

**COMMUNITY REDEVELOPMENT AGENCY (CRA)  
OFFICIAL AGENDA  
March 10, 2020 6:00 p.m.**

**Municipal Administration Building  
Commission Chambers  
201 W. Central Avenue  
Lake Wales, FL 33853**

1. CALL TO ORDER & ROLL CALL
2. AGENDA ITEMS
  - 2.I. Minutes - February 18, 2020  
The minutes of [FEBRUARY 18, 2020](#)
  - 2.II. Food Incentive Program Application - Cherry's Cafe

In 2016, an economic analysis of the Community Redevelopment Area was conducted which revealed that there is an unmet consumer demand for specialty foods within the NW Redevelopment Area and Downtown Main Street District. The Restaurant Incentive Program is intended to attract food-related service providers, restaurateurs and specialty food providers to locate, relocate or establish another location in the Downtown Main Street District and NW Redevelopment area. This program is designed to incentivize private investment. Cecil S. Cherry & Tami L. Flint Owners, Cherry's Café 340 Lincoln St., Lake Wales, FL 33805 are seeking a \$50,000 Matching Grant to renovate the space and make the extensive improvements required to open a new restaurant and redevelop the property according to the incentive guidelines and requirements.

Documents:

[AGENDA MEMO ITEM FOOD INCENTIVE CRA CHERRYS.PDF](#)  
[CHERRY CAFE APPLICATION.PDF](#)

- 2.III. Presentation - Lincoln Avenue CDC  
Sara Jones, President, will give a presentation on their new organization.
3. EXECUTIVE DIRECTOR'S REPORT
4. COMMUNICATIONS AND PETITIONS  
Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record. Please limit your discussions to five (5) minutes.
5. ADJOURN

Note: The full staff memo will be incorporated into the official record

Minutes of the CRA meeting can be obtained from the City Clerk's Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recording, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be the expense of the requesting party.

Persons who wish to appeal any decision made by the CRA Board with respect to any matter considered during this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the office of the City Clerk no later than 5:00 p.m. on the day prior to the meeting.

## MEMORANDUM

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March 6, 2020

**TO:** Chairman and Members of the Community Redevelopment Agency Board

**VIA:** Kenneth Fields, Executive Director

**FROM:** Karen Thompson, Assistant Director

**RE:** Restaurant / Food-Related Incentive Program (Cherry's Café, 340 Lincoln St. Lake Wales, FL 33805)

### **SYNOPSIS**

In 2016, an economic analysis of the Community Redevelopment Area was conducted which revealed that there is an unmet consumer demand for specialty foods within the NW Redevelopment Area and Downtown Main Street District. The Restaurant Incentive Program is intended to attract food-related service providers, restaurateurs and specialty food providers to locate, relocate or establish another location in the Downtown Main Street District and NW Redevelopment area. This program is designed to incentivize private investment. Cecil S. Cherry & Tami L. Flint Owners, Cherry's Café 340 Lincoln St., Lake Wales, FL 33805 are seeking a \$50,000 Matching Grant to renovate the space and make the extensive improvements required to open a new restaurant and redevelop the property according to the incentive guidelines and requirements.

### **RECOMMENDATION**

Staff recommends the approval of the Restaurant Incentive Matching Grant, Cherry's Cafe

### **BACKGROUND**

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

The Food-Related Services Incentive Program is for leasehold improvements to an existing property in order to make it functional for a food-service business. Funds may not be used for normal maintenance or repair. Specific improvements for which grant funds may be used include, but are not limited to:

- Electrical/ Plumbing upgrades
- Installation of attached fixtures
- Grease traps
- Utility connections
- Venting systems
- Sprinkler systems
- Solid Waste and recycling management
- Mechanical, Electrical and Plumbing engineering services (not to exceed 20% of the grant total)
- Monitoring man-hole system installation

Improvements must be consistent with the City of Lake Wales Land Development Regulations and Engineering Standards. Any improvements visible to the exterior in CRA may be subject to Section 23-227 Certificate of Appropriateness and issued by the Historic Regulatory Board.

As a condition of approval, Cecil S. Cherry & Tami L. Flint agree that improvements made using these funds will stay in place a minimum of five (5) years. If improvements are replaced within five (5) years of construction completion, the grant recipient must pay a pro rata portion of the grant proceeds invested in the project for the number of months remaining.

