

City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850



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AGENDA
CITY COMMISSION MEETING
MONDAY NOVEMBER 21, 2016
7:30 P.M.
CITY HALL

CALL TO ORDER: MAYOR CHARLES LAKE

INVOCATION AND PLEDGE OF ALLEGIANCE: PASTOR THACKER

ROLL CALL: CITY CLERK AMEÉ BAILEY

CITY MANAGER & CITY ATTORNEY ANNOUNCEMENTS

RECOGNITION OF CITIZENS: ITEMS NOT ON AGENDA

LAKE ROCHELLE RESTORATION PRESENTATION

CONSENT AGENDA

- 1.) CITY COMMISSION MEETING MINUTES FOR NOVEMBER 7, 2016**
- 2.) CITY COMMISSION ANNOUNCEMENTS**

AGENDA

- 1.) ORDINANCE 1372-16: ULDC FLOODPLAIN AMENDMENT**
- 2.) ORDINANCE 1376-16: FY 2015/16 FINAL BUDGET ADJUSTMENT**
- 3.) PURCHASE AGREEMENT: VACANT LOT**

RECOGNITION OF CITIZENS (PLEASE LIMIT YOUR COMMENTS TO 5 MINUTES.)

COMMISSIONER QUESTIONS AND COMMENTS:

MAYOR LAKE
VICE MAYOR DALEY
COMMISSIONER DUNCAN
COMMISSIONER DEARMIN
COMMISSIONER MAULTSBY

ADJOURN

**LAKE ALFRED CITY COMMISSION MEETING
NOVEMBER 21, 2016**

CONSENT AGENDA

1.) NOVEMBER 7, 2016 CITY COMMISSION MEETING MINUTES

ATTACHMENTS:

- Draft Minutes

ANALYSIS: Please review the minutes at your earliest convenience and if there are any questions, comments or concerns please contact the City Clerk, Ameen Bailey at (863) 291-5747.

2.) CITY COMMISSION ANNOUNCEMENTS

ANALYSIS: Each of the meetings/ events scheduled below may be constitute a public meeting at which two or more City Commissioners or Planning Board Members may attend and discuss issues that may come before the City Commissioners.

Date	Meeting/ event	Location	Time
December 1, 2016	Ridge League of Cities	Wauchula	6:30 pm
December 8-9, 2016	Florida League of Cities Policy Committee Meetings	Orlando	

DRAFT MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY NOVEMBER 7, 2016
7:30 P.M.
CITY HALL

Call to Order: Mayor Charles Lake

Invocation and Pledge of Allegiance: Pastor Blocker

Roll Call: Those in attendance were Mayor Charles Lake, Vice Mayor Nancy Daley, Commissioner John Duncan, Commissioner Jack Dearmin, and Commissioner Albertus Maultsby.

Staff attendance: City Manager Ryan Leavengood, Assistant Attorney Seth Claytor, City Clerk Ameen Bailey-Speck, Police Chief Art Bodenheimer, Finance Director Amber Deaton, Public Works Director John Deaton, Parks and Recreation Director Richard Weed, and Community Development Director Valerie Vaught.

CITY MANAGER ANNOUNCEMENTS

City Manager Leavengood stated the upcoming Lake Alfred Public Library events include story time, Lego Mania, adult coloring, jewelry and computer class. The Library will also be hosting the SPCA Wellness Wagon and Mobil Career Source. Contact the Library for more information.

City Offices and the Public Library will be closed on November 11th in honor of Veterans Day. The Public Works Department will pick-up all recycling on Thursday.

Also at 11 am the cities of Lake Alfred and Auburndale will honor all those who served in times of war and in times of peace. Please join us for this Veterans Day event at the Veterans Memorial, in Auburndale.

Auburndale Rotary will also be hosting a free breakfast from 8:30 until 10:30 am at the Auburndale Civic Center.

The City will hold its annual Employee Luncheon on Friday November 18th at the Highlands Community Center at 11:30 am. The event is being catered by Sonny's BBQ.

The Parks and Recreation Department is now accepting applications for the 2016 Lake Alfred Christmas Parade. The theme this year is "An Enchanted Christmas." Applications are due by November 23rd Contact Parks and Recreation Department for more information.

Please let the City Clerk or myself know if you plan to attend the FLC Legislative Conference in December at the Embassy Suites Orlando.

The Southern Jeep Society (SJS) donated \$1,000 to the Lake Alfred Police Department for the purchase of new bullet-proof vests through their "Back to Blue" fund raising program.

Police Chief Art Bodenheimer stated the SJS first contacted the City in August wanting to have a fundraiser for students and donated school supplies to all the Lake Alfred Schools. They also discussed the vest replacements. The club invited Chief to meet the club members. When he arrived they presented him with a check for \$1,000 for the vest purchases.

City Manager Leavengood stated that the vest are not in the budget because they are purchased from police forfeiture funds. The purchase will need to be approved by the City Commission later this year. The \$1,000 will be applies towards the purchase.

Mayor Charles Lake also asked them to join the Christmas Parade.

CITY ATTORNEY ANNOUNCEMENTS

No announcements.

RECOGNITION OF CITIZENS

Jean Brittan, 370 South Echo Dr. thanked for the dock and lakefront clean-up. She asked about demo of the two houses that were condemned and when they would be removed.

Valerie Vaught Community Development Director stated staff has submitted four properties to Polk County for CDGB for demolition. The City was approved for \$20,000 and the first two properties have been awarded (610 N. Buena Vista and 390 W. Davis). Contractors are inspecting the sites and there should be movement in the next few weeks. The house (1135 S. Nacoma) is pending depending on how much funding remains after the first two are completed.

City Manager Leavengood stated the plan is to spend the County's money first and then the City has some money budgeted for Code Enforcement abatement. The City now has the ability to place a lien on the property if City funds are used for the demolition.

John Strang announced the City to City Walk on Sunday November 20th at 8:30 am to benefit the Polk Training City

PROCLAMATION – VETERANS DAY

Mayor Lake read the proclamation and encouraged citizens to recognize the valor and sacrifice of our Veterans through this public ceremony and private prayers.

PROCLAMATION – POLK COUNTY FAMILY WEEK

Mayor Lake read the proclamation and encouraged all families to unite, honor and celebrate together.

CONSENT AGENDA

Commissioner Dearmin moved to approve the consent agenda, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. No citizen comments.

MAYOR LAKE	AYE
VICE MAYOR DALEY	AYE
COMMISSIONER DEARMIN	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

AGENDA

1.) **ORDINANCE 1372-16: ULDC FLOODPLAIN AMENDMENT**

City Manager Leavengood stated in 2012, the City adopted Ordinance 1315-12, which updated the FIRM maps and floodplain management regulations. The regulations were prepared using a model floodplain ordinance developed by Florida Department of Emergency Management (DEM). The language in the model ordinance provided text consistent with newly updated flood design regulations that were established in the 2010 Florida Building Code (FBC) update and consistent with requirements established by the American Society of Civil Engineers (ASCE 24) standards for flood resistant design and construction. After the date of the City's adoption, FEMA required a number of relatively minor changes, which are incorporated into the attached Ordinance.

Section 5.01.02.03 of the current ordinance establishes the basis for flood hazard areas as the FIS/FIRMs and all subsequent amendments and revisions thereto by reference. As such, the City is not required to adopt these updated text changes. However, to ensure consistency with the current edition of the Florida Building Code and the ASCE 24 standards, the DEM State Floodplain Management Office encourages the City to adopt these corrections and also update the date of the Flood Insurance Study and FIRMs. The updated FIRM maps will be effective on December 22, 2016.

Staff recommended approval of Ordinance 1372-16 on first reading.

Assistant City Attorney Seth Claytor read the Ordinance title.

Commissioner Daley asked about the requirements for flood insurance.

Commissioner Duncan asked the Lakes subdivision.

City Clerk Ameé Bailey responded that the major changes occurred with the last revision 1-2 years ago. The City submitted and received the letter of map amendment for The Lakes Subdivision at that same time.

Commissioner Dearmin moved to approve Ordinance 1372-16 ULDC Floodplain Amendment on first reading, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

MAYOR LAKE	AYE
VICE MAYOR DALEY	AYE
COMMISSIONER DEARMIN	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

2.) ORDINANCE 1373-16: COMP PLAN AMENDMENT TO ADD MIXED USE

Assistant City Attorney Seth Claytor read the Ordinance title.

City Manager Leavengood stated the Future Land Use Element of the City of Lake Alfred Comprehensive Plan currently provides for a variety of residential, commercial and other land uses. Mixed Use will allow for developments that are comprised of multiple or mixed uses which require specific or selected land use districts. This type of flexible land use category, outside of the downtown area, is not set forth by the City's existing Future Land Use designations. It was added for the downtown overlay and allows a two story structure to have commercial on the bottom with residential on the top. The zoning regulations would provide further detail.

Staff recommended approval of Ordinance 1373-16 on first reading.

Vice Mayor Daley asked about the timeframe for second reading.

Marisa Barmby responded that the process is to transmit the Ordinance to the state and they have 30 days to review. Staff would then address any state comments during the second reading. .

Commissioner Maultsby moved to approve Ordinance 1373-16 Comprehensive Plan Amendment to add Mixed Use on first reading, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

MAYOR LAKE	AYE
VICE MAYOR DALEY	AYE
COMMISSIONER DEARMIN	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

3.) ORDINANCE 1374-16: FUTURE LAND USE FOR GAPWAY GROVES

4.) ORDINANCE 1375-16: ZONING PUD FOR GAPWAY GROVES

Assistant City Attorney Seth Claytor read the Ordinance 1374-16 title.

City Manager Leavengood stated Gapway Groves Corporation has requested to amend the Future Land Use designation and zoning on 91.5 acres. The property, known as the Adams Estate, is located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road (near the Fort Cummings sign just past the railroad tracks on Pierce Road).from

The Future Land Use request is to change approximately 81.1 acres from “Low Density Residential (LDR) to Mixed Use (MU) while retaining the Conservation (CON) land use on approximately 10.4 acres of land for the total approximate 91.5 acres.

The subsequent Zoning request is to change the 81.1 acres from Single Family Dwelling District (R1-A) to Planned Unit Development-Mixed Use (PUD-MU) while retaining the Conservation (CON) zoning on the approximately 10.4 acres of land.

The applicant’s intended goal is to create a special events facility utilizing the existing structures (dating back to the 1940s), and provide additional facilities on-site for reconfiguration as a facility for weddings, conferences, and similar special events on approximately 27 acres (Phase I; 2017-2021). The remainder of the site will be used for the eventual development of the property for residential with accessory resort related commercial uses (Phases II and III; 2027).

Gapway Groves Corporation intends to maintain ownership of the property after development and will maintain common open space and facilities, including the existing entrance road.

The Lake Alfred Planning Board has recommended approval of the proposed future land use and zoning designations.

Mark Bennett, Director of Planning for the Ridge Professional Group 4425 US Hwy 92 East in Lakeland introduced the team includes project Manager is Erik Polumbo, John Strang representing Gapway Groves, and Matt Strang as the architect.

Mr. Bennet reviewed the concept of the facility and showed picture of the existing and proposed site development. The facility is designed to have cottages with the estate house for special events such as weddings, weekend retreat, and conferences. The cottages would house guest for these events. The facilities would include a garden, event lawn, and dance floor.

The conditions of approval set a maximum of 250-300 people per event. The ideal wedding size would be approximately 150 people. Traffic was addressed at the Planning Board meeting. Polk County will require a Level 2 review process. They have also disused a second future access on Adams Barn Road. A traffic study will be required for future phases. Mr. Bennett also addressed the condition regarding the wetland transitional zone and requested a modification to 30’. Wetland protection will be accomplished through open space, buffers, and storm water retention.

The project will provide economic opportunities for Lake Alfred.

John Strang stated that the estate house was built in 1941 and was his grandparents’ house. The family has held two family weddings at the home. Others have asked about using the estate for weddings. He thanked staff for their assistance.

Vice Mayor Daley asked if there was a limit or percentage of commercial associated with the proposed 91 acres of mixed use. She also asked about the notification process, and distance. She specifically asked if the Lake Cumming and the Water Ridge subdivisions were noticed.

Commissioner Duncan asked if the property would be divided into lots.

Mayor Lake asked about the existing buildings and if there were any cottages.

Marissa Barmby, Central Florida Regional Planning Commission, responded that the mixed use future land use category does not have a percentage like the downtown category. However it does have a 0.5 Floor Area Ratio (FAR). The request is followed by the zoning request for a PUD with a detailed master plan for the entire property which is more restrictive. The first phase addresses the event center. The remainder of the site will have conceptual approval which has site specific condition addressing the maximum number of house and commercial. The remaining property would need to return for approvals from the Planning Board and City Commission. Notices were sent for the Planning Board Meeting to properties within 300'. This did not include Lake Cummings or Water Ridge Subdivisions.

Mark Bennett responded that the mixed use allows for a maximum of 12 units per acre, however the proposed PUD request 9 units per acre. The concept did not fit into traditional residential or commercial category, which is why they requested mixed use. The cottages would allow for rentals, however they would not be separated into individual lots. The existing buildings include the estate house, pool house, and boat house. The PUD also sets a limitation of 20% on the 64 acres could be commercial. It may be logical to have commercial at the Adams Barn intersection in the future.

City Manager Leavengood stated that the land use and zoning go together, although the Commission is first hearing the land use. Staff has tried to address concerns in the PUD.

Commissioner Duncan moved to approve Ordinance 1374-16 on first reading, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote. There were no citizen comments.

MAYOR LAKE	AYE
VICE MAYOR DALEY	AYE
COMMISSIONER DEARMIN	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

Assistant City Attorney Seth Claytor read the Ordinance 1375-16 title.

City Manager Leavengood stated the Planned Unit Development (PUD) allows for flexibility and tailors the site rather than allowing the straight zoning without any control. Staff outlined thirteen conditions which were reviewed. These conditions are above and beyond the Code of Ordinances and specific to this development. The goal is to alleviate any staff concerns for existing and future residents.

Conditions

- A detailed traffic study for Phases IA and IB shall be completed by the applicant prior to final site plan approval.
- Events attracting more than 300 people are prohibited without special event approval by the City. There shall be a minimum of two (2) hours between events to limit the potential off-site traffic congestion along Adams Barn Road and Lake Alfred Road.
- Parking within the public right-of-way shall be prohibited. The uses and parking shall be contained within the 27 acre Phase I boundary shown on the Master Development Plan.
- There shall be no permanent alcohol or retail sales except in accordance with the Land Development Code and Comprehensive Plan requirements.

- Prior to site plan approval, the applicant shall complete a jurisdictional wetlands determination. There are different thresholds for development near the lake shore. There is a 50' buffer requirement from the lake shore. The wetland transitional zone adds 30-200' in addition to the other standards. The water management district has additional criteria. The City Commission needs to set the transitional zone and staff recommends 50'+30' transition for a net 80' buffer.
- Outdoor amplified music may be played between 7:00 a.m. and 10:00 p.m. on any day of the week.
- The development is proposed on a County road however, there are conditions to address traffic. To proceed to Phases II and III of the development, the applicant will be required to submit a detailed traffic study showing the impacts of the development, and mitigation.

Since Phase II and III will require another review by the Planning Board and City Commission, there will be another chance to address any addition concerns.

Mayor Lake asked about alcohol sales.

Mark Bennett responded that condition number seven addresses alcohol and allows for caterers rather than a store. He also addressed other conditions such as the 300 people cap and 2 hours between events. They anticipate one event per day. People may come in on a Friday for a wedding and leave on Sunday. Another condition requires an event management plan, which will also address concerns such as traffic, security, and alcohol. Traffic should be filtering in rather than everyone trying to enter the site at one time. The management plan would also set parameters for law enforcement presence for traffic.

Vice Mayor Daley asked about a sign and right hand turn/loading area from the Lake Alfred direction due to the limited sight distance from the curve. She is concerned about accidents.

Marissa Barmby, responded that the applicant is working with the County and requested that any additional condition state that the traffic be addressed through a traffic study.

Mark Bennett responded that by January they may also have a better handle on what the County Development Review Committee may require for access.

Assistant City Attorney Seth Claytor stated he would recommend the City Commission vote on the PUD and conditions as presented. Based on the comments, there can be amendments to the PUD for consideration at the second reading, otherwise you are not looking at the language you are voting on.

City Manager Leavengood stated that the Commission should discuss concerns and then staff can add conditions at the second reading. If there is still concerns at the second reading conditions can be changed or addressed at a third meeting.

Leon Juday, 535 North Todhunter Way, discussed the history of the Water Ridge subdivision and asked about adding the "s" curve to Adams Barn Road at Lynchburg to create a single cross road and additional access. This would create a safe option for additional access.

Mark Bennett responded that they have started looking at Phase II and the options for access.

Vice Mayor Daley asked about lakefront uses and noise enforcement due to the noise traveling across the lake.

Mark Bennett responded that there is not any lakefront development planned.

City Manager Leavengood stated that the time limitation was designed to address the noise on the lake. The City Commission can address the traffic at second reading or at Phase II.

Assistant City Attorney Seth Claytor stated the Commission can make a motion to approve the ordinance and items on other items can be brought back on second reading.

Commissioner Duncan moved to approve Ordinance 1375-16 with conditions on first reading, seconded by **Commissioner Dearmin**. The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
VICE MAYOR DALEY	AYE
COMMISSIONER DEARMIN	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

5.) ORDINANCE 1376-16: FY 2015/2016 FINAL BUDGET AMENDMENT

Assistant City Attorney Seth Claytor read the Ordinance title.

City Manager Leavengood stated as a part of the closeout process of the previous fiscal year of 2015/2016 the City is required to submit an amended budget that includes any changes made from the original budget. These changes can include unanticipated projects, expenses, or revenues that were not included; or changes to existing line items that did not meet exact revenue or expenditure projections. The proposed budget adjustment accounts for these changes with the net changes in fund balance for each fund presented below:

**CITY OF LAKE ALFRED
FY 2015/2016 BUDGET
SUMMARY**

General Fund	Original	Final	Stormwater	Original	Final
Revenues	4,201,704	4,765,377	Revenues	55,000	59,848
Expenditures	4,196,789	4,690,145	Expenditures	40,890	33,954
Contingency	4,915	75,232	Contingency	14,110	25,894
Enterprise Fund			CRA		
Revenues	2,186,000	2,414,255	Revenues	20,165	26,111
Expenditures	2,165,185	2,386,602	Expenditures	20,165	973
Contingency	20,815	27,653	Contingency	-	25,138

The general fund contingency increased even with the purchase of the duplex property. The impact is similar for the other funds. In addition the CRA took in more revenue than expected.

Commissioner Dearmin moved to approve Ordinance 1376-16 on first reading, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

MAYOR LAKE	AYE
VICE MAYOR DALEY	AYE
COMMISSIONER DEARMIN	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

6.) **PURCHASE: PUBLIC WORKS VEHICLE**

City Manager Leavengood stated the current FY 16/17 budget includes \$25,000 for the purchase of a replacement vehicle in the Public Works department. The proposed purchase is for a 2017 Ford F250 pickup truck. The vehicle will replace a 2000 F-250 utility service vehicle that is at the end of its service life.

City staff has solicited the following bids for the purchase:

- Bartow Ford: \$26,369
- Weikert Ford: \$25,988
- Bill Jarrett Ford: \$26,456

Retail purchase price of the vehicle is \$33,730 (23% savings).

Staff recommended the purchase of a F250 pickup truck from Weikert Ford in the amount of \$25,988.

Commissioner Duncan asked if the vehicle was a crew cab and if it will be set-up with all needed equipment.

Commissioner Maultsby asked how long the old vehicle would be kept.

John Deaton Public Works Director, single cab with utility body. Staff will add pipe rack. Staff has 2-3 vehicles in the utility yard that will be sold on Gov Deals next month, which is open to the public to bid.

Vice Mayor Daley moved to approve the purchase of a F250 pickup truck from Weikert Ford in the amount of \$25,988, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

MAYOR LAKE	AYE
VICE MAYOR DALEY	AYE
COMMISSIONER DEARMIN	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

RECOGNITION OF CITIZENS

There were no citizen comments.

COMMISSIONER QUESTIONS AND COMMENTS

Vice Mayor Daley stated she attended her policy committee meeting in Kissimmee and she is looking forward to some discussion from the other commissioners and their committee decisions. She attended and enjoyed the Good Ole Days event. She appreciated the Police Chief on the Segway monitoring and handing out candy on Halloween.

Commissioner Duncan stated the Florida Art Traditions show started this past weekend. They had 25 artist submit pieces from as far away as St. Petersburg. The judge chose 60 of the 67 submitted pieces to be displayed. The nine winners are along the back wall and the reception is Thursday at 6 pm with awards at 6:30 pm.

He thanked Rich Weed for coordinating the delivery of sand for Lions Park. He also thanked Chief for his efforts on Halloween. He is still working on outdoor sculptures and hopes to have an update soon. He asked about the Lions park docks. He stated he gets traffic alerts regarding the backup from Pomelo to Family Dollar. He asked if there was anything the City can do regarding this traffic issue.

John Deaton Public Works Director stated he met with the Canal Commission to start construction by the end of the month. The dock will be installed in the exact same spot. Some pylons will stay, but the rest of the old dock will be removed.

Mayor Lake stated the City met with TPO regarding the traffic issues and tractor trailer impacts.

City Manager Leavengood stated timing of the light seems to be wrong. The issue is also leading to accidents. The one lane of traffic is causing issues even outside of railroad delays.

Commissioner Dearmin thanked the Strang family for their vision. He also thanked the churches in the community for all the fall festivities for the community. He is also looking forward to the policy discussions. His policy committee discussed CRAs.

Commissioner Maultsby stated he attended his policy committee. They discussed workers compensation, local business, communications, property and infrastructure taxes. Workers Compensation is scheduled to increase 14%. The committee chose business taxes and 1% property infrastructure surtax.

Mayor Lake reminded everyone of the Veterans day event in Auburndale. He was at the FBC event on Halloween, which was attended by over 1,000 people. He took 108 pictures at the photo booth. He provided an update on the Gardner House Grant application. He went with the City Manager to Tallahassee and the application was ranked at 28 out of 87. The City has a very good shot at being funded. He also attended his policy committee meeting and their two topics are public records and vacation rentals. He reminded everyone to get out and vote.

City Manager Leavengood thanked Valerie Vaught and Connie White for their efforts on the grant application. The application and representation at the review in Tallahassee led to the high ranking.

With there being no further business to discuss, Mayor Lake adjourned the meeting at 9:15 pm.

Respectfully Submitted,

Ameé Bailey
City Clerk

**LAKE ALFRED CITY COMMISSION MEETING
NOVEMBER 21, 2016**

AGENDA

1.) PUBLIC HEARING: ORDINANCE 1372-16: ULDC FLOODPLAIN AMENDMENT

ISSUE: The City Commission will consider Ordinance 1372-16 to amend the Unified Land Development Code (ULDC) in regards to Resource Protection Standards to update the regulations regarding Floodplain Management on second and final reading.

ATTACHMENTS:

- Ordinance 1372-16
- Staff Report
- Planning Board Minutes

ANALYSIS: In 2012, the City adopted Ordinance 1315-12, which updated the FIRM maps and floodplain management regulations. The regulations were prepared using a model floodplain ordinance developed by Florida Department of Emergency Management (DEM). The language in the model ordinance provided text consistent with newly updated flood design regulations that were established in the 2010 Florida Building Code (FBC) update and consistent with requirements established by the American Society of Civil Engineers (ASCE 24) standards for flood resistant design and construction. After the date of the City's adoption, FEMA required a number of relatively minor changes, which are incorporated into the attached Ordinance.

Section 5.01.02.03 of the current ordinance establishes the basis for flood hazard areas as the FIS/FIRMs and all subsequent amendments and revisions thereto by reference. As such, the City is not required to adopt these updated text changes. However, to ensure consistency with the current edition of the Florida Building Code and the ASCE 24 standards, the DEM State Floodplain Management Office encourages the City to adopt these corrections and also update the date of the Flood Insurance Study and FIRMs. The updated FIRM maps will be effective on December 22, 2016.

STAFF RECOMMENDATION: Approval of Ordinance 1372-16 on second and final reading.

ORDINANCE NO. 1372-16

AN ORDINANCE OF THE CITY OF LAKE ALFRED AMENDING THE CITY'S UNIFIED LAND DEVELOPMENT CODE TO REPEAL AND REPLACE ARTICLE 5 – RESOURCE PROTECTION STANDARDS, SECTION 5.01.00 DEVELOPMENT IN FLOODPRONE AREAS TO IDENTIFY THE EFFECTIVE DATE OF THE REVISED FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAP, AND TO MAKE OTHER ORDINANCE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT MODEL CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for Polk County, Florida and Incorporated Municipalities, with an effective date of December 22, 2016; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Lake Alfred and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the City Commission has determined that it is in the public interest to amend the Lake Alfred Unified Land Development Code, Article 5 Resource Protection Standards, Section 5.01.00 Development in Floodprone Areas to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Map, and to make other ordinance modifications to bring the regulations into agreement with the most current Model Code-Companion Floodplain Management Ordinance for Florida communities.

