

**Escambia County, Florida**

**Request for Local Government Contribution (\$37,500)**

**Florida Housing Finance Corporation RFA 2016-110: Small/Medium County 9% HC**

NAME OF DEVELOPMENT:	Sugar Mill Woods		
PROPERTY ADDRESS:	7000 N. Blue Angel Parkway Pensacola, FL 32526		
PARCEL REF NO:			
TYPE OF DEVELOPMENT:	<input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Family <input type="checkbox"/> Special Needs <input type="checkbox"/> Homeless		
TYPE OF CONSTRUCTION:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		
TOTAL NUMBER OF UNITS:	96		
BR SIZES:	___ # 1 BR UNITS	___ # 2 BR UNITS	___ # 3 BR UNITS
INCOME SET ASIDES:	___ # 50% AMI UNITS	___ # 60% AMI UNITS	___ # OTHER UNITS
PROPOSED RENTS:	See Narrative	See Narrative	See Narrative
TOTAL DEVELOPMENT COST:		COST PER UNIT:	
SERVICES/AMENITIES TO BE OFFERED AT DEVELOPMENT:	See Attached Narrative		
DEVELOPMENT TEAM INFO (NOT FOR PROFIT OR FOR PROFIT, OWNERSHIP STRUCTURE, LISTING OF OTHER PROPERTIES DEVELOPED):	See Company Resume		
PROPERTY MANAGEMENT TEAM INFO:	Royal American Management 1002 West 23 <sup>rd</sup> St. Suite 400 Panama City, FL 32405		
DEVELOPMENT SUMMARY:	See Attached Narrative		

Please  
compl

ete the above information, using additional sheets as necessary, and include a SITE PLAN and ELEVATION. Forward all forms to Meredith Reeves, 221 Palafox Place, Suite 200, Pensacola, FL 32502 or [mareeves@myescambia.com](mailto:mareeves@myescambia.com) by **MONDAY, OCTOBER 17, 2016.**

Proposed developments will be presented at the November 3, 2016 Escambia County Board of County Commissioners meeting for approval for the Local Government Contribution.



**Chris Jones**  
Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

Navigate Mode 
  Account 
  Reference 
 [Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 251S312304000005</p> <p><b>Account:</b> 091416350</p> <p><b>Owners:</b> KINGS WAY CHURCH &amp; CHRISTIAN CENTER INC</p> <p><b>Mail:</b> 7895 PENSACOLA BLVD PENSACOLA, FL 32534</p> <p><b>Situs:</b> 7000 BLUE ANGEL PKWY OFF OF 32526</p> <p><b>Use Code:</b> VACANT COMMERCIAL <a href="#">?</a></p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p><small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p><b>Assessments</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$367,223</td> <td>\$0</td> <td>\$367,223</td> <td>\$367,223</td> </tr> <tr> <td>2015</td> <td>\$367,223</td> <td>\$0</td> <td>\$367,223</td> <td>\$367,223</td> </tr> <tr> <td>2014</td> <td>\$367,222</td> <td>\$0</td> <td>\$367,222</td> <td>\$367,222</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>	Year	Land	Imprv	Total	Cap Val	2016	\$367,223	\$0	\$367,223	\$367,223	2015	\$367,223	\$0	\$367,223	\$367,223	2014	\$367,222	\$0	\$367,222	\$367,222
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<p><b>Sales Data</b> <span style="float: right;"><b>MLS Listing #504958</b></span></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/2003</td> <td>5226</td> <td>1407</td> <td>\$100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/2003</td> <td>5226</td> <td>1405</td> <td>\$649,300</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small></p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/2003	5226	1407	\$100	WD	<a href="#">View Instr</a>	07/2003	5226	1405	\$649,300	WD	<a href="#">View Instr</a>	<p><b>2016 Certified Roll Exemptions</b></p> <p><b>Legal Description</b> <a href="#">?</a></p> <p>BEG AT NW COR OF SEC S 1 DEG 49 MIN 14 SEC W ALG W LI OF SEC 1369 84/100 FT TO PT ON SLY R/W LI OF BLUE ANGEL PKWY...</p> <p><b>Extra Features</b> None</p>
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07/2003	5226	1407	\$100	WD	<a href="#">View Instr</a>														
07/2003	5226	1405	\$649,300	WD	<a href="#">View Instr</a>														

<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> <a href="#">25-1S-31</a></p> <p><b>Approx. Acreage:</b> 8.5900</p> <p><b>Zoned:</b> <a href="#">?</a> Com</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p> <p style="text-align: center;"><a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>	<p><b>Launch Interactive Map</b></p>
<p><b>Buildings</b></p> <p>Images None</p>	

