



Town of Eatonville
Community Redevelopment Agency
370 East Kennedy Blvd.
Eatonville, Florida 32751
407-960-1361 Phone
jbenderson@eatonvillecra.org

CRA Funding Application

Applicant Information		
1. Applicant: <u>EATONVILLE CHAMBER OF COMMERCE</u>		
2. Property Owner: <u>LAVONDA WILDER</u>		Phone: <u>407-927-5563</u>
3. Business Owner: <u>LAVONDA WILDER</u>		Email: _____
3a. Federal I.D. No.: <u>82-2863453</u>		3b. DUNS No.: _____
4. Agent authorized by Owner*: <u>JORDAN WARE</u>		
5. Applicant Address: <u>213 W. KENNEDY BLVD, ORLANDO, FL 32810</u>		
<i>*Please provide owner authorization letter</i>		
File No. _____ Date: _____		
Property Information		
6. Property Address: <u>213 W KENNEDY BLVD</u>		
7. Property PCN: <u>35-21-29-0000-00-086</u>		
8. Property Sq.ft./Acreage/Units <u>26,402 /0.61 AC</u>		Proposed Sq.ft. Units <u>14125</u>
9. Property Zoning <u>C-3</u>		Property Future Land Use <u>C-3</u>
Redevelopment Program Request		
First Time Home Buyer Assistance	<input checked="" type="checkbox"/> Commercial Façade Grant	<input type="checkbox"/> Residential Façade Grant
Business Lease Subsidy Grant	Commercial Leasehold Improvement	Economic Redev. Prop

10. Project Description: _____

EXTERIOR FACADE RENOVATIONS TO INCLUDE CHAMBER OF COMMERCE SIGNAGE

LANDSCAPE IMPROVEMENTS, PARKING LOT IMPROVEMENTS, SECURITY LIGHTING

EXTERIOR SECURITY, ENTRY DOOR UPGRADE, WINDOW REPLACEMENT UPGRADE

EXTERIOR PAINTING

(attach additional documents as needed)



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11. What is the property's current taxable value? (25 Points) \$109,592
12. Do you have any pending code enforcement action or existing citations? NO
13. Have you received funding from any other programs in the past? NO
14. What is the estimated taxable value after the project is completed? \$150,000
15. Please identify the goals and objectives from the CRA master plan that your project supports. 3.1.9, 3.5.4, 3.5.7 (15 points)
16. Will this project contribute to the reduction of slum and blight? Yes X No
If yes, explain.
EXISTING ONE STORY BUILDING STRUCTURE WAS BUILT IN 1947. IMPROVEMENTS
AS REQUESTED WILL SUPPORT THE REDUCTION OF SLUM AND BLIGHT ON THE WEST
KENNEDY BLVD CORRIDOR AND PROVIDE NEED BUSINESS PARKING. WITH THE IM-
PROVEMENTS REQUESTED AND SERVICES PROVIDED TO THE COMMUNITY THE
EATONVILLE CHAMBER OF COMMERCE WILL ESTABLISH A PARTNERSHIP WITH TOECRA
WHICH WILL SUCCESSFULLY ENHANCE APPEARANCE AND VALUES OF (75 points)
THE CRA DISTRICT SPECIFICALLY ON THE WEST SIDE OF I-4.
17. Will this project have an economic benefit to the Town? (new business, jobs, training, etc)
Yes Yes No If yes, explain.
THE ECONOMIC BENEFIT OUTSIDE OF PROPERTY VALUE ENHANCEMENT AND TAX
REVENUES FOR THE TOWN THIS PROJECT HELPS THE TOECRA THROUGH A NEW
PARTNERSHIP WITH THE CHAMBER OF COMMERCE ACCOMPLISH THE CRA PLAN
GOALS AND OBJECTIVES OF NEIGHBORHOOD INVESTMENT(3.1.9), 3.5.4 SUPORT OF
JOB TRAINING, EDUCTION AND BUSINESS DEVELOPMENT PROGRAMS TO SUCCESS-
FULLY RECRUIT AND PROMOTE NEW BUSINESSES AND 3.5.7 ESTABLISHING (50 points)
FUNDING AND DEVELOPING PARTNERSHIPS.



