

TAB

B



# City of Palmetto Agenda Item

**Meeting Date****10/12/10****Presenter:** JEFF BURTON**Department:** CRA**Title:****BACKGROUND:**

Property owner, Roger C. Morris is requesting a Store Front Grant, SF #10-08 to reimburse for materials used to resurface the parking lot at 414 7<sup>th</sup> Street West, Palmetto, FL 34221. The work began on September 25, 2010 and was completed on September 27, 2010. This item is eligible for a 75% match under the Temporary Maintenance Agreement.

<b>Budgeted Amount:</b>	\$250,000.00	<b>Budget Page No(s):</b>	92	<b>Available Amount:</b>	\$0.00	<b>Expenditure Amount:</b>	\$548.96
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**Additional Budgetary Information:**

Funds come from Commercial Renovation 1905598211

<b>Funding Source(s):</b>	1905598211	<b>Sufficient Funds Available:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Budget Amendment Required:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Source:</b>	FY 11
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<b>City Attorney Reviewed:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<b>Advisory Board Recommendation:</b>	<input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> N/A	<b>Consistent With:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
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<b>Potential Motion/ Direction Requested:</b>	Motion to recommend approval for Store Front Grant SF10-08, Roger C. Morris, in an amount not-to-exceed \$548.96.
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<b>Staff Contact:</b>	Jeff Burton	Interim CRA Director	10-1-2010
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<b>Attachments:</b>	Palmetto CRA Commercial Façade Enhancement Grant Program Application and required documentation.
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**Palmetto CRA**

**COMMERCIAL  
Façade Enhancement  
Grant Program  
2009-2010**

## PALMETTO CRA COMMERCIAL FAÇADE ENHANCEMENT GRANT PROGRAM

### INTENT

It is the goal of the Palmetto Community Redevelopment Agency (CRA), under Part III, Chapter 163, Florida Statutes to eliminate slum and blight in the Community Redevelopment District. This Commercial Façade Enhancement Grant Program includes the objectives of: (1) strengthening downtown as a multi-use center; (2) strengthening the City's contribution to the well-being of the community; (3) improving the physical image within the district; and (4) enabling successful on-going revitalization.

### PROGRAM DESCRIPTION

In order to carry out these goals and objectives, the CRA will provide assistance to owners of commercial property located in the CRA District. Map of the CRA District can be found at [www.palmettofl.org](http://www.palmettofl.org). It is the intent of this grant program to fund a portion of the applicant's cost for exterior, non-structural improvements, which will increase the aesthetic appeal of the structure. This program is not intended to fund new construction or routine maintenance and/or repairs of the structure. It is not intended for the improvements of property which is used primarily for residential use. (Mixed use qualifies so long as the use is not primarily residential.) Also, under the Constitution of the State of Florida Article I Section 3, religious organizations cannot be funded with public monies and therefore do not qualify for participation under this program. Examples of eligible exterior improvements are listed in the adopted CRA Plan, but not limited to, are attached.

Applicants are to complete the attached application form and submit it with all required attachments to the CRA Board in order to be considered for assistance.

### ELIGIBILITY

Applications will only be considered if they meet all of the following eligibility criteria:

- Initiation and approval by property owner.
- Businesses must have the appropriate local business tax receipt(s) and be in compliance with city codes at completion of the project. All required governmental approvals (i.e.: Planning and Zoning, SWFWMD, etc) and permits must be properly issued, and final inspections must be performed as appropriate.
- Buildings that are partially in and partially out of the CRA district are eligible for funding, as to those improvements that are in the CRA District. See Funding on page 4.

- Projects must be visible from the street, sidewalk, and/or parking lot.
- Non-profit organizations, with the exception of religious organizations, or other organizations that do not pay ad-valorem taxes are eligible for funding.
- Property must be current in water/sewer/garbage and tax bills, and without City liens, and verified by CRA staff. Previous delinquent status of public utilities, taxes, etc. will be considered in prioritizing applications for funding.
- All building materials and colors, as well as plant materials, shall be subject to CRA approval.
- Labor expenses are eligible only when performed by a licensed contractor in good standing in Manatee County. All quotes/bills/invoices must reflect the contractor's license number.
- Funding is limited to \$50,000 for any applicant /business/ individual, per building during any 60 month period, and subject to available CRA funds.
- Improvements can be initiated, provided required procurement procedures are followed, not more than 90 days before the submission of an application for funding. All competitive bids/quotes must be dated prior to the commencement of the associated improvements. The submission of an application does not, in any way, imply an award of grant funding.
- Such Improvements must be consistent with the community character of the City of Palmetto.


#### APPLICATION RATING CRITERIA

The following criteria may be considered, along with all required submissions, in evaluating applications:

- Small disadvantaged business (as defined by the Small Business Administration)
- Minority Business Enterprises (as defined by the Small Business Administration)
- First time applicants
- Utilization of Palmetto based contractors and businesses
- Implementation of CRA Waterfront Plan or Downtown Design Guidelines
- Enhances pedestrian/multi-modal transportation connectivity
- Located on Palmetto main/entry corridor
- Located in Historic District/Old Main Street
- Enhances, preserves or restores historic facades
- CRA contributes 25% or less of total project cost

#### PROCUREMENT PROCEDURES

Applicants are expected to make sound financial decisions, seeking competitive prices for projects. Evidence of compliance with the below procedures must be submitted with the grant application.

