

# CARVER HEIGHTS

## REDEVELOPMENT PLAN

February, 2015



FOR THE

CARVER HEIGHTS COMMUNITY  
REDEVELOPMENT AREA  
LEESBURG, FLORIDA



Prepared by:  
LPG Urban and Regional Planners, Inc.  
1162 Camp Ave  
Mount Dora, FL 32757

In Coordination With The  
Carver Heights Advisory Board



# CARVER HEIGHTS REDEVELOPMENT PLAN

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## ***Introduction***

The purpose of this Plan is to update the 2001 Carver Heights/Montclair Redevelopment Plan which was adopted in July 2002, and include additional parcels. The City of Leesburg established the Carver Heights/Montclair Community Redevelopment Agency (CRA) in December 2001 and began to implement the plan in 2002. The City Ordinance that established the Carver Heights/Montclair Community Redevelopment Agency is provided in Appendix A.

The updated plan evaluates the Redevelopment Areas' physical and economic conditions, accomplishments, current challenges and development opportunities facing the community. The plan also presents redevelopment strategies and tasks to encourage economic development, preserve and enhance property values, improve pedestrian safety, provide recreational facilities, and assist in home ownership.

## ***Redevelopment Area Boundary***

The Carver Heights/Montclair Redevelopment Area is approximately 1492  $\pm$  acres in size and is illustrated on Exhibit A and Appendix C. The CHMRA is generally bounded to the north by the Fruitland Park City limits and old railroad right of way run South 1453  $\pm$  feet to Wal-Mart, East 1320  $\pm$  feet to US 27/441 and run south to Griffin Road. Run West along Griffin Road to Susan Street. Run south along Susan Street, and continue southwards to Center Street. Run west along Center Street to Montclair Road West to CR 468. Follow Leesburg City limits west to Lewis Street. Follow Leesburg City limits in a general easterly and northern direction to point of beginning.

## ***History of Area***

The Carver Heights community is located in northwest Leesburg and was originally settled and evolved from the Walling Quarters – a box/crate business started in the late 1920's - early 1930's. Employees moved into the area and formed a crate mill neighborhood. The churches soon followed in the mid 1930's with the establishment of Zion Baptist Church. The Pentecostal Church of God was established in the late 1940's – early 1950's, and a third church, the Church of Christ, was established in the late 1960's. The late 1940's also started a trend of businesses being started to serve the growing community and help establish a sense of place for Carver Heights. The 1960's – 1980's saw industry move to the perimeter of the community; concrete plants, asphalt plants, warehouses, distribution, fertilizer, boat and mobile home manufacturing all arrived.

During the 1990's – early 2000's the community experienced a surge in the building of duplexes, apartments, and small retail mixed within the established predominately single family neighborhood. This land use issue and problems associated with commercial truck traffic invading the neighborhood, drainage, lack of recreational facilities, and the increases of crime caused the citizens to mobilize. Community leaders emerged and neighborhood concerns were brought before the City government to initiate action to address the issues.

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## ***Previous Plans***

In 1998, the Community Development Corporation of Leesburg & Vicinity, Inc. (CDC) authorized a small area study and visioning process for the Carver Heights/Montclair area of the City of Leesburg. This study recommended and identified the need for improvements in areas of transportation, potable water, sanitary sewer, stormwater, housing, recreation, landscape and land usage. This study also identified land development code and comprehensive plan amendments to address the issues raised by the community.

This small area study was a catalyst for encouraging the City leaders to pursue eliminating blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities pursuant to Chapter 163, Part III, Florida Statutes (FS). This effort led to the area being designated as the Carver Heights/Montclair Redevelopment Area and creation of the Carver Heights/Montclair Community Redevelopment Agency in December 2001 (Ordinance No. 01-61) and creation of the redevelopment plan which was adopted in July 2002 by the City Commission of Leesburg (Resolution No. 6547) (Appendix A).

## ***Accomplishments***

The previous Redevelopment Plan identified fourteen (14) essential projects and/or tasks to accomplish the basic goals of the plan and as of January 2015 the majority of the projects have been completed. The following provides a brief synopsis of the accomplishments.

1. A CRA Manager was hired and an office established. The Manager was charged with the task of guiding, facilitating and implementing the Redevelopment Plan. In addition, the manager acts as a liaison between the CRA, developers, community groups, and local citizens.
2. The Craver Heights Stormwater Basin Master Plan identified several areas with problems which included flooding and/or water quality. The projects identified in the plan have been completed. Additional drainage improvements will be addressed as the need arises.
3. A comprehensive sidewalk system plan was developed and construction of a portion of the sidewalks within the plan has been completed. Accomplishment of this goal has aided in the safety of pedestrian and bicycle traffic. The remainder of the sidewalks need to be funded.
4. A Master Utility Plan has been developed which identifies substandard collection and distribution lines, additional fire hydrants, lift station upgrades and identification of households needed to connect to the system.
5. A Parking, Access, and Traffic Plan was prepared for Griffin Road and Lake County has completed all the road improvements. Alternative parking for special events and commercial development need to be identified.

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6. A Comprehensive Recreational Needs Plan has been developed.
7. Supported the Expansion of the Carver Middle School Facilities. Carver Middle School has been completely re-constructed.
8. Landscape Design Guidelines have been developed for the community which will improve the visual character of the CRA and the guidelines have been forwarded to the City.
9. A Pedestrian Streetlight Plan has been prepared for all streets and will be implemented as the City of Leesburg Underground Electrical Project is implemented for all planned phases. As of April 2015 an underground utility project is underway.
10. A landscape plan was developed for Griffin Road. In addition, the landscaped entry features have been designed.
11. Additional playground equipment has been designed on existing parklands within Berry Park.
12. The CRA has obtained State of Florida Brownfield's designation and HUB Zone designation. The designation will stimulate redevelopment of underutilized commercial and residential properties perceived to be contaminated with petroleum based or hazardous waste materials. In addition, the HUB Zone will assist with incentives for employer's who create jobs.
13. The CRA has obtained State of Florida Enterprise Zone designation. The designation will help retain and attract new business into the CRA and generate job sustainability and growth.
14. The CRA has obtained Community Development Block Grant funding to install a new fully equipped Pavilion and playground equipment at Berry Park. The amenities will continue to provide for expanded recreational program activity and healthy lifestyles for children and families.

The Redevelopment Plan for the community has been successful and as outlined above many accomplishments have been made. These accomplishments are a result of a team effort of the CRA Advisory Board, CRA Manager, City of Leesburg, Community Citizens, and partnerships with public and private entities.

Many of the goals have been accomplished and as with any plan changes must occur to address continued success of the revitalization of the community and lessons learned over the past ten years from implementation of the plan. Review of the latest demographic data indicates that further strides still need to be made in the educational, housing, and economic arenas.

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## ***Demographics***

The following demographic information is based on the 2010 Census data.

Population: 3,213  
Persons Per Household: 2.5  
Persons under 19: 34.2%  
Persons 20-64: 50.9%  
Persons 65 and over: 14.9%  
Median Age: 45.7  
Median household income: \$36,683  
# of households below \$20,000: 19%  
Average home value: \$68,037  
Renter occupied dwelling units: 64.5%

## ***Developed Lands/Existing Land Use***

There are approximately 1492+/- acres within the CRA (Exhibit A). In order to ascertain the existing land uses within the CRA in an economical manner, data was obtained from the property appraiser's office and a review was conducted of aerial imagery. Review of the data (Table 1-1 and Exhibit B) indicates that a total of 746 acres (50%) of the CRA are developed, approximately 449 acres (30%) are classified as vacant and available for development. The remaining undeveloped properties consist of right of way and open space.

The majority of the developed land is industrial (257.47 acres or 34%). The next highest developed property is institutional accounting for 169.47 acres (23%). The institutional category includes schools, hospitals, county, city and state owned lands including parks. Residential developed lands account for 166.19 acres (22%). The residential category includes single family, triplexes, duplexes, multi-family, and mobile home parks. Developed commercial properties account for 153.46 acres (21%).

The commercial tracts are located predominately along U.S. 27/441 and Griffin Road. There are isolated parcels within the core areas of the CRA that were established years ago. As stated earlier, commercial uses were introduced into the area in the 1940's as out growth from home occupations. The type of uses varies from auto sales, big box retail (Wal-Mart, Publix), small businesses, convenience stores, office warehousing, strip centers, and personal services (day care).

The type of industrial uses are heavy industrial in nature; asphalt plants, paving contractors, concrete/batch plants, manufacturing facilities for manufactured housing, fertilizer companies, boat manufacturers, crate/box manufacturers, and distribution centers. The undeveloped areas are largely linked by main transportation routes, unfortunately three major industrial users, a communications warehouse, an old citrus production facility, and underground utility company, are centralized within the core area and do pose transportation conflicts with the residential areas surrounding them.



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TABLE 1-1 DEVELOPED LANDS/EXISTING LAND USE						
	Existing CRA			New Addition		
Categories	No. of Properties	Acres	%	No. of Properties	Acres	%
Residential	400	156.59	22.54%	38	9.60	18.47%
Industrial	54	244.78	35.24%	5	12.69	24.42%
Institutional	39	140.76	20.26%	5	28.71	55.24%
Commercial	59	152.49	21.95%	2	0.97	1.87%
<b>TOTAL</b>	<b>552</b>	<b>694.62</b>	<b>100%</b>	<b>50</b>	<b>51.97</b>	<b>100%</b>

### ***Vacant Lands***

Review of the vacant lands data from the Lake County Property Appraiser's office indicates that there are approximately 449+/- acres available for development within the CRA (Table 1-2 and Exhibit C). Vacant lands designated as residential account for approximately 19% (83 ± acres), public/institutional vacant lands account for approximately 16 % (71 ± acres) while approximately 57% (253 ± acres) of the vacant lands are designated as commercial and industrial. Comparison of the vacant lands map from 2001 to 2014 indicates that the majority of the new development occurred within the northern portion of the CRA.

TABLE 1-2 VACANT LANDS						
	Existing CRA			New Addition		
Categories	No. of Properties	Acres	%	No. of Properties	Acres	%
RESIDENTIAL	184	64.60	17.73%	5	18.97	22.37 %
COMMERCIAL	20	27.69	7.60%	2	3.16	3.73 %
INDUSTRIAL	39	173.84	47.71%	15	49.29	58.13%
MIXED USE	1	40.32	11.07%	0	0	0.0%
PUBLIC/INSTITUTIONAL	46	57.93	15.90%	5	13.38	15.78%
<b>TOTAL</b>	<b>290</b>	<b>364.38</b>	<b>100.0%</b>	<b>27</b>	<b>84.80</b>	<b>100%</b>

### ***Zoning***

Review of the City of Leesburg's zoning map (Table 1-3 and Exhibit D) indicates that the majority of the area within the CRA is zoned for residential development or mixed use designated as PUD (49%). Lands designated for industrial and commercial development account for 36 %. Comparison of the 2001 data indicates that lands formerly designated for industrial and commercial development have been rezoned to residential.

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TABLE 1-3 EXISTING ZONING									
Categories	No. of Properties			Acres			%		
	Existing CRA	New Addition	Total	Existing CRA	New Addition	Total	Existing CRA	New Addition	Total
C-1	5	0	5	1.81	0	1.81	0.0%	0%	0.0%
C-2	30	1	31	31.48	10.73	42.21	2.93%	3.28%	6.21%
C-3	56	5	61	121.74	5.42	127.16	11.32%	1.66%	12.98%
CIP	6	13	19	5.81	30.31	36.12	0.54%	9.26%	9.8%
<b>Commercial</b>							<b>14.79%</b>	<b>14.20%</b>	<b>13.89%</b>
M-1	116	11	127	342.92	21.69	364.62	31.88%	6.63%	26.01%
<b>Industrial</b>							<b>30.68%</b>	<b>6.63%</b>	<b>22.45%</b>
P	20	1	21	74.80	10.68	85.48	6.95%	3.26%	5.72%
<b>Public Facilities</b>							<b>6.95%</b>	<b>3.26%</b>	<b>5.72%</b>
R-1	62	0	62	14.89	0	14.89	1.38%	0%	0.01%
R-2	444	5	449	131.54	10.74	142.28	12.23%	3.28%	9.51%
R-3	101	37	138	137.87	6.89	144.76	12.82%	2.11%	9.53%
PUD	19	9	28	185.63	213.18	398.81	17.26%	65.12%	24.39%
SPUD	29	2	31	8.68	2.72	11.40	0.81%	0.83%	0.01%
<b>Residential</b>							<b>44.5%</b>	<b>71.34%</b>	<b>49.0 %</b>
<b>ROW/Trails</b>				<b>107.46</b>	<b>15.01</b>	<b>122.47</b>	<b>0.12%</b>	<b>4.59%</b>	<b>4.59%</b>
<b>TOTAL</b>	<b>888</b>	<b>87</b>	<b>972</b>	<b>1164.63</b>	<b>327.37</b>	<b>1492.01</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

### ***Future Land Use***

Review of the City of Leesburg Future Land Use Map (Table 1-4 and Exhibit E) indicates that the majority of the area is designated as industrial with approximately 500 + acres (34%). General Commercial accounts for 122 acres (8%). Residential areas account for 331 + acres (22%) of which high density accounts for 168 acres (11%) and allows up to 18 units per acre. Low density accounts for 140 + acres (9%) and this category permits up to 8 units an acre. It should be noted that historically the housing area is designated as low density. Neighborhood mixed use accounts for 206 + acres (13%) and provides for mixed residential uses (single family, townhomes, multi-family) of up to 4 units/acre and neighborhood type commercial and office uses. Institutional land uses account for 135 + acres (9%).

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TABLE 1-4 FUTURE LAND USE						
Categories	Existing CRA Acres	%	New Addition Acres	%	Total Acres	%
CONSERVATION	19.17	1.76%	14.92	4.56%	34.09	2.40%
GENERAL COMMERCIAL	116.98	10.72%	5.40	1.65%	122.39	8.63%
HIGH DENSITY	158.91	14.56%	9.58	2.92%	168.49	11.88%
INDUSTRIAL	439.31	40.25%	74.72	22.83%	514.03	36.23%
INSTITUTIONAL	117.73	10.79%	18.08	5.52%	135.82	9.57%
LOW DENSITY	134.38	12.31%	6.49	1.98%	140.86	9.93%
MEDIUM DENSITY	8.73	0.80%	3.33	1.02%	12.06	0.85%
ESTATE	10.09	0.92%	0	0	10.09	0.71%
RECREATIONAL TRAILS	10.52	0.96%	10.68	3.26%	21.20	1.49%
NEIGHBORHOOD MIXED USE	37.00	3.39%	169.77	51.86%	206.78	14.57%
TRANSITIONAL	0.63	0.06%	0	0	0.63	0.04%
RIGHTS-OF-WAY	111.44	4.67%	14.40	4.4%	125.84	8.44%
TOTAL	<b>1164.91</b>	<b>100.0%</b>	<b>327.37</b>	<b>100%</b>	<b>1492.28</b>	<b>100%</b>

## ***Housing Data***

The data from the 2010 Census illustrates the following:

Owner occupied: 35.5%  
 Renter occupied: 64.5%  
 Vacant housing units: 21%  
 Built prior to 1980: 51%

Review of the data indicates that the area is predominately renter occupied with the majority of the housing stock over 29 years old. Comparison of the 2000 Census data indicates a drop in both owner and renter occupied housing and an increase in vacant housing units from 14% to 21%. This increase may be attributed to the economy. Owner occupied housing units have decreased by approximately 2.5% while renter occupied dwelling units have increased by approximately 16.5%.

Review of the property appraiser's taxable value for the owner occupied properties indicates that the majority of the units (53%) have a value between \$30,001 and \$40,000. According to the property appraiser's records only twenty-nine (29) owner occupied new housing units have been constructed since 2001.

## ***Taxable Value***

Review of the Property Appraiser data indicates that the majority of the properties (780 parcels covering 695+/- acres) within the CRA have a taxable value of \$100,000 or less (49%) (Tables 1-5

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through 1-7 and Exhibit F). There are 108 parcels (336 +/- acres) with a taxable value of \$100,001 to \$1,000,000 (24%). There are 23 parcels (250 +/- acres) with a taxable value of \$1,000,001 to \$10,000,000 (27%). This data indicates that the majority of the funding for the CRA is being provided by the commercial and industrial users.