Applicant is responsible for obtaining or having obtained all required local and state approvals and permitting for work undertaken.

Once a maximum grant for any property has been awarded, businesses occupying that property, or the building owner cannot reapply for another grant for the same location for a five (5) year period.

Cecil S. Cherry & Tami L. Flint agree to allow the LWCRA to photograph the project for use in future publications.

#### **OTHER OPTIONS**

Not to approve the Restaurant/ Food-Related Incentive Program Grant.

#### **FISCAL IMPACT**

The Food-Related Incentive Program offers up to but not limited to \$50,000 in dollar-for-dollar matching funds.

#### **ATTACHMENTS**

Cherry's Café Application



**CRA**  
COMMUNITY  
REDEVELOPMENT  
AGENCY

REDEVELOP • REVITALIZE • RESTORE • LAKE WALES

# CRA GRANT APPLICATION

## FOOD RELATED

### SECTION 1

### APPLICANT INFORMATION

Applicant Name: TAMI L. FLINT & CECIL S. CHERRY

Business Name (If applicable): CHERRY CAFE SOON

Mailing Address: 1039 ANDERSON AVE, LAKE LAND, FL. 33805

Phone: Email Address: SPRRTFLINT@YAHOO.COM

Project Address: 340 LINCOLN ST., LAKE WALES, FL. 33853

Project Budget: \$ 100,000.00 Requested Grant Amount: \$ 50,000.00

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

Property Owner's Name: TAMI L. FLINT & CECIL S. CHERRY

Property Owner's Mailing Address: 1039 ANDERSON AVE, LAKE LAND, FL. 33805

Phone: 863-307-5545 Email Address: SPRRTFLINT@YAHOO.COM

### SECTION 2

### PROJECT DESCRIPTION

Building's existing use(s): HAIR SALON

Building's new use(s): CAFE

#### General description of proposed improvements:

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Electrical/ Plumbing upgrades     | <input checked="" type="checkbox"/> Venting systems                      | <input checked="" type="checkbox"/> Mechanical, Electrical and Plumbing engineering services (not to exceed 20% of the grant total) |
| <input checked="" type="checkbox"/> Installation of attached fixtures | <input checked="" type="checkbox"/> Sprinkler systems                    | <input type="checkbox"/> Monitoring man-hole system installation  |
| <input checked="" type="checkbox"/> Grease traps                      | <input checked="" type="checkbox"/> Solid Waste and recycling management |   |
| <input checked="" type="checkbox"/> Utility connections               |  |   |

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

REMODELING OF BUILDING APPLIANCES, VENT SYSTEM, WIRING UPDATED, PLUMBING UPDATED, AC ADDED, ELECTRICAL UPGRADES, SHEATROCK, RETILE, PAINTING.

### SECTION 3

### BUSINESS INFORMATION

What is the expected opening date? APRIL 2020

What type of food related business is being proposed? COFFEE, TEA, WINGS, BURGERS, FRIES

What will be the business' hours of operation? 9am to 5pm

Is the proposed business a franchise?  No  Yes if so, what? \_\_\_\_\_

Will entertainment be offered?  No  Yes MUSIC BOX OR RADIO

Will there be outdoor seating at this establishment?  No  Yes

What is the proposed seating capacity of the restaurant, if applicable? 50

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

### SECTION 4

### REQUIRED DOCUMENTATION

A completed and signed application

Notarized letter from property owner

Food-related service resume(s)

Conceptual business plan

Proposed site plan

Project Schedule

Three (3) cost estimates

All the above documentation must be submitted as one complete packet

### SECTION 5

### SIGNATURE

Applicant's Signature: [Signature] Date: 2-14-2020

Property Owner's Signature: [Signature] Date: 2-14-2020

### SECTION 6

### FOR STAFF USE ONLY

Date of initial contact: 10-7-2019  Electronic submission  In person

Staff representative: [Signature]

Design Professional: \_\_\_\_\_

Pre Application Meeting  Post Application Meeting

Three estimates submitted?  Yes  No

Taxes current?  Yes  No

Parcel Identification Number: 27-29-35-880000-008070

Staff Decision:  Approved  Denied  Board Appealed