

## MEMORANDUM

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**DATE:** August 17, 2021

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Mark J. Bennett, Development Services Director

**SUBJECT:** Transfer of property ownership from the City of Lake Wales to the Lake Wales Community Redevelopment Agency

**SYNOPSIS:** *Staff requests that City Commission transfer ownership of a parcel located at the southeast corner of Lincoln Avenue and B Street (identified by parcel number 272935-879000-001222) from the City to the CRA to facilitate redevelopment on Lincoln Avenue.*

### RECOMMENDATION

Transfer of parcel number 272935-879000-001222 from the City of Lake Wales to the Lake Wales Community Redevelopment Agency.

### BACKGROUND

Action Item #30 of the Lake Wales Connected Plan states “*Work With Investors To Develop A Multi-Tenant Building On Lincoln Avenue*”. To accomplish this action item, staff published a Request for Proposals (RFP 21-489) for the redevelopment of public property located at the southeast corner of Lincoln Avenue and B Street. Two responses were received, with the Ranking Committee recommending that the CRA Board accept the bid from the Florida Development Corporation (FDC).

FDC proposes to construct a 6,000 square foot, two-story, mixed-use building, to contain 6 residential units and 1,400 square feet of commercial space. The CRA Board will consider this request at their August 10, 2021 meeting. If accepted by the CRA, it will then be necessary to transfer ownership of a parcel from the City of Lake Wales to the Lake Wales CRA.

The property proposed for transfer is identified by parcel number 272935-879000-001222. According to the property appraiser records, it was acquired by the City in March 1998 for \$9,500. The property comprises 5,663 square feet, and is currently used as a municipal parking lot with nine spaces.

Because of the opportunity to promote redevelopment along Lincoln Avenue, as envisioned in the Lake Wales Connected Plan, it is important that the property transfer occur to facilitate the construction of a new, mixed-use building.

### **FISCAL IMPACT**

If approved, the CRA can then proceed with the sale of the west ½ of this parcel and the west ½ of the parcel directly south of the site to FDC for \$15,000. More importantly, redevelopment of the site for a mixed-use building will provide for additional ad valorem tax revenues to the CRA.

### **ATTACHMENTS**

Property Appraiser Aerial Photo  
Aerial Photo of Proposed Sale Parcel