

# Lake Wales Community Redevelopment Agency

Lake Wales CRA  
201 W Central Ave.  
Lake Wales, FL. 33853  
863-678-4023  
[lakewalescra.com](http://lakewalescra.com)



Annual Report  
Fiscal Year 2019 - 2020



## CRA Board Members:

(Left to right)

Robin Gibson, Chairman  
Terrye Howell  
Eugene Fultz  
Curtis Gibson  
Al Goldstein

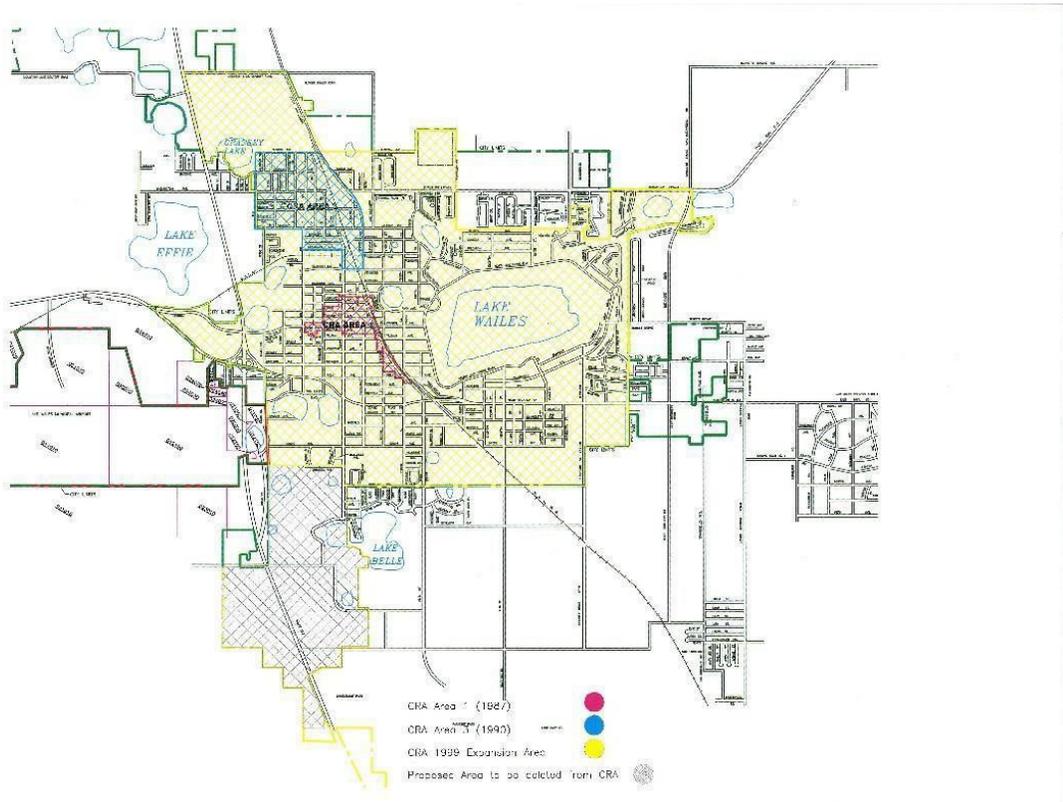


## CRA Staff:

- James Slaton, Executive Director
- Mark J. Bennet, Development Services Director
- Karen Thompson, Assistant Director
- Darrell Starling, CRA Coordinator
- Ronali Wood, Historic Preservation/Office Assistant
- Cheryl Baksh, Administrative Assistant



Location:



Typically, the meetings of the Board are on an 'as needed' basis at Lake Wales City Hall, and occur on the 2<sup>nd</sup> Tuesday of each month. The time of meetings depends on the complexity of the agenda. Normally a meeting commences at 6:00 or 6:30 PM.



## Introduction:

As the City of Lake Wales grows and experiences the effects of revitalization, economic development and population growth, they have organized and set the organization up for future success. The CRA serves as the catalyst for change and the revitalization of downtown Lake Wales and the NW Redevelopment Area.

The CRA has taken the necessary steps to insure that projects and growth are properly managed by adding additional staff and office accommodations.

