Title
US HWY 17-92 CRA – Recommend approval of a US 17-92 CRA Mini-Grant, to Reeco Properties, LLC for resealing and restriping the parking lot, on the property located at 401-409 N. 17-92, 485 & 495 N. 17-92, and 1055 & 1065 Nursery Road, known as Nursery Road Warehouses, in the amount of $5,000. District 2 - Horan (Sonia Nordelo)

Department
Economic & Community Development Services

Division
County Manager's Office

Authorized By
Nicole Guillet

Contact/Phone number
Sonia Nordelo - 407-665-7133

Motion/Recommendation
1. Recommend approval of the US 17-92 CRA Mini-Grant to Reeco Properties, LLC for resealing and restriping the parking lot for Nursery Road Warehouses in the amount of $5,000; or

2. Deny approval of the US 17-92 CRA Mini-Grant to Reeco Properties, LLC for resealing and restriping the parking lot for Nursery Road Warehouses in the amount of $5,000; or

3. Continue to a time and date certain.

Background
Reeco Properties, LLC is requesting funding to cover part of the cost of resealing and restriping the parking lot at 401-409 N. 17-92, 485 & 495 N. 17-92, and 1055 & 1065 Nursery Road, known as Nursery Road Warehouses, in the City of Winter Springs, within the CRA boundary.

The Applicant will be investing approximately $14,250 (including the requested grant amount) to improve the parking lot and install new landscaping as required by the City of Winter Springs. The project will compliment improvements made to the corridor by the City of Winter Springs and the CRA. CRA staff has confirmed that work did not commence as of submittal of the grant application.
Funding Explanation:

The total grant request is $5,000, which represents the maximum dollar-for-dollar match to pay for the improvement. The cost of the qualifying improvement is $14,250.

The proposed application furthers implementation of the following Goal, Objectives, and Policies of the US-17-92 Corridor Redevelopment Master Plan:

- **Goal**: Promote and provide a cohesive, economically sustainable, and functional built environment throughout the entire US 17-92 corridor.
  - **Objective 2**: Eliminate existing blight and prevent the continued degradation of physical and social environment within the CRA jurisdictional boundary and surrounding community.
    - **Policy 2.1**: Encourage privately-initiated rehabilitation of substandard and unsightly structures, signs, landscape and parking areas through available funding programs. Provide matching grants contingent upon design compliance with Corridor Redevelopment Master Plan redevelopment framework standards and perpetual maintenance agreement.

**Technical Advisory Committee Recommendation**
The Technical Advisory Committee recommended approval of the Mini Grant requested by Reeco Properties, LLC in the amount of $5,000 at its February 27, 2014 meeting.

**Redevelopment Planning Agency Recommendation**

**Staff Recommendation**
Staff recommends approval of the Mini-Grant request by Reeco Properties, LLC in the amount of $5,000.

**Attachments**
- Grant application packet
US 17-92 CRA
Mini-Grant Program
Information & Application
Fiscal Year 2012-2013

US 17-92 Community Redevelopment Agency
Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

- Please note that applications must be submitted BEFORE work begins. Additionally, award of the grant is not guaranteed, and the Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA.
GRANT PROGRAM
APPLICATION

Date 02/12/14

Applicant Brian Reece
Corporate Name Reece Property LLP
Property Address (Project Location): 201-404 N 17th St, 485+495 N 17th St

Phone 407-306-5252 Fax 407
Contact Person Brian Reece
E-mail Breece @ Hotmail.com

What type of grant(s) are you applying for?
Check all that apply.
☐ Sign ☐ Landscape ☐ Façade Parking Lot Resurf

PROJECT AND FINANCIAL ASSISTANCE REQUESTED
Describe proposed improvement(s):

2 Coats of Pitch Black Asphalt Emulsion
Sealcoat 5000 sq ft 25 years

Describe the proposed businesses or services offered on site:

Main Tenant Workspace

See Attached A
GRANT

Please identify the ways in which this project supports the CRA Master Plan:

[Handwritten: By Resizing + Stabilizing The Parking Lot]

[Handwritten: It will Park + Beautify the Community Complex]

Total Project Cost $14,250.00
Total Funding Request $5,000.00

Will Additional Jobs be Created Upon Completion of Project? [Check] Yes [x] No
If Yes, How Many? _______

Submittals
Applications must include the following materials, if applicable, for consideration by the US 17-92 CRA:

(a) current photo(s) of project site;
(b) Property Appraiser Parcel ID number and proof of paid property taxes;
(c) Applicant information;
(d) Listing of businesses or services offered on site;
(e) Description of proposed improvements;
(f) Identification of project’s support of the CRA Master Plan;
(g) Business Tax Receipt (current);
(h) Rendering or sketch of proposed improvements;
(i) Photo of area to be improved;
(j) Color and Material samples;
(k) Sign/Awning design drawings and/or plans;
(l) Documentation of cost estimates – copies of vendor bids, estimates, etc (three bids required); and
(m) Signature of Property Owner and Applicant.

