Title
US HWY 17-92 CRA – Recommend approval of a US 17-92 CRA Mini-Grant, to Michael Tangel for new signage, on the property located at 1910 S. French Avenue, known as Tangel Square, in the amount of $1,750. District 4 - Henley (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 Michael Tangel for new signage at Tangel Square in the amount of $1,750; or

2. Deny approval of the US 17-92 CRA Mini-Grant to Michael Tangel for new signage at Tangel Square in the amount of $1,750; or

3. Continue to a time and date certain.

Background
Michael Tangel is requesting funding to cover part of the cost of a new sign for the property located at 1910 S. French Avenue, in the City of Sanford, within the CRA boundary. The existing sign does not comply with Sanford's code because of new height and mass restrictions. The proposed new sign has been reviewed by the City of Sanford and has met the new code requirements.

The Applicant will be investing $3,500 (including the requested grant amount) to improve the sign and bring it into code compliance. The new sign compliments the improvements made to the corridor by the City of Sanford and the CRA. CRA staff has confirmed that fabrication and/or construction of the sign did not commence until after submittal of the grant application.
Funding Explanation:

The total grant request is $1,750, which represents the maximum dollar-for-dollar match to pay for the design and construction of the improved signage. The cost of the qualifying improvement is $3,500.

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 conditional approval of the US 17-92 CRA Mini-Grant request by Michael Tangel in the amount of $1,750 at its January 23, 2014 meeting. The required condition was to ensure the City of Sanford reviewed and approved the new signage for code and aesthetic compliance before a final TAC recommendation was rendered. The Tangel Square sign was reviewed and approved by City of Sanford evidenced by notification to the CRA Program Manager received by email on February 20, 2014. Subsequently, TAC recommended approval of the grant request in the amount of $1,750 at its February 27, 2014 meeting.

..Redevelopment Planning Agency Recommendation

..Staff Recommendation
Staff recommends approval of the Mini-Grant request by Michael Tangel in the amount of $1,750.

..Attachments
- Grant application packet
GRANT

#
(For Official Use Only)

GRANT PROGRAM
APPLICATION

Date 12/08/13

Applicant Michael TANGEL
Corporate Name
Property Address (Project Location): 1910 FRENCH Ave., Sanford, FL
Phone 407831-2106 Fax
Contact Person Michael TANGEL
E-mail

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

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

Lowering Sign

Describe the proposed businesses or services offered on site:

Domino's Pizza, Barbershop, other retail sites.
GRANT

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

This project brings into compliance a non-conforming sign used for commercial purposes.

Total Project Cost $3500
Total Funding Request $1750

Will Additional Jobs be Created Upon Completion of Project? _____ Yes _____ 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.
## COST ANALYSIS

<table>
<thead>
<tr>
<th>Use of Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove existing sign</td>
<td></td>
</tr>
<tr>
<td>Install new sign</td>
<td></td>
</tr>
<tr>
<td>Provide new sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL: 2500</td>
<td></td>
</tr>
<tr>
<td>FUNDING REQUEST: 1750</td>
<td></td>
</tr>
</tbody>
</table>
I, Michael Tangel, 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.

Michael Tangel
Applicant

Michael Tangel
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 30th day of December, 2013, by Michael Tangel. He/She is personally known to me or has produced as identification and did not (did) take an oath.

Ronda L. White
Notary Public, State of Florida, (Signature of Notary taking acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires: Commission Number

Page 10 of 17
1910 S French Ave, Sanford, FL 32771

Tangel Square

On the go? Use m.bing.com to find maps, directions, businesses, and more.

Bird's eye view maps can't be printed, so another map view has been substituted.

PHOTOS
96" WIDE

TANGEL SQUARE

36"

Domino's

FOR LEASE 407 831-2105

FOR LEASE 407 831-2105

BARBER SHOP

36"

10' TO THE TOP
ESTIMATES
Joel, I am just sending this email to confirm the price you provided ($3500) reflects changes rendered on the attached drawing.

I will proceed with this price and prepare the grant application for review.

Jose, FYI

-----Original Message-----
From: Nordelo, Sonia
Sent: Tuesday, January 07, 2014 9:55 AM
To: 'jwhitesigns@yahoo.com'
Cc: 'Jose Rodriguez'
Subject: RE: Invoice from White Sign Co.