In anticipation of rapid change, the CRA established and maintained a solid partnership with Lake Wales Main Street, Inc. and Lincoln Community Development Corporation in order to insure wide community involvement. Main Street played an intricate part in the revitalization movement in downtown with fundraising efforts, events and more!

The CRA and Lake Wales Main Street Inc. collaborated by hiring a firm to create a Downtown Design Strategy and NW Redevelopment Area Master Plan. The recently updated CRA Master Plan identified goals and objectives specific to the NW Redevelopment Area of the CRA to include... address affordable housing, identify potential assisted living locations, develop a neighborhood connection to downtown, streetscape refreshment to Lincoln Avenue and support and enhance cultural or entertainment uses. In order to effectively and efficiently implement the improvements necessary in the NW Redevelopment Area, the CRA contracted Dover Kohl & Partners. Dover Kohl & Partners Planners who specialize in town planning and transforming blight to “places people want to be.”

## **Projects in FY 2019/2020 include:**

### **“Lake Wales Connected”**

Link to the “Lake Wales Connected Plan”

<https://www.doverkohl.com/lakewales->

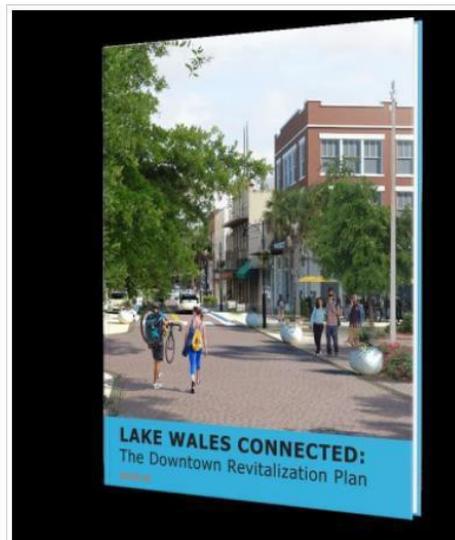
## [Lake Wales CRA Named winner for Best Planning Studies in the 2020 FRA Awards](#)

We are proud to announce that our project, Lake Wales Connected, is the 2020 winner of the Planning Studies (small cities) category for the annual Florida Redevelopment Association Awards. We are incredibly grateful for this honor, and appreciate everyone whose dedication and hard work made this possible.

Over the years, Downtown and the Northwest Neighborhood began to experience challenges similar to those in many peer communities with jobs, activities and households moving to surrounding suburban areas. Vacant buildings and lots became prevalent. In recent years, there has been recognition of the natural and built assets present in Lake Wales, and some current successes have been the return of events and activities. In addition, both areas are experiencing renewed interest from the private sector. The Lake Wales Connected plan builds upon this momentum and provides a strategy that builds upon the City's legacy of quality design – using a community-based vision to direct future improvements, growth, preservation and economic vitality.

The Lake Wales Connected plan identifies a number of public and private investment opportunities, as well as a short and long-term action plan that includes large-scale improvements and smaller projects to incrementally reinvigorate the targeted core areas.

Each year, FRA accepts entries for the annual awards from its members in a variety of categories, ranging from annual reports to cultural enhancement. The entries are examined for effectiveness and completeness – including the narrative, supplemental material and compliance with the submittal instructions. A cross section of Florida redevelopment professionals, individuals and business organizations judge and rank all the entries and select winners.



(Exert from FRA 2020 Best Book, Page 23. You can also visit <https://redevelopment.net/wp-content/uploads/2020/11/FRA-2020-Best-Book-HQ.pdf>)

## PLANNING STUDIES: SMALL CITY



### Lake Wales Community Redevelopment Agency Lake Wales Connected

For more information: [kthompson@lakewalesfl.gov](mailto:kthompson@lakewalesfl.gov)

The Olmsted Legacy: A century ago, the Olmsted Brothers had high aspirations that the new settlement of Lake Wales would become a living and beautiful community that inspires works of art, as evident in their work at Bok Tower Gardens. Their design and vision for the core of Lake Wales were boldly green: a “City in a Garden.” Unfortunately, the plantings documented in their drawings were left undone. In 2019, Lake Wales CRA, Lake Wales Main Street and Lincoln Community Development contracted with Dover Kohl & Partners to develop a holistic downtown vision plan and a northwest neighborhood plan, called Lake Wales Connected, that rekindles the Olmsted’s vision.

