



303 Ledwith Ave  
Haines City, FL 33844  
863-421-3600 ext. 5375  
CRAinfo@hainescity.com

## Commercial Property/Business Owner Application

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### Section 1: Applicant Information

# \_\_\_\_\_

Applicant Name: Hansram Rampergas

Business Name (if applicable): Rose Hall

EIN: \_\_\_\_\_

Mailing Address: 418 South 14 Street, Haines City

Phone: 407-452-4728 Email: 12rosehall@gmail.com

Project Address: 12 North 1st Haines City FL

Project Budget: \$ 19,000 Requested Grant Amount: \$ 9,000

Lease Term (if applicable): \_\_\_\_\_

Property Owner Name: Hansram Rampergas

Property Owner Mailing Address: 418 S 14th Haines City

Phone: 407-452-4728 Email: 12rosehall@gmail.com

407-334-3235 - Jackie Rampergas

### 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 Development

### Section 3: Business Description

Building's existing use(s): Banquet Banquet hall  
Building's new use(s): Same.

General description of proposed improvements:

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

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

Looking to Increase the Size of the awning to provide shade in addition to protection from the rain.

### Section 4: Business Information

What is the expected opening date? Open already.  
What type of business is being proposed? Venue  
What will be the business' hours of operation? Monday - Sunday.  
Will entertainment be offered? ☒ Y / ☐ N yes  
Will there be outdoor seating at this establishment? ☒ Y / ☐ N  
What is the proposed seating capacity if a restaurant? none restaurant.  
Is this the business' 1<sup>st</sup> location, 2<sup>nd</sup> location or a relocation? 1<sup>st</sup> location

## 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)

☒ 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 (60) months of receiving grant funding: (initial each line)**

H.R. Must repay the prorated awarded amount per the Program's guidelines.

H.R. CRA shall record a lien against the property to secure the re-payment.

H.R. Copy of cancel check or credit receipt of payment to contractor/GC must be received within (15) days of the project start.

H.R. **CRA Application must be signed and dated.** Incomplete applications not accepted.

H.R. Owner is responsible for implementation of project and all contractor communication.

H.R. Submit project completion photos to CRA office

## Section 7: Signature

Applicant's Signature:

H. R. Ringer

Date:

5.7.25

Property Owner Signature:

H. Ringer

Date:

5.7.25

Date:

CRA Manager

## FOR STAFF USE ONLY

PROJECT # \_\_\_\_\_

Date of initial contact: \_\_\_\_\_

\_\_\_\_ 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 \$ \_\_\_\_\_

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	

## UNDERSTANDING THE REQUIRED FORGIVABLE LOAN

To maintain the integrity of the Community Redevelopment Agency, grant award, the property shall not be sold for five years after receiving the grant. Repayment of repairs will only be enforced if the commercial building is sold. The property owner listed on the Polk County Property Appraisers database must approve all repairs and agree to the forgivable loan in the event of verified family occupancy.

H.R. Initial

Upon completion of the construction work, the Haines City Community Redevelopment Agency will place a forgivable loan in the form of a construction lien against the property for the full value of the CRA's contribution. If the property changes ownership the remaining balance of the prorated lien will be immediately invoiced to the owner for payment to the Haines City Community Redevelopment Agency (CRA).

H.R. Initial

Proration begins immediately upon the completion of construction work. Funds received by the applicant will be returned to the CRA in the year the property is sold following the completion of construction work. For example, for a full \$50,000 award, the payback to the CRA will be 100% in the first year, 80% in the second year, 60% in the third year, 40% in the fourth year, and 20% in the fifth year. At the conclusion of the five-year agreement, if no violation of the award has occurred, the forgivable loan/lien will be fully released.

H.R. Initial

The applicant acknowledges and consents to the Forgivable Loan in the form of a Lien, and fully comprehends the prorated obligation to repay the grant if the home is sold or leased within five (5) years of receiving the grant award.

Applicant's Name

HANSRAM RAMPERGAS

Signature:

Hansram Rampergas

Date:

05-13-2025

FLORIDA

POLK COUNTY

I, Jazmine Beltran, a Notary Public for said County and State, do hereby certify that Hansram Rampergas personally appeared before me this day and acknowledge the due execution of the foregoing instrument.



Witness my hand and official seal, this 13 day  
Of May, 20 25.

