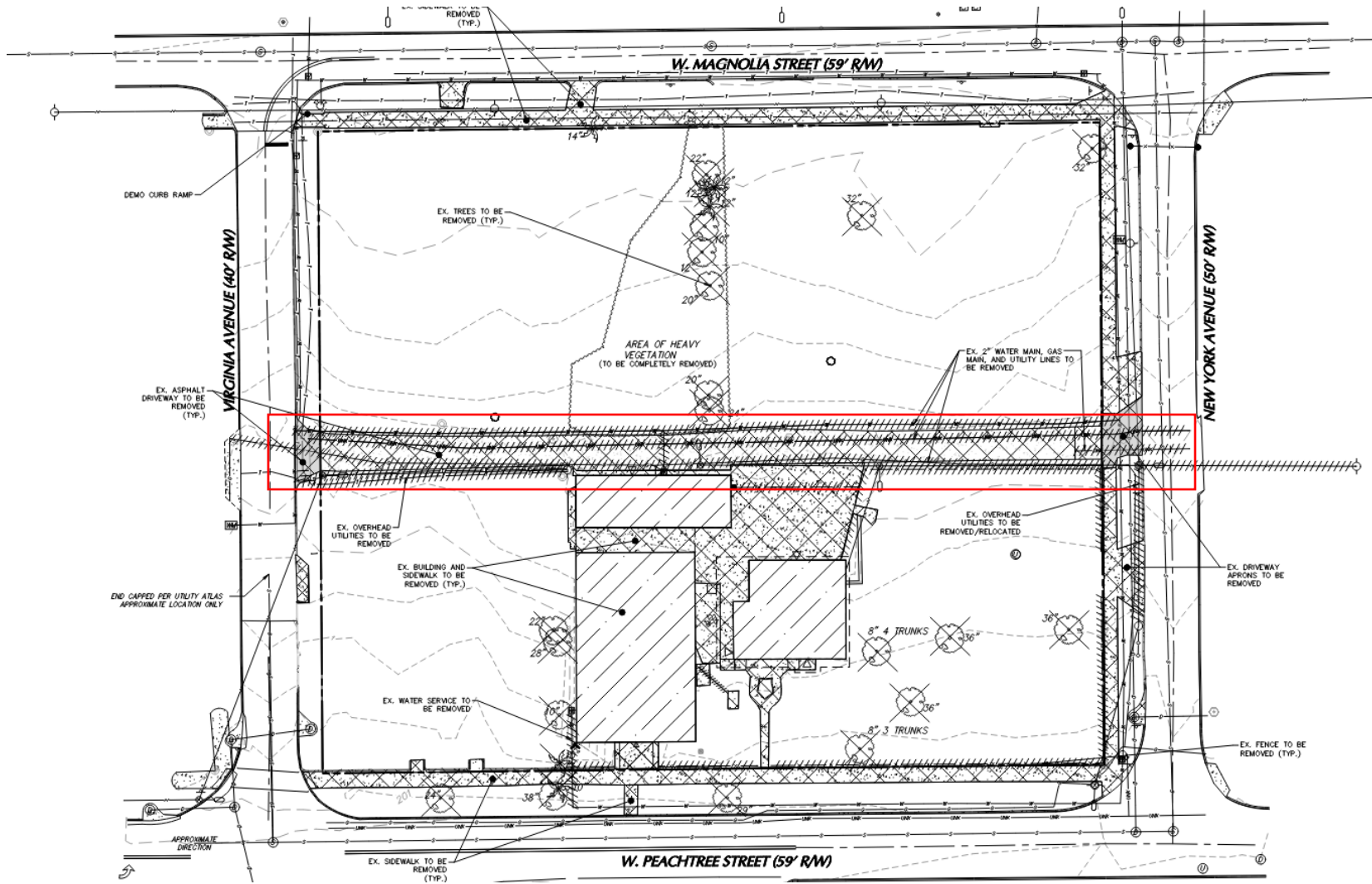
PEACHTREE FLATS LAKELAND, FL

C1

Alley Vacation

Background: currently gas, power, water, and Charter's networks for the surround blocks run through the existing alley way. To receive permits, the Project will bear the cost to relocate these utilities. We have worked with all the impacted providers to design a relocation plan for their respective utilities. In replacing these existing facilities, the providers' networks are being enhanced and relocated to support not only this Project, but the surrounding blocks. The alley vacation and relocation of utilities is consistent with the CRA's Framework for action by improving parcel functionality, usefulness, and accessibility.

