



303 Ledwith Ave
Haines City, FL 33844
863-421-5577

Commercial Property/Business Owner Application

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Section 1: Applicant Information

Applicant Name: City Park Development, Inc. # _____

Business Name (if applicable): _____

EIN: 38-4299577

Mailing Address: 135 N 6th Street Second Floor Haines City, FL 33844

Phone: 863.206.7388 Email: tula@tulahaffattorney.com

Project Address: 137 6th Street N Haines City, FL 33844

Project Budget: \$150,000 Requested Grant Amount: \$ 50,000

Lease Term (if applicable): _____

Property Owner Name: City Park Development, Inc.

Property Owner Mailing Address: 135 N 6th Street Second Floor Haines City FL 33844

Phone: 863.206.7388 Email: tula@tulahaffattorney.com

Section 2: Please select all that correspond to the grant(s) for which you are applying

Commercial:

- Beautification Façade & Exterior Improvement Grant
- Structure Rehabilitation Grant
- Business Assistance Grant – Rent Subsidy (skip to Section 4)
- Business Development



Section 3: Business Description

Building's existing use(s): Vacant

Building's new use(s): Restaurant / Retail

General description of proposed improvements:

- | | | |
|--|---|-----------------------------------|
| <input checked="" type="checkbox"/> Façade | <input type="checkbox"/> Awnings/Canopies | <input type="checkbox"/> Signs |
| <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> HVAC | <input type="checkbox"/> Plumbing |
| <input checked="" type="checkbox"/> Roofing | <input checked="" type="checkbox"/> Walls | |

Please provide a brief description of the work to be performed, material to be used, color and material samples (if applicable).

Replace roof, remodel exterior of building including relocating and replacement of all windows and door, stucco and paint full exterior. Add stone and metal siding to front facade, add electric for signage. See attached drawings, Close in and repair hole opening in exterior rear wall.

Section 4: Business Information

What is the expected opening date? October 2025

What type of business is being proposed? Restaurant / Retail

What will be the business' hours of operation? TBD

Will entertainment be offered? Y / N TBD

Will there be outdoor seating at this establishment? Y / N NO

What is the proposed seating capacity if a restaurant? TBD

Is this the business' 1st location, 2nd location or a relocation? TBD

Section 5: Required Documentation

- Project Schedule
- Copy of Business Tax Receipt from City of Haines City
- (3) cost estimates from licensed contractor
- All funding awarded requiring permits, must be submitted by a licensed contractor
- Permit ready drawings
- Photos of existing building and proposed project area
- Schematic drawings (if required)
- Multi-year Lease Agreement if Rent Subsidy
- Notarized letter from property owner (if applicable)
- If project is paving, fencing, landscape, etc.
A survey indicating the location of the work is REQUIRED
- Completed & signed W9 form

Section 6: Applicant Acknowledgement

Properties that are sold within (24) months of receiving grant funding: (initial each line)

- Must repay the full amount of the grant.
- CRA shall record a lien against the property to secure the re-payment.
- Copy of cancel check or credit receipt of payment to contractor/GC must be received within (15) days of the project start.
- CRA Application must be signed and dated. Incomplete applications not accepted.
- Owner is responsible for implementation of project and all contractor communication.
- Submit project completion photos to CRA office

Section 7: Signature

Applicant's Signature: Jula Michelle Hoff, Owner/Director ^{VP} Date: 2/28/2025

Property Owner Signature: Jula Michelle Hoff, Owner/Director ^{VP} Date: 2/28/2025

Alexander Abraham Date: 3/25/2025
Jane Adams Waters, CRA Manager
Alexander Abraham, CRA Manager

FOR STAFF USE ONLY

PROJECT # 2025-47.01

Date of initial contact: 02/2025

Pre-Application Meeting Copy of HC BTR

Post-Application Meeting

Three estimates submitted? Y N

Property taxes current? Y N

Code Violations? Y N

All documents in Section 5 submitted? Y N

Section 6 acknowledged with initials? Y N

Staff Decision: Approved Denied Board Appealed

Approved amount \$ 50,000.00

Date of completion/close file: _____

SUMBITTAL REQUIREMENTS

	Please bring all of the following items that apply when submitting your request.	Staff
APPLICATION	Incomplete applications will not be processed.	<input type="radio"/>
CONDITIONAL USE ZONING COMPLIANCE	Is a Conditional Use required for this project?	<input type="radio"/>
BUILDING/FIRE CODE COMPLIANCE	Is a Building/Fire Inspection required for the project.	<input type="radio"/>
BUSINESS TAX RECEIPT	Provide a copy of the current business tax receipt.	<input type="radio"/>
INSURANCE CERTIFICATE	Provide a copy of the current property insurance.	<input type="radio"/>
PROPERTY TAX VERIFICATION	Provide a copy of the property's tax payments current.	<input type="radio"/>
DRAWINGS, RENDERINGS, SKETCHES	Provide a drawing, rendering or sketch for encompassing scope of work.	<input type="radio"/>
LEASE AGREEMENT	Signed copy of lease agreement (If applicable)	<input type="radio"/>
THREE (3) ESTIMATES	Estimates for all project phases from licensed contractor	<input type="radio"/>
BUSINESS PLAN	Copy of Business Plan for project location	<input type="radio"/>
PROPERTY APPRAISER	Confirm project location In zone (CRA OFFICE ONLY)	<input type="radio"/>
SUNBIZ CONFIRMATION	Confirm contractors and business as active (CRA OFFICE ONLY)	<input type="radio"/>
FEE	No Fee Required	

