Title
US HWY 17-92 CRA – Consider approval of a CRA Mini-Grant between Value Place Orlando FL North-Sanford, LLC, d/b/a Value Place, and the US 17-92 Community Redevelopment Agency (CRA), to resurface, seal, and stripe the parking lot, at 2727 S. Orlando Drive, in the amount of $4,725. District 4 - Henley (Sonia Nordelo)

Department
County Manager's Office

Division
Economic Development Division

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 requested by Value Place Orlando FL North-Sanford, LLC in the amount of $4,725; or

2. Deny approval of the US 17-92 CRA Mini-Grant requested by Value Place Orlando FL North-Sanford, LLC in the amount of $4,725; or

3. Continue to a time and date certain.

Background
The Applicant, Value Place Orlando FL North-Sanford, LLC, d/b/a Value Place, submitted a CRA Mini-Grant application on May 7, 2014 requesting funds to resurface, seal, and stripe the parking lot at 2727 S. Orlando Drive, in the City of Sanford, within the CRA boundary.

The Applicant is investing $9,450 (including the grant amount) for the parking lot resurfacing, sealing, and striping.

Funding Explanation:

The total grant request is: $4,725, which represents a dollar-for-dollar match to pay for the parking lot asphalt resurfacing, sealing, and striping. The cost of the qualifying improvements is $9,450.

The proposed improvement will be visible from US 17-92 and increase both the aesthetics of the property as well as parking lot traffic safety.

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.

.. **Staff Recommendation**
Staff recommends approval of the Mini-Grant requested by Value Place Orlando FL North-Sanford, LLC, d/b/a Value Place, to resurface, seal, and stripe the parking lot, located at 2727 S. Orlando Drive, in the amount of $4,725.

.. **Technical Advisory Committee Recommendation**
During its May 21, 2014 meeting, the Technical Advisory Committee recommended approval of the Mini-Grant requested by Value Place Orlando FL North-Sanford, LLC, d/b/a Value Place, to resurface, seal, and stripe the parking lot, located at 2727 S. Orlando Drive, in the amount of $4,725.

.. **Attachments**
- Grant application Packet
GRANT APPLICATION
US 17-92 CRA Mini-Grant Program

Information & Application Fiscal Year 2013-2014

Value Place - Sanford

RECEIVED MAY 07 2014
Applicant Information (c)

Applicant: Value Place Sanford
Corporate Name: Value Place Orlando FL North Sanford, LLC
Property Address (Project Location): 2727 S Orlando Drive, Sanford, FL 32773
Phone: (407) 322-4435
Contact Person: Aarom McPeak
E-mail: amcpeak@valueplace.com

Listing of businesses or services offered on site (d)

At Value Place Sanford, we offer affordable weekly extended stay suites. Attracting Visitors from all over the world. We provide a comfortable place where families, business personnel, and tourists can stay at an affordable price while they discover the beauty and charm Sanford and the greater central Florida area have to offer.

Description of proposed improvements (e)

We propose to asphalt, seal-coat, and stripe the parking lot facing 17-92.

Identification of project’s support of the CRA Master Plan (f)

By asphalt seal-coating and striping the parking lot, the appearance of Value Place Sanford as well as the appearance of 17-92 as a whole will be drastically improved. After asphalt seal-coating and striping, the property will be easier to drive and park on, the durability increases, and noise level decreases. The contrast from the black asphalt will increase the visibility of the lines that will be striped creating a safer driving and parking environment.
Applicant: Aaron McPeak
Corporate Name: VALUE PLACE ORLANDO FL NORTH- SANFORD LLC
Property Address (Project Location):
2727 S Orlando Dr, Sanford, FL 32773
Phone: (407) 322-4435  Fax
Contact Person: Aaron McPeak
E-mail: amcppeak@valueplace.com

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):
We propose to asphalt, seal-coat, and stripe the parking lot.

Describe the proposed businesses or services offered on site:
At Value Place Sanford, we offer affordable weekly extended stay suites. Attracting Visitors from all over the world, We provide a comfortable place where families, business personnel, and tourists can stay at an affordable price while they discover the beauty and charm Sanford and the greater central Florida area have to offer.
GRANT

Please identify the ways in which this project supports the CRA Master Plan:
By asphalt seal-coating and striping the parking lot the appearance of Value Place Orlando Sanford as well as the appearance of 17-92 as a whole will be drastically improved. After Asphalt Sealcoating and striping the property will be easier to drive and park on, the durability increases, and noise level decreases. The contrast from the black asphalt will increase the visibility of the lines that will be striped creating a safer driving and parking environment. This improvement will also attract more tourists.