WHEREAS, pursuant to Section 166.041(c)2, Florida Statutes, the City Commission and the City's Planning Board have held meetings and hearings to amend the Unified Land Development Code as presented; and, the meetings were advertised and held with due public notice, to obtain public comment; and having considered written and oral comments received during public hearings, find the changes necessary and appropriate to the needs of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Lake Alfred that the Unified Land Development Code (ULDC) of the City of Lake Alfred is amended as set forth in the following amendments, as shown in strikethrough and underline format in Exhibit "A".

SECTION 1. RECITALS.

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2. AMENDMENTS.

The Unified Land Development Code (ULDC), Article 5 – Resource Protection Standards, Section 5.01.00, is hereby amended as identified in Exhibit “A” attached hereto and made a part hereof (*Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.*)

SECTION 3. CONFLICTS.

All ordinances in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect, provided however, that nothing herein shall be interpreted so as to repeal any existing ordinance or resolution relating to means of securing compliance with the City’s Code of Ordinances, unless such repeal is explicitly set forth herein.

SECTION 4. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City of Lake Alfred, Florida, hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 5. CODIFICATION.

Specific authority is hereby granted to codify and incorporate this Ordinance in the existing Code of Ordinances of the City of Lake Alfred. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lake Alfred; and that sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Code of Ordinances of the City of Lake Alfred is accomplished, sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or his or her designee, without need of public hearing, by filing corrected or re-codified copy of same with the City Clerk.

SECTION 6. EFFECTIVE DATE.

This ordinance shall become effective immediately upon adoption.

INTRODUCED AND PASSED on first reading at a regular meeting of the Lake Alfred City Commission held on the 7th day of November, 2016

PASSED AND FINALLY ADOPTED on second reading at the meeting of the Lake Alfred City Commission duly assembled on the 21st day of November, 2016.

**CITY OF LAKE ALFRED
CITY COMMISSION**

ATTEST:

By: _____
Charles O. Lake, Mayor

By: _____
Ameé Bailey-Speck, City Clerk

APPROVED AS TO FORM:

By: _____
Frederick J. Murphy Jr., City Attorney

**Ordinance 1372-16
Exhibit "A"**

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

5.01.00 Development in Flood Prone Areas

5.01.02 Applicability

5.01.02.03 Basis for establishing flood hazard areas. The Flood Insurance Study for Polk County, Florida and Incorporated Areas dated ~~September 28, 2012~~ December 22, 2016, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of these regulations and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Office of the City Clerk of Lake Alfred, Florida .

5.01.03 Duties and Powers of the Floodplain Administrator

5.01.03.04 ~~Determinations for existing buildings and structures~~ Substantial improvement and substantial damage determinations For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

1. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
4. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the *Florida Building Code* and these regulations is required.

5.01.03.08 Floodplain management records. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood resistant construction requirements of the *Florida Building Code*, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the

Florida Building Code and these regulations; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant construction requirements of the *Florida Building Code*. These records shall be available for public inspection at Office of the City Clerk of Lake Alfred, Florida.

5.01.04 Permits

5.01.04.07 Other permits required. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

1. The Southwest Florida Water Management District; section 373.036, F.S.
2. Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.
3. Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; section 161.055, F.S.
4. Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.
5. Federal permits and approvals.

5.01.05 Site Plans and Construction Documents

5.01.05.01 Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:

1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
2. Where ~~flood hazard areas~~, base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 5.01.05.02(2) or (3) of these regulations.
3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 5.01.05.02(1) ~~or (2)(a)~~ of these regulations.
4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
6. Where the placement of fill is proposed, the amount, type, and source of fill material;

compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

7. Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with these regulations.

5.01.05.02 Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

1. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
12. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source; ~~or~~
23. Where base flood elevation data and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - a. Require the applicant to ~~develop~~ include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - b. Specify that the base flood elevation is ~~three (3)~~ two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than ~~three (3)~~ two (2) feet.
34. Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

5.01.05.03 Additional analyses and certifications. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

1. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 5.01.05.04 of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

2. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, ~~a floodway encroachment analysis which hydrologic and hydraulic analyses that~~ demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
3. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 5.01.05.04 of these regulations.

5.01.06 Inspections

5.01.06.01 General. Development for which a floodplain development permit or approval is required shall be subject to inspection.

5.01.06.01.02.01 Buildings, structures and facilities exempt from the *Florida Building Code*, lowest floor inspection. Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the *Florida Building Code*, or the owner's authorized agent, shall submit to the Floodplain Administrator:

1. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
2. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 5.01.05.02(23)(b) of these regulations, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

Failure to submit the certification or documentation of elevation of the lowest floor or to make required corrections indicated by the Floodplain Administrator's review of the information shall be cause to issue a stop-work order for the project in accordance with Section 5.01.08.02.

5.01.09 Definitions

5.01.09.04 Definitions.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of these regulations ~~or a request for a variance~~.

Base flood. A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section ~~1612.2 202~~.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base flood elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in FBC, B, Section ~~1612.2~~ 202.]

Basement. The portion of a building having its floor sub grade (below ground level) on all sides. [Also defined in FBC, B, Section ~~1612.2~~ 202.]

Design flood. The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section ~~1612.2~~ 202.]

1. Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
2. Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation. The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet. [Also defined in FBC, B, Section ~~1612.2~~ 202.]

Existing building and existing structure. Any buildings and structures for which the "start of construction" commenced before September 24, 2003. [Also defined in FBC, B, Section ~~1612.2~~ 202.]

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section ~~1612.2~~ 202.]

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair.[Also defined in FBC, B, Section ~~1612.2~~ 202.]

Flood hazard area. The greater of the following two areas: [Also defined in FBC, B, Section ~~1612.2~~ 202.]

1. The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM).The official map of the community on which the

Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. [Also defined in FBC, B, Section ~~4612.2~~ 202.]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section ~~4612.2~~ 202.]

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section ~~4612.2~~ 202.]

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section ~~4612.2-202~~ 202]

Park trailer. A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in ~~15C-1.0101, F.A.C. Section 320.01 F.S.~~ 320.01 F.S.]

Recreational vehicle. A vehicle, including a park trailer, which is: [~~Defined in section 320.01(b), F.S. See Section 320.01 F.S.~~ 320.01 F.S.]

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special flood hazard area. An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section ~~4612.2-202~~ 202]

Start of construction. The date of issuance of permits for new construction and substantial improvements ~~to existing structures~~, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers,

or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section ~~1612.2. 202~~ 202]

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section ~~1612.2. 202~~ 202]

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section ~~1612.2. 202~~ 202]

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

5.01.10 Flood Resistant Development

5.01.10.02 Subdivisions

5.01.10.02.02 Subdivision plats. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

1. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats ~~and final plats~~;
2. Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 5.01.05.02(1) ~~or (2)(a)~~ of these regulations;
3. Compliance with the site improvement and utilities requirements of Section 5.01.10.03 of these regulations; and
4. Each lot must include a site suitable for construction of a structure in conformity with the standards of these floodplain management regulations.

5.01.10.04 Manufactured Homes

5.01.10.04.01 General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the

requirements of these regulations.

5.01.10.04.02 Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the *Florida Building Code Residential* Section R322.2 and these regulations. Foundations for manufactured homes subject to Section 5.01.10.04.04.02 of this ordinance are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

5.01.10.04.05 Enclosures. Fully enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential* Section R322.2 for such enclosed areas.

5.01.10.04.06 Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the *Florida Building Code, Residential* Section R322.2.

5.01.10.07 Other Development

5.01.10.07.01 General requirements for other development. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the *Florida Building Code*, shall:

1. Be located and constructed to minimize flood damage;
2. Meet the limitations of Section 5.01.10.03.04 of these regulations if located in a regulated floodway;
3. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
4. Be constructed of flood damage-resistant materials; and
5. Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

5.01.10.07.04 Roads and watercourse crossings in regulated floodways. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 5.01.10.03.04 of these regulations. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Section 5.01.05.03(3) of these regulations.

CITY OF LAKE ALFRED
AMENDMENT TO THE LAND DEVELOPMENT CODE
STAFF REPORT & PROPOSED AMENDMENTS
NOVEMBER 7, 2016

TO: City of Lake Alfred City Commission

PREPARED BY: Marisa M. Barmby, AICP, Senior Planner
Central Florida Regional Planning Council

AGENDA DATE: November 7, 2016

REQUESTED ACTION: Consider approval of Ordinance 1372-16 for a City-initiated text amendment to the Unified Land Development Code of the City of Lake Alfred, Florida; specifically, to change the text of applicable sections including Article 5, Resource Protection Standards, to update the regulations regarding Floodplain Management to ensure they are fully consistent with the National Flood Insurance Program requirements by the effective date of the revised Flood Insurance Rate Maps (FIRMs) and to adopt new flood hazard maps.

BACKGROUND:

In 2012, the City of Lake Alfred adopted Ordinance 1315-12, which adopted the updated FIRM maps for the eastern side of Polk County (effective date September 28, 2012) and updated the City's floodplain management regulations established in cooperation with the Federal Emergency Management Agency (FEMA) and the Florida Department of Emergency Management (DEM). The regulations were prepared using a model floodplain ordinance developed by DEM, originally released in April 2012. The language in the model ordinance provided text consistent with newly updated flood design regulations that were established in the 2010 Florida Building Code (FBC) update and consistent with requirements established by the American Society of Civil Engineers (ASCE 24) standards for flood resistant design and construction.

The language adopted in Ordinance 1315-12 was based on the DEM model ordinance available at that time. It was not until sometime in 2013 that the FEMA Regional Office formally approved the model ordinance. Between the date of the City's adoption and the formal approval, FEMA required a number of relatively minor changes, which are incorporated into the attached Ordinance.

Section 5.01.02.03 of the current ordinance establishes the basis for flood hazard areas as the FIS/FIRMs and all subsequent amendments and revisions thereto by reference. As such, the City is not required to adopt these updated text changes. However, to ensure consistency with the current edition of the Florida Building Code and the ASCE 24 standards, the DEM State Floodplain Management Office encourages the City to adopt these corrections and also update the date of the Flood Insurance Study and FIRMs. The updated FIRM maps will be effective on December 22, 2016.

PROPOSED CHANGES:

The proposed amendments are provided in the attached ordinance. Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

PLANNING BOARD RECOMMENDATION:

At their October 26, 2016 meeting, the Planning Board voted to recommend approval of the proposed amendments to the floodplain language and adoption of the updated FIRM maps.

HEARING DATES:

- October 26, 2016: Planning Board Meeting (Public Hearing)
- **November 7, 2016: City Commission Meeting (First Reading)**
- November 21, 2016 City Commission Meeting (Adoption Hearing)

MOTION OPTIONS:

1. Move **approval of Ordinance 1372-16** for amendments he proposed amendments to the floodplain language and adoption of the updated FIRM maps.
2. Move **approval of Ordinance 1372-16 with changes** for amendments he proposed amendments to the floodplain language and adoption of the updated FIRM maps.
3. Move denial **of Ordinance 1372-16 with changes** for amendments he proposed amendments to the floodplain language and adoption of the updated FIRM maps.
4. **Continue the item until a date certain.**

Attachments:

- Ordinance 1372-16

The following is an excerpt from the Lake Alfred Planning Board meeting draft minutes from October 26, 2016

*/s/Mamie Drane
Administrative Assistant
Community Development*

Date: November 3, 2016

1) PUBLIC HEARING: FLOODPLAIN MANAGEMENT LAND DEVELOPMENT CODE TEXT AMENDMENT

Chair Hults announced the next item on the agenda which was the public hearing for the Floodplain Management Land Development Code Text Amendment. He turned the meeting over to staff to present the issue.

Marissa Barmby, Central Florida Regional Planning Council explained this was a text amendment to the Land Development Code relating to floodplain management and adopting the December 22, 2016 Flood Insurance Rate Maps (FIRM). In 2012, the City adopted the Ordinance 1315-12 based on a model ordinance that Federal Emergency Management Agency (FEMA) provided. The maps from FEMA were effective at the time for the eastern part of the county only the 2016 maps include the rest of the county. FEMA recently requested local municipalities to update floodplain ordinances to match the revised state model ordinance from 2014. Adopting this keeps the City of Lake Alfred active in the National Flood Insurance Program.

Chair Hults opened the public hearing and asked if anyone would like to comment. No one came forward. **Chair Hults** closed the public hearing

Board Member Biggar made a motion that the Planning Board recommend approval with the changes of a proposed amendment to the City Commission to adopt the updated FIRM maps and update the City's floodplain management regulations to ensure they are fully consistent with the National Flood Insurance Program requirements by the effective date of the revised Flood Insurance Rate Maps. Motion was seconded by **Board Member Noone**. Motion passed by unanimous vote.

**LAKE ALFRED CITY COMMISSION MEETING
NOVEMBER 21, 2016**

2.) PUBLIC HEARING: ORDINANCE 1376-16: FY 2015/2016 FINAL BUDGET AMENDMENT

ISSUE: The City Commission will consider Ordinance 1376-16 for the fiscal year 2015/2016 final budget amendment on second and final reading.

ATTACHMENTS:

- Ordinance 1376-16

ANALYSIS: As a part of the closeout process of the previous fiscal year of 2015/2016 the City is required to submit an amended budget that includes any changes made from the original budget. These changes can include unanticipated projects, expenses, or revenues that were not included; or changes to existing line items that did not meet exact revenue or expenditure projections. The proposed budget adjustment accounts for these changes with the net changes in fund balance for each fund presented below:

**CITY OF LAKE ALFRED
FY 2015/2016 BUDGET
SUMMARY**

General Fund	Original	Final	Stormwater	Original	Final
Revenues	4,201,704	4,765,377	Revenues	55,000	59,848
Expenditures	4,196,789	4,690,145	Expenditures	40,890	33,954
Contingency	4,915	75,232	Contingency	14,110	25,894
Enterprise Fund			CRA		
Revenues	2,186,000	2,414,255	Revenues	20,165	26,111
Expenditures	2,165,185	2,386,602	Expenditures	20,165	973
Contingency	20,815	27,653	Contingency	-	25,138

STAFF RECOMMENDATION: Approval of Ordinance 1376-16 on second and final reading.

ORDINANCE NO. 1376-16

AN ORDINANCE OF THE CITY OF LAKE ALFRED, FLORIDA AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016; AMENDING THE APPROPRIATIONS, ALLOCATIONS OF REVENUE AND EXPENDITURES OF THE CITY FOR FISCAL YEAR 2015-2016; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 2.12 of the Charter of the City of Lake Alfred and the general laws of the State of Florida, an amended budget of estimated revenues and expenditures and complete financial plan of all City funds and activities for Fiscal Year 2015-2016 has been prepared and reviewed; and

WHEREAS, the City Commission is of the opinion that all items of anticipated revenues and expenditures for said fiscal year are reasonable and proper for the administration of the affairs of and the proper conduct of the business of the City of Lake Alfred; and

WHEREAS, after further review, the City Commission desires to amend said budget as set forth on Exhibit "A" attached hereto.

NOW THEREFORE BE IT ENACTED by the People of the City of Lake Alfred, Florida, as follows:

SECTION 1: AMENDMENT That there is hereby adopted an amended budget for Fiscal Year 2015-2016 for the City of Lake Alfred, Florida, for the period beginning October 1, 2015 and ending September 30, 2016, as set forth on Exhibit "A" attached hereto.

SECTION 2: BUDGET That a complete copy of the entire budget for Fiscal Year 2015-2016 consisting of estimated revenues and expenditures, as amended, is available for inspection in the office of the City Clerk, and a copy of the same is attached to this ordinance as Exhibit "A" and incorporated herein by reference.

SECTION 3: SCRIVENER'S ERROR Any scrivener's error created as a result of the passage of this ordinance may be corrected by the City Manager, without further legislative action, so long as the intent of this ordinance is preserved, by filing a revised copy thereof with the City Clerk's office with the terms "Manager Revised" and the revision version number in the style of the ordinance.

SECTION 4: CONFLICTS. All ordinances or parts of ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION 5: SEVERABILITY. If any section or portion of a section of this ordinance proves not valid, unlawful or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this ordinance.

SECTION 6: EFFECTIVE DATE. This ordinance shall become effective immediately upon final passage.

INTRODUCED AND PASSED ON FIRST READING the 7th day of November, 2016.

PASSED AND ENACTED ON SECOND READING, with a quorum present and voting, by the City Commission of Lake Alfred, Florida this 21st day of November, 2016.

**CITY OF LAKE ALFRED, FLORIDA
CITY COMMISSION**

Charles O. Lake, Mayor

ATTEST:

Amee Bailey-Speck
City Clerk

APPROVED AS TO FORM:

Frederick J. Murphy, Jr., City Attorney

CITY OF LAKE ALFRED
FY 2015/2016 BUDGET
SUMMARY

General Fund	Original	Final	Stormwater	Original	Final
Revenues	4,201,704	4,765,377	Revenues	55,000	59,848
Expenditures	4,196,789	4,690,145	Expenditures	40,890	33,954
Contingency	4,915	75,232	Contingency	14,110	25,894
Enterprise Fund			CRA		
Revenues	2,186,000	2,414,255	Revenues	20,165	26,111
Expenditures	2,165,185	2,386,602	Expenditures	20,165	973
Contingency	20,815	27,653	Contingency	-	25,138

Ordinance 1376-16
Exhibit "A"

CITY OF LAKE ALFRED - END OF YEAR BUDGET ADJUSTMENT

	ORIGINAL	CURRENT	VARIANCE	
TAXES				
001.000.0.311.110	Ad Valorem Taxes - (M)	1,026,238	1,042,256	16,018
001.000.0.312.300	9th Cent Gas Tax - (M)	20,000	24,924	4,924
	CRA Fund	20,165	-	(20,165)
001.000.0.312.410	Local Option Gas Tax - (M/S)	132,149	138,437	6,288
001.000.0.312.420	5th Cent Gas Tax - (M/S)	82,622	87,566	4,944
001.000.0.312.520	Casualty Insurance Tax -(A)	31,535	34,665	3,130
001.000.0.314.100	Electric Service Tax - (M)	295,000	361,834	66,834
001.000.0.314.300	Water Service Tax - (M)	48,000	57,052	9,052
001.000.0.312.510	Insurance Premium Tax - (A)	21,000	27,740	6,740
001.000.0.314.800	Propane Service Tax - (M)	13,000	10,151	(2,849)
001.000.0.315.000	Local Comm Tax - (M/S)	122,075	125,893	3,818
001.000.0.335.180	Half-Cent Sales Tax - (M/S)	301,101	316,422	15,321
	TOTAL TAXES	2,112,885	2,226,940	
LICENSES AND PERMITS				
	Business Tax	12,000	10,266	(1,734)
001.000.0.321.110	Code Enforcement Assessments	-	3,576	3,576
001.000.0.321.100	Remittance Fee	1,000	14,862	13,862
001.000.0.322.025	Education Fee	1,000	1,708	708
001.000.0.322.200	Alarm Permit	125	350	225
001.000.0.322.100	Building Inspections	600	280	(320)
001.000.0.349.322	Archive Fee	1,000	1,708	708
001.000.0.322.300	Liens - Violation of Ordinance	10,000	6,819	(3,181)
001.000.0.354.000	Lien Searches	2,000	4,640	2,640
001.000.0.354.100	Building Permits	85,000	241,695	156,695
001.000.0.322.000	TOTAL LICENSES AND PERMITS	112,725	285,904	
INTERGOVERNMENTAL				
	State Revenue Sharing -(M/S)	130,347	138,417	8,070
001.000.0.335.120	8th Cent Motor Fuel Tax - (M/S)	58,927	56,592	(2,335)
001.000.0.335.122	Mobile Home Licenses - (M)	15,000	16,971	1,971
001.000.0.335.140	Alcohol Beverage Lic - (Q)	3,000	2,029	(971)
001.000.0.335.150	Grant - Police - JAGC	-	9,152	9,152
001.000.0.334.220	Grant - Police - JAGD	-	1,000	1,000
001.000.0.331.200	Right of Way Maint - (Q)	30,000	24,211	(5,789)
001.000.0.334.260	Street Lights Maint -(A)	21,000	21,900	900
001.000.0.334.952	Grant	-	31,937	31,937
001.000.0.331.540	SRO Supplement -(Q)	102,000	103,956	1,956
001.000.0.337.210	Library Cooperative -(Q/A)	25,000	28,362	3,362
001.000.0.338.350	Mutual Fire - (Q/A)	60,000	60,000	-
001.000.0.342.340	TOTAL INTERGOVERNMENTAL	445,274	494,527	

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	ORIGINAL	CURRENT	VARIANCE
FRANCHISE FEES			
	Electric FF - (M)	320,000	370,969
001.000.0.323.100	Gas FF - (M)	25,000	29,083
001.000.0.323.400	Solid Waste FF - (M)	20,000	22,152
001.000.0.323.700	TOTAL FRANCHISE FEES	365,000	422,204
CHARGES FOR SERVICES			
	Zoning Fees	2,500	2,667
001.000.0.341.200	Library Printing	3,000	6,284
001.000.0.341.041	Cemetery Sales	10,000	12,325
001.000.0.343.800	Summer Rec Program	20,000	16,803
001.000.0.347.208	MISC SERVICES	1,450	1,249
001.000.0.341.040	TOTAL CHARGES FOR SERVICES	36,950	39,328
SANITATION			
	Sanitation - (M)	320,000	389,735
001.000.0.343.300	Recycling	48,000	52,880
001.000.0.343.400	Extra Trash Pickup	1,500	1,651
001.000.0.343.301	Fuel Adjustment Fee	97,000	62,860
001.000.0.343.307	Garbage Late Fees	14,000	14,666
001.000.0.343.306	Sanitation Reserve Fund	50,000	50,456
001.000.0.343.901	Equipment Reserve Fund	20,000	18,349
001.000.0.343.902	TOTAL SANITATION	550,500	590,597
FINES AND FORFEITURES			
	Police Fines - (M)	12,000	6,121
001.000.0.351.000	Police Education	1,000	779
001.000.0.351.100	Forfeiture (Confiscated)	-	400
001.000.0.351.200	Police Detail	3,000	4,541
001.000.0.351.300	Library Fines	1,500	1,597
001.000.0.352.000	Restitution	1,500	704
001.000.0.349.400	TOTAL FINES AND FORFEITURES	19,000	14,142
RENTALS			
	Rental - Highlands	3,000	4,397
001.000.0.362.030	Rental - Mackay Estates	25,000	34,896
001.000.0.362.032	Rental - Cancellation Fee	3,000	1,650
001.000.0.362.033	Rental - Lions Park	1,000	1,243
001.000.0.362.034	Rental - Tower	100,000	95,737
001.000.0.362.038	Rental - Ball Field	300	-
001.000.0.362.035	TOTAL RENTAL	132,300	137,923

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	ORIGINAL	CURRENT	VARIANCE
INTEREST EARNED			
	9,000	14,257	5,257
001.000.0.361.000	<u>9,000</u>	<u>14,257</u>	
MISCELLANEOUS			
	2,000	282	(1,718)
001.000.0.365.000	5,000	5,769	769
001.000.0.319.100	-	1,061	1,061
001.000.0.366.100	1,000	407	(593)
001.000.0.366.400	-	652	652
001.000.0.366.521	7,000	2,758	(4,242)
001.000.0.369.000	1,000	1,200	200
001.000.0.369.100	10,000	12,009	2,009
001.000.0.369.200	12,000	18,673	6,673
001.000.0.369.300	1,200	-	(1,200)
001.000.0.369.400	1,500	5,755	4,255
001.000.0.369.500	-	409	409
001.000.0.369.600	-	500	500
001.000.0.369.700	<u>40,700</u>	<u>49,475</u>	
TRANSFERS			
	45,000	45,000	-
001.000.0.381.375	214,449	264,449	50,000
001.000.0.381.402	117,921	117,921	-
001.000.0.381.403	-	32,060	32,060
	-	19,520	19,520
	-	11,130	11,130
001.000.0.381.524	<u>377,370</u>	<u>490,080</u>	
	4,201,704	4,765,377	