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18. In the past 7 years has (1) the applicant, the ownership group or any of its subsidiaries, (2) any principal executive officer of the applicant or the ownership group or (3) any entity that any principal executive officer of the applicant or the ownership group controls or controlled been convicted of or plead guilty or nolo contendere in a domestic, foreign or military court to any felony or misdemeanor involving fraud, false statements or omissions, wrongful taking of property, bribery, perjury, forgery, or a conspiracy to commit any of these offences? Yes ____ No X If yes, explain. (-25 Points)

19. Is the applicant, the ownership group or any of its subsidiaries, (2) any principal executive officer of the applicant or the ownership group or (3) any entity that any principal executive officer of the applicant or the ownership group controls (a) been the subject of a pending criminal prosecution or governmental enforcement action in any jurisdiction or (b) subject to any unsatisfied tax liens in Florida or judgment liens in any jurisdiction in the U.S.? Yes ____ No X if yes, explain (-25 Points).

20. Please explain how the project will be financed and/or funded? (5 Points)

THE EATONVILLE CHAMBER OF COMMERCE IS REQUESTING A 100% FUNDING
PARTNERSHIP INVESTMENT DUE THE AVAILABILITY OF LIQUID DOLLARS AND BECAUSE
OF THE LONG TERM PARTNERSHIP THROUGH MARKETING, PROMOTIONS, JOB TRAINING
ACTIVITIES, SMALL BUSINESS DEVELOPMENT AND OTHER BENEFICIAL CHAMBER ACTI-
VITIES SUCH AS COMMUNITY BRANDING, BUSINESS ENGAGEMENT AND RECRUITMENT.

21. What is the total project's cost? (acquisition, demolition, construction, etc) \$20,000.00 (5 Points)

22. What percent of the project cost is being requested? 5% 10% 20% 50% 100%

23. Please provide a copy of the projects Pro Forma operating budget. (25 points)

24. Please attach a copy of the proposed signed and sealed site plans. (15 Bonus Points)



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25. Building Proposed Improvements:

Improvements	Total Cost	Match	Grant
GRAVEL PARKING LOT INSTALL	1,000.00	0	1,000.00
EXTERIOR PAINTING	1,500.00	0	1,500.00
LANDSCAPE UPGRADES	500.00	0	500.00
ELEVATION UPGRADES	9,000.00	0	9,000.00
NEW SIGNAGE DESIGN/INSTALL	2,000.00	0	1,000.00
REPLACEMENT WINDOWS	1,500.00	0	1,500.00
REPLACEMENT OF ENTRY DOOR	2,000.00	0	2,000.00
EXTERIOR SECURITY LIGHTING	500.00	0	500.00
EXTERIOR SECURITY SURVEILLANCE	1,000.00	0	1,000.00

Estimated Construction Time: 150 days **Estimated Completion Date** TBD

Property Owner Approval: _____ **Date:** _____

Authorized Agent Signature: _____ **Date:** _____

Applicant Signature (notarized) _____ **Date:** _____



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Community Redevelopment Agency
370 East Kennedy Blvd.
Eatonville, Florida 32751
407-960-1361 Phone
jbenderson@eatonvillecra.org

Please submit complete application to:

**Town of Eatonville
Community Redevelopment Agency
Attn: James Benderson
370 E. Kennedy Blvd.
Eatonville, FL 32751**

*****All requests are subject to available funding*****

For CRA Office Use Only

Application Checklist:	Approval:
<ul style="list-style-type: none">○ Proof of Ownership○ Written Consent of Owner○ Complete Application○ 2+ Work Estimates○ Debt free from Town○ Photos of Existing & Proposed○ Drawings of proposed project○ Pro Forma for Operating Budget	<ul style="list-style-type: none">○ Application received by: _____○ Improvements meet criteria: _____○ Finance Review for Funding: _____○ Application Point Calculation: _____○ CRA Director Approval: _____○ CRA Advisory Board: _____○ CRA Board Approval: _____

File Notes:

FAÇADE GRANT PERFORMA
Street Address
 213 WEST KENNEDY BLVD
GRANTEE/ GRANTOR
 Eatonville Chamber of Commerce / Town of Eatonville CRA
LOT BLK SUB
 35-21--29-000-00-086