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) City Park Development, Inc.	
2 Business name/disregarded entity name, if different from above.	
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>	
5 Address (number, street, and apt. or suite no.). See instructions. 135 N 6th Street, Second Floor	Requester's name and address (optional)
6 City, state, and ZIP code Haines City, FL 33844	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number													
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3	8	-	4	2	9	9	5	7	7				

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Julia Michelle Hoff, Owner/PT</i>	Date <i>2/28/2025</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



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*Mel's Upkeep
Hair Design Salon*

PERMANENT
MAKEUP

Permanent Makeup
Lip Liner & Eyebrows
Lash Lifting & Tinting

by a specialist

by appointment

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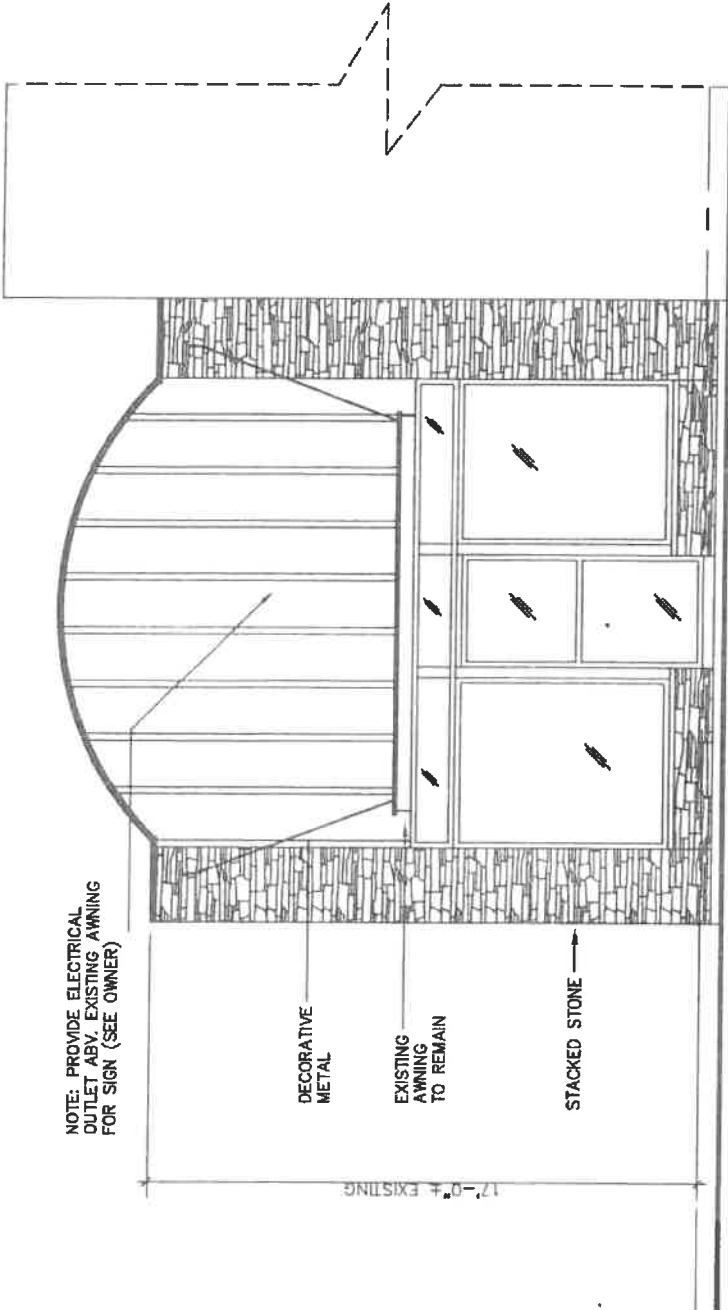
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NOTE: PROVIDE ELECTRICAL
OUTLET ABV. EXISTING AWNING
FOR SIGN (SEE OWNER)