- Improvement costs in excess of \$2,500 must include at least 2 estimates or a statement of non-availability of contractors or services.
- Improvement costs in excess of \$10,000 must include at least 3 estimates or a statement of non-availability of contractors or services.
- If structure is partially in and partially out of the CRA district, estimates must be split between the portions of the structure that lies within and without of the CRA district.
- Any and all costs may be compared with current industry standards to ensure reasonable pricing. Labor expenses are eligible only when performed by a licensed contractor in good standing in Manatee County if a professional license is required. All quotes/invoices must reflect the contractor's license number when applicable.
-  ◦ Property owners may complete improvements themselves, as allowed by State and local building codes, provided that the cost of improvements is not greater than the least of the competitive bids gathered in compliance with these Procurement Procedures. When property owner completes improvements themselves, labor cost will not be considered for payment.
- As it is the intent of the CRA to support strong, viable business in Palmetto, grant applications must include estimates from Palmetto-based businesses for all proposed improvements when available. Alternatively, applicants should provide statements of non-availability of local contractors or services.

#### FUNDING

Grant amounts shall not exceed Fifty Thousand Dollars (\$50,000.00) or one-half (1/2) of the improvement cost, whichever is less and shall require an affirmative vote of a majority of a quorum of the CRA Board.

Buildings that are partially in and partially out of the CRA District are eligible for funding of 50% of the total improvement cost, as to those improvements within the CRA District, provided that the award does not exceed the actual dollar amount expended within the CRA District.

**PLEASE BE ADVISED THAT ALL GRANTS ARE AWARDED AT THE DISCRETION OF THE CRA Board AND ARE SUBJECT TO FUND AVAILABILITY. PROJECTS ARE SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT AND THE PLANNING AND ZONING BOARD AS APPLICABLE.**

#### TIMELINESS

It is the intent of the CRA to provide access to this incentive program throughout the fiscal year 2009-2010, and to encourage the timely completion of projects in order to maximize availability of monies for commercial façade enhancement. In order to execute this intent, CRA Staff will accept and review completed applications to be submitted to the CRA Advisory Board for recommendation to the CRA Board. CRA Staff requests that all applications be submitted 7 days prior to CRA Advisory Board meeting. CRA Advisory Board Meetings for fiscal 2009-2010



are the second Tuesday of the Month. The CRA Advisory Board will then forward the recommended action to the CRA Board for the next scheduled meeting.

It is anticipated that applicants will request grant funding when they intend to make improvements to their property. Therefore, projects should be planned for completion within 90 days of award. In the event that any project, through no fault of the owner, is anticipated to take more than 90 days for issuance of a certificate of occupancy or other evidence of completion from the City of Palmetto Building Department, the applicant must change the written application appropriately on their timeline, and a completion deadline must be included. Applicants are advised that in the event they do not complete the project within the timeframe stated in the approved application they may lose funding unless the grant period is extended by affirmative recommendation by the CRA Advisory Board to the CRA Board for approval. There is a maximum of two grant extensions as recommended for approval by the CRA Advisory Board to the CRA Board.

#### **DISBURSEMENT OF FUNDS**

Prior to any disbursement of grant dollars, applicant must provide the CRA with proof of matching contribution by providing copies of bills and cancelled checks or receipts. Grant money will be distributed only after the applicant has submitted such documentation.

Owner/applicant is to provide recorded lien releases as applicable.

If the CRA Board has awarded an amount based on estimates supplied at the time of the application, and the actual costs are less than estimated, the CRA Board will reduce the award amount accordingly.

#### **MAINTENANCE OF COMPLETED IMPROVEMENTS**

Improvements funded by the Commercial Revitalization Façade Grant Program will be maintained in good order. Failure to maintain these improvements will require a reimbursement to the CRA of the matching grant amount.

Please complete the following application and submit to:

City of Palmetto CRA  
715 4<sup>th</sup> St. W.  
Palmetto, FL 34221  
(941) 723-4988

### **TEMPORARY MAINTENANCE PROVISION**

Given the current state of the economy and the need to maintain the outward appearance of commercial properties in the CRA District, the CRA Board is enacting a Temporary Maintenance Provision (TMP) to support normal maintenance which is not covered under the current Commercial Façade Enhancement Grant Program.

If applicable eligibility requirements are met, per pages 2 and 3 of the Commercial Façade Enhancement Grant Program, the CRA will grant 75% of the cost of maintenance up to a maximum of \$10,000.00. Grants applied for and funds awarded through the Temporary Provision will be included in the maximum limit of \$50,000 outlined in the Commercial Façade Enhancement Grant Program. Only one TMP grant will be considered per owner within 60 month period required before said owner may reapply under the TMP, provided the program is still in effect at that time. Examples of maintenance items under the TMP are painting, fencing, driveway and sidewalk repair. Items funded under the TMP will require three quotes. Under no circumstance, will the CRA reimburse any permitting fees. Disbursement of funds will be governed by the same guidelines as outlined on page 5 of the Façade Enhancement Grant Program.

