

# **ADVISORY BOARD MEETING**

**COMMUNITY REDEVELOPMENT AGENCY  
PALMETTO, FLORIDA**

**April 14, 2009**

# **ATTACHMENT E**

**ADVISORY BOARD MEETING  
COMMUNITY REDEVELOPMENT AGENCY**

**April 14, 2009**

**CRA-owned property at 930 5<sup>th</sup> Street West**

**SUMMARY**

In October of 2006, the CRA purchased the above referenced property for \$302,000. The property is vacant.

CRA Advisory Board member Betty Ann Price has asked the Advisory Board to discuss the possibilities of renting out the property in order to generate income while bringing activity to this underutilized location.

Some improvement would be required in order to prepare the building to accommodate a tenant. Staff has not yet gathered cost estimates regarding necessary repairs.

It should be noted that the CRA owns the adjacent property to the east (CBI at 924 5<sup>th</sup> St. W). The Olympia Theater and the Public Library are on the west side of the block.

**REQUIRED ACTION: The Advisory Board should discuss their opinions regarding the above referenced property and make a recommendation to the CRA Board as to whether to gather estimates associated with the improvement of the property to make it “lease-ready”, as well as to seek potential tenants of the property.**



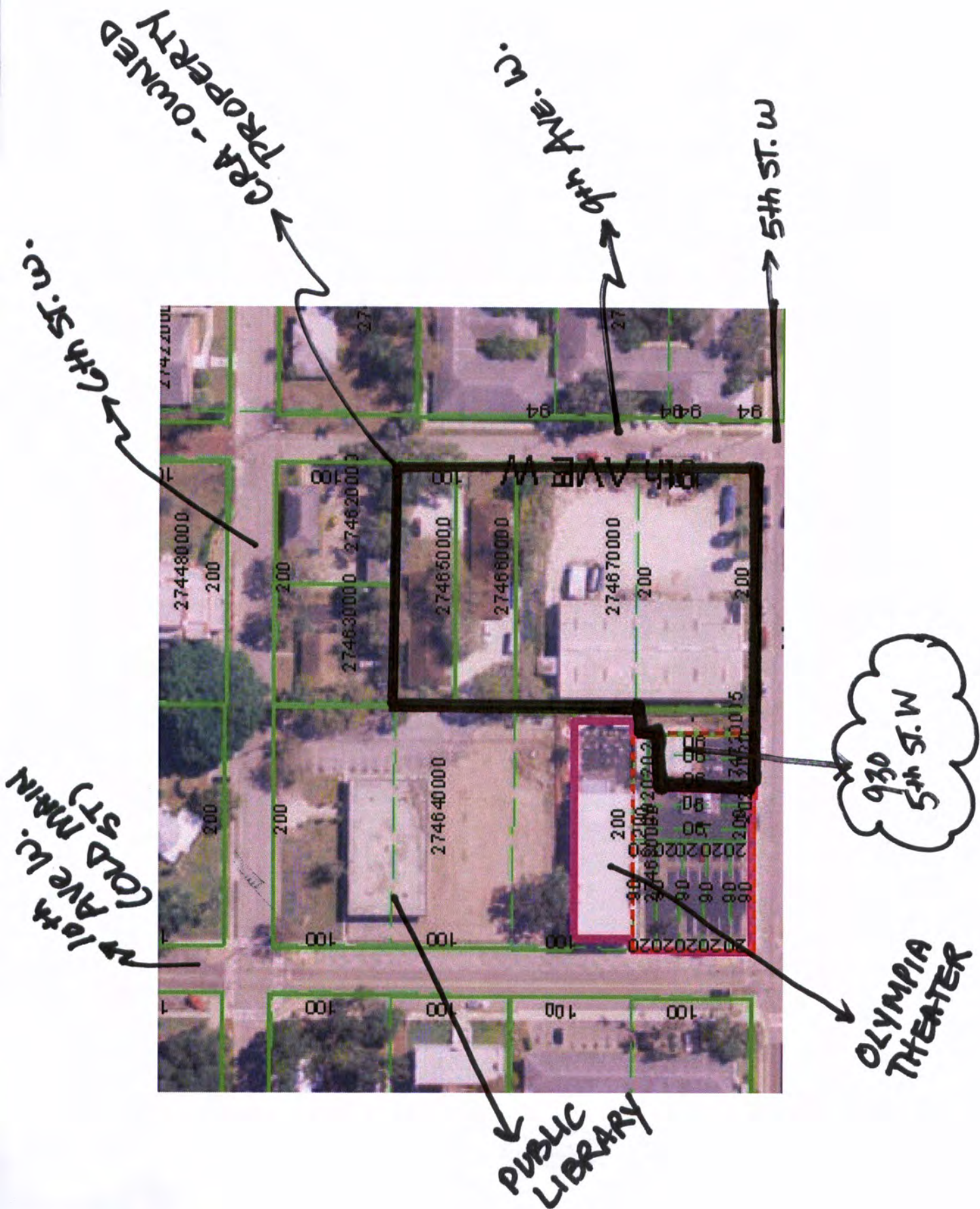
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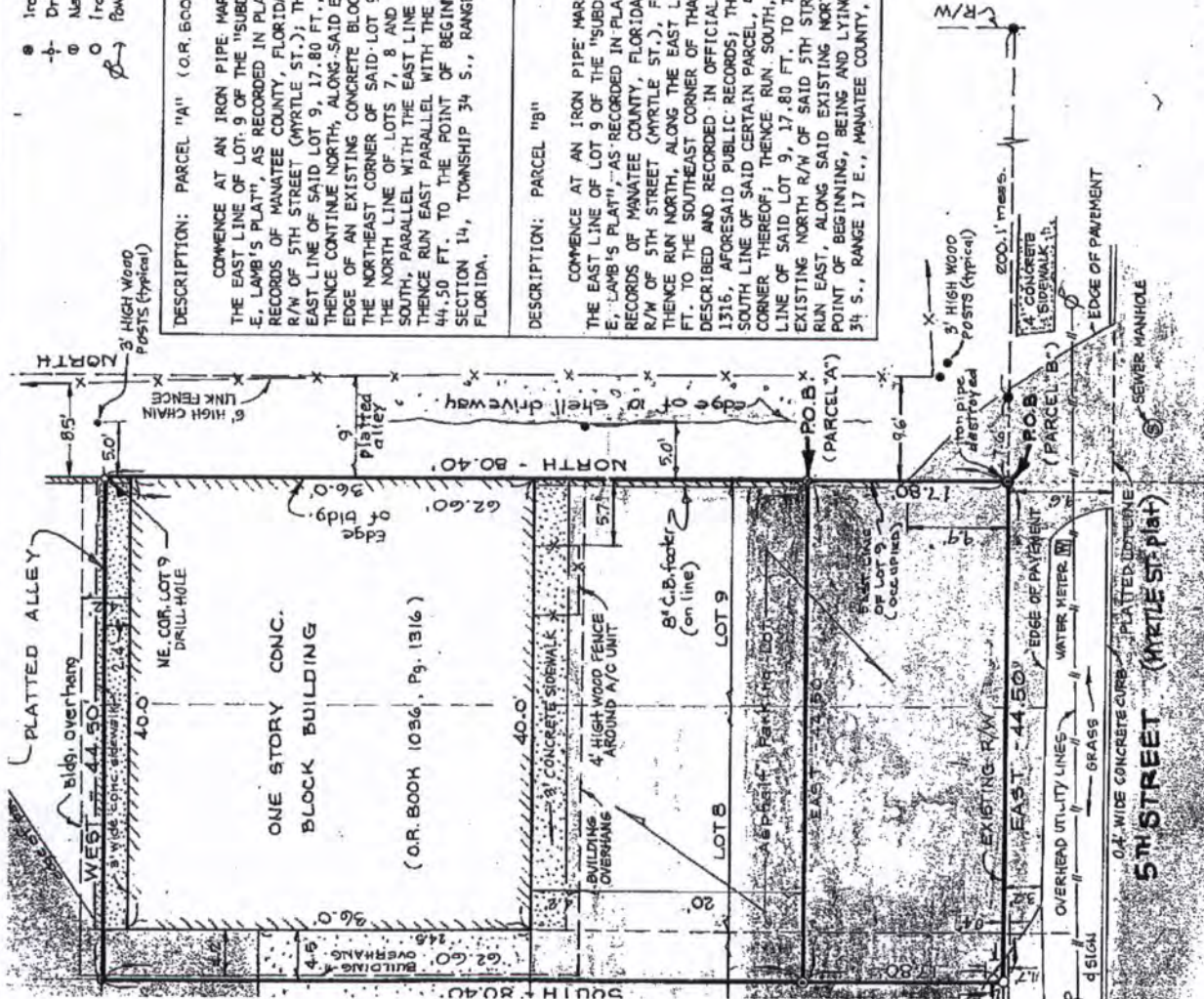
- Iron rod found no number
- Drill hole and cross found
- Nail & disc (LB 2241) set
- Iron rod & cap (LB 2241) set
- Power Pole & Guy Wire