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	ORIGINAL	CURRENT	VARIANCE	
GENERAL GOVERNMENT				
	General Employees Retirement	170,500	173,325	2,825
001.510.0.422.000	Public Safety Retirement	55,650	61,125	5,475
001.510.0.422.100	Group Health Insurance	318,108	283,997	(34,111)
001.510.0.423.000	HRA Deductible Reimbursement	30,000	30,000	-
001.510.0.423.100	PENSION OFFSET	40,925	40,925	-
001.510.0.423.200	Workers Comp Insurance	63,485	63,485	-
001.510.0.424.000	Unemployment Compensation	1,000	2,965	1,965
001.510.0.425.000	Accounting & Auditing	46,300	43,850	(2,450)
001.510.0.432.000	Cell Tower Consultant	5,000	-	(5,000)
001.510.0.434.100	EMPLOYEE HOLIDAY BENEFIT	4,000	6,225	2,225
001.510.0.440.200	Ridge League Dinner	1,000	3,987	2,987
001.510.0.440.201	EMPLOYEE QUARTERLY MEETINGS	1,500	1,791	291
001.510.0.440.300	Tuition Assistance	6,000	4,417	(1,583)
001.510.0.440.400	Property & Liability	120,000	121,940	1,940
001.510.0.445.000	Insurance Claims	2,000	2,500	500
001.510.0.449.000	IT - Software & Hardware	21,000	36,309	15,309
001.510.0.452.300	Buildings - Land Purchases	-	171,068	171,068
001.510.0.462.000	Centennial	-	8,729	8,729
001.510.0.464.200	LEAVE BUYBACK	15,000	22,719	7,719
001.510.0.480.100	PAYROLL OFFSET	5,000	5,000	-
001.510.0.480.102	GENERAL FUND RESERVE (HOLIDAY)	20,000	-	(20,000)
001.510.0.510.978	Fire Engine Reserve	50,000	50,000	-
001.510.0.510.979	PROPERTY & LIABILITY CONTRA	(112,572)	(111,622)	950
001.510.0.510.991	WORKER COMP CONTRA	(63,485)	(63,485)	-
001.510.0.510.992	HEALTH INSURANCE - CONTRA	(318,108)	(283,700)	34,408
001.510.0.510.993	PUBLIC SAFETY RETIREMENT - CONT	(55,650)	(61,125)	(5,475)
001.510.0.510.994	GENERAL EMPLOYEES RETIREMENT -	(170,500)	(173,325)	(2,825)
001.510.0.510.995	Sanitation Vehicle Reserve	50,000	-	(50,000)
001.510.0.510.996	Sanitation Equipment Reserve	20,000	-	(20,000)
001.510.0.510.997	Local Option Gas Tax Reserve	82,622	87,566	4,944
001.510.0.510.998	Building Dept Reserve	-	96,930	96,930
	Contingencies	4,915	75,232	70,317
001.510.0.510.999	W.H.A.T. & RIDGE ART	9,000	7,000	(2,000)
001.510.0.531.000	TOTAL GEN GOVERNMENT	422,690	707,828	
CITY ATTORNEY				
	Legal	64,000	51,995	(12,005)
001.514.0.431.400	TOTAL ATTORNEY	64,000	51,995	

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	ORIGINAL	CURRENT	VARIANCE	
CITY COMMISSION				
	Salaries & Wages	13,200	13,200	-
001.511.0.411.000	FICA Expense	1,010	1,010	-
001.511.0.421.000	Workers Comp Insurance	226	93	(133)
001.511.0.424.000	Training & Travel	13,000	10,899	(2,101)
001.511.0.440.300	Electric	5,500	6,031	531
001.511.0.443.200	Property & Liability	21,060	20,869	(191)
001.511.0.445.000	Office Supplies	500	-	(500)
001.511.0.451.000	OPERATING SUPPLIES	1,000	1,057	57
001.511.0.452.000	Uniforms & Shoes	800	444	(356)
001.511.0.452.940	Subscriptions & Memberships	1,500	1,425	(75)
001.511.0.454.000	TOTAL CITY COMM	57,796	55,028	
CITY ADMINISTRATION				
	Salaries & Wages	159,067	184,705	25,638
001.512.1.412.000	FICA Expense	18,394	17,068	(1,326)
001.512.1.421.000	Retirement	35,251	44,369	9,118
001.512.1.422.000	Life & Health Insurance	20,158	17,118	(3,040)
001.512.1.423.000	Workers Comp Insurance	399	1,376	977
001.512.1.424.000	Recording Escrow	500	-	(500)
001.512.1.431.200	Contractual Services	7,500	13,497	5,997
001.512.1.434.000	Municipal Code Corp	3,000	2,857	(143)
001.512.1.434.600	Training & Travel	4,000	5,545	1,545
001.512.1.440.300	Expense Allowance	5,000	4,964	(36)
001.512.1.440.500	Communications	2,600	2,192	(408)
001.512.1.441.000	Electric	2,000	1,259	(741)
001.512.1.443.200	R & M - Auto	500	592	92
001.512.1.446.100	R & M - Copier	3,500	1,826	(1,674)
001.512.1.446.120	R & M - Software	2,000	2,480	480
001.512.1.446.348	Legal Advertisement	7,000	9,022	2,022
001.512.1.449.000	Office Supplies	1,000	437	(563)
001.512.1.451.000	Operating Supplies	3,000	1,333	(1,667)
001.512.1.452.000	Fuel	500	203	(297)
001.512.1.452.700	Subscriptions & Memberships	1,900	1,587	(313)
001.512.1.454.000	CITY ADMINISTRATION TOTAL	277,269	312,430	

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	ORIGINAL	CURRENT	VARIANCE
FINANCE			
	92,097	93,616	1,519
001.513.0.412.000	100	858	758
001.513.0.414.000	7,053	6,843	(210)
001.513.0.421.000	8,975	9,124	149
001.513.0.422.000	11,258	10,796	(462)
001.513.0.423.000	91	580	489
001.513.0.424.000	50	-	(50)
001.513.0.431.500	500	238	(262)
001.513.0.433.000	-	3,682	3,682
001.513.0.433.100	2,000	2,078	78
001.513.0.440.300	2,000	2,895	895
001.513.0.441.000	2,000	1,320	(680)
001.513.0.443.200	500	686	186
001.513.0.446.000	8,500	7,980	(520)
001.513.0.446.348	1,000	1,133	133
001.513.0.451.000	2,000	1,248	(752)
001.513.0.452.000	800	298	(502)
001.513.0.452.940	195	230	35
001.513.0.454.000	139,119	143,605	

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		ORIGINAL	CURRENT	VARIANCE
	POLICE DEPT			
	Salaries & Wages	581,210	498,062	(83,148)
001.521.1.412.000	Overtime Pay	5,000	16,960	11,960
001.521.1.414.000	FICA Expense	44,845	39,671	(5,174)
001.521.1.421.000	City Retirement Contribution	51,585	54,825	3,240
001.521.1.422.000	State Retirement Contribution	31,535	34,665	3,130
001.521.1.422.100	Life & Health Insurance	90,061	67,259	(22,802)
001.521.1.423.000	Workers Comp Insurance	14,355	16,010	1,655
001.521.1.424.000	Employee Exams	1,000	4,402	3,402
001.521.1.431.500	Training & Travel	4,000	5,736	1,736
001.521.1.440.300	Communications	9,300	8,316	(984)
001.521.1.441.000	Electric	10,000	10,370	370
001.521.1.443.200	Property & Liability	5,640	5,515	(125)
001.521.1.445.000	Special Risk Ins.	550	521	(29)
001.521.1.445.500	R & M Services	6,000	3,807	(2,193)
001.521.1.446.000	R & M - Auto	11,000	15,190	4,190
001.521.1.446.100	R & M - Copier	2,700	2,211	(489)
001.521.1.446.120	R & M - Radios	3,500	5,331	1,831
001.521.1.446.200	R & M - IT Contract	3,000	2,550	(450)
001.521.1.446.700	Contractual Services	2,500	5,977	3,477
001.521.1.449.000	Office Supplies	1,000	839	(161)
001.521.1.451.000	Operating Supplies	3,000	3,036	36
001.521.1.452.000	K-9 Expenses	1,000	642	(358)
001.521.1.452.012	Computer Replacement	2,500	4,000	1,500
001.521.1.452.100	Fuel	25,000	17,051	(7,949)
001.521.1.452.700	Uniforms & Shoes	4,000	3,591	(409)
001.521.1.452.940	Subscriptions & Memberships	300	720	420
001.521.1.454.000	Capital - Vehicle	30,000	39,615	9,615
001.521.1.464.100	Capital - Grant Equipment	-	12,411	12,411
001.521.1.464.200	TOTAL POLICE DEPT	944,581	879,283	

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	ORIGINAL	CURRENT	VARIANCE
FIRE DEPT			
Salaries & Wages	316,520	285,589	(30,931)
001.522.1.412.000 Part Time Wages	30,000	41,430	11,430
001.522.1.413.000 Overtime Pay	2,000	3,129	1,129
001.522.1.414.000 FICA Expense	26,662	25,079	(1,583)
001.522.1.421.000 CITY RETIREMENT CONTRIBUTION	26,500	29,107	2,607
001.522.1.422.000 STATE CONTRIBUTION	21,000	27,682	6,682
001.522.1.422.100 Life & Health Insurance	39,402	40,459	1,057
001.522.1.423.000 Workers Comp Insurance	16,150	15,297	(853)
001.522.1.424.000 Employee Exams	3,000	2,070	(930)
001.522.1.431.500 Training & Travel	3,000	2,533	(467)
001.522.1.440.300 Communications	2,700	3,594	894
001.522.1.441.000 Electric	8,000	8,300	300
001.522.1.443.200 Property & Liability	6,480	6,412	(68)
001.522.1.445.000 Special Risk Ins.	550	521	(29)
001.522.1.445.500 R & M Services	3,000	6,239	3,239
001.522.1.446.000 R & M - Auto	15,000	11,323	(3,677)
001.522.1.446.100 R & M - SCBA	1,500	1,157	(343)
001.522.1.446.110 R & M - Radio	3,000	3,000	-
001.522.1.446.200 R & M - Software	1,500	765	(735)
001.522.1.446.348 Office Supplies	500	458	(42)
001.522.1.451.000 Operating Supplies	2,500	2,659	159
001.522.1.452.000 Fire Prevention Progam	1,000	866	(134)
001.522.1.452.140 Fuel	6,000	3,178	(2,822)
001.522.1.452.700 Diesel	4,000	972	(3,028)
001.522.1.452.800 Uniforms & Shoes	4,000	2,661	(1,339)
001.522.1.452.940 Bunker Gear - Replacements	-	4,998	4,998
001.522.1.452.941 Subscriptions & Memberships	400	195	(205)
001.522.1.454.000 TOTAL FIRE DEPT	544,364	529,673	

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	ORIGINAL	CURRENT	VARIANCE
COMMUNITY DEVELOPMENT			
Salaries & Wages	124,076	123,182	(894)
001.524.1.412.000 Overtime Pay	200	457	257
001.524.1.414.000 FICA Expense	9,507	9,625	118
001.524.1.421.000 Retirement	8,975	9,124	149
001.524.1.422.000 Life & Health Insurance	11,258	11,262	4
001.524.1.423.000 Workers Comp Insurance	607	2,637	2,030
001.524.1.424.000 Professional Services	5,000	21,689	16,689
001.524.1.431.000 CFRPC Contract	15,000	15,000	-
001.524.1.431.100 Way Finding Sign Program	-	24,931	24,931
001.524.1.431.200 CRA /Expenses	20,165	-	(20,165)
Moved to own page Employee Exams	100	102	2
001.524.1.431.500 Contractual Service - Magistra	4,000	1,329	(2,671)
001.524.1.434.660 Training & Travel	2,000	1,014	(986)
001.524.1.440.300 Communications	3,000	3,262	262
001.524.1.441.000 Electric	12,000	12,148	148
001.524.1.443.200 Property & Liability	1,176	1,243	67
001.524.1.445.000 R & M Services	500	207	(293)
001.524.1.446.000 R & M - Auto	500	560	60
001.524.1.446.100 R & M - Copier	6,500	5,772	(728)
001.524.1.446.120 R & M - Code Enforcement Mowin	-	4,620	4,620
001.524.1.446.220 R & M - Software	1,400	945	(455)
001.524.1.446.348 Office Supplies	500	348	(152)
001.524.1.451.000 Operating Supplies	1,500	726	(774)
001.524.1.452.000 Fuel	1,000	508	(492)
001.524.1.452.700 Subscriptions & Memberships	200	724	524
001.524.1.454.000 TOTAL COMMUNITY DEVELOPMENT	229,164	251,415	

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	ORIGINAL	CURRENT	VARIANCE	
PUBLIC WORKS ADMIN				
	Salaries & Wages	37,178	43,913	6,735
001.540.1.412.000	FICA Expense	2,844	3,318	474
001.540.1.421.000	Retirement	8,970	4,559	(4,411)
001.540.1.422.000	Life & Health Insurance	5,629	5,686	57
001.540.1.423.000	Workers Comp Insurance	2,024	4,616	2,592
001.540.1.424.000	Employee Exams	300	-	(300)
001.540.1.431.500	Training & Travel	1,000	821	(179)
001.540.1.440.300	Communications	4,000	3,931	(69)
001.540.1.441.000	Electric	1,500	1,501	1
001.540.1.443.200	Property & Liability	1,092	1,057	(35)
001.540.1.445.000	R & M Services	500	-	(500)
001.540.1.446.000	R & M - Copier	1,000	1,162	162
001.540.1.446.120	Office Supplies	500	985	485
001.540.1.451.000	Operating Supplies	500	957	457
001.540.1.452.000	Uniforms & Shoes	5,000	6,860	1,860
001.540.1.452.940	Subscriptions & Memberships	200	63	(137)
001.540.1.454.000	Stormwater Cost Allocation	(11,130)	-	11,130
	TOTAL PW ADMIN	61,107	79,429	
BUILDING MAINT				
	Engineering	5,000	-	(5,000)
001.519.1.431.300	Communications	1,400	1,565	165
001.519.1.441.000	Electric	500	493	(7)
001.519.1.443.200	Property & Liability	3,456	3,409	(47)
001.519.1.445.000	R & M Services	15,000	35,589	20,589
001.519.1.446.000	R & M Projects	30,000	64,546	34,546
001.519.1.446.100	Land Swap with IFAS	-	35,493	35,493
001.519.1.446.300	Lighting Claim - GF	-	7,265	7,265
001.519.1.446.400	Operating Supplies	15,000	12,851	(2,149)
001.519.1.452.000	TOTAL BLDG MAINT	70,356	161,211	

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	ORIGINAL	CURRENT	VARIANCE
SANITATION			
	79,149	79,914	765
001.534.1.412.000	Salaries & Wages		
	7,000	2,831	(4,169)
001.534.1.414.000	Overtime Pay		
	6,590	6,351	(239)
001.534.1.421.000	FICA Expense		
	13,460	13,683	223
001.534.1.422.000	Retirement		
	16,887	14,565	(2,322)
001.534.1.423.000	Life & Health Insurance		
	5,400	7,725	2,325
001.534.1.424.000	Workers Comp Insurance		
	500	396	(104)
001.534.1.431.500	Employee Exams		
	-	7,623	7,623
001.534.1.434.200	Recycling		
	6,768	6,641	(127)
001.534.1.445.000	Property & Liability		
	1,000	1,217	217
001.534.1.446.000	R & M Services		
	35,000	58,184	23,184
001.534.1.446.100	R & M - Auto		
	70,000	80,970	10,970
001.534.1.449.110	Disposal Fees - Polk County		
	23,000	25,567	2,567
001.534.1.449.150	Disposal Fees - Brush		
	1,000	448	(552)
001.534.1.452.000	Operating Supplies		
	55,000	28,617	(26,383)
001.534.1.452.800	Diesel		
	-	50,405	50,405
001.534.1.464.100	Capital - Equipment		
	-	69,975	69,975
001.534.1.464.200	Capital- Vehicle		
	320,754	455,112	
	TOTAL SANITATION		

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	ORIGINAL	CURRENT	VARIANCE	
ROADS AND STEETS				
	Salaries & Wages	120,658	107,695	(12,963)
001.541.1.412.000	Overtime Pay	5,000	3,943	(1,057)
001.541.1.414.000	FICA Expense	9,613	8,475	(1,138)
001.541.1.421.000	Retirement	22,435	22,806	371
001.541.1.422.000	Life & Health Insurance	28,144	23,509	(4,635)
001.541.1.423.000	Workers Comp Insurance	10,120	9,584	(536)
001.541.1.424.000	Engineering	1,000	953	(47)
001.541.1.431.300	Employee Exams	400	684	284
001.541.1.431.500	INMATE SQUAD: 1 DAY	12,000	13,834	1,834
001.541.1.434.000	Electric	56,000	58,559	2,559
001.541.1.443.200	Rental Equipment	1,000	-	(1,000)
001.541.1.444.100	Property & Liability	1,776	1,678	(98)
001.541.1.445.000	R & M Services	10,000	3,036	(6,964)
001.541.1.446.000	R & M - Traffic Signs	4,000	4,078	78
001.541.1.446.020	R & M - Traffic Signals	-	4,674	4,674
001.541.1.446.080	R & M - Auto	12,000	12,447	447
001.541.1.446.100	R & M - Street Sweeper Contract	8,000	6,471	(1,529)
001.541.1.446.200	R & M - Street Lights	3,000	17,038	14,038
001.541.1.446.280	R & M - Tree Maint	3,000	1,925	(1,075)
001.541.1.446.290	R & M - Cemeteries	4,000	4,172	172
001.541.1.446.500	R & M - Right of Way	10,000	7,324	(2,676)
001.541.1.446.600	EQUIPMENT	5,000	3,317	(1,683)
001.541.1.446.700	Operating Supplies	7,000	6,137	(863)
001.541.1.452.000	Fuel	18,000	10,464	(7,536)
001.541.1.452.700	Diesel Charges	3,000	2,290	(710)
001.541.1.452.800	Uniforms & Shoes	-	900	900
001.541.1.452.940	Road & Sidewalk Repair	12,000	26,476	14,476
001.541.1.453.000	Capital - Machinery & Equipment	90,000	100,653	10,653
001.541.1.464.000	TOTAL STREETS	457,146	463,122	

Ordinance 1376-16

Exhibit "A"

	ORIGINAL	CURRENT	VARIANCE	
CENTRAL GARAGE & MOTOR POOL				
	Salaries & Wages	31,710	31,789	79
001.589.1.412.000	Overtime Pay	300	631	331
001.589.1.414.000	FICA Expense	2,449	2,465	16
001.589.1.421.000	Retirement	4,485	4,559	74
001.589.1.422.000	Life & Health Insurance	5,629	5,642	13
001.589.1.423.000	Workers Comp Insurance	965	960	(5)
001.589.1.424.000	Employee Exams	100	84	(16)
001.589.1.431.000	Communications	500	215	(285)
001.589.1.441.000	Electric	3,000	3,467	467
001.589.1.443.200	Property & Liability	12,216	11,966	(250)
001.589.1.445.000	R & M Services	500	328	(172)
001.589.1.446.000	R & M - Auto	500	268	(232)
001.589.1.446.100	Operating Supplies	6,000	14,589	8,589
001.589.1.452.000	IT - Software & Hardware	100	-	(100)
001.589.1.452.300	Fuel	100	51	(49)
001.589.1.452.700	Supplies - Diesel	64,200	34,005	(30,195)
001.589.1.452.800	Supplies - Gas & Oil	85,300	56,657	(28,643)
001.589.1.452.900	Subscriptions & Memberships	1,500	-	(1,500)
001.589.1.454.000	Reimbursement - Labor	(15,000)	(8,702)	6,298
001.589.1.458.900	Reimbursement - Fuel	(85,300)	(52,565)	32,735
001.589.1.458.901	Reimbursement - Diesel	(64,200)	(32,963)	31,237
001.589.1.458.902	Capital - Machinery & Equipmen	6,000	3,389	(2,611)
001.589.1.464.200	TOTAL CGMP	61,054	76,835	

Ordinance 1376-16
Exhibit "A"

	ORIGINAL	CURRENT	VARIANCE	
PARKS				
	Salaries & Wages	149,518	145,417	(4,101)
001.572.1.412.000	Overtime Pay	1,000	2,124	1,124
001.572.1.414.000	FICA Expense	11,515	11,222	(293)
001.572.1.421.000	Retirement	22,435	22,807	372
001.572.1.422.000	Life & Health Insurance	28,144	25,357	(2,787)
001.572.1.423.000	Workers Comp Insurance	4,000	3,927	(73)
001.572.1.424.000	Employee Exams	300	821	521
001.572.1.431.500	Contractual Services	-	3,080	3,080
001.572.1.434.000	Training & Travel	1,000	129	(871)
001.572.1.440.300	Communications	3,000	2,082	(918)
001.572.1.441.000	Cell Phone	600	297	(303)
001.572.1.441.100	Electric	7,000	8,245	1,245
001.572.1.443.200	Rental Equipment	500	363	(137)
001.572.1.444.100	Property & Liability	2,952	2,906	(46)
001.572.1.445.000	R & M Services	12,000	16,401	4,401
001.572.1.446.000	R & M - Auto	3,000	4,689	1,689
001.572.1.446.100	R & M - Copier	3,000	3,018	18
001.572.1.446.120	R & M - DOCKS	20,000	12,112	(7,888)
001.572.1.446.130	PROMOTIONAL ACTIVITIES	15,000	20,200	5,200
001.572.1.448.000	OFFICE SUPPLIES	500	225	(275)
001.572.1.451.000	OPERATING SUPPLIES	15,000	16,144	1,144
001.572.1.452.000	SUMMER RECREATION EXPENSE	7,000	9,083	2,083
001.572.1.452.100	Fuel	9,000	4,806	(4,194)
001.572.1.452.700	Diesel	500	305	(195)
001.572.1.452.800	Uniforms & Shoes	1,000	1,975	975
001.572.1.452.940	Capital - Equipment	8,000	12,326	4,326
001.572.1.464.100	Capital - Improvements	30,000	29,875	(125)
001.572.1.464.200	Veteran's Memorial	-	1,132	1,132
001.572.1.464.300	TOTAL PARKS	355,964	361,068	
MACKAY ESTATES				
	Communications	600	600	-
001.572.2.441.000	Electric	6,000	6,625	625
001.572.2.443.200	Property & Liability	6,576	6,552	(24)
001.572.2.445.000	R & M Services	6,000	3,048	(2,952)
001.572.2.446.000	Contractual Maint Services	4,500	4,500	-
001.572.2.449.000	Operating Supplies	4,000	5,714	1,714
001.572.2.452.000	Capital - Building Improvement	30,000	64,577	34,577
001.572.2.464.100	TOTAL MACKAY ESTATES	57,676	91,616	

Ordinance 1376-16
Exhibit "A"

	ORIGINAL	CURRENT	VARIANCE
LIBRARY			
Salaries & Wages	80,597	81,088	491
001.571.1.413.000 FICA Expense	6,166	6,197	31
001.571.1.421.000 Retirement	4,485	4,559	74
001.571.1.422.000 Life & Health Insurance	5,629	5,641	12
001.571.1.423.000 Workers Comp Insurance	180	414	234
001.571.1.424.000 Employee Exams	200	-	(200)
001.571.1.431.500 Training & Travel	500	99	(401)
001.571.1.440.300 Communications	5,480	3,734	(1,746)
001.571.1.441.000 Electric	7,000	9,442	2,442
001.571.1.443.200 Property & Liability	1,428	1,531	103
001.571.1.445.000 R & M Services	500	3,815	3,315
001.571.1.446.000 R & M - Copier	3,000	2,913	(87)
001.571.1.446.120 R & M - Software	1,500	788	(712)
001.571.1.446.438 R & M - Books	15,000	15,854	854
001.571.1.446.660 Office Supplies	1,000	1,485	485
001.571.1.451.000 Operating Supplies	3,000	2,555	(445)
001.571.1.452.000 Youth Programs	2,000	2,766	766
001.571.1.452.160 Subscriptions & Memberships	1,000	1,931	931
001.571.1.454.000 Capital - Computers	-	915	915
001.571.1.464.100 TOTAL LIBRARY	138,665	145,727	
TOTAL GEN FUND EXPENDITURE	4,201,705	4,765,377	563,672

Ordinance 1376-16
Exhibit "A"

CRA

		ORIGINAL	CURRENT
101.000.0.311.210	Tax Increment - County	9,580	12,438
101.000.0.311.211	Tax Increment - City	10,585	13,670
101.000.0.361.000	Interest	-	3
		<u>20,165</u>	<u>26,111</u>
101.515.1.432.000	Audit	600	-
101.515.1.440.300	Travel & Training	565	973
101.515.1.446.00	R & M Services/Projects	19,000	-
		<u>20,165</u>	<u>973</u>
CRA Fund			\$ 25,138

Ordinance 1376-16
Exhibit "A"

		ORIGINAL	CURRENT	VARIANCE
UTILITY BILLING RECEIPTS				
401.000.0.343.302	Water Revenue	610,000	644,540	34,540
401.000.0.343.303	Water Adjustments	-	(5,686)	(5,686)
401.000.0.343.308	Temp Water Service	2,000	2,350	350
401.000.0.343.305	Irrigation	130,000	174,939	44,939
401.000.0.343.500	Sewer Revenue	1,250,000	1,326,790	76,790
401.000.0.343.503	Sewer Adjustment	-	(1,084)	(1,084)
401.000.0.343.550	Tap Fees	8,000	11,550	3,550
401.000.0.343.304	Turn On Fee	22,000	22,040	40
401.000.0.365.000	Scrap Metal	2,000	509	(1,491)
401.000.0.369.000	Non Payment Fees	35,000	28,250	(6,750)
401.000.0.369.200	Hay Proceeds	1,000	-	(1,000)
401.000.0.343.314	Water Meter Fee	40,000	78,500	38,500
401.000.0.343.310	NSF Check Fee	1,500	1,225	(275)
401.000.0.343.306	Late Fees	51,000	48,478	(2,522)
401.000.0.343.312	Turn Off Fee	16,000	18,970	2,970
401.000.0.343.317	Service Work Orders	500	2,295	1,795
401.000.0.343.311	Bad Debt Collections	2,000	3,560	1,560
401.000.0.361.000	Interest - Bank	15,000	26,539	11,539
401.000.0.361.100	Interest - Investmen	-	-	-
401.000.0.369.300	Insurance Proceeds	-	30,425	30,425
401.000.0.349.110	Cash Over/Short	-	65	65
	TOTAL UTILITY REVENUE	2,186,000	2,414,255	

Ordinance 1376-16

Exhibit "A"