TABLE 1-5 TAXABLE VALUES (EXISTING AREA)				
Total Assessed Values	Number of Tax Parcels	Percent of Total	Total Number of Acres	Percent of Total
\$0- \$15,000	242	28.37%	87.66	8.10%
\$15,001 - \$50,000	342	40.09%	171.10	15.81%
\$50,001 - \$100,000	124	14.54%	184.35	17.03%
\$100,001 - \$500,000	98	11.49%	273.92	25.31%
\$500,001 - \$1,000,000	25	2.93%	125.39	11.58%
\$1,000,001 - \$10,000,000	22	2.58%	239.96	22.17%
<b>Total</b>	<b>853</b>	<b>100%</b>	<b>1082.38</b>	<b>100%</b>

TABLE 1-6 TAXABLE VALUES (ADDITIONAL AREAS)				
Total Assessed Values	Number of Tax Parcels	Percent of Total	Total Number of Acres	Percent of Total
\$0- \$15,000	14	16.87%	15.08	4.64%
\$15,001 - \$50,000	47	56.63%	68.64	21.10%
\$50,001 - \$100,000	11	13.25%	168.22	51.72%
\$100,001 - \$500,000	10	12.05%	62.58	19.24%
\$500,001 - \$1,000,000	0	0	0	0.0%
\$1,000,001 - \$10,000,000	1	1.20%	10.73	3.30%
<b>Total</b>	<b>83</b>	<b>100%</b>	<b>325.25</b>	<b>100%</b>

TABLE 1-7 TAXABLE VALUES (TOTAL)				
Total Assessed Values	Number of Tax Parcels	Percent of Total	Total Number of Acres	Percent of Total
\$0- \$15,000	256	27%	102.74	7%
\$15,001 - \$50,000	389	42%	239.74	17%
\$50,001 - \$100,000	135	14%	352.57	25%
\$100,001 - \$500,000	108	12%	336.50	24%
\$500,001 - \$1,000,000	25	3%	125.39	9%
\$1,000,001 - \$10,000,000	23	2%	245.94	18%
<b>Total</b>	<b>936</b>	<b>100%</b>	<b>1402.97</b>	<b>100%</b>

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## ***Building Permits***

The City of Leesburg provided building permit data within the CRA. Review of this data should be an indicator of development and redevelopment activity in the area. A total of 623 building permits have been issued since 2001 (see Appendix B) with the majority of the permits being for residential renovation. Year 2014 permit activity includes a new commercial building with an estimated value of over 3 million. Permit data from 2012 –2014 indicates a total estimated value of improvements of over 12 million.

## ***Summary of Land Uses***

Residential land uses account for the single most existing land use (31%); however, the industrial and commercial existing land uses account for 41% and institutional land uses account for 28%. From a land use point of view, careful consideration should be exercised in expanding institutional type land uses within the CRA. There are more existing institutional land uses than shown on either the zoning or future land use map.

Review of the City's Zoning and Future Land Use (FLU) Maps indicates there are some inconsistencies between the two maps (Exhibit G). It should be noted that the FLU Map typically takes precedence over the zoning map. Most jurisdictions did not rezone properties to conform to the FLU Map. For instance, the southern portion of the CRA on the FLU map indicates that this area is designated as Institutional; however, the zoning map indicates the properties are zoned M-1 (industrial). There are also a couple of properties in the southern area that have an Institutional Future Land Use designation, but an industrial zoning designation. Some areas along Griffin Road on the FLU map are designated institutional, but the zoning map indicates commercial. Similarly some properties along Griffin Road have a residential future land use designation, but a commercial zoning.

It appears from review of the data that the historic housing area offers opportunities for redevelopment and home improvement. The area appears to lend itself to home ownership for first time buyers and seniors downsizing. The community offers elementary and middle schools, shopping, job opportunities, and recreation.

## ***Current Challenges***

It appears progress has been made in encouraging young people to stay in school. It is estimated that 49.4% of young adults aged 18-24 are enrolled in school. Seventy six percent (76%) were not enrolled in school in 1990 and sixty nine percent (69%) were not enrolled in school in 2000. Education is vital to the success of the community and future generations. Approximately 16% of the population within the community is between the ages of 5-14.

Review of the statistical data indicates that the percentage of households earning below \$15,000 has increased (32% in 2000 to 36% in 2007). Over half of the households in the community earn less than \$34,999 per year.

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Review of the City of Leesburg crime statistics for 2010 and 2011 indicate that in 2010 three hundred and twenty-two (322) crimes were reported in the community and three hundred and eleven (311) arrests. The highest number of arrests were for narcotics, followed by assault and battery. In 2011, the total number of crimes reported and arrests fell to two hundred and seventy-five (275) and two hundred and seventy three (273) respectively. As in 2010, the highest number of arrests were for narcotics, followed by assault and battery. In 2012 three hundred six (306) crimes were reported with three hundred thirty three (333) arrests. Again, the highest number of arrests were for narcotics, followed by assault and battery. In 2013 two hundred ninety seven (297) crimes were reported with two hundred fifty one (251) arrests made. The highest number of arrests were for assault and battery, followed by narcotics. These figures show an improvement over past statistics of seven hundred seventeen (717) reported crimes in the 15 month period July 1, 2008 – October 31, 2009.

Review of the statistical data and the Lake County property appraiser's data indicates there has been a decline of owner occupied housing over the last ten years. One of the contributing factors to "blighted areas" is a higher percentage of renter occupied units than owner occupied units. Homeownership typically lends itself to people "investing" into their community by maintenance of the property and being rooted in community events and efforts.

### ***Opportunities***

Encourage public-private partnerships to bring needed services to the community (e.g. technical training, tutoring programs, personal finance programs, house maintenance programs, homeownership counseling, and entrepreneurship).

The creation of stronger neighborhoods strengthens the sense of community and social fabric; therefore, the following organizations were invited to participate in the redevelopment task force:

Expand the participants in the community policing efforts such as other area law enforcement, active neighborhood watch, and citizens on patrol.

Implement the "Community Vision" through the development of residential design standards in keeping with the historic character of the neighborhood.

### ***Problems and Needs within Geographic Area***

The purpose of this section of the plan is to provide a list of problems and needs identified within the CRA boundaries. These items are then addressed within the CRA Plan through redevelopment strategies which include the implementation of specific programs and projects of the Community Redevelopment Agency, the City of Leesburg or other governmental agencies operating within the Community Redevelopment Area.

#### **Problems**

- Existing business mix limits the marketability of the area.
- Lack of parking for public and community events.

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- Pedestrian safety is an issue, especially along Thomas Road from Harlem Avenue down to the State of Florida Department of Revenue building on the eastside of the roadway.
- Tally Road from Thomas Avenue to the Frito Lay Plant no pedestrian walkway is provided.
- At the intersection of Tally Box Road and Tally Road no pedestrian walkway is provided for pedestrian to utilize as access to the major industrial job hub.
- At the intersection of Woodland Boulevard and Tally Box Road going north no pedestrian walkway is provided for access to the major industrial and commercial business district.

## Needs

- Increase potential for new mixed-use commercial development that fronts the streets.
- Appropriate mix of use (i.e. restaurants, shops, services) to serve both the residents and new customers to the area.
- Coordinate marketing strategy with CDC and community.
- Increased economic stimulation through private investment.
- Improve public transportation system.
- More parking to accommodate the increase in business and residential use.
- Sidewalks and other improvements to the pedestrian system to enhance public safety.
- Creation of a Neighborhood Ambassador Program to support a clean and safe program that maintains the area.
- Improve the streets to beautify the entrance to the community.
- Implementation of a Carver Heights Improvement Master Plan.

## Problems

- Some areas along Beecher Street, Thomas Road, Griffin Road, Mispah Avenue, Tuskegee Street and McCormick Street to name a few present a poor visual image.
- The area is seen as neglected and crime ridden by the residents.
- Lack of substantial private investment in new development in the area.
- Area contains vacant and under-utilized property.
- Convenience stores provide locations for loitering.
- Insufficient number of shops and services to serve the surrounding neighborhood.
- A substantial number of housing units are in need of repair and rehabilitation.
- Title issues prevent the purchase and redevelopment of a number of vacant lots within the area.

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- An overwhelming amount of the area is visually blighted; there is a considerable amount of trash and debris on both vacant lots and occupied properties within the area.

### Needs

- Continued property acquisition and redevelopment by the CRA of blighted properties.
- Improve the pedestrian relationship of the industrial, commercial, Berry Park, Susan Street and Holliman's Way with other uses in the area.
- Provide a positive image at the entrance of Carver Heights.
- Provide for adequate neighborhood commercial shopping opportunities for the residents and surrounding neighborhoods.
- Provide for increased opportunities for minority business ownership in the area.

### Problems

- Poor maintenance of rental properties creates blighted appearance and code enforcement issues.
- There is an inadequate supply of quality affordable housing.
- Lack of adequate lighting in the neighborhoods.
- Land uses inconsistent and do not suggest a destination cluster.
- The area has lost its stature as a quality housing area.
- Businesses are in need of capital.
- Some area lack proper drainage.

### Needs

- New housing construction, especially affordable is needed to eliminate the large number of vacant lots within the area.
- Additional sidewalks are needed to keep people, (especially children), from walking in the street and to enable residents to walk to work and shopping.
- Continue to stabilize the residential neighborhoods to prevent further deterioration.
- Financial assistance should be made available to assist in the renovations and upgrades of buildings.
- Need to improve overall condition of older housing stock.
- CRA will acquire problem properties to encourage single family development.
- Encourage businesses to upgrade.



# CARVER HEIGHTS REDEVELOPMENT PLAN

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## ***Overall Needs within the Community Redevelopment Area***

The Community Redevelopment Area contains a substantial number of deteriorated and deteriorating structures that are a detriment to the health, safety or welfare of area residents. The existence of these slum and blighted conditions contribute to the spread of disease and crime, decrease the tax base and substantially impair or hinder sound growth. The major charge of the Community Redevelopment Agency is the consistent removal of these conditions while subsequently preserving and enhancing the tax base of the CRA. The CRA continues to acquire blighted properties and assemble properties to encourage their redevelopment.

The City's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. Projects that increase the overall marketability of the City as a commercial, recreational and residential area will ultimately increase the tax base. Slum and blight have a negative impact on the tax base of the City and are self-propagating. Although there is often a tendency to focus on individual redevelopment projects at the expense of resolving underlying problems in order to set the stage for redevelopment, the existing and planned CRA projects and programs stress the importance of both. The success of this community redevelopment effort is largely dependent upon the economic vitality of the area. The CRA programs aimed at the elimination of slum and blighted conditions and improving the standard of living of its residents are intended to be catalysts for the revitalization of the entire area. Additional projects and programs aimed at increasing job growth and generating pedestrian activity in the Carver Heights community complement the process by focusing on some of the underlying problems that originally resulted in slum and blighted conditions. The CRA will be committed to promoting economic development activities through its business development program, a new site improvement grant, job creation incentives, infrastructure incentives to support new private development, and land assembly efforts which make larger sites available for redevelopment purposes.

## ***Redevelopment Strategies***

When considering redevelopment strategies it is important to note that the CRA cannot possibly fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents and businesses within the CRA and to leverage investment by private enterprise. Innovative programming on the part of the Agency is necessary to maximize benefits from expenditures. Since the implementation of a few strategically placed well-funded programs may have a much greater impact on the overall area than many inadequately funded ones, programs must be evaluated in the context of the agency's overall goals, and implemented accordingly.

The following are descriptions some of the redevelopment strategies for the various sub-topics that will be addressed with the redevelopment plan.

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## ***Neighborhood Ambassador Program***

The CRA Neighborhood Ambassador Program goals are to remove the junk and debris from the neighborhood streets, mowing and cleaning of vacant properties, helping residents who are physically unable to maintain their properties, assisting with reducing crime by working with residents and businesses to enhance neighborhood safety, apprehension and enforcement. The Ambassador Program is committed to providing a clean and safe environment within the CRA boundaries, be a leader, an advocate and a resource for the CRA's continuing development as an attractive, dynamic, and economically vital place.

Additionally the Ambassador Program will help establish Business Watch and Neighborhood Watch programs throughout the CRA, implement processes and programs to help protect property and provide communication tools across all neighborhoods. Some of the services the Ambassador Program team members will provide are, but not limited to:

Clean-up Program

Paint-up Program

Weed Out Program

Crime Prevention Through Environmental Design (CPTED)

Business Surveys

Crime Prevention Tips

Business Continuity Planning

Emergency Planning

## ***Acquisition of Properties Program***

The Carver Heights CRA shall acquire and assemble property for the purpose of redevelopment; listed below are a few initiatives that will be utilized:

- The CRA redevelopment efforts will utilize the properties for affordable housing, centralized parking facilities to service area; the parking lots constructed under this initiative may be public and/or leased to private entities or a combination of both.
- The CRA may also utilize property exchanges and equity partnerships to assemble larger parcels of land for redevelopment purposes.
- The CRA will provide financial assistance through creation of various programs to encourage business development and job creation.
- The CRA will acquire vacant or underutilized land, acquisition of existing units that can be upgraded or redeveloped and maintained as affordable housing.

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## ***Creating A Unique Identity for Carver Heights Program***

- The CRA will promote community gatherings such as farmer's markets, art shows, musical events or other activities.
- The CRA will construct a neighborhood center with green space to offer community functions.
- The CRA will embrace the historic character of the neighborhood, working closely with the historic NAACP located on Beecher Street to enhance the existing structure and physical appearance of Beecher Street.
- The CRA will work and partner with the West Leesburg CDC, the Great Plan, Dream Center and other non-profit agencies to promote activities in the area which impact positively the economics in the community.
- Development of programs, events, and projects which support local non-profit programs and services provided to the community.

## ***Education Cornerstone Project***

- The CRA will work with LSSC and other higher learning institutions to understand the components that need to be included in the community to establish a partnership with a community organization that can serve as a "lead partner" that deals directly and daily with school leadership, coordinates community activities and has a full-time presence with the school.
- Family/Teen Resource Center to address student tutoring, extended learning, early education and adult education.
- A student wellness center that can address a full range of health and mental health services, social services, and enrichment activities, such as arts programming, designed to promote children's well-being and remove barriers to learning.
- The CRA will work with school officials to design recreation facilities that are positioned to allow use by the neighborhood and community organizations after school hours and consider the potential of joint use of the existing and future recreational facilities. Improvement of existing facilities such as Berry Park, Susan Street Sports Complex and Holiman's Way.
- The CRA will work with the local higher education and technical schools to recommend offering classes in the Carver Heights neighborhood.
- The CRA will work with others to improve the technology infrastructure for providing broad-band access and community wireless "hot spots". Technology infrastructure may include the installation of antennas and booster antennas within the Carver Heights redevelopment area.

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## ***Promotion of Social and Environmental Justice Program***

While crime statistics are higher in the Carver Heights community than in most other neighborhoods in Leesburg, progress is being made to reduce crime. However, throughout the public engagement process, crime and safety has been a big concern for the residents. The results of the discussion have yielded questions regarding can the CRA implement several programs:

1. Installation of surveillance cameras in locations documented by the Police Department and residents as problems areas.
2. Re-institute Neighborhood Watch Program and the Community Oriented Policing Program that allowed police officers on bicycles who know the community.

In addition, to attract private investment and improve environmental conditions and well-being for current residents, it is important for the CRA to implement brownfield assessment and cleanup programs to address real and perceived brownfield sites.

- The CRA will conduct a Phase I assessment on any parcel or parcels that may be used for sensitive uses, such as a community garden, public parks, or residential uses.
- If necessary the CRA will apply for a Brownfield Grant to further research and develop implementation plans to remediate brownfield sites in Carver Heights.

## ***In-fill Housing Program***

- The CRA will utilized the Alabama-Nebraska lots owned by the Carver CRA to develop single family affordable housing.
- The CRA will acquire additional vacant lots to serve as a catalyst for new single family home development in the area and to support the “Housing Incubation Program”.
- The CRA will partner with Lake County Housing Services to access SHIP and Home funding to build and sell the units to first time homebuyers.

## ***Mixed-Use Development Program***

The properties fronting Beecher Street, Harlem Avenue, Tuskegee Street, Thomas Road and Mispah are gateways to Carver Heights and should be considered areas for mixed use residential and commercial development. The properties along this corridor should become more accessible for work, shopping, entertainment, cultural and recreational activities.

- The CRA will pursue mixed-income and mixed-use development projects to create more opportunities to increase the tax base.

## CARVER HEIGHTS REDEVELOPMENT PLAN

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- The CRA will pursue a residential mixed use district where it is important to transition from single family neighborhood use to commercial and higher density mixed use residential.
- Provision of grant or loan programs to encourage upgrades to structures and properties.
- The CRA will work with the local Non-Profit Agencies such as West Leesburg CDC, The Great Plan, Dream Center and the Leesburg CDC & Vicinity to create joint venture projects for redevelopment.

### ***Infrastructure and Streets Beautification Program***

It is also understood that streets, when designed correctly, can facilitate revitalization and transformation of a community by providing safe and attractive travel options for people in cars and buses, bike riders and pedestrians. There is a high amount of pedestrian, bicycle and transit use in Carver Heights. In effort to accommodate all users of the local streets, a Street Beautification Program will be implemented along with the appropriate City Departments to design and implement the program.

