



City of Lake City - Growth Management
173 NW Hillsboro St. Lake City, FL 32055
Ph: 386-719-5754 Email: Planning@lctla.com

Rec'd
3/6/20

FAÇADE GRANT PROGRAM

Application for Funding Assistance

SECTION 1 — APPLICANT INFORMATION

Applicant / Property Owner Name:

Terrance Jones

Business / Organization (if applicable):

Tams Empire LLC

Mailing Address: 415 N.W. Friendship Way Lake City, FL

Phone: 386-466-5795 Email: TerranceJones2017@Empire.com

Type of Applicant:

- Property Owner
- Developer (with Owner Authorization)
- Business Tenant (with Owner Authorization)

Primary Contact (if different): _____

SECTION 2 — PROPERTY INFORMATION

Project Address: 554 N.W. Columbia Ave. Lake City, FL

Parcel ID Number(s): 0000 001196 8000

Current Use of Property: Commercial

Zoning District: C-CBD Future Land Use: _____

Is the property located within the CRA boundary?

- Yes
- No (Not eligible for funding)

Ownership Status:

- Sole Ownership
- Joint Ownership

- Under Contract / Purchase Agreement
- Other: _____

Attach the following (required):

- Proof of ownership OR owner authorization
- Copy of property record card
- Project location map

SECTION 3 — PROJECT DESCRIPTION

Provide a detailed narrative of the proposed redevelopment project:

Food Truck Park

Project Type (check all that apply):

- Residential Façade Grant
- Commercial Façade Grant

Project Summary:

Total square footage: 22,050

Number of proposed units (if residential): N/A

Commercial square footage (if applicable): 22,050

Intended use(s): Food Truck Park / Courts

SECTION 4 — PROJECT BUDGET

Estimated Total Project Cost: \$ 100,000

CRA Grant Amount Requested: \$ 25,000

Applicant Match Contribution: \$ 75,000

(Minimum match per program guidelines required.)

Budget Breakdown (Attach contractor estimates):

Cost Item	Estimated Cost
Site Work / Preparation	\$ <u>15,000</u>

Cost Item	Estimated Cost
Demolition	\$ <u>50,000</u>
Utility / Infrastructure	\$ <u>10,000</u>
Building Construction	\$ <u>N/A</u>
Design / Engineering	\$ <u>10,000</u>
Exterior / Façade	\$ <u>10,000</u>
Environmental Remediation	\$ <u>N/A</u>
Other	\$ <u>20,000</u>
TOTAL	\$ <u>100,000</u>

Attach the following (required):

- Contractor estimates or proposals
- Construction budget
- Project pro forma (optional for small projects)

SECTION 5 — PROJECT SCHEDULE

Anticipated Construction Start Date: March 17, 2026

Anticipated Completion Date: March 17, 2027

Is the project phased?

- Yes (Attach phasing plan)
- No

SECTION 6 — REQUIRED ATTACHMENTS CHECKLIST

- Proof of Ownership or Owner Authorization
- Site Plan / Survey
- Architectural or Building Plans (if applicable)
- Contractor Estimates
- Photos of Existing Property
- Project Timeline / Schedule
- Completed W-9 Form

SECTION 7 — APPLICANT CERTIFICATIONS

By signing below, the Applicant certifies that:

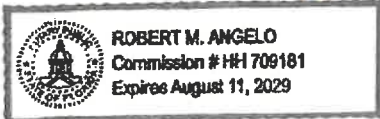
1. All information provided in this application is true and correct

2. The Applicant has reviewed the CRA Infill Redevelopment Grant Program Guidelines.
3. No construction work has begun prior to CRA Board approval.
4. The Applicant understands this is a **reimbursement-only program**.
5. The Applicant agrees to maintain the improvements for the period required by CRA policy.
6. The Applicant agrees to allow CRA staff reasonable access to inspect the project.
7. The Applicant acknowledges that submission of this application does not guarantee funding.

Applicant Signature: *Terrence Jones* Date: 3-3-26
 Printed Name: Terrence Jones

State of Florida
 County of Colombia's

Sworn to and subscribed before me in my physical presence this 3 day of March, 2026, by Terrence Jones (Applicant Name) who is personally known to me or who produced Drivers License as identification.



(Notary Seal)

Notary Public: *Robert Angelo*
 Notary Printed Name: Robert Angelo
 My Commission Expires: August 11, 2029

SECTION 8 — CRA STAFF USE ONLY

Received By: _____ Date: _____

Application Complete: Yes No

Eligible / Ineligible: Eligible Ineligible

CRA Review Notes: _____

CRA Board Action:

- Approved
- Denied

• Approved Amount: \$ 25,000
• Meeting Date: 5/12/26
CRA Executive Director Signature: [Signature]
Date: 5/12/26

Evaluation criteria & scoring

Staff scoring matrix so applicants know priorities.