Total Project Cost $9,450.00 Total Funding Request $5,000.00

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.
This Section for Official Use Only

Date Reviewed by TAC: 5/21/14
Recommendation to US 17-92 RPA: Approve
Date Reviewed by RPA: 9/4/14
Recommendation to US 17-92 CRA: 
Action by US 17-92 CRA: 
Amount approved: 

*Release of Funds authorized by
US 17-92 CRA Program Manager: 

*Release of funds only occurs after the US 17-92 CRA Program Manager has verified that all conditions of the contract, and grant application have been satisfied.
PHOTOS
PROPERTY APPRAISER’S INFORMATION
Property Record Card
Parcel: 01-20-30-520-0000-0010
Owner: VALUE PLACE ORLANDO FL NORTH - SANFORD LLC
Property Address: 2727 ORLANDO DR SANFORD, FL 32771

Value Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>2014 Working Values</th>
<th>2013 Certified Values</th>
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</thead>
<tbody>
<tr>
<td>Valuation Method</td>
<td>Income</td>
<td>Income</td>
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<td>Number of Buildings</td>
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<td>1</td>
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<td>Depreciated Bldg Value</td>
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<tr>
<td>Depreciated EXFT Value</td>
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<tr>
<td>Land Value (Market)</td>
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<td></td>
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<tr>
<td>Land Value Ag</td>
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<tr>
<td>Just/Market Value **</td>
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<td>$2,246,376</td>
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<td>Portability Adj</td>
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<tr>
<td>Save Our Homes Adj</td>
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<td>$0</td>
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<td>Amendment 1 Adj</td>
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<td>Assessed Value</td>
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<td>$1,715,893</td>
</tr>
</tbody>
</table>

Tax Amount without SDI: $39,421.39
2013 Tax Bill Amount: $39,421.39
Tax Estimator: 1.00
Save Our Homes Savings: $0.00
* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description
LOT 1
VALUE PLACE AT SANFORD
PB 73 PGS 65 - 67

Taxes

<table>
<thead>
<tr>
<th>Taxing Authority</th>
<th>Assessment Value</th>
<th>Exempt Values</th>
<th>Taxable Value</th>
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<tbody>
<tr>
<td>County General Fund</td>
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<td>Schools</td>
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<td>City Sanford</td>
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Sales

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<th>Description</th>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Amount</th>
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<th>Vac/Imp</th>
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<td>SPECIAL WARRANTY DEED</td>
<td>9/1/2013</td>
<td>08135</td>
<td>0860</td>
<td>$5,297,900</td>
<td>Not Applicable</td>
<td>Improved</td>
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<td>07382</td>
<td>0802</td>
<td>$3,718,100</td>
<td>Not Applicable</td>
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Find Comparable Sales within this Subdivision

Land

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<tr>
<th>Method</th>
<th>Frontage</th>
<th>Depth</th>
<th>Units</th>
<th>Units Price</th>
<th>Land Value</th>
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<tbody>
<tr>
<td>SQUARE FEET</td>
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Building Information

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<tr>
<th>#</th>
<th>Description</th>
<th>Year Built</th>
<th>Actual/Effective</th>
<th>Stories</th>
<th>Total SF</th>
<th>Ext Wall</th>
<th>Adj Value</th>
<th>Repl Value</th>
<th>Appendages</th>
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http://www.scpafl.org/ParcelDetailInfo.aspx?PID=01203052000000010
8/8/2014
<table>
<thead>
<tr>
<th>Permit #</th>
<th>Type</th>
<th>Agency</th>
<th>Amount</th>
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<th>Permit Date</th>
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<tbody>
<tr>
<td>01923</td>
<td>Personal Property</td>
<td>Sanford</td>
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<td>01739</td>
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<td>01822</td>
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<td>01116</td>
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<th>Units</th>
<th>Value</th>
<th>New Cost</th>
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<td>POLE LIGHT CONCRETE 1 ARM</td>
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PROPERTY TAXES - PAID
**CURRENT YEAR'S TAXES PAID**

<table>
<thead>
<tr>
<th>Parcel:</th>
<th>01-20-30-520-0000-0010</th>
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<tbody>
<tr>
<td>Tax Year:</td>
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<tr>
<td>Tax Bill #:</td>
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<tr>
<td>Non-School Assessed Value:</td>
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<td>School Assessed Value:</td>
<td>$2,246,376</td>
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<tr>
<td>Gross Tax Amount:</td>
<td>$39,421.39</td>
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<tr>
<td>Millage Code:</td>
<td>54 Sanford</td>
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<tr>
<td>Exemptions Granted:</td>
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<tr>
<td>Homestead:</td>
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<tr>
<td>Additional Exemptions:</td>
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<tr>
<td>Non-Ad Valorem Assessments:</td>
<td>None</td>
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</table>