- The CRA will help improve connections within the community while helping to beautify the streetscape.
- The Beautification program will contain provisions to create the infrastructure for pedestrians and bicyclists, such as bike lanes and sidewalks with shade trees and street furniture; the initiative will be transit accessible, so that pedestrians and bicyclists can use transit options to access destinations outside of the neighborhood.
- The CRA will work to create physical separation, such as a landscaped buffer between vehicles and other users.
- Also create an opportunity for streetscape improvements that will help beautify the area while increasing the safety of all street users.

### ***Recommendations***

The following section of the plan identifies specific programs and projects proposed to implement the overall goals of the CRA.

#### ***Programs/Projects***

1. Implement Infrastructure Needs – fire protection, utilities, sidewalks, street lights, hardscape, landscape and gateway features (i.e. Beecher Street, McCormick, Tuskegee). Apply for grants (i.e. CDBG, FDEP)
2. Create a strong neighborhood which strengthens the sense of community and social fabric. Expand the participants in the community policing efforts, active neighborhood watch, and citizens on patrol.
3. Develop Parklands, Trailheads, and Open Space (i.e. Berry Park, Susan Street)
4. Create a Community Redevelopment Task Force to focus on particular needs in the community

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5. Provide Housing Assistance and Demolition Programs (on-going)
6. Housing, Commercial and Industrial Rehab Programs
7. Assess, Develop, and Implement Residential Housing Type Needs
8. Encourage the use of State Enterprise Zone and HUB Zone Programs
9. Resolve Land Use and Zoning Conflicts through development standards implementation
10. Implement a Development Incentive Program for Small Businesses, Commercial Uses, and Industrial Uses
11. Develop a Community Center, Teen Center, and Neighborhood Center
12. Encourage public-private partnerships to bring services to the community (i.e. technical training, health care, programs for the elderly, tutoring programs, first time home buyers, house maintenance programs, etc.). Continue to support youth programs.
13. Implement the Community Vision and Pride for aesthetic and appearance improvement through the development of residential and/or commercial design standards and clean-up programs.
14. Provide Multi-Modal Transportation System (i.e. public transportation, auto, bicycle and pedestrian). Assess and address commercial/industrial traffic conflicts within neighborhood
15. Support Brownfield Redevelopment for housing and commercial development
16. Incorporate comprehensive development incentive programs and techniques to encourage more redevelopment for infill residential housing (multi-family and single family)
17. Assemble properties for Commercial Development Needs
18. Create Job Incentive Programs
19. Develop Incentives for Non-profits to operate and provide services to the community

Implementation strategy sheets have been created to assist the CRA Manager in the budgeting and implementation of the proposed projects and programs. These strategy sheets contain a brief overview of the proposed projects/programs, and tasks.

### ***Revenue Projections***

Tax Increment Financing revenues that have been and are expected to be deposited into the Redevelopment Trust Fund are illustrated in the table below, Carver Heights Increment Financing (TIF) Revenue Projections Table. The amounts shown are actual income from 2003 to 2014 and are estimates from 2015 to 2023. The period since 2009 has seen a decline in income due to declining property values. It is estimated that property values will decline further for the tax year 2012. For the purpose of the calculation below, a 6% decline in property values are assumed for 2012, followed by no increase in 2013.

Table 1-8 below assumes a modest growth in property values beginning 2014, with a 2% annual increase in projected income for the period 2014-2019. For the years 2020-2021, a 3% annual increase in projected income is assumed. For the years 2022-2045, a 4% annual increase in projected income is assumed. The millage rate used for the calculations is 9.98. This estimate is believed to be conservative. While it does include some additional income as a result of the

## CARVER HEIGHTS REDEVELOPMENT PLAN

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expansion of the CRA, it does not take into consideration any major new construction on large vacant properties. New development, especially on undeveloped property, will increase the total tax increment as they are completed and new (increase) valuations are entered on the tax roll.

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**Table 1-8: CARVER HEIGHTS CRA INCREMENT FINANCING (TIF) REVENUE PROJECTIONS**

Fiscal Year	Actual Income	Projected Income
2003	\$ 6,400	\$ 58,397
2004	\$ 25,769	\$ 64,236
2005	\$ 3,361*	\$ 70,659
2006	\$ 65,684	\$ 77,724
2007	\$218,416	\$ 85,496
2008	\$306,409	\$ 94,045
2009	\$355,534	\$103,449
2010	\$277,673	\$113,793
2011	\$179,220	\$212,180
<b>Subtotal</b>	<b>\$1,438,466</b>	<b>\$879,979</b>
2012	\$96,106	\$168,352
2013	\$84,199	\$168,352
2014	\$93,085	\$173,683
2015		\$177,157
2016		\$180,700
2017		\$184,314
2018		\$188,000
2019		\$191,760
2020		\$197,513
2021		\$203,438
2022		\$211,576
2023		\$220,039
<b>Subtotal</b>	<b>\$3,703,350</b>	<b>\$2,264,884 (2012-2023)</b>
2024		\$228,840
2025		\$237,993
2026		\$247,512
2027		\$257,412
2028		\$267,708
2029		\$278,416
2030		\$289,955
<b>Subtotal</b>		<b>\$1,807,836 (2024-2030)</b>
2031		\$301,553
2032		\$313,615
2033		\$326,159
2034		\$339,205
2035		\$352,773
<b>Subtotal</b>		<b>\$1,633,305 (2031-2035)</b>
2036		\$366,883
2037		\$381,558
2038		\$396,820
2039		\$412,692
2040		\$429,199
<b>Subtotal</b>		<b>\$1,987,152(2036-2040)</b>
2041		\$446,367
2042		\$464,221
2043		\$482,790
2044		\$502,102
2045		\$522,186
<b>Total</b>		<b>\$8,573,156</b>



# CARVER HEIGHTS REDEVELOPMENT PLAN

## *Redevelopment Plan Budget and Project Phasing*

The Redevelopment Projects and Programs described in this document that are to receive TIF funds have been programmed for implementation. Two guiding factors were used to program the timing of implementation: availability of funds and the priorities established by the CRA Advisory Board. Table 1-9, Carver Heights CRA Redevelopment Plan Proposed Budget Table illustrates when the projects and programs are programmed for the next nine years. It is expected that the Redevelopment Plan; however, will be updated regularly. The table will be amended as priorities change, projects are completed, or new projects are created.

The Proposed Budget Table is for planning purposes only and is not a guarantee of expenditure of funds on any given project. Actual project allocations are determined annually through the budget process. This proposed budget is intended to serve as a guide and is not intended to replace the annual budget adopted by the CRA.

Florida Statutes Chapter 163.360(10) states that all development activities funded by the tax increment financing shall be completed within 30 years from the date the governing body approves or amends the redevelopment plan.

**Table 1-9: CARVER HEIGHTS CRA BUDGET 2015-2020**

<b>Revenue</b>	<b>2015/2016</b>	<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>2019/2020</b>
TIF Revenue	177,157	180,700	184,314	188,000	191,760
CIP Fund	350,000	440,000	360,000	0	0
<b>Grand Total</b>	<b>527,157</b>	<b>620,700</b>	<b>544,314</b>	<b>188,000</b>	<b>191,760</b>
<b>Expenditures</b>					
CRA Program Office	30,000	30,000	30,000	30,000	30,000
Commercial Assistance Program	0	10,000	15,000	20,000	20,000
Landscaping	40,000	40,000	40,000	0	0
Community Center	75,000	500,000	25,000	0	0
Sidewalks	30,000	30,000	30,000	30,000	30,000
Streetlights	16,000	16,000	16,000	16,000	16,000
Transportation	0	0	0	5,000	5,000
Parks	100,000	100,000	100,000	50,000	50,000
Infrastructure	64,800	64,800	64,800	64,800	64,800
Housing Program	350,000	440,000	360,000	35,000	0
<b>Total</b>	<b>705,800</b>	<b>1,230,800</b>	<b>680,800</b>	<b>250,800</b>	<b>215,800</b>
<b>Balance</b>	<b>-178,643</b>	<b>-610,100</b>	<b>-136,486</b>	<b>-62,800</b>	<b>-24,040</b>

- Financed via a \$1,391,878 bank loan and TIF revenue annually.
- Grants will be applied for to fund projects as needed.

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## ***Redevelopment Plan Administration***

The successful implementation of the Redevelopment Plan will require the coordinated efforts of the Community Redevelopment Agency, the CRA Advisory Board, City of Leesburg government, local citizens, business organizations, and private developers. The coordinated efforts however, must be guided by a leadership position, namely the CRA Manager. This position has been established and a local office opened which has advanced the redevelopment efforts.

The CRA Manager has coordinated with the CRA Advisory Board on implementing the redevelopment projects and programs and does report to the Community Redevelopment Agency and City for final approvals. The CRA Manager is the critical interface between the public and private sector. When necessary and appropriate, public workshops are held to gather public input on a particular project or program. An annual CRA budget is prepared by the Program Manager and adopted by the Community Redevelopment Agency.

The establishment of the local office with the CDD has enabled the CRA Manager to have more day-to-day contact with the local citizens and business organizations. The CRA Manager has become part of the community fabric by developing relationships with the local citizens, banks, real estate offices, and development entrepreneurs. Information about the Redevelopment Plan and its projects and programs are available at the office. The recruitment of volunteers and non profit organizations will help the CRA Manager operate the office and provide services.

The CRA Manager does work with various City Department Heads to complete certain projects and programs, such as adding new sidewalks, developing a new parking lot, and in preparing a consolidated plan.

## ***Publicly Funded Capital Improvement Projects in the CRA***

The City of Leesburg Capital Improvements Plan (CIP) for FY 2014-2020 includes the following projects:

<b>Fiscal Year</b>	<b>Project</b>	<b>Budget</b>
2014/2015	Pave Berry Park Parking Lot	\$ 40,000
2014/2015	Susan St. Master Plan	\$130,000
2015/2016	Susan St. Master Plan	\$350,000
2016/2017	Susan St. Master Plan	\$440,000
2017/2018	Susan St. Master Plan	\$360,000
<b>Total</b>		<b>\$ 1,320,000</b>

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 1

### **Goal: Develop parklands, trailheads and open space**

- Strategy 1: Improve the Appearance of the City Retention Ponds proposed for Carver Heights
- The stormwater master plan identifies proposed ponds south of the Middle School proposed as Holliman Way Park and Berry Park which will provide the necessary stormwater retention and treatment; however, they also provide an opportunity to utilize the uplands for additional open space and recreation amenities.
- Strategy 2: Identify vacant parcels that could be utilized for parks and/or open space
- There are currently approximately 276 acres that are vacant within the CRA and approximately 83 acres that are classified as vacant and consists of open space and right of way.
- Strategy 3: Coordinate with School Board to utilize the recreational facilities at Carver Middle School
- Utilizing existing recreational facilities after school hours would be a benefit to the community.
- Strategy 4: Add playground equipment and/or other recreational amenities to existing City parks within the CRA
- Strategy 5: Seek funding sources for recreational amenities such as Florida Recreation Development Assistance Program (FRDAP).

### **Tasks Completed:**

Master Park Plans have been prepared for Berry and Holliman Way Parks  
Funding for Phase I Berry Park has been completed for installation of parking lot, playground equipment, and picnic tables

### **Future Tasks:**

Funding for future phases of Berry Park  
Funding for Holliman Way Park  
Funding for maintenance – City of Leesburg  
Research vacant parcels for additional park lands/open space

### **Coordination Efforts:**

City of Leesburg  
School Board

### **Preliminary Cost Estimate:**

Equipment and Installation for both parks – \$1.9 million

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 2

### **Goal: Install Sidewalks on Area Roadways**

Strategy 1: Develop a Comprehensive Sidewalk System

The “Findings of Necessity” Report indicated that 95% of the roadways within the CRA do not have sidewalks and is considered an “unsafe” condition. Approximately 7 miles of sidewalks are needed to serve the Carver Heights CRA. Priority should be given to sidewalks on roadways that access the elementary and middle schools, parks, and Englewood Sports Complex.

Strategy 2: Seek funding sources such as CDBG, Transportation Efficiency Act 21, FDOT Safety Funds, City of Leesburg

Strategy 3: Coordinate with City of Leesburg to include sidewalk installation within the Capital Improvements Plan (CIP)

#### **Tasks Completed:**

Comprehensive Sidewalk Plan

#### **Future Tasks:**

Apply for Grants

#### **Coordination Efforts:**

City of Leesburg

City Public Works Department

#### **Preliminary Cost Estimate:**

Approximately \$25 per lineal foot

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 3

### **Goal: Provide Housing Assistance Programs**

Strategy 1: Encourage homeowner participation in revitalizing Carver Heights by improving the housing condition and visual appearance of the neighborhood

The data from the ESRI, 2007 Estimates and Projections indicates that the majority of the housing stock was built prior to 1980 (51%).

Strategy 2: Develop a housing needs survey

Strategy 3: Develop a housing needs plan

Strategy 4: Coordination with the City of Leesburg regarding SHIP funds, 1<sup>st</sup> Time Homebuyer Program, Housing Rehabilitation Program, Infill Residential Housing Development, and Land Acquisition for New Single Family Housing Development

The State of Florida has awarded Lake County and the City of Leesburg State Housing Initiatives Partnership (SHIP) funds for housing assistance programs. The Lake Office of Housing and Community Development administers the programs. The programs include down payment assistance, housing rehabilitation, special needs housing, and housing tax credit. Eligibility is dependent on income adjusted by household size, purchase price, and home equity. The property must be located in Lake County.

Strategy 5: Seek funding sources such as State CDBG grants for housing rehabilitation, federal programs such as Home Investment Partnership (HOME) funds or private sector investment assistance

### **Tasks Completed:**

Housing needs survey

Housing needs plan

### **Future Tasks:**

Provide information to Carver Heights residents (ongoing)

Determine eligibility for suitable program (ongoing)

Provide application assistance (ongoing)

Funding Sources (on-going)

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 4

### **Goal: Install Pedestrian Street Lights in the CRA area**

Strategy 1: Develop a street light plan

A priority recommendation in the Carver Heights Revitalization Plan is streetscape improvements which includes pedestrian street lights that are an improvement over the current system.

Strategy 2: Implement streetscape improvements to facilitate pedestrian movement and provide a safe environment.

Strategy 3: Identify needed improved street lights and incorporate those improvements into the City's Capital Improvement Plan (CIP)

#### **Completed Tasks:**

Street light plan

#### **Future Tasks:**

Installation of street lights per plan

#### **Coordination Efforts:**

City of Leesburg

City Electric Department

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 5

### **Goal: Fund the installation and construction of hardscape and landscape gateway features**

- Strategy 1: Develop a gateway and landscape plan for key intersections (major and minor)
- Strategy 2: Fund project in phases
- Strategy 3: Enlist the cooperation of adjacent property owners to allow newly planted areas and assist in initial watering
- Strategy 4: Develop a unified signage and way finding design system that creates a positive community image that is utilized throughout the Carver Heights area.
- Strategy 5: Identify the major and minor intersections for gateway locations
- Strategy 6: Work with property owners to assist in locating hardscape and hardware.

### **Completed Tasks:**

Preliminary design of gateways complete  
Intersections identified  
Property owners identified  
Preliminary meeting with sign designer initiated  
Funds set aside

### **Future Tasks:**

Complete design for gateways, signage and landscape  
Contact property owners and secure permission  
Secure permits and construct

### **Coordination Efforts:**

City of Leesburg  
City Public Works Department  
City Electric Department  
Property Owners

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 6

### **Goal: Create a strong neighborhood which strengthens the sense of community and social fabric**

- Strategy 1: Provide a more visible community policing presence within the neighborhood
- Strategy 2: Expand Partnership Programs Between policing efforts such as the Lake County Sherriff
- Strategy 3: Assist the residents in the formation of Neighborhood Watch and Citizens on Patrol Programs
- Strategy 4: Continue to support community-wide drug abuse and crime prevention programs
- Strategy 5: Continue to support youth programs

### **Future Tasks:**

Identify all key community groups and challenge them to become directly involved in the development of drug and crime prevention programs  
Develop community-wide crime prevention goals

### **Coordination Efforts:**

Leesburg Police Department  
Lake County Sherriff's Office  
Community Leaders  
Local Organizations



# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 7

### **Goal: Create a Development Incentive Program for Small Business and Industrial Users**

Strategy 1: Research implementing a low-interest loan program to assist businesses with a variety of activities including the acquisition of buildings and/or properties and the rehabilitation or new construction of new office or commercial space.

