

# ATTACHMENT

# L

**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.

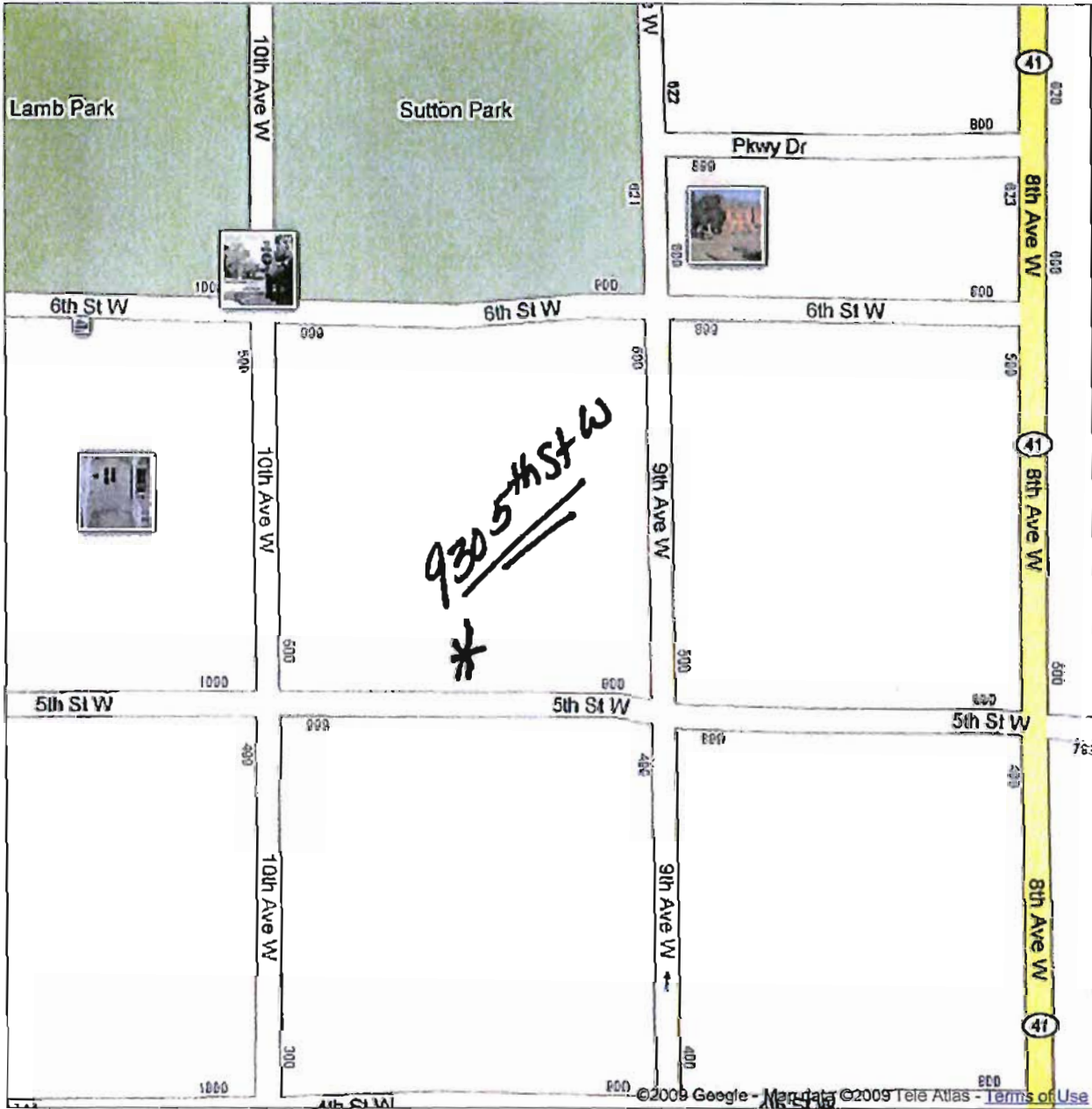
**REQUIRED ACTION:** The Advisory Board should discuss their opinions regarding the above referenced property and make a recommendation to the CRA Board as to whether to gather estimates associated with the improvement of the property to make it "lease-ready", as well as to seek potential tenants of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