		ORIGINAL	CURRENT	VARIANCE
	DEBT SERVICE			
401.000.0.517.716	Loan F-EF Refinanced	238,445	238,443	
401.000.0.517.719	Wastewater Loan 7190	315,645	315,646	
	TOTAL DEBT SERVICE	554,090	554,089	
	WATER OPERATIONS			
401.533.2.412.000	Salaries & Wages	10,377	8,616	(1,761)
401.533.2.421.000	FICA Expense	794	621	(173)
401.533.2.424.000	Workers Comp Insuran	1,290	1,561	271
401.533.2.431.300	Engineering	10,000	2,400	(7,600)
401.533.2.434.000	Contractual Services	5,000	4,735	(265)
401.533.2.434.100	Engineering- Water M	14,000	15,130	1,130
401.533.2.440.100	Land Leases	2,000	2,341	341
401.533.2.440.300	Training & Travel	1,000	526	(474)
401.533.2.443.200	Electric	40,000	43,169	3,169
401.533.2.445.000	Property & Liability	8,424	8,474	50
401.533.2.446.000	R & M Services	25,000	24,369	(631)
401.533.2.446.100	R & M - Auto	500	-	(500)
401.533.2.446.200	R & M - Water Tower	500	-	(500)
401.533.2.452.000	Operating Supplies	1,500	1,648	148
401.533.2.452.600	Chemicals	45,000	50,378	5,378
401.533.2.452.700	Fuel	3,000	-	(3,000)
401.533.2.454.000	Subscriptions & Memb	600	560	(40)
401.533.2.463.800	Water Improvements -	-	5,250	5,250
401.533.2.464.200	Capital - Machinery	68,000	62,151	(5,849)
	TOTAL WATER OPS	236,985	231,929	

Ordinance 1376-16

Exhibit "A"

	ORIGINAL	CURRENT	VARIANCE	
WASTE WATER OPERATIONS				
401.535.1.412.000	Salaries & Wages	90,548	92,874	2,326
401.535.1.414.000	Overtime Pay	4,000	1,469	(2,531)
401.535.1.421.000	FICA Expense	7,233	7,222	(11)
401.535.1.422.000	Retirement	13,460	13,683	223
401.535.1.423.000	Life & Health Insura	16,887	15,965	(922)
401.535.1.424.000	Workers Comp Insuran	2,379	2,283	(96)
401.535.1.431.300	Engineering	15,000	2,999	(12,001)
401.535.1.431.500	Employee Exams	300	144	(156)
401.535.1.434.100	Contractual Services	500	-	(500)
401.535.1.434.500	Sampling of Wells	12,000	11,032	(968)
401.535.1.434.510	Sludge Hauling	8,000	31,471	23,471
401.535.1.440.300	Training & Travel	1,000	14	(986)
401.535.1.441.000	Communications	8,000	6,367	(1,633)
401.535.1.441.100	Cell Phone	600	581	(19)
401.535.1.443.200	Electric	87,000	89,470	2,470
401.535.1.445.000	Property & Liability	33,528	33,365	(163)
401.535.1.446.000	R & M Services	40,000	64,394	24,394
401.535.1.446.100	R & M - Auto	1,000	403	(597)
401.535.1.452.000	Operating Supplies	2,500	1,819	(681)
401.535.1.452.600	Chemicals	90,000	88,884	(1,116)
401.535.1.452.700	Fuel	500	523	23
401.535.1.452.800	Diesel Fuel	200	-	(200)
401.535.1.452.940	Uniforms & Shoes	750	300	(450)
	TOTAL WASTE WATER	435,385	465,262	
SUMMIT GROVE				
401.535.2.464.100	Sprayfield Expansion	-	85,151	85,151

Ordinance 1376-16

Exhibit "A"

		ORIGINAL	CURRENT	VARIANCE
SERVICE				
401.536.1.412.000	Salaries & Wages	253,572	250,434	(3,138)
401.536.1.414.000	Overtime Pay	6,000	4,890	(1,110)
401.536.1.421.000	FICA Expense	19,857	19,587	(270)
401.536.1.422.000	Retirement	35,900	36,495	595
401.536.1.423.000	Life & Health Insura	45,031	40,440	(4,591)
401.536.1.424.000	Workers Comp Insuran	5,295	4,478	(817)
401.536.1.425.000	Unemployment Comp	-	29	29
401.536.1.431.300	Engineering	5,000	2,738	(2,262)
401.536.1.431.500	Employee Exams	500	288	(212)
401.536.1.440.300	Training & Travel	1,000	770	(230)
401.536.1.441.000	Communications	22,000	24,801	2,801
401.536.1.441.100	Cell Phone	1,800	838	(962)
401.536.1.443.200	Electric	2,500	1,694	(806)
401.536.1.444.100	Rental Equipment	500	-	(500)
401.536.1.446.100	R & M - Auto	10,000	12,313	2,313
401.536.1.446.120	R & M - Copier	1,400	2,513	1,113
401.536.1.446.348	R & M - Software	3,500	3,622	122
401.536.1.446.350	R & M - Water Lines	22,000	21,068	(932)
401.536.1.446.360	R & M - Fire Hydrant	1,000	6,077	5,077
401.536.1.446.370	R & M - Lift Station	70,000	60,527	(9,473)
401.536.1.446.380	R & M - Sewer Lines	10,000	6,109	(3,891)
401.536.1.446.390	EQUIPMENT	5,000	1,684	(3,316)
401.536.1.446.400	Lighting Claim - EF	-	30,425	30,425
401.536.1.452.000	Operating Supplies	5,000	3,908	(1,092)
401.536.1.452.700	Fuel	20,000	15,968	(4,032)
401.536.1.452.800	Diesel	1,500	726	(774)
401.536.1.452.900	Meter & Fittings - N	30,000	76,401	46,401
401.536.1.452.940	Uniforms & Shoes	3,000	5,468	2,468
401.536.1.464.200	Capital - Machinery	25,000	33,510	8,510
401.536.1.536.910	Interfund Transfer	332,370	382,370	50,000
401.536.1.536.999	Contingencies	20,815	27,653	6,838
	TOTAL SERVICE	959,540	1,077,824	
	TOTAL EXPENDITURES	2,186,000	2,414,255	

Ordinance 1376-16

Exhibit "A"

		ORIGINAL	CURRENT	VARIANCE
401.000.0.343.900	Stormwater Revenue	55,000	59,848	4,848
401.538.1.431.300	Engineering - Master	10,000	2,375	(7,625)
401.538.1.432.000	Accounting & Auditin	700	-	(700)
401.538.1.434.000	Contractual Services	1,000	3,228	2,228
401.538.1.440.300	Training & Travel	500	35	(465)
401.538.1.443.200	Electric	160	-	(160)
401.538.1.446.000	R & M Services	4,000	6,389	2,389
401.538.1.446.100	R & M - Auto	1,000	-	(1,000)
401.538.1.446.200	Street Sweeping Cont	10,000	10,186	186
401.538.1.452.000	Operating Supplies	500	542	42
401.538.1.452.700	Fuel	1,200	69	(1,131)
401.538.1.452.940	SUBSCRIPTIONS & MEMB	700	-	(700)
401.538.1.458.903	Cost Allocation	11,130	11,130	-
401.538.1.999.000	Contingencies	14,110	-	(14,110)
		55,000	33,954	
	Stormwater Reserve	25,894		

**LAKE ALFRED CITY COMMISSION MEETING
NOVEMBER 21, 2016**

3.) PURCHASE AGREEMENT: VACANT LOT

ISSUE: The City will consider purchasing a vacant lot on S. Buena Vista Dr.

ATTACHMENTS:

- FDOT Commitment Letter
- Purchase Agreement
- Property Appraisal

ANALYSIS: The City has been pursuing a stormwater project with the Florida Department of Transportation (FDOT) to alleviate the flooding issue at the intersection of Cummings Street and Lake Shore Way. Originally the City was to pay for design costs of approximately \$50,000 in consideration for FDOT providing for the approximate \$1,000,000 project costs.

The Stormwater project was to tie an additional drainage pipe into the drainage box near Cummings St. & Lake Buena Vista and to run parallel with the trail before draining into Lake Echo. The drainage pipe was to be placed in a utility easement between two houses. Bids for the project came in significantly over budget due to the difficulty in trying to thread the drainage pipe between two houses.

Rather than lose the project or have it pushed back indefinitely FDOT proposed for the City to secure the right of way and drainage easement necessary to accommodate the drainage pipe. The proposed purchase of the vacant parcel on Buena Vista (close to Freedom Insurance) will satisfy this need and keep the project on track to be let in June of 2017.

The purchase price of the property is \$55,000. There is \$141,000 available in restricted stormwater reserves to pay for the acquisition. The City will retain ownership of the parcel. With its proximity to the Lake and the trail there is a long term potential for the parcel to become lake access and/or trailhead parking.

STAFF RECOMMENDATION: Purchase the vacant lot in the amount of \$55,000.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

801 Broadway Ave
Bartow, FL 33830

JIM BOXOLD
SECRETARY

September 20, 2016

Mr. John Deaton
City of Lake Alfred
120 E. Pomelo St
Lake Alfred, FL 33850

RE: FDOT-State Road 600 (US 17/92) Drainage Improvement Project (436145-1-52-01)
From Echo St. to W. Cumming Street
City of Lake Alfred right-of-way (ROW) acquisition

Dear Mr. Deaton:

As you know FDOT is in the process of updating the construction plans for the subject drainage improvement project along SR 600 (US 17/92) which discharges into Lake Echo. The revised design includes relocating the proposed outfall further south, which will require a drainage easement dedicated to FDOT. We understand the City of Lake Alfred is in the process of acquiring the required ROW following FDOT's acquisition requirements. The City of Lake Alfred will then donate the required drainage easement to FDOT so that we may move forward with the project. FDOT fully intends to let the project to construction by June 2017 as long as all the necessary clearances are secured and the plans are ready. We greatly appreciate the City of Lake Alfred's efforts in regards to this project, and we look forward to working with you on this endeavor.

If you have any additional questions or concerns regarding this project please feel free to contact me at 863-519-2611.

Sincerely,

Chris Smith
Director of Transportation Development

CS:bs

cc: Brent Setchell, FDOT District Design Drainage Engineer
Karina Della Sera, FDOT District Drainage Designer



Appraisal Report

Of

FPN No.:	436145-1-52-01
FAP No.:	N/A
State Road No.:	N/A
County:	Polk
Parcel No.:	Goff; 26-28-05-524500-000060

Date of Valuation
November 1, 2016

Date of Report
November 1, 2016

Prepared For:

Mr. John Deaton
Public Works Director
City of Lake Alfred
155 E. Pomelo Street
Lake Alfred, FL 33850

Prepared By:

Oswald P. Carrerou, SRA
State Certified General REA #RZ 271
A.R.E.A. Real Estate Appraisers, Inc.
1136 First Street South
Winter Haven, Florida 33880



1136 First Street South Phone 863-294-2384
Winter Haven, FL 33880 Fax 863-297-9781
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Oswald P. Carrerou, SRA, President (State-Certified General Real Estate Appraiser RZ271)
James R. Pruitt, Jr., Comm. Dept. Manager (State-Certified General Real Estate Appraiser RZ2543)
Kevin L. Williams, Senior Associate (State-Certified General Real Estate Appraiser RZ2630)
C. Michael Seney, MAI, Senior Associate (State-Certified General Real Estate Appraiser RZ2558)
James C. Moxley, MAI, Senior Associate (State-Certified General Real Estate Appraiser RZ2769)

November 1, 2016

Mr. John Deaton
Public Works Director
City of Lake Alfred
155 E. Pomelo Street
Lake Alfred, FL 33850

RE: Parcel Number: Goff; 26-28-05-524500-000060
FPN No.: 436145-1-52-01
FAP No.: N/A
State Road No.: N/A
County: Polk

Dear Mr. Deaton:

In accordance with our agreement, an appraisal of the above referenced parcel has been prepared and submitted for your review.

The Parent Tract, according to the Polk County Property Appraiser website, contains a total of 7,018 square feet of land and is located on Lake Echo in Lake Alfred. The purpose of this appraisal is to estimate the market value of the fee simple interest of the area to be acquired. This is a whole take. The area of acquisition will be fully described within the body of this report.

This Appraisal Report includes property descriptions, development of the applicable approaches to value and exhibits. This appraisal has been developed and performed in accordance with, and subject to, the Uniform Standards of Professional Appraisal Practice (USPAP) and the Florida Department of Transportation Supplemental Standards to the Uniform Standards of Professional Appraisal Practice.

Page 2

City of Lake Alfred

There are no special or unusual contingent or limiting conditions to which the reported opinion or conclusions are subject to. The standard assumptions and limiting conditions are contained within this report.

If you have any questions regarding this report or any conclusions therein, please do not hesitate to call me at (863) 294-2384.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Oswald P. Carrerou". The signature is fluid and cursive, with a large initial "O" and "C".

Oswald P. Carrerou, SRA, President

A.R.E.A. Real Estate Appraisers, Inc.

State-Certified General Real Estate Appraiser RZ 271

Expiration: November 30, 2016

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
CERTIFICATE OF VALUE

Item/Segment: 436145-1-52-01
State Road: N/A
County: Polk
Managing District: One
FAP No.: N/A
Parcel No.: Goff

I certify to the best of my knowledge and belief, that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification. (The name of each individual providing significant assistance must be stated on an addendum to this certificate, together with a statement of whether such individual is a state registered, licensed or certified appraiser and, if so, his or her registration, license or certification number.)
9. I understand that this appraisal is to be used in connection with the acquisition of right-of-way for a transportation facility to be constructed by the State of Florida with the assistance of Federal-aid highway funds, or other Federal or State funds.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of the Florida Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings,
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the Department without restriction or limitation on their use.
13. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of the 23rd day of September, 2016, is \$37,200.

Market value should be allocated as follows:

LAND	<u>\$35,700</u>	LAND AREA: (SF)	<u>7,018 SF</u>
IMPROVEMENTS	<u>\$1,500</u>	Land Use (HABU As Vacant):	<u>Residential</u>
NET DAMAGES &/OR COST TO CURE	<u>\$0</u>		
TOTAL	<u>\$37,200</u>		

November 1, 2016

DATE



Oswald P. Carrerou, SRA
State-Certified General Real Estate Appraiser RZ 271

Addendum to Certification of Value

Professional Assistance

C. Michael Seney, MAI, St. Cert. Gen. REA #RZ 2558, provided significant professional assistance including sales research, area data compilation preparation of the comparable sales information, report writing and analysis of this report.

Additional Certification

The analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics, Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP), and the Supplemental Standards of Appraisal.

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic education certification. As of the date of this report, Oswald P. Carrerou, SRA has completed the continuing education program of the Appraisal Institute.

I hereby attest that we have attained a level of competency necessary to complete the assignment in a diligent manner, utilizing all of the commonly recognized analysis techniques considered normal for a prudent evaluation effort. The readers are referred to the appraiser qualifications contained in the Addenda of this report for further confirmation of adequate technical training.

The use of this report is subject to the requirements of the State of Florida's Real Estate Appraisal Board and the Appraisal Institute relating to review by their duly authorized representatives.



Oswald P. Carrerou, SRA, President
A.R.E.A. Real Estate Appraisers, Inc.
State-Certified General Real Estate Appraiser RZ271

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Addendum

- Engagement Letter**
- Deeds of Last Conveyance**
- Neighborhood Map**
- Vacant Land Sales Maps**
- Vacant Comparable Land Sales Data Sheets**
- Appraiser Qualifications**

115 QUALIFYING AND LIMITING CONDITIONS

1. The legal description used in this report is assumed to be correct.
2. No survey of the property has been made by the consultant and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.
3. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.
4. Information and data furnished by others is usually assumed to be true, correct, and reliable. When such information and data appears to be dubious and when it is critical to the analysis, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the consultant.
5. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is analyzed as though under responsible ownership and competent management.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.
7. Full compliance with all applicable federal, state, and local environmental regulations and laws is assumed, unless non-compliance is stated, defined, and considered in this report.
8. Full compliance with all applicable zoning and use regulations and restrictions is assumed, unless a nonconformity has been stated, defined, and considered in this report.
9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. The use of the land and improvements is assumed to be within the boundaries of the property described and that there is no encroachment or trespass unless noted in this report.
11. We are not expert in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants, or contaminants used in construction, or otherwise present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for a loss as a result of the presence of such substances. The value estimate is based on the assumption that the subject property is not so affected.

115 QUALIFYING AND LIMITING CONDITIONS (Continued)

12. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we have not considered possible noncompliance issues, if any, in valuing the subject property.

General Limiting Conditions

1. The consultant will not be required to give testimony or appear in court because of having made this analysis, with reference to the property in question, unless arrangements have been previously made thereof.
2. Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the consultant, and in any event only with proper written qualifications and only in its entirety.
3. The distribution of the total valuation in this report between land and improvements, if any, applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
4. No environmental impact studies were either requested or made in conjunction with this analysis, and the consultant hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studios, research, or investigation.
5. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the consultant. Nor shall the consultant, firm, or professional organization of which the consultant is a member be identified without written consent of the consultant.
6. Neither our name nor report may be used in connection with any financing plan which would be classified as a public offering under state or federal securities laws.
7. Acceptance of and/or use of this report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.

115 QUALIFYING AND LIMITING CONDITIONS (Continued)

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.
- Use of a hypothetical condition might affect assignment results.

There are no Hypothetical Conditions.

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.
- Use of the extraordinary assumption might affect assignment results.

A survey of the property was not provided to the appraiser. The figures utilized for the subject site were obtained from information provided by the recorded plat. The figures are assumed to be accurate. If the figures are found to be significantly different than those used in this appraisal, the value opinions could be affected.

120 SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Name(s) and Address of the Owner of Record

Alan T. and April M. Goff
835 S Buena Vista Drive
Lake Alfred, FL 33850

Parent Tract Location Description

The property is located approximately 190 feet south of West Echo Street on the west side of South Buena Vista Drive in Lake Alfred.

Parent Tract Address:

XXX S. Buena Vista Drive
Lake Alfred, FL 33850

Report Date

November 1, 2016

Effective Date of the Appraisal

November 1, 2016

Property Inspection

For the purposes of this appraisal report, Oswald P. Carrerou, SRA, appraiser of record, and C. Michael Seney, MAI, associate appraiser initially inspected the property on October 5, 2016 with a follow up inspection on October 11, 2016.

Property owner representatives who attended the inspection included: None

Other attendees included: None

The extent of the field inspection included a physical inspection of the parent tract and the area of taking as well as photographing the subject site.

Land

FDOT Parent Tract Size:	7,018 SF
Area of Acquisition:	7,018 SF
Remainder Size:	0 SF

Improvements

112 LF of 3-board decorative vinyl fence

130 TYPE OF APPRAISAL AND REPORT FORMAT

For this analysis, we have prepared an Appraisal Report.

140 PURPOSE, INTENDED USE AND INTENDED USER OF THE APPRAISAL

The purpose of the appraisal is to estimate the market value of the unencumbered fee simple interest in the property to be acquired or taken for acquisition purposes, subject to the Qualifying and Limiting Conditions as discussed in section 115 of this report.

The intended use of this appraisal is to use as a basis for establishing Recommended Compensation as a result of a proposed acquisition. The intended user of this appraisal is the City of Lake Alfred with support from the Florida Department of Transportation.

150 DEFINITION OF MARKET VALUE

For the purposes of this analysis, market value has been defined as it relates to case law in Florida is as follows:

“Value as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied.” Florida State Road Dept. v. Stack, 231 So.2d 859 (1st DCA 1969)

160 PROPERTY RIGHTS (INTEREST) APPRAISED

The rights (interest) appraised is the unencumbered fee simple interest in the subject property.

175 SCOPE (EXTENT OF PROCESS OF COLLECTING, CONFIRMING AND REPORTING DATA)

Market research for this appraisal was gathered from numerous sources including, but not limited to the following:

- Property Appraiser Office of Polk County
- The Clerk’s Office of Polk County
- Multiple Listing Service (MLS), CoStar Comps and MapWise
- Site to Do Business - CCIM

The search for comparable market data was accomplished primarily through on-line data provided by MapWise.com (which derives their information from public records data) as well as the data research services provided by CoStar Comps. I placed primary emphasis on comparable land sales in the immediate area then spreading to comparable neighboring areas.

175 SCOPE (Continued)

Comparable land sales that have occurred within the subject market area have been researched in order to provide an opinion of value for the subject. All of the sales selected were considered most comparable to parent tract with respect to highest and best use, location, size, utilities and zoning of the subject site. A copy of the comparable land sales data is included in the Addenda section of this report. Listings in the area were also researched and discussions were held with local market participants to provide support for current market conditions.

In addition, a site inspection of the subject property and comparable sales was performed.

180 APPRAISAL PROBLEM

The appraisal problem includes the estimation of the value of the parent tract before the taking, application of this value to the area of acquisition, which in this case is a whole take with no remainder.

The parent tract consists of 7,018 square feet of land. The property is located approximately 190 feet south of West Echo Street on the west side of South Buena Vista Drive in Lake Alfred.

This is a Whole fee acquisition containing 7,018 square feet of land.

200 IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

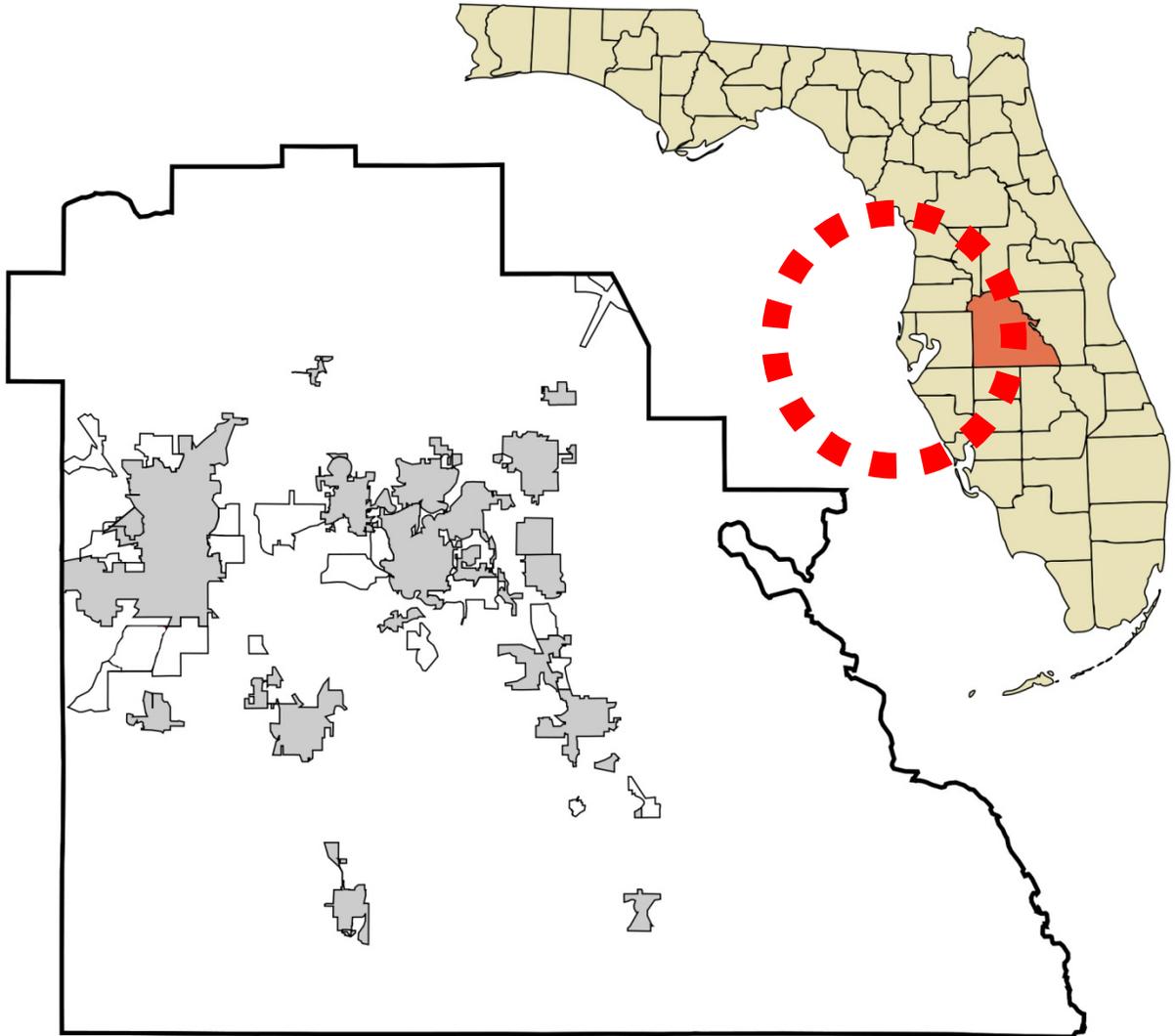
Property Address – XXX S. Buena Vista Drive, Lake Alfred, FL 33850

Location Description – The property is located approximately 190 feet south of West Echo Street on the west side of South Buena Vista Drive in Lake Alfred.

