

AGENDA

Community Redevelopment Area Advisory Board

Thursday, November 5, 2015 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall, Third Floor

- A. Presentation – E. Main Street Study (Evan Johnson, Tindale Oliver)
- B. Old Business
 - 1. Meeting Minutes dated October 1, 2015
 - 2. Update - Peace River Center*
 - 3. Update – Oak Street Parking Lot
 - 4. Update – Former Salvation Army Site
 - 5. Update - Lincoln Square Development
 - 6. Update - Bay Street Development
- C. New Business
 - 1. Proposed Changes to Incentive Programs*
 - 2. Design Assistance Grant Request – 311 E. Parker Street*
 - 3. Design Assistance Grant Request – 618 N. Massachusetts Ave*
- D. Adjourn

*action required

NEXT REGULAR MEETING:

Thursday, December 3, 2015, 3:00 - 5:00 PM – City Commission Conference Room

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, October 1, 2015
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cliff Wiley, Brian Goding, Ben Mundy, Cory Petcoff, Dean Boring, Pastor Eddie Lake, Commissioner Jim Malless

Absent: Zelda Abram, Todd Baylis, Earl Johnson, Dr. Sylinda Fulse

Staff: Nicole Travis, Jim Studiale, Celeste Deardorff, Rick Perez, Judith Keller, Patricia Hendler

Guests: Chuck Barmby, Julie Townsend, LDDA

Packets

- Meeting Minutes dated September 3, 2015
- Memo – Oak Street Parking Lot
- Lincoln Square Conceptual Plan
- Memo – Lakeland Bike Share Program
- Letter requesting extension for Dixieland Post Office Building Façade Grant
- Letter requesting extension for Hillcrest Coffee Matching Grants
- Memo – Opportunity Space

Handouts

- Dixieland, Downtown, and Midtown Capital Improvement Plans

Presentation

- Charles (Chuck) Barmby, Transportation Planner, presented a review of the 2014 CRA funded traffic study on the Florida Avenue corridor through Dixieland. Chuck reported that he and CRA Staff would be meeting with FDOT on October 19 to discuss the scope of work for a FDOT funded study/economic impact analysis for a road diet on the corridor. The study is scheduled to begin in December 2015.

Old Business

Meeting Minutes dated September 3, 2015

Minutes were approved as submitted.

Update 729-741 E. Parker Street

Staff reported that Mark Misiaszek, MAI, had been engaged to prepare an appraisal for 729-741 E. Parker Street, the north half of the Parker Street block between Lake and Stella Avenues in preparation to consider a sale to Peace River which has indicated they are still interested in a purchase.

Update Oak Street Parking Lot

Staff reviewed the options for expansion of the Oak Street parking lot. Commissioner Malless made a motion to approve moving forward with the plan to add 72 spaces at a cost of \$128,134 including approval to move \$13,134 from the Downtown CRA unappropriated surplus to the budget line item for Oak Street Parking – Phase II. Dean Boring seconded the motion which passed unanimously. Ben Mundy suggested that consideration be given to revising the plan to allow for a connection of Phase I and Phase II at the east end of the lot in addition to the west end. This would result in fewer spaces than the 72 currently on the plan. Staff will discuss with City Engineers.

Update Former Salvation Army Site

The lease with Your Pro Kitchen will go to the City Commission for approval on October 5. Staff is currently working on the lease for the apartment complex with Looks Great Enterprises. Jon Kirk continues to work on the renderings for the “campus” site plan, interior work, and façade improvements.

Update Lincoln Square Development

Staff presented the proposed site plan for the redevelopment of Lincoln Square containing a total of 24 single family and attached housing units. Cliff Wiley made a motion to approve the site plan and move forward with the project as proposed. Brian Goding seconded the motion. Ben Mundy abstained and the motion passed unanimously.

New Business

Update – Bay Street Development

Staff reported that the NoBay project continues to move toward closing/goundbreaking which is anticipated to be in early November.