Notary Public

Signature

Jazmine Beltran

My Commission Expires

9/9/25





**Disclaimer:** According to Florida Public Records Law, email correspondence to and from the City of Haines City, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

**From:** Rose Hall <12rosehall@gmail.com>

**Sent:** Wednesday, June 4, 2025 2:58 PM

**To:** Alex Abraham <Alex.Abraham@hainescity.com>

**Subject:**

**[WARNING!!! This e-mail originated from outside the City of Haines City's mail system. Do not open any attachments or click on any links unless you know the sender or can verify this e-mail's authenticity.]**

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To Whom It May Concern,

Please be advised that I Hansram Rampergas, the undersigned, is the sole owner of Joe's Corner of Central Florida Inc. domain. If you require any further information, please do not hesitate to contact me at the email address or telephone number provided below. Thank you

Mr Hansram Rampergas

407-452-4728

Email address: [12rosehall@gmail.com](mailto:12rosehall@gmail.com)

**From:** Alex Abraham  
**Sent:** Tuesday, June 17, 2025 2:44 PM  
**To:** Jazmine Beltran  
**Subject:** FW:

Thanks,

**Dr. Alexander Abraham**  
CRA Manager/Consultant



**NURTURING THE HEART OF FLORIDA**

**CRA | City of Haines City**  
303 Ledwith Avenue  
Haines City, FL 33844  
Main: 863-421-3600 ext. 5375  
Cell: 863-258-5015  
Fax: 863-419-3168  
Email: [alex.abraham@hainescity.com](mailto:alex.abraham@hainescity.com)  
[www.hainescity.com](http://www.hainescity.com)

Want to stay in the loop? [Subscribe](#) to the City Manager's Report.

#### **Haines City CRA Mission**

The Haines City Community Redevelopment Agency (CRA) is dedicated to preserving, unifying, and nurturing the heart of Florida by providing visionary leadership and inspiration for the revitalization within the designated CRA districts. Through the strategic use of tax increment financing (TIF) and other available resources, we aim to eliminate slum and blight while fostering economic growth, community development, and vibrant public spaces.

We are committed to actively engaging the community, encouraging collaboration, and seeking input to build a shared sense of pride and investment among residents and businesses. Together, we will create a thriving, unified, and resilient community that celebrates its heritage and embraces its future.



# Parcel Details: 27-27-29-790500-000061

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

JOES CORNER OF CENTRAL FLORIDA INC 100%

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

418 S 14TH ST  
HAINES CITY FL 33844-5608

## Physical Street Address [Why postal city and municipality? Click here.](#)

12 4TH ST N

## Postal City and Zip

HAINES CITY FL 33844

## Parcel Information

Municipality **HAINES CITY (Code: 90420)**

Neighborhood **6666.25**  
[Search Recent Sales in this Neighborhood](#)

Subdivision **HINSON SUB PB 5 PG 9**

Property (DOR) **Retail up to 4999 sf**  
Use Code **(Code: 1110)**

Acreage **0.07**

[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](#)

## Section Maps for 272729

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

[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.

OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price
<a href="#">09770/01634</a>	03/15/2016	WARRANTY DEED	IMPROVED	\$100,000 ***
<a href="#">08109/00411</a>	03/23/2010	WARRANTY DEED	IMPROVED	\$50,000 ***

08007/01413	02/01/2010	CERTIFICATE OF TITLE	IMPROVED	\$100	...
7309/1418	05/22/2007	WARRANTY DEED	IMPROVED	\$145,000	...
5827/0340	06/22/2004	WARRANTY DEED	IMPROVED	\$60,000	...
3957/0065	12/01/1997	WARRANTY DEED	IMPROVED	\$10	...
2107/1990	06/01/1982	QUIT CLAIM	EITHER	\$100	...
2107/1991	04/01/1982	WARRANTY DEED	IMPROVED	\$67,500	...