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 10/17/2016 (tc.2643)

**Sugar Mill Woods Apartments**

**Proposed Development**

**96 Unit Family Community**



A Joint Venture By:

JPM Development LLC and Outlook Development LLC

# PROJECT SUMMARY

## **Sugar Mill Woods Apartments – Escambia County, Florida**

**Overview:** Sugar Mill Woods Apartments will be a 96-unit new construction rental community located on Blue Angel Parkway in Escambia County, Florida. The community will consist of 96 units located within 6 two story buildings, along with associated community amenities. The development will be designed to meet all architectural requirements of the Escambia County. All units within the community will be targeted to families per Federal regulations. The community will be constructed utilizing the Federal Low Income Housing Tax Credit program administered by the Florida Housing Finance Corporation (FHFC).

The development site consists of approximately 8.5 acres of vacant land fronting North Blue Angel Parkway. In keeping the total development at 96 units, we feel that we are keeping the production of new affordable units at a level consistent with the market demand within the County and its surroundings. The unit and common area designs will be of the highest quality, thereby creating a positive impact to the neighborhood. Sugar Mill Woods will have full time property management.

The location of the site is exceptional for the targeted population of the development. Within a very short distance is an ECAT bus stop, Walmart Grocery and Pharmacy, Lingleaf Elementary and Pine Forest High Schools.

The community will consist of a combination of one, two and three bedroom units. Unit amenities will include fully equipped kitchens, with range, refrigerator, dishwasher, garbage disposal, central A/C, ceiling fans, porch/patios, window treatments, cable hookups, and washer/dryer hookups. Community amenities will include an exercise room, community clubhouse, and recreation area.

The community will also provide resident programs targeted towards assisting tenants through educational programs, activities, health screenings and community events.

Total development costs are estimated to be \$15 million dollars.

All units in the development will be targeted towards low-income tenants earning less than 60% of median income. Additionally, 10% of the units will be set-aside for tenants earning less than 40% of the area median income. Unit mix and approximate rents are below:

3 - 1br/1ba	40% AMI	\$350	22 - 1br/1ba	60% AMI	\$550
4 - 2br/2ba	40% AMI	\$425	32 - 2br/2ba	60% AMI	\$675
3 - 3br/2ba	40% AMI	\$475	32 - 3br/2ba	60% AMI	\$725