Update – Federal Building

Staff reported that the first ranked RFQ respondent/developer, Broadway Real Estate, and City had come to an agreement regarding lease terms for the redevelopment of the Federal Building. Broadway is working on a lease document which will be submitted to the City Attorney and City Staff for review. CRA Manager, Nicole Travis reminded Advisory Board members that the Federal Building is a City owned property, but the City Manager’s office had asked CRA Staff to manage the RFQ process and real estate agreement.

Bike Sharing Request

Julie Townsend, LDDA Executive Director, presented a request for funding for a bike sharing program. Since the suggestion by Brian Goding in the April Dixieland CRA Advisory Board meeting that the CRA look into providing a bike sharing program which would service Dixieland and Downtown, CRA Staff, City Planning Staff, and Julie have been working together to find a bike sharing company with which the City could work. Rick Perez, CoL Planner, had a summer intern who found Zagster’s which was the most economically viable and had experience working with communities the size of Lakeland’s core area which the bike service will initially service. Julie reviewed the costs associated with Zagster’s program, the number of stations and the proposed locations, sponsors who had signed on and those who were considering. She asked for a commitment to fund a five bike station for two years in Dixieland and in Midtown at a cost of \$9,000 per year, per station. Dean Boring made a motion to fund a station in each area for two years at a total cost of \$18,000 for Midtown and \$18,000 for Dixieland. Commissioner Malless seconded the motion. Cory Petcoff abstained from the vote which was unanimous for approval.

1057 S. Florida Avenue Grant Extension Request

Staff reviewed the request from the property owner to extend the time requirement for the work to begin on the façade improvement. Ben Mundy moved to approve the request. Brian Goding seconded the motion which passed unanimously.

119 Hillcrest Street Grant Extension

Staff reviewed the request for a 90 day extension of the time to complete the work for the matching grants for façade and food related services to the property at 119 Hillcrest Street. Ben Mundy made a motion for approval and Pastor Lake seconded the motion. Brian Goding abstained from the vote which passed unanimously.

Opportunity Space

Staff reported that the CRA currently owns over 100 properties many of which are individual residential lots primarily in Midtown. Loopnet had been used successfully to market multi-family properties, but it is both expensive and less effective for the marketing of individual residential lots. Staff recommended engaging Opportunity Space, a real estate marketing company which works only with government owned properties

and provides assistance to potential buyers who may be eligible for Federal, State, and or local incentive programs available to them. Commissioner Malless made a motion to engage Opportunity Space to market the properties East of Massachusetts Avenue, south of Parker Street, and north of the Intown Bypass excluding the development block currently being considered for sale to Peace River. Dean Boring seconded the motion which passed unanimously. Staff will initiate work on an agreement with Opportunity Space.

Other

North Downtown Public Vision Workshop, October 28, 10 AM – 3 PM at the Magnolia Building followed by Presentation and Comments at 6 PM to 8 PM.

Adjourned at 5 PM.

Next Meeting, Thursday, November 5, 2015, 3 PM, City Commission Conference Room.

Cory Petcoff, Chairman

Date

DRAFT

FILE # 5-7040

**SHORT NARRATIVE REPORT
REAL ESTATE APPRAISAL**

**Of
A Vacant Property
Located At**



729 & 725 E Parker St, Lakeland
Polk County, FL 33801

As of
October 1, 2015

Prepared For
Ms. Patricia Hendler
Lakeland CRA
228 S Massachusetts Ave
Lakeland, FL, 33801

Prepared by
LEVIE D. SMITH & ASSOCIATES, INC.
Mark Misiaszek, GAA, President
5104 Forestgreen Drive East
Lakeland, FL 33811-1612

LEVIE D. SMITH & Associates, Inc.
REAL PROPERTY APPRAISERS AND CONSULTANTS

5104 Forestgreen Dr. East
Lakeland, Florida 33811
Phone 863/644-3559
LDSINC@Tampabay.rr.com

MARK MISIASZEK, GAA, President
State-Certified General Real Estate Appraiser
RZ 60

October 8, 2015

Ms. Patricia Hendler
Lakeland CRA
228 S Massachusetts Ave
Lakeland, FL 33801

Re: Short Narrative Report, Real Estate Appraisal
729 & 725 E Parker St, Lakeland,
Polk County, FL, 33801
File Name: 5-7040

Dear Ms. Hendler:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

A vacant 1/2 City block located on the south side of East Parker Street in northeast Lakeland. It is bordered on the west by Stella Avenue and on the east by S. Lake Avenue. It contains 36,397 square feet.