**TAX STATUS:**

**CURRENT YEAR'S TAXES PAID**

<table>
<thead>
<tr>
<th>Date</th>
<th>Receipt Num</th>
<th>Amount Paid</th>
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<tbody>
<tr>
<td>12/27/13</td>
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<td>$36,238.75</td>
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Information below reflects the 2013 tax bill discounted and gross amounts.

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<thead>
<tr>
<th></th>
<th>NOV 30</th>
<th>DEC 31</th>
<th>JAN 31</th>
<th>FEB 28</th>
<th>MAR 31</th>
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<tbody>
<tr>
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</table>

Prior Years Unpaid Delinquent Taxes: *NONE*

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General Disclosure: Accuracy of the information provided on this web site is not guaranteed for legal purposes. Changes may occur daily. To get the most current information, contact the Seminole County Tax Collector’s Office.
BUSINESS TAX - PAID
<table>
<thead>
<tr>
<th>Account #</th>
<th>Date Established</th>
<th>Business Phone</th>
<th>Last Business Tax Year Paid</th>
</tr>
</thead>
</table>

**Business Name:**
VALUE PLACE ORLANDO FL NORTH SANFORD LLC
VALUE PLACE HOLDINGS LLC
2727 S ORLANDO DR
SANFORD, FL 32773

**Owner(s)/Officer(s):**
SCOTT FREY

**Business Physical Address:**
VALUE PLACE ORLANDO FL NORTH SANFORD LLC
VALUE PLACE HOLDINGS LLC
8621 E 21ST ST N #250
WICHITA, KS 67206

**Business Mailing Address:**
VALUE PLACE ORLANDO FL NORTH SANFORD LLC
VALUE PLACE HOLDINGS LLC
8621 E 21ST ST N #250
WICHITA, KS 67206

**Business Description:**
HOTEL

**State License(s):**
HOT6903990

**Exemptions:** N/A

**Status:** CURRENT

**Comments:**

****NO SOLICITATION REQUESTED****
## Estimate

**Date:** 04/08/2014  
**Estimate No.:** 91358  
**Exp. Date:** 05/08/2014

### Address

Value Place Orlando FL North - Sanford LLC  
2727 S. Orlando Drive  
Sanford, FL 32773 USA

### Sales Rep  |  Project  |  Property
--- | --- | ---
Ernie Falco | Sealcoating | Sanford, FL

<table>
<thead>
<tr>
<th>Service</th>
<th>Activity</th>
<th>Amount</th>
</tr>
</thead>
</table>
| Asphalt Sealcoat | KBS will apply two (2) coats of asphalt emulsion mix sealcoat to the agreed upon parking area approximately 67,700 sq.ft. (reference attached property map for areas to be sealcoated and striped).  
All sealcoat will be mixed and applied according to the manufacturer recommended specifications. All sealcoat for this project will be purchased directly from the product manufacture and NOT altered unless otherwise directed by the manufacture (i.e. diluting product with water).  
Additionally, we will apply Department of Traffic (DOT) approved type 3 traffic line paint to the agreed upon areas to be sealcoated (reference attached property map for areas to be sealcoated and striped). All stop bars, speed bumps, parking stalls, handiccap spaces, and visitor spots will be repainted.  
Note 1: Prior to sealing KBS will clean all areas of the parking lot with the appropriate cleaning equipment (i.e. blowers, brooms, pressure washers) to ensure all grounds are prepped according to the sealcoat manufacturers specifications.  
All cars must be removed from work zone no later than 30 min after deadline as not to delay the sealcoat application process. The client is responsible for any towing costs or other costs associated with relocating vehicles from the work zone.  
Note 3: The sealcoat manufacture recommends a minimum dry time of 48 hours before any traffic is allowed to drive on the asphalt. KBS is not responsible for respraying or repairing any sealcoat or paint that is damaged due to employees and/or visitors ignoring work zones signage and driving, walking, skateboarding, bike riding, etc. on the freshly sprayed asphalt. |

Continue to the next page
1. Roll Call

2. Approval of Minutes – Approved unanimously

3. Public Comments - None

4. Action Items
   a. Value Place – Mini Grant - $4,750
      i. Approved