The TMP will expire on December 31, 2010 unless a majority of the CRA Board votes to maintain the provision. For consideration of funding, applications must be received prior to October 31, 2010. All grants are awarded at the discretion of the CRA Board and are subject to fund availability.



## **Examples of eligible items under the Commercial Façade Enhancement Grant Program**

The following are some examples of items eligible for funding. Improvements must be in keeping with the intent of this program. The fact that an item is on this example list does not, in and of itself, entitle payment under the Commercial Façade Enhancement Grant Program. Potential items not on the list but meeting the intent of the program will also be considered for inclusion.

- Landscaping-Florida native/drought resistant landscaping per SWFWMD list with irrigation only
- Awnings
- Compatible painting and exterior renovation
- Architectural design assistance
- Pavement treatment (Excludes maintenance and normal repair)
- Decorative fences, border treatments
- Ornamental grill work – Must be consistent with community character of the City of Palmetto
- Creation or repair of impervious surfaces(Excludes maintenance and normal repair)
- Color analysis for historic reviews
- Incentives for historic preservation designation
- Lighting (accent, safety, interior display)
- Window replacements/upgrades
- Sidewalk replacements/upgrades
- Door replacements/upgrades
- Right-of-way treatment
- Maintenance Agreements
- Pedestrian amenities (water, fountain, benches, bike racks)
- Historic residential improvements-listed on register & in compliance with all codes
- Exterior surveillance equipment when installed as part of a larger façade enhancement project

**COMMERCIAL FAÇADE ENHANCEMENT GRANT PROGRAM APPLICATION**

**APPLICANT:**

BUSINESS NAME: ROGER C. MORRIS

PROPERTY'S PHYSICAL ADDRESS: 414 - 7th Street

PROPERTY OWNER'S NAME: ROGER C. MORRIS

CONTACT PERSON: ROGER C. MORRIS

MAILING ADDRESS: P.O. BOX 1025

PALMETTO, FL 34220

PHONE: 941-704-1770

FAX: 941-721-8135

**REQUIRED SUBMISSIONS:**

1. General Project Description - please provide detailed plans and elevations of improvements. Include descriptions or samples of proposed colors and/or materials where applicable. Please be specific.
2. Timeline - Outline total renovation timeline to include project start and end dates.
3. Occupants - Provide information on business(es) that currently occupy/will be occupying structure. Include any other information that may be helpful in review of the application.
4. Existing site information - please attach a site plan or survey of property with photographs showing existing structure and grounds.
5. Cost of Improvements - please break out an itemized list of estimates for all improvements. Attach written estimates and plans for improvements as described in Procurement Procedures with the application.
6. Site Control - Applicants must submit verification of site control (deed).

NOTE: Any plans that are submitted should be 8.5" x 14" or smaller. Should you need to submit plans that are larger, please provide 20 copies.

## **SATISFACTION OF GRANT CRITERIA**

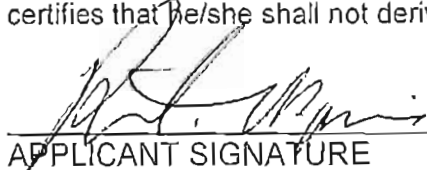
By filing this application, the Applicant agrees and understands that this grant is given at the sole discretion of the Community Redevelopment Board. Application for funds under this program does not create an entitlement to funding. Renovations are subject to the approval of the Planning and Zoning Board, Building Department, and other Boards where applicable.


Submission of this application serves as the applicant's verification that he/she has the financial means to complete the project and is committed to maintaining the property in the renovated state.

This application and all attachments will become a part of public records.

## **CERTIFICATION**

Applicant hereby certifies that all the information provided to complete this application is current, accurate, and truthful and that he/she has read and understands the associated **COMMERCIAL FAÇADE ENHANCEMENT GRANT PROGRAM**. The applicant understands that, to be eligible for funding assistance, all projects must be completed within 90 days of award, unless a written extension is granted by the CRA Board. The applicant certifies that he/she shall not derive any monetary benefit from specified contractors.