The accompanying appraisal report has been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable Federal regulations. Report is not intended for use by any financial institution.

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal. Certain data has been retained in my files and if needed can be supplied.

I hope you find the report complete and satisfactory. If you find any errors or omissions, please let me know so that I may have the opportunity to correct them.

Please reference page 5 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value.

The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, I have made the following value conclusion:

Current As Is Market Value:

The "As Is" market value of the Fee Simple estate of the property, as of October 1, 2015, is

One Hundred Sixty Two Thousand Dollars (\$162,000)

The market exposure time preceding October 1, 2015 would have been 10 months and the estimated marketing period as of October 1, 2015 is 8 months.

Respectfully submitted,

LEVIE D. SMITH & ASSOCIATES, INC



Mark Misiasek, GAA
President
State-Certified General Real Estate Appraiser
RZ 60

Summary of Important Facts and Conclusions

GENERAL

Subject: Vacant Parker Street Tract
729 & 725 E Parker St, Lakeland,
Polk County, FL, 33801--

Owner: Lakeland CRA

Legal Description: BAKERS SUB PB 1 PG 53 BLK 50 LOTS 1-6 LESS
RD R/W

Date of Report: October 8, 2015

Intended Use: The intended use is for establishing a market value for
sale purposes.

Intended Users: The Client, their agents and prospective buyer.

Assessment:

Real Estate Assessment and Taxes						
Tax ID	Land	Total	City Rate	County Rate	Tax Rate	Taxes
242818-200000-050050	\$36,497	\$36,497	\$5.86	\$14.78	\$20.64	\$753
Notes:	Property assessments are low and tract is not taxed.					

Sale History: The subject has not sold in the last three years, according
to public records.

Current Listing/Contract: The subject is not currently listed for sale, or under
contract.

Land:

Land Summary				
Parcel ID	Gross Land Area (Sq Ft)	Usable Land Area (Sq Ft)	Topography	Shape
729 & 741 E Parker	40,511	40,511	Level	Rectangular