A key element to the success of the economic redevelopment of the Carver Heights community will be the ability to attract and retain the types of private sector businesses that foster a sense of financial stability and growth. In a competitive market, the ability of the Carver Heights area to draw desirable private sector investments will require incentives, which typically are interpreted to mean - finding a way to mitigate financial obligations. The development of an incentive program for the Carver Heights CRA should further the goals established by the plan

Strategy 2: Continue to coordinate with the University of Central Florida Business Incubation Program, Florida Small Business Development Center Network, and other business development support entities

Strategy 3: Establish partnerships with local banks to facilitate conventional loans to businesses in the area

Strategy 4: Research implementing a program to mitigate the costs of impact fees imposed on new businesses

Strategy 5: Implement incentives relative to Florida Enterprise Zone designation

Strategy 6: Coordinate with the City of Leesburg to implement a "fast track" permitting process for targeted businesses

Strategy 7: Purchase vacant or substandard commercial/industrial lots and repackage for resale

Strategy 8: Develop incentives aimed at maintaining existing businesses and supporting business growth and job creation

#### **Future Tasks:**

Develop incentive program

Research vacant or substandard commercial/industrial properties within the CRA

Promote availability of incentives to desired target businesses/organizations

Work to establish a Florida Enterprise Zone, if applicable

#### **Coordination Efforts:**

City of Leesburg

Florida Small Business Development Center

Lake County Economic Development Council

Conventional and non-conventional financial institutions

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 8

### **Goal: Provide a Multi-Modal Transportation System**

- Strategy 1: Coordinate with City and County for improvement of integration of public transportation within Craver Heights CRA (i.e. transit stops, shelters, and routes)
- Strategy 2: Continue to coordinate with appropriate agencies and local government of integration of rails to trails
- Strategy 3: Reduce Traffic Conflicts between Residential and Commercial/Industrial Traffic
- Strategy 4: Have a traffic analysis prepared to evaluate truck traffic operations and potential conflicts within residential areas
- Strategy 5: Implement or cause to be implemented the recommendations within the traffic analysis
- Strategy 6: Identify streets that are “No Trucks”

### **Future Tasks:**

Conduct Traffic Analysis  
Review options

### **Coordination Efforts:**

City of Leesburg  
Lake County  
Public Transport Providers  
Traffic Consultant  
Property Owners  
Business Owners

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 9

### **Goal: Develop Community Center**

- Strategy 1: Research available vacant lands and/or existing developed sites which could be rehabilitated to construct a community center
- Strategy 2: Research funding options
- Strategy 3: Determine size and scope of facility
- Strategy 4: Research type of potential users to benefit community – could it be multi-use
- Strategy 5: Collaborate with partner agencies to incorporate community based programming
- Strategy 6: Research and implement options for revenue generation

### **Future Tasks:**

All of the above

### **Coordination Efforts:**

City of Leesburg  
City Recreation Department  
Social Services  
Local Churches  
Devereux Kids  
Local Organizations

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 10

### **Goal: Assess Housing Type Needs**

- Strategy 1: Assess housing type needs within the community (i.e. multi-family, duplex, single family, long term care or senior housing facilities, etc.)
- Strategy 2: Research available vacant lands to support housing type needs
- Strategy 3: Inventory existing housing types within the CAR to determine if it is meeting the current and projected need of the community
- Strategy 4: Create and implement housing improvement programs for existing homeowners and/or develop incentives for housing improvement programs
- Strategy 5: Establish partnerships with public and private sector housing development entities (if feasible) to meet existing housing needs (i.e. housing rehabilitation) and/or develop new residential housing on available or acquired properties

### **Future Tasks:**

Housing Type Needs Survey  
Vacant Lands Review  
New Housing Incentives

### **Coordination Efforts:**

Community  
City of Leesburg  
Other Housing Assistance Entities

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## Implementation Strategy Sheet 11

### **Goal: Assess Commercial Needs**

- Strategy 1: Assess commercial needs within the community
- Strategy 2: Research and acquire available vacant lands to support commercial needs and sustain commercial development
- Strategy 3: Inventory existing commercial types within the community
- Strategy 4: Establish partnerships in an effort to develop commercial properties for resale or lease

### **Future Tasks:**

Commercial Needs Survey  
Vacant Lands Review

### **Coordination Efforts:**

Business Community  
City of Leesburg  
Leesburg Chamber of Commerce  
Lake County EDC  
Other Economic Development Entities

# CARVER HEIGHTS REDEVELOPMENT PLAN

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## APPENDIX A

ORDINANCE NO. 01-61

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, CREATING THE COMMUNITY REDEVELOPMENT AGENCY FOR THE CARVER HEIGHTS/MONTCLAIR AREA; APPOINTING THE MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY FOR THE CARVER HEIGHTS/MONTCLAIR AREA; SPECIFYING TERMS OF OFFICE FOR EACH APPOINTEE; APPOINTING A CHAIR AND VICE CHAIR FOR THE GOVERNING BODY OF THE COMMUNITY REDEVELOPMENT AGENCY; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Leesburg, Florida, has heretofore adopted a finding of necessity under §163.355, Fla. Stat. (2000), for the creation of a Community Redevelopment Agency for the Carver Heights/Montclair Area of Leesburg; and

WHEREAS, the City Commission has adopted a resolution finding that there is a need for Community Redevelopment Agency to function in the City of Leesburg to carry out the purposes of Chapter 163, Part III, Fla. Stat. in the portion of the city known as Carver Heights/Montclair; and

WHEREAS, the City Commission has by previous enactments established the boundaries of the area to be served by the Community Redevelopment Agency for the Carver Heights/Montclair Area; and

WHEREAS, it is appropriate at this time to create the Community Redevelopment Agency for the Carver Heights/Montclair Area, and to appoint persons to serve on the governing body of that Agency;

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA:

### SECTION I.

There is hereby created, under the authority of Chapter 163, Part III, Fla. Stat., the Community Redevelopment Agency for the Carver Heights/Montclair Area (referred to hereafter in this Resolution as the "Agency").

### SECTION II.

There shall be seven members of the governing body of the Agency. Five of the seven members shall be the city commissioners of the City of Leesburg lawfully serving in that capacity at any time while the Agency remains an active entity. The other two members shall be chosen by the Leesburg City Commission from members of the public who reside within the municipal limits of the City of

# CARVER HEIGHTS REDEVELOPMENT PLAN

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Leesburg. The initial members of the governing body of the Agency and the expiration dates of their initial terms are listed below:

NAME OF MEMBER	EXPIRATION DATE OF TERM
David Connelly	Four Years from effective date of Resolution
David Knowles	Four Years from effective date of Resolution
Bob Lovell	Four Years from effective date of Resolution
Ben Perry	Four Years from effective date of Resolution
Lewis Puckett	Three Years from effective date of Resolution
Lonzia Berry	Two Year from effective date of Resolution
John Christian	One Year from effective date of Resolution

For those members of the governing body of the Agency who are currently City Commissioners, the individual listed shall remain a member of the governing body of the Agency for only so long as he continues to serve as a City Commissioner, and shall be succeeded as a member of the governing body of the Agency for the remainder of the term shown by any person elected or appointed to fill his position as a City Commissioner, with such successor to serve the balance of the term of the listed person on the governing body of the Agency. Members appointed or reappointed upon expiration of the terms of members whose terms expire less than four years from the effective date of this Resolution shall serve for terms of four years. The chair of the governing body of the Agency shall be the Mayor of the City of Leesburg, and the vice chair shall be the Mayor Pro-Tem.

## SECTION III.

If any portion of this ordinance is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

## SECTION IV.

All ordinances or parts of ordinances which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

## SECTION V.

This ordinance shall become effective upon its passage and adoption according to law.


# CARVER HEIGHTS REDEVELOPMENT PLAN

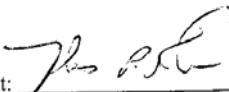
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PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 10 day of December, 2001.

THE CITY OF LEESBURG, FLORIDA

BY:   
Mayor

Attest:   
City Clerk



# CARVER HEIGHTS REDEVELOPMENT PLAN

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RESOLUTION NO. 6047

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ADOPTING A COMMUNITY REDEVELOPMENT PLAN; ESTABLISHING A COMPLETION PERIOD OF 15 YEARS; CREATING A REVIEW PROCESS; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

1. **THAT** the Leesburg City Commission hereby adopts the attached Carver Heights and Vicinity Redevelopment Plan.
2. **That** the Redevelopment plan and the redevelopment trust fund shall be effective for 15 fiscal years from the effective date of this resolution, expiring on September 30, 2016.
3. **That** the effectiveness and appropriateness of the redevelopment process for the Carver Heights and Vicinity shall at a minimum be evaluated after 10 years from the effective date of this resolution.

**THIS RESOLUTION** shall take effect immediately.

**PASSED AND ADOPTED** at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 22nd day of JULY, 2002.

BY:   
Mayor/Commissioner

ATTEST:   
City Clerk

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# CARVER HEIGHTS REDEVELOPMENT PLAN

## APPENDIX B

CRAVER HEIGHTS CRA BUILDING PERMITS ISSUED 2001 - 2011				
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2001	100000733	\$3,982	ROOFING	RESIDENTIAL
2001	100000257	\$4,400	RENOVATION	RESIDENTIAL
2001	100000195	\$14,680	RAMPS	COMMERCIAL
2001	100000343	\$3,100	RENOVATION	RESIDENTIAL
2001	100000567	\$2,000	CARPORT	RESIDENTIAL
2001	100000482	\$600	FENCE	RESIDENTIAL
2001	100000332	\$850	SEWER CONNECTION	COMMERCIAL
2001	100000121	\$250	ELECTRIC	RESIDENTIAL
2001	100000194	\$2,850	DEMO	RESIDENTIAL
2001	100000197	\$40,000*	SFR	RESIDENTIAL
2001	100000014	\$500**	RENOVATION	RESIDENTIAL
2001	100000399	\$6,574	SCREEN ROOM	RESIDENTIAL
2001	100000590	\$3,500	DEMO	RESIDENTIAL
2001	100000130	\$3,000	RENOVATION	RESIDENTIAL
2001	100000353	\$2,500	DEMO	RESIDENTIAL
2001	100000364	\$41,500	SFR	RESIDENTIAL
<b>SUBTOTAL</b>	<b>16</b>	<b>\$127,286</b>		
2002	200000230	\$5,779	WALL REPAIR	RESIDENTIAL
2002	200000273	\$2,200	RENOVATION	RESIDENTIAL
2002	200000114	\$5,100	RENOVATION	RESIDENTIAL
2002	200000320	\$5,000	RENOVATION	RESIDENTIAL
2002	200000274	\$2,000	RENOVATION	RESIDENTIAL
2002	200000858	\$1,810	WALL SIGN	COMMERCIAL
2002	200000590	\$2,400	ROOF	RESIDENTIAL
2002	200000165	\$500	FENCE	RESIDENTIAL
2002	200000309	\$54,084	MH SETUP	RESIDENTIAL
<b>SUBTOTAL</b>	<b>9</b>	<b>\$78,873</b>		
2003	300000562	\$400	WATER HEATER	RESIDENTIAL
2003	300000387	\$2,760	RENOVATION	RESIDENTIAL
2003	300000435	\$2,764	SIDING	RESIDENTIAL
2003	300000880	\$500**	SHED	RESIDENTIAL
2003	300000560	\$1,500	SHED	RESIDENTIAL
2003	300000388	\$2,888	RENOVATION	RESIDENTIAL
2003	300000455	\$3,000	MH SETUP	RESIDENTIAL
2003	300000023	\$2,200	RENOVATION	RESIDENTIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

2003	300000650	\$3,800	MH SETUP	RESIDENTIAL
2003	300000893	\$1,000	PLUMBING	RESIDENTIAL
2003	300001093	\$7,822	FL ROOM	RESIDENTIAL
2003	200000880	\$5,181	FIRE ALARM	RESIDENTIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2003	300000156	\$2,200	LAWN SPRINKLER	RESIDENTIAL
2003	300000091	\$1,584	RENOVATION	RESIDENTIAL
2003	300001066	\$19,777	RENOVATION	RESIDENTIAL
2003	300000895	\$1,000	WATER HEATER	RESIDENTIAL
2003	300000320	\$2,400	ALARM	COMMERCIAL
2003	300000180	\$500**	FOUNTAIN	RESIDENTIAL
2003	300000801	\$15,382	PLUMBING	COMMERCIAL
2003	300000802	\$15,382	PLUMBING	COMMERCIAL
2003	300000803	\$15,382	PLUMBING	COMMERCIAL
2003	300000804	\$15,382	PLUMBING	COMMERCIAL
2003	300000805	\$15,382	PLUMBING	COMMERCIAL
2003	300000806	\$15,382	PLUMBING	COMMERCIAL
2003	300000807	\$15,382	PLUMBING	COMMERCIAL
2003	300000543	\$5,885	CARPORT	RESIDENTIAL
2003	300000800	\$19,322	PLUMBING	COMMERCIAL
<b>SUBTOTAL</b>	<b>27</b>	<b>\$194,157</b>		
2004	300001101	\$2,500	RENOVATION	RESIDENTIAL
2004	400001129	\$3,487	RENOVATION	RESIDENTIAL
2004	400001063	\$3,500	BLDG	COMMERCIAL
2004	400000553	\$7,700	PATIO COVER	COMMERCIAL
2004	400000683	\$2,000	ELECTRIC	PUBLIC
2004	400000121	\$500**	RENOVATION	RESIDENTIAL
2004	400000899	\$500	ELECTRIC	RESIDENTIAL
2004	400001153	\$1,899	RENOVATION	RESIDENTIAL
2004	400000568	\$5,993	CARPORT	RESIDENTIAL
2004	400000277	\$500**	CARPORT	RESIDENTIAL
2004	400000691	\$0	FOUNDATION	RESIDENTIAL
2004	400000282	\$2,445,793	BLDG	RESIDENTIAL
2004	400000284	\$30,000	BLDG	RESIDENTIAL
2004	400000762	\$1,000	ELECTRIC	INDUSTRIAL
2004	400001032	\$7,610	RENOVATION	RESIDENTIAL
<b>SUBTOTAL</b>	<b>15</b>	<b>\$2,512,982</b>		
2005	500000908	\$4,573	RENOVATION	RESIDENTIAL
2005	500000312	\$2,055	RENOVATION	RESIDENTIAL
2005	500000351	\$300	RENOVATION	RESIDENTIAL
2005	500000595	\$3,500	ROOF	RESIDENTIAL
2005	500001582	\$155,000	RENOVATION	RESIDENTIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

2005	500000035	\$500	FENCE	RESIDENTIAL
2005	500001927	\$6,051	MECHANICAL	RESIDENTIAL
2005	500000012	\$500**	ROOF	RESIDENTIAL
2005	500000871	\$4,912	ROOF	RESIDENTIAL
2005	500000927	\$1,275	RENOVATION	RESIDENTIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2005	500001353	\$3,700	MECHANICAL	RESIDENTIAL
2005	500000016	\$500**	RENOVATION	COMMERCIAL
2005	500001693	\$20,000	FENCE	COMMERCIAL
2005	500001603	\$500**	RENOVATION	RESIDENTIAL
<b>SUBTOTAL</b>	<b>14</b>	<b>\$203,366</b>		
2006	600001359	\$3,675	ROOF	RESIDENTIAL
2006	600000162	\$550	ROOF	RESIDENTIAL
2006	600000925	\$900	RENOVATION	RESIDENTIAL
2006	500001879	\$3,608	ALUM BLDG	RESIDENTIAL
2006	600000120	\$2,350	ELECTRIC	RESIDENTIAL
2006	600001014	\$2,394	SCREEN ROOM	RESIDENTIAL
2006	600000914	\$1,500	ELECTRIC	RESIDENTIAL
2006	600000915	\$1,500	ELECTRIC	RESIDENTIAL
2006	600000086	\$825	SIGN	COMMERCIAL
2006	600000932	\$500**	ELECTRIC	INDUSTRIAL
2006	600000910	\$500**	MECHANICAL	INDUSTRIAL
2006	600000317	\$21,000	ROOF	COMMERCIAL
2006	600000786	\$500	ROOF	RESIDENTIAL
2006	600000746	\$5,966	MECHANICAL	COMMERCIAL
2006	600000207	\$800	ELECTRIC	RESIDENTIAL
2006	600001273	\$300	ROOF	RESIDENTIAL
2006	600000589	\$3,000	RENOVATION	RESIDENTIAL
2006	600001775	\$200	ELECTRIC	RESIDENTIAL
2006	600001053	\$21,275	ROOF	COMMERCIAL
2006	600001052	\$21,275	ROOF	COMMERCIAL
2006	600001054	\$25,955	ROOF	COMMERCIAL
2006	600000592	\$500**	ROOF	RESIDENTIAL
2006	600000952	\$2,979	RENOVATION	RESIDENTIAL
2006	600000880	\$2,612	SCREEN ROOM	RESIDENTIAL
2006	600000994	\$2,499	MECHANICAL	COMMERCIAL
2006	600001399	\$3,990	ROOF	RESIDENTIAL
2006	600000831	\$3,299	SCREEN PATIO	RESIDENTIAL
2006	600000545	\$700	FENCE	RESIDENTIAL
2006	600000320	\$2,400	ROOF	RESIDENTIAL
2006	600000757	\$1,588	RENOVATION	RESIDENTIAL
2006	600000377	\$3,720	SCREEN ROOM	RESIDENTIAL
2006	600000418	\$10,000	SCREEN ROOM	RESIDENTIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