DECORATIVE
METAL

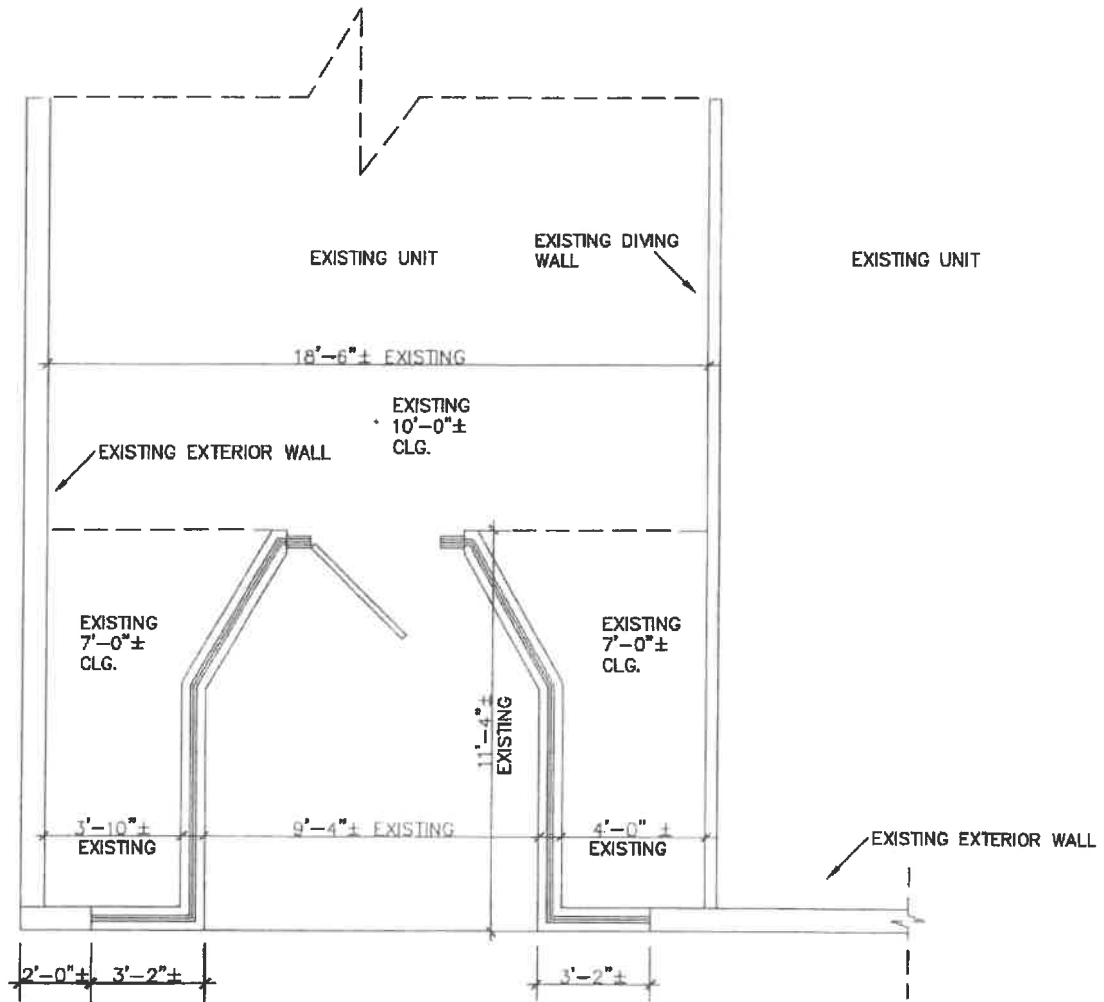
EXISTING
AWNING
TO REMAIN

STACKED STONE →

17'-0" ± EXISTING

FRONT ELEVATION — PROPOSED

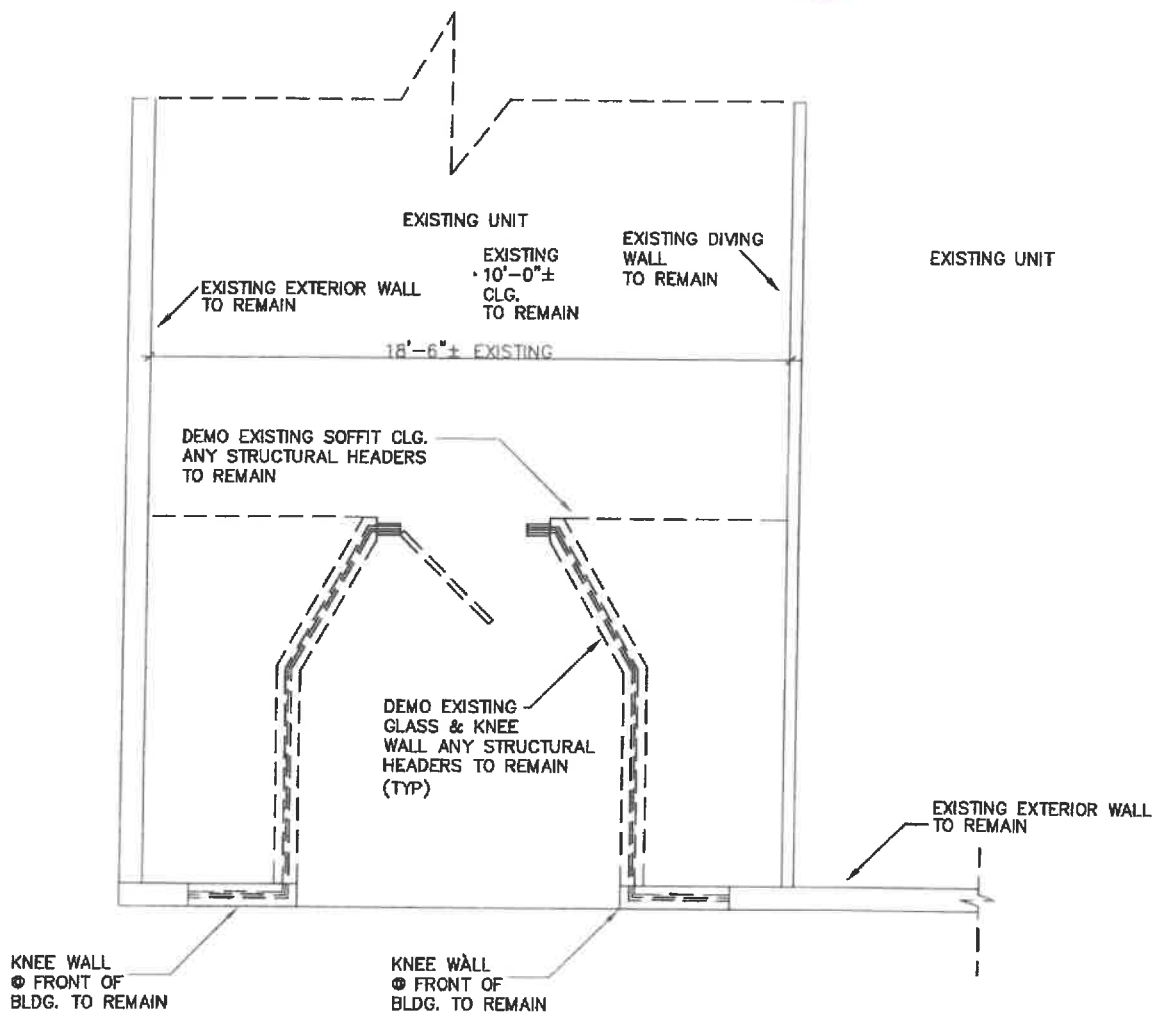
SCALE: 1/4" = 1'-0"