Applications lacking sufficient materials to describe the project will NOT be reviewed.
I, Wayne P. Reece, attest that the information contained herein is correct to the best of my knowledge. I further understand that the US 17-92 Mini-Grant Program benefits are contingent upon funding availability and US 17-92 CRA approval, and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated US 17-92 CRA boundary are not eligible for US 17-92 CRA funded programs when such funding conflicts with the goals expressed in the US 17-92 CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work, and hold Seminole County harmless for any damages associated with this application or the US 17-92 Mini-Grant Program.

Wayne P. Reece
Applicant

Wayne P. Reece
Print Name

Note: If Applicant not the property owner, Applicant must submit Addendum A with Application.

STATE OF FLORIDA:
COUNTY OF SEMINOLE:
The foregoing instrument was acknowledged before me this 12th day of Feb 2014 by Wayne P. Reece. He/She is personally known to me or has produced ______________________ as identification and did not (did) take an oath.

(SEAL)

Notary Public, State of Florida, (Signature of Notary taking acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires:

Commission Number: 491
Expires: 5/6/2015

Page 10 of 17
Addendum A

Date: 2/12/14
To: US 17-92 CRA
Community Redevelopment Agency
From: Recco Properties LLP
(Property Owner)

Subject: Permission for participation in the US 17-92 Mini-Grant Program

As the owner of ___________________________ I give ___________________________ permission to participate in the US 17-92 Mini-Grant Program as detailed in the attached application and hold Seminole County harmless for any damage associated with this application and the US 17-92 CRA Mini-Grant Program.

[Signature]
Property Owner’s Signature

Wayne P. Recco

Property Owner’s Name Printed

STATE OF FLORIDA:
COUNTY OF SEMINOLE:
The forgoing instrument was acknowledged before me this 12th day of Feb
2014 by Wayne P. Recco He/She is personally known to me or has produced ___________________ as identification and did not (did) take an oath.
(SEAL)

[Signature]
Notary Public, State of Florida, (Signature of Notary taking acknowledgement)

[Name]
Name of Notary Typed, Printed or Stamped

My Commission Expires:

Commission Number

Page 11 of 17
FINAL DEVELOPMENT PLANS
FOR
NURSERY ROAD WAREHOUSES
CITY OF WINTER SPRINGS, FLORIDA
OCTOBER 2003

APPLICANT:
P. R. RECE
50 VIRGINIA DRIVE
WATER PARK, FLORIDA 32799
TEL: (407) 657-0281
FAX: (407) 647-6401

CIVIL ENGINEER:
RICHARD M. LABINSKY, P.E., INC.
108 ESSEX DRIVE
LONGWOOD, FLORIDA 32750
TEL: (407) 351-3568
FAX: (407) 351-3561

GEOENGINEER:
PROFESSIONAL SERVICES INDUSTRIES, INC.
848 33RD STREET
ORLANDO, FLORIDA 32809
TEL: (407) 351-3560
FAX: (407) 351-3561

SURVEYOR:
MARK CAUFIELD, P.S.
600 PARKWOOD AVE.
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: (407) 866-9369
FAX: (407) 869-3737

LANDSCAPE ARCHITECT
THOMAS J. PETTITSON, ASLA
3307 BEULAH ROAD
ORLANDO, FLORIDA 32803-1033
TEL: (407) 89-4492
FAX: (407) 89-4493

RICHARD M. LABINSKY, P.E., INC.
Consulting Engineering Service - EI-0007922
108 Essex Drive
Longwood, Florida 32750
TEL: (407) 788-9687
FAX: (407) 788-8969

DRAWING INDEX
C1 COVER SHEET
C2 SPECIFICATIONS & GENERAL NOTES
C3 MASTER PLAN
C4 PAVING & GRADING PLAN
C5 WASTER AND SEWER PLAN
C6 DRAINAGE SECTIONS & DETAILS
C7-C8 PAVEMENT & DRAINAGE SECTIONS & DETAILS
C9-C12 WATER AND SEWER DETAILS
C13 END OF DRAINAGE PLAN
C14 SITE LADIANCE DETAIL
C15 SITE LADIANCE PLAN
C16 SITE LADIANCE PLAN

LOCATION MAP
N.F.S.
Real Property Tax Name Search Results

Click on Person/Company Name for detailed parcel and updated payment status information.