DESCRIPTION: PARCEL "A" (O.R. BOOK 1036, Pg. 1316)

COMMENCE AT AN IRON PIPE MARKING THE INTERSECTION OF THE EAST LINE OF LOT 9 OF THE "SUBDIVISION OF LOT 7 OF BLOCK E., LAMB'S PLAT", AS RECORDED IN PLAT BOOK 2, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE EXISTING NORTH R/W OF 5TH STREET (MYRTLE ST.); THENCE RUN NORTH, ALONG THE EAST LINE OF SAID LOT 9, 17.80 FT., FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH, ALONG SAID EAST LINE, AND THE EASTERLY EDGE OF AN EXISTING CONCRETE BLOCK BUILDING, 52.60 FT. TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE RUN WEST, ALONG THE NORTH LINE OF LOTS 7, 8 AND 9, 44.50 FT.; THENCE RUN SOUTH, PARALLEL WITH THE EAST LINE OF SAID LOT 9, 62.60 FT.; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 44.50 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 14, TOWNSHIP 34 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

DESCRIPTION: PARCEL "B"

COMMENCE AT AN IRON PIPE MARKING THE INTERSECTION OF THE EAST LINE OF LOT 9 OF THE "SUBDIVISION OF LOT 7 OF BLOCK E., LAMB'S PLAT", AS RECORDED IN PLAT BOOK 2, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE EXISTING NORTH R/W OF 5TH STREET (MYRTLE ST.); FOR A POINT OF BEGINNING; THENCE RUN NORTH, ALONG THE EAST LINE OF SAID LOT 9, 17.80 FT. TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1036, PAGE 1316, AFORESAID PUBLIC RECORDS; THENCE RUN WEST, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, 44.50 FT. TO THE SOUTHWEST CORNER THEREOF; THENCE RUN SOUTH, PARALLEL WITH THE EAST LINE OF SAID LOT 9, 17.80 FT. TO THE INTERSECTION WITH THE EXISTING NORTH R/W OF SAID 5TH STREET (MYRTLE ST.); THENCE RUN EAST, ALONG SAID EXISTING NORTH R/W, 44.50 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 14, TOWNSHIP 34 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.



SURVEY FOR: MARK HILDEBRANDT

**R. J. LOMBARDO & ASSOCIATES, INC.**  
Consulting Engineers, Surveyors & Planners

P.O. Box 188 • 825 • 4th Street West • Palmetto, Florida 33561 • (813) 722-4561 • 748-0600

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED AND PLATTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF FLORIDA.