## “The Food-Related Services Incentive Program”

The program offers up to \$50,000 in dollar-for-dollar matching funds to assist in establishing food-related businesses in the NW Redevelopment Area and Downtown Main Street District. Matching funds are a grant that can be used to offset the cost of eligible lease-hold improvements necessary to establish and operate a food service or restaurant business.

**THE PROGRAM**

DOWNTOWN & NW REDEVELOPMENT AREA

REDEVELOP · REVITALIZE · RESTORE

The Food-Related Services Incentive Program offers **up to \$50,000 in dollar-for-dollar matching funds** to assist in establishing food-related businesses in the NW Redevelopment Area and Downtown Main Street District. Matching funds are a grant that can be used to offset the cost of eligible lease-hold improvements necessary to establish and operate a food service or restaurant business.

CITY OF LAKE WALES  
**CRA**  
COMMUNITY REDEVELOPMENT AGENCY  
REDEVELOP · REVITALIZE · RESTORE · LAKE WALES

LAKE WALES  
**INCENTIVE PROGRAM**  
FOOD-RELATED SERVICES

863.259.1503  
201 WEST CENTRAL AVE. LAKE WALES, FL 33853

## Recipients of Food Incentive Program 2019-2020

### Melanie's Seafood Company

**Owners:** Steve & Allison Manwell  
**Address:** 120 Park Ave. E, Lake Wales FL 33853  
**Amount Awarded:** \$50,000  
**Date Approved by Board:** December 11, 2019



### The Ranch Taproom –

**Owners:** Jessica & Cathy Garrett  
**Address:** 247 Park Ave. E, Lake Wales FL 33853  
**Amount Awarded:** \$100,000  
**Date Approved by Board:** January 14, 2020



## The Rose Bud Inn & Café Inc. –

**Owner:** Ms. Peggy Jean Young Williams  
**Address:** 215 Lincoln Ave N, Lake Wales, FL 33853  
**Amount Awarded:** \$50,000  
**Date Approved by Board:** January 14, 2020



## Wales Pointe –

**Owner:** Tiffany & Kevin Davis  
**Address:** 207 Park Ave E, Lake Wales, FL 33853  
**Amount Awarded:** \$50,000  
**Date Approved by Board:** July 14, 2020



## Corner Cafe –

**Owner:** James A. Ellis  
**Address:** 1 Scenic Central, Lake Wales, FL 33853  
**Amount Awarded:** \$100,000  
**Date Approved by Board:** July 14, 2020



## CRA Hired new NW Coordinator, Darrell Starling

In November 2020, the City hired Darrell Starling as a CRA Coordinator. In this role, he will work closely with the City's Northwest neighborhood, one of two areas specifically targeted by the city's ambitious and award-winning "Lake Wales Connected" revitalization plan which also covers the Historic Downtown business district as well. Starling is a native of Tampa, and graduated from Blake High School. He attended the University of South Florida, and finished with a degree in social sciences with a focus on social work and criminology.

It was in Tampa where he got his first CRA exposure, serving on an advisory board to the East Tampa Community Revitalization Partnership, making suggestions on how the group could best spend and deploy its resources.



## **The CRA & Lake Wales Main Street, INC.**

During this past fiscal year, the CRA renewed the contract with Lake Wales Main Street, Inc. Part of the Main Street philosophy is that downtown belongs to the entire community. Everyone has a stake and a role to play in the revitalization of their downtown. Lake Wales Main Street, Inc. is a not-for-profit 501(c)(3) organization. The objective is to improve the image of downtown by facilitating change and growth.



## Lake Wales CRA Property Values

| CRA District:      | Year Established | Base Year     | Current Value |
|--------------------|------------------|---------------|---------------|
| Lake Wales CRA I   | 1985             | \$8,891,265   | \$22,409,389  |
| Lake Wales CRA II  | 1998             | \$109,080,851 | \$250,451,029 |
| Lake Wales CRA III | 1989             | \$8,894,367   | \$15,849,870  |

\*Please note the 'Current Value' was obtained from the Polk Property Appraiser's website, under CRA Detail Report.