Zoning: MF-22

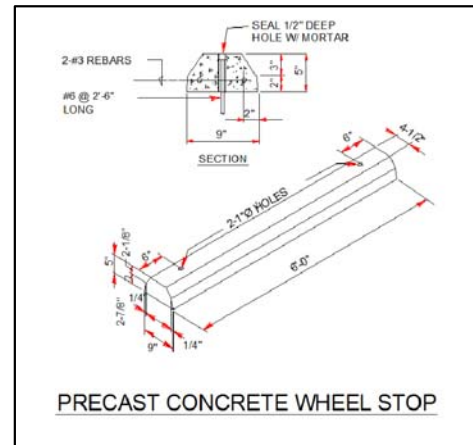
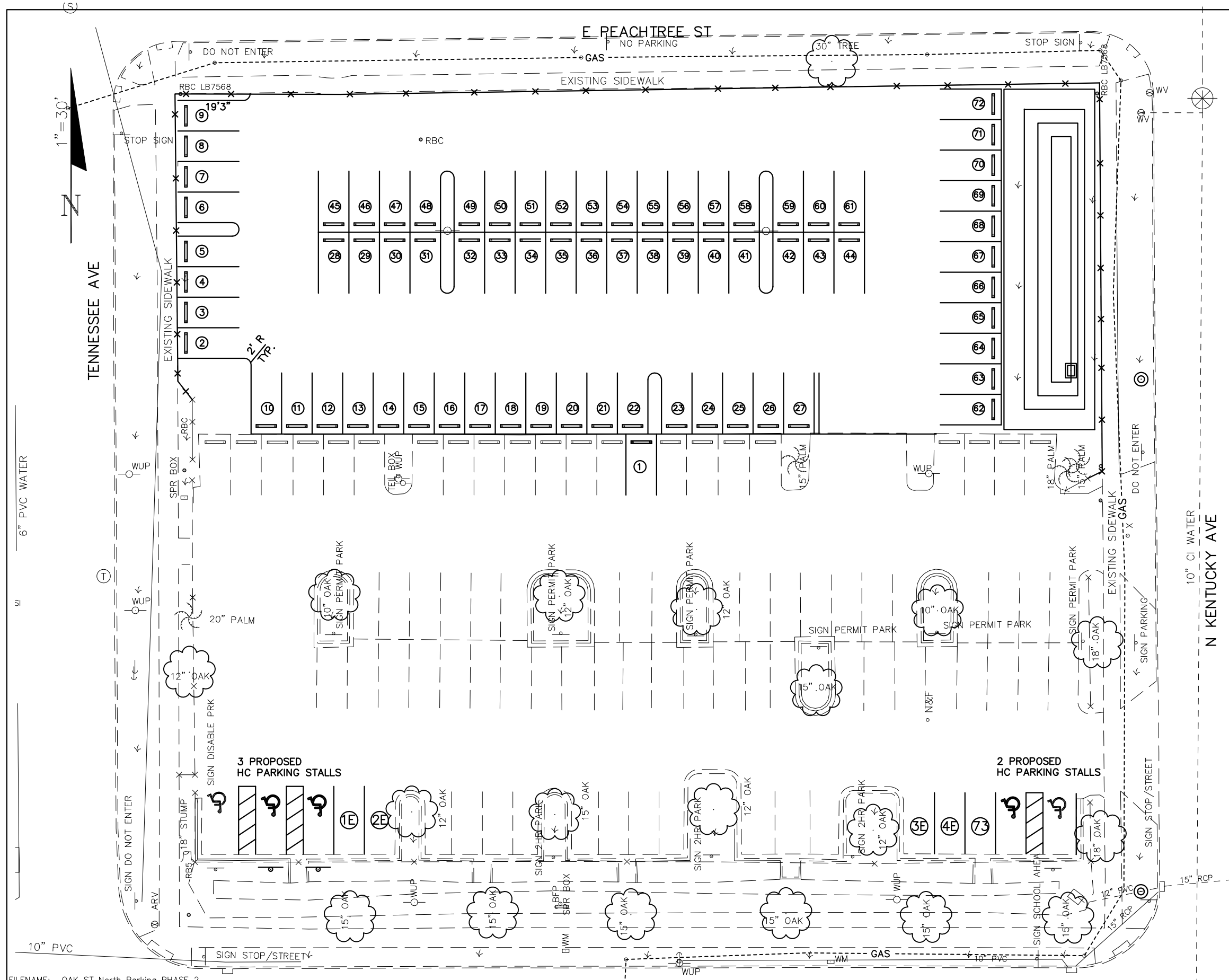
**Highest and Best Use
of the Site:** High Density Residential

Type of Value: Market Value

VALUE INDICATIONS

Sales Comparison \$162,000
Approach:

Reconciled Value: As Is
Value Conclusion \$162,000
Effective Date October 1, 2015
Property Rights Fee Simple



DRAWING SYMBOLS

- STREETLIGHT
- WOODEN UTILITY POLE
- GUY WIRE
- VALVE
- METER
- FIRE HYDRANT
- TELEPHONE MANHOLE
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- ELECTRIC SEWER MANHOLE
- RCP STORM DRAIN
- GAS
- WATER MAIN
- SANITARY SEWER
- BURIED ELECTRIC
- BURIED TELEPHONE
- BURIED CABLE TV
- BURIED FIBER OPTIC
- OVERHEAD ELECTRIC
- 219.38 x PROPOSED FINISHED GRADE
- DIRECTION OF RUNOFF
- CONCRETE WHEEL STOP
- 4 NUMBER OF PARKING SPACES
- x(219.00) EXISTING SPOT ELEVATIONS

FILENAME: OAK ST North Parking PHASE 2

REVISIONS		
DATE	BY	DESCRIPTION

CITY OF LAKELAND		
DEPARTMENT OF PUBLIC WORKS		
ROAD NO.	COUNTY	CITY OF LAKELAND PROJECT No.
	POLK	017784

OAK ST. NORTH PARKING
PHASE 2 – SITE, LIGHTING

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AS AN EMPLOYEE OF THE CITY OF LAKELAND. PLANS MUST BE STAMPED "APPROVED FOR CONSTRUCTION" AND MUST BE SIGNED AND SEALED TO BE CONSIDERED FINAL. ALL PLANS NOT STAMPED, SIGNED AND SEALED ARE PRELIMINARY, NOT FOR CONSTRUCTION.