Grant
Budget \$20,000.00
Asses Val \$110,000.00

County Orange

	%	Total to be Drawn	1	2	3	4	5	6	7	Drawn to Date	Remaining Funds Avail.
GRANT RESERVE: 5%	5.0	\$1,000.00								\$0.00	\$1,000.00
EXTERIOR FAÇADE IMPROVEMENTS: 45%											
ELEVATION DESIGN AND UPGRADES	45.0	\$9,000.00								\$0.00	\$9,000.00
PARKING LOT UPGRADES: 5%											
INSTALL MENT OF GRAVEL/CRUSHED ASPHALT PRKING	5.0	\$1,000.00								\$0.00	\$1,000.00
PARKING BUMP STOPS											
SIGNAGE: 10%											
INSTALLTION OF NEW CHAMBER OF COMMERCE SIGNAGE	10.0	\$2,000.00								\$0.00	\$2,000.00
PAINTING: 7.5%											
EXTERIOR PAINTING/ COMMERCIAL GRADE	7.5	\$1,500.00								\$0.00	\$1,500.00
BUILDING IMPROVEMENTS: 25%											
NEW COMMERCIAL ENTRY DOOR REPLACE MENT	25.0	\$5,000.00								\$0.00	\$5,000.00
NEW WINDOWS REPLACEMENT											
EXTERIOR SECURITY											
EXTERIOR SECURITY LIGHTING											
FINAL LANDSCAPE : 2.5%											
LANDSCAPING UPGRADES	2.5	\$500.00								\$0.00	\$500.00
Total This Inspection		\$20,000.00	0	0	0	0	0	0	0	\$0.00	\$20,000.00
Total To Date	0.0										

Inspection No.	Inspection Date	Inspected By	Comments
1			
2			
3			
4			
5			
6			
7			
8			

Property Record - 35-21-29-0000-00-086

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary as of 04/17/2019

Property Name

213 W Kennedy/Retail

Names

Wilder Lavonda

Municipality

EVL - Eatonville

Property Use

1100 - Stores One Story

Mailing Address

Po Box 150791
Altamonte Springs, FL 32715-0791

Physical Address

213 W Kennedy Blvd
Orlando, FL 32810

**QR Code For Mobile Phone**

213 W KENNEDY BLVD, ORLANDO, FL 32810 6/11/2015 3:00 PM



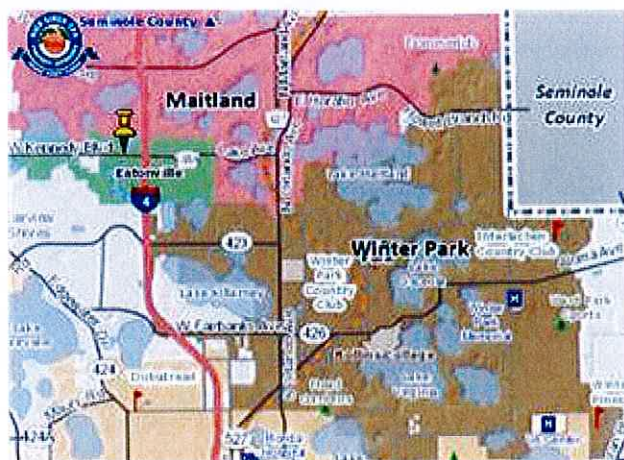
292135000000086 03/06/2007



292135000000086 03/06/2007



292135000000086 03/06/2007



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2018	✓ MKT	\$65,086	+	\$42,994	+	\$1,512 =	\$109,592 (6.8%)	\$109,592 (6.8%)
2017	✓ MKT	\$59,860	+	\$41,740	+	\$1,008 =	\$102,608 (2.8%)	\$102,608 (2.8%)
2016	✓ MKT	\$58,306	+	\$40,523	+	\$1,008 =	\$99,837 (13%)	\$99,837 (13%)
2015	✓ MKT	\$47,712	+	\$39,926	+	\$1,008 =	\$88,646	\$88,646

2018 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$109,592	\$0	\$109,592	4.0510 (-4.05%)	\$443.96	21 %
Public Schools: By Local Board	\$109,592	\$0	\$109,592	3.2480 (0.00%)	\$355.95	17 %
Orange County (General)	\$109,592	\$0	\$109,592	4.4347 (0.00%)	\$486.01	23 %
Town Of Eatonville	\$109,592	\$0	\$109,592	7.2938 (0.00%)	\$799.34	37 %
Library - Operating Budget	\$109,592	\$0	\$109,592	0.3748 (0.00%)	\$41.08	2 %
St Johns Water Management District	\$109,592	\$0	\$109,592	0.2562 (-5.95%)	\$28.08	1 %
				19.6585	\$2,154.42	