**CITY OF LAKE WALES**

**BDGT. 105 CRA FUND  
BEG. BALANCES & REVENUES**

| ACCOUNT N.O.              | ESCR. 1. P.TION                     | 15'16<br>ACTUAL | 16'17<br>ACTUAL | 17-'18<br>ACTUAL | 18'19<br>BUDGET | 19 20<br>ADOPT.ED |
|---------------------------|-------------------------------------|-----------------|-----------------|------------------|-----------------|-------------------|
| BEG. BALANCES & REVENUES  |                                     |                 |                 |                  |                 |                   |
| 105-240-000-000-000       | BEG. FUND BALANCE - BUDGET          | 0               | 0               | 0                | 1,000,000       | 1,050,000         |
| 105-240-200-000-000       | FUND BAL - CRV DEV -LAND PORCH      | 0               | 0               | 0                | 969,971         | 969,971           |
|                           | ESTIMATED CASH BALANCE FORWARD      | 0               | 0               | 0                | 1,969,971       | 2,019,971         |
| TAXES                     |                                     |                 |                 |                  |                 |                   |
| 105-311-200-000-000       | City Tax Increment Area 1           | 55,347          | 59,662          | 65,347           | 68,882          | 76,962            |
| 105-311-600-000-000       | City Tax Increment Area 2           | 501,946         | 550,458         | 682,557          | 798,530         | 877,811           |
| 105-311-400-000-000       | City Tax Increment Area 3           | 16,029          | 20,989          | 25,663           | 35,324          | 42,378            |
|                           | TOTAL: TAXES                        | 573,322         | 631,109         | 773,567          | 902,736         | 997,151           |
| INTERGOVERNMENTAL REVENUE |                                     |                 |                 |                  |                 |                   |
| 105-334-500-000-000       | Grant - Walking Trail               | 0               | 0               | 0                | 200,000         | 200,000           |
| 105-337-220-000-000       | LWHA Officer Contribution           | 30,221          | 30,960          | 30,960           | 29,131          | 29,131            |
| 105-338-300-000-000       | County Tax Increment Area 1         | 50,971          | 55,218          | 62,913           | 66,317          | 77,659            |
| 105-338-700-000-000       | COUNTY TAX INCREMENT AREA 2         | 461,096         | 511,687         | 654,005          | 768,794         | 907,949           |
| 105-338-500-000-000       | County Tax Increment Area 3         | 14,594          | 19,330          | 24,592           | 34,008          | 43,614            |
|                           | TOTAL: INTERGOVERNMENTAL REV        | 556,881         | 617,195         | 772,470          | 1,098,250       | 1,258,353         |
| MISCELLANEOUS REVENUES    |                                     |                 |                 |                  |                 |                   |
| 105-361-801-000-000       | Interest-Pooled Cash 3748-3714-2643 | 0               | 1,586           | 4,653            | 4,700           | 4,700             |
| 105-364-200-000-000       | Sale of Land                        | 0               | 1,562,282       | 0                | 0               | 0                 |
| 105-364-210-000-000       | Gov. Wide - Gain/Loss               | 0               | -594,544        | 0                | 0               | 0                 |
| 105-369-999-000-000       | Other                               | 0               | 5,000           | 75,000           | 0               | 0                 |
|                           | TOTAL: MISCELLANEOUS REV            | 0               | 974,324         | 79,653           | 4,700           | 4,700             |
| OTHER FINANCING SOURCES   |                                     |                 |                 |                  |                 |                   |
|                           | TOTAL OTHER FINANCING SOURCES       | 0               | 0               | 0                | 0               | 0                 |
|                           | TOTAL BEG. BALANCE & REVENUES       | 1,130,203       | 2,222,628       | 1,625,690        | 3,975,657       | 4,280,175         |
| EXPENDITURES              |                                     |                 |                 |                  |                 |                   |
|                           | CRA - INDUSTRY DEVELOPEMENT         | 56,825          | 73,658          | 73,207           | 208,214         | 705,006           |
|                           | CRA-COMMUNITY REDEVELOPEMENT        | 203,542         | 223,757         | 337,659          | 564,418         | 578,546           |
|                           | CAPITAL OUTLAY                      | 13,111          | 71,493          | 346,632          | 687,500         | 240,000           |
|                           | TRANSFERS                           | 795,843         | 670,806         | 756,822          | 708,054         | 697,500           |
|                           | TOTAL EXPENDITURES                  | 1,069,321       | 1,039,714       | 1,514,320        | 2,168,186       | 2,221,052         |
|                           | REVENUE EXCESS OVER (UNDER) EXP     | 60,882          | 1,182,914       | 111,370          | 1,807,471       | 2,059,123         |
| 105-242-200-000-000       | FUND BAL - CRV DEV - LANDPORCH      | 0               | 0               | 0                | 973,000         | 969,971           |
| 105-242-400-000-000       | Fund Bal - Walking Trail            | 0               | 0               | 0                | 0               | 200,000           |
|                           | FUND BAL - UNRESTRICTED             | 60,882          | 1,182,914       | 111,370          | 834,471         | 889,152           |