Thank you

Jose, this is the adjusted price to go to a sign similar to the rendering sent yesterday. I will amend the application and begin the process of reviews.

Have a great day

-----Original Message-----
From: jwhitesigns@yahoo.com [mailto:jwhitesigns@yahoo.com]
Sent: Tuesday, January 07, 2014 9:51 AM
To: Nordelo, Sonia
Subject: Invoice from White Sign Co.

Dear Customer:

Your invoice is attached. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

Sincerely,

White Sign Co.
407-342-7887
White Sign Co.
201 N. Maple Ave.
Sanford, FL 32771-1188

VENDOR # 200622

Bill To
Tangel Square

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Qty</th>
<th>Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>lower sign to 10' tall using existing steel poles and fabricate base to meet city code. Supply and install 1 non lighted panel for top of sign to read Tangel Square. Divide bottom face into 3 sections and install appropriate graphics.</td>
<td>1</td>
<td>3,500.00</td>
<td>3,500.00</td>
</tr>
</tbody>
</table>

Subtotal                                      $3,500.00
Sales Tax (6.0%)                               $0.00
Total                                          $3,500.00
Payments/Credits                               $0.00
Balance Due                                    $3,500.00

White Sign Co.
jwhitesigns@yahoo.com
407-342-7887
407-878-3980
# A DIAMOND ELECTRIC SIGNS & LIGHTING

**2207 WEST 1ST STREET**  
**SANFORD, FL 32771**

**Phone #** 407-302-6015  
**Fax #** 407-657-6482  
**diamondis@yahoo.com**

**Date** 12/20/2013  
**Estimate #** 0020

---

<table>
<thead>
<tr>
<th>Name / Address</th>
<th>Job Address</th>
</tr>
</thead>
</table>
| TANGEL SQUARE  
4 APPLE HILL HOLLOW 
CASSELBERRY, FL 32707-4944 | TANGEL SQUARE  
1900 S. FRENCH AVENUE 
SANFORD, FL 32771 |

---

**Description**  
**Qty** 4,200.00  
**Rate** 4,200.00  
**Total** 4,200.00

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOWER POLES TO 11'6&quot; AS NEEDED PER CITY OF SANFORD SIGN CODE</td>
<td>4,200.00</td>
<td>4,200.00</td>
<td></td>
</tr>
<tr>
<td>REPLACE ALL FACES WITH NEW PLASTIC AND FIRST SURFACE VINYL WITH APPROVED COPY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REWIRE SIGN</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PAINT POLES AND CABINETS (BLACK)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**THANK YOU FOR YOUR BUSINESS!!**

---

**Subtotal** $4,200.00

**Sales Tax (0.0%)** $0.00

**Total** $4,200.00
TANGLE SQUARE
4 APPLE HILL HOLLOW
CASSLEBERRY, FL

<table>
<thead>
<tr>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) REMOVE AND DISPOSE OF EXISTING PYLON SIGN.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) PROVIDE AND INSTALL NEW UL LISTED ELECTRIC SIGN WITH POLE COVER BASE.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>85&quot; x 84&quot; x 16&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) 21&quot; x 84&quot; x 3/16&quot; FLAT ACRYLIC SIGN FACES.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2) 4&quot; x 4&quot; x 144&quot; ALUMINUM POSTS. (2) SMALL CONCRETE FOOTERS.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PRICE INCLUDES: COMPLETE INSTALLATION, MINIMAL LANDSCAPING AROUND SIGN REQUIRED BY CITY, RECONNECT SIGN CIRCUIT TO NEW SIGN, PERMIT AND ENGINEERING FEES.

NOTE: SEMINOLE COUNTY IS OFFERING A GRANT FOR 50% UP TO $5000.00 FOR THIS JOB.

TERMS: 50% DEPOSIT. BALANCE DUE UPON COMPLETION OF WORK.
TIME FRAME: 6 - 8 WEEKS FROM ISSUE OF PERMIT.

TERMS: 10% OF FULL COST TO BE PAID 24 HOURS PRIOR TO COMPLETION OF JOB. Payment in full shall be made to the Seller by the Buyer upon completion of the sign, unless otherwise set forth on the face of this contract. All time clocks, disconnect switches, wiring, and panels to be furnished by the Buyer. Adequate electric service to be run to location of sign by Buyer.