NOTE:  
In the relationships of record preclude positive of adjacers, therefore the parcel are derived from portion.

DEED 8/5/87:  
and the survey



JOB NO. 4371-1  
SCALE 1" = 10'



**PARID: 2747200059**  
**CITY OF PALMETTO COMMUNITY REDEVELOPMENT**

**930 5TH ST W**

**ID Block**

Account#	2747200059
T/R/S	34S / 17E / 14
Primary Address Location	930 W 5TH ST PALMETTO 34221 PL
2000 Census Tract	0013;B
FEMA Zone Caveat	NOT A FEMA DETERMINATION
FEMA Flood Zone	X/0/N/0189 B/100
Hurricane Evacuation Zone	D
Fire District	FD07-NORTH RIVER FD
Exemption Status	Governmental
Zoning	CC
Future Land Use	COMC
DOR Use Code	8900
DOR Description	MUNICIPAL
Neighborhood Name	CITY OF PALMETTO
Neighborhood Number	7180
CRA District	P-PALMETTO CRA
CDD District	
Neighborhood Group	7001
Market Cluster	71
Market Area	71
Zone/Field Reference	1
Route Number	049
Map ID	4B14.7
Acres (If Available)	.0821
Total Under Roof	1440
Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements
Number of Units	1
Living/Business area	1440
Unit Desc	
Short Legal Desc	COM AT AN IRON PIPE MARK INTERSEC OF E LN OF LOT 9 OF THE RESUB OF LOT 7 BLK E, LAMB'S PLAT & EXISTING R/W OF 5TH ST (MYRTLE ST); TH RUN N ALG SD E LN OF LOT 9, 17.8 FT FOR A

Unit #

**ID Subblock**

Account#	2747200059
Lot ID	9
Block ID	E
Subdivision Number	2744500
Subdivision Name	LAMBS PLAT OF PALMETTO PB1/65
City/County Tax District	0019
Route Number/Suffix	049

**Owners**

Name	CITY OF PALMETTO COMMUNITY REDEVELOPMENT
Address	715 4TH ST W

City	PALMETTO
State	FL
Zip Code	34221
International Postal Code	
Country	

**Total Value**

Tax Year	Year2008
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Values/Taxes Before Amend 1	
Just Land Value	\$13,239

Just Improvement Value	\$60,000
Total Just Value	\$73,239
New Construction	\$0
Addition Value	\$0
Demolition Value	\$0
Previous Year Cap Value	\$0
Adjusted Cap Value	\$0
Homestead Market Value	\$0
Homestead Assessed Value	\$0
Amendment 10 Savings	\$0
Market Value of Agri Land	\$0
Agricultural Use Value	\$0
Total Assessed Value	\$73,239
Parcel Exemptions Value	\$73,239
Total Taxable Value	\$0

## Amd 1 Value and Tax Estimates

Taxes Based on 2007 Millages	
Base Assessed Value	\$73,239
First Homestead	
Other Parcel Exemptions	\$73,239

## Amendment 1 Impacts

Second Homestead Exemption	\$0
Portability Savings	\$0
Tangible Exemption	
Senior Exemption Value	\$0

School Taxable Value	\$0
School Millage	\$7.3720
School Tax Estimate	\$0.00

County/City Taxable Value	\$0
County/City Millage	\$11.7443
County/City Tax Estimate	\$0.00

Ad Valorem Tax Estimate	\$0.00
Current Year Fire	\$0.00
Current Year Special Asmt	\$0.00
Current Year Total Tax Est	\$0.00

## Estimates if No Amendment 1

Taxable Value W/O Amend 1	\$0
Ad Valorem Tax W/O Amend 1	\$0.00

## Previous Year's Value &amp; Taxes

Previous Year Just Value	\$83,674
Previous Year Assessed Value	\$83,674
Previous Taxable Value	\$0
Previous Year Total Millage	\$19.3971
Previous Year Ad Valorem Taxes	\$0.00
Previous Year Fire Taxes	\$0.00
Previous Year Special Asmt	\$0.00
Previous Year Total Tax	\$0.00