Legal Description – A complete legal description of the parent tract is found in the addenda of this appraisal report.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD

Polk County Area Analysis



220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

Location

Polk County is strategically located in the center of the Florida peninsula, about equal distance from the east and west coast and half way between the Georgia-Florida border and the Southern tip of the peninsula. Polk lies on the Interstate-4 corridor, 25 miles east of Tampa and 35 miles southwest of Orlando. As the geographic center of Florida, it is estimated that more than 7.5 million people reside within a 100 mile radius of Polk County. This is one of the largest concentrations of population in the southeast.

History

Polk County became Florida's 39th county on February 8, 1861, when the State of Florida divided Hillsborough County into eastern and western halves. The eastern half was named Polk, in honor of the 11th President of the United States, James Knox Polk. Following the Civil War, the county commission established the county seat on 120 acres donated in the central part of the county. Bartow, the county seat, was named after Francis S. Bartow, a confederate Colonel from Georgia who was the first confederate officer to die in battle during the first battle of the Civil War. Col. Bartow was buried in Savannah, GA with military honors, and promoted posthumously to the rank of brigadier general. Fort Blount, as Bartow was then known, in a move to honor one of the first fallen heroes of the Confederacy, was one of several towns and counties in the South that changed their name to Bartow. The first courthouse built in Bartow was constructed in 1867. It was replaced twice, in 1884 and in 1908. As the third courthouse to stand on the site, the present structure houses the Polk County Historical Museum and Genealogical Library.

Size

Polk County is larger than the state of Rhode Island and equal in size to Delaware. The total area of the county is approximately 2,010 square miles which makes it the fourth largest county in Florida, exceeded only by Dade, Palm Beach, and Collier counties. Polk County has 554 natural freshwater lakes which occupy approximately 135 square miles, or over seven percent of the total area of the county. The total land area of Polk County is approximately 1,875 square miles.

Population

According to the University of Florida's Bureau of Economic and Business Research, Polk County's population grew 24.40 percent since the 2000 census, from 483,924 people on April 1, 2000, to an estimated 602,095 in 2010. This represents an average annual growth rate of 2.44 percent or an average annual increase of 11,817 persons. Polk ranks as the ninth most populous of Florida's 67 counties. Polk contains roughly 3.2 percent total Florida's population. Polk's total population estimate as of July 1, 2015 was 650,092.

Approximately 62.4 percent of Polk County's total population resides in the unincorporated area of the county. The other 37.6 percent of the population live in Polk County's 17 cities. Polk County's largest city is Lakeland, with a 2013 population of 100,710, followed by Winter Haven with a population of 35,531. Other municipalities include: Auburndale, Bartow, Davenport, Dundee, Eagle Lake, Fort Meade, Frostproof, Haines City, Highland Park, Hillcrest Heights, Lake Alfred, Lake Hamilton, Lake Wales, Mulberry, and Polk City.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

Employment

Polk County boasts the ninth largest labor force among all Florida counties. The rate of increase in the size of the labor force accelerated during the boom years for the same reasons that population growth exhibited similar patterns. A strong and improving economy attracted younger people to our area, and more people were entering the labor market. Polk County’s labor force benefited greatly during the housing boom of 2006. However, like the rest of the nation and the state of Florida, the county suffered immensely as a result of housing bust and subsequent recession.

Unemployment Rate

Polk County’s unemployment rate now stands at 6.2% (June 2015) which is down from 12.0% in 2009. (Source: US Bureau of Labor Statistics)

Unemployment Rate											
Local/State/National**	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015*
Polk County	3.3	3.6	5.1	9.0	12.0	11.9	10.1	8.9	7.1	6.2	6.2
Florida	3.3	3.4	4.9	8.5	11.2	10.7	8.9	7.8	6.5	5.7	5.5
United States	4.9	4.4	5.0	7.3	9.9	9.3	8.5	7.9	6.7	5.6	5.3

***Note: Polk County = Lakeland/Winter Haven MSA (Comprised of entire Polk County);*

**Preliminary data: as of June 2015*

More than 204,000 people are currently employed in Polk County. Job growth in Polk County during the 1990s did not occur in the traditional industries. Instead, it began to mirror national trends which were more closely aligned with those in urbanized areas of Florida. This reflects a new emerging economy, from 1990 to 2000, with job growth concentrated in the services and retail industries.

Employment Levels by Industry YTD (July) 2015 (1,000s)

	Polk County	Florida	U.S.
Total (Non-Farm)	204.4	7,979.0	141,794.0
Mining, Logging and Construction	11.9 (5.8%)	432.8 (5.4%)	7,495.0 (5.3%)
Manufacturing	16.9 (8.3%)	335.6 (4.2%)	12,413.0 (8.8%)
Wholesale Trade	9.7 (4.7%)	333.1 (4.2%)	5,956.1 (4.2%)
Retail Trade	28.0 (13.7%)	1,069.3 (13.4%)	15,695.4 (11.1%)
Transportation and Utilities	13.5 (6.6%)	259.1 (3.2%)	5,304.2 (3.7%)
Information	1.6 (0.8%)	135.2 (1.7%)	2,806.0 (2.0%)
Financial Activities	11.8 (5.8%)	537.1 (6.7%)	8,217.0 (5.8%)
Professional and Business Services	27.7 (13.6%)	1,202.1 (15.1%)	19,913.0 (14.0%)
Education and Health Services	31.8 (15.6%)	1,191.0 (14.9%)	21,738.0 (15.3%)
Leisure and Hospitality	21.2 (10.4%)	1,143.6 (14.3%)	15,879.0 (11.2%)
Government	24.8 (12.1%)	1,004.9 (12.6%)	20,655.0 (14.6%)

220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

Polk County has a number of public and private organizations that employ in excess of 1,000 workers. Many prominent companies are also headquartered in Polk County with operations across Florida and in surrounding states. The top non-government employers in Polk County with 1,000 employees or more include Publix Supermarkets, Wal-Mart, Lakeland Regional Medical Center, Mosaic, Winter Haven Hospital, Geico Insurance, State Farm Insurance, Watson Clinic, GC Services, and Florida's Natural Growers.

Recreation and Leisure

Polk County offers a wealth of recreation activities from its many recreational parks to professional sports to cultural activities. The many conservation areas in the rural parts of the county, many lakes and rivers, pleasant climate are ideal for outdoor activities such as fishing, boating, water skiing, hiking, camping, and other activities. The many county and municipal sponsored sports programs for children and adults have experienced success.

Polk County contains a total of 4,303 acres of public parkland which is owned and managed by both the county and municipalities. The Board of County Commissioners owns and manages approximately 2,461 acres of this total parkland acreage. Lake Kissimmee State Park, which consists of 48,156 acres, is also located in Polk County. In addition to public parks, Polk has over 100,000 acres of pastoral lands open to the public for resource-based recreation such as fishing, boating, hunting, nature study, bird watching, and similar passive recreation pursuits. With 554 natural, freshwater lakes and numerous rivers and flooded phosphate pits, Polk County is a haven for the boating and fishing enthusiast. The Florida Fish and Wildlife Conservation Commission estimates that over 74,000 people fish Polk County's lakes annually. Pleasure boating is also a popular outdoor activity. According to the Polk County Tax Collector's Office, there were approximately 26,300 boats registered in Polk County as of June 30, 1999. Polk County owns and maintains 53 boat ramps and municipalities own an additional 34 boat ramps. Together, these boat ramps provide public access to 88 lakes. Polk County has long been recognized as the "Water Ski Capital of the World," due in large measure to its hundreds of accessible fresh water lakes. For the golfing enthusiast, Polk has 32 public and 13 private golf courses located throughout the County.

Professional sports teams are also attracted to the area. Baseball spring training teams in the area include the Detroit Tigers in Lakeland. The Tampa Bay Buccaneers football team in nearby Tampa, and the Orlando Magic basketball team in nearby Orlando are also readily accessible.

Polk County's central location and close proximity to Interstate 4 offers convenient access to many popular Central Florida attractions such as Disney World, Sea World and Universal Studios in Orlando, and Bush Gardens in Tampa. Polk County attractions include Bok Tower Gardens, Spook Hill and countless lakes, parks and outdoor recreation facilities.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

Cypress Gardens, the state's oldest attraction, closed in April 2003. However, the park and gardens were purchased by a joint collaboration with a Georgia theme park owner and the State of Florida. The State purchased the botanical gardens, along with a conservation easement along the entire lakefront to preserve it from future development. Kent Buescher, owner of Valdosta based Wild Adventures theme park, purchased the attraction portion. Mr. Buescher revitalized and updated the attraction, and re-opened in December 2004. After filing for bankruptcy in 2006, the park was again sold to a Polk County holding company who has retained an Orlando based management firm to continue operation of the park. In response to recent revenue shortfalls, the new owners announced that the park would be closing temporarily beginning on November 17, 2008 and reopening in Spring of 2009. However, the reopening did not occur as planned.

In January 2010, Merlin Entertainment, the second largest entertainment company in the world, purchased the former Cypress Gardens attraction convert it into a Legoland Theme Park. The new owners invested an estimated \$300M in the park. The park officially opened in October 2011 and has been well received. The owners estimate the park created 1,000 local jobs, and will bring in 2 million visitors annually. The park continues to grow and has recently added an on-site hotel and an off-site resort that is currently under construction.

Green Swamp

A major portion of northern Polk County, approximately 220,000 acres, is known as the "Green Swamp." For the past 30 years, this area has received considerable attention at local, regional, and state levels due to its importance as a significant water resource for the state. In 1978, the Florida Legislature designated the area, including 115,000 acres in Lake County, as an Area of Critical State Concern, pursuant to State Law (Section 380.05, Florida Statutes). This area is not a swamp in the typical sense – it is a series of wetlands, flat lands, and sand hills dispersed over a total area of some 850 square miles which support agriculture, wildlife habitat, conservation areas, and rural residential development. It is actually a high, poorly-drained plateau that acts as a water retention area which feeds several major rivers in the state, including the Peace, Withlacoochee, Oklawaha, and Hillsborough Rivers. In addition to feeding these major river systems, the Green Swamp also plays an important role in maintaining the vast fresh water supply of the Floridan Aquifer. For these reasons, Polk County has adopted special regulations for any development within this area. These regulations can be found in Chapter 5 of the Land Development Code and Appendix 2.132 of the Comprehensive Plan.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

Shopping

Polk County has over 7,000,000 square feet of retail space in several centers located throughout the county. While a few of these centers have been in existence for many years, there have been several new developments recently constructed as well as several retail developments in the planning stages.

Major retail entities within the county include The Lakeland Square Mall in north Lakeland, with 1.05 million square feet and six anchors, the Eagle Ridge Mall in north Lake Wales, and the Winter Haven Citi Centre power center in Winter Haven, containing Lowe's, Staples, Burdine's, and Belk Lindsey's as the major tenants as well as several outparcels.

The Eagle Ridge Mall has had a significant impact on development in the Winter Haven/Lake Wales area. This Mall opened in February of 1996 and currently contains 600,000 square feet of retail space, with room for anticipated expansions. This mall is located on U.S. 27 just north of Lake Wales. The area has experienced increased traffic counts and increased demand for surrounding real estate. The mall's ownership group, General Growth Partners, and 166 of their regional shopping centers, voluntarily filed for chapter 11 bankruptcy protection in April 2009. With restructuring efforts ongoing, the corporation states that all of their properties will continue to operate as usual.

Additionally, the Berry Town Center is located at the northwest corner of US Highway 27 and Sand Mine Road, north of Davenport. This is a 48 acre commercial development, with the first phase anchored by Publix Food and Pharmacy, as well as several other upscale retailers.

Lakeland's Lakeside Village opened in November 2005 at the intersection of Harden Boulevard and the Polk County Parkway. This new "lifestyle center" features an open air atmosphere. The center is anchored by Cobb Theaters, Belk's and Kohl's, with 34 smaller shops and four outparcels. The center contains approximately 350,000 square feet of retail space and is approximately 95% leased-up.

Development for the Posner Park Development began at the southeast corner of Interstate-4 and US Highway 27 on the former Baseball City site. This development will be accessed by tree-lined boulevards and feature a mix of brand-name retail shops, high-end boutiques, offices, destination restaurants, one or more five-star restaurants, multi-family homes, pedestrian parks, and fountains. The plan calls for approximately 34 acres of specialty and general retail, a 24 acre business park, and 2,600 hotel rooms. Furthermore, 1,991 multi-family homes are expected to house an anticipated 4,500 people. This development will be built in phases which are anticipated to take approximately eight to ten years to complete. Since March 2009, all of the big box anchor tenants had been signed and are open. These anchors include Target, JCPenney, Belk, Best Buy, PetSmart, Dicks Sporting Goods, Michaels, Ross, and Books-A-Million and represent 95% of the retail space in the center. Recently, Belk's closed their store, freeing up one of the smaller big box spaces which was redeveloped into a movie theater.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

The Landings at Winter Haven is a state-of-the-art mixed-used project in Winter Haven, Florida, located at the intersection of US Hwy 17 and Cypress Gardens Boulevard on the former Cleveland Indians spring training fields. The 50+ acre site for the facility was recently purchased for a price of \$11.3 million. Demolition of the original Orange Dome was completed and there is now a Chic Fil-A, Panera Bread and Starbucks that have been constructed. Plans for the \$150 million dollar mixed-use development include retail stores, restaurants, hotels and a new movie theater. The existing community center, theater and pool will be relocated after completion of 200,000 square feet of commercial space, and a minimum of 200 hotel rooms. At present, this project is in a holding pattern with talks under way between the developer and the City of Winter Haven concerning the future of the development.

Industrial Market

The Polk County Industrial market has been established as distribution hub. The location between two the two major markets of Tampa and Orlando market this area attractive to potential users. The Interstate 4 corridor is a heavily populated section of the state and is overall centrally located. In addition, the access roadways through the area provide for easy access to the state and surrounding areas. The Polk County market has approximately 35 million square feet of industrial space and includes multiple distribution centers for both local and national companies. This area has lower development cost and ample labor force which makes that area more attractive to the larger cities due to the current economic conditions. This is evident by the construction of a new 350,000+ SF distribution for O'Reilly Auto Parts that is currently under development. Overall the economic factors and central location of Polk County make this area a strong industrial market in the state. In addition, the demand for space in this market should continue into the future.

Other factors that are currently driving the Polk County Industrial market is the construction of the CSX Intermodal Logistics Center. This facility is currently under construction in an area east of Rifle Range Road and north of State Road 60. Plans for a modern intermodal and automotive terminal facility designed to move containers, automobiles and other consumer goods for distribution to and from trucks and rail quickly is an exceptional and responsible economic development opportunity for Winter Haven and the surrounding areas. The access road for the project has begun construction, and at that time bidding for contractors and developers will commence. The facility will start with 30,000 square feet of offices, 50,000 square feet of industrial uses, and an additional 500,000 square feet of storage and distribution warehouses. This phase is expected to be completed in 2014. Additionally, over the next 18 months, CSX will be repairing existing rail lines and adding spurs to accommodate. The City of Winter Haven expects the development of the terminal facility, along with the potential for the future development of an adjacent warehouse and distribution center, all planned in Southeast Winter Haven, to inject about \$400 million in state and local tax revenues and add nearly 8,500 jobs to the local economy in the first 10 years after the facility's development.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

Additionally, online retailer Amazon has announced that it will open a 1,000,000 square foot warehouse in Lakeland after months of speculation. According to a recent Lakeland Ledger article, Amazon officials have proposed making a \$102 million capital investment at the Lakeland site, creating 385 jobs with an average annual wage of \$35,820 and benefits totaling \$9,422 per worker annually. About 248 of those jobs are expected to be full-time positions with hundreds more seasonal jobs being created during the holidays. The Lakeland warehouse, constructed at 1760 County Line Road, is one of two warehouses coming to Florida as part of the Seattle-based company's expansion into the state.

Lake Alfred

The subject property is located within the city of Lake Alfred which lies in central Polk County. According to the City of Lake Alfred website, "the City of Lake Alfred is a full service city and recognizes that a fundamental element to the overall quality of life is the health of the community's economy. Our community is a uniquely dynamic, attractive, and well-run municipality characterized by a balanced combination of residential, industrial, and commercial developments.

Businesses are interested in Lake Alfred due to a number of factors: the City's convenient central Florida location near the I-4 Corridor, the Orlando and Tampa International Airports, and the new intermodal CSX railway; its attractive land prices; its business incentive program (Core Improvement Area); and a business-friendly reputation.

The City's small-town feel is reflected in its charm. Friendly neighborhoods, scenic lakes, recreation programs, superior service, many parks, affordable housing, and landscaped boulevards are incorporated in our community. All of this helps create a place that people are positively proud to call "home."

Lake Alfred is the place where the quality of the community is measured by the integrity of those who dedicate themselves to the future of the City and the belief that the next generation deserves our best efforts. The City of Lake Alfred is actively working to make our City a pedestrian friendly destination to ensure that Lake Alfred remains a remarkable place to live, work, and play."

According to Census Bureau statistics, within a 5-mile radius of downtown Lake Alfred, the population is estimated at 59,438. Population growth in this same area over the past five years has been at a rate of 1.5% per year.

US Highway 17/92 runs through the center of Lake Alfred. This is a well-traveled route that provides access to US Highway 27 to the east and the cities of Winter Haven and Auburndale/Lakeland to the west.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

Improvements in the area are mostly composed of residential uses with some industrial uses in the vicinity. The majority of land to the north of the city is agricultural in nature, specifically citrus land is prevalent. The University of Florida has a large presence in Lake Alfred in the form of an extension office that is the hub of Citrus Research in the United States.

Accessibility to the neighborhood is good. US Highway 27 is located at the east boundary of the neighborhood and is the primary north/south arterial, extending the entire length of Polk County as well as the length of the state. US Highway 27 provides direct access to Interstate 4, located north of the subject area, and further north to Highway 192 and Florida's Turnpike. In the southern direction, US Highway 27 extends through Highlands County and eventually ends in Miami.

Housing Market

Since the subject property is a residential project, it is important to investigate the residential housing market for current and historical trends. The Central Florida housing market has gone through drastic changes in the market over the past few years. Prior to 2005, the Polk County market had been growing at relatively consistent rates since the mid 1990's. Beginning in the first quarter of 2005, sales of homes began a drastic increase with record quantities of homes sold. There was a small correction in January of 2006, although the number of closings continued to increase through the fourth quarter of 2006. The residential market peaked during the end of 2006 and beginning of 2007. From this point, the market began a decline that would become one of the worst housing market declines in history.

When the increase of residential home sales began in the first quarter of 2005, and continued over the next few quarters, developers took notice. In addition to the local builders and developers, regional and national builders swarmed to Polk County and Central Florida to capitalize on the growth. A record number of subdivisions and new lots were constructed and brought on line. Due to the length of time to design, permit, and construct a residential subdivision, the inventory of vacant developed lots continued to increase even when the market showed signs of decline. Over the past two years, however, there has been very little construction of new residential developments.

Theories regarding the cause of the recent decline of the residential market are plenty. The result of this decline however, is evident throughout the country. Rapidly declining home values coupled with the current overall economic situation has paved the way to a record number of foreclosures in all areas including but not limited to Polk County. These foreclosures have increased the total supply of housing (both existing and new) to record high levels. At the same time, foreclosure serves to remove people from the demand side of the equation as they are typically not eligible to purchase a home at least on a temporary basis. While the population is growing, the new home market does not absorb the majority of this growth due to the abnormally high supply of existing housing. Once this supply of existing homes is reduced to a more typical (stabilized) level, absorption of new homes and new lots will resume.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD (Continued)

The re-stabilization of the residential housing market is largely dependent on both consumer confidence (that the market has stabilized) as well as the availability of funds (residential mortgages). If a consumer is unable to qualify for a residential mortgage and/or the consumer feels that home prices are still declining, there is no ability or incentive to purchase a new home. Recent legislation was recently passed to assist in making more funds available for new mortgages. If successful, this should help increase the number of consumers available to purchase homes, thus increasing demand. Additionally, as homes begin to sell at a higher rate, this should spur consumer confidence and increase demand even further. Once the existing home market has returned to a more stabilized state; volume of sales in the new home market will begin to increase, thus lowering supply and bringing the market into stabilization.

According to multiple published sources, the Polk County real estate market is performing well with increases in commercial and industrial development. Additionally, while the housing market "bottomed out" in 2011, current values are increasing at a modest, steady rate. New residential development is beginning to take place in specific markets throughout the county including south Lakeland, Auburndale, SE Winter Haven and Davenport. Given the data reported above, as well as discussions with experts in this field, we believe that the market has stabilized and has even shown signs of growth.

230 DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES

Property Type Vacant residential lot
Current Use Vacant land

Site Description

Land Size	Total
Parent	7,018 SF
Acquisition	7,018 SF
Remainder	0 SF

Shape Basically Rectangular

Site Dimensions 70' x 104.7' x 70' x 95.8'

Ingress/Egress The property is not improved with a formal driveway connection. The property has 70 feet of road frontage along South Buena Vista Drive. While there is no former connection, access can be obtained through a driveway permit from the City of Lake Alfred. The location and number of driveway connections would be subject to local approval through the development review process.

Topography The roadway appears to be at an elevation of approximately 140' based on topographic maps. The parcel slopes downward from the road to the surface of Lake Echo which, according to USGS maps is at 130 feet of elevation.

Flood Plain Data According to the FEMA Flood Insurance Map Number 12105C 0355F dated December 20, 2000, the eastern portion of the site appears to be outside the flood hazard area. The western portion of the site appears to lie within Zone AE (EL 134).

Drainage No stormwater management system has been constructed within the subject.

Soil Characteristics Based on USDA Natural Resources Conservation Service soil maps for Polk County, there is one primary soil type on the tract: Sparr Sand.

The Sparr series consists of very deep, somewhat poorly drained, moderately slowly to slowly permeable soils on uplands of the coastal plain. They formed in thick beds of sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 8 percent.