2018 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

S 430 FT OF W 100 FT OF SE1/4 OF NW1/4 (LESS N 153.6 FT) (LESS S 40 FT FOR ROAD) & LAKE LOVELY ESTATES SUB R/121 LOT 75 BLK G (LESS S 10 FT) OF SEC 35-21-29

Total Land Area

26,402 sqft (+/-)

|

0.61 acres (+/-)

GIS Calculated

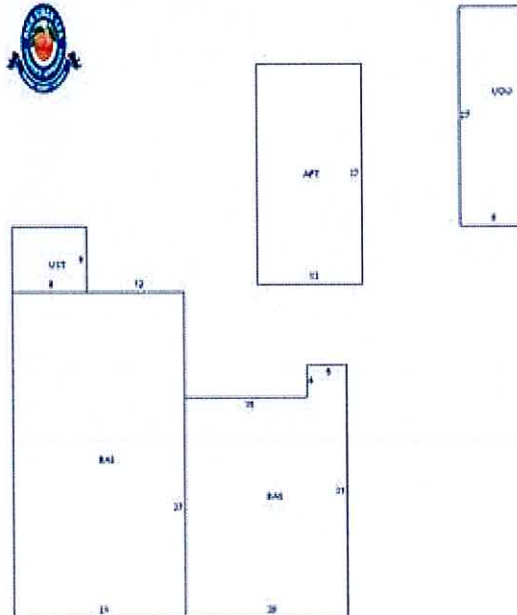
Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1100 - Stores One Story	C-3	14125 SQUARE FEET	working...	working...	working...	working...
0001 - Vacant Residential	R-2	12340 SQUARE FEET	working...	working...	working...	working...

Buildings

Model Code	04 - Commercial
Type Code	1100 - Stores One Story
Building Value	\$45,550
Estimated New Cost	\$151,834
Actual Year Built	1947
Beds	0
Baths	0.0
Floors	1
Gross Area	2039 sqft
Living Area	1751 sqft
Exterior Wall	Cb.Stucco
Interior Wall	Plywood.Pn

Subarea Description	Sqft	Value
APT - Apartment	351	working...
BAS - Base Area	1400	working...
UDU - Unf Dt Uty	216	working...
UST - Unf Storag	72	working...

**Extra Features**

Description	Date Built	Units	Unit Price	XFOB Value
6040 - Paved Concrete	01/01/2007	840 Unit(s)	working...	working...

Sales**Sales History**

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
01/07/2015	\$110,000	20150009098	10857 / 9262	Warranty Deed	Lewis Lionel E	Wilder Lavonda	Improved
05/25/2012	\$0	20120578217	10465 / 2271	Quitclaim Deed	Lewis Lionel E Lewis Brenda M	Lewis Lionel E	Improved
05/25/2012	\$60,000	20120418542	10421 / 0895	Quitclaim Deed	Lewis Lionel E Lewis Brenda M	Lewis Lionel E	Improved
11/30/1993	\$128,100	19934697231	04665 / 3603	Warranty Multiple	Andrews Barbara	Lewis Lionel E Lewis Brenda M	Improved
07/13/1990	\$100	19903605388	04219 / 1949	Quitclaim Multiple			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
110 S Main St	02/27/2019	\$1,465,100	\$233	Warranty Multiple	0/0	20190132567/	
1011 W Colonial Dr	02/15/2019	\$165,700	\$36	Special Warranty Multiple	0/0	20190113994/	
4701 S Orange Blossom Trl	02/14/2019	\$1,223,700	\$554	Warranty Deed	0/0	20190099306/	
6099 Silver Star Rd	01/25/2019	\$340,000	\$202	Warranty Deed	0/0	20190057094/	
1200 N Mills Ave	01/04/2019	\$1,075,000	\$299	Special Warranty	0/0	20190009995/	
5801 W Colonial Dr	12/27/2018	\$1,239,700	\$561	Special Warranty Multiple	0/0	20190006509/	
4495 S Semoran Blvd	12/27/2018	\$1,660,300	\$549	Special Warranty Multiple	0/0	20190006509/	
25152 E Colonial Dr	12/17/2018	\$60,300	\$193	Warranty Multiple	0/0	20190022041/	
2611 Lee Rd	12/05/2018	\$153,500	\$85	Special Warranty Multiple	0/0	20180722047/	
3113 N Orange Blossom Trl	12/03/2018	\$252,900	\$97	Warranty Multiple	0/0	20180698459/	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
REG-214120	working...	working...	C Two M Nutrition C2M Nutrition LLC	213 W Kennedy Blvd