Value if Amd 10 Cap Removed	\$73,239
Ad Valorem Tax if Cap Lost	\$1,400.06
Total Taxes if Cap Removed	\$1,400.06

**Other Values**

Account#	2747200059
Valuation Method Used	FS 193.011 C
Appraised Dwellings Value	



Appraised Land Value	
Total Appraised Value	
Misc/OBY Value	
Total Cost Value	
Market Approach Value	
Income Value	
Income Method	DIRECT CAPITALIZATION FROM INCOME MODEL
Personal Property Value	
Living Area	1440
Total Under Roof	1440
Amendment 10 Land Value	
Amendment 10 Building Value	
Amendment 10 %/Parcel Level	
Amendment 10 Just Value	\$73,239

**Exemptions**

Account#	2747200059
Exemption Code	8719
Description	PALMETTO
Owner with Exemption	CITY OF PALMETTO COMMUNITY REDEVELOPMENT
Year	2006
Override Flag	
Override Type	
Amount	\$73,799

**Sales**

Account#	2747200059
Date	16-OCT-2006
Sale Amount	\$302,000
Vacant/Improved Indicator	Improved
Qualification Code	01
Book	2161
Page	0861
Grantee Name	CITY OF PALMETTO COMMUNITY REDEVELOPMENT
Grantor Name	HILDEBRANDT, MARK
Deed Type	WD-WARRANTY DEED

1 of 3

**Legal**

Description	COM AT AN IRON PIPE MARK INTERSEC OF E LN OF LOT 9 OF THE RESUB OF LOT 7 BLK E, LAMB'S PLAT & EXISTING R/W OF 5TH ST (MYRTLE ST); TH RUN N ALG SD E LN OF LOT 9, 17.8 FT FOR A POB; TH CONT N ALG SD E LN & ELY EDGE OF AN EX CONCRETE BLK BLDG 62.6 FT TO NE COR OF SD LOT 9; TH RUN W ALG N LN OF LOTS 7,8 & 9, 44.5 FT; TH RUN S PARALLEL WITH SD E LN OF LOT 9, 62.6 FT; TH RUN E PARALLEL WITH N LN OF SD LOT 9, 44.5 FT TO THE POB. (1036 P 1316); ALSO, COM AT INTERSECTION OF E LN OF LOT 9 OF RESUB OF LOT 7 BLK E LAMB'S PLAT & THE EXISTING N R/W OF 5TH ST (MYRTLE ST) FOR A POB; TH RUN N ALG E LN OF SD LOT 9, 17.80 FT TO SE COR OF PARCEL DESC IN OR 1036 P 1316; TH RUN W ALG S LN OF SD PARCEL, 44.50 FT TO THE SW COR THEREOF; TH RUN S 17.80 FT TO N R/W OF SD 5TH ST; TH RUN E 44.50 FT TO THE POB. (1204 P 2679) PI#27472.0005/9
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**Market Land Lines**

Account#	2747200059
Land Type	Square Foot
Land Code	704
Actual Frontage	
Effective Frontage	
Depth	
Depth Factor	1
Square Feet	3578
Acres	.0821
Influence Code 1	



Influence Code 2	
Influence Rate	
Agricultural Indicator	
Override Rate	
Base Rate	3.7
Adjustment %	1
Market Land Value	
Zoning	CC
Note	M 3578
Amendment 10 %	
Line Number	1

**Land Characteristics**

Account#	2747200059
Neighborhood	7180 CITY OF PALMETTO
Routing Number/Suffix	049
Topo Characteristics	
Utility Factor 1	
Utility Factor 2	
Utility Factor 3	
Road Factor 1	
Road Factor 2	
Traffic Factor	
Fronting Location Factor	
General Location Factor	
Spot Location Factor	
Neighborhood Model	7180
Zoning Model	0
Location Model	0
Utility Model	0
Street Model	0
Size Adjustment	
Total Land Value	
Topo Factor 3	
Topo Factor 2	