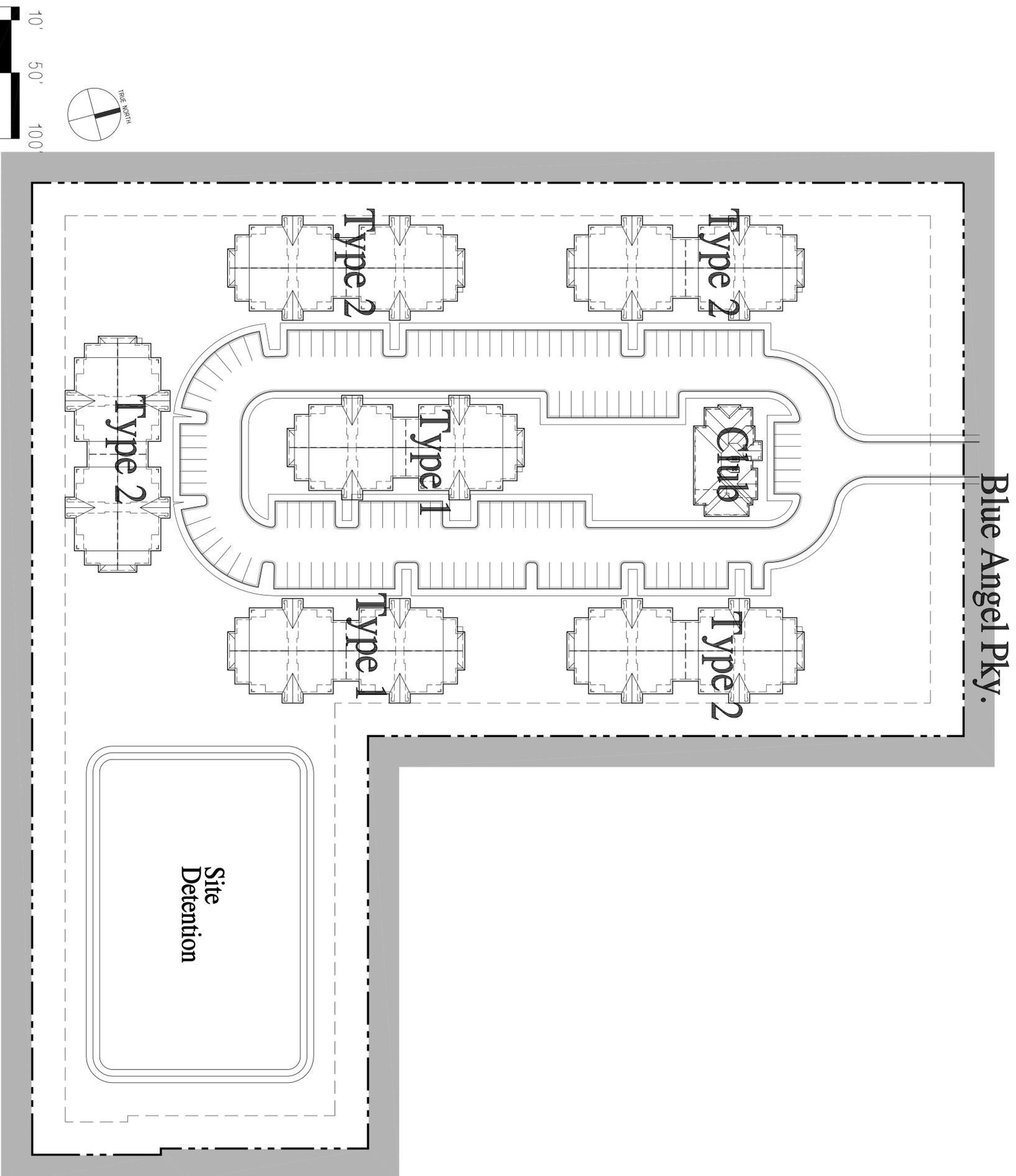
The development team consists of JPM Development LLC and Outlook Development LLC. Together the team has successfully completed two projects in Pasco County in the last several years and is recognized by FHFC to have both the expertise and experience to develop successful properties. Journet Place (108 units) and Magnolia Place (80 units) are both prime examples of Class A, beautifully designed, decorated and well managed senior independent living developments that have positively contributed to the local community's housing stock.

# Sugarmill Woods

96 Units  
Two Story

**Frank W. Pollacia AIA**

Frank W. Pollacia AIA  
808 18th St.  
plano, texas 75074  
t. 972.509.0088 f. 972.509.0022  
pollacia@architetтура-inc.com



10' 50' 100'  
SCALE: 1" = 40'-0"

**JPM Development, LLC**

# **JPM Development LLC**

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**Partners:** Brian Parent

Craig Jeup

## **History:**

Brian Parent and Craig Jeup established JPM Group LLC and its affiliated companies in 2002 for the purpose of developing high quality affordable housing in select markets. Sunsequently, JPM Development LLC was formed in 2010 to continue as the primary development company new JPM developments.

JPM develops and operates high quality affordable multi-family housing communities in the Southeastern and Midwestern Unites States. JPM strives to provide safe, high quality, comfortable, amenity laden units for families and senior residents who otherwise are limited in their ability to afford the high quality market rate units in their community. JPM is dedicated to providing a living environment that enhances the lifestyle of its residents, and provides community services and amenities that will help its residents further improve their lives and create a sense of community within each development.

JPM provides a full-scale effort at finding and developing high quality communities. Depending on the nature of the local market, we often creates partnerships with local non-profit groups and other development groups to enable us to best meet the needs of each individual development. This strategy allows us to further enhance the strengths of the management team, to leverage our internal resources and to build local relationships to promote and develop affordable housing on a regional and national basis.

## **Management Team**

### **BRIAN PARENT**

Brian Parent has been involved in the residential development industry for the past 15 years. In that time, Brian has overseen development of both single family for sale housing, as well as multi-family apartment communities. As partner in JPM, he has been instrumental in developing communities in Michigan, Arkansas, and Florida.

Brian holds a Masters in City and Regional Planning from Clemson University, as well as a Bachelor of Science from Florida State University.

### **CRAIG T. JEUP**

Craig Jeup spent the first six years of his career in the investment banking industry as a fixed income trader in Chicago and with First Union Bank in Charlotte. His subsequent eight years of real estate sales experience include proven expertise in negotiations, market/project analysis, site selection, and marketing. Overall, Craig has been involved in the real estate industry for over 20 years.

For the past thirteen years, Craig has been involved in developing affordable housing communities on a national level. Since forming JPM with Brian Parent, he has been instrumental in the development of many new communities, as well as the formation of joint venture partnerships with local non-profit groups.