Do not use this information for a title search. Current and historical legal descriptions may differ.

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Search results for "REECO PROPERTIES": 5 records were found.
2014 Florida Annual Resale Certificate for Sales Tax

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2014

Business Name and Location Address

KING PROPERTY
WAYNE P. REECE
485 N US HWY 17 92
LONGWOOD FL 32750-4488

Registration Effective Date  Certificate Number

06/20/00  69-8012371455-9

This is to certify that all tangible personal property purchased or rented, real property rented, or services purchased by the above business are being purchased or rented for one of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as real property.
- Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

This certificate cannot be reassigned or transferred. This certificate can only be used by the active registered dealer or its authorized employees. Misuse of this Florida Annual Resale Certificate will subject the user to penalties as provided by law.

Presented to: ______________________________ (insert name of seller on photocopy) (date)

Presented by: ____________________________ Authorized Signature (Purchaser) (date)

ALTAMONTE SPR FL 32714-1954
1180 SPRING CENTRE SOUTH BLVD STE 102
C/O QUEST COMPANY
WAYNE P. REECE
KING PROPERTY

Business License Number

193762
2014 Florida Annual Resale Certificate for Sales Tax

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2014

Business Name and Location Address

WAREHOUSE-1085 NURSERY ROAD
REECO PROPERTIES, LLP
1085 NURSERY RD
WINTER SPRINGS FL 32708-2330

Registration Effective Date Certificates Number
10/18/05 69-8013435657-1

This is to certify that all tangible personal property purchased or rented, real property rented, or services purchased by the above business are being purchased or rented for one of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as real property.
- Incorporation into and use as part of the repair of tangible personal property by a repair dealer.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

This certificate cannot be reassigned or transferred. This certificate can only be used by the active registered dealer or its authorized employees. Misuse of this Florida Annual Resale Certificate will subject the user to penalties as provided by law. Use signed photocopy for resale purposes.

Presented to: ___________________________  Present by: ___________________________

(insert name of seller on photocopy)  (date)  Authorized Signature (Purchaser)  (date)

WINTER PARK FL 32790-0540
PO BOX 540
REECO PROPERTIES, LLP
WAREHOUSE-1085 NURSERY ROAD
2014 Florida Annual Resale Certificate for Sales Tax
THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2014

Business Name and Location Address
TRITON PROPERTY
WAYNE P. REECE
1055 NURSERY RD
WINTER SPRINGS FL 32708-2335

Registration Effective Date
05/03/00

Certificate Number
69-8012371458-0

This is to certify that all tangible personal property purchased or rented, real property rented, or services purchased by the above business are being purchased or rented for one of the following purposes:
• Resale as tangible personal property.
• Re-rental as tangible personal property.
• Re-rental as services.
• Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

This certificate cannot be reassigned or transferred. This certificate can only be used by the active registered dealer or its authorized employees. Misuse of this Florida Annual Resale Certificate will subject the user to penalties as provided by law. Use signed photocopy for resale purposes.

Presented to: ________________________________________________ (insert name of seller on photocopy)  (date)

Presented by: ________________________________________________ (signature of person presenting certificate)  (date)

ALTAMONTE SPRS FL 32714-1954
1180 SPRING CENTRE SOUTH BLVD STE 102
C/O QUEST COMPANY
WAYNE P. REECE
TRITON PROPERTY

Business Partner Number
1397362
2014 Florida Annual Resale Certificate for Sales Tax

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2014

Business Name and Location Address

ROLLY PROPERTY
WAYNE P. REECE
401 N US HIGHWAY 17 92
LONGWOOD FL 32750-4411

Registration Effective Date
05/03/00

Certificate Number
69-8012371457-3

This is to certify that all tangible personal property purchased or rented, real property rented, or services purchased by the above business are being purchased or rented for one of the following purposes:

• Resale as tangible personal property.
• Re-rental as tangible personal property.
• Resale of services.
• Re-rental as real property.
• Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.
• Re-rental as transient rental property.
• Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

This certificate cannot be reassigned or transferred. This certificate can only be used by the active registered dealer or its authorized employees. Misuse of this Florida Annual Resale Certificate will subject the user to penalties as provided by law. Use signed photocopy for resale purposes.