FLOOR PLAN — EXISTING

SCALE: 1/4" = 1'-0"

ALL DIMENSIONS ARE APPROX.
DRAWING NOT FOR CONSTRUCTION



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"
 ALL DIMENSIONS ARE APPROX.
 DRAWING NOT FOR CONSTRUCTION

DEMOLITION NOTES - IF APPLICABLE

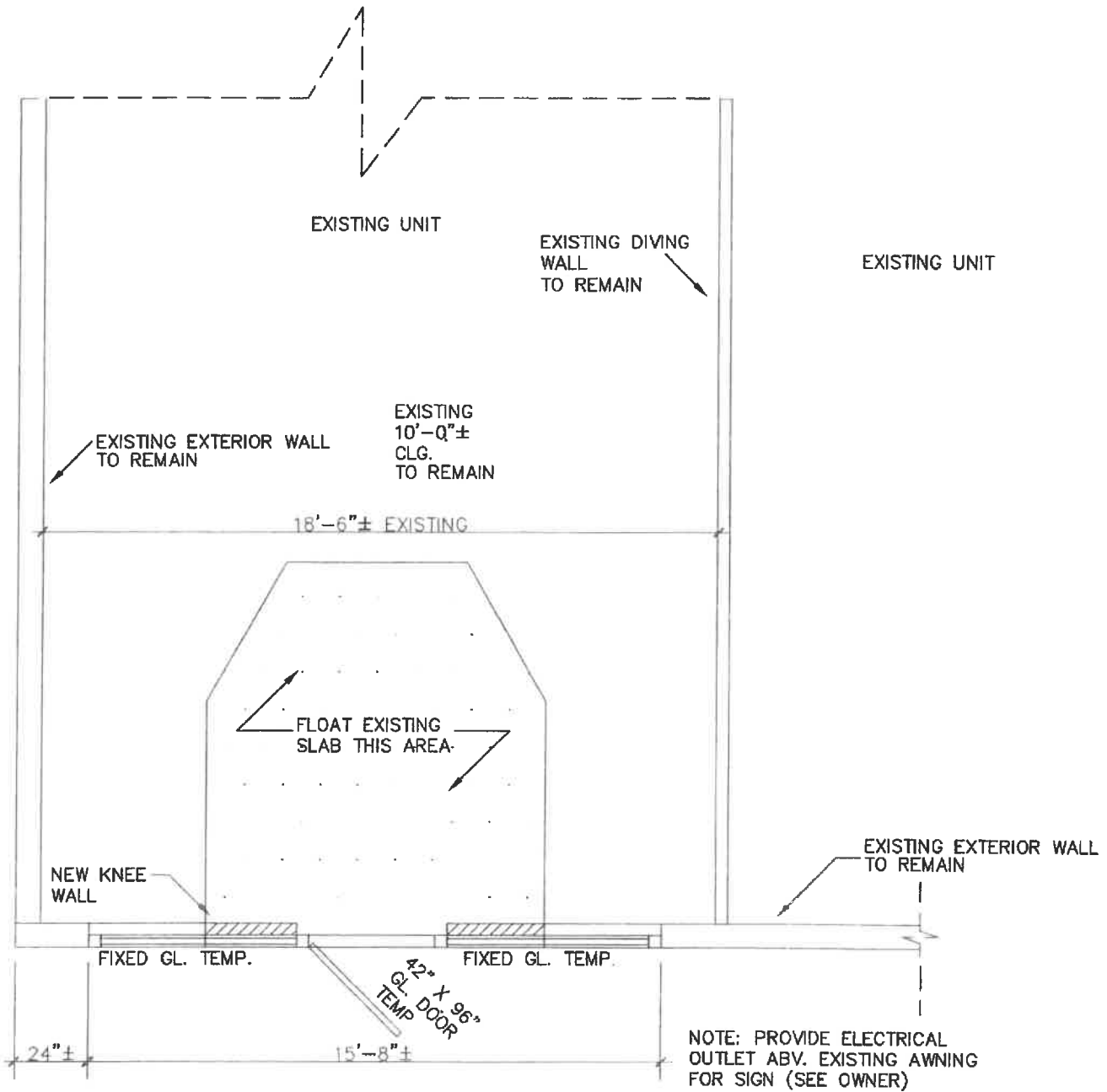
THE DEMOLITION PORTION IS GENERAL IN NATURE AND IS NOT INTENDED TO BE ALL ENCOMPASSING OR EXHAUSTIVE IN DEPICTING EACH INDIVIDUAL ITEM TO BE REMOVED OR DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZATION WITH THE PROJECT REQUIREMENTS PRIOR TO BIDDING. ITEMS INTERFERING WITH OR OF NO USE OR VALUE TO THE COMPLETED PROJECT SHALL BE REMOVED OR DEMOLISHED WHETHER SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS OR NOT.

THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE THE ITEMS TO BE SALVAGED AND ITEMS TO BE DISPOSED OF. SALVAGED ITEMS SHALL BE HANDLED SUCH THAT NO FURTHER DAMAGE TO OCCUR TO EACH PARTICULAR ITEM.

PROVIDE TEMPORARY BARRICADES AND OTHERS FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION.

PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON DRAWINGS IN ACCORDANCE WITH GOVERNING REGULATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY SUPPORT OR BRACING AT ANY LOCATIONS WHERE STRUCTURAL COMPONENTS ARE BEING ALTERED DURING DEMOLITION.