## CITY OF LAKEWALES

BUDGET APPROPRIATIONS-DETAIL  
CRA FUND (RPT 630)

| ACCOUNT NO.         | DESCRIPTION                         | 15'16,<br>' ACTUAL | 16'17<br>ACTUAL | 17'18<br>ACTUAL | 18''19<br>BUDGET | 19'20<br>BUDGET |
|---------------------|-------------------------------------|--------------------|-----------------|-----------------|------------------|-----------------|
|                     | CRA FUND - 105                      |                    |                 |                 |                  |                 |
|                     | CRA - ECONOMIC DEVELOPMENT          |                    |                 |                 |                  |                 |
|                     | PERSONNEL                           | 0                  | 0               | 0               | 0                | 0               |
|                     | OTHER PERSONNEL                     | 0                  | 0               | 0               | 0                | 0               |
| 105-559-200-331-100 | Professional Svcs Engineers         | 900                | 1,632           | 0               | 28,000           | 350,000         |
| 105-559-200-331-110 | Professional Services-Environmental | 0                  | 11,396          | 0               | 0                | 0               |
| 105-559-200-331-320 | Prof Services-Legal                 | 6,864              | 8,637           | 16,014          | 6,000            | 10,000          |
| 105-559-200-334-610 | Contract Services - Demolition      | 0                  | 0               | 0               | 100,000          | 100,000         |
|                     | CONTRACT SERVICES                   | 7,764              | 21,665          | 16,014          | 134,000          | 460,000         |
|                     | GRANTS & AID                        | 0                  | 0               | 0               | 0                | 0               |
| 105-559-200-347-900 | Printing - Other                    | 0                  | 0               | 115             | 0                | 2,500           |
| 105-559-200-434-134 | Contract Services - HR              | 0                  | 0               | 88              | 0                | 0               |
| 105-559-200-441-293 | Telecommunications                  | 206                | 0               | 0               | 0                | 0               |
|                     | SUPPLIES                            | 206                | 0               | 203             | 0                | 2,500           |

CITY OF LAKE WALES

BUDGET APPROPRIATIONS-DETAIL  
CRA FUND (RPT 630)