Craig holds a Bachelor's Degree in Business Administration from Western Illinois University and is a licensed real estate broker.

## **JPM DEVELOPMENT, LLC**

**Principals: Brian J. Parent  
Craig T. Jeup**

### **Principal Developer Experience**

<b><u>Name and Location</u></b>	<b><u># Units</u></b>	<b><u>Project Type</u></b>	<b><u>Status</u></b>
Stonewood Apartments Little Rock, Arkansas	52 units	multifamily LIHTC new construction	complete
Westbrook Place Battle Creek, Michigan	68 units	Historic Adaptive Re-use Senior LIHTC	complete
Residences at Westbrook Battle Creek, Michigan	48 units	Multi-family LIHTC new construction	complete
2850 Riverside Jacksonville, Florida	2 units	historic renovation	complete
Keown Homes Little Rock, Arkansas	34 units	Single Family LIHTC rental community	complete
Wickes Park Homes Saginaw, MI	24 units	Single Family LIHTC rental community	complete
Journet Place Port Richey, Florida	108 units	Senior LIHTC apartment community	complete
Magnolia Place New Port Richey, Florida	80 units	Senior LIHTC apartment community	complete
West End Village Russellville, Arkansas	30 units	Single Family LIHTC rental community	complete
Millwood Place Clarksville, Arkansas	48 units	Multi-family LIHTC new construction	under- construction
West Helena Village West Helena, Arkansas	48 units	Multi-family LIHTC new construction	under- construction
Liberty Place Hinesville, GA	80 units	Multi-family LIHTC new construction	under- construction

**Journet Place**  
**108 units**  
**Port Richey, Florida**

JPM Group LLC was lead developer in the development of the Journet Place Senior Apartments in Port Richey, Florida. Journet consists of 108 units within one single building set-aside for occupants 55 and older. Generous community spaces and amenity areas were incorporated into the building providing an enhanced residential environment.



**Aerial view of the community**



**Front Building Entry**



**Community Club Area**

**Magnolia Place**  
**80 units**  
**New Port Richey, Florida**

JPM Group LLC was lead developer in the development of the Magnolia Place Senior Apartments in New Port Richey, Florida. Magnolia Place consists of 80 units within one single building set-aside for occupants 55 and older. Generous community spaces and amenity areas were incorporated into the building providing an enhanced residential environment.



**Aerial view of the community**



**TV Room**



**Community Gathering Area**



**Pool**

**Westbrook Place Apartments**  
**68 units**  
**Age restricted to Senior Residents 55 and over**  
**Battle Creek, Michigan**

JPM Group LLC was the lead developer in the complete redevelopment of the historic Battle Creek Hospital Building located in Battle Creek, Michigan. The project consisted of the complete gutting and environmental abatement of the building and build-out of 68 brand new apartments for senior residents. The project includes ample community space and recreational areas for tenants.



**Original Historical entrance to the hospital building**



**Current main entrance to the building**



**Typical Apartment interior**

**Residences at Westbrook Place Apartments**  
**48 units**  
**Battle Creek, Michigan**

JPM Group LLC was the lead developer in the redevelopment of the non-historic Battle Creek Community Hospital site, located in Battle Creek, Michigan. The project consists of the demolition of the vacant 220,000 square foot hospital building and subsequent construction of 48 new townhome rental units. The site is adjacent to the previously redeveloped historic hospital site and is the culmination of a \$20,000,000 redevelopment resulting in the two Westbrook communities.



**Demolition of the vacated hospital building**



**Typical New Building**



**New Buildings**

**Keown Homes**  
**34 units**  
**Little Rock, Arkansas**

JPM Group LLC was the lead developer in the development of the Keown Homes single-family community in Little Rock, Arkansas. Keown Homes consists of thirty-four newly constructed single-family homes within a contiguous subdivision developed in accordance with Section 42 LIHTC requirements. At the conclusion of the initial compliance period all homes will be sold to low income families creating an owner occupied community.



**Typical homes within the community**



**Typical New Home**



**Typical New Home**

**Stonewood Apartments**  
**52 units**  
**Little Rock, Arkansas**

JPM Group LLC was the developer for the newly constructed Stonewood Apartments in Little Rock, Arkansas. Stonewood Apartments consists of 52 two and three bedroom units designed for families. Construction was completed in March 2006. Full lease-up occurred within three months of opening.



**Clubhouse**



**Typical four unit building**



**Typical sixteen unit building**