  
\_\_\_\_\_  
APPLICANT SIGNATURE

  
\_\_\_\_\_  
CRA SIGNATURE

**\* PLEASE ENSURE THAT APPLICATION IS NOTARIZED ON FOLLOWING PAGE**

STATE OF FLORIDA

[Acknowledgment for Individual]

COUNTY OF ManateeThe foregoing instrument was acknowledged before me this 27 day of September, 2010, by Roger Morris

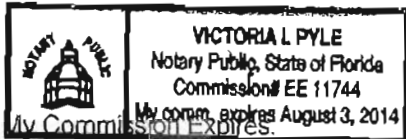
who is personally known to me,



who produced \_\_\_\_\_ as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



Signature

Victoria L. Pyle

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

Commission No. \_\_\_\_\_

[Acknowledgment for Corporation or LLC]

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as (insert title) \_\_\_\_\_ of (insert name of corporation or LLC) \_\_\_\_\_, a (insert State of incorporation) \_\_\_\_\_ corporation / limited liability company, on behalf of the corporation / limited liability company.



who is personally known to me,



who produced \_\_\_\_\_ as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

Signature \_\_\_\_\_

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

[Acknowledgment for Partnership]

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as a general partner of (insert name of partnership) \_\_\_\_\_, a (insert State of organization) \_\_\_\_\_ general / limited partnership, on behalf of the partnership.



who is personally known to me,



who produced \_\_\_\_\_ as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

Signature \_\_\_\_\_

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

Improvements must be in keeping with the intentions of the program. Items on the example list will not necessarily be approved if they do not meet all other aspects of the Commercial Façade Enhancement Grant Program.

**FOR STAFF USE ONLY:**Applicant: Roger C. Morris Application #: SF 10-08Submission Date: 9/27/10 Amount Requested: \$548.<sup>96</sup>Start Date: 9/25/10 End Date: 9/27/10 Extended End Date(s) XPID 2794900109

## Submission Requirements satisfied:

Project Description ☒ YN See attachedOccupational License Y/N N/ASite Information ☒ YN See attachedMatching Funding ☒ YN 75% of materials.Utilities/Taxes current ☒ YN See attachedCode Enforcement review ☒ YN See attachedAppropriate number of cost estimates Y/N N/A - Did work himself.CRA Board Action/Date: CRA ADV. BD 10/12/10



# CRA Façade Enhancement Grant Program

## Application Checklist

Grant # 10-08

### Eligibility

Property Owner is Applicant (if no, explain below) - Page 7  
 Permit(s) City and/or County Obtained (if applicable)  
 Local Business Tax Receipts Current (if applicable)  
 Exterior Improvements Only - Page 2 parking lot - TMP  
 Within CRA Boundary - Page 2 see attached  
 Project Timeline within 90 days of approval - Page 2 COMPLETED  
 No Water/Sewer/Garbage Delinquencies - Page 3  
 No Palmetto City liens - Page 3

### Applicant

Initials

N/A  
JRS  
JRS  
JRS  
JRS  
JRS

### CRA Staff

Initials

JRS  
N/A - per Roger Titus  
JRS  
JRS  
JRS  
JRS

### Required Information & Supporting Documents Attached

General Project Description - Page 7  
 Project Timeline - Page 7 COMPLETED  
 Storefront Business Name - Page 7 COLONIAL MORTGAGE  
 CRA Map Location - Page 2 TABERNACLE OF PRAYU  
 Site Plan Survey - Page 7  
 Site Control - Page 7  
 Site Plan Photographs - Page 7

JRS  
JRS  
JRS  
JRS  
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JRS

JRS  
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JRS  
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JRS

Project Cost Estimates (> \$10,000 submit three) \*PBB

N/A  
 Estimate #1 \$ \_\_\_\_\_  
 Estimate #2 \$ \_\_\_\_\_  
 Estimate #3 \$ \_\_\_\_\_  
 \*PBB=Palmetto-based business

Applicant (Print Name) ROGER MORRIS

Initials

C

CRA Staff (Print Name) JENNY SILVERIO

Initials

JRS

Notes:

### CRA Staff:

Date Completed Application Received 9/27/10

Date for CRA Advisory Board Review 10/12/10

Date approved/denied by Advisory Board \_\_\_\_\_

Date approved/denied by CRA BOARD 11/1/10

Additional requirement for approval/Comments owner of property did  
work himself - asking for reimbursement for  
materials = \$731.95 @ 75% = \$548.96



# Storefront Eligibility Verification Map

Parcel boundary



CRA boundary MPAO 2009



414 7th St W, Palmetto FL 34221

City of Palmetto  
Community Development Agency

This map was developed by the City of Palmetto. It is provided for general reference and is not intended to be used for any other purpose. The City of Palmetto, FL, the CRA and its employees shall be held harmless to any inappropriate use of this information.





**SF #10-08**

**ROGER C. MORRIS**

**414 7<sup>TH</sup> STREET WEST**

**PALMETTO, FL 34221**

**PARKING LOT RESURFACING:**

This item is eligible for a 75% match under the CRA Temporary Maintenance Program. Property owner completed improvements himself. Reimbursement is for materials only. (Reference pg 4 in application)

MATERIALS: Receipts attached	\$731.95
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Allowable expense @ 75%	\$548.96
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**More saving.  
More doing.<sup>SM</sup>**

2350 CORTEZ RD WEST  
BRADENTON, FL 34207 (941)753-7777

0244 00012 49325 09/20/10 11:57 AM  
CASHIER ROSE - RSB10J

090932730663 4.75GAL ARPT <A>  
10021.50 215.00  
020066254841 YLWTRFCPNTGA <A>  
2018.29 36.58  
015812710542 TAPE 1000FT <A> 7.48  
090932122079 18" SQUEEGEE <A>  
2013.92 27.84  
724504035510 KRY GRAY <A> 2.99