FLOOR PLAN — PROPOSED

SCALE: 1/4" = 1'-0"

ALL DIMENSIONS ARE APPROX.
DRAWING NOT FOR CONSTRUCTION



ESTIMATE

Black Marlin Construction LLC
CBC1267271

Estimate #: 30424-0228-52806

Bill To: Ron Haff

Property: 137 6th Street N
Haines City, FL 33844

Address: P.O. Box 332
Winter Haven, FL 33882

Phone: (863) 633-8064

Email: Admin@bmconstr.com

DESCRIPTION	TOTAL
Scope of Work:	
Scope of Work - Engineer drawings will be provided by owner to contractor - Permitting by contractor - Temp. Privacy Fencing install - Demo of existing front glass & drop ceiling - Seal up of store front with Plywood while awaiting glass - Capping of electric - Installation of raceway for sign electric (Box conduit to Box) - Purchase and Installation of stone on front of store and to wrap 12inches on the side - Stone work to go around plaque - Stone will be applied by bonding agent and scratch coat - Purchase and Installation of new 1/4inch tempered clear glass with black frame - Purchase and Installation of new 42inch entry door - Purchase and Installation of new black 26 gauge metal stand and seam on center top half of the exterior front - Removal of wood on rear exterior opening - Purchase and Installation of block and rebar in opening - Removal of box gutter and down spout in rear - Purchase and installation of 7inch box gutter with new 5x6 downspout in rear - Clean up daily - Dump trailer and Dump fees included	\$74,583.00
Stucco Re-Stucco of exterior building Sealing of cracks Application of stucco sealant	\$5,000.00
Painting Pressure cleaning of Exterior of Building Tape off of Windows & Doors Prime Exterior of Building Paint Exterior of Building	\$2,000.00
Roof - TPO	
Roofing - TPO New TPO Roof Standard - \$11,500 3" ISO upgrade - \$14,850 - PROTECT THE BUILDING AND LANDSCAPING - REMOVE EXISTING TPO ROOF SYSTEM, INCLUDING EXISTING ISO BOARDS ON ENTIRE DECK - MAKE REPAIRS AS NEEDED TO SUBSTRATE (roof deck) -RENAIL ROOF DECK WITH 8D RING SHANK NAILS PER FLORIDA BUILDING CODE -AS DISCUSSED, CONTRACT INCLUDES THE REMOVAL OF 2 VENTS, AND COVERING OPENINGS WITH PLYWOOD -CONTRACT ALSO INCLUDES THE DISCUSSED REPAIR NEEDED BY HVAC ON BACKSIDE -INSTALL 3" ISO BOARD ON DECK -BEGIN INSTALLATION OF NEW 60 MIL TPO ROOF SYSTEM. (60 MIL WILL BE USED ON BOTH DECK AND RISE	\$14,850.00

DESCRIPTION	TOTAL
<p>WALL)</p> <p>-AS REQUESTED, BLACK CAPPING METAL WILL BE INSTALLED AROUND PERIMETER OF ROOF WALL</p> <p>-THOROUGHLY CLEAN UP THE GROUND ON DAILY BASIS. THIS INCLUDES RUNNING MAGNETS MULTIPLE TIMES DAILY TO PICK UP ANY STRAY NAILS.</p> <p>NOTE:</p> <p>**Any unforeseen repairs needed will be an additional charge. Before repairs are made, owner will be notified for approval</p> <p>-ANY ROTTEN DECKING THAT NEEDS TO BE REPLACED WILL BE BROUGHT TO OWNERS ATTENTION BEFORE PROCEEDING</p> <p>-A/C TO BE REMOVED AND REINSTALLED BY OWNERS A/C COMPANY</p> <p>-10 YEAR WORKMANSHIP WARRANTY</p>	
Add-Ons	
<p>Add-Ons:</p> <p>Add On's:</p> <ul style="list-style-type: none"> - Extend both walls going up walkway to allow for a larger sitting space up top - Purchase and installation of back fill dirt, block and concrete - Block finish - Final debris clean up <ul style="list-style-type: none"> - Add block on top of the roof line (creating arch) - Tie rebar into pre-existing block - Pour concrete - Purchase and installation of additional 26 black gauge metal - Purchase and installation of additional capping on top of the arch 	\$7,772.32
Wood Replacement	
<p>Wood Replacement</p> <p>Defective Wood Replacement Schedule (1) Plywood:</p> <ul style="list-style-type: none"> - Full Uncut Sheet of 1/2" Plywood \$120.00 Each - Full Uncut Sheet of 5/8" Plywood \$122.00 Each - Full Uncut Sheet of 3/4" Plywood \$122.00 Each <p>Defective Wood Replacement Lumber:</p> <ul style="list-style-type: none"> - 1"x6" \$5.40 per LF - 1"x8" \$6.60 per LF - 2"x4" \$7.80 per LF - 2"x6" \$9.00 per LF - 2"x8" \$11.40 per LF - 2"x10" \$13.80 per LF - 2"x12" \$18.60 per LF <p>T&G Pine Decking:</p> <ul style="list-style-type: none"> - 1"x6" \$9.00 per LF - 1"x8" \$11.40 per LF 	\$0.00
Miscellaneous	
<p>Payment Terms</p> <p>Deposit:</p> <p>Phase 1:</p> <p>Phase 2:</p> <p>Final:</p>	\$0.00

Total: \$104,205.32

ACKNOWLEDGEMENT

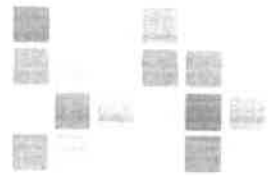
By signing this estimate, I approve Black Marlin Construction LLC to complete the work listed above as well as agree to all of the conditions in our Client Engagement Agreement. This signed document approves Black Marlin Construction LLC to begin work on this project, including, but not limited to, permit applications, material acquisition and front-end project management. For a copy of the Client Engagement Agreement, please contact your project manager or the Black Marlin Construction LLC front office.