MORRIS SIGN COMPANY
BY_________________________ TITLE_________________________
DATE_______________________ 2013

CLIENT ACCEPTANCE
BY_________________________ TITLE_________________________
DATE_______________________ 2013

EXPRESS WARRANTY: The Seller warrants the sign to be free from defects in craftsmanship and material for a period of 2 years from date of completion of work. The Buyer agrees to install the sign in a manner such that the sign is adequately protected from风雨 and other elements.

This warranty shall not include any damage due to natural causes or acts of God. The Buyer shall be responsible for any damage to the sign caused by natural elements or acts of God.

This warranty is in addition to any other warranties or guarantees provided by the Seller.
PROPERTY
APPRAISER'S
INFORMATION
**Property Record Card**

Parcel: 36-19-30-521-0000-0470
Owner: TANGELO MICHAEL & ANA TRUSTEES FBO
Property Address: TANGEL SQUARE SANFORD, FL 32771

<table>
<thead>
<tr>
<th>Value Summary</th>
<th>2014 Working Values</th>
<th>2013 Certified Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valuation Method</td>
<td>Cost/Market</td>
<td>Cost/Market</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Depreciated Bldg Value</td>
<td>$104,643</td>
<td>$106,888</td>
</tr>
<tr>
<td>Depreciated DXTF Value</td>
<td>$1,984</td>
<td>$1,984</td>
</tr>
<tr>
<td>Land Value (Market)</td>
<td>$52,890</td>
<td>$52,890</td>
</tr>
<tr>
<td>Land Value Adj</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Just/Market Value **</td>
<td>$159,526</td>
<td>$161,771</td>
</tr>
<tr>
<td>Portability Adj</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Save Our Homes Adj</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Amendment 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessed Value</td>
<td>$159,526</td>
<td>$161,771</td>
</tr>
</tbody>
</table>

Tax Amount without SOH: $3,298
2013 Tax Bill Amount: $3,298
Tax Estimator: $0
Save Our Homes Savings: $0

* Does NOT INCLUDE Non Ad Valorem Assessments

**Legal Description**
LEG LOT 47 1ST ADD TO PINEHURST PB 5 PG 79

**Tax Details**

<table>
<thead>
<tr>
<th>Taxing Authority</th>
<th>Assessment Value</th>
<th>Exempt Values</th>
<th>Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>County General Fund</td>
<td>$159,526</td>
<td>$0</td>
<td>$159,526</td>
</tr>
<tr>
<td>Schools</td>
<td>$159,526</td>
<td>$0</td>
<td>$159,526</td>
</tr>
<tr>
<td>City Sanford</td>
<td>$159,526</td>
<td>$0</td>
<td>$159,526</td>
</tr>
<tr>
<td>SJWM(Saint Johns Water Management)</td>
<td>$159,526</td>
<td>$0</td>
<td>$159,526</td>
</tr>
<tr>
<td>County Bonds</td>
<td>$159,526</td>
<td>$0</td>
<td>$159,526</td>
</tr>
</tbody>
</table>

**Sales**

<table>
<thead>
<tr>
<th>Deed</th>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Amount</th>
<th>Vac/Imp</th>
<th>Qualified</th>
</tr>
</thead>
<tbody>
<tr>
<td>WARRANTY DEED</td>
<td>07/1998</td>
<td>03422</td>
<td>1431</td>
<td>$100</td>
<td>Improved</td>
<td>No</td>
</tr>
<tr>
<td>WARRANTY DEED</td>
<td>04/1980</td>
<td>01226</td>
<td>0291</td>
<td>$150,000</td>
<td>Improved</td>
<td>No</td>
</tr>
<tr>
<td>WARRANTY DEED</td>
<td>01/1977</td>
<td>01125</td>
<td>0254</td>
<td>$39,000</td>
<td>Vacant</td>
<td>No</td>
</tr>
</tbody>
</table>

Find Comparable Sales within this Subdivision

<table>
<thead>
<tr>
<th>Land</th>
<th>Method</th>
<th>Frontage</th>
<th>Depth</th>
<th>Units</th>
<th>Units Price</th>
<th>Land Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SQUARE FEET</td>
<td>0</td>
<td>0</td>
<td>7,557,000</td>
<td>7.00</td>
<td>$52,890</td>
</tr>
</tbody>
</table>