NAOMI A. TILLET, P.E.
P.E. LICENSE NO. 58194
CITY OF LAKELAND, PUBLIC WORKS ENGINEERING
228 S. MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801

SHEET NO.
1A

Memo

To: CRA Advisory Board
From: Judith Keller
CC: **Nicole Travis**
Date: October 30, 2015
Re: **Proposed Changes to CRA Incentive Programs**

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.

Proposed Changes to the Downtown TIF Program

When the Downtown TIF program was created there was no development happening and the CRA had to incentivize heavily. It is still important to provide incentives but not to the same extent. The Downtown area is seeing improvements and developments since the inception of TIF. Investment activity went from little highly incentivized development to what we can see today.

Existing TIF program for Downtown (see attached sheet)

The existing TIF program accepted all applicants for any project. Developers gave their opinion if the project could happen in the current market without TIF assistance and incentives were given on a sliding scale over ten (10) years.

Proposed Changes

1. The CRA advisory board will decide which projects pass the "but for" test, not the developer.
2. Payment of annual increment shall be made after proof of taxes being paid and a written request requesting the payment is sent to the CRA office requesting payment.

3. Increment awarded would be determined at the year following base establishment and paid at the same rate on an annual basis over 5 years.
4. Targeted development and redevelopment projects that would be considered including:
 - Residential on the 2nd floor
 - Developments that include structured parking
 - Any infill
 - Office space of square footage of 10,000 or more

Proposed Changes for Midtown Incentives

The combination of the Midtown Façade and Site Improvement Matching Grant Program with the Façade Design Assistance Program in Midtown can mean a possible investment of up to \$90,000 per building. At this time there is no language in the Midtown Façade and Site Improvement Matching Grant Program that would prevent a grantee from using grant money to upgrade a building with a new façade and changing the façade soon after.

There also is no provision to make the CRA whole if the property is removed from the tax roll. In an effort to protect CRA and its investments, **staff recommends** that language be added to the current façade grant program that provides the CRA with a provision that as a condition of approval, the applicant will agree that improvements made using these funds will stay in place a minimum of five (5) years after construction completion. If the façade is altered or replaced the grant recipient must pay a pro rata portion of the grant proceeds invested in the project for the number of months remaining.

In an effort to be consistently similar in form and structure with other CRA incentives **staff also recommends** additional language that would require the building to remain on the tax roll for five (5) years if CRA investment is less than \$25,000, to ten (10) years if CRA investment is greater than \$25,000. The same payment of a pro rata portion of the grant proceeds would be paid for the months remaining.

Midtown Gateway

1. Staff recommends replacing this program with a TIF Program.
2. This program could be used to incentivize the same corridors as the Façade and Site Improvement corridors.
3. Similar criteria as Downtown TIF should be used.
4. There should be community benefits and the projects should be visually interesting.

Staff is requesting a discussion other incentive possibilities in Midtown.

Please come prepared to discuss.

TAX INCREMENT FINANCING CRITERIA

Downtown Community Redevelopment Agency

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.
3. The increment benefit would be given on a sliding scale for a maximum of 10 years and the property owner would receive benefits according to the following schedule:

Year One	100%	Year Five	60%	Year Nine	20%
Year Two	90%	Year Six	50%	Year Ten	10%
Year Three	80%	Year Seven	40%	Beyond Year Ten	0%
Year Four	70%	Year Eight	30%		

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.