230 DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (Continued)

Wetlands	There are no apparent wetlands on the site.
Environmental Hazards	There are no apparent environmental issues existing on the subject site.
Utilities on Site	There are no utilities known to be connected to this vacant site.
Utilities Available	The City of Lake Alfred provides both water and sewer services in this area.
Site Improvements	The property is improved with 112 lineal feet of 3-board decorative vinyl fence. The fence was considered to be in good condition.
Easements	There are no apparent adverse easements affecting the subject property.
Encroachments	There are no apparent encroachments affecting the subject property.
Restrictions	There are no apparent restrictions other than those imposed by government regulations that would affect the subject property.
Other Features	None
Building Improvements	None

Photographs



(1) View of Subject – looking southwesterly
Photo taken 11-1-2016 by C. Michael Seney, MAI



(2) View of Subject – looking northwesterly
Photo taken 11-1-2016 by C. Michael Seney, MAI

PHOTOGRAPHS



(3) View of Subject – looking southeasterly
Photo taken 11-1-16 by C. Michael Seney, MAI



(4) View of Lake – looking west
Photo taken 11-1-16 by C. Michael Seney, MAI

PHOTOGRAPHS



(5) Street View – looking north on S. Buena Vista Drive
Photo taken 11-1-16 by C. Michael Seney, MAI

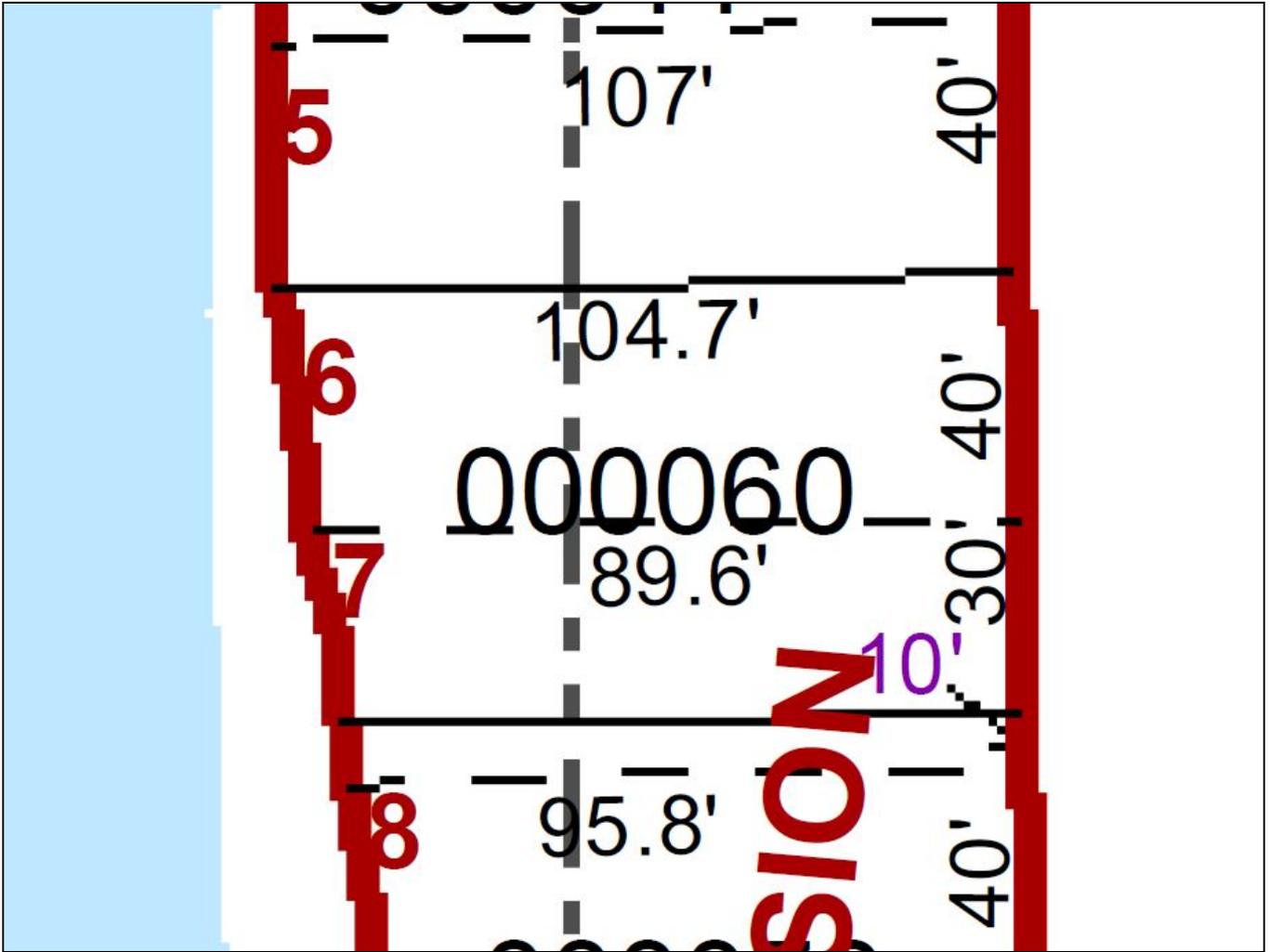


(6) Street View – looking south on S. Buena Vista Drive
Photo taken 11-1-16 by C. Michael Seney, MAI

Aerial Photograph



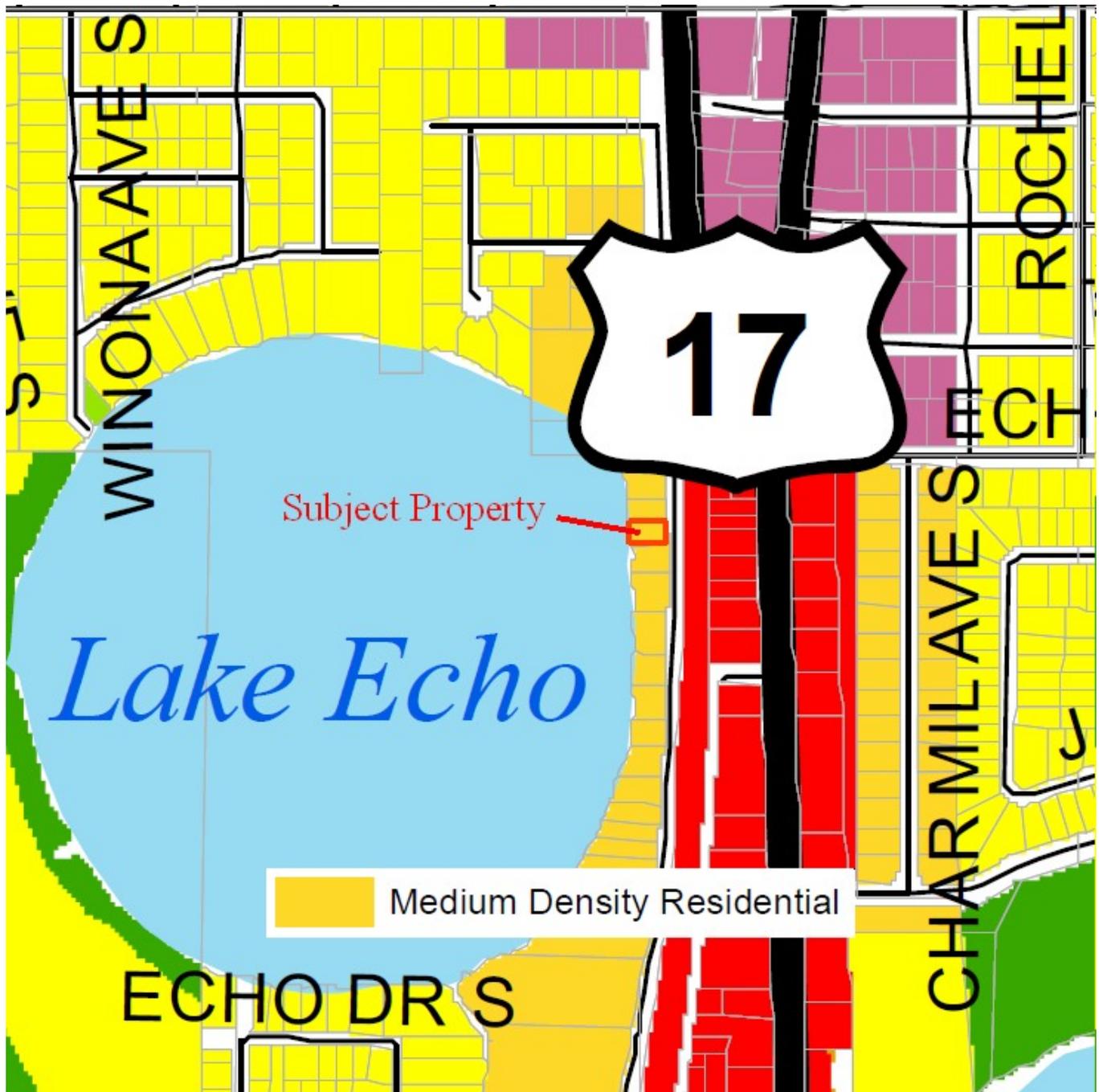
Site Sketch



235 EXISTING TRANSPORTATION FACILITY DESCRIPTION

The existing roadway is described below:

Name	S. Buena Vista Drive
No. of Lanes	In the vicinity of the subject property, S. Buena Vista Drive is a two-lane suburban road
Skirt	Unpaved
Drainage	Ditches on both sides
Median	None
Traffic Count	No counts in this location
Turn Lanes	None
Traffic Signal	None



Future Land Use Map



Zoning Map

240 ZONING, LAND USE PLAN

Jurisdiction: City of Lake Alfred

Future Land Use Medium Density Residential (MDR). The primary function of the Medium Density Residential classification is to accommodate higher density residential uses, typically consisting of townhouses, duplexes, or mobile home parks. This Medium Density residential designation shall meet Lake Alfred's housing needs for the higher ranges of residential densities, promote efficient use of existing infrastructure and promote affordable housing. Densities in this classification may range up to a maximum of twelve units (12) per net acre, depending on the development suitability of the site, and availability of public facilities and services.

Zoning Consistent with the future land use, the property is zoned R-2 – Multi Family Dwelling.

Purpose: The purpose of this district is to provide areas for single-family, duplex, and multiple-family development areas with a higher density standard and less restrictive regulations than single-family districts, along with the necessary and incidental accessory uses, and uses characteristic with, but not detrimental to, the principal use. In no case shall density in R-2 exceed twelve (12) dwelling units per net acre; provided however, that such limitation shall not be applicable in any other zoning district within the City solely by reference to this section of the zoning ordinance.

Permitted Principal Uses & Structures: Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.

Accessory Uses: Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.

240 ZONING, LAND USE PLAN (Continued)

Special Exception Uses: Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.

Development Standards: Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Lake Alfred Unified Land Development Code Article 2 - Regulations for Specific Districts Last Amended 1/20/15 by Ordinance 1347-15 2-47 Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.

	Zoning District	Max. Density (residential units per acre)	Min. Lot Size (s.f.)	Min. Lot Width (feet)	Min. Floor Area (s.f.)	Floor Area Ratio	Setback (feet)			Max. Impervious Surface (% of lot)	Max. Lot Coverage (% of lot)	Max. Building Height (feet)
							Front	Rear	Side			
12	R-1	6.0	7,500	80	960	--	25	15	8	40%	30%	35
13	R-1-C SF detached See Article 7, Section 7.07.00	6.0	6,000	60	960	--	20	15	8	55%	45%	35
14	R-2	12.0				--	20	20	10	60%	50%	35
15	R-2-C SF detached See Article 7, Section 7.07.00	12.0	4,500	40	960	--	20	20	10	60%	50%	35
16	R-2: duplex	4 buildings/ac	8,000	80	720/unit	--	20	20	10	60%	50%	35
17	R-2: MF 3-4 units	12.0	8,000	80	450/unit	--	20	20	10	60%	50%	35
18	R-2: MF 5-12 units	12.0	9,400	100	450/unit	--	20	20	10	60%	50%	35
19	R-2: RV Campground Tract See Article 3, Section 3.09.02	Min. 5 ac	30,000	15 x 200		--	25	15	15/25	60%	50%	35
20	R-2: RV Campground Per Space See Article 3, Section 3.09.02	10.0	1,200	20 x 40		--	20	5	5	60%	50%	35
21	R-2: RV Campground Pull Thru Space See Article 3, Section 3.09.02	10.0	1,200	36 x 70		--	22	5	15	60%	50%	35

240 ZONING, LAND USE PLAN (Continued)

Other Requirements: (1) Bed and Breakfast: Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent. (2) Home Occupation: An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code. (3) Renting of up to three (3) rooms in a principal building, provided adequate parking is provided and no "for rent" signs are used.

Permitted uses and structures:

- Horticulture with no wholesale or retail sales; Single family – Conventional and Manufactured; Apartment building; Duplex (2 units); Garage Apartment; Residential Cluster Development; Small Lot Subdivision; Townhouse; Adult Family Care Home, Family Day Care Home, Family Foster Home; Child Care Facility, Adult Day Care, Assisted Living Facility, Foster Care Facility, Group Home Facility, Hospice Residential Unit; Bed & Breakfast

Concurrency

There are no known concurrency issues that would restrict development of the subject property.

250 ASSESSED VALUE, TAXES AND SPECIAL ASSESSMENTS

The County Property Appraiser assesses all property within the county. The typical taxing jurisdictions include the county, city, and school district within which a property is located. The total ad valorem tax burden for real estate is the sum of the assessments from the various taxing authorities. The cited tax amount is entitled to a 4% reduction if paid in November; the discount then reduces 1% per month until March when the total tax becomes due and payable.

The appraised property is located in unincorporated Polk County, which has a 2016 millage rate of 21.6004. One mill is equivalent to \$1.00 of tax for each \$1,000 of assessed value. The assessment information for the subject property is outlined as follows:

Real Estate Assessment and Taxes							
Tax ID	Land	Improvements	Other	Total Assessment	Taxable Value	Tax Rate	Taxes
26-28-05-524500-000060	\$26,691	\$0	\$0	\$26,691	\$26,691	\$21.6004	\$576.54
Totals	\$26,691	\$0	\$0	\$26,691	\$26,691		\$576.54

The assessed value is below market value as estimated in this report as the Polk County Property Appraiser uses mass appraisal techniques to value property for assessments. The assessed value was not used in the valuation of the subject property as the most current market sales data was used.

260 HISTORY OF PROPERTY

A title search was not provided to the appraiser. Based on information from the Polk County Property Appraiser's Office website, the most recent transfer of the subject is summarized as follows:

Grantor: Barry Lee Farmer, Individually and as trustee under the Last Will of Robert L Farmer; Robert Lee Farmer Jr.; Garry Lee Farmer
Grantee: Alan T. and April M. Goff
Date of Transfer: October 3, 2005
OR Book/Page: 6488/0895
Instrument: Warranty Deed
Sales Price: \$65,000

Current Listings: There is an agreement in place between the city of Lake Alfred and the property owners. The particulars of this agreement were not disclosed with the appraiser as this appraisal was performed to assist with the pending sales contract. The property was listed on August 11, 2015 with Don Cheek of Century 21, Mary Myers Realty for \$60,000.

Comments: This last deed transfer included both the subject parcel as well as similar sized parcel immediately to the north (26-28-05-524500-000041)

270 EXPOSURE TIME

For this analysis we have reviewed the various sales within the project area as well as interviewed area brokers and market participants. It is our opinion that the subject property would have required an exposure time of approximately 12 months prior to the date of this appraisal.

280 PUBLIC AND PRIVATE RESTRICTIONS

The easements, encumbrances and restrictions for the subject property have been discussed in Section 230. The appraiser is not aware of any public or private restrictions that would affect the current use or utility of the subject.

300 HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined in The Dictionary of Real Estate Appraisal (5th Edition) published by the Appraisal Institute as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value

The market value of property is not necessarily limited to what an owner actually uses it for. The use to which an owner may realistically and legally put the property is one of the first things to consider in arriving at its value. In arriving at the property's market value, the appraiser must consider the "highest and best" use to which the property can be put. In other words, to determine market value requires consideration of the use which would prompt a buyer to pay as much as the owner might reasonably expect to receive from selling the property.

Land Use, planning, and building laws and regulations limit the way property may be used. If, for example, the land use will permit only single-family houses, then an industrial or commercial use could not be considered as the highest or best use of the property even though there might be widespread demand for such other uses.

To estimate the highest and best use for the subject, we have considered those uses that are legally permissible, physically possible, economically feasible, reasonably probable which will result in the highest return to the land. Consideration was given to the individual features of the land, such as size, shape, location, access to roadways and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market. Economic considerations such as supply and demand are especially important. Each of the factors considered are discussed below.

300 HIGHEST AND BEST USE ANALYSIS (Continued)

Physically Possible – Reference is made to the Description of Property section of this report, which describes the land area, shape, boundary, dimensions, topography, flood hazard data, drainage, soils, easements/encroachments, environmental hazards and utilities for the subject site.

According to a contour map produced by the USGS, the subject parcel slopes significantly from the road, downward to the lakes edge. The parent tract contains approximately 7,018 square feet of land. The site is basically rectangular in shape with 70 feet of frontage on S. Buena Vista Drive and 70 feet of lake frontage on Lake Echo.

Legally Permissible – As previously discussed, the subject property currently has a land use designation of MDR (Medium Density Residential) and a zoning designation of R-2 (Multi-family). While these designations allow for improvement of the site with multi-family units (duplex, MF 3-4 units, etc.), the minimum lot size for this use is 8,000 square feet. As previously noted, the subject lot size is 7,018 and is not large enough to be legally developed with multi-family units. The minimum lot size for single family use is 4,500 square feet. Therefore, the subject site can legally be improved with a single-family residence.

Financially Feasible – From a financially feasible standpoint, the subject is located in a primarily residential area with frontage on Lake Echo. This is a desirable residential location as evidenced by the surrounding residential development.

After a residential market crash, which began in 2006/2007 and bottoming out in 2012/2013, residential growth in the area has returned. There are several residential subdivisions in the Lake Alfred area that are showing positive absorption and regular price increase.

Improvement of the site with a single-family residence is financially feasible given current market condition.

Maximally Productive – As shown in the above discussion, there is only one potential use of the site, improvement with a single-family residence. Therefore, the maximally productive use of the site is considered the same.

302 HIGHEST AND BEST USE CONCLUSION

The highest and best use of the parent tract would be for single family residential use.

305 APPROACHES TO VALUE USED AND EXCLUDED

We have utilized the Sales Comparison Approach methodology in valuing the subject property. The Sales Comparison Approach is considered to be the preferred method of valuing land when comparable sales are available, thus, allowing sales comparison to be directly applied to the land valuation. The Income Approach and Cost Approach were not considered appropriate for the subject land.

The property is a single family residential lot containing 7,018 square feet of land on Lake Echo. The most important attribute of the subject property is the 70 feet of frontage on the lake. As such, this property will be valued on a per front foot of lake-frontage basis. This methodology is consistent with how market participants would view and analyze the subject property.

310 ESTIMATE OF LAND VALUE BEFORE THE TAKING

The Sales Comparison Approach to value is the most applicable approach for estimating the value of the subject vacant land. The appraiser investigated market transactions in the subject neighborhood and similar areas and analyzed those sales judged both comparable and reliable. This approach consists of comparing the subject land with recent sales of similar properties adapted to similar uses and/or with similar Highest and Best Use potential to the subject.

The Sales Comparison Approach calls for comparing of actual sales of similar properties to the subject with appropriate adjustments being made for differences between the properties. Several properties currently offered for sale were also reviewed in the light that they have not yet sold at the listing price, however they have not been given any weight as they have not yet closed.

Sale 9821-1352 - This property is located on the east side of Conine Drive West approximately 350 feet south of Hyland Avenue in north Winter Haven. The specific location is 3260 Conine Drive West, Winter Haven, FL. This property was purchased on May 4, 2016 for \$37,500. The gross site area included 21,344 square feet of land with 73.3 feet of frontage on the western shore of Lake Conine. The average depth of the site is approximately 216 feet, which for comparison purposes, provides a Depth to Width Ratio of 2.95. This site will utilize city water and septic system and there are no additional improvements.

The sale price of \$37,500 equates to \$511.60 per front foot of lake-frontage.

Sale 9299-2078 - This property is located on the west side of Shoreland Drive within Lake Whistler Estates approximately 165 feet south of Kinsmen Drive in Auburndale. The specific location is 2021 Shoreland Drive, Auburndale, FL. This property was purchased on July 24, 2014 for \$54,000. The gross site area included 23,522 square feet of land with 100 feet of frontage on the eastern shore of Lake Whistler. The average depth of the site is approximately 223 feet, which for comparison purposes, provides a Depth to Width Ratio of 2.23. This site will utilize city water and sewer and there are no additional improvements.

The sale price of \$54,000 equates to \$540.00 per front foot of lake-frontage.

Sale 9200-0206 - This property is located on the southeast side of West Lake Buckeye Drive within Buckeye Hills approximately 950 feet east of 12th Court Northeast in NE Winter Haven. The specific location is 1220 West Lake Buckeye Drive, Winter Haven, FL. This property was purchased on March 6, 2014 for \$40,000. The gross site area included 16,553 square feet of land with 90 feet of frontage on the northwestern shore of Lake Buckeye. The average depth of the site is approximately 155 feet, which for comparison purposes, provides a Depth to Width Ratio of 1.72. This site will utilize city water and septic system and there are no additional improvements.

The sale price of \$40,000 equates to \$444.44 per front foot of lake-frontage.

These three sales are summarized and adjusted on the following market data grid.

310 ESTIMATE OF LAND VALUE BEFORE THE TAKING (continued)

Land Analysis Grid			Comp 1	Comp 2	Comp 3
Book/Page			9821/1352	9299/2078	9200/0206
Address	S Buena Vista Drive		3260 Conine Drive W	Shoreland Drive	1220 Lake Buckeye Dr
City	Lake Alfred		Winter Haven	Auburndale	Winter Haven
State	FL		FL	FL	FL
Date	11/1/2016		5/4/2016	7/24/2014	3/6/2014
Price			\$37,500	\$54,000	\$40,000
Land SF	7,018		21,344	23,522	16,553
Lake-frontage (FF)	70		73.3	100	90
Price per FF			\$511.60	\$540.00	\$444.44
Transaction Adjustments					
Property Rights	Fee Simple		Fee Simple 0.0%	Fee Simple 0.0%	Fee Simple 0.0%
Financing	Conventional		Cash to Seller 0.0%	Cash to Seller 0.0%	Cash to Seller 0.0%
Conditions of Sale	Arm's Length		Arm's Length 0.0%	Arm's Length 0.0%	Arm's Length 0.0%
Expenditures			\$0.00	\$0.00	\$0.00
Adjusted Price per FF			\$511.60	\$540.00	\$444.44
Market Trends Through	11/1/2016	0.0%	0.0%	0.0%	0.0%
Adjusted Price per FF			\$511.60	\$540.00	\$444.44
Location	Lake Alfred		N. Winter Haven	Auburndale	NE Winter Haven
% Adjustment			10%	-10%	0%
\$ Adjustment			\$51.16	-\$54.00	\$0.00
Lakefrontage	Lake Echo		Lake Conine	Lake Whistler	Lake Buckeye
% Adjustment			0%	0%	0%
\$ Adjustment			\$0.00	\$0.00	\$0.00
Land FF	70		73	100	90
% Adjustment			0%	10%	5%
\$ Adjustment			\$0.00	\$54.00	\$22.22
Depth to Width Ratio	1.43		3.00	2.23	1.72
% Adjustment			-10%	-5%	0%
\$ Adjustment			-\$51.16	-\$27.00	\$0.00
Adjusted Price per FF			\$511.60	\$513.00	\$466.67
Net Adjustments			0.0%	-5.0%	5.0%
Gross Adjustments			20.0%	25.0%	5.0%

310 ESTIMATE OF LAND VALUE BEFORE THE TAKING (continued)

Method of Adjustment

Due to the narrow sampling of sufficiently similar vacant land sales, it was not possible to perform a reliable paired data set analysis. A *Paired Data Analysis* is a process in which two or more market sales are compared to derive an indication of the size of the adjustment for a single characteristic. Ideally the sales being compared will be identical in all respects except for the element being measured. However, this is rarely the case. Therefore, all **Quantitative** adjustments have been derived from the experience of the appraiser as well as discussions with local realtors and developers regarding the actions of active buyers in the market place. In addition, the anticipated benefit of a particular amenity in the market by the buyers and sellers of the type of property under appraisal has been considered.

Units of Comparison

A price per front foot of lake-frontage unit of comparison was selected for analysis as buyers, sellers, and brokerage agents of lakefront sites similar to the property being appraised most commonly utilize this unit of comparison.

Property Rights Conveyed

The sale price of each sale displayed represents the fee simple interest in the property; therefore no adjustments were required for property rights conveyed.

Financing Terms

All of the sales involved cash to the seller. Therefore, no cash equivalency adjustment is necessary.

Condition of Sale

All comparable sales utilized for direct comparison to the subject property were arm's length transactions.

Time (Market Conditions)

The comparable sales used for comparison with the subject range in sale date from March 2014 to May 2016. As previously discussed in this report, the market is showing signs of stability in some markets and growth in others. The Lake Alfred market has remained stable for several years and while there is demand for new construction, market values have remained consistent. Therefore, no adjustments have been made to the comparable sales.

Location

The subject property is located in the city of Lake Alfred just southwest of the downtown commercial area and within close proximity of US Highway 17/92. This is a quiet residential area with surrounding properties exhibiting average to good maintenance. Sale 9821/1352 (#1) is located in North Winter Haven just north of the city of Winter Haven Motor Pool and Sewer Plant. This is considered to be a slightly inferior area for which an upward adjustment of 10% was considered to be appropriate. Sale 9299/2078 (#2) is located within Lake Whistler Estates in Auburndale. This is a subdivision of average to good quality homes exhibiting average to good maintenance and is considered to be slightly superior to the subject location for which a downward adjustment of 10% was considered to be appropriate. The remaining sale was considered to be similar in overall location with no adjustment necessary.

310 ESTIMATE OF LAND VALUE BEFORE THE TAKING (continued)

Lake-Frontage

The subject property has frontage on Lake Echo. The comparable sales utilized are all located on similar sized lakes and no adjustments were necessary.

Size (FF of Lakefront)

The subject has approximately 70 feet of lake-frontage. Based on the law of diminishing returns, larger parcels typically sell on a lower price per unit basis than smaller parcels. Sale 9299/2078 (#2) has approximately 100 feet of lake-frontage and sale 9200/0206 (#3) has 90 feet of lake-frontage. Slight upward adjustments of 10% and 5% respectively were considered to be appropriate. The remaining sale is sufficiently similar in size with no adjustment necessary.

Shape (Depth to Width Ratio)

The subject property and all three sales are rectangular in shape; however they have varying depths which would affect the consideration paid. A depth to width ratio has been considered in this analysis to account for the varying depths. The subject property has a depth to width ratio of ± 1.43 (Avg depth 100'/width 70'). Sale 9821/1352 (#1) has a ratio of 2.95 and sale 9299/2078 (#2) has a ratio of 2.23. These are both superior to the subject property and appropriate downward adjustments of 10% and 5% respectively were made. Sale 9200/0206 (#3) has a similar ratio of 1.72 for which no adjustment was necessary.

Conclusion

The three sales have an adjusted range in value between \$466.67 and \$511.60 with an average of \$497.09 per FF of Lake-frontage. All three sales are considered to be reliable indicators with weight placed on sale 9821/1352 (#1) due to timeliness. The opinion of value for the subject property is \$510.00 per FF of Lake-Frontage. Multiplying the subject frontage of 70 feet by \$510.00 per FF results in a value of **\$35,700** for the subject property land, as vacant.

Contributory value of the Site Improvements

As previously discussed, the subject property has site improvements that include 112 lineal feet of 3-board decorative vinyl fence.

The vinyl fence is of good quality construction and has a life expectancy of 16 years. The fence appears to be in good condition with an effective age of 2 years. This is depreciation of 12.5%.

Based on cost figures provided by Marshall Valuation Service, a nationally recognized construction cost publication, the estimated contributory value of the site improvements is calculated below:

Fence - 112 LF x \$15.00 per LF = \$1,680 less depreciation of 12.5% = \$1,470
Rounded to: \$1,500

Therefore the total value of the Parent Tract:

Land Value – As Vacant	\$35,700
<u>Plus Contributory Value of the Site Improvements</u>	<u>+\$1,500</u>
Total Value	\$37,200

315 – 385 Not Applicable for this Assignment

390 RECONCILIATION OF VALUE INDICATIONS AND FINAL VALUE ESTIMATE

Reconciliation is the final step in the valuation process in which alternate value indications are evaluated and the most meaningful, defensible conclusion is selected as a final value estimate. The approaches are examined for appropriateness, accuracy, and quantity of evidence. Any differences or inconsistencies in the analysis and conclusions are explained. The following value conclusions were indicated in the approaches to value.