Alley Vacation

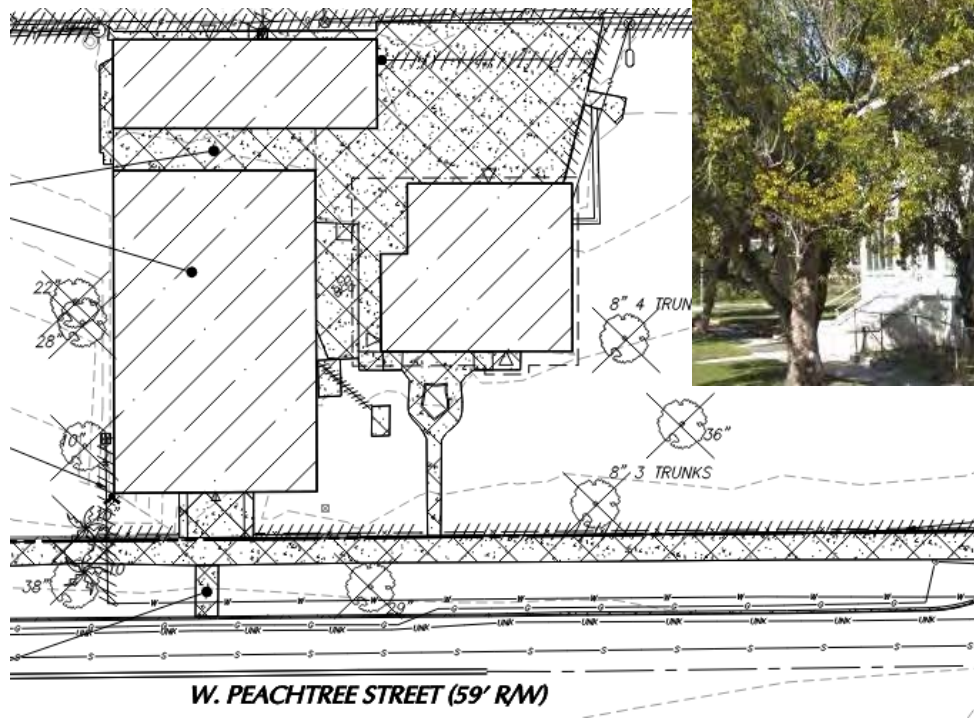


Existing alley way includes existing 2" water main, gas main, Lakeland Electric and Charter's infrastructure that supports the surrounding blocks.

Existing Building Abatement and Demolition

Background: the Project site currently includes a dilapidated building that has outlived its useful life. Unfortunately, an extensive amount of asbestos has been discovered within the existing building façade which must be abated before the building can be demolished. Removing the existing structure will substantially improve the safety and public welfare of the community and remedy the current unsanitary and unsafe conditions.

Existing Building Abatement and Demolition



Existing building facade has asbestos stucco which will require extensive abatement before it can be demolished.