SUBTOTAL 289.89  
SALES TAX 18.85  
TOTAL \$308.74  
XXXXXXXXXXXX7682 HOME DEPOT 308.74  
AUTH CODE 020014/7126662 TA



0244 12 49325 09/20/2010 4921

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 12/19/2010

THE HOME DEPOT RESERVES THE RIGHT TO  
LIMIT / DENY RETURNS. PLEASE SEE THE  
RETURN POLICY SIGN IN STORES FOR  
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GUARANTEED LOW PRICES  
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UNA TARJETA DE  
REGALO DE THD  
DE \$5,000!

¡Comparta Su Opinión! Complete la breve  
encuesta sobre su visita a la tienda y  
tenga la oportunidad de ganar en:

[www.homedepot.com/opinion](http://www.homedepot.com/opinion)

User ID:  
99183 98951

Password:  
10470 98939



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2350 CORTEZ RD WEST  
BRADENTON, FL 34207 (941)753-7777

0244 00003 83562 09/24/10 07:20 AM  
CASHIER TITO - TXV99K

106151 1/2X2 REBAR <A>  
601.54  
070686490150 PHOTO CELL <A>  
209.97

9.24  
19.94

SUBTOTAL 29.18  
SALES TAX 1.90  
TOTAL \$31.08  
XXXXXXXXXXXX7682 HOME DEPOT 31.08  
AUTH CODE 024005/3034123 TA



0244 03 83562 09/24/2010 6574

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POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 12/23/2010

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UNA TARJETA DE  
REGALO DE THD  
DE \$5,000!

¡Comparta Su Opinión! Complete la breve  
encuesta sobre su visita a la tienda y  
tenga la oportunidad de ganar en:

[www.homedepot.com/opinion](http://www.homedepot.com/opinion)

User ID:  
167657 167416

Password:  
10474 167413

Entries must be entered by 10/24/2010.  
Entrants must be 18 or older to enter.  
See complete rules on website. No  
purchase necessary.



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2350 CORTEZ RD WEST  
BRADENTON, FL 34207 (941)753-7777

0244 00001 10080 09/22/10 06:53 AM  
CASHIER MAGDALENA - MYN474

077089101270 4'2PCKCOVER <A>  
294.97 9.94  
764661160601 60AWBLACK <A>  
498.97 35.88  
090932730663 4.75GAL ARPT <A>  
6921.50 129.00

SUBTOTAL 174.82  
SALES TAX 11.37  
TOTAL \$186.19  
XXXXXXXXXXXX7682 HOME DEPOT 186.19  
AUTH CODE 022241/5013587 TA



0244 01 10080 09/22/2010 1869

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POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 12/21/2010

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REGALO DE THD  
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tenga la oportunidad de ganar en:

[www.homedepot.com/opinion](http://www.homedepot.com/opinion)

User ID:  
20693 20450

Password:  
10472 20449

Entries must be entered by 10/22/2010.  
Entrants must be 18 or older to enter.  
See complete rules on website. No  
purchase necessary.



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More doing.<sup>SM</sup>**

2350 CORTEZ RD WEST  
BRADENTON, FL 34207 (941)753-7777

0244 00013 44886 09/21/10 08:33 AM  
CASHIER FELICIA - FMX1Y8W

090932730663 4.75GAL ARPT <A>  
12921.50 258.00

SUBTOTAL 258.00  
SALES TAX 16.77  
TOTAL \$274.77  
XXXXXXXXXXXX7632 HOME DEPOT 274.77  
AUTH CODE 021523/6139431 TA



0244 13 44886 09/21/2010 2961

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A 1 90 12/20/2010

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OPORTUNIDAD DE GANAR  
UNA TARJETA DE  
REGALO DE THD  
DE \$5,000!

¡Comparta Su Opinión! Complete la breve  
encuesta sobre su visita a la tienda y  
tenga la oportunidad de ganar en:

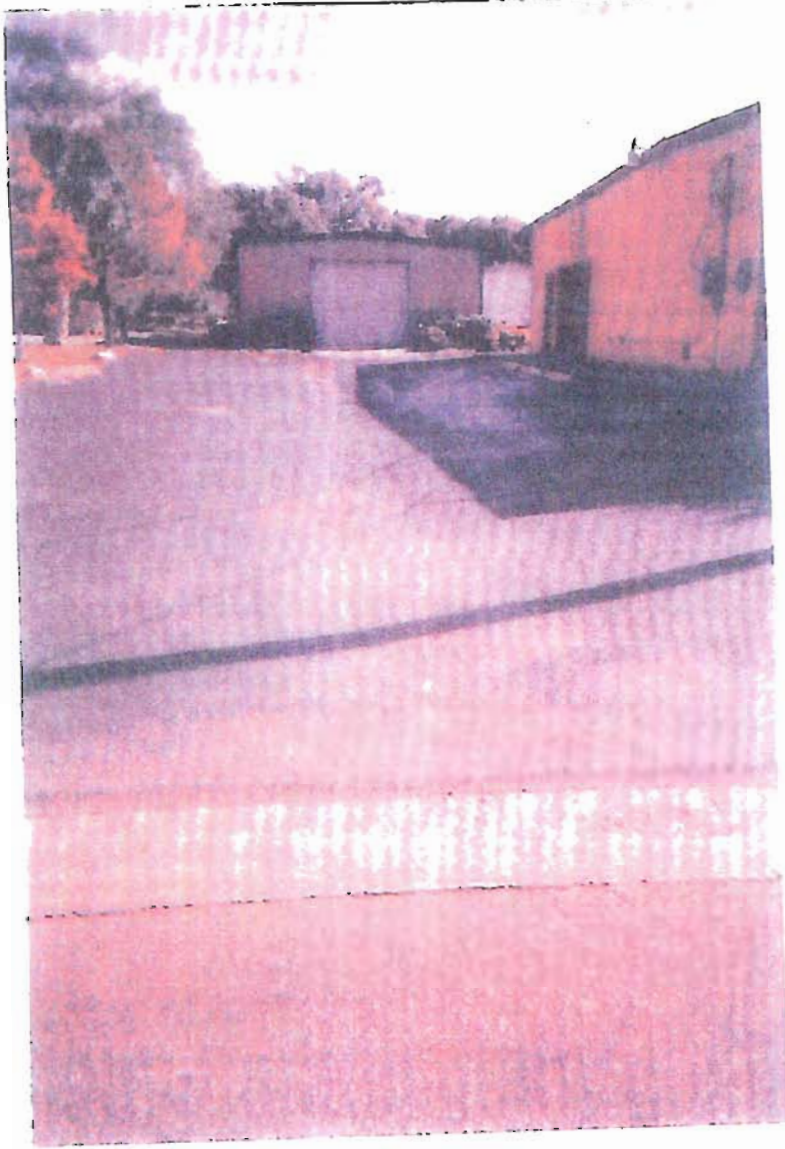
[www.homedepot.com/opinion](http://www.homedepot.com/opinion)

User ID:  
90305 90074

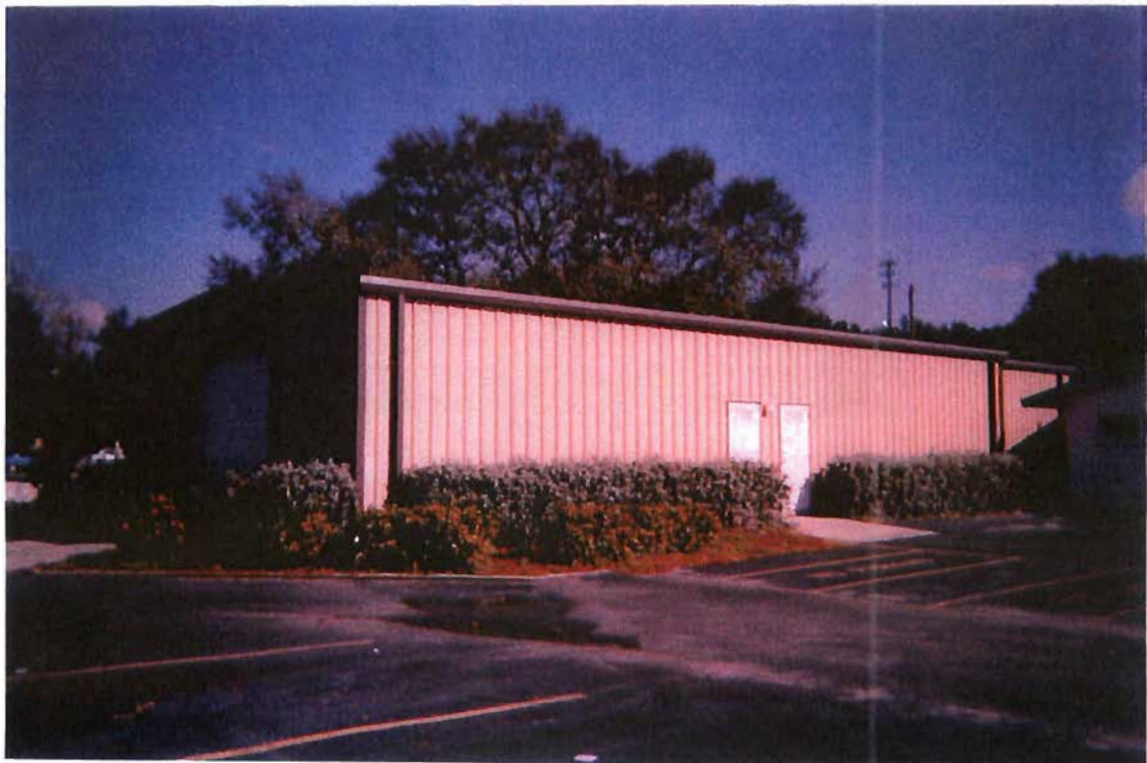
Password:  
10471 90061

Entries must be entered by 10/21/2010.  
Entrants must be 18 or older to enter.  
See complete rules on website. No  
purchase necessary.