Cost Approach	N/A
Sales Comparison Approach	\$37,200
Income Approach	N/A

The only method utilized in the valuation of the subject was the Sales Comparison Approach. It is the most valid approach in the valuation of property type. Thus, the appraiser has formed an opinion that the market value of the subject as of the effective date of the report is:

\$37,200

395 ALLOCATION OF LAND, BUILDING, STRUCTURES AND OTHER IMPROVEMENTS

The value of allocation between land and affected improvements is as follows:

	Total
Land	\$35,700
Improvements	\$1,500
Total	\$37,200

400 DESCRIPTION OF THE PART ACQUIRED

This is a whole take.

450 VALUATION OF THE PART ACQUIRED

As shown in the previous analysis, the value of the part acquired (whole take) is \$37,200.

500 VALUE OF REMAINDER AS PART OF THE WHOLE

Value of the Parent Tract		\$37,200
Less Value of the Part Taken	-	\$37,200
<hr/>		
Remainder as part of the Whole		\$0

995 SUMMARY OF VALUES

Whole Property Acquisition:

Land	\$37,200
Improvements	\$0
<hr/>	
Total Compensation	\$37,200

Addendum

Engagement Letter

Deeds of Last Conveyance

Neighborhood Map

Vacant Land Sales Maps

Vacant Comparable Land Sales Data Sheets

Appraiser Qualifications

Engagement Letter

Appraisal Engagement Form

Lender/Client	Client Name	City of Lake Alfred		
	FIN #			
	Client Contact	John Deaton	Ordered By	John Deaton
	Address	120 E. Pomelo Street		
	City, State, Zip	Lake Alfred, FL 33850		
	Phone #	(863) 291-5748	Fax #	
	Email Address	jdeaton@mylakealfred.com		
Appraiser			Post Office Box 334 1136 First Street South Winter Haven, Florida 33882-0334 (863) 294-2384; (863) 297-9781 fax Oswald P. Carrerou, SRA ozzie@arearealestate.com Jim Pruitt, Comm. Dept. Manager jim@arearealestate.com	

Subject Information	Order Date:	9/22/2016
	Property Address:	West Side of S Buena Vista Drive
	Owner:	Alan T and April M Goff
	Borrower:	N/A
	Property Contact:	John Deaton
	Contact #:	(863) 291-5748
	Property Type:	1 Vacant Residential Lot
	Property Description:	Vacant, Lakefront Residential Lot
	Assessor's Parcel # (if any):	26-28-05-524500-000041
Current Status of Improvements:	Vacant	

Scope of the Appraisal

Purpose	Value Condition:	As Is
	Value Type:	Market Value
	Interest Appraised:	Fee Simple
	Report Format:	FDOT Compliant, Supplement Standards: District 1, FDOT
	Intended User:	Same as above
	Intended Use:	To assist the client with the possible purchase of the subject property
Additional Info	# of Copies Needed:	Two
	Reports Needed by (date):	4 weeks from Notice to Proceed
	Fee:	\$3,800
	Special Instructions:	Report will be to FDOT Standards.

By signing this document, the Client agrees to the terms above, including the fee and all reasonable costs associated with the collection of said fee, if required. Additionally, the undersigned acknowledges that he/she has the authority to legally contract the services of A.R.E.A. Real Estate Appraisers, Inc. for this assignment.

Signature Date

Printed Name Title



Oswald P. Carrerou, SRA, President

Deed of Last Conveyance

Return to: Raymond A. Goodwill, Jr.
Attorney at Law
P.O. Box 2334
Winter Haven, Florida 33883-2334

INSTR # 2005276972
BK 06488 PGS 0895-0896 PG(s) 2
RECORDED 11/14/2005 01:49:28 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 455.00
RECORDING FEES 18.50
RECORDED BY J Harrison

6512839

TAX ID No: 052826-624500-000010

WARRANTY DEED

THIS WARRANTY DEED, made this 3rd day of October, 2005 between **BARRY LEE FARMER**, individually, and as Trustee Under the Last Will of Robert L. Farmer, whose post office address is 184 Lakeview Court, Jefferson, GA 30649; **ROBERT LEE FARMER, JR.**, whose post office address is 13040 Black Fox, Lemont, IL 60439, and **GARRY LEE FARMER**, whose post office address is 1590 32nd Street, NW, Winter Haven, FL 3388; hereinafter called the **GRANTORS** and **ALAN T. GOFF** and **APRIL M. GOFF**, his wife, whose post office address is 835 S. Buena Vista Drive, Lake Alfred, Florida 33850, hereinafter called the **GRANTEES**,

WITNESSETH, That said Grantors, for and in consideration of the sum of TEN (\$10.00) DOLLARS and O.V.C., to said Grantees in hand paid by said Grantees, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantees, and to Grantees' heirs, successors and assigns forever, the following described lands, situate, lying and being in Polk County, Florida, to wit:

The South 30 feet of Lot 4, Lots 5, 6, and Lot 7 less the South 10 feet, ECHO LAKE PARK, according to map or plat thereof as recorded in Plat Book 7, page 43, Public Records of Polk County, Florida.

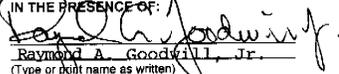
Subject to restrictions and easements of record and taxes for the year 2005 and subsequent years.

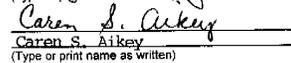
GRANTORS COVENANT THAT THEY RESIDE AT AN ADDRESS OTHER THAN THE PROPERTY BEING CONVEYED AND THAT SAID PROPERTY IS NOT THEIR HOMESTEAD PROPERTY.

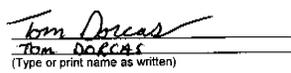
and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

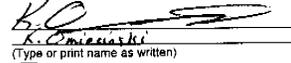
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

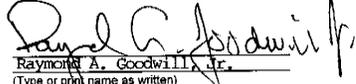
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

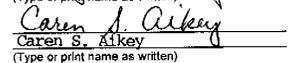

Raymond A. Goodwill, Jr.
(Type or print name as written)

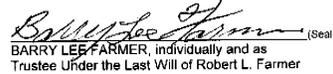

Caren S. Aikey
(Type or print name as written)


Tom Ducas
(Type or print name as written)


K. C. Omieski
(Type or print name as written)


Raymond A. Goodwill, Jr.
(Type or print name as written)


Caren S. Aikey
(Type or print name as written)

 (Seal)
BARRY LEE FARMER, individually and as
Trustee Under the Last Will of Robert L. Farmer

 (Seal)
ROBERT LEE FARMER, JR.

 (Seal)
GARRY LEE FARMER

This instrument was prepared by Raymond A. Goodwill, Jr., Attorney at Law, 107 Avenue A, NW, Winter Haven, Florida 33881.

Deed of Last Conveyance

STATE OF ILLINOIS)
) ss:
 COUNTY OF COOK)

Sworn to and subscribed before me by ROBERT LEE FARMER, JR. on this 3rd day of October, 2005.



Catherine Mierzwa
 Notary Public - State of Illinois
 Commission No:
 My Commission Expires: 4-19-07

Personally known
 Produced Identification
 Type of Identification Produced IL DL F656 7725 9109 2-23-04 15546 04-16-03 EXP

STATE OF FLORIDA)
) ss:
 COUNTY OF POLK)

Sworn to and subscribed before me by BARRY LEE FARMER on this 6th day of October, 2005.

Caren S. Aikey
 Caren S. Aikey
 Notary Public - State of Florida
 Commission No: DD 061987
 My Commission Expires: 10/22/2005

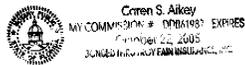
Personally known
 Produced Identification
 Type of Identification Produced _____



STATE OF FLORIDA)
) ss:
 COUNTY OF POLK)

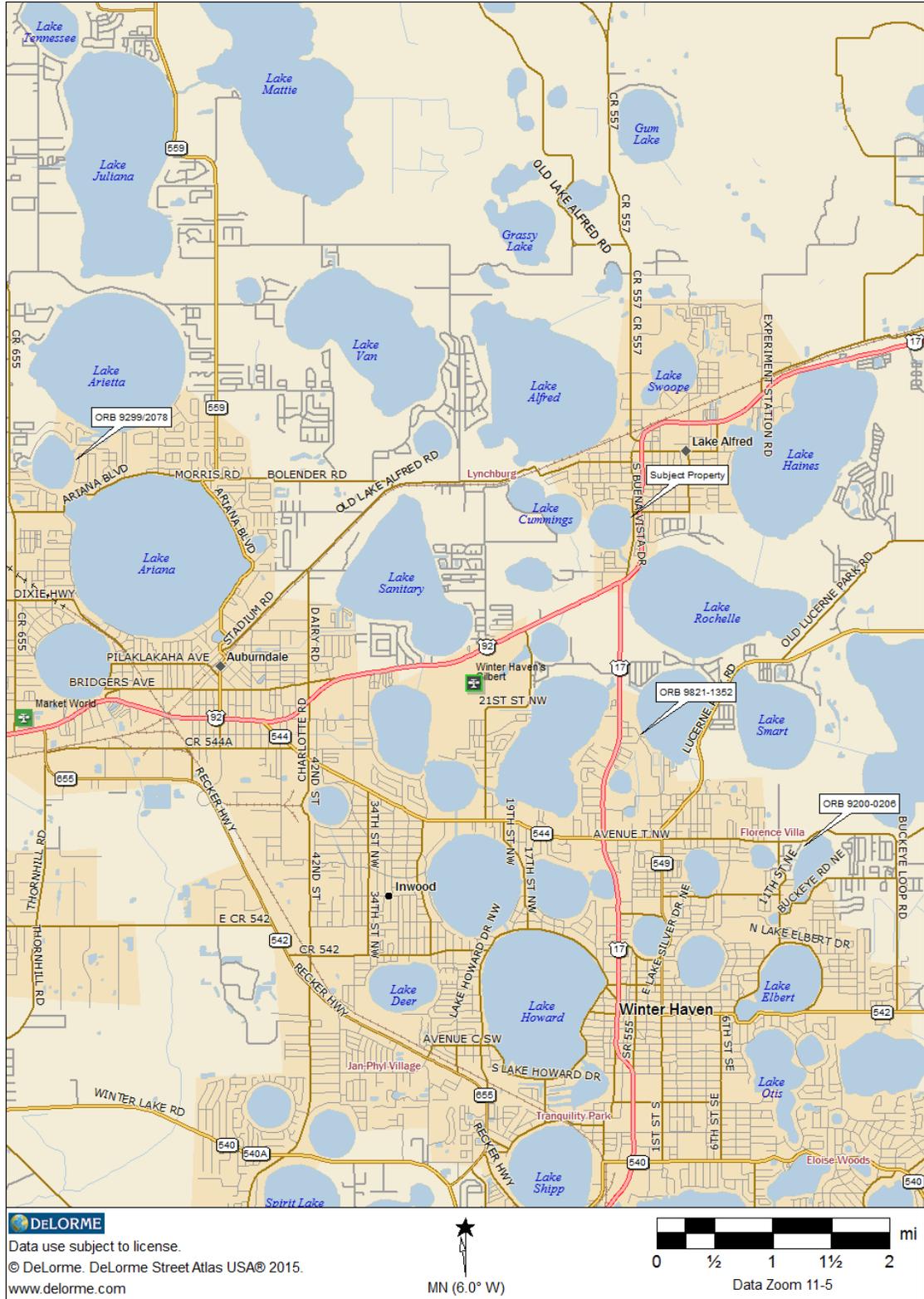
Sworn to and subscribed before me by GARRY LEE FARMER on this 6th day of October, 2005.

Caren S. Aikey
 Caren S. Aikey
 Notary Public - State of Florida
 Commission No: DD 061987
 My Commission Expires: 10/22/2005



Personally known
 Produced Identification
 Type of Identification Produced FL Drivers License

Vacant Land Sales Map



Sales Data Sheet –Vacant Land Sale No. 9821/1352

RECORDING DATA: O.R. Book/Page 9821/1352
COUNTY: Polk
GRANTOR: Erin Riddell
GRANTEE: Guillermo and Luz Echeverri
DATE OF TRANSACTION: May 4, 2016
DATE OF INSPECTION: October 11, 2016
DIMENSIONS 73.3' x 218.33' x 83' x 221.85'
(Effective Lake-frontage 73.3')
LAND SIZE 21,344 SF
(Source: Polk County Property Appraiser)
CONSIDERATION: \$37,500
UNIT PRICE: \$1.76 per SF
\$511.60 per FF
TYPE OF INSTRUMENT: Warranty Deed
TAX IDENTIFICATION NUMBER: 26-28-08-528500-000010
LOCATION: 350 feet south of Hyland Avenue
3260 Conine Drive West, Winter Haven
ZONING: None
LAND USE: RL-3 (Residential Low -3, Polk County
PRESENT USE: Vacant (Natural vegetation)
HIGHEST AND BEST USE: SFR
CONDITION OF TRANSACTION: Arm's Length
TYPE OF FINANCING: Cash to Seller
ENCUMBRANCES: None noted
TYPE OF IMPROVEMENTS: None
SITE UTILITIES: Water, Septic, Electric

VERIFICATION: Verified with: Public Records, Deed, Arjan Breunese (Listing Broker)
Phone No.: (888) 326-3949
Verified by: CMS
Date: 10/6/2016

MOTIVATION OF PARTIES: Grantor: Disposition of asset
Grantee: Improve with SFR

ANALYSIS OF PERTINENT SALE INFORMATION INCLUDING CASH EQUIVALENCY: Cash Equivalent

EXPOSURE TIME: 6 - 9 months

TIME ON MARKET: 31 days

ADDITIONAL REMARKS: This property is located on the east side of Conine Drive West approximately 350 feet south of Hyland Avenue in north Winter Haven. The specific location is 3260 Conine Drive West, Winter Haven, FL. This property was purchased on May 4, 2016 for \$37,500. The gross site area included 21,344 square feet of land. Considering the meandering shoreline as well as the angled frontage, the effective lake frontage is considered to be similar to the street frontage of 73.3 feet. The property lies along the western shore of Lake Conine. The average depth of the site is approximately 220 feet, which for comparison purposes, provides a Depth to Width Ratio of 3.00. This site will utilize city water and septic system and there are no additional improvements.

Photograph

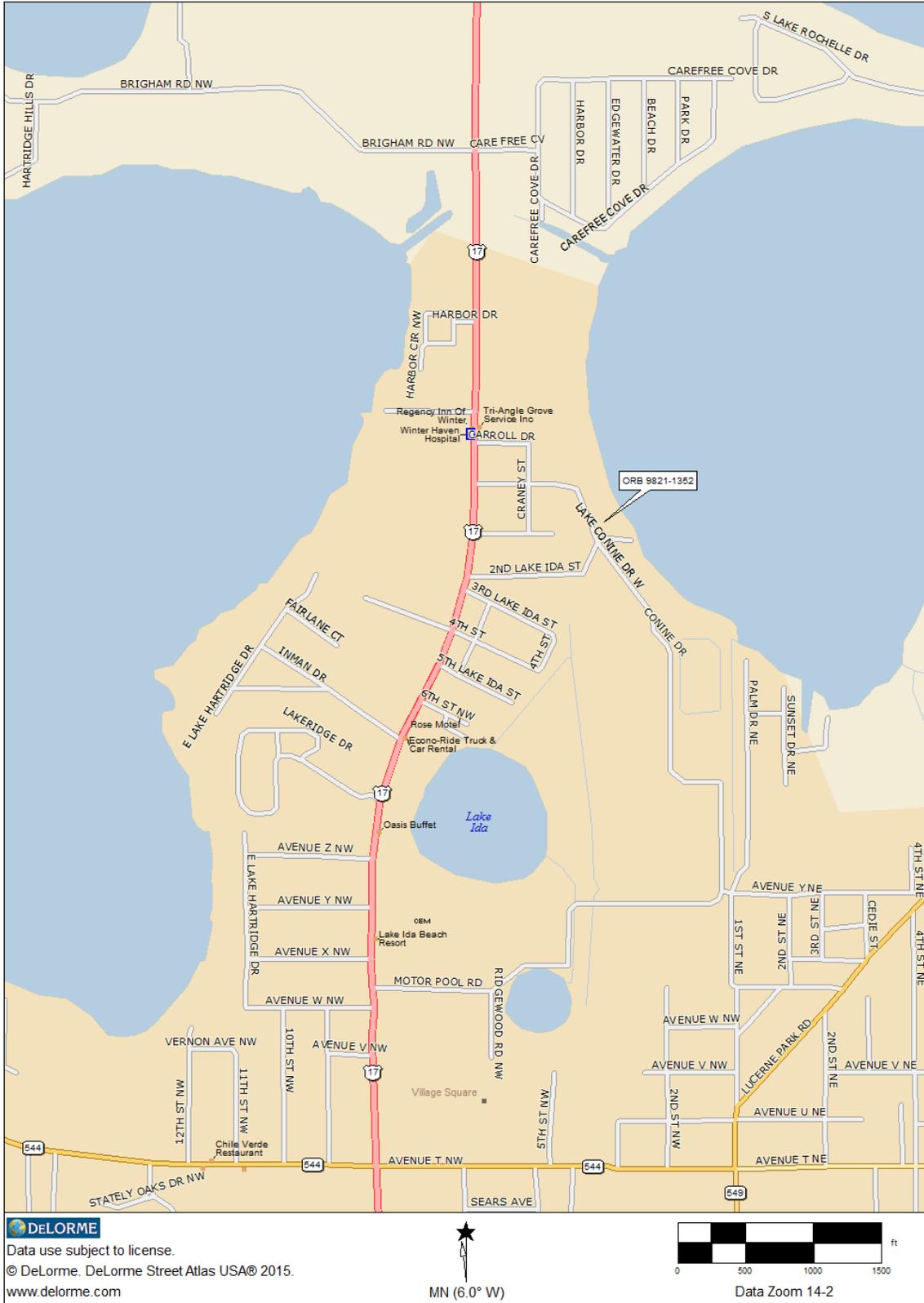


Photo taken October 5, 2016 by C. Michael Seney, MAI

Site Sketch/Aerial



Location Map





After Recording Return to:
 Krista Kellough
 First Advantage Title Partners, LLC
 1351 Alafaya Trail
 Suite 100
 Oviedo, FL 32765

INSTR # 2016085908
 BK 9821 Pg 1352 PG(s)1
 RECORDED 05/13/2016 02:18:33 PM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 DEED DOC #262.50
 RECORDING FEES \$10.00
 RECORDED BY gladlope

This Instrument Prepared by:
 Krista Kellough
 First Advantage Title Partners, LLC
 1351 Alafaya Trail
 Suite 100
 Oviedo, FL 32765
 as a necessary incident to the fulfillment of conditions
 contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
 082826-528500-000010

File No.: 0416-3891

WARRANTY DEED

This Warranty Deed, Made the 4th day of May, 2016 by Erin Riddell, an unmarried woman, whose post office address is: 888 Prior Street, Vancouver BC V6A 2G5, Canada, hereinafter called the "Grantor", to Guillermo Echeverri and Luz Echeverri, as husband and wife, whose post office address is: 6408 Brook Hollow Court, Tampa, FL 33634, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Seven Thousand Five Hundred Dollars and No Cents (\$37,500.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk County, Florida, to wit:

Lot 1 and the South 8.33 feet of Lot 2 and the 10-foot strip adjoining Lot 1, Conine Shore, according to the Map or Plat thereof as recorded in Plat Book 25, Page 4, of the Public Records of Polk County, Florida, said 10-foot strip being more particularly described as: Beginning at the Southeast corner of said Lot 1, run thence West along the South line of said Lot 1 a distance of 221.85 feet to the Southwest corner of said Lot 1, run thence South 37 degrees East a distance of 10 feet, run thence due East a distance of 221 feet, more or less, to the waters of Lake Conine, run thence North approximately 37 degrees West along the waters of Lake Conine a distance of 10 feet to the Southeast corner of aforesaid Lot 1 and the point of beginning.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon. **TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever. And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

#1 Witness Signature: [Signature] X [Signature]
 Printed Name: FIESAL A. EBRAHIM Erin Riddell

#2 Witness Signature: [Signature]
 Printed Name: EMILY ANNE STEVENS

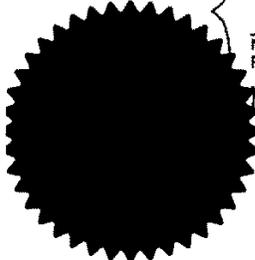
City Vancouver
 State of BC
 County of BC
 P.N.V.

The foregoing instrument was acknowledged before me this 4th day of May, 2016 by Erin Riddell, an unmarried woman, who is/are personally known to me or has/have produced a valid photo i.d. as identification.

[Signature] My Commission Expires: Dec 31/2016
 Notary Public Signature (SEAL)
 Printed Name: FIESAL A. EBRAHIM

NOTARY

FIESAL A. EBRAHIM
BARRISTER & SOLICITOR
NOTARY FOR AND IN THE
PROVINCE OF BRITISH COLUMBIA



Sales Data Sheet –Vacant Land Sale No. 9299/2078

RECORDING DATA: O.R. Book/Page 9299/2078
COUNTY: Polk
GRANTOR: Robert A. and Grethe E. Morgan
GRANTEE: Michael and Sonja Worst
DATE OF TRANSACTION: July 24, 2014
DATE OF INSPECTION: October 11, 2016
DIMENSIONS 100' x 229.21' x 100' x 217.28'
(Effective Lake-frontage 100')
LAND SIZE 23,522 SF
(Source: Polk County Property Appraiser)
CONSIDERATION: \$54,000
UNIT PRICE: \$2.30 per SF
\$540 per FF
TYPE OF INSTRUMENT: Warranty Deed
TAX IDENTIFICATION NUMBER: 25-27-33-302120-000220
LOCATION: 165 feet south of Kinsmen Drive
2021 Shoreland Drive, Auburndale
ZONING: RS-2, City of Auburndale
LAND USE: LDR (Low Density Residential), City of
Auburndale
PRESENT USE: Vacant (Natural vegetation)
HIGHEST AND BEST USE: SFR
CONDITION OF TRANSACTION: Arm's Length
TYPE OF FINANCING: Cash to Seller
ENCUMBRANCES: None noted
TYPE OF IMPROVEMENTS: None

SITE UTILITIES: Water, Sewer, Electric

VERIFICATION: Verified with: Public Records, Deed, Bob Lareau
(Listing Broker)
Phone No.: (863) 206-9650
Verified by: CMS
Date: 10/6/2016

MOTIVATION OF PARTIES: Grantor: Disposition of asset
Grantee: Improve with SFR

ANALYSIS OF PERTINENT SALE INFORMATION INCLUDING CASH EQUIVALENCY: Cash Equivalent

EXPOSURE TIME: 6 - 9 months

TIME ON MARKET: 82 days

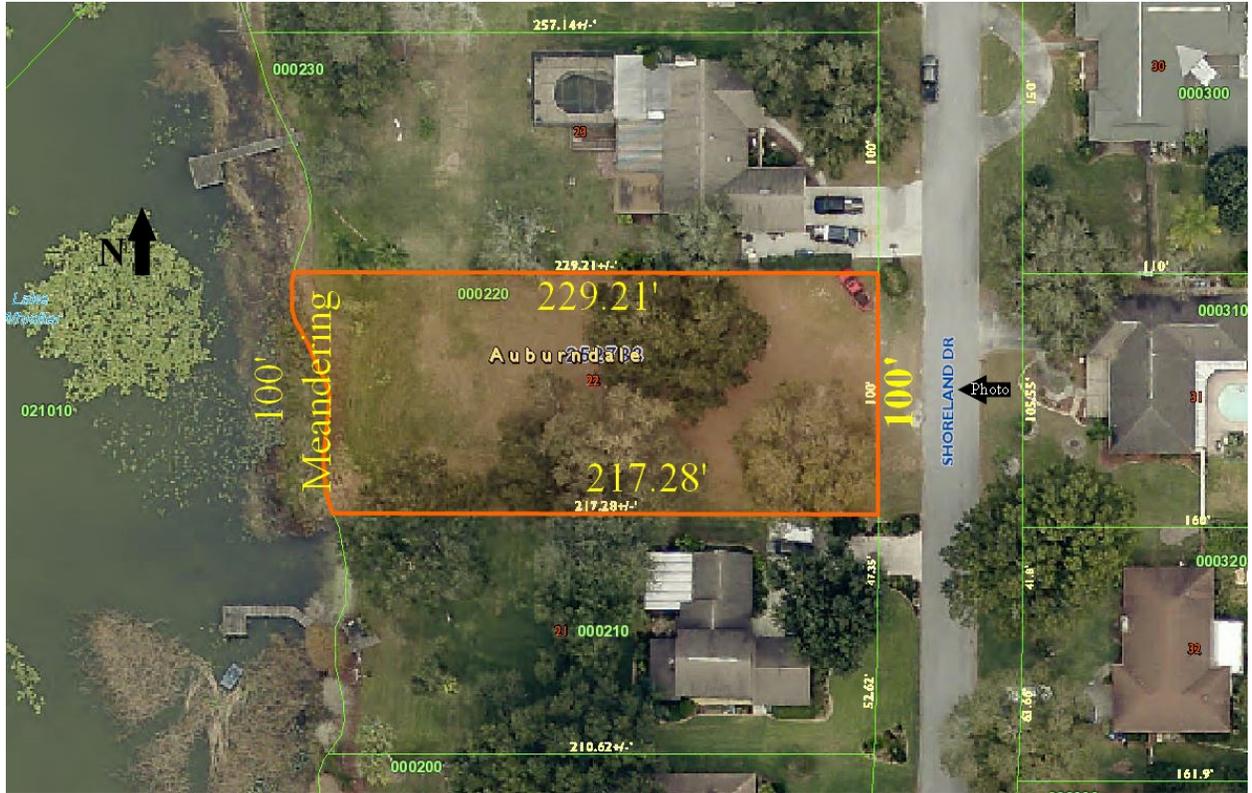
ADDITIONAL REMARKS: This property is located on the west side of Shoreland Drive within Lake Whistler Estates approximately 165 feet south of Kinsmen Drive in Auburndale. The specific location is 2021 Shoreland Drive, Auburndale, FL. This property was purchased on July 24, 2014 for \$54,000. The gross site area included 23,522 square feet of land. Considering the meandering shoreline as well as the angled frontage, the effective lake frontage is considered to be similar to the street frontage of 100 feet. The property lies along the eastern shore of Lake Whistler. The average depth of the site is approximately 223 feet, which for comparison purposes, provides a Depth to Width Ratio of 2.23. This site will utilize city water and sewer and there are no additional improvements.