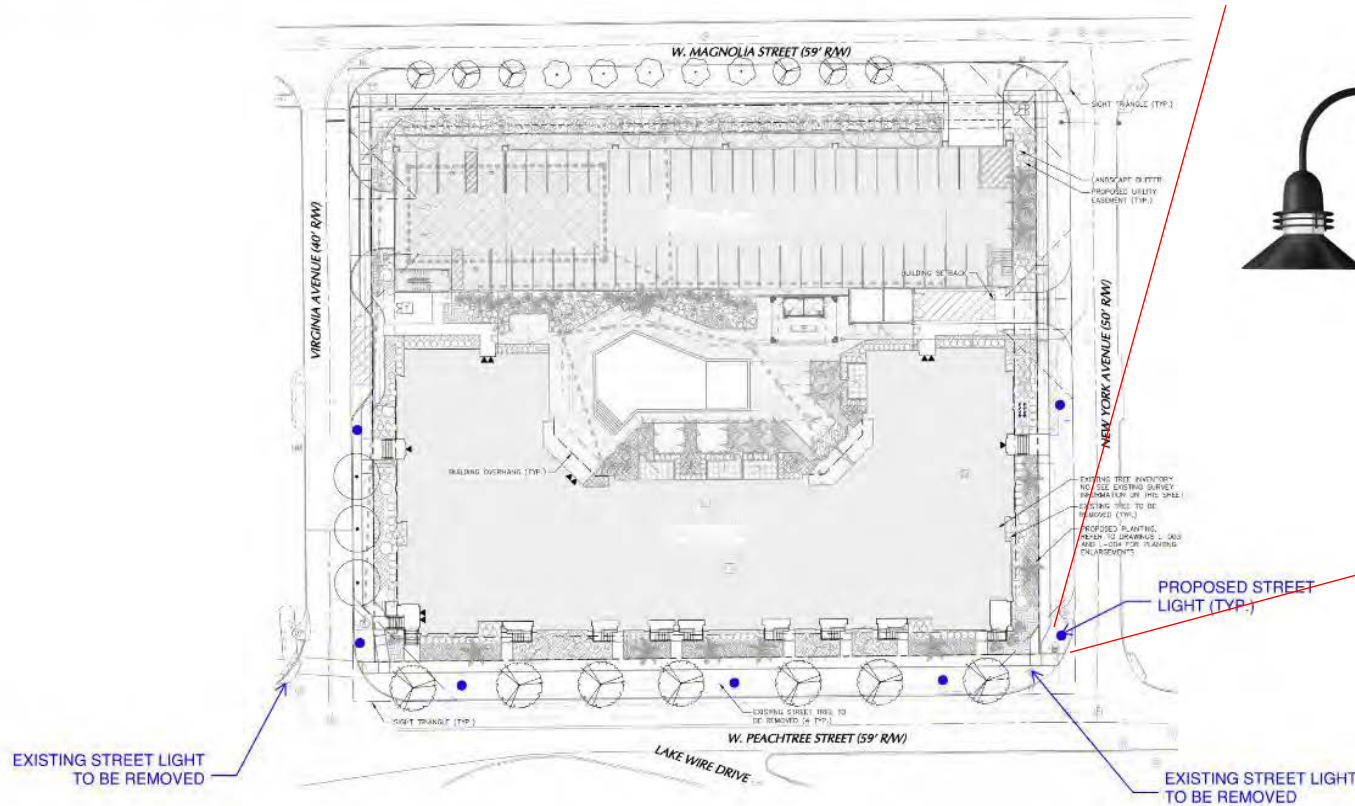
Street Lighting

Background: like the Alley Vacation above, Lakeland Electric is needing to relocate several of their existing lights to alternative locations for the new development. In doing so, they are enhancing their street light network which benefits the surrounding blocks which are turning into a pedestrian corridor between downtown and Bonnet Springs Park. These lighting upgrades will enhance walkability, safety, and connectivity of the neighborhood.

Street Lighting

CONCEPT PLAN

LUMINARE OPTIONS



PEACHTREE FLATS

STREETSCAPE LIGHTING
LAKELAND, POLK COUNTY, FLORIDA

CLINE 2022
LANGAN

Streetlight fixture options shown above.


PEACHTREE FLATS
STREETSCAPE LIGHTING
LAKELAND, POLK COUNTY, FLORIDA

15 JUNE 2022
LANGAN

Addition of Sustainable Irrigation

Background: We are adding a well and underground detention system to eliminate the amount of jurisdictional water use needed for irrigation. Implementation of a sustainable irrigation source will lessen the burden on the City's potable water resources.

Irrigation Permit Comments



Project Reviews

City of Lakeland

Project Number: SIT22-044

Applied: **6/28/2022** Approved:

Closed: Expired: **6/28/2022**

Status: **UNDER REVIEW**

Parent Project:

Description: **Peachtree Flats**

Site Address: **302 W MAGNOLIA ST**

City, State Zip Code: **LAKELAND, FL 33815**

Applicant: **Andrew Eiland**

Owner: **LAKE WIRE APARTMENTS LLC**

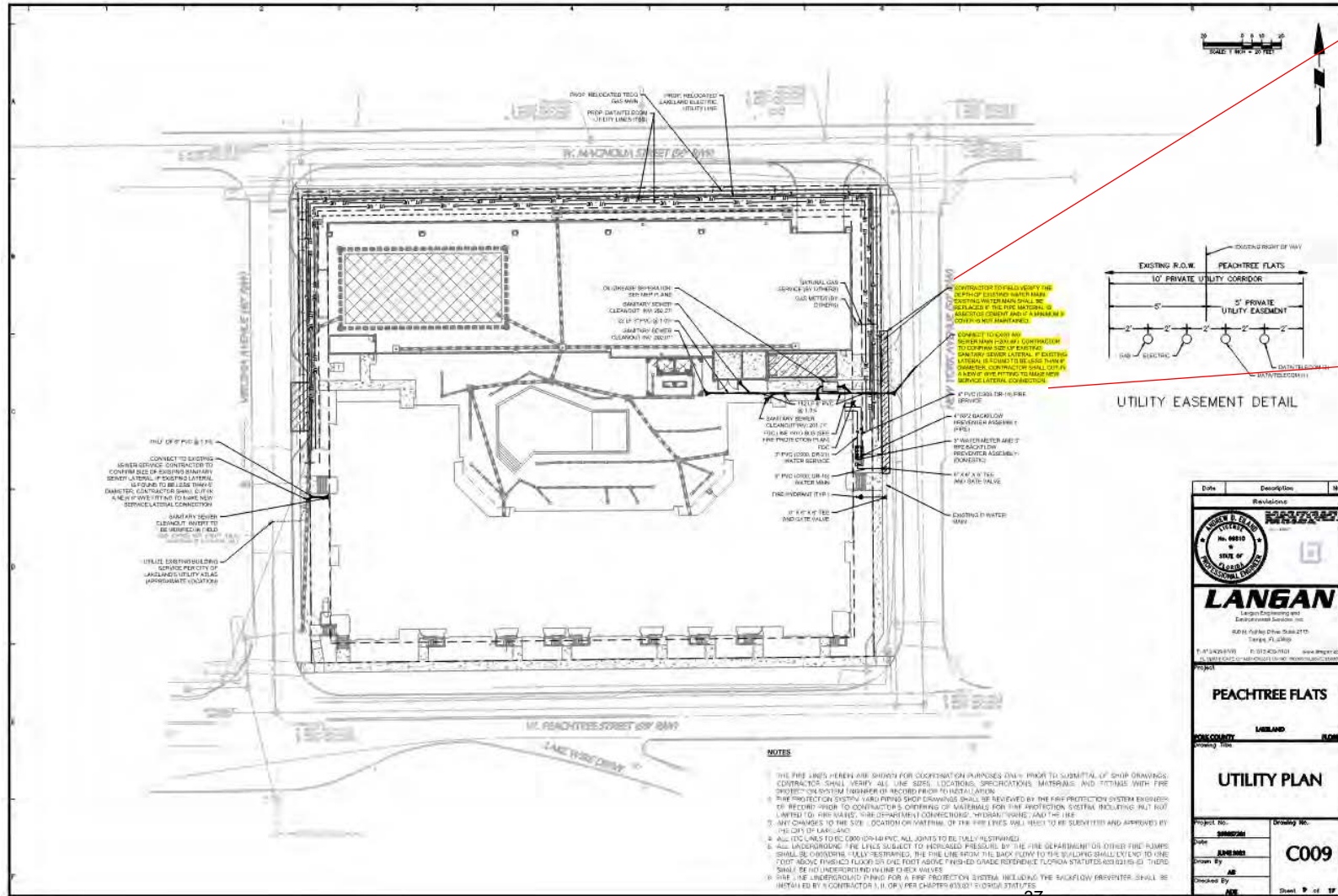
Details:

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
7/1/2022	8/1/2022	7/29/2022	WATER UTIL	Janet Walker	Corrections Required	
<p>Notes:</p> <p>Changemark note #01: 1. Review contact for Water Utilities is Janet Walker, janet.walker@lakelandgov.net, (863)834-6599.</p> <p>2. Plans denied - revisions required based on comments and mark-ups and Hydraulic feasibility Evaluation comments attached in "Reviewers Attachment" folder.</p> <p>3. Checklists of requirements for submittals are attached in "Reviewer's Attachment" folder.</p> <p>Changemark note #01: 11. Trees must maintain minimum separation from existing water main - 5' and 8' dependent upon tree type. Dimension separations on plan. Apply to all landscape sheets.</p> <p style="background-color: yellow;">12. Irrigation water from City of Lakeland was denied for this project. Show the location of the private well for irrigation source and provide irrigations system plans maintaining the minimum required separations from public water mains.</p> <p>Changemark note #01: 13. Same notes as Sheet L003.</p> <p>Changemark note #01: 14. Show/demonstrate that light pole placements are not in conflict with existing water/sewer mains and services and adjust placement accordingly to maintain minimum 5' separations.</p> <p>Changemark note #01: 4. Show all water mains, sanitary sewer mains and service stubs, meters on this sheet, as noted on C004.</p> <p>Changemark note #01: 5. See mark-ups on attachment for comments and corrections on this sheet. Add all notes identified on this sheet.</p> <p>Changemark note #01: 6. Potential conflict between proposed storm and existing 2" water main that must remain - design water main adjustment - field verify, then make note on this sheet, and show design of adjustment on Utility plan and Demolition plan sheets. Adjust of 2" water main by City of Lakeland, at developer's expense.</p> <p>Changemark note #01: 7. Label all ROW or property limits. Line styles makes it hard to differentiate.</p> <p>Changemark note #01: 8. See mark-ups in "Reviewers Attachment" folder for required revisions on this sheet.</p> <p>9. All adjustments, taps on water mains to be constructed by City of Lakeland, Water Utilities at developer's expense. Some scope of work by developer's contractor and will be identified at time of quote of fees for work by City of Lakeland. Add notes as identified on mark-ups.</p> <p>10. Show blow-up detail of taps and meter/BFP configuration area for details of valving, fittings, restraints, sample points and easements.</p>						
6/29/2022	6/30/2022	7/29/2022	SUFFICIENCY (SIT)	Luis Cruz	Authorized	

Water Main Adjustments

Background: City of Lakeland's existing water main runs under New York Avenue, is made of asbestos concrete piping and existing as-built drawings do not provide an exact location of the installed utilities. The Project's new utilities are in proximity of a known asbestos cement water main. If the Project's utility installation gets too close to this water main, this Project will bear the financial responsibility for replacing this pipe. To date we have been working with City of Lakeland's Water Utility Department to specifically locate the existing utilities and revise our proposed utilities to prevent a potentially costly conflict. This process has been slow, and no firm answer has been provided jurisdictionally, however preventing a conflict is in the shared best interest. If the resolution involves replacement of the watermain, the City will benefit by receiving the benefit of a new watermain, with a longer useful life. This upgrade would be consistent with the CRA's Framework for supporting site specific improvements and increasing lot usefulness.