Signature

Date

JCR Construction & Services LLC.
 3804 Block Prine Rd
 FL 33810
 jcrconstructionservices@gmail.com



ADDRESS
 RON HAFF
 137 N 6TH ST HAINES CITY, FL

ESTIMATE # 4378
DATE 11/06/2024

ACTIVITY	QUANTITY	RATE	AMOUNT
Service DIVISION 01 - GENERAL REQUIREMENTS	1	16,100.00	16,100.00
SUPERINTENDENT 30 DAY PROJECT MANAGER 30 HR CONSTRUCTION PLANS PERMIT FEES BARRICADES & SIGNAGE MOBILIZATION MISCELLANEOUS TOOLS & EQUIPMENT PRINTS & COPIES TEMPORARY FACILITIES & CONTROLS FINAL CLEANUP PROJECT CLOSEOUT REQUIREMENTS			
Service DIVISION 02 - SITEWORK	1	2,500.00	2,500.00
SELECTIVE REMOVALS AND DEMOLITION Demo Existing Storefront Door & Glass, Knee Walls & Soffit (Labor) Shore Headers @ Demolished Walls (Matl & Labor)			
Services DIVISION 03 - CONCRETE		800.00	800.00
CAST IN PLACE CONCRETE Float Existing Slab @ Front (Matl & Labor)			
Services DIVISION 06 - WOOD, PLASTIC AND COMPOSITES	1	1,550.00	1,550.00
CARPENTRY Extend Knee Wall at New Front Opening (Matl & Labor) Wood Blocking @ New Door Opening (Matl & Labor)			
Service DIVISION 07 - THERMAL AND MOISTURE PROTECTION	1	69,000.00	69,000.00
TPO ROOF			

ACTIVITY	QUANTITY	RATE	AMOUNT
Remove & Dispose of Existing Roof System (Labor) Remove & Replace Rotten Deck & Substrate (Matl & Labor) Install New 1.5" Insulation & 60 Mil TPO Roof System (Matl & Labor) Install 24-Gauge Coping Cap, Gutters & Downspouts (Matl & Labor) Permit & Warranty Included			
WALL INSULATION & MOISTURE BARRIER Add New Insulation @ Knee Wall (Matl & Labor) Moisture Barrier Behind Stone Veneer (Matl & Labor)			
Service DIVISION 08 - OPENING	1	12,526.00	12,526.00
STOREFRONT SYSTEM 42"x96" Storefront System w/Temp Glass, Transom (Matl & Labor)			
Service DIVISION 09 - FINISHES	1	9,989.00	9,989.00
STONEMWORK Stacked Stone Veneer w/Wire Lath & Scaffold (Matl & Labor) ser			
FRAMING & DRYWALL Repair Old Soffit Area & Re-finish Dywall to Match (Matl & Labor)			
PAINTING Paint Repaired Drywall & Over New Storefront w/Scaffold (Matl & Labor) - Paint and Consumables (Materials)			
Service DIVISION 10 - SPECIALTIES	1	0.00	0.00
Decorative Metal (Matl & Labor)			
Material DIVISION 16 - ELECTRICAL	1	1,200.00	1,200.00
BUILDING ELECTRICAL WORK Install Install Receptacle for Lit Sign (Matl & Labor)			
Overhead 18% of overhead	1	20,099.70	20,099.70
Payment schedule will be provided upon estimate acceptance			

TOTAL

\$133,764.70

Accepted By

Accepted Date



Haines City Storefront Buildout

12/4/24

**137 N 6th St.
Haines City, FL 33844**

REF: Storefront buildout and Facade

Attn: Ron Haff,

Please accept this letter and the attached information as our BUDGET proposal to remodel the storefront of your building located at the following address, 137 N 6th St, Haines City, FL 33844. This proposal is based off elevation drawings provided by Ron Haff and is subject to change based off of material clarifications. Below you will find the prices and qualifications attached.

Cost for all work reviewed and as detailed on the qualifications and attached scope of work below:

Storefront and Façade remodel..... \$124,385.00

- **Qualifications:**
- See attached scope of work. Scope provided by Hunter Taylor
- All work will carry a (1) year workmanship warranty.
- Daily cleanup of A.O. Construction is included in this proposal.
- Proposal included a permit allowance of \$2,000.00.
- Proposal does NOT include Architectural or Engineering Fees.

Rest Assured, by choosing the A.O. Wagner Construction team the projects we are associated with will be completed on time, on budget and with the high standards of quality we have built our reputation on over the last 50 years. Please advise if it is possible to meet with your staff to further present our qualifications.

Sincerely,

Hunter Taylor

Hunter Taylor,
Assistant Project Manager



- **General Conditions:**
 - Daily Clean Up
 - Project Management
 - Dumpsters
 - Temporary toilets.

- **Demolition:**
 - Remove rear window, all storefront/glass, entry ceiling & framing.
 - Build temporary plywood wall to secure building after storefront removed.

- **Footings and CMU Block:**
 - Cut slab, prep & pour footing for CMU knee walls located at the new entry.
 - Build block knee walls to match existing on entry sides, grout cells and install rebar.
 - Infill existing window opening at rear of building. (Finish window infill with stucco to match existing on exterior)

- **Post Installation:**
 - Install steel post either side of new entry door for support of awning & header beam.

- **Framing:**
 - Install steel furring & studs, plywood sheathing & Tyvek to prepare for new steel siding at top of building facade with new arch top as shown on drawing.