2006	500001668	\$13,500	PLUMBING	INDUSTRIAL
2006	600001220	\$500**	FENCE	INDUSTRIAL
2006	600001515	\$500**	SPRINKLER	INDUSTRIAL
2006	600001554	\$5,998	MECHANICAL	COMMERCIAL
<b>SUBTOTAL</b>	<b>36</b>	<b>\$173,358</b>		
<b>YEAR</b>	<b>PERMIT #</b>	<b>IMPROVEMENT VALUE</b>	<b>IMPROVEMENT TYPE</b>	<b>LAND USE</b>
2007	700001341	\$3,000	ROOF	RESIDENTIAL
2007	700001339	\$2,220	ROOF	RESIDENTIAL
2007	700001538	\$8,394	FENCE	INDUSTRIAL
2007	700001339	\$10,830	ROOF	RESIDENTIAL
2007	700000113	\$1,530	RENOVATION	RESIDENTIAL
2007	700001451	\$1,600	ELECTRIC	RESIDENTIAL
2007	700001415	\$9,945	ROOF	COMMERCIAL
2007	700000039	\$942	ROOF	RESIDENTIAL
2007	700000006	\$500	ELECTRIC	INDUSTRIAL
2007	700000559	\$15,000	ELECTRIC	INDUSTRIAL
2007	700001305	\$1,200	ELECTRIC	INDUSTRIAL
2007	700000437	\$3,240	RENOVATION	RESIDENTIAL
2007	700000576	\$25,000	RENOVATION	RESIDENTIAL
2007	700001425	\$1,600	ROOF	RESIDENTIAL
2007	700001117	\$2,150	ROOF	RESIDENTIAL
2007	700001196	\$1,800	ROOF	RESIDENTIAL
2007	700000178	\$4,255	ROOF	RESIDENTIAL
2007	700000302	\$4,000	SEWER CON	RESIDENTIAL
2007	700000784	\$2,400	DEMO	RESIDENTIAL
2007	700000180	\$2,200	RENOVATION	INDUSTRIAL
2007	700000875	\$3,700	ROOF	RESIDENTIAL
2007	700000438	\$2,400	ROOF	RESIDENTIAL
2007	700000392	\$4,631	ROOF	RESIDENTIAL
2007	700000712	\$2,368	RENOVATION	RESIDENTIAL
2007	700000340	\$5,250	ROOF	RESIDENTIAL
2007	700000175	\$1,850	ELECTRIC	COMMERCIAL
2007	700000045	\$2,500	PLUMBING	RESIDENTIAL
2007	700000733	\$900	FENCE	RESIDENTIAL
2007	700001085	\$3,852	FIRE ALARM	INDUSTRIAL
<b>SUBTOTAL</b>	<b>29</b>	<b>\$129,257</b>		
2008	800001248	\$825	ELECTRIC	RESIDENTIAL
2008	800000634	\$500	ROOF	RESIDENTIAL
2008	800001213	\$150	ELECTRIC	RESIDENTIAL
2008	800000584	\$2,415	RENOVATION	RESIDENTIAL
2008	800000521	\$1,100	SHED	RESIDENTIAL
2008	800001128	\$3,320	MECHANICAL	RESIDENTIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

2008	800000226	\$250	PLUMBING	RESIDENTIAL
2008	800000690	\$3,000	ROOF	RESIDENTIAL
2008	800001168	\$1,800	ELECTRIC	RESIDENTIAL
2008	800001053	\$800	SIGN	COMMERCIAL
2008	800000915	\$500**	RENOVATION	RESIDENTIAL
2008	800000916	\$500**	RENOVATION	RESIDENTIAL
2008	800000919	\$500**	RENOVATION	RESIDENTIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2008	800000920	\$500**	RENOVATION	RESIDENTIAL
2008	800000923	\$500**	RENOVATION	RESIDENTIAL
2008	800000924	\$500**	RENOVATION	RESIDENTIAL
2008	800000918	\$500**	RENOVATION	RESIDENTIAL
2008	800000927	\$500**	RENOVATION	RESIDENTIAL
2008	800000921	\$500**	RENOVAITON	RESIDENTIAL
2008	800000928	\$500**	RENOVATION	RESIDENTIAL
2008	800000922	\$500**	RENOVATION	RESIDENTIAL
2008	800000929	\$500**	RENOVATION	RESIDENTIAL
2008	800000930	\$500**	RENOVATION	RESIDENTIAL
2008	800000931	\$500**	RENOVATION	RESIDENTIAL
2008	800000932	\$500**	RENOVATION	RESIDENTIAL
2008	800000933	\$500**	RENOVATION	RESIDENTIAL
2008	800000934	\$500**	RENOVATION	RESIDENTIAL
2008	800000937	\$500**	RENOVATION	RESIDENTIAL
2008	800000938	\$500**	RENOVATION	RESIDENTIAL
2008	800000939	\$500**	RENOVATION	RESIDENTIAL
2008	800000941	\$500**	RENOVATION	RESIDENTIAL
2008	800000926	\$500**	RENOVATION	RESIDENTIAL
2008	800000935	\$500**	RENOVATION	RESIDENTIAL
2008	800000936	\$500**	RENOVATION	RESIDENTIAL
2008	800000909	\$500**	RENOVATION	RESIDENTIAL
2008	800000910	\$500**	RENOVATION	RESIDENTIAL
2008	800000912	\$500**	RENOVAITON	RESIDENTIAL
2008	800000913	\$500**	RENOVATION	RESIDENTIAL
2008	800000914	\$500**	RENOVAITON	RESIDENTIAL
2008	800001231	\$1,104	RENOVATION	RESIDENTIAL
2008	700001548	\$2,400	RENOVATION	INDUSTRIAL
2008	800000164	\$7,321	ROOF	RESIDENTIAL
2008	800000893	\$4,500	ROOF	RESIDENTIAL
2008	800000326	\$3,650	ROOF	RESIDENTIAL
2008	800000023	\$900	MECHANICAL	COMMERCIAL
2008	800000944	\$300	ELECTRIC	COMMERCIAL
2008	800001015	\$3,800	RENOVATION	COMMERCIAL
2008	800000557	\$2,300	ROOF	RESIDENTIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

2008	800001006	\$4,500	ROOF	RESIDENTIAL
2008	800000646	\$6,575	ROOF	RESIDENTIAL
2008	800000033	\$500**	SHED	RESIDENTIAL
2008	800000610	\$19,501	FENCE	INDUSTRIAL
2008	800000850	\$4,100	ROOF	RESIDENTIAL
2008	800000300	\$300	ELECTTRIC	RESIDENTIAL
2008	800000806	\$4,173	MECHANICAL	RESIDENTIAL
2008	800000165	\$4,100	SCREEN ROOM	RESIDENTIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2008	800000829	\$3,200	ELECTRIC	INDUSTRIAL
2008	800001054	\$11,512	RENOVAITON	RESIDENTIAL
2008	800000499	\$10,000	RENOVATION	RESIDENTIAL
2008	800001229	\$10,181	FIRE ALARM	INDUSTRIAL
2008	800000790	\$3,500	FIRE ALARM	PUD
2008	800000484	\$500	FENCE	RESIDENTIAL
<b>SUBTOTAL</b>	<b>62</b>	<b>\$137,577</b>		
2009	900000502	\$13,650	ROOF	RESIDENTIAL
2009	900000874	\$12,700	ROOF	RESIDENTIAL
2009	900000873	\$12,700	ROOF	RESIDENTIAL
2009	900000872	\$12,700	ROOF	RESIDENTIAL
2009	900000313	\$2,986	MECHANCIAL	COMMERCIAL
2009	900000652	\$1,800	RENOVATION	RESIDENTIAL
2009	900000044	\$1,800	ELECTRIC	RESIDENTIAL
2009	900000805	\$3,600	MECHANCIAL	RESIDENTIAL
2009	900000412	\$6,400	ROOF	RESIDENTIAL
2009	900000414	\$6,400	ROOF	RESIDENTIAL
2009	900000415	\$6,400	ROOF	RESIDENTIAL
2009	900000416	\$6,400	ROOF	RESIDENTIAL
2009	900000417	\$6,400	ROOF	RESIDENTIAL
2009	900000663	\$15,200	ROOF	RESIDENTIAL
2009	900000702	\$2,260	ROOF	RESIDENTIAL
2009	900000400	\$500**	MECHANCIAL	COMMERCIAL
2009	900000932	\$2,053	RENOVATION	RESIDENTIAL
2009	900000721	\$14,400	MECHANCIAL	COMMERCIAL
2009	900000733	\$5,000	MODULAR	COMMERCIAL
2009	900000774	\$17,150	ROOF	INDUSTRIAL
2009	900000467	\$500**	ELECTRIC	PUBLIC
2009	900000688	\$3,085	MECHANCIAL	RESIDENTIAL
2009	900000209	\$1,650	ELECTRIC	RESIDENTIAL
2009	900000080	\$1,500	ELECTRIC	RESIDENTIAL
2009	900000063	\$1,600	RENOVATION	RESIDENTIAL
2009	900000062	\$1,600	RENOVATION	RESIDENTIAL
2009	900000061	\$1,600	RENOVATION	RESIDENTIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

2009	900000060	\$1,600	RENOVATION	RESIDENTIAL
2009	900000057	\$1,600	RENOVATION	RESIDENTIAL
2009	900000058	\$1,600	RENOVATION	RESIDENTIAL
2009	900000059	\$1,600	RENOVATION	RESIDENTIAL
2009	900000171	\$500**	ROOF	RESIDENTIAL
2009	900000632	\$500	RENOVATION	RESIDENTIAL
2009	900000257	\$2,396	RENOVATION	RESIDENTIAL
2009	900000770	\$500**	MECHANICAL	RESIDENTIAL
2009	900000222	\$100	ELECTRIC	COMMERCIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2009	900000244	\$56,000	RENOVATION	INDUSTRIAL
<b>SUBTOTAL</b>	<b>37</b>	<b>\$228,430</b>		
2010	10-638	\$2,400	MECHANICAL	INDUSTRIAL
2010	10-815	\$800,000	NEW BLDG	INDUSTRIAL
2010	10-424	\$3,500	ELECTRICAL	PUBLIC
2010	10-538	\$1,500	DEMOLITION	PUBLIC
2010	10-544	\$29,975	RENOVATION	PUBLIC
2010	10-197	\$5,316	MECHANICAL	COMMERCIAL
2010	10-223	\$250,000	NEW BLDG	COMMERCIAL
2010	10-439	\$12,620	RENOVATION	COMMERCIAL
2010	10-519	\$500	ELECTRICAL	COMMERCIAL
2010	10-540	\$2,500	RENOVATION	COMMERCIAL
2010	10-106	\$5,000	MAN HOME	RESIDENTIAL
2010	10-139	\$1,500	ROOF	RESIDENTIAL
2010	10-255	\$5,000	MAN HOME	RESIDENTIAL
2010	10-318	\$3,000	MAN HOME	RESIDENTIAL
2010	10-738	\$1,500	RENOVATION	RESIDENTIAL
2010	10-11	\$3,707	MECHANICAL	RESIDENTIAL
2010	10-24	\$400	RENOVATION	RESIDENTIAL
2010	10-28	\$450	PLUMBING	RESIDENTIAL
2010	10-29	\$2,000	ELECTRICAL	RESIDENTIAL
2010	10-78	\$2,000	ELECTRICAL	RESIDENTIAL
2010	10-395	\$3,175	MECHANICAL	RESIDENTIAL
2010	10-513	\$3,360	ROOF	RESIDENTIAL
2010	10-679	\$2,565	ROOF	RESIDENTIAL
2010	10-1	\$11,000	ROOF	RESIDENTIAL
2010	10-2	\$11,000	ROOF	RESIDENTIAL
2010	10-3	\$10,000	ROOF	RESIDENTIAL
2010	10-4	\$11,000	ROOF	RESIDENTIAL
2010	10-549	\$2,450	FIRE	RESIDENTIAL
2010	10-564	\$5,000	MECHANICAL	RESIDENTIAL
2010	10-466	\$1,532	RENOVATION	RESIDENTIAL
2010	10-341	\$2,400	ROOF	PUBLIC



## CARVER HEIGHTS REDEVELOPMENT PLAN

2010	10-574	\$3,500	DEMOLITION	RESIDENTIAL
2010	10-648	\$675	ELECTRICAL	RESIDENTIAL
2010	10-685	\$500	DEMOLITION	RESIDENTIAL
2010	10-846	\$3,900	RENOVATION	RESIDENTIAL
2010	10-51	\$1,775	ROOF	RESIDENTIAL
2010	10-824	\$30,000	RENOVATION	RESIDENTIAL
2010	10-825	\$30,000	RENOVATION	RESIDENTIAL
2010	10-377	\$68,000	NEW BLDG	RESIDENTIAL
2010	10-41	\$2,300	MECHANICAL	RESIDENTIAL
2010	10-49	\$2,325	RENOVATION	RESIDENTIAL
2010	10-430	\$67,255	RENOVATION	RESIDENTIAL
2010	10-67	\$700	ELECTRICAL	RESIDENTIAL
2010	10-68	\$700	ELECTRICAL	RESIDENTIAL
2010	10-463	\$1,600	PLUMBING	RESIDENTIAL
2010	10-459	\$200	PLUMBING	RESIDENTIAL
2010	10-97	\$3,500	ROOF	RESIDENTIAL
2010	10-187	\$2,200	DEMOLITION	RESIDENTIAL
2010	10-260	\$2,240	ROOF	RESIDENTIAL
2010	10-332	\$1,000	RENOVATION	RESIDENTIAL
2010	10-379	\$3,100	MECHANICAL	RESIDENTIAL
2010	10-426	\$1,600	RENOVATION	RESIDENTIAL
2010	10-557	\$350	RENOVATION	RESIDENTIAL
2010	10-573	\$2,863	ROOF	RESIDENTIAL
2010	10-578	\$3,706	PLUMBING	RESIDENTIAL
2010	10-629	\$2,800	MECHANICAL	RESIDENTIAL
2010	10-663	\$3,995	ROOF	RESIDENTIAL
2010	10-677	\$900	RENOVATION	RESIDENTIAL
2010	10-699	\$1,500	RENOVATION	RESIDENTIAL
2010	10-700	\$3,000	ELECTRICAL	RESIDENTIAL
2010	10-709		ROOF	RESIDENTIAL
2010	10-760	\$3,250	RENOVATION	RESIDENTIAL
2010	10-805	\$250	PLUMBING	RESIDENTIAL
2010	10-855	\$250	RENOVATION	RESIDENTIAL
2010	10-591	\$650	PLUMBING	RESIDENTIAL
2010	10-351	\$2,800	MECHANICAL	RESIDENTIAL
2010	10-514	\$3,513	ROOF	RESIDENTIAL
2010	10-72	\$975	ELECTRICAL	RESIDENTIAL
<b>SUBTOTAL</b>	<b>68</b>	<b>\$1,454,222</b>		
2011	11-403	\$22,500	RENOVATION	INDUSTRIAL
2011	11-540	\$22,500	ELECTRICAL	INDUSTRIAL
2011	11-824	\$84,000	RENOVATION	INDUSTRIAL
2011	11-266	\$158,640	RENOVATION	INDUSTRIAL
2011	11-526	\$302,187	NEW BLDG	INDUSTRIAL
2011	11-60	0	RENOVATION	COMMERCIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