Water Main Adjustments




Contractor to field verify the depth of existing water main. Existing water main shall be replaced if the pipe material is asbestos cement and if a minimum 3' cover is not maintained.

Bicycle Parking Requirements

Background: to comply with City of Lakeland code, bicycle parking is required given the Urban Corridor (UCO) context district and the Urban Neighborhood (UNH) context district. Inclusion of bicycle parking supports the City's vision of a dynamic, pedestrian friendly environment.

Bicycle Parking Requirements

 Project Reviews City of Lakeland						
6/29/2022	7/21/2022	7/29/2022	TRANSPORTATION (SIT)	Charles Barmby	Corrections Required	
Notes: 1. Binding School Concurrency Determination: A Binding School Concurrency Determination is required by the Polk County School District. Please contact Joshua McLemore at 863.534.0620 x489 or joshua.mclemore@polk-fl.net to initiate this process. 2. Bicycle Parking: Bicycle parking is required in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual. 3. Utility Easement/Right-of-Way Vacations: Please provide an update on the utility easement and right-of-way vacations necessary to accommodate this project.						
6/29/2022	7/19/2022	7/29/2022	TRAFFIC ENG (SIT)	Theresa Schwartz	Corrections Required	
Notes: Changemark note #01: Please remove crosswalk - not necessary across dumpster access. Changemark note #02: Please install stop sign on Virginia Avenue northbound and ensure driver view of the sign is not obstructed by streetlight pole. Changemark note #03: Please remove curved double yellow line from the intersection of Virginia Avenue at W Magnolia Street. Changemark note #04: Has the property owner coordinated with school staff? Will New York Avenue remain gated? Changemark note #05: Please provide stop bar, stop sign and high-visibility crosswalk at the exits from the parking garage. Changemark note #06: Please upgrade crosswalks on Virginia Ave and New York Ave to high-visibility type as vehicular movements from the apartments will be in conflict with pedestrian movements to the school. Changemark note #07: Please ensure the NO PARKING signs on W Magnolia Street are replaced (or reset if in good condition). Changemark note #08: The landscape plan calls for a pigmy date palm with 3 trunks 6-7' tall within the sight triangle at the southwest corner of the site. Please provide a more appropriate plant at this location. Foliage should be below 30" or above 8' within the sight triangle. Changemark note #09: Please show the location of the bicycle parking.						
6/29/2022	7/29/2022	7/29/2022	PW ENG (SIT)	Mahen Pete	Corrections Required	
Notes: Changemark note #01: 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net. 2. Permits from other agencies like SWFWMD, NPDES etc. are required for this project. Changemark note #01: 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net. 2. Please correct elevations on cross section. It appears that top of tank is higher than lower tier slab. 3. Staff noted that garage will flood during 25 year storm event by 6 inches. Changemark note #01: 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net. 2. Please provide details like elevations of weir etc. of control structure to assist contractor. Changemark note #01: 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net. 2. Please provide loading/unloading zone with minimum 6" slab instead of asphalt concrete. Ribbon curb is required next to brick pavement. 3. Driveway aprons shall be concrete per FDOT index with ADA compliant walkway at back of driveway. 4. Provide location of dumpster enclosure per City of Lakeland Standards Index no. 800. Changemark note #01: 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net. 2. Please provide minimum 15" size drainage pipe within right-of-way. Changemark note #01: 1. Mahen Pete -(863)-834-8442, mahen.pete@lakelandgov.net. 2. Provide internal dimension of dumpster enclosure with bollards location. 3. Clear opening at gate shall be minimum 12' excluding hinges and posts.						

Virginia Avenue/New York Avenue Crosswalk Upgrade

Background: because of proximity to both downtown Lakeland and Bonnet Springs Park, City of Lakeland is requiring a sidewalk enhancement program along W Magnolia Street to support pedestrian traffic between downtown Lakeland and Lawton Chiles Middle Academy, and Bonnet Springs Park which benefits the community. While the crosswalk falls outside of the subject property's boundaries, the City's request was well received, and these requirements have been included within the project budget.

Virginia Avenue/New York Avenue Crosswalk Upgrade

Project Reviews
City of Lakeland

6/29/2022	7/21/2022	7/29/2022	TRANSPORTATION (SIT)	Charles Barmby	Corrections Required
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Notes:

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3. Utility Easement/Right-of-Way Vacations: Please provide an update on the utility easement and right-of-way vacations necessary to accommodate this project.

6/29/2022	7/19/2022	7/29/2022	TRAFFIC ENG (SIT)	Theresa Schwartz	Corrections Required
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Notes:

Changemark note #01: Please remove crosswalk - not necessary across dumpster access.

Changemark note #02: Please install stop sign on Virginia Avenue northbound and ensure driver view of the sign is not obstructed by streetlight pole.

Changemark note #03: Please remove curved double yellow line from the intersection of Virginia Avenue at W Magnolia Street.

Changemark note #04: Has the property owner coordinated with school staff? Will New York Avenue remain gated?