## 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 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

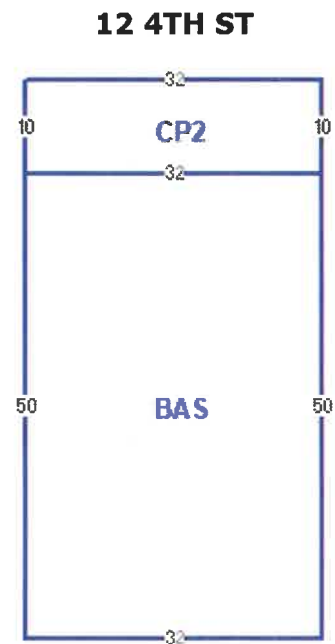
**Living Area:** 1,600 sqft

**Total Under Roof:** 1,920 sqft

**Actual Year Built:** 1955

**Wall Structure:** CONCRETE (M & S CRNT MULTIPLIER)

Element	Units	Information
LIVING UNITS	1	
STORIES	1	
WALL HEIGHT	10	
HEAT CODE		ACP
EXTERIOR WALL		NONE



View Larger: [Double](#) - [Quadruple](#)  
Effective Year: 1996

#### Building Subareas

Code/Description	Heated	Total
BASE AREA	Y	1,600
CANOPY		320
<b>Total Under Roof</b>		<b>1,920 SQ FT</b>
<b>Total Living Area</b>		<b>1,600 SQ FT</b>

## PERMITS

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

1 \* COMMERCIAL/INDUSTRIAL N SQUARE FOOT 0 0 2,899.00

\* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

**NOTICE: All information ABOVE this notice is current (as of Monday, May 5, 2025 at 2:09:29 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.**

### Value Summary (2024)

Desc	Value
LAND VALUE	\$22,467
BUILDING VALUE	\$93,858
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$116,325
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$116,325
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$116,325

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

### Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$116,325	\$116,325	\$0	\$0.00	\$116,325	6.634800	\$771.79
POLK COUNTY SCHOOL BOARD - STATE	\$116,325	\$116,325	\$0	\$0.00	\$116,325	3.048000	\$354.56
POLK COUNTY SCHOOL BOARD - LOCAL	\$116,325	\$116,325	\$0	\$0.00	\$116,325	2.248000	\$261.50
CITY OF HAINES CITY	\$116,325	\$116,325	\$0	\$0.00	\$116,325	7.589500	\$882.85
SOUTHWEST FLA WATER MGMT DIST	\$116,325	\$116,325	\$0	\$0.00	\$116,325	0.190900	\$22.21
				<b>Tax Savings:</b>	<b>\$0.00</b>	<b>Total Taxes:</b>	<b>\$2,292.91</b>

### Non-Ad Valorem Assessments (2024)

2	ST420	HAINES CITY STORM <sup>W</sup> WATER	1.00	73.76	\$73.76
<b>Total Assessments</b>					<b>\$320.48</b>

## 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	\$2,333.52	\$2,292.91
Non-Ad Valorem Assessments	\$314.43	\$320.48
<b>Total Taxes</b>	<b>\$2,647.95</b>	<b>\$2,613.39</b>

**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. Note: The tax collector link is not available during tax sale processing. If you have questions, please contact the tax collector's office. Thank you for your patience.**

## 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.

<b>2023</b>	
LAND VALUE	\$22,467.00
BUILDING VALUE	\$99,436.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$121,903.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$6,268.00
ASSESSED VALUE	\$115,635.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$115,635.00

<b>2022</b>	
LAND VALUE	\$22,467.00
BUILDING VALUE	\$92,816.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$115,283.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$10,160.00
ASSESSED VALUE	\$105,123.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$105,123.00

<b>2021</b>	
LAND VALUE	\$22,467.00
BUILDING VALUE	\$82,576.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$105,043.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$9,477.00
ASSESSED VALUE	\$95,566.00

TAXABLE VALUE (COUNTY)	\$95,566.00
<b>2020</b>	
LAND VALUE	\$22,467.00
BUILDING VALUE	\$83,616.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$106,083.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$19,205.00
ASSESSED VALUE	\$86,878.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$86,878.00

**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: Monday, May 5, 2025 at 2:09:29 AM







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

## Detail by Entity Name

Florida Profit Corporation

**JOE'S CORNER OF CENTRAL FLORIDA INC**

### Filing Information

<b>Document Number</b>	P09000009167
<b>FEI/EIN Number</b>	26-4151105
<b>Date Filed</b>	01/29/2009
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	07/29/2013

### Principal Address

418 south 14th st  
haines city, FL 33844

Changed: 04/02/2014

### Mailing Address

418 south 14th st  
haines city, FL 33844

Changed: 04/02/2014

### Registered Agent Name & Address

**RAMPERGAS, HANSRAM**

418 south 14th st  
haines city, FL 33844

Address Changed: 04/02/2014

### Officer/Director Detail

#### **Name & Address**

Title P

RAMPERGAS, HANSRAM P  
418 south 14th st  
haines city, FL 33844

### Annual Reports