| ACCOUNT. Q.,        | DES PTJ;ON,                      | 15 '16<br>ACTUAL | 16'17<br>AG.TOTAL |        | 18'19<br>BUDGET | 19-'20<br>AOP'rED |
|---------------------|----------------------------------|------------------|-------------------|--------|-----------------|-------------------|
|                     | REPAIR & MAINTENANCE             | 0                | 0                 | 0      | 0               | 0                 |
| 105-559-200-349-410 | Permits & Licenses               | 0                | 19                | 0      | 0               | 0                 |
| 105-559-200-349-600 | Legal Advertising                | 23               | 740               | 127    | 0               | 0                 |
| 105-559-200-349-700 | Taxes and Assessments            | 175              | 0                 | 0      | 0               | 0                 |
| 105-559-200-349-900 | Other Miscellaneous Charges      | 334              | 8                 | 115    | 0               | 0                 |
| 105-559-200-346-403 | M&R Historic Structures          | 0                | 0                 | 0      | 20,000          | 20,000            |
|                     | MISCELLANEOUS                    | 532              | 766               | 242    | 20,000          | 20,000            |
| 105-559-200-912-192 | Labor Charges - Facilities       | 27               | 0                 | 344    | 0               | 0                 |
| 105-559-200-945-195 | Insurance - Casualty & Liability | 1,359            | 1,395             | 1,549  | 1,957           | 1,792             |
| 105-559-200-999-196 | Alloc from Support Services      | 2,600            | 2,626             | 2,906  | 3,014           | 3,752             |
| 105-559-200-999-510 | Allee from City Atty Retainer    | 1,750            | 3,000             | 3,000  | 3,000           | 3,000             |
| 105-559-200-999-511 | Allee. from City Comm.           | 1,459            | 1,607             | 2,158  | 2,074           | 3,072             |
| 105-559-200-999-512 | Allee. from City Manager         | 21,326           | 26,305            | 29,105 | 27,286          | 37,976            |
| 105-559-200-999-513 | Alloc. from Finance              | 9,631            | 8,589             | 9,317  | 9,013           | 11,627            |
| 105-559-200-999-514 | Allee from Human Resources       | 0                | 0                 | 0      | 0               | 3,000             |
| 105-559-200-999-516 | Alloc from City Clerk            | 10,170           | 7,705             | 8,369  | 7,870           | 8,287             |
|                     | ALLOCATION                       | 48,322           | 51,227            | 56,748 | 54,214          | 72,506            |
| 105-559-200-661-150 | Land - Affordable Housing        | 0                | 0                 | 0      | 0               | 50,000            |
| 105-559-200-661-950 | Land Strategic Development       | 0                | 0                 | 0      | 0               | 100,000           |
|                     | CAPITAL                          | 0                | 0                 | 0      | 0               | 150,000           |
|                     | ECONOMI DEVELOPMENT              | 56,825           | 73,658            | 73,207 | 8,214           | 705,006           |



## TAX INCREMENT ADJUSTMENT WORKSHEET

|  |   |
|--|---|
| Year : 2019  | County : POLK                                   |
| Principal Authority :<br><b>CITY OF LAKE WALES</b>             | Taxing Authority :<br><b>CITY OF LAKE WALES</b> |
| Community Redevelopment Area :<br><b>Lake Wales CRA I (40)</b> | Base Year :<br><b>1985</b>                      |

**SECTION I : COMPLETED BY PROPERTY APPRAISER**

|    |   |    |            |     |
|----|---|----|------------|-----|
| 1. | Current year taxable value in the tax increment area          | \$ | 20,574,870 | (1) |
| 2. | Base year taxable value in the tax increment area             | \$ | 8,891,265  | (2) |
| 3. | Current year tax increment value <i>(Line 1 minus Line 2)</i> | \$ | 11,683,605 | (3) |
| 4. | Prior year Final taxable value in the tax increment area      | \$ | 19,179,479 | (4) |
| 5. | Prior year tax increment value <i>(Line 4 minus Line 2)</i>   | \$ | 10,288,214 | (5) |

|                      |  |   |              |  |
|----------------------|--|---|--------------|--|
| <b>SIGN<br/>HERE</b> | <b>Property Appraiser Certification</b>                  | I certify the taxable values above are correct to the best of my knowledge. |              |  |
|                      | Signature of Property Appraiser :<br><i>Mark J. Faup</i> | Date :  | July 1, 2019 |  |

**SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

|   |  |    |               |      |
|---|--|----|---------------|------|
| 6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:     |  |    |               |      |
| 6a.   | Enter the proportion on which the payment is based.  |    | 95 %          | (6a) |
| 6b.   | Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i><br><i>If value is zero or less than zero, then enter zero on Line 6b</i> | \$ | 11,099,424.80 | (6b) |
| 6c.   | Amount of payment to redevelopment trust fund in prior year  | \$ | 68,845        | (6c) |
| 7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value: |  |    |               |      |
| 7a.   | Amount of payment to redevelopment trust fund in prior year  | \$ |               | (7a) |
| 7b.   | Prior year operating millage levy from Form DR-420, Line 10  |    | per \$1,000   | (7b) |
| 7c.   | Taxes levied on prior year tax increment value<br><i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>  | \$ |               | (7c) |
| 7d.   | Prior year payment as proportion of taxes levied on increment value<br><i>(Line 7a divided by Line 7c, multiplied by 100)</i>                              |    | %             | (7d) |
| 7e.   | Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i><br><i>If value is zero or less than zero, then enter zero on Line 7e</i> | \$ |               | (7e) |