Changemark note #05: Please provide stop bar, stop sign and high-visibility crosswalk at the exits from the parking garage.

Changemark note #06: Please upgrade crosswalks on Virginia Ave and New York Ave to high-visibility type as vehicular movements from the apartments will be in conflict with pedestrian movements to the school.

Changemark note #07: Please ensure the NO PARKING signs on W Magnolia Street are replaced (or reset if in good condition).

Changemark note #08: The landscape plan calls for a pigmy date palm with 3 trunks 6-7' tall within the sight triangle at the southwest corner of the site. Please provide a more appropriate plant at this location. Foliage should be below 30" or above 8' within the sight triangle.

Changemark note #09: Please show the location of the bicycle parking.

6/29/2022	7/29/2022	7/29/2022	PW ENG (SIT)	Mahen Pete	Corrections Required
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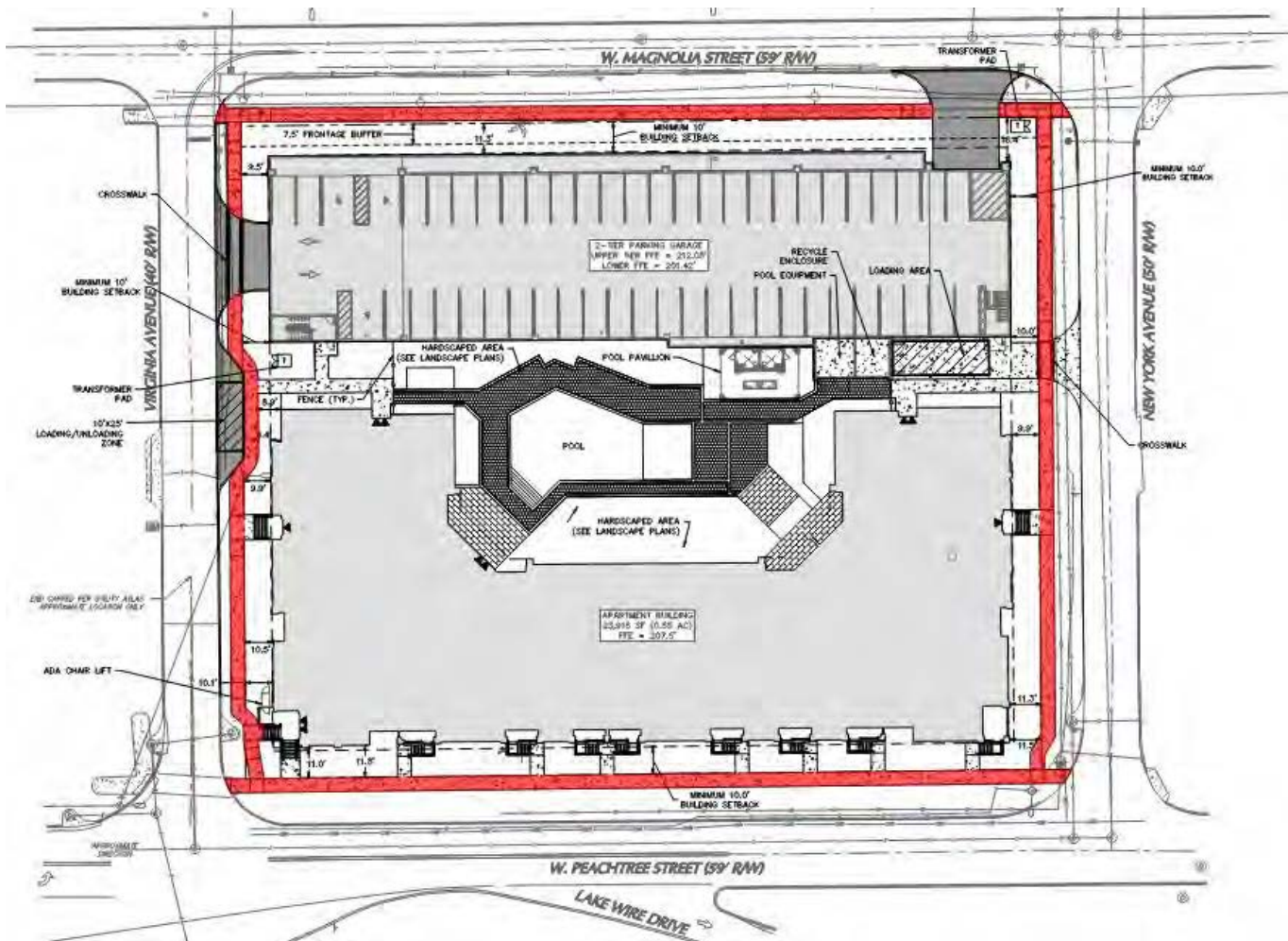
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2. Provide internal dimension of dumpster enclosure with bollards location.
3. Clear opening at gate shall be minimum 12' excluding hinges and posts.