Schools

Edgewater (High School)

Principal	Mark E Shanoff
Office Phone	407-835-4900
Grades	2018: I 2017: C 2016: C

Hungerford (Elementary)

Principal	Mrs. Letecia Foster
Office Phone	407-623-1430
Grades	2018: C 2017: C 2016: C

Lockhart (Middle School)

Principal	Mrs. Allison June Kirby
Office Phone	407-296-5120
Grades	2018: C 2017: C 2016: C

Utilities/Services

Electric	Duke Energy
Water	Eatonville
Recycling (Friday)	Orange County
Trash (Thursday)	Orange County
Yard Waste (Friday)	Orange County

Elected Officials

State Senate	Randolph Bracy
County Commissioner	Bryan Nelson
School Board Representative	Nancy Robinson
US Representative	Val Demings
State Representative	Robert "Bob" Cortes
Orange County Property Appraiser	Rick Singh

Traffic Information

Kennedy Bv/Lake Av	15,439 Vehicles / Day
--------------------	--------------------------

THIS INSTRUMENT WAS PREPARED BY:
Jaimon H. Perry
The Perry Law Group LLC
37 North Orange Avenue
Suite 500
Orlando, FL 32801

05/04/2021 09:11 AM Page 1 of 1
Rec Fee: \$10.00
Deed Doc Tax: \$0.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

NOTICE OF DEFERRED PAYMENT LOAN LIEN

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared **Jaimon H. Perry, Esquire of The Perry Law Group, LLC**, who, upon being first sworn according to law, deposes and says:

(1) That the affiant is the General Counsel for the Town of Eatonville Community Redevelopment Agency ("TOECRA").

(2) That Lavonda Wilder is the record owner of the following described real property in Orange County, Florida:

The land referred to herein below is situated in the County of ORANGE, State of Florida, and Described as follows:

THE SOUTH 430 FEET OF THE WEST 100 FEET OF THE SE1/4 OF THE NW1/4 (LESS THE NORTH 153.60 FEET OF THE SOUTH 430 FEET OF THE WEST 100 FEET) (LESS SOUTH 40 FEET FOR ROAD) LYING AND BEING WITHIN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA;

AND

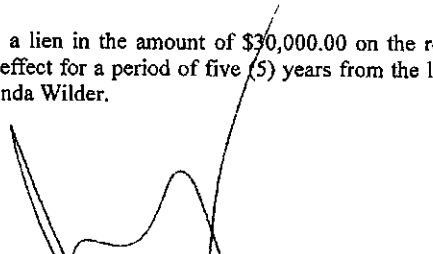
LOT 75, BLOCK G, (LESS THE SOUTH 10 FEET), LAKE LOVELY ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF IN PLAT BOOK R, PAGE 121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

a/k/a 213 West Kennedy Blvd., Orlando, FL 32810 (Parcel ID 35-21-29-0000-00-086)

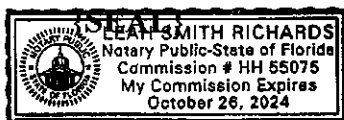
(3) That Lavonda Wilder agreed to a Deferred Payment Loan with TOECRA concerning the above-referenced real property.

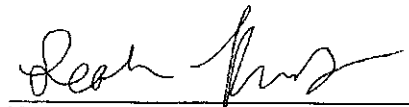
WHEREFORE, notice is given that TOECRA claims a lien in the amount of \$30,000.00 on the real property described in paragraph 2, which lien shall remain in effect for a period of five (5) years from the last disbursement date of the loan proceeds from TOECRA to Lavonda Wilder.

FURTHER AFFIANT SAYETH NAUGHT


Jaimon H. Perry

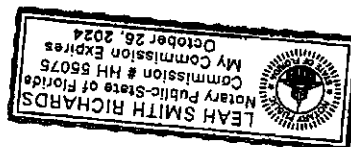
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of May, 2021 by Jaimon H. Perry, who is personally known to me or who has produced FL DL as identification.