|   |   |  |   |                              |  |
|---|---|--|---|------------------------------|--|
| <b>S<br/>I<br/>G<br/>N<br/><br/>H<br/>E<br/>R<br/>E</b> | <b>Taxing Authority Certification</b>                       |  | I certify the calculations, millages and rates are correct to the best of my knowledge. |                              |  |
|   | Signature of Chief Administrative Officer :<br>James Slaton |  | Date :<br>03/22/2021  |                              |  |
|   | Title :<br>Executive Director                               |  | Contact Name and Contact Title :<br>Mark J. Bennett, Director of Development Services   |                              |  |
|   | Mailing Address :<br>PO Box 1320                            |  | Physical Address :<br>201 W Central Ave   |                              |  |
|   | City, State, Zip :<br>Lake Wales, FL 33853                  |  | Phone Number :<br>863.678.4182 EXT 257  | Fax Number :<br>863.678.4180 |  |



## TAX INCREMENT ADJUSTMENT WORKSHEET

|  |  |
|--|--|
| Year : 2019  | County : POLK                            |
| Principal Authority :<br>CITY OF LAKE WALES              | Taxing Authority :<br>CITY OF LAKE WALES |
| Community Redevelopment Area :<br>Lake Wales CRA II (41) | Base Year :<br>1998                      |

**SECTION I : COMPLETED BY PROPERTY APPRAISER**

|    |   |    |             |     |
|----|---|----|-------------|-----|
| 1. | Current year taxable value in the tax increment area          | \$ | 242,340,919 | (1) |
| 2. | Base year taxable value in the tax increment area             | \$ | 109,080,851 | (2) |
| 3. | Current year tax increment value <i>(Line 1 minus Line 2)</i> | \$ | 133,260,068 | (3) |
| 4. | Prior year Final taxable value in the tax increment area      | \$ | 223,602,675 | (4) |
| 5. | Prior year tax increment value <i>(Line 4 minus Line 2)</i>   | \$ | 114,521,824 | (5) |

|                      |  |  |   |              |
|----------------------|--|--|---|--------------|
| <b>SIGN<br/>HERE</b> | <b>Property Appraiser Certification</b>                  |  | I certify the taxable values above are correct to the best of my knowledge. |              |
|                      | Signature of Property Appraiser :<br><i>Mark J. Faup</i> |  | Date :  | July 1, 2019 |

**SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

|   |  |    |             |      |
|---|--|----|-------------|------|
| 6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:     |  |    |             |      |
| 6a.   | Enter the proportion on which the payment is based.  |    | 95 %        | (6a) |
| 6b.   | Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i><br><i>If value is zero or less than zero, then enter zero on Line 6b</i> | \$ | 126,597,065 | (6b) |
| 6c.   | Amount of payment to redevelopment trust fund in prior year  | \$ | 763,486     | (6c) |
| 7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value: |  |    |             |      |
| 7a.   | Amount of payment to redevelopment trust fund in prior year  | \$ |             | (7a) |
| 7b.   | Prior year operating millage levy from Form DR-420, Line 10  |    | per \$1,000 | (7b) |
| 7c.   | Taxes levied on prior year tax increment value<br><i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>  | \$ |             | (7c) |
| 7d.   | Prior year payment as proportion of taxes levied on increment value<br><i>(Line 7a divided by Line 7c, multiplied by 100)</i>                              |    | %           | (7d) |
| 7e.   | Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i><br><i>If value is zero or less than zero, then enter zero on Line 7e</i> | \$ |             | (7e) |

|   |   |  |   |                              |
|---|---|--|---|------------------------------|
| <b>S<br/>I<br/>G<br/>N<br/><br/>H<br/>E<br/>R<br/>E</b> | <b>Taxing Authority Certification</b>                       |  | I certify the calculations, millages and rates are correct to the best of my knowledge. |                              |
|   | Signature of Chief Administrative Officer :<br>James Slaton |  | Date :<br>03/22/2021  |                              |
|   | Title :<br>Executive Director                               |  | Contact Name and Contact Title :<br>Mark J. Bennett, Director of Development Services   |                              |
|   | Mailing Address :<br>PO Box 1320                            |  | Physical Address :<br>201 W Central Ave   |                              |
|   | City, State, Zip :<br>Lake Wales, FL 33853                  |  | Phone Number :<br>863.678.4182 EXT 257  | Fax Number :<br>863.678.4120 |