New ADA Accessible Right-of-Way Sidewalks Around Property

Background: to comply with City of Lakeland code, ADA accessible sidewalks are being required on all four sides of the Project enhancing pedestrian travel in the surrounding area. While these sidewalks fall within the subject property's boundaries, a sidewalk easement or additional right of way is being required thereby making the sidewalks officially a City of Lakeland amenity for the good of the community.

New ADA Accessible Right-of-Way Sidewalks Around Property

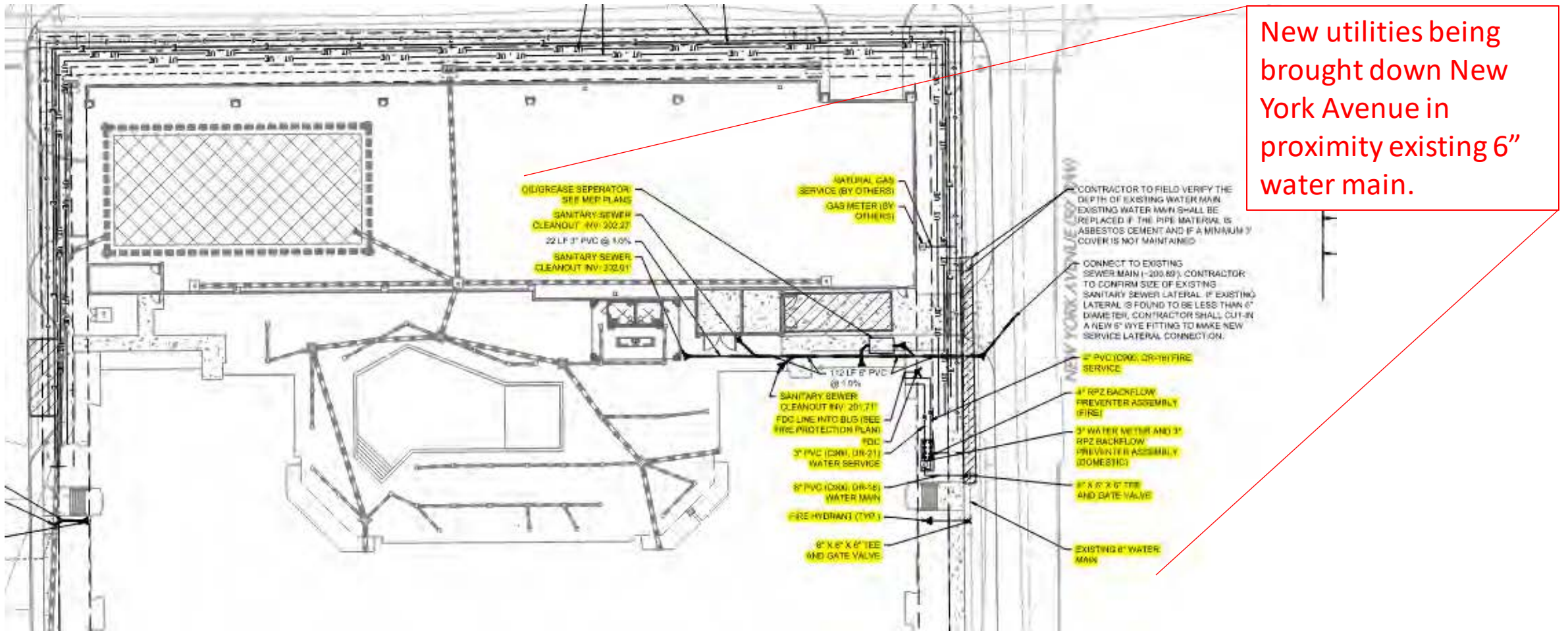


ADA accessible sidewalks are required on all four sides of the Project. While these sidewalks fall within the subject property's boundaries, a sidewalk easement or additional right of way is being required thereby making the sidewalks officially a City of Lakeland amenity for the good of the community.

New Water and Sewer Services

Background: to comply with the City of Lakeland code, the Project's utilities are being tied into existing infrastructure within New York Avenue to install the Project's new services. These upgrades are consistent with the CRA's Framework for supporting site specific improvements and increasing lot usefulness.