2011	11-150	\$5,766	ROOF	COMMERCIAL
2011	11-151	\$5,766	ROOF	COMMERCIAL
2011	11-554	\$1,515	RENOVATION	COMMERCIAL
2011	11-673	\$70,000	NEW BLDG	COMMERCIAL
2011	11-674	\$70,000	NEW BLDG	COMMERCIAL
2011	11-577	\$3,975	PLUMBING	RESIDENTIAL
2011	11-657	\$7,000	MAN HOME	RESIDENTIAL
2011	11-741	\$400	RENOVATION	RESIDENTIAL
2011	11-870	\$3,051	ALUM BLDG	RESIDENTIAL
2011	11-361	\$4,210	MECHANICAL	RESIDENTIAL
2011	11-764	\$5,463	MECHANICAL	RESIDENTIAL
2011	11-805	\$950	ELECTRICAL	RESIDENTIAL
2011	11-317	\$2,500	DEMOLITION	RESIDENTIAL
2011	11-29	\$375	RENOVATION	PUBLIC
2011	11-156	\$350	PLUMBING	PUBLIC
2011	11-676	\$1,000	RENOVATION	RESIDENTIAL
2011	11-678	\$2,200	RENOVATION	RESIDENTIAL
2011	11-686	\$3,400	MECHANICAL	RESIDENTIAL
2011	11-697	\$3,600	ROOF	RESIDENTIAL
2011	11-746	\$740	RENOVATION	RESIDENTIAL
2011	11-921	\$7,800	ROOF	RESIDENTIAL
2011	11-344	\$1,500	ROOF	RESIDENTIAL
2011	11-267	\$6,050	DEMOLITION	RESIDENTIAL
2011	11-405	\$3,525	ROOF	RESIDENTIAL
2011	11-407	\$20,000	RENOVATION	RESIDENTIAL
2011	11-451	\$1,975	RENOVATION	RESIDENTIAL
2011	11-454	\$3,000	MECHANICAL	RESIDENTIAL
2011	11-315	\$2,500	DEMOLITION	RESIDENTIAL
2011	11-316	\$2,500	DEMOLITION	RESIDENTIAL
2011	11-708	\$1,300	RENOVATION	RESIDENTIAL
2011	11-773	\$3,700	ROOF	RESIDENTIAL
2011	11-370	\$3,000	DEMOLITION	RESIDENTIAL
2011	11-648	\$250	ELECTRICAL	RESIDENTIAL
2011	11-190	\$3,690	ROOF	RESIDENTIAL
2011	11-205	\$500	ELECTRICAL	RESIDENTIAL
2011	11-105	\$650	RENOVATION	RESIDENTIAL
2011	11-356	\$4,100	ROOF	RESIDENTIAL
2011	11-557	\$4,285	RENOVATION	RESIDENTIAL
2011	11-716	\$750	ELECTRICAL	RESIDENTIAL
2011	11-715	\$750	ELECTRICAL	RESIDENTIAL
2011	11-93	\$5,000	DEMOLITION	RESIDENTIAL
2011	11-233	\$1,695	ELECTRICAL	RESIDENTIAL
2011	11-50	\$750	PLUMBING	RESIDENTIAL
2011	11-61	\$3,700	MECHANICAL	RESIDENTIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

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2011	11-90	\$2,450	ROOF	RESIDENTIAL
2011	11-516	\$2,230	RENOVATION	RESIDENTIAL
2011	11-632	\$1,572	RENOVATION	RESIDENTIAL
2011	11-638	\$3,230	MECHANICAL	RESIDENTIAL
2011	11-667	\$3,400	MECHANICAL	RESIDENTIAL
2011	11-675	\$310	RENOVATION	RESIDENTIAL
2011	11-709	\$3,900	ROOF	RESIDENTIAL
2011	11-3	\$2,700	MECHANICAL	RESIDENTIAL
2011	11-183	\$495	RENOVATION	RESIDENTIAL
2011	11-217	\$720	DEMOLITION	RESIDENTIAL
2011	11-255	\$300	RENOVATION	RESIDENTIAL
2011	11-308	\$4,849	MECHANICAL	RESIDENTIAL
2011	11-337	\$1,400	ROOF	RESIDENTIAL
2011	11-382	\$2,000	MECHANICAL	RESIDENTIAL
2011	11-27	\$3,450	ROOF	RESIDENTIAL
2011	11-445	\$3,850	RENOVATION	RESIDENTIAL
2011	11-901	\$3,700	MECHANICAL	RESIDENTIAL
2011	11-631	\$1,832	FENCE	RESIDENTIAL
2011	11-781	\$59,500	RENOVATION	RESIDENTIAL
2011	11-294		RENOVATION	RESIDENTIAL
2011	11-312	\$3,200	MECHANICAL	RESIDENTIAL
<b>SUBTOTAL</b>	<b>71</b>	<b>\$970,146</b>		
<b>GRAND TOTAL</b>	<b>384</b>	<b>\$6,209,654</b>		

# CARVER HEIGHTS REDEVELOPMENT PLAN

Job ID	Job Year	Job Estimated Value	Job Type	Location Subdivision Code	Location Subdivision Sub Code	Job Location Use Zone Description
12-10-0709	2012	4,500	Aluminum Structure w/o Slab - ALUMWO	151924	0002	MODERATE DENSITY RES.
12-10-0547	2012	26,170	Commercial Alteration Building Only Review - CALT2	151924	0003	PUBLIC
12-10-0603	2012	8,000	Commercial Alteration Building Only Review - CALT2	151924	0002	HIGHWAY COMMERCIAL
12-10-0780	2012	10,000	Commercial Alteration Building Only Review - CALT2	151924	0002	HIGHWAY COMMERCIAL
12-10-0432	2012	57,000	Commercial Alteration Building Only Review - CALT2	221924	0002	COMM/INDUSTRIAL PLANNED
12-10-0767	2012	8,000	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
12-07-0020	2012	32,340	Commercial Manufactured/Modular - CMOD	211924	0002	LOW DENSITY RESIDENTIAL
12-10-0333	2012	6,193	Commercial/Multifamily Alterations - CALT	221924	0003	MODERATE DENSITY RES.
12-10-0433	2012	57,000	Commercial/Multifamily Alterations - CALT	221924	0002	COMM/INDUSTRIAL PLANNED
12-10-0782	2012	13,000	Commercial/Multifamily Building New - CNEW	221924	0002	COMM/INDUSTRIAL PLANNED
12-10-0522	2012	1,646	Residential Alteration Building Only Review - RALT2	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0504	2012	2,400	Residential Manufactured/Modular - RMOD	151924	0002	MODERATE DENSITY RES.
12-10-0784	2012	12,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0785	2012	15,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0358	2012	26,390	Residential Single Family New - RNWSFR	221924	0002	LOW DENSITY RESIDENTIAL
12-07-0055	2012	1,351	Aluminum Structure w/o Slab - ALUMWO	161924	0004	MODERATE DENSITY RES.
12-07-0169	2012	120,000	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
12-07-0128	2012	14,500	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
12-07-0167	2012	4,390	Commercial Alteration Building Only Review - CALT2	151924	0003	PUBLIC
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-07-0022	2012	0	Commercial Demolition - CDEMO	151924	0004	HIGHWAY COMMERCIAL
12-10-0362	2012	2,500	Residential Demolition - RDEMO	151924	0004	MODERATE DENSITY RES.
12-07-0037	2012	4,500	Commercial Demolition - CDEMO	221924	0004	HIGHWAY COMMERCIAL
12-07-0181	2012	6,874	Residential Demolition - RDEMO	221924	0004	COMM/INDUSTRIAL PLANNED
12-07-0169	2012	120,000	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
12-07-0167	2012	4,390	Commercial Alteration Building Only Review - CALT2	151924	0003	PUBLIC
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-10-0791	2012	0	Commercial Electric - CELEC	221924	0003	NEIGHBORHOOD COMMERCIAL

# CARVER HEIGHTS REDEVELOPMENT PLAN

12-10-0455	2012	500	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
12-10-0251	2012	500	Residential Electric - RELEC	221924	1000	LOW DENSITY RESIDENTIAL
12-10-0282	2012	530	Residential Electric - RELEC	151924	0004	MODERATE DENSITY RES.
12-10-0388	2012	5,500	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0651	2012	1,200	Residential Electric - RELEC	221924	0002	COMM/INDUSTRIAL PLANNED
12-07-0023	2012	1,760	Residential Electric - RELEC	151924	0002	INDUSTRIAL
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-10-0404	2012	3,291	Commercial Mechanical - CMECH	151924	0002	PUBLIC
12-10-0366	2012	8,387	Commercial Mechanical - CMECH	151924	0004	COMMUNITY COMMERCIAL
12-10-0246	2012	4,153	Residential Mechanical - RMECH	151924	0002	MODERATE DENSITY RES.
12-10-0377	2012	3,820	Residential Mechanical - RMECH	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0388	2012	5,500	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0388	2012	5,500	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0778	2012	1,132	Commercial Plumbing - CPLUM	151924	0003	HIGHWAY COMMERCIAL
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-10-0388	2012	5,500	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0827	2012	825	Residential Alteration Building Only Review - RALT2	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0594	2012	100	Residential Alteration Building Only Review - RALT2	211924	0004	LOW DENSITY RESIDENTIAL
12-07-0009	2012	1,775	Residential Alteration Building Only Review - RALT2	161924	0004	MODERATE DENSITY RES.
12-07-0092	2012	10,520	Residential Alteration Building Only Review - RALT2	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0311	2012	6,075	Residential Roof - RROOF	221924	1000	LOW DENSITY RESIDENTIAL
12-10-0563	2012	5,000	Residential Roof - RROOF	221924	0250	MODERATE DENSITY RES.
12-10-0641	2012	7,900	Residential Roof - RROOF	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0328	2012	1,200	Sign - Wall Only - SIGNW	151924	0004	HIGHWAY COMMERCIAL
12-10-0611	2012	200	Tent - TENT	151924	0004	HIGHWAY COMMERCIAL
<b>Total 2012</b>		<b>1,100,017</b>				
13-10-1005	2013	13,500	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
13-10-348	2013	10,000	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
13-10-613	2013	7,258	Commercial Alteration Building Only Review - CALT2	151924	0003	INDUSTRIAL
13-10-192	2013	25,000	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL

## CARVER HEIGHTS REDEVELOPMENT PLAN

13-10-309	2013	91,500	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
13-10-34	2013	9,000	Commercial Alteration Building Only Review - CALT2	221924	0004	
13-10-378	2013	21,000	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
13-10-58	2013	8,000	Commercial Bldg Other(barns,sheds,siding,deck) - CBDOTHER	151924	0004	HIGHWAY COMMERCIAL
13-10-55	2013	12,000	Commercial Bldg Other(barns,sheds,siding,deck) - CBDOTHER	221924	0004	
13-10-662	2013	60,000	Commercial Demolition - CDEMO	151924	0004	HIGHWAY COMMERCIAL
13-10-717	2013	239,810	Commercial Demolition - CDEMO	151924	0002	HIGHWAY COMMERCIAL
13-10-193	2013	2,300	Commercial Demolition - CDEMO	221924	0004	DUAL ZONING
13-10-23	2013	10,000	Commercial Demolition - CDEMO	221924	0003	INDUSTRIAL
13-10-880	2013	97,281	Commercial Demolition - CDEMO	221924	0002	LOW DENSITY RESIDENTIAL
13-10-881	2013	97,281	Commercial Demolition - CDEMO	221924	0002	LOW DENSITY RESIDENTIAL
13-10-882	2013	97,281	Commercial Demolition - CDEMO	221924	0002	LOW DENSITY RESIDENTIAL
13-10-883	2013	97,281	Commercial Demolition - CDEMO	221924	0002	LOW DENSITY RESIDENTIAL
13-10-585	2013	431,570	Commercial Warehouse - CWAR	151924	1000	COMM/INDUSTRIAL PLANNED
13-10-575	2013	93,966	Commercial/Multifamily Addition - CADD	151924	0003	PUBLIC
13-10-639	2013	120,000	Commercial/Multifamily Alterations - CALT	151924	0002	HIGHWAY COMMERCIAL
13-10-775	2013	128,000	Commercial/Multifamily Alterations - CALT	151924	0004	HIGHWAY COMMERCIAL
13-10-98	2013	250,000	Commercial/Multifamily Alterations - CALT	151924	0002	HIGHWAY COMMERCIAL
13-10-172	2013	633,500	Commercial/Multifamily Alterations - CALT	221924	0004	HIGHWAY COMMERCIAL
13-10-914	2013	97,281	Commercial/Multifamily Alterations - CALT	221924	0002	LOW DENSITY RESIDENTIAL
13-10-915	2013	97,281	Commercial/Multifamily Alterations - CALT	221924	0002	LOW DENSITY RESIDENTIAL
13-10-916	2013	97,281	Commercial/Multifamily Alterations - CALT	221924	0002	LOW DENSITY RESIDENTIAL
13-10-917	2013	97,281	Commercial/Multifamily Alterations - CALT	221924	0002	LOW DENSITY RESIDENTIAL
13-10-158	2013	25,000	Commercial/Multifamily Building New - CNEW	151924	0002	HIGHWAY COMMERCIAL
13-10-590	2013	175,000	Commercial/Multifamily Building New - CNEW	151924	0004	HIGHWAY COMMERCIAL
13-10-219	2013	84,480	Commercial/Multifamily Building New - CNEW	221924	0003	INDUSTRIAL
13-10-568	2013	4,886.58	Residential Alterations - RALT	151924	0004	MODERATE DENSITY RES.
13-10-1000	2013	3,900	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
13-10-919	2013	8,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
13-10-922	2013	2,400	Residential Manufactured/Modular - RMOD	161924	0004	MODERATE DENSITY RES.

# CARVER HEIGHTS REDEVELOPMENT PLAN

13-10-879	2013	2,000	Residential Other (Sheds, Barns, Siding) - ROTHER	151924	0004	MODERATE DENSITY RES.
13-10-223	2013	236,260	Commercial Roof - CROOF	221924	0004	HIGHWAY COMMERCIAL
13-10-463	2013	10,300	Commercial Roof - CROOF	221924	1000	LOW DENSITY RESIDENTIAL
13-10-509	2013	4,695	Commercial Roof - CROOF	221924	0002	LOW DENSITY RESIDENTIAL
13-10-683	2013	120,000	Commercial Roof - CROOF	151924	0004	HIGHWAY COMMERCIAL
13-10-788	2013	5,400	Residential Roof - RROOF	221924	0002	LOW DENSITY RESIDENTIAL
13-10-789	2013	5,400	Commercial Roof - CROOF	221924	0002	LOW DENSITY RESIDENTIAL
13-10-964	2013	271,123	Commercial Roof - CROOF	221924	0002	COMMUNITY COMMERCIAL
13-10-129	2013	800	Commercial Electric - CELEC	221924	0002	COMMUNITY COMMERCIAL
13-10-194	2013	350	Commercial Electric - CELEC	221924	0004	DUAL ZONING
13-10-313	2013	2,000	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
13-10-725	2013	500	Commercial Electric - CELEC	221924	0004	HIGHWAY COMMERCIAL
13-10-725	2013	500	Commercial Electric - CELEC	221924	0004	HIGHWAY COMMERCIAL
13-10-768	2013	1,827	Commercial Electric - CELEC	151924	0003	PUBLIC
13-10-499	2013	67,000	Fire Alarm Commercial - FIREA	151924	0002	HIGHWAY COMMERCIAL
13-10-480	2013	149	Residential Electric - RELEC	151924	0004	MODERATE DENSITY RES.
13-10-786	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-787	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-461	2013	9,930	Fire Sprinkler Commercial - FIRESRC	221924	0004	HIGHWAY COMMERCIAL
13-10-205	2013	18,000	Commercial Fence - CFENCE	151924	0004	HIGHWAY COMMERCIAL
13-10-819	2013	2,400	Commercial Fence - CFENCE	151924	0004	HIGHWAY COMMERCIAL
13-10-7	2013	10,000	Commercial Mechanical - CMECH	221924	0003	NEIGHBORHOOD COMMERCIAL
13-10-131	2013	4,795	Commercial Mechanical - CMECH	151924	0004	HIGHWAY COMMERCIAL
13-10-487	2013	4,300	Commercial Mechanical - CMECH	151924	0004	HIGHWAY COMMERCIAL
13-10-712	2013	6,634	Commercial Mechanical - CMECH	151924	0004	HIGHWAY COMMERCIAL
13-10-963	2013	5,700	Commercial Mechanical - CMECH	221924	0004	HIGHWAY COMMERCIAL
13-10-47	2013	3,000	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-210	2013	3,800	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-902	2013	5,950	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-986	2013	4,826	Residential Mechanical - RMECH	151924	0002	MODERATE DENSITY RES.
13-10-992	2013	1,652	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-787	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-551	2013	2,872	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-461	2013	9,930	Fire Sprinkler Commercial - FIRESRC	221924	0004	HIGHWAY COMMERCIAL