**Commercial**

Account#	2747200059
Building Number	0001
Improvement Name	
Year Built	1951
Effective Year	
Units	
Structure Code	373
Description	RETAIL SINGLE OCCUP
Grade	
Class	CM
Class Description	COMMERCIAL
Card	1
Other Improvements	
Other Imp Value	
Amendment 10 %	
Notes	OBSOLESCENCE CODE=OV
MS Override Area	1440
MS Override Perimeter	152
Total Under Roof	1440
Base RCN	\$118,397
Total RCNLD	
Percent Complete	
Building Factor	.93
Cost Value	
Electric	AV AV AVERAGE
Exterior Wall	BS CONC BLOCK STUCCO

Flooring	CU CARPET & UNDERLAY
Interior	DW DRYWALL
Plumbing	AT AVERAGE TILE
Roof Material	SA SHINGLES COMPOSIT
Roof Type	WT WOOD TRUSS
Other Code 1	
Percent Good	55%

**Additions**

Account#	2747200059
Card	1
Addition Number	1
Section	01
From Floor	01
To Floor	01
Area	1440
Use Group	
Wall Height	11
MS Section Name	Retail Stores
MS Class	C
MS Quality Type	AV
MS Heat Description	
Units	
Base RCN	118397
Depreciation	55
Functional Depr.	
Economic Depr.	
Final Cost Value	\$65,118
Amendment 10 %	





# Manatee County Tax Collector

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Tue, Apr 7th 2009

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## PROPERTY SEARCH

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## PROPERTY TAX

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To print this screen, change print layout to landscape.

Property ID: 2747200059  
 Property Address: 930 5TH ST W  
 Type of Tax: Real Estate

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Tax Year	Status	Name *	Gross Tax	Amount Due **	Amount Paid	Date Paid	Receipt #
2008		CITY OF PALMETTO COMMUNITY REDEVELOPMENT					
2007		CITY OF PALMETTO COMMUNITY REDEVELOPMENT					
2006	Paid	HILDEBRANDT, MARK	\$1,529.40		\$1,581.28	4/4/2007	R04042007P000310
2005	Paid	HILDEBRANDT, MARK	\$1,733.40		\$1,664.06	11/16/2005	H11162005P032549
2004	Paid	HILDEBRANDT, MARK	\$1,694.00		\$1,643.18	12/13/2004	H12132004P071082
2003	Paid	HILDEBRANDT, MARK	\$1,652.80		\$1,586.69	11/26/2003	H11262003P048650
2002	Paid	HILDEBRANDT, MARK	\$1,554.70		\$1,554.70	3/25/2003	D03252003P007649
2001	Paid	FONTAINE, DAVID A	\$1,311.24		\$1,271.90	12/31/2001	A12312001P002505
2000	Paid	FONTAINE, DAVID A	\$1,304.83		\$1,304.83	3/30/2001	H03302001P060130
1999	Paid	FONTAINE, DAVID A	\$1,222.69		\$1,198.24	2/3/2000	1520000203010623
1998	Paid	FONTAINE, DAVID A	\$1,228.59		\$1,228.59	3/31/1999	1219990331003200

Tax bill less than \$15.00 - no taxes are due under this parcel number for this year

Tax bill less than \$15.00 - no taxes are due under this parcel number for this year

[Click here to show Tax Years prior to 1998](#)

\* Only first owner appears above - see details for full ownership on current year only

(No INFO ON PAGE 2 OF 2)

[http://www.taxcollector.com/dataaccess/design/3\\_re.asp?F=ReHistory&Parcel=2747200059](http://www.taxcollector.com/dataaccess/design/3_re.asp?F=ReHistory&Parcel=2747200059)

4/7/2009