## TAX INCREMENT ADJUSTMENT WORKSHEET

6/25/2019 7:55:57PM  
 DR-420TIF  
 R. 6/10  
 Rule 12D-16.002  
 Florida Administrative Code  
 Effective 11/12

|   |  |
|---|--|
| Year : 2019   | County : POLK                            |
| Principal Authority :<br>CITY OF LAKE WALES               | Taxing Authority :<br>CITY OF LAKE WALES |
| Community Redevelopment Area :<br>Lake Wales CRA III (42) | Base Year :<br>1989                      |

**SECTION I : COMPLETED BY PROPERTY APPRAISER**

|    |   |    |            |     |
|----|---|----|------------|-----|
| 1. | Current year taxable value in the tax increment area          | \$ | 15,327,780 | (1) |
| 2. | Base year taxable value in the tax increment area             | \$ | 8,894,367  | (2) |
| 3. | Current year tax increment value <i>(Line 1 minus Line 2)</i> | \$ | 6,433,413  | (3) |
| 4. | Prior year Final taxable value in the tax increment area      | \$ | 14,109,383 | (4) |
| 5. | Prior year tax increment value <i>(Line 4 minus Line 2)</i>   | \$ | 5,215,016  | (5) |

|                      |  |  |   |              |
|----------------------|--|--|---|--------------|
| <b>SIGN<br/>HERE</b> | <b>Property Appraiser Certification</b>                |  | I certify the taxable values above are correct to the best of my knowledge. |              |
|                      | Signature of Property Appraiser :<br><i>Mark Fausp</i> |  | Date :  | July 1, 2019 |

**SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

|   |  |    |              |      |
|---|--|----|--------------|------|
| 6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:     |  |    |              |      |
| 6a.   | Enter the proportion on which the payment is based.  |    | 95 %         | (6a) |
| 6b.   | Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i><br><i>If value is zero or less than zero, then enter zero on Line 6b</i> | \$ | 6,111,742.35 | (6b) |
| 6c.   | Amount of payment to redevelopment trust fund in prior year  | \$ | 25,663       | (6c) |
| 7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value: |  |    |              |      |
| 7a.   | Amount of payment to redevelopment trust fund in prior year  | \$ |              | (7a) |
| 7b.   | Prior year operating millage levy from Form DR-420, Line 10  |    | per \$1,000  | (7b) |
| 7c.   | Taxes levied on prior year tax increment value<br><i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>  | \$ |              | (7c) |
| 7d.   | Prior year payment as proportion of taxes levied on increment value<br><i>(Line 7a divided by Line 7c, multiplied by 100)</i>                              |    | %            | (7d) |
| 7e.   | Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i><br><i>If value is zero or less than zero, then enter zero on Line 7e</i> | \$ |              | (7e) |

|   |   |                      |   |  |
|---|---|----------------------|---|--|
| <b>S<br/>I<br/>G<br/>N<br/><br/>H<br/>E<br/>R<br/>E</b> | <b>Taxing Authority Certification</b>       |                      | I certify the calculations, millages and rates are correct to the best of my knowledge. |  |
|   | Signature of Chief Administrative Officer : |                      | Date :  |  |
|   | James Slaton                                |                      | 03/22/2021  |  |
|   | Title :                                     |                      | Contact Name and Contact Title :  |  |
|   | Executive Director                          |                      | Mark J. Bennett, Director of Development Services                                       |  |
| Mailing Address :                                       |   | Physical Address :   |   |  |
| PO Box 1320   |   | 201 W Central Ave    |   |  |
| City, State, Zip :                                      |   | Phone Number :       | Fax Number :  |  |
| Lake Wales, FL 33853                                    |   | 863.678.4182 EXT 257 | 863.678.4180  |  |

# **IMPORTANT NOTE:**

THE AUDIT FOR FISCAL YEAR 2019-2020  
WILL BE COMPLETED BY APRIL 2021.  
ONCE COMPLETED,  
IT WILL BE AVAILABLE ONLINE AT  
[lakewalesfl.gov](http://lakewalesfl.gov).