Photograph

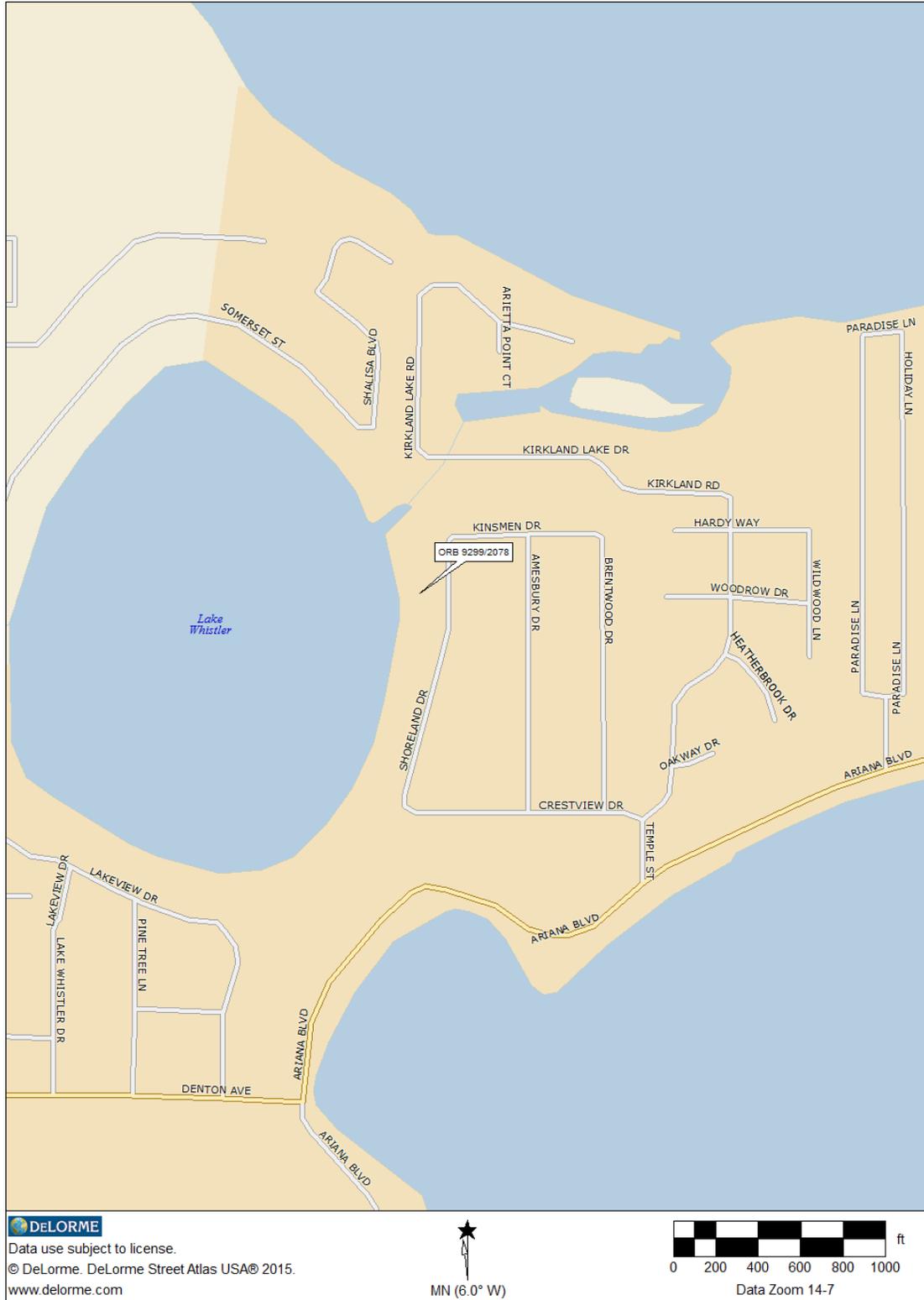


Photo taken October 11, 2016 by C. Michael Seney, MAI

Site Sketch/Aerial



Location Map



INSTR # 2014126983
BK 9299 Pgs 2078-2079 PG(s)2
07/24/2014 02:36:46 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 378.00

Prepared by and return to:
Patricia Harrison
Real Estate Closing Agent
STRAUGHN & TURNER, P.A.
P.O. Box 2295
Winter Haven, FL 33883
863-293-1184
File Number: 11832-0001
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of July, 2014 between **ROBERT A. MORGAN and GRETHE E. MORGAN, husband and wife** whose post office address is 123 Fox Pen Way, Daniels, WV 25832-9001 of the County of Raleigh, State of West Virginia, grantor*, and **MICHAEL WORST and SONJA WORST, husband and wife** whose post office address is 1501 Kolenda St., Port Charlotte, FL 33952 of the County of Charlotte, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

Lot 22, LAKE WHISTLER ESTATES, according to the map or plat thereof as recorded in Plat Book 67, Page 43, Public Records of Polk County, Florida.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

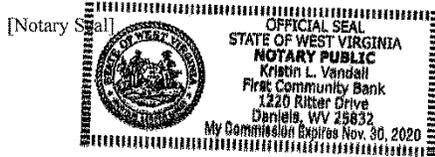
Signed, sealed and delivered in our presence:

Jill Bostic
Witness Name: Jill Bostic
Paulette McKinney
Witness Name: Paulette McKinney

Robert A. Morgan (Seal)
ROBERT A. MORGAN
Grethe E. Morgan
GRETHE E. MORGAN (Seal)

State of WV
County of Raleigh

The foregoing instrument was acknowledged before me this 24th day of July, 2014 by ROBERT A. MORGAN and GRETHE E. MORGAN, who are personally known or have produced a driver's license as identification.



Kristin L. Vandall
Notary Public
Printed Name: Kristin L. Vandall
My Commission Expires: Nov. 30, 2020

Sales Data Sheet –Vacant Land Sale No. 9200/0206

RECORDING DATA: O.R. Book/Page 9200/0206
COUNTY: Polk
GRANTOR: Roger K Williams
GRANTEE: Rhonda L Melstrom
DATE OF TRANSACTION: March 6, 2014
DATE OF INSPECTION: October 5, 2016
DIMENSIONS 90' x 179.98' (149.98' Eff) x 90.57' x 175.20'
(160.20' Eff)
(Effective Lake-frontage 90')
LAND SIZE 16,553 SF
(Source: Polk County Property Appraiser)
CONSIDERATION: \$40,000
UNIT PRICE: \$2.42 per SF
\$444.44 per FF
TYPE OF INSTRUMENT: Warranty Deed
TAX IDENTIFICATION NUMBER: 26-28-15-533530-000030
LOCATION: 950 feet east of 12th Court Northeast
1220 West Lake Buckeye Drive, Winter Haven
ZONING: None
LAND USE: RL-3 (Residential Low -3), Polk County
PRESENT USE: Vacant at the time of sale and has now been
improved with a SFR
HIGHEST AND BEST USE: SFR
CONDITION OF TRANSACTION: Arm's Length
TYPE OF FINANCING: Cash to Seller
ENCUMBRANCES: None noted
TYPE OF IMPROVEMENTS: None

SITE UTILITIES: Water, Septic, Electric

VERIFICATION: Verified with: Public Records, Deed, Julie Matthews
(Listing Broker)
Phone No.: (863) 875-7922
Verified by: CMS
Date: 10/6/2016

MOTIVATION OF PARTIES: Grantor: Disposition of asset
Grantee: Improve with SFR

ANALYSIS OF PERTINENT SALE INFORMATION INCLUDING CASH EQUIVALENCY: Cash Equivalent

EXPOSURE TIME: 6 - 9 months

TIME ON MARKET: 258 days

ADDITIONAL REMARKS: This property is located on the southeast side of West Lake Buckeye Drive within Buckeye Hills approximately 950 feet east of 12th Court Northeast in NE Winter Haven. The specific location is 1220 West Lake Buckeye Drive, Winter Haven, FL. This property was purchased on March 6, 2014 for \$40,000. The gross site area included 16,553 square feet of land. Considering the meandering shoreline as well as the angled frontage, the effective lake frontage is considered to be similar to the street frontage of 90 feet. The property lies along the northwestern shore of Lake Buckeye. The average depth of the site is approximately 155 feet, which for comparison purposes, provides a Depth to Width Ratio of 1.72. This site will utilize city water and septic system. A small dock and concrete pad for boat use was located on the property, however the broker stated that these items had no contributory value due to their condition.

Photograph

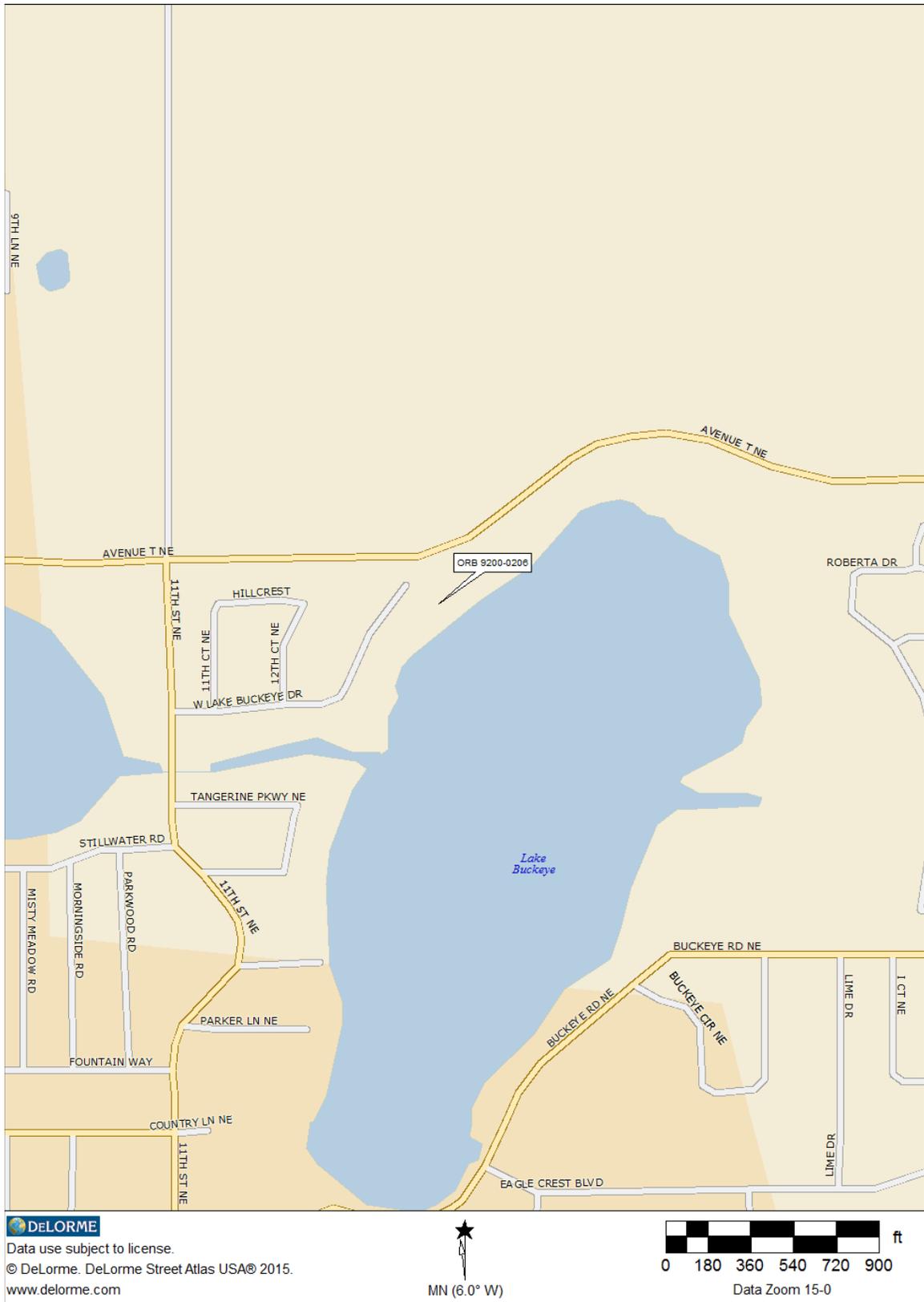


Photo taken October 5, 2016 by C. Michael Seney, MAI

Site Sketch/Aerial



Location Map



REAL ESTATE TITLE SERVICES, INC.
OFFICE BOX
14-0058
This Document Prepared By and Return to:
Linda Holewinski
Real Estate Title Services, Inc.
32 Third St., SW
Winter Haven, FL 33880

INSTR # 2014045199
Pg 206 of 206 Pg(s)
RECORDED 03/14/2014 09:28:36 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DED DUC \$280.00
RECORDING FEES \$10.00
RECORDED BY desohaly

Parcel ID Number: 15-28-26-533530-000030

Warranty Deed

This Indenture, Made this 6th day of March, 2014 A.D., Between
ROGER K. WILLIAMS, a single man

of the County of POLK, State of FLORIDA, grantor, and
CHARLES D. FERGUSON and RHONDA L. MELSTROM, his wife

whose address is: 8598 JAMESTOWN DRIVE, WINTER HAVEN, FL 33884

of the County of POLK, State of FLORIDA, grantees.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of POLK, State of FLORIDA to wit:

Lot 3, BUCKEYE HILLS, according to the Plat thereof recorded in Plat Book
44, Page 29, Public Records of Polk County, Florida.

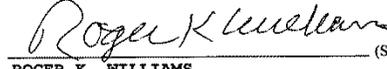
Subject to restrictions, reservations and easements of record, if any,
which are not reimposed hereby, and taxes subsequent to December 31st,
2013.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


CAROL A. BROWN
Witness

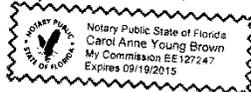

ROGER K. WILLIAMS (Seal)
P.O. Address: 1221 W. LAKE BUCKEYE DR., WINTER HAVEN, FL 33881


Printed Name: Cindy Strous
Witness

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 6th day of March, 2014 by
ROGER K. WILLIAMS

who is personally known to me or who has produced his Driver's License as identification.




CAROL ANNE YOUNG BROWN
Notary Public
My Commission Expires: 09/19/15

14-0058

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Book9200/Page206 CFN#2014045199

Page 1 of 1



PROFESSIONAL QUALIFICATIONS

OSWALD P. CARREROU, President

A.R.E.A. REAL ESTATE APPRAISERS, INC.,
State Certified General Contractor CGC 1511393
State Certified General Real Estate Appraiser RZ271

Mr. Carrerou founded A.R.E.A Real Estate Appraisers, Incorporated in 1982. He is currently the owner and President of the firm, which specializes in appraising commercial, industrial, agricultural, residential, and special purpose properties. Mr. Carrerou is committed to excellence and quality and is dedicated to providing superior customer service.

State Certified General Real Estate Appraiser,	1990, No. RZ271
President, A.R.E.A. Real Estate Appraisers, Inc.	SINCE 1982
President, Premier Construction, LLC	SINCE 1996
Special Magistrate Appointment: Highlands County, Florida	1999 – 2001, 2003 – 2008
Polk County, Florida	2000 – 2001, 2004 – 2010
Brevard County, Florida	2009, 2010, 2011, 2012
Alachua County, Florida	2009, 2010, 2011, 2012

FORMAL EDUCATION

Florida State University - Tallahassee, Florida

Bachelor of Science in Business Administration and Real Estate - 1978

PROFESSIONAL ASSOCIATIONS, DESIGNATIONS & MEMBERSHIPS

APPRAISAL INSTITUTE, SRA Designation - 1982

STATE CERTIFIED GENERAL REAL ESTATE APPRAISER, Since 1990, #RZ271 (State of Florida)

STATE CERTIFIED GENERAL REAL PROPERTY APPRAISER, Since 2008, #332706 (State of Georgia)

STATE CERTIFIED GENERAL CONTRACTOR 1511393

Florida Association of Realtors

East Polk County Association of Realtors

Licensed Real Estate Broker - State of Florida

EDUCATIONAL CREDITS -(Courses Completed)

Appraisal Institute

SRA Designation, 1982

410 Standard of Professional Practice Part a (USPAP)

430 Standards of Professional Practice, Part "C"

510 Advanced Income Capitalization

520 Highest & Best Use and Market Analysis

530 Advanced Sales Comparison and Cost Approach

Regression Analysis in Appraisal Practice

707 Technology Forum, Part I

713 Technology Forum Part II

Appraisal of Retail Properties

Subdivision Valuation

Litigation Appraising

Condemnation Appraising Principles & App

Liens, Taxes, and Foreclosures

Florida State University

Real Estate Principles and Practices

Real Estate Finance

Real Estate Appraisal

Advanced Real Estate Appraisal

Legal Environment of Real Estate

Real Estate Feasibility Analysis

Florida Department of Revenue, Stephen Keller, Office of General Counsel

Value Adjustment Board/Special Master Training Seminar

Value Adjustment Board workshop on drafting new VAB procedures – Tallahassee, May 2009

OSWALD P. CARREROU, TYPES OF APPRAISALS COMPLETED

AGRICULTURAL & VACANT LAND:

Citrus Groves, Pasture and Crop Land
Commercial & Industrial
Residential
Conservation/Reserved Wetlands

RESIDENTIAL:

Townhome, Villa, Duplex
Single Family
Condominium
Planned Residential Subdivisions

RESIDENTIAL INCOME PRODUCING:

Apartment Buildings
Small Residential Income (1-4 family)
Proposed and Existing Townhome Developments

INDUSTRIAL:

Distribution, Storage & Mini-Storage Warehouses
Flex-Space Industrial Buildings

COMMERCIAL:

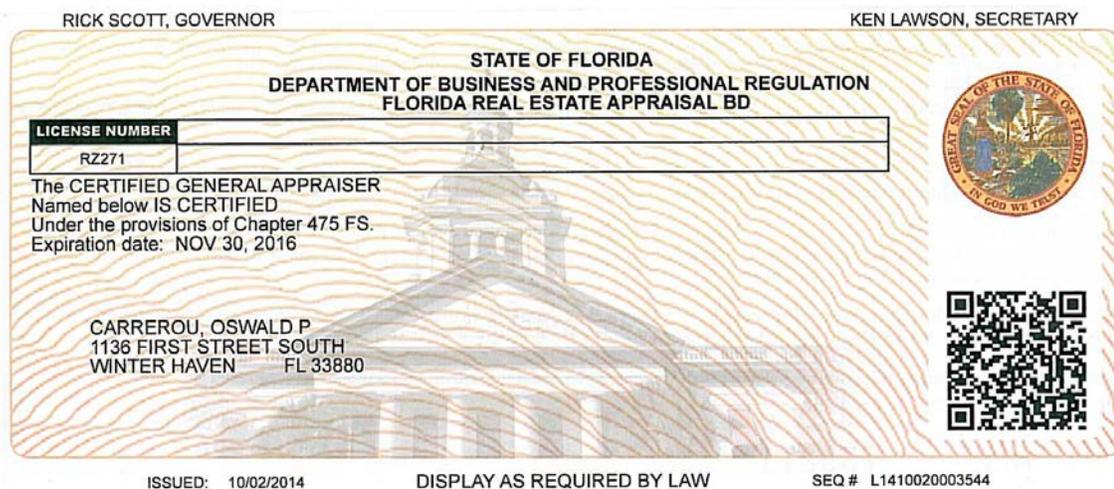
Luxury Hotels
Resort Motels
Free-Standing & Multi-Story Office Buildings
Professional Office Condominiums
Community & Neighborhood Shopping Centers
Free-Standing & Retail Strip Centers
Mobile Home and Recreational Vehicle Parks
Restaurants, Including Fast Food & Drive-Through
Service Stations, Service Garages & Dealerships

SPECIAL PURPOSE & OTHER:

Have provided appraisal services, valuation analysis and consulting services.
Completing several eminent domain appraisal assignments in Polk and Hillsboro Counties.
Qualified as an Expert Witness Polk, Hillsboro through testimony in several trials and Order of Taking Hearings.

EXPERIENCE

1982 to Present A.R.E. A. Real Estate Appraisers, Inc., President
Single Family, Multiple Family, Condominium, Commercial Appraising (100% time appraising).
6/80 to 4/82 Cypress Gardens Realty, 290 Cypress Gardens Boulevard, Winter Haven, Florida. Single Family, Multiple Family,
Condominium, Commercial Appraising (100% time appraising).
8/78 to 6/80 First Federal of Broward, Fort Lauderdale, Florida. Single Family, Multiple Family and Condominiums (100% time
appraising).





PROFESSIONAL QUALIFICATIONS

C. Michael Seney, MAI

Senior Associate
Commercial Appraisal Department
A.R.E.A. REAL ESTATE APPRAISERS, INC.
State Certified General REA #RZ 2558

REAL ESTATE/APPRAISAL EXPERIENCE

2001-Present

A.R.E.A. Real Estate Appraisers, Inc.; Winter Haven, Florida; Fee Appraiser

2012-Present

Coldwell Banker Commercial - Saunders Ralston Dantzler; Sales Associate

1993-1996

A.R.E.A. Real Estate Appraisers, Inc.; Winter Haven, Florida; Fee Appraiser

EDUCATIONAL/PROFESSIONAL CREDITS

University of Florida

Bachelor of Arts in Business Administration, 1998

Appraisal Institute

Course 510, Advanced Income Capitalization

Course 520, Highest and Best Use

Course 530, Advanced Sales Comparison & Cost Approaches

Course 540, Report Writing and Valuation Analysis

Course 550, Advanced Applications

Comprehensive Exam (MAI Requirement)

Final Experience Review (MAI Requirement)

Demonstration Report – Capstone Program (MAI Requirement)

MAI Designation

Subdivision Valuation

Business Practices and Ethics

Using Your HP12C Financial Calculator

Feasibility, Market Value, Investment Timing: Option Value

Analyzing Operating Expenses

Litigation Appraising: Specialized Topics and Applications

Condemnation Appraising: Principles and Applications

Various Seminars and Webinars

Additional Courses from:

CLE International - Eminent Domain Conference

Bert Rodgers School of Real Estate

Elgin Real Estate School

Lee & Grant, Company

American Society of Appraisers

McKissock Real Estate and Appraisal School

2014-2015 National USPAP (McKissock School of Real Estate)

Florida Appraisal Laws and Regulations (McKissock School of Real Estate)

PROFESSIONAL ASSOCIATIONS

Appraisal Institute – Designated Member

COMMUNITY RELATIONS

Member of the Eloise Community Redevelopment Agency (ECRA) Advisory Committee
Member School Advisory Committee – Jewett School of the Arts

PROFESSIONAL RECOGNITION

State Certified General REA, #RZ 2558
Appraisal Institute - MAI Designation

TYPES OF PROPERTY APPRAISED

- RESIDENTIAL: Single family homes; 2-4 family dwellings; Vacant residential land; Condominiums
- COMMERCIAL: Apartment complexes; Office buildings; Retail buildings; Office warehouse properties; Gas stations; Commercial land; Strip shopping centers; Existing and proposed residential subdivisions; Convenience stores; Day care centers; Churches; Automobile dealerships; Mobile home parks
- INDUSTRIAL: Warehouse properties; Distribution warehouses; Manufacturing complexes; Mini-warehouse storage complexes
- AGRICULTURAL: Citrus groves; Pastureland; Wetlands; Timberland; Nurseries
- EMINENT DOMAIN: Florida Department of Transportation District VII; Partial Takings; Full Takings; Easements; Roadways; Railroad Easements
- SPECIAL USE: Market lease analysis; Leasehold estate analysis
- SPECIAL PURPOSE: Eminent Domain, Probate, Valuation and Tax Assessment Evaluation
- REVIEW: Review of all types of Commercial and Residential Appraisal Reports

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ2558	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

SENEY, CHARLES MICHAEL
115 PARK LANE
WINTER HAVEN FL 33884




ISSUED: 11/16/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1411160001771