THE PROCESS

1. Request to be placed on an agenda of a regularly scheduled Advisory Board meeting of the Downtown Community Redevelopment Area (Downtown CRA).
2. Provide site and floor plans (at least) of the proposed project.
3. Be prepared to discuss the current assessed value of the property and the cost of the project.
4. If the property is outside of the Munn Park Historic District, the LDDA would be responsible for the design review (exterior, signage and color) of the project.
5. Once approved by the Downtown CRA, a recommendation would be made to the Lakeland City Commission (CRA) to approve the TIF request.
6. Once approved, a copy of the building permit stating the value of the improvements would be needed for the Downtown CRA's records.

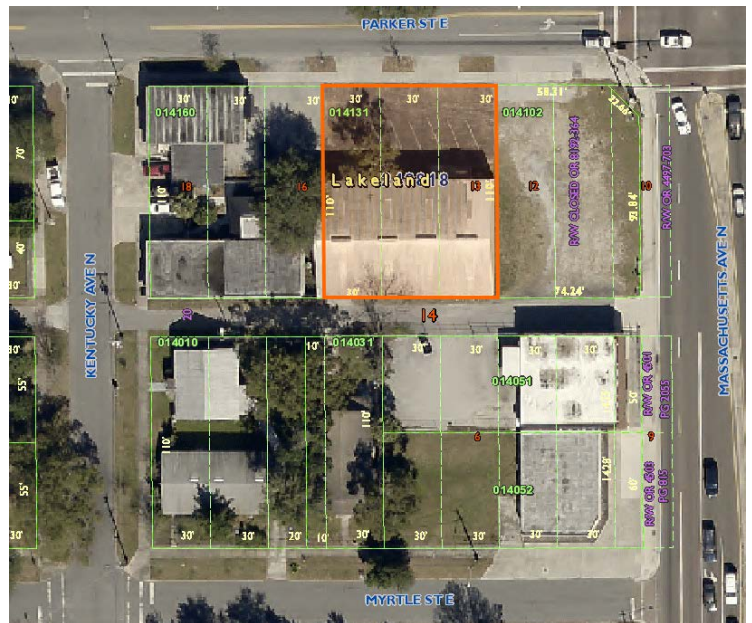
Memo

To: CRA Advisory Board
From: Judith Keller
CC: Frank Kendrick
Date: October 29, 2015
Re: Design Assistance Request 311 E Parker

Enclosed is a Design Assistance request from Mr. Frank Kendrick, property owner of building located at 618 N Massachusetts Avenue. Kendrick would like to explore design options for the building involving the re-orientation of the main entrance, windows, landscaping and parking lot.

Kendrick has chosen to work with Lunz, Prebor, Fowler Architects.

LPF's cost to provide Design Assistance for this property is \$2,250 and will include 150 feet of linear feet for a corner building.



Per the Design Assistance Grant scoring criteria, this project receives a score of 95 out of 105 points.

Staff recommends approval of this request.

Scoring Criteria

CRITERIA	POINTS	311 E Parker
<u>Location/Visibility</u>		
	<u>40 points max</u>	
Massachusetts and Parker	25	25
Corner Property	15	15
<u>Potential Aesthetic Enhancement</u>		
	<u>40 points max</u>	
Compatibility of proposed improvements to the surrounding structures/styles		
Good	15	15
Fair	5	
Poor	0	
Principal Building Improvement	15	
Site Improvement	5	
Building and Site Improvement	25	25
<u>Private Contribution</u>		
	<u>20 points max</u>	
Less than \$10,000	10	
Between \$10,000 and \$50,000	20	
Between \$50,000 and \$100,000	15	15
More than \$100,000	10	
<u>Historic Preservation</u>		
	<u>5 points max</u>	
Historically significant structure	5	0
TOTAL POINTS	105	95

Community Redevelopment Agency
228 South Massachusetts Avenue
Lakeland, Florida 33801

Date: 10-19-2015

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

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

Scope of Services

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

General description of proposed improvements:

- Façade Awnings/Canopies Signs Walls/Fencing/Landscaping

Community Redevelopment Coordinator, Staff use only

Date of initial contact: Fr. day 10/16/15 Electronic submission In person

Staff representative: Judith

Design Professional: _____

- Pre-Application Meeting Post-Application Meeting

CRA Advisory Board: Approved Denied

Property Site File Number: _____

Architectural Firm (please select one):

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

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

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

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

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

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

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

Building's existing and new use(s)

The building's existing use is a storage facility. However, we envision the new use for the building to be Nujak's corporate office.