Notary Public

Leah Richards
Printed Notary Name

My Commission Expires:





Veronica King <vking@townofeatonville.org>

Fwd: Fw: 213 W. Kennedy Blvd. Eatonville, Florida Renovation project summary.

Wanda Randolph <wrandolph@townofeatonville.org>

Fri, Dec 9, 2022 at 12:39 PM

To: Randy Singh <rsingh@townofeatonville.org>

Cc: Veronica King <vking@townofeatonville.org>

Ms. Wilder asked me to forward this information for her issue.

Thank you

----- Forwarded message -----

From: **LaVonda Wilder** <wilderlavonda@yahoo.com>

Date: Fri, Dec 9, 2022 at 11:24 AM

Subject: Fw: 213 W. Kennedy Blvd. Eatonville, Florida Renovation project summary.

To: <wrandolph@townofeatonville.org>

----- Forwarded Message -----

From: Rhonda Anderson <randerson@townofeatonville.org>

To: Marlo Dickens <mdickens4821@gmail.com>

Cc: Eddie Cole <ecole@townofeatonville.org>; "wilderlavonda@yahoo.com" <wilderlavonda@yahoo.com>; David M. Olivieri, CBO, CFM <dolivieri@universalengineering.com>; "mjohnson@eatonvillecra.org" <mjohnson@eatonvillecra.org>

Sent: Thursday, July 16, 2020, 04:49:41 PM EDT

Subject: Re: 213 W. Kennedy Blvd. Eatonville, Florida Renovation project summary.

Received, noted and understood. I will not go into each and every detail from the administrative aspect of the Town's building department at the moment, I will follow up with my report upon my return. However, I will say, this project has been nothing less than convoluted, to say the least and has no need to be de-emphasized. Permitting and all work which requires permitting has procedures that must be followed and when followed appropriately, it alleviates any/all confusion. Provides for safety and assurance of no harm to the public. When this happens appropriately there is no need for all parties to have recaps, reports, and additional staff hours of this magnitude, nor for additional understanding. The revision plans were submitted to Universal the same day they came into the office, however they should never have been submitted to Universal because they were not accompanied with the correct paperwork. Which is also why they possibly were delayed getting to review. Then Michael Johnson stated to me the revisions were no longer being done so a revision application had no need to be done by the new contractor of record.

Please note, to inform a "contractor" prior to following up with a complaint before assuring that it warrants doing so, would have little or no practical relevance. Once the Building Official decides it's an issue then the contractor of record is contacted. My sentiments have always been exactly what they are now with all parties.

P.S. To reiterate, I will follow up with a timeline of the details of this project when I return to my office next week for record purposes. If there are any updated documents needed in the building office when I return, I will request them. Until then, hopefully things will go forward accordingly, as requested by the Chief building official so this project can close out successfully.

Regards,

Rhonda Anderson

Public Works | Planning

Building Permits & Local Business Tax Receipts

Town of Eatonville

307 E. Kennedy Blvd.

Eatonville, FL 32751

randerson@townofeatonville.org

Main: (407)623-8900
Direct: (407)623-8904
Fax: (407) 623-8919

Stay Safe

"Conflict is an opportunity for growth and Change"

As a safety measure due to the Coronavirus (COVID-19) and the Stay-At-Home order, the Town of Eatonville office adjusted hours of operation is 8 a.m. to 12 p.m. beginning Monday, March 30, 2020, until further notice. During these adjusted hours of operation, the office will NOT be open for walk-in visitors but will be available via email.

The information contained in this e-mail message is intended solely for the recipient(s) and may contain privileged information. Tampering with or altering the contents of this message is prohibited. This information is the same as any written document and may be subject to all rules governing public information according to Florida Statutes. Any message that falls under Chapter 119 shall not be altered in a manner that misrepresents the activities of the Town of Eatonville.

On Wed, Jul 15, 2020 at 3:50 PM Marlo Dickens <mdickens4821@gmail.com> wrote:

Attached is a copy of the project summary detailing the timeline of the project located at 213 W. Kennedy. If you have any questions I can be reached at mdickens4821@gmail.com or at 321-331-9654.

Marlo Dickens