- **Storefront Framing and Glass for Windows and Doors:**
 - Install (Qty 1)--188.25" x 103" with single right hand door with sidelite on each side.
 - Install a Kawneer 451 Storefront System with Black finish and 1" Grey Insulated Tempered Glass.
 - Kawneer 350 Medium Style Door with Standard hardware Black finish and 1" Grey Tempered Glass.
 - (Does not include cleaning and protection of aluminum and glass.)



- **Lathe and Stone:**
 - Install wire lathe on existing masonry corners of building front & return left side approx. 12" on side.
 - Install simulated stone on lathe.

- **Metal Siding:**
 - Install black colored 26-gauge, R-Paneling above storefront. (15' W x 8' H)

- **Paint:**
 - Paint rear stucco patch to match existing.
 - Paint remaining exposed wood in front area as necessary.

- **Roofing:**
 - Remove existing coping cap roof trim.
 - Remove existing modified bitumen roofing.
 - Inspect roof for repairs. (All if any repairs will reflect in a change order)
 - Install 60 mill TPO (Thermoplastic Olefin) Roof system on entirety of room
 - Install new Coping cap roof trim (Color: Black)

- ❖ **PROPOSAL DOES NOT INCLUDE:**
 - Interior Concrete slab work.
 - Tin Ceilings
 - Drywall or Interior finish repairs.
 - Cleaning and protection of storefront aluminum and glass.
 - Water or air testing.
 - Automatic doors
 - Work outside of regular business hours.
 - Architectural/Engineering fees.

CERTIFICATE OF CORPORATE RESOLUTION
City Park Development, Inc., a Florida corporation

Ronald P. Haff, as President of City Park Development, Inc., a Florida corporation, does hereby certify that I am the duly elected and acting President of City Park Development, Inc., a Florida corporation (herein after the "Corporation"), and that I am the keeper of the records of the Corporation.

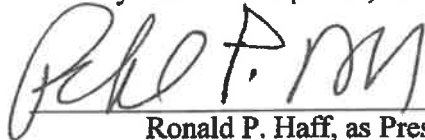
That by unanimous consent of all the Shareholders and Directors, the following Resolution was adopted, and that the same has not in any way been modified or rescinded, but is in full force and effect; and that the said Shareholders and Directors of the Corporation have duly ratified and affirmed the same in the form hereinafter set forth.

RESOLVED, that in connection with the CRA Application and Commercial Beautification Façade & Exterior Improvement Grant and Structure Rehabilitation Grant (collectively the "Transaction"), Tula Michele Haff, as Vice-President and Secretary of City Park Development, Inc., a Florida corporation, is authorized to execute, acknowledge and deliver all instruments and documents of whatsoever kind, character, nature or description necessary or desirable in connection with the Transaction and to memorialize or confirm the Transaction is approved and authorized by the Corporation.

FURTHER RESOLVED, that any and all actions heretofore taken by Tula Michele Haff, as Vice-President and Secretary of City Park Development, Inc., a Florida corporation, are consistent with the foregoing resolutions and are hereby approved, ratified and confirmed in all respects.

FURTHER RESOLVED, that Tula Michele Haff, as Vice-President and Secretary of City Park Development, Inc., a Florida corporation be, and she is hereby, authorized and directed to furnish to any interested person or entity a copy of the foregoing resolutions, to certify the same, and to certify that the provisions of the foregoing resolutions are in conformity with the Articles of Incorporation and By-Laws of the Corporation and that said resolutions shall remain in full force and effect.

City Park Development, Inc.



Ronald P. Haff, as President

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence on March 25, 2025, by Ronald P. Haff, as President of City Park Development, Inc. on behalf of the Company, who is personally known to me.




NOTARY PUBLIC

Halsey Carson
Printed Name of Notary

My Commission Expires: 7-22-27



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
CITY PARK DEVELOPMENT, INC.

Filing Information

Document Number P23000082250
FEI/EIN Number 38-4299577
Date Filed 11/27/2023
State FL
Status ACTIVE

Principal Address

135 N 6TH STREET, SECOND FLOOR
HAINES CITY, FL 33844

Mailing Address

135 N 6TH STREET, SECOND FLOOR
HAINES CITY, FL 33844

Registered Agent Name & Address

HAFF, RONALD P
135 N 6TH STREET, SECOND FLOOR
HAINES CITY, FL 33844

Officer/Director Detail

Name & Address

Title P

HAFF, RONALD P
135 N 6TH STREET, SECOND FLOOR
HAINES CITY, FL 33844

Annual Reports

Report Year	Filed Date
2024	04/17/2024
2025	01/29/2025

Document Images

01/29/2025 -- ANNUAL REPORT	View image in PDF format
04/17/2024 -- ANNUAL REPORT	View image in PDF format

[11/27/2023 -- Domestic Profit](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

Parcel Details: 27-27-29-783000-054022

Owners [Recently purchased this property? Click here.](#)

CITY PARK DEVELOPMENT INC 100%

Mailing Address [\(Address Change form\)](#)

135 N 6TH ST
HAINES CITY FL 33844-4247

Physical Street Address [Looking for site address? Click here.](#)