## CARVER HEIGHTS REDEVELOPMENT PLAN

13-10-754	2013	15,000	Fire Sprinkler Relocate - FIRESR	151924	0004	HIGHWAY COMMERCIAL
13-10-786	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-787	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-461	2013	9,930	Fire Sprinkler Commercial - FIRESRC	221924	0004	HIGHWAY COMMERCIAL
13-10-786	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-787	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-50	2013	5,352	Residential Roof - RROOF	151924	0002	MODERATE DENSITY RES.
13-10-103	2013	11,262	Residential Roof - RROOF	211924	0004	LOW DENSITY RESIDENTIAL
13-10-260	2013	4,925	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
13-10-300	2013	1,000	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
13-10-495	2013	5,209	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
13-10-846	2013	5,650	Residential Roof - RROOF	221924	1000	LOW DENSITY RESIDENTIAL
13-10-924	2013	12,500	Residential Roof - RROOF	221924	0002	LOW DENSITY RESIDENTIAL
13-10-389	2013	6,800	Sign - Monument with Electric - SIGNFE	221924	0750	HIGHWAY COMMERCIAL
13-10-564	2013	6,500	Sign - Monument with Electric - SIGNFE	151924	0002	HIGHWAY COMMERCIAL
13-10-906	2013	13,900	Sign - Monument with Electric - SIGNFE	151924	0004	HIGHWAY COMMERCIAL
13-10-229	2013	2,100	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
13-10-369	2013	1,200	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
13-10-528	2013	2,250	Sign - Wall with Electric - SIGNWE	221924	0004	HIGHWAY COMMERCIAL
13-10-758	2013	3,800	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
<b>Total 2013</b>		<b>4,317,790</b>				
14-10-372	2014	3,023	Aluminum Structure w/ Slab - ALUM	151924	0004	MODERATE DENSITY RES.
14-10-484	2014	1,799	Aluminum Structure w/o Slab - ALUMWO	151924	0004	MODERATE DENSITY RES.
14-10-749	2014	1,873	Aluminum Structure w/o Slab - ALUMWO	151924	0004	MODERATE DENSITY RES.
14-10-294	2014	2,450	Aluminum Structure w/o Slab - ALUMWO	161924	0004	MODERATE DENSITY RES.
14-10-566	2014	20,000	Commercial Alteration Building Only Review - CALT2	151924	0002	HIGHWAY COMMERCIAL
14-10-873	2014	12,000	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
14-10-903	2014	31,790	Commercial Alteration Building Only Review - CALT2	151924	0002	HIGHWAY COMMERCIAL
14-10-618	2014	7,500	Commercial Alteration Building Only Review - CALT2	211924	0003	INDUSTRIAL
14-10-1007	2014	16,000	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
14-10-331	2014	21,000	Commercial Alteration Building Only Review - CALT2	221924	0002	COMM/INDUSTRIAL PLANNED
14-10-937	2014	3,500	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
14-10-106	2014	2,400	Commercial Demolition - CDEMO	151924	0003	INDUSTRIAL



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14-10-737	2014	2,000	Commercial Demolition - CDEMO	151924	0004	HIGHWAY COMMERCIAL
14-10-74	2014	25,000	Commercial Demolition - CDEMO	151924	0004	HIGHWAY COMMERCIAL
14-10-403	2014	12,000	Commercial Demolition - CDEMO	221924	0004	HIGHWAY COMMERCIAL
14-10-458	2014	308,000	Commercial Warehouse - CWAR	221924	0003	INDUSTRIAL
14-10-197	2014	750,000	Commercial/Multifamily Alterations - CALT	151924	0004	HIGHWAY COMMERCIAL
14-10-28	2014	30,000	Commercial/Multifamily Alterations - CALT	151924	0002	INDUSTRIAL
14-10-459	2014	25,000	Commercial/Multifamily Alterations - CALT	151924	0002	HIGHWAY COMMERCIAL
14-10-502	2014	90,000	Commercial/Multifamily Alterations - CALT	151924	0002	HIGHWAY COMMERCIAL
14-10-940	2014	600,460	Commercial/Multifamily Alterations - CALT	221924	0004	HIGHWAY COMMERCIAL
14-10-956	2014	3,436,368	Commercial/Multifamily Building New - CNEW	151924	0004	HIGHWAY COMMERCIAL
14-10-37	2014	400,000	Commercial/Multifamily Building New - CNEW	221924	0004	HIGHWAY COMMERCIAL
14-10-1020	2014	6,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
14-10-152	2014	2,400	Residential Manufactured/Modular - RMOD	151924	0002	MODERATE DENSITY RES.
14-10-235	2014	6,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
14-10-83	2014	6,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
14-10-976	2014	2,400	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
14-10-164	2014	1,792	Residential Other (Sheds, Barns, Siding) - ROTHER	151924	0004	MODERATE DENSITY RES.
14-10-692	2014	5,500	Residential Other (Sheds, Barns, Siding) - ROTHER	211924	0004	LOW DENSITY RESIDENTIAL
14-10-382	2014	200,000	Commercial Gas - CGAS	221924	0002	COMM/INDUSTRIAL PLANNED
14-10-84	2014	9,200	Commercial Foundation/Remediation - CRMD	151924	0004	HIGHWAY COMMERCIAL
14-10-529	2014	62,000	Commercial Roof - CROOF	211924	0003	INDUSTRIAL
14-10-895	2014	210,227	Commercial Roof - CROOF	221924	0004	HIGHWAY COMMERCIAL
14-10-16	2014	3,140	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
14-10-41	2014	600	Commercial Electric - CELEC	151924	0004	HIGHWAY COMMERCIAL
14-10-117	2014	2,400	Commercial Electric - CELEC	151924	0003	INDUSTRIAL
14-10-126	2014	2,495	Commercial Electric - CELEC	151924	0003	INDUSTRIAL
14-10-349	2014	200	Commercial Electric - CELEC	151924	0003	INDUSTRIAL
14-10-671	2014	30,000	Commercial Mechanical - CMECH	211924	0003	INDUSTRIAL
14-10-382	2014	200,000	Commercial Gas - CGAS	221924	0002	COMM/INDUSTRIAL PLANNED
14-10-874	2014	900	Commercial Electric - CELEC	221924	1000	PUBLIC
14-10-430	2014	1,000	Residential Electric - RELEC	221924	0002	LOW DENSITY RESIDENTIAL
14-10-431	2014	1,000	Residential Electric - RELEC	221924	0002	LOW DENSITY RESIDENTIAL
14-10-208	2014	600	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-481	2014	2,000	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.

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14-10-581	2014	1,800	Residential Electric - RELEC	151924	0004	MODERATE DENSITY RES.
14-10-631	2014	1,800	Residential Electric - RELEC	151924	0004	MODERATE DENSITY RES.
14-10-780	2014	2,450	Residential Electric - RELEC	221924	1000	LOW DENSITY RESIDENTIAL
14-10-21	2014	2,474	Commercial Fence - CFENCE	151924	0004	MODERATE DENSITY RES.
14-10-574	2014	4,000	Commercial Fence - CFENCE	211924	0003	INDUSTRIAL
14-10-845	2014	1,350	Residential Fence - RFENCE	151924	0004	MODERATE DENSITY RES.
14-10-300	2014	3,410	Commercial Gas - CGAS	151924	0003	INDUSTRIAL
14-10-382	2014	200,000	Commercial Gas - CGAS	221924	0002	COMM/INDUSTRIAL PLANNED
14-10-891	2014	1,600	Residential Gas - RGAS	151924	0002	MODERATE DENSITY RES.
14-10-145	2014	5,400	Commercial Mechanical - CMECH	151924	0002	INDUSTRIAL
14-10-278	2014	17,378	Commercial Mechanical - CMECH	151924	0002	HIGHWAY COMMERCIAL
14-10-292	2014	4,950	Commercial Mechanical - CMECH	151924	0004	HIGHWAY COMMERCIAL
14-10-671	2014	30,000	Commercial Mechanical - CMECH	211924	0003	INDUSTRIAL
14-10-693	2014	6,260	Commercial Mechanical - CMECH	221924	0004	HIGHWAY COMMERCIAL
14-10-20	2014	2,672	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-85	2014	2,975	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-181	2014	3,900	Residential Mechanical - RMECH	211924	0004	SINGLE-FAMILY RESIDENTIAL
14-10-207	2014	600	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-208	2014	600	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-353	2014	4,010	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-481	2014	2,000	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-587	2014	4,809	Residential Mechanical - RMECH	161924	0004	MODERATE DENSITY RES.
14-10-617	2014	4,726	Residential Mechanical - RMECH	161924	0004	MODERATE DENSITY RES.
14-10-746	2014	6,830	Residential Mechanical - RMECH	211924	0004	LOW DENSITY RESIDENTIAL
14-10-831	2014	3,200	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-844	2014	4,000	Residential Mechanical - RMECH	221924	0002	LOW DENSITY RESIDENTIAL
14-10-909	2014	1,500	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-979	2014	2,200	Residential Mechanical - RMECH	161924	0004	MODERATE DENSITY RES.
14-10-718	2014	1,250	Fire Suppression - FIRESF	221924	0004	HIGHWAY COMMERCIAL
14-10-671	2014	30,000	Commercial Mechanical - CMECH	211924	0003	INDUSTRIAL
14-10-866	2014	1,500	Fire Sprinkler Commercial - FIRESRC	211924	0003	INDUSTRIAL
14-10-853	2014	1,100	Residential Plumbing - RPLUM	221924	0002	LOW DENSITY RESIDENTIAL
14-10-9	2014	770	Residential Alteration Building Only Review - RALT2	151924	0004	MODERATE DENSITY RES.

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14-10-846	2014	2,200	Residential Alteration Building Only Review - RALT2	221924	0002	LOW DENSITY RESIDENTIAL
14-10-386	2014	1,200	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
14-10-412	2014	1,600	Residential Roof - RROOF	211924	0004	SINGLE-FAMILY RESIDENTIAL
14-10-572	2014	4,485	Residential Roof - RROOF	221924	0250	MODERATE DENSITY RES.
14-10-601	2014	4,900	Residential Roof - RROOF	221924	1000	LOW DENSITY RESIDENTIAL
14-10-850	2014	4,690	Residential Roof - RROOF	221924	0002	LOW DENSITY RESIDENTIAL
14-10-880	2014	1,500	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
14-10-537	2014	11,680	Sign - Monument with Electric - SIGNFE	221924	0004	HIGHWAY COMMERCIAL
14-10-257	2014	2,450	Sign - Wall with Electric - SIGNWE	151924	0004	HIGHWAY COMMERCIAL
14-10-334	2014	1,273	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
14-10-440	2014	1,800	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
14-10-537	2014	11,680	Sign - Monument with Electric - SIGNFE	221924	0004	HIGHWAY COMMERCIAL
14-10-705	2014	2,100	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
14-10-945	2014	2,000	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
14-10-868	2014	1,650	Sign - Wall Only - SIGNW	221924	0004	HIGHWAY COMMERCIAL
14-10-7	2014	1,300	Tent - TENT	151924	0002	HIGHWAY COMMERCIAL
14-10-134	2014	1,331	Tent - TENT	151924	0002	HIGHWAY COMMERCIAL
14-10-422	2014	1,300	Tent - TENT	151924	0002	HIGHWAY COMMERCIAL

**Total 2014            6,978,670**

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## APPENDIX C

### **LEGAL DESCRIPTION FOR CARVER HEIGHTS CRA AREA:**

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD WITH THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET IN THE S.E. 1/4 OF THE S.E 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AND RUN WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET AND NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE WESTERLY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 3313071; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3313071; THENCE NORTHEASTERLY ALONG SAID ALTERNATE KEY TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MONTCLAIR ROAD; THENCE CONTINUE NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1504694; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1504694; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ALTERNATE KEY TO A POINT ON THE WEST LINE OF ALTERNATE KEY NO. 1290368; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290368; THENCE EASTERLY ALONG SAID NORTH LINE OF ALTERNATE KEY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THOMAS AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD TO THE SOUTHEASTERLY CORNER OF ALTERNATE KEY NO. 1585279; THENCE NORTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1585279; THENCE WESTERLY ALONG SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1290244; THENCE SOUTHERLY ALONG SAID EAST LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1290244; THENCE WEST ALONG SAID SOUTH LINE OF ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1290244; THENCE NORTH ALONG SAID WEST LINE OF ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290244; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 1741050; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1741050 TO THE SOUTHWEST CORNER OF SAID ALTERNATE KEY; THENCE NORTH ALONG SAID WEST LINE OF

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ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1741050; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1172951 TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1172951; THENCE NORTH ALONG THE WEST LINE OF ALTERNATE KEY NO. 1172951 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174236; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY NO. TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1174236; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 2720484; THENCE SOUTH ALONG THE EAST LINE OF ALTERNATE KEY NO. 2720484 TO THE SOUTHEAST CORNER OF SAID ALTERNATE KEY; THENCE WEST, NORTH, WEST AND SOUTH ALONG THE SOUTHERLY LINE OF ALTERNATE KEY NO. 2720484 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1173558; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MONTCLAIR ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO INTERSECT THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173906; THENCE SOUTHWESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173906 AND ALONG THE SOUTHERLY LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1173906; THENCE NORTH ALONG SAID WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1173906; THENCE EASTERLY ALONG SAID NORTH LINE OF ALTERNATE KEY NO. 1173906 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE CONTINUE EASTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173922; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173922 AND ALONG THE SOUTHERLY LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1173922; THENCE NORTH ALONG SAID WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1173922; THENCE EAST ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 2720484; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 2720484 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER

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OF ALTERNATE KEY NO. 1772834; THENCE NORTHERLY, WESTERLY, NORTHERLY, EASTERLY, NORTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1772834 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1174210 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PRUITT STREET; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PRUITT STREET AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PRUITT STREET TO A POINT ON THE EAST LINE OF ALTERNATE KEY NO. 1772761; THENCE SOUTHERLY ALONG SAID EAST LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1772761; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1772761 AND ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1772753 TO THE SOUTHWEST CORNER OF SAID ALTERNATE KEY; THENCE NORTH ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1772753 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 3695291; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT AT THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3771686; THENCE EAST ALONG SAID SOUTH LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 3771686; THENCE NORTH ALONG SAID EAST LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 3771686; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 1087589; THENCE WESTERLY ALONG SAID SOUTH LINE OF ALTERNATE KEY NO. 1087589 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1171679; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1171679; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY AND ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1289963 TO THE SOUTHEAST CORNER OF SAID ALTERNATE KEY; THENCE SOUTH ALONG THE EAST LINE OF ALTERNATE KEY NO. 1087571 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 3695267 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 1772761 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF ALTERNATE KEY NO. 1504732; THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE



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WEST LINE OF SAID ALTERNATE KEY AND ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1504732 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1504732; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 1173370; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 1173370 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1242525 TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY; THENCE SOUTH ALONG THE EAST LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 2765488; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 2765488 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIONEER TRAIL; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PIONEER TRAIL TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 2765488; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1452368; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1452368; SAID POINT ALSO BEING ON THE EAST LINE OF ALTERNATE KEY NO. 1173370; THENCE SOUTHERLY ALONG THE EAST LINE OF ALTERNATE KEY NO. 1173370 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1173809; THENCE SOUTHERLY, WESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY NO. 1173809 TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1172951; THENCE EASTERLY ALONG SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1172951; THENCE SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID ALTERNATE KEY NO. 1172951 TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1174058; THENCE NORTHERLY ALONG SAID WEST LINE OF ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1174058; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174058; SAID POINT ALSO BEING ON THE WESTERLY LINE OF ALTERNATE KEY NO. 2632712; THENCE EASTERLY AND NORTHERLY ALONG THE WESTERLY LINE OF SAID ALTERNATE KEY NO. 2632712 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 2632712 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMERCE STREET; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF COMMERCE STREET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF

## CARVER HEIGHTS REDEVELOPMENT PLAN

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INDUSTRIAL STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL STREET TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290589; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BERDETTA STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF BERDETTA STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL STREET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL STREET TO A POINT AT THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1700191; THENCE NORTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 1700191; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1172934; THENCE NORTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 1172934; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665; THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665 AND ALONG THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665 AND ALTERNATE KEY NO. 2500344 AND ALTERNATE KEY NO. 3692349 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY NO. 3692349; THENCE EASTERLY ALONG THE NORTH LINE OF ALTERNATE KEY NO. 3692349 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1383331 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY ROAD OF THOMAS AVENUE TO A POINT AT THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1289858; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY NO. TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1289858; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1289858; THENCE EASTERLY ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1289858 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1756022 TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3815512; THENCE NORTHERLY ALONG THE WESTERLY LINE OF ALTERNATE KEY NO. 3815512 AND ALTERNATE KEY NO. 3826564 AND ALTERNATE KEY NO. 3826561 AND ALTERNATE KEY NO. 3747291 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE SOUTHEASTERLY ALONG THE