Presented to: ___________________________ (insert name of seller on photocopy) (date)

Presented by: ___________________________ (Authorized Signature (Purchaser)) (date)

ALTAMONTE SPRINGS FL 32714-1954
1180 SPRING CENTER SOUTH BLVD STE 102
C/O QUEST COMPANY
WAYNE P. REECE
ROLLY PROPERTY

Business Partner Number

137365
BID Proposal – Patching, Sealcoating & Striping

Date: 1/22/2014
To: Reeco Properties LLLP
Brian Reece
721 Virginia Dr.
Winter Park, FL 32789
Re: 485 N 17-92 Property

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<td>LS</td>
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<td>Restripe as per existing layout</td>
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**CLARIFICATIONS**
- 1 mobilization is included; if more are required please add $250 per mobilization.
- This proposal is valid for 30 days...Failure to have an executed agreement within 30 days may be cause for a price adjustment.
- This proposal is valid for work performed and completed through December 2013.
- Please have irrigation systems turned off 24 hours prior to scheduled date and remain off during work.
- 1 Year warranty on materials and workmanship

This proposal is furnished as a complete scope of work as defined above and shall be contracted to MFPS in its entirety; individual line items cannot be removed unless specific changes are approved by MFPS.

MID FLORIDA PAVING & SEALCOATING INC

[Signature]
Albert A Arjibay
President
ipaveinflorida@comcast.net

Accepted By: __________________________ Date: __________________________
Asphalt Protective Services

Your Full Service Asphalt Maintenance Company

1678 Providence Circle, Orlando, FL 32814
Fax: 407-866-9603

PROPOSAL

Proposal prices are guaranteed for 30 days from proposal date.
All permit fees are at the customer’s expense.

Date: 1/20/14

Architect: Brian Reece

Company: Brian Reece

Address: 721 Virginia Dr.
Winter Park, FL 32789

Phone: 407-888-3733
Cell: 407-200-7299
E-mail: breece86@hotmail.com

Job Site: New Yr Ave

Address: 483 N. 17th St.
Longwood, FL 32750

Job Sr: 10023

SEAL-COATING

Approx. Sq. Yards: 15,442

Price: $12,640.00

Thoroughly clean and prepare area to be sealed.

Apple 2 coats or equivalent of Patch Black premium asphalt emulsion in accordance with industry standards.

This price is based on the following number of mobilizations:

STRIPING

Layout and relocate according to existing pavement markings

Price: $1,545.00

Asphalt REPAIR

Address the area & prepare as required

Saw cut or excavate as needed. Apply Pave-Coat

Install hot mix asphalt as needed. Compact to tight finish

Price: $

NOTE:

Every effort will be made to attain proper drainage.

There is no guarantee to remove 100% of all standing water.

Proposal Submitted By: Fred Sheehy

Proposal Amount: $14,957.00

Authorized Signature & Date: Fred Sheehy 1/20/14

Authorized Signature & Date:

Paying Terms: N/A 10 days

1 Year Warranty on Material and Workmanship, with an exception to internal aggregate, which is the permanent wearing of the asphalt. Any approval wares on the asphalt must be repaired at buyer’s expense.

Proposal Acceptance: The above prices, specifications and conditions are satisfactory and acceptable.

You are hereby authorized to accept all or this contract as specified. Payment will be made as specified above.

Execution of this proposal constitutes a legal and binding contract subject to the terms and conditions as set forth above.

Authorized Signature: ___________________________ Date: __________

User: ________________ Date: __________
Reece Properties
485 N 17-92 Winter Springs FL
Contact: Brian Reece
Phone # (407)808-5733 breece80@hotmail.com

**Cleaning of parking area:**
All asphalt area will be cleaned of standing debris.

**Patching:**
Patching of all low lying areas around drains on property. These areas shall be skimmed with SIII Hot Mix Asphalt and compacted to existing grade.

**Oil Prime:**
Typically, asphalt oil primer is applied to oil stains prior to sealing the roadway or driveway with pavement sealer. Combining the oil primer with a final sealer hides oil stains and prevents them from resurfacing through the sealed asphalt.

**Crack filling:**
Commercial grade rubberized Crack filler shall be applied to all cracks larger than 1/2" prior to sealcoating.

**Sealcoating:**
Approximately (16,311) square yards of asphalt parking and access aisle with two (2) coats of Pitch Black Asphalt Emulsion Sealcoat. Modified with additives and sand from the manufacturer. Product shall be applied with a mechanical spray rig as per manufacturer specifications at a minimum coverage of three (3) yards per gallon. Curbs and other joined edges shall be “cut in” by hand. Product from manufacturer certified bulk only.

**Striping and layout:**
Parking stalls (252) in a 4 inch line DOT standard.
Handicap stalls (9) striped to ADA code compliant.
Access Aisles (9) ADA
Cross Walks (2) ADA
Stop Bars (5)
White Lines (702) LNF
Yellow lines (225) LNF
Paint and color change for job spec.

Total reconditioning cost $16,505.00

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Total 6100-00 - Base Rent

TOTAL