137 6TH ST N

Postal City and Zip

HAINES CITY FL 33844

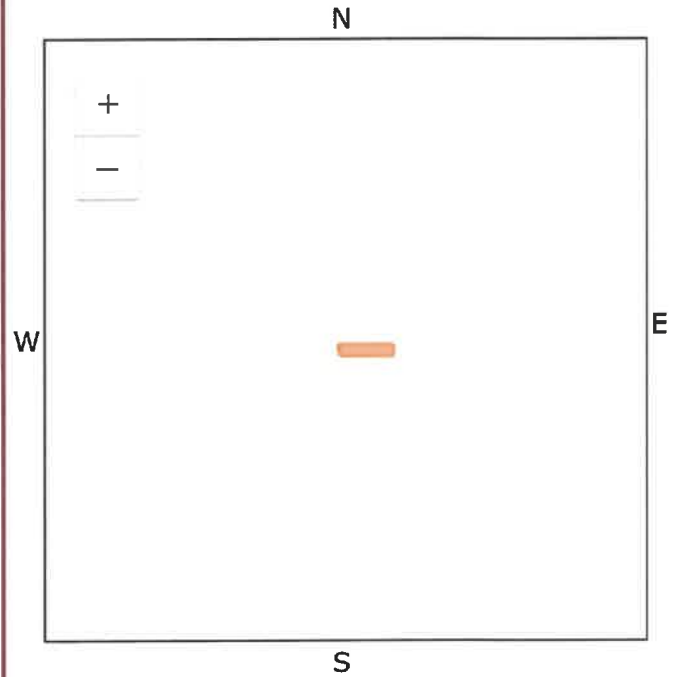
Parcel Information

Municipality **HAINES CITY (Code: 90420)**
6666.25
Neighborhood [Search Recent Sales in this Neighborhood](#)
Subdivision **HAINES CITY PB 3 PG 11 & 12**
Property (DOR) Use Code **Beauty Shops (Code: 1179)**
Acreage **0.04**
[Community Redevelopment Area](#) **Haines City CRA (Code: 327)**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

[Recorded Plat for this parcel](#)

For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Section Maps for 272729

[HTML \(opens in new tab\)](#)

[Mapping Worksheet Printable PDF](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

Vacant/

3728/1507	09/1996	W	I	REAL VALUE INVESTMENTS INC	\$13,500
3693/2196	06/1996	W	I	MCCRORY HOLDING COMPANY	\$35,000
3458/1083	10/1994	W	I	MORALES BENJAMIN	\$35,000

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB—second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
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Buildings

BUILDING 1 (1329 - RETAIL STORE)

Building Characteristics

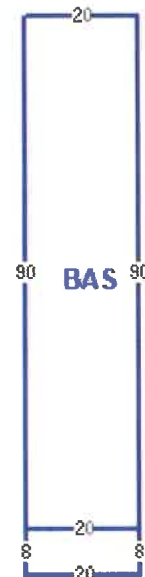
Living Area: 1,800 sqft

Actual Year Built: 1918

Wall Structure: CONCRETE (M & S CRNT MULTIPLIER)

Element	Units	Information
STORIES	1	
WALL HEIGHT	12	
LIVING UNITS	1	
HEAT CODE		ACP
EXTERIOR WALL		NONE

137 6TH ST



Building Subareas

Building Sub Area Note: A sub area is an individual component of a building that may or may not be cooled/heated. The percent in a subarea description is the percent of the base rate applied to the value of the sub area. (Example: UGR UNFINISHED GARAGE 50% indicates this sub area is valued at 50% of the base area rate); If a sub area changes over time, the contributory value may also change.

Code/Description	Heated	Total
CANOPY		160
BASE AREA	Y	1,800
Total Under Roof		1,960 SQ.FT
Total Living Area		1,800 SQ. FT

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **HAINES CITY** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
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NOTICE: All information ABOVE this notice is current (as of Tuesday, March 25, 2025 at 2:09:23 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
Land Value	\$27,923
Building Value	\$109,810
Misc. Items Value	\$0
Land Classified Value	\$0
Just Market Value	\$137,733
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$137,733
Exempt Value (County)	\$0
Taxable Value (County)	\$137,733

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2024)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.634800	\$137,733	\$913.83	\$0	\$0.00	\$137,733	\$913.83
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$137,733	\$419.81	\$0	\$0.00	\$137,733	\$419.81
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$137,733	\$309.62	\$0	\$0.00	\$137,733	\$309.62
CITY OF HAINES CITY	7.589500	\$137,733	\$1,045.32	\$0	\$0.00	\$137,733	\$1,045.32
SOUTHWEST FLA WATER MGMT DIST	0.190900	\$137,733	\$26.29	\$0	\$0.00	\$137,733	\$26.29
		Assessed Taxes:	\$2,714.87	Tax Savings:	\$0.00	Total Taxes:	\$2,714.87

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	FC420	HAINES CITY FIRE PROTECTION	1.00	207.17	\$207.17
2	CF100	HAINES CITY STORMWATER	1.00	207.17	\$207.17

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	HAINES CITY/SWFWMD (Code: 90420)	HAINES CITY/SWFWMD (Code: 90420)
Millage Rate	19.8870	19.7112
Ad Valorem Assessments	\$1,615.17	\$2,714.87
Non-Ad Valorem Assessments	\$288.92	\$292.34
Total Taxes	\$1,904.09	\$3,007.21

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use the [Property Tax Estimator](#) to estimate taxes for this account.

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2023	
LAND VALUE	\$27,923.00
BUILDING VALUE	\$56,163.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$84,086.00
SOH DEFERRED VAL	\$3,940.00
ASSESSED VALUE	\$80,146.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$80,146.00
2022	
LAND VALUE	\$27,923.00
BUILDING VALUE	\$52,422.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$80,345.00
SOH DEFERRED VAL	\$7,485.00
ASSESSED VALUE	\$72,860.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$72,860.00
2021	
LAND VALUE	\$27,923.00
BUILDING VALUE	\$38,313.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$66,236.00
SOH DEFERRED VAL	\$0.00
ASSESSED VALUE	\$66,236.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$66,236.00

LAND VALUE	\$27,923.00
BUILDING VALUE	\$39,132.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$67,055.00
SOH DEFERRED VAL	\$0.00
ASSESSED VALUE	\$67,055.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$67,055.00

DISCLAIMER:

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Tuesday, March 25, 2025 at 2:09:23 AM