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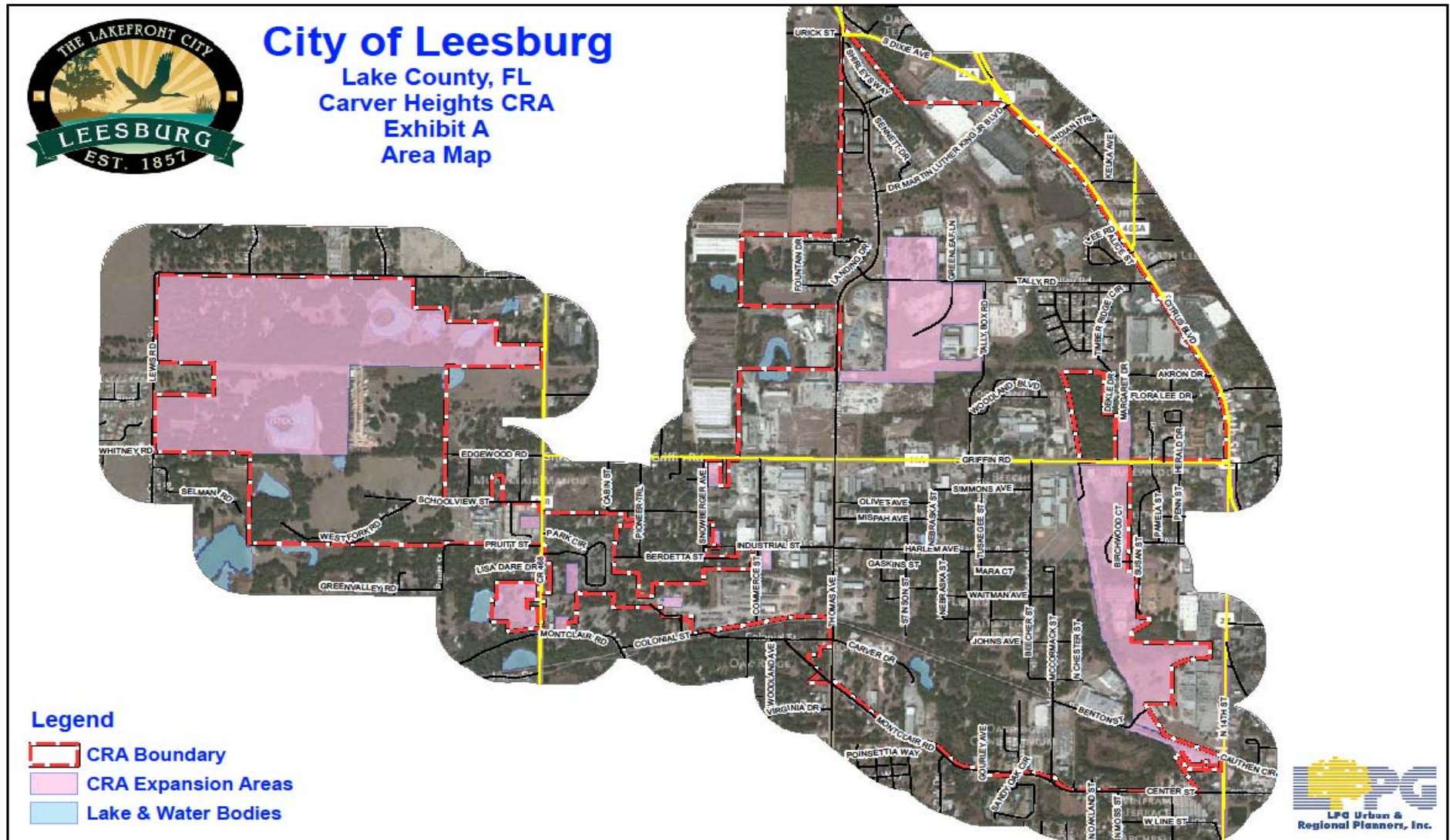
WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE TO A POINT AT THE SOUTHEASTERLY CORNER OF ALTERNATE KEY NO. 3747291; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF ALTERNATE KEY NO. 3818469 AND ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 3818469 AND THE NORTH LINE OF ALTERNATE KEY NO. 3606949, ALTERNATE KEY NO. 1809649, ALTERNATE KEY NO. 3365216 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 3365216; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ALTERNATE KEY NO. 3365216 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27/441; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27/441 TO A POINT AT THE MOST NORTHERLY CORNER OF ALTERNATE KEY NO. 1585236; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ALTERNATE KEY TO THE MOST WESTERLY CORNER OF SAID ALTERNATE KEY NO. 1585236; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE MOST NORTHERLY CORNER OF ALTERNATE KEY NO. 2613394; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ALTERNATE KEY AND SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE MOST SOUTHERLY CORNER OF ALTERNATE KEY NO. 2613394; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ALTERNATE KEY AND NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH LINE OF ALTERNATE KEY NO. 2613394; SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF ALTERNATE KEY NO. 1585236; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ALTERNATE KEY NO. 1585236 TO A POINT ON THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 27/441; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE WESTERLY LINE OF U.S. HIGHWAY 27/441 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD TO A POINT AT THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF ALTERNATE KEY NO. 3847960; THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF ALTERNATE KEY NO. 3847960 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 3847960 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175577; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUSAN STREET; THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SUSAN STREET TO A POINT ON THE EASTERLY LINE OF ALTERNATE KEY NO. 1175577; THENCE SOUTHERLY, EASTERLY, SOUTHERLY, SOUTHWESTERLY AND

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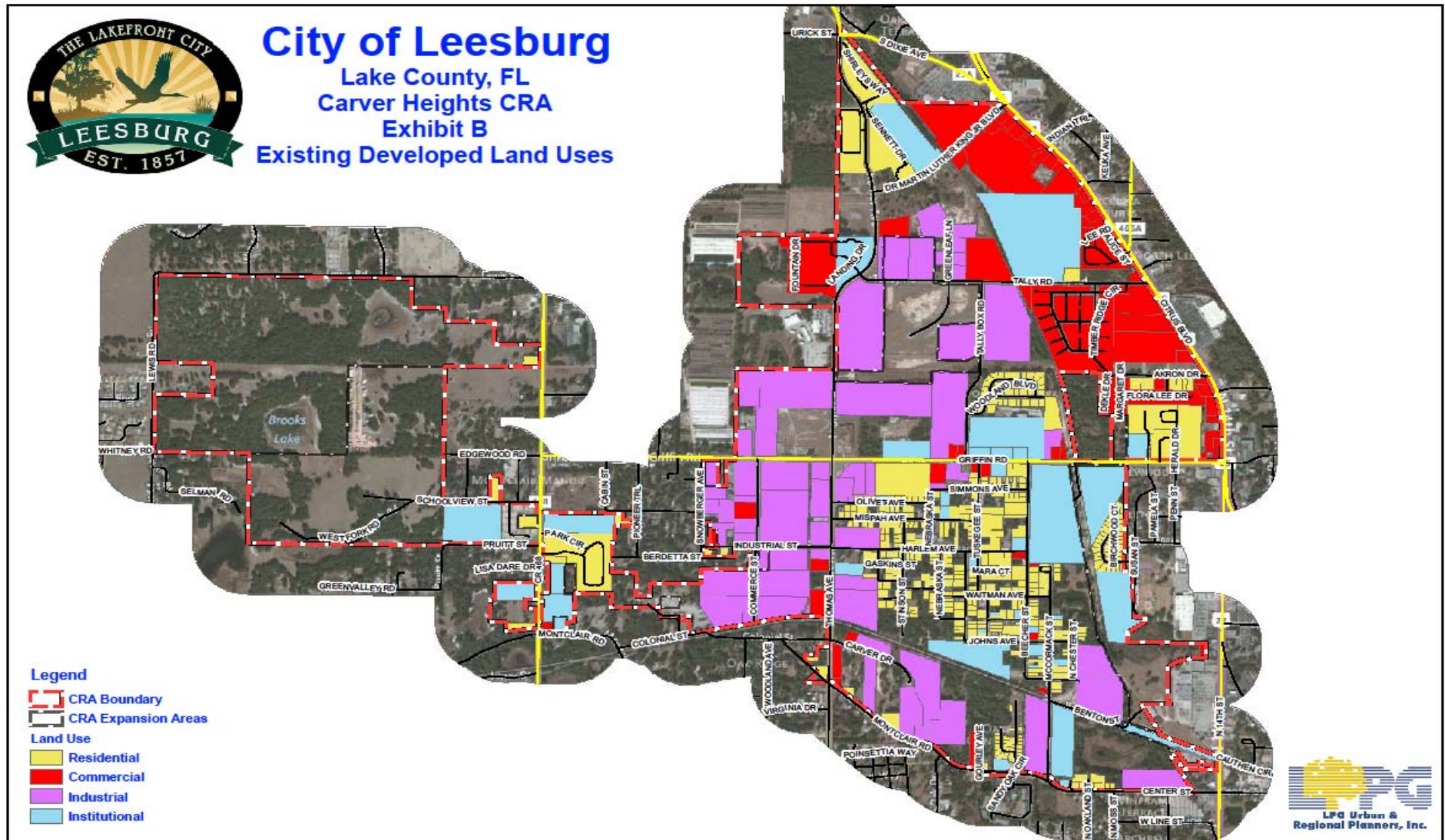
SOUTHERLY ALONG THE EASTERLY LINE OF ALTERNATE KEY NO. 1175577 TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175704; THENCE EASTERLY ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175704 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174538; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ALTERNATE KEY NO. TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1174503; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 1174503 AND ALTERNATE KEY NO. 3254937 TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 3254937; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1175704; THENCE SOUTHERLY, SOUTHEASTERLY AND WESTERLY ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID ALTERNATE KEY NO. 1175704 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1455693; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF ALTERNATE KEY NO. 3786198; THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID ALTERNATE KEY AND ALONG THE EAST LINE OF SAID ALTERNATE KEY NO. 3786198 TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 3786199 TO A POINT ON THE EAST LINE OF ALTERNATE KEY NO. 3777305; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID ALTERNATE KEY NO. 3777305 TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 3777306; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 3777311; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ALTERNATE KEY AND ALONG THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1455693; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID ALTERNATE KEY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD; THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING.

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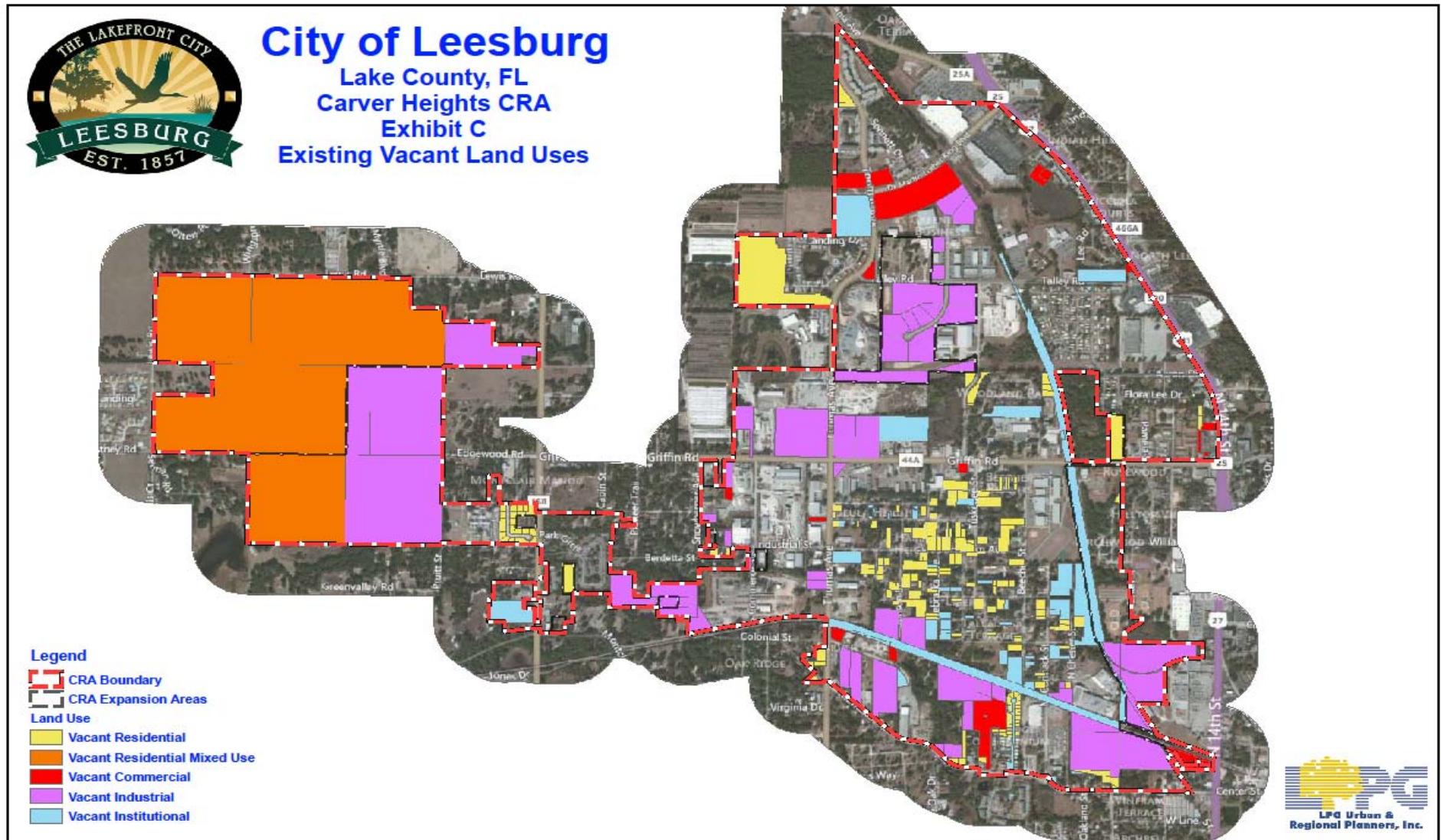




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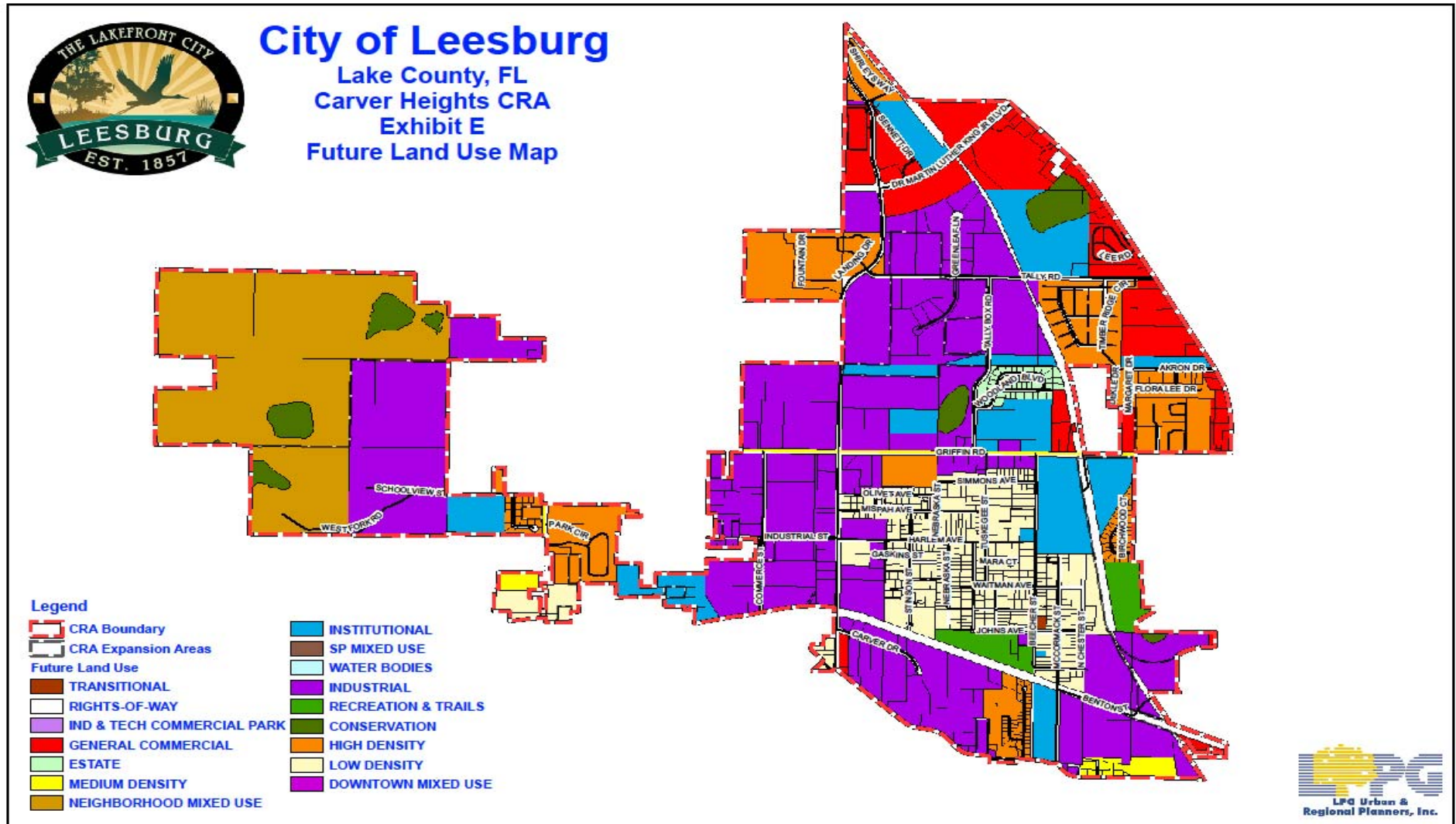
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