Applications must achieve 80 points out of 100 to be considered CRA Board approval:

1. Consistence with CRA Plan & reduction of slum/blight — 25 pts. ✓
2. Private investment leverage (higher match/less CRA per \$ private invested, see scoring table below) - 25 pts. ✓
3. Project readiness & permit status — 10 pts. ✓
4. Economic benefit / job creation & tax base impact — 25 pts. ✓
5. Community/Neighbor Support Letter — 5 pts.
6. Demonstrates positive impact within community — 10 pts. ✓

95

N DIV: E1/2 OF BLOCK 67.
 TAMS EMPIRE LLC
 415 NW FRIENDSHIP WAY
 LAKE CITY, FL 32055

2026

00-00-00-11968-000

MARKET ADJUSTMENTS

TYPE	MEAS.	EFF. AREA	TOT. ADJ. PTS.	EFF. BASE RATE	REPL. COST NEW	AVG.	ADJ.	MARK.	% CONDO
8801	06	3,515	39,280	21.93	77,084	1993	0	30	50.00

Heatd Area: 3515
 BX Base Yc

BUILDING CHARACTERISTICS

Element	CD	CONSTRUCTION
Exterior Wall	01	FLAT 100
Roof Structure	04	EDLAR-UP 100
Roof Cover	01	SHINGLES 100
Interior Wall	01	KITENRM 100
Interior Floor	03	CORC FINISH 100
ALS Condition	01	NOVE 100
Heating Type	01	NOVE 100
Plumbing	4	100
Frame	03	WALROXY 100
Story Height	14	100
MSB	2	100
Storics	0	0 100
Units	0	100
Condition Adj	03	03 100



SALES DATA

OFF RECORD Number	DATE	TYPE	Q	Y	RRN	SALE PRICE
1532/393	1/28/2025	WD	0	1	37	45,200

GRANTOR: JOHNSON, JIMMY H III
 GRANTEE: TAMS EMPIRE LLC
 1037/2911 8/01/2004 WD 0 1
 GRANTEE: JIMMY H JOHNSON II
 GRANTEE: T E CRAFFS
 30,000

EXTRA FEATURES

DESCRIPTION	BLDG CAP	L	W	CL	AREA	ADJUST PRICE	UNIT PRICE	ADJ. PRICE
1.0140 CLARENCE	6	0	0	0	0	0.00	0.00	0.00

EXTRA FEATURES

BLDG DATE	YEAR	COND	ON	ADJUST PRICE	UNIT PRICE	ADJ. PRICE
100	1993	3	100	0.00	0.00	0.00

VALUATION SUMMARY

STANDARD	15,417
BUILDING MARKET VALUE	22,050
TOTAL MARKET VALUE - MARKET	37,467
TOTAL MARKET VALUE - MARKET	37,467
ASSESSMENT DEDUCTION	0
TOTAL EXEMPTION VALUE	37,467
BASE TAXABLE VALUE	37,467
TOTAL JUST VALUE	37,467
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	37,467

LAND DESCRIPTION

LOC	ZONE	FRONT	DEPTH	TOT. UNITS	ADJUST PRICE	UNIT PRICE	ADJ. PRICE
8C	CB005.00	210.00	22,050.00	SF	1.00	1.00	1.00

TOTAL CRIME

BLDG DATE	YEAR	COND	ON	ADJUST PRICE	UNIT PRICE	ADJ. PRICE
100	1993	3	100	0.00	0.00	0.00

PERMIT NUM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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REVIEW DATE 07/16/2025 **BY** ME **Total Acres:** 0.51 **Total Land Value:** 22,050 **Market:** 0 **Agricultural:** 0 **Comment:** 22,050 **PRINTED** 03/02/2026 **BY** SVZ

Sales Price: \$ 415,150.00
Doc Stamps: \$ 316.42

PREPARED BY & RETURN TO:

Name: Morgan Williams, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 25-01010

Parcel No.: R11965-000

Doc: 2025000707 Date: 01/28/2025 Time: 8:42AM
Page 1 of 1 In: 1832 Pr: 205, James J. Batcher Jr., Clerk of Court
Columbia County, Fl: YC
Deputy Clerk/Doc Stamp Desk: 216.40

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 28th day of January, 2025, by JIMMY H JOHNSTON, III, hereinafter called the Grantor, to TAMS EMPIRE, LLC, A FLORIDA LIMITED LIABILITY COMPANY having its principal place of business at 415 NW FRIENDSHIP WAY, LAKE CITY, FL 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

East 1/2 Block 67 Northern Division of Lake City, Florida, according to the Plat thereof as recorded in Plat Book 2, Page 71, of the Public Records of COLUMBIA County, Florida.

TOGETHER WITH all the accretions, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.


SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.


And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of

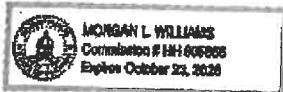

Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W. Duval St.
Lake City, FL 32055



Name: JIMMY H JOHNSTON, III L.S.
Address: 765 SW ICHETUCKNEE AVE., LAKE CITY, FL
32024


Witness Signature
Printed Name: Ashton Tompkins
Witness Address: 757 W. Duval St.
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of January, 2025, by JIMMY H JOHNSTON, III, who is personally known to me or who has produced Driver's License as identification.




Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10/23/26