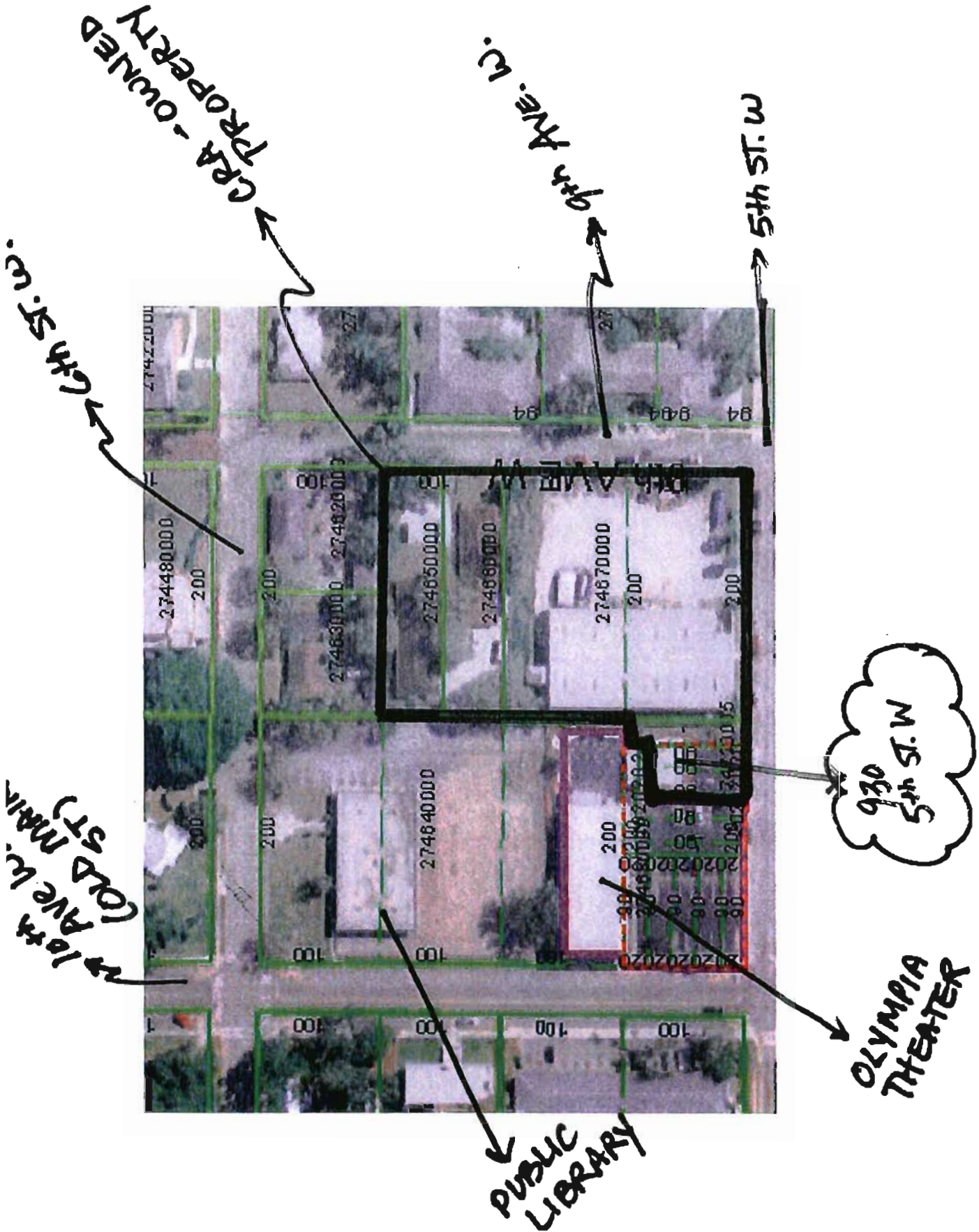


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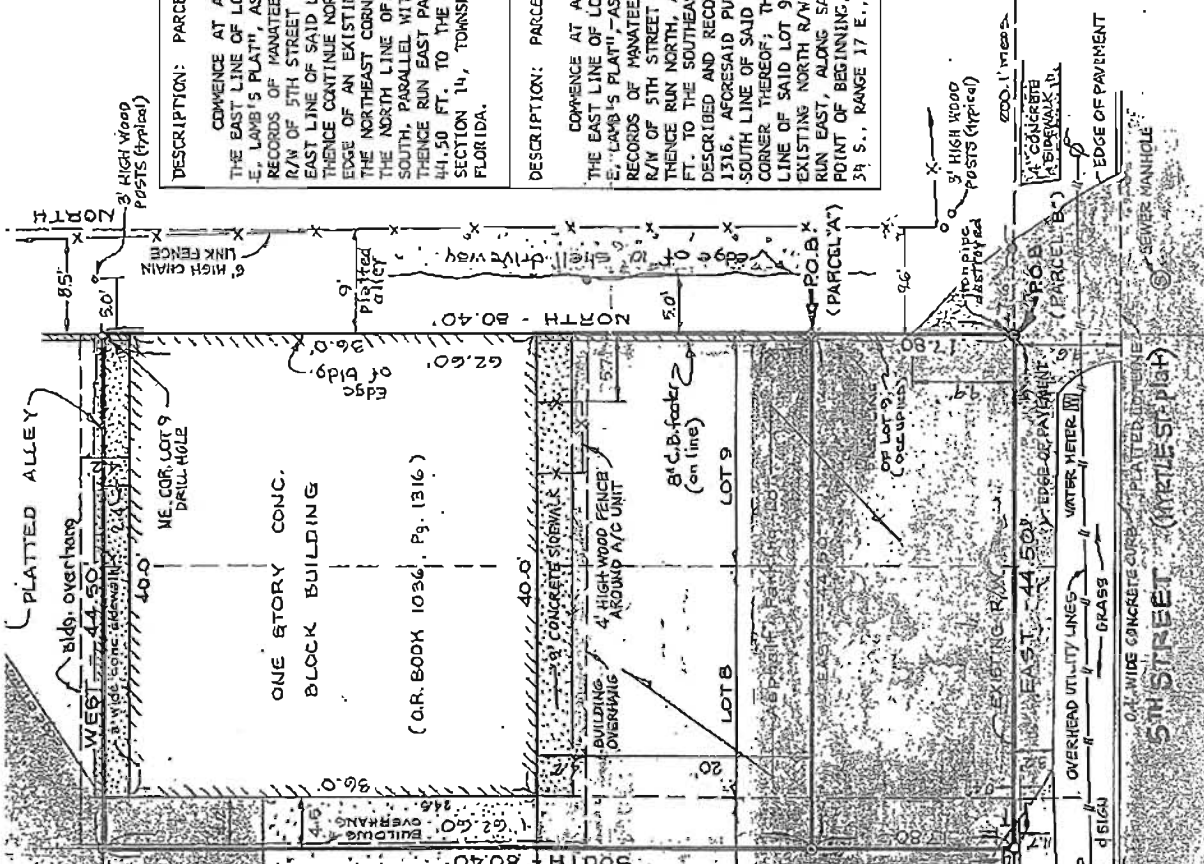
Get Google Maps on your phone

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- o Iron rod found no number
- + Drill hole end cross found
- o Nail & disc (LB 2241) set
- o Iron rod & exp (LB 2241) set
- o 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 68, 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, 62.60 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 68, 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 100 • 825 • 4th Street West • Palmetto, Florida 33561 • (813) 728-1561 • FAX 0600

**BOUNDARY SURVEY**  
 I HEREBY CERTIFY THAT THE BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTOR AND SUPERVISOR, IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SURVEYING ACT, CHAPTER 55, F.S., AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS AND PLANNERS, MANATEE COUNTY, FLORIDA, ADMINISTERED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND PLANNERS, MANATEE COUNTY, FLORIDA.

JOB NO. 1871-1  
 SCALE 1" = 10'

NOTE:  
 In the relationships of record preclude positive relationships, therefore the relationships are derived from the plat.

DDED 8/5/87:  
 and the adjacent

**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 |
|----------|----------|

|                             |          |
|-----------------------------|----------|
| 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           |            |
| School Millage                 | \$7.3720   |
| School Tax Estimate            | \$0.00     |
| County/City Taxable Value      |            |
| County/City Millage            | \$11.7443  |
| County/City Tax Estimate       | \$0.00     |
| Ad Valorem Tax Estimate        |            |
| 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 & 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    |            |
| 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

**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

Property Tax >> Tax History Results

Services

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- By Property Address
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- FAQ's: Online Payment

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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

Add to Portfolio

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

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)