**Building Information**

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Year Built</th>
<th>Stories</th>
<th>Total SF</th>
<th>Ext Wall</th>
<th>Adj Value</th>
<th>Repl Value</th>
<th>Appendages</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>MASONRY PILASTER</td>
<td>1977</td>
<td>1</td>
<td>3,232.00</td>
<td>CONCRETE BLOCK</td>
<td>$104,643</td>
<td>$179,644</td>
<td>MASONRY</td>
</tr>
</tbody>
</table>

### Permits

<table>
<thead>
<tr>
<th>Permit #</th>
<th>Type</th>
<th>Agency</th>
<th>Amount</th>
<th>CO Date</th>
<th>Permit Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>02580</td>
<td>Addition - Commercial</td>
<td>Sanford</td>
<td>$11,500</td>
<td></td>
<td>07/01/1996</td>
</tr>
<tr>
<td>00075</td>
<td>Addition - Commercial</td>
<td>Sanford</td>
<td>$3,600</td>
<td></td>
<td>10/01/1994</td>
</tr>
</tbody>
</table>

### Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Year Bt</th>
<th>Units</th>
<th>Value</th>
<th>Cost New</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL ASPHALT DR 2 IN</td>
<td>1979</td>
<td>5,451</td>
<td>$1,984</td>
<td>$4,960</td>
</tr>
</tbody>
</table>
PROPERTY TAXES - PAID
**CURRENT YEAR'S TAXES PAID**

Parcel: 36-19-30-521-0000-0460  
Owner & Mailing Address: TANGEL MICHAEL & ANA TRUSTEES  
FBO  
4 APPLE HILL HOLW  
CASSELBERRY FL 32707 4944  
$73,189  

Tax Year: 2013  
Tax Bill #: 017294  

School Assessed Value:  
Gross Tax Amount: $73,189  
$1,492.27  

Millage Code:  

Exemptions Granted:  
Homestead:  

Legal Description:  
NO LEG LOT 46 1ST ADD TO PINEHURST PB  
NO 5 PG 79  

Additional Exemptions:  
Non-Ad Valorem  
Assessments:  


Tax Status:  
**CURRENT YEAR'S TAXES PAID**

<table>
<thead>
<tr>
<th>Date</th>
<th>Receipt Num.</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-19-13</td>
<td>C11/19/13P001842</td>
<td>$1,432.58</td>
</tr>
</tbody>
</table>

Information below reflects the 2013 tax bill discounted and gross amounts.

<p>| | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>NOV 30</td>
<td>DEC 31</td>
<td>JAN 31</td>
<td>FEB 28</td>
<td>MAR 31</td>
<td></td>
</tr>
<tr>
<td>$1,432.58</td>
<td>$1,447.50</td>
<td>$1,462.42</td>
<td>$1,477.35</td>
<td>$1,492.27</td>
<td></td>
</tr>
</tbody>
</table>

Other Comments:

Prior Years Unpaid Delinquent Taxes: *NONE*
From: Hinson, Eileen [EILEEN.HINSON@Sanfordfl.gov]
Sent: Thursday, February 20, 2014 9:50 AM
To: Nordelo, Sonia
Cc: Russel Gibson
Subject: RE: TAC approved signs pending City approval

Sonia,

Yes, by the reduction in both height and mass the signs meet the intent of "aesthetic appeal". We are working with property owners on setbacks and both signs are considered to be substantially compliant with the intent of the regulations.

I will proceed with zoning sign off and forward them to the building division for review.

Thank you for your continued efforts on this endeavor.

Eileen Hinson, AICP
Senior Planner
City of Sanford
Planning and Development Services Department
407.688.5147

City Hall hours are Monday-Thursday 7:30am to 5:30pm. We are closed on Fridays and observed holidays.

From: Nordelo, Sonia [mailto:snordelo@seminolecountyfl.gov]
Sent: Thursday, February 20, 2014 9:39 AM
To: Hinson, Eileen
Cc: Gibson, Russel
Subject: RE: TAC approved signs pending City approval

Good morning.

Yes, they got conditional approval based on City acceptance of the sign. Do they meet your approval for "aesthetic appeal"? I know building will review the technical aspects. We want to make sure you think they add value to the appearance and meet your new code requirements.

Thank you for keep me in the loop. We go to TAC again next week and this will go before them again at that time 😊