Damage or required repairs forcing improvements

There are no damaged or required repairs forcing improvements.

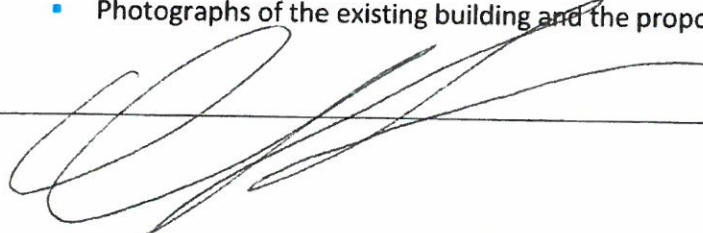
Desired improvements

Desired improvements are for the exterior facade: paving, landscaping, new entry, windows, etc.

Attachments: Application submittal should include the following attachments:

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

Owner's Signature



Community Redevelopment Agency
228 South Massachusetts Avenue
Lakeland, Florida 33801

Date: 10-21-2015

Business Name: NuJak Development Type of Business: Construction
Location of Business: 618 N. Massachusetts Ave., Lakeland, FL 33801
Property Owner: Frank Kendrick Phone: 863-686-1565
Contact Person (If different from owner): _____
Email Address: fkendrick@nujak.com
Property owner's Mailing Address: 711 N. Kentucky Ave., Lakeland, FL 33801

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General description of proposed improvements:

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Community Redevelopment Coordinator, Staff use only

Date of initial contact: 10/16/15 Electronic submission In person

Staff representative: Judith

Design Professional: _____

Pre-Application Meeting Post-Application Meeting

CRA Advisory Board: Approved Denied

Property Site File Number: _____

Architectural Firm (please select one):

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

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

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

Swilley Curtis Mundy Hunnicutt Associates Architects
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Wallis Murphey Boyington Architects
110 South Kentucky Avenue
Lakeland, FL 33801
www.wmbarchs.com

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

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

Building's existing and new use(s)

The building's existing use is a church facility and the new use will also be as a church facility.

Damage or required repairs forcing improvements

There are no damaged or required repairs forcing improvements.

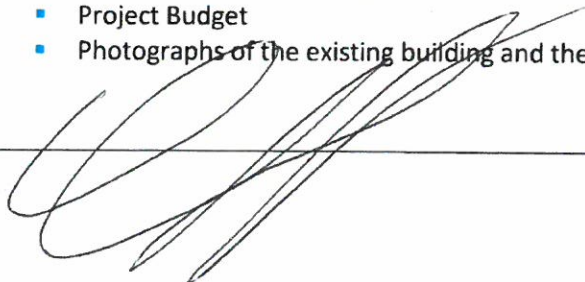
Desired improvements

Desired improvements are for the exterior facade which will include landscaping, awnings, painting, etc.

Attachments: Application submittal should include the following attachments:

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

Owner's Signature





Memo

To: CRA Advisory Board

From: Judith Keller

CC: Frank Kendrick

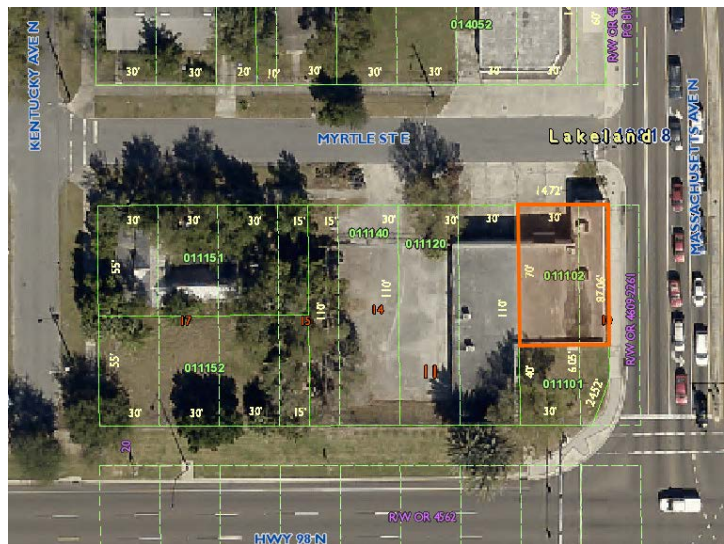
Date: October 29, 2015

Re: Design Assistance Request – 618 N Massachusetts Avenue

Enclosed is a Design Assistance request from Mr. Frank Kendrick, property owner of building located at 618 N Massachusetts Avenue. Kendrick would like to explore design options for the building involving a roofline treatment, putting in windows in a windowless wall and architectural lighting.