Before





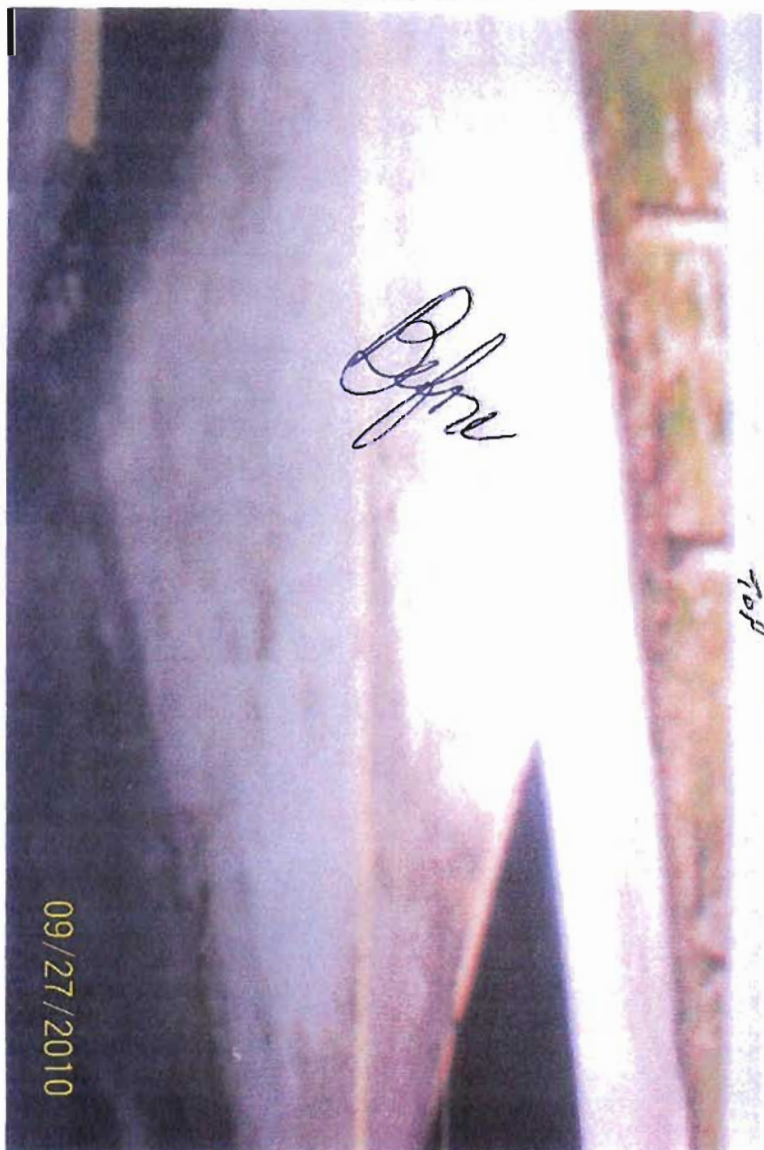






*Before*

*Top*



*Before*

*Top*



09/27/2010



MANATEE COUNTY PROPERTY APPRAISER		Other Counties   Manatee	
Main		Property Search	
Owner		Address	
Parcel ID		Advanced	
Map			
Profile	<b>PARID: 2794900109</b>		
Values	<b>MORRIS ROGER C</b>		
Sales	<b>414 7TH ST W</b>		
Residential	<b>ID Block</b>		
Commercial	Account#	2794900109	
Out Buildings	T/R/S	34S / 17E / 14	
Permits	Primary Address	414 W 7TH ST PALMETTO 34221 PL	
Land	Location		
Agriculture	2002 Census Tract	001300	
Sketch	FEMA Zone Caveat	NOT A FEMA DETERMINATION	
Exemptions	FEMA Flood Zone	X/0/N/0189 B/100	
Full Legal	Hurricane Evacuation Zone	D	
Estimating Taxes	Fire District	FD07-NORTH RIVER FD	
2010 Trim Notice	Exemption Status	No Exemption	
2009 Tax Bill	Future Land Use	RES14	
Map	DOR Use Code	1000	
	DOR Description	VACANT COMMERCIAL	
	Neighborhood Name	CITY OF PALMETTO	
	Neighborhood Number	7170	
	CRA District	P-PALMETTO CRA	
	CDD District		
	Neighborhood Group	7001	
	Market Area	71	
	Zone/Field Reference	1	
	Route Number		
	Map ID	4B14.5	
	Acres (If Available)	.0628	
	Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements	
	Number of Units	1	
	Living/Business area	0	
	Total Under Roof	0	
	Unit Desc		
	Short Legal Desc	LOTS 11 & 12, BLK J, PLAT OF EAST PALMETTO, (INSERT "LESS RD	

