



**Memorandum**

To: Redevelopment Authority  
From: Kevin Englebert, Associate Planner KE  
Date: March 17, 2016  
RE: Lot Pricing at Lake Park Villas

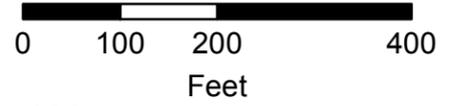
As contemplated at the February 24, 2016 Redevelopment Authority meeting, Community Development Department staff has undertaken an analysis of the lot pricing and configurations for the residential development at Lake Park Villas. The Redevelopment Authority currently owns 59 residential lots in the Villas. Staff has prepared two maps for review before the Redevelopment Authority.

The first map details the current status of the residential lots at Lake Park Villas and their corresponding prices. Staff has determined that several of the properties have antiquated prices due to a price structure that included “best value” lots. For that reason, these “best value” lots are not consistent with the rest of the available lots. It is staff’s belief that prices should be adjusted accordingly.

The second map shows a proposed pricing schedule that Community Development staff has created. Effort was made to balance prices with lot sizes, locations, and amenities. Staff is seeking approval of the new pricing schedule for the residential lots at Lake Park Villas in the hopes that it will result in a more expedient and orderly development.

# Lot Pricing And Availability

## Lake Park Villas Property Owners' Association, Inc.



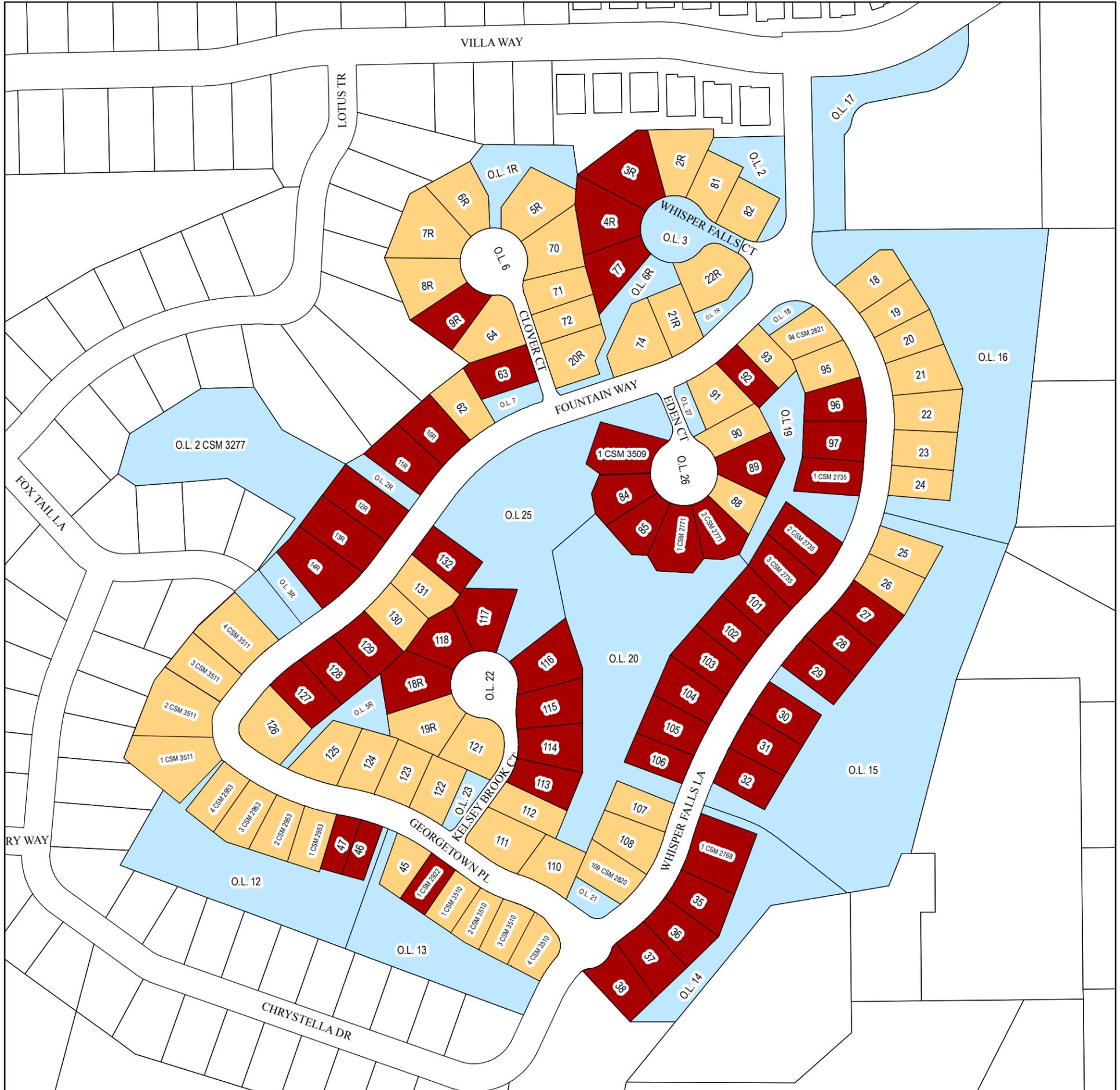
### Legend

- Sold Lots
- Available Lots
- Auxiliary Lots

**CSM** Certified Survey Map

**O.L.** Outlot

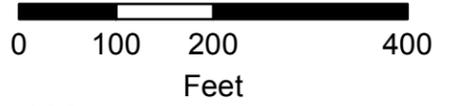
**R** Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas



LOT	LIST PRICE	LOT	LIST PRICE	LOT	LIST PRICE	LOT	LIST PRICE	LOT	LIST PRICE
18	\$44,900	1 CSM 3510	\$39,900	8R	\$39,900	81	\$39,900	111	\$30,000
19	\$44,900	45	\$44,900	7R	\$39,900	82	\$39,900	112	\$39,900
20	\$44,900	1 CSM 2953	\$39,900	6R	\$39,900	88	\$39,900	19R	\$39,900
21	\$44,900	2 CSM 2953	\$39,900	5R	\$39,900	90	\$44,900	121	\$39,900
22	\$44,900	3 CSM 2953	\$39,900	70	\$35,900	91	\$30,000	122	\$39,900
23	\$44,900	4 CSM 2953	\$39,900	71	\$35,900	93	\$44,900	123	\$35,900
24	\$44,900	1 CSM 3511	\$44,900	72	\$35,900	94 CSM 2821	\$39,900	124	\$44,900
25	\$35,000	2 CSM 3511	\$39,900	20R	\$39,900	95	\$44,900	125	\$44,900
26	\$44,900	3 CSM 3511	\$39,900	74	\$26,000	107	\$30,000	126	\$35,900
4 CSM 3510	\$35,900	4 CSM 3511	\$39,900	21R	\$39,900	108	\$39,900	130	\$35,900
3 CSM 3510	\$39,900	62	\$39,900	22R	\$39,900	109 CSM 2820	\$39,900	131	\$35,900
2 CSM 3510	\$39,900	64	\$35,900	2R	\$39,900	110	\$39,900		

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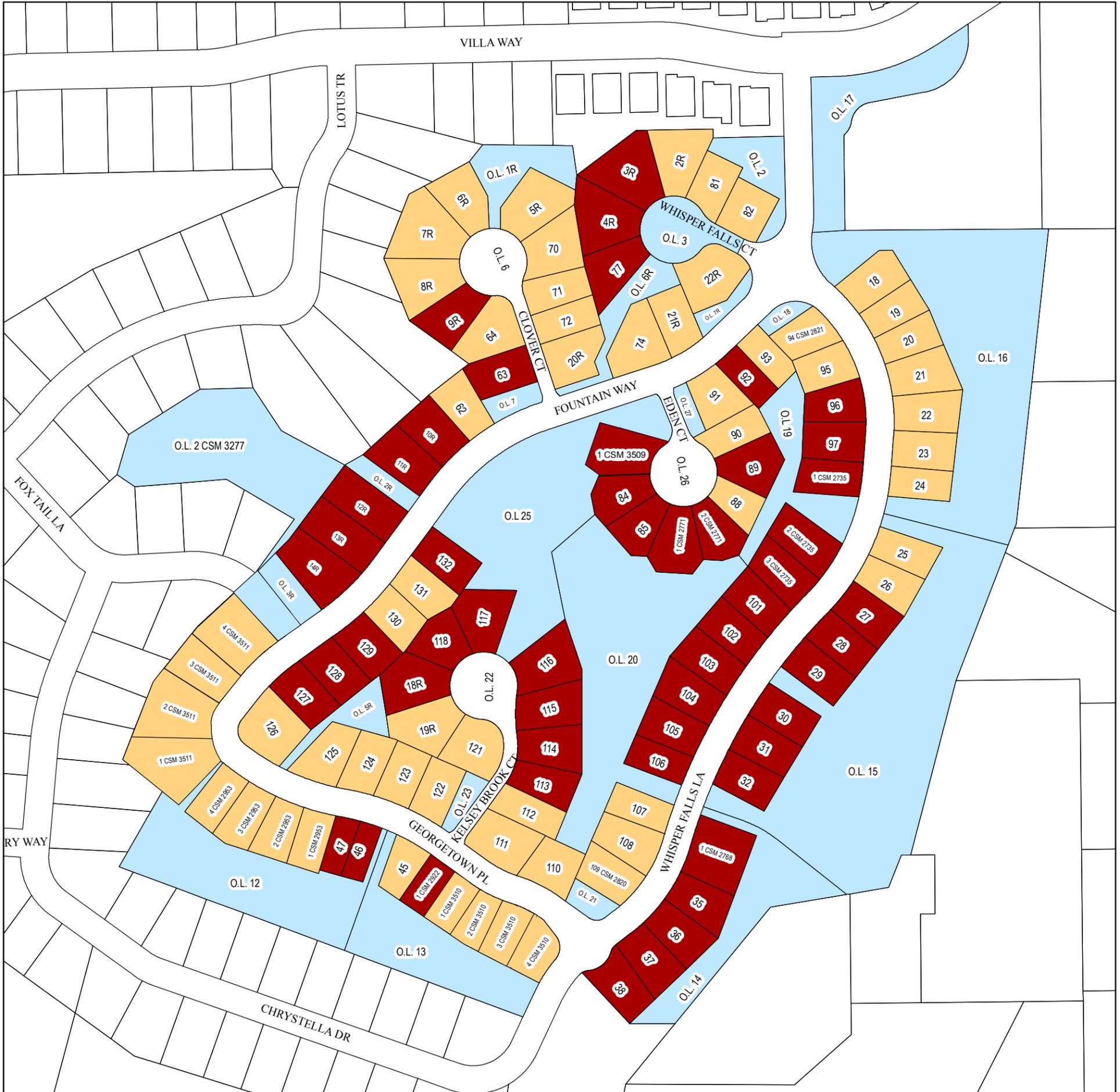
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