Kendrick has chosen to work with Lunz, Prebor Fowler Architects.

LPF's cost to provide Design Assistance for this property is \$3,000 and will include 200 feet of linear feet for a corner building.



Per the Design Assistance Grant scoring criteria, this project receives a score of 95 out of 105 points.

Staff recommends approval of this request.

Scoring Criteria

CRITERIA	POINTS	618 N Massachusetts
<u>Location/Visibility</u>		
40 points max		
Massachusetts and 98	25	25
Corner Property	15	15
<u>Potential Aesthetic Enhancement</u>		
40 points max		
Compatibility of proposed improvements to the surrounding structures/styles		
Good	15	15
Fair	5	
Poor	0	
Principal Building Improvement	15	
Site Improvement	5	
Building and Site Improvement	25	25
<u>Private Contribution</u>		
20 points max		
Less than \$10,000	10	
Between \$10,000 and \$50,000	20	
Between \$50,000 and \$100,000	15	15
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<u>Historic Preservation</u>		
5 points max		
Historically significant structure	5	0
TOTAL POINTS	105	95

Community Redevelopment Agency
228 South Massachusetts Avenue
Lakeland, Florida 33801

Date: 10-21-2015

Business Name: NuJak Development Type of Business: Construction
Location of Business: 618 N. Massachusetts Ave., Lakeland, FL 33801
Property Owner: Frank Kendrick Phone: 863-686-1565
Contact Person (If different from owner): _____
Email Address: fkendrick@nujak.com
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Design Assistance will be provided to select Property Owners through contracts that the City of Lakeland/Lakeland Community Redevelopment Agency has with architectural design firms. The Architect will provide select Property Owner(s) with the following services;

Scope of Services

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

General description of proposed improvements:

Façade Awnings/Canopies Signs Walls/Fencing/Landscaping

Community Redevelopment Coordinator, Staff use only

Date of initial contact: _____ Electronic submission In person

Staff representative: _____

Design Professional: _____

Pre-Application Meeting Post-Application Meeting

CRA Advisory Board: Approved Denied

Property Site File Number: _____

Architectural Firm (please select one):

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

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

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

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

Wallis Murphey Boyington Architects
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Lakeland, FL 33801
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**Samuel G. Sheets & associates, PA Architecture,
Planning, Energy-Conscious Design**
1804 South Florida Avenue
Lakeland, FL 33803

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

Building's existing and new use(s)

The building's existing use is a church facility and the new use will also be as a church facility.

Damage or required repairs forcing improvements

There are no damaged or required repairs forcing improvements.

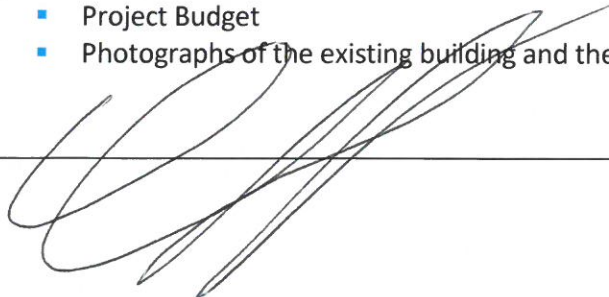
Desired improvements

Desired improvements are for the exterior facade which will include landscaping, awnings, painting, etc.

Attachments: Application submittal should include the following attachments:

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

Owner's Signature







Google Maps **Miller Construction**



Image capture: Aug 2015 © 2015 Google

N Massachusetts Ave
Lakeland, Florida
Street View - Aug 2015