R/W"), TOGETHER WITH THE E 1/2  
OF VAC ST LYING W OF ABOVE  
LOTS VAC BY RES NO 98-12  
(1548/2643) LESS THAT PART  
INCLUDED

Unit #  
Lot ID 11  
Block ID J  
Subdivision Number 2786300  
Subdivision Name EAST PALMETTO PLAT OF PB1/161  
City/County Tax District 0019  
Tax District Name 0019 - PALMETTO

TPP Current Year Date  
Filed  
TPP Current Year  
Extension Request

**Owners**

1 of 2 ▶

Name MORRIS, ROGER C  
Address P O BOX 1025

City PALMETTO  
State FL  
Zip Code 34220  
International Postal  
Code  
Country

Data Copyright Manatee County Property Appraiser's Office [Disclaimer  
Last Updated: 28 Sep 2010

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VERIFICATION OF CODE/BUILDING ORDINANCE COMPLIANCEDate of Request: 9/28/10 Commercial Revitalization Application # SF - 10-08

Please provide the requested information and return to:

Palmetto CRA  
715 4<sup>th</sup> Street West  
Palmetto, FL 34221  
Attention: ~~Tanya Lukowiak~~ Jenny Silverio

Property Address: 414 7<sup>th</sup> ST. West

Property Owner Name and Mailing Address:

Roger C. Morris  
P.O. Box 1025  
Palmetto, FL 34220

Thank you, Jenny Silverio

Please indicate with a (✓):

- ☒ Property is within compliance with all applicable codes and building ordinances
- ☐ Property will be in compliance with all applicable codes and building ordinances upon completion of projected improvements.
- ☐ Property is not within compliance with applicable codes and building ordinances

Additional comments: (Please note repeated or extended violations as evidenced throughout the past 24 month period.)

Building/Code Enforcement Representative:

Whitney Chapman Whitney Chapman 9/28/10  
Print Name Signature Date

VERIFICATION OF STATUS OF UTILITY ACCOUNTSDate of Request: 9/28/10 Commercial Revitalization Application # SF-10-08

Customer Service Representative:

Please provide the requested information and return to:

Palmetto CRA

715 4<sup>th</sup> Street West

Palmetto, FL 34221

Attention: ~~Tanya Bulcinski~~ Jenny SilverioProperty Address: 414 7<sup>th</sup> St. West

Property Owner Name and Mailing Address:

Roger C. MorrisP.O. Box 1025Palmetto, FL 34220Thank you, Jenny Silverio

Please indicate with a (✓):

Services provided:

☒ Water☒ Sewer☒ Garbage

Status:

☒ Utility Account is paid in full to dateUtility Account is delinquent in the amount of \$      as of     

Additional comments: (Please note repeated or extended delinquencies as evidenced throughout the past 24 month period.)

Acct is not delinquent, if payment is not received on  
10/21/10 after that day it will become delinquent.

Customer Service Representative:

Nera Hill

Print Name

Jenny Silverio

Signature

09/30/10

Date

QUIT CLAIM DEED

THIS INDENTURE, made effective this 6 day of August, 1997, by and between ROGER C. MORRIS, hereinafter referred to as Grantor, and ROGER C. MORRIS, hereinafter referred to as Trustee of the ROGER C. MORRIS LIVING REVOCABLE TRUST DATED JULY 9, 1997, whose post office address is P.O. Box 70188, North Dartmouth, MA 02747.

WITNESSETH, Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, its successors and assigns, the following described property situate in MANATEE County, FLORIDA, to wit:

The South 45 feet of Lot 8, all of Lots 9 and 10, Block "J", EAST PALMETTO SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 161, of the Public Records of Manatee County, Florida. LESS Right-of-Way for 7th Street as described in Circuit Court Minute Book 26, Page 83, of the Public Records of Manatee County, Florida.

The above described property does not constitute any part of Grantor's homestead property.

TOGETHER with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining;

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and trustee is specifically granted and given the power and authority.

a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes.

f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated July 9, 1997, and known as the ROGER C. MORRIS LIVING REVOCABLE TRUST.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded Trust Agreement and any

amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. The Grantor recites that this conveyance is made in conformance with the provisions of Section 689.071, Florida Statutes.

6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed.

Signed, sealed and delivered  
in the presence of:

David D. Bone  
Printed Name: DAVID D. BONE  
Georgia J. Schwab  
Printed Name: GEORGIA J. SCHWAB

Roger C. Morris  
ROGER C. MORRIS  
P.O. Box 70188  
North Dartmouth, MA 02747

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the state aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROGER C. MORRIS, who is personally known to me, and who executed the foregoing instrument for the purposes expressed therein.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of August, 1997.

David D. Bone  
Notary Public  
My Commission Expires



This Instrument Prepared By:

David D. Bone, Esquire  
766-B Hudson Avenue  
Sarasota, Florida 34236  
Florida Bar No. 367796  
(941) 365-6969  
(Without Title Examination)  
rea-vrk\morris2.cgc

(North Bound)  
(20' Brick & 0.5' Curb)