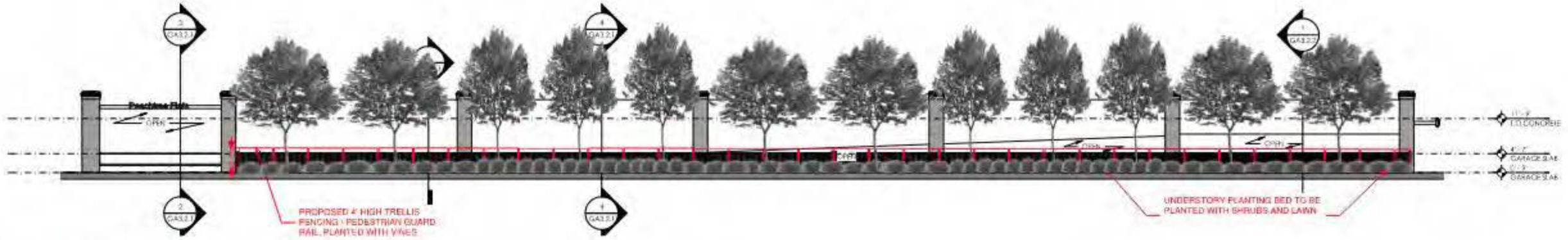
New Water and Sewer Services



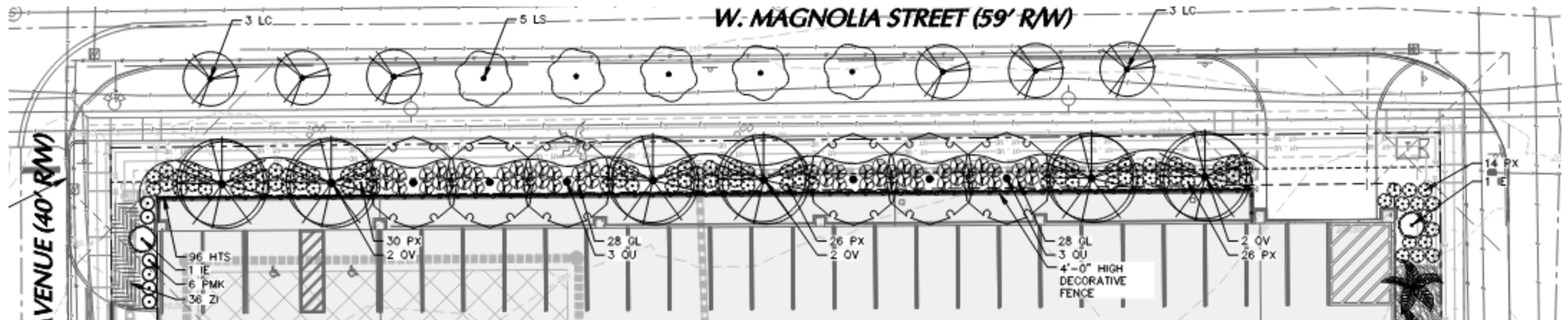
Streetside Landscaping

Background: City of Lakeland has required enhanced landscaping along W Magnolia Street facing George Jenkins Blvd to avoid visibility of the Project's parking deck. A combination of three levels of plantings (trees, shrubs on metal panels, and ground covering) were added to the landscape programming to shield the views of the parking deck from George Jenkins Boulevard. This level of landscaping will enhance the sidewalk and pedestrian thoroughfare along the subject property. These aesthetic improvements will benefit the neighborhood by remedying the current blighted property and are consistent with the CRA's other aesthetic projects in the downtown area.

Streetside Landscaping



GARAGE - NORTH ELEVATION




North perimeter landscaping plan (opposite hand from elevation above).

Masonry Stucco Dumpster Enclosure

Background: during City of Lakeland plan review, added masonry and stucco requirements were added to the dumpster enclosure instead of providing a more cost-efficient material for this application like exposed CMU block walls. This aesthetic improvement is consistent with the CRA's vision for the downtown neighborhood.

Masonry Stucco Dumpster Enclosure

 Project Reviews City of Lakeland						
6/29/2022	7/21/2022	7/29/2022	TRANSPORTATION (SIT)	Charles Barmby	Corrections Required	
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<u>Item:</u>	<u>Project Cost:</u>	<u>Category:</u>
1 Primary power ¹	\$ 117,450	Upgraded Power
2 Underground detention	\$ 222,000	Corridor Enhancements
3 Alley vacation	\$ 45,399	Corridor Enhancements
4 Existing building abatement and demolition ²	\$ 274,850	Corridor Enhancements
5 Street lighting	\$ 56,958	Corridor Enhancements
6 Well/irrigation permit denial	\$ 38,950	
7 Water main adjustments ³	\$ -	
8 Bicycle parking requirements	\$ 2,775	Corridor Enhancements
9 Virginia Avenue/New York Avenue crosswalk upgrade ⁴	\$ 8,500	Corridor Enhancements
10 New ADA accessible right-of-way sidewalks around property	\$ 45,788	Corridor Enhancements
11 New water and sewer services	\$ 112,776	
12 Streetside landscaping	\$ 111,000	Corridor Enhancements
13 Masonry / stucco dumpster enclosure	\$ 19,425	
Total:	\$ 1,055,870	

Notes

- Existing overhead removal and new primary service including 3-phase power upgrade to the SE corner of George Jenkins and MLK.
- Budgeting \$204,850 for abatement. Working with Florida Department of Environmental Protection (FDEP) to get a more favorable opinion/approach to asbestos containing material scope.
- TBD, working with City of Lakeland to complete a more thorough exploration of the existing utilities within New York Avenue.
- Budgeting \$8,500 to accommodate City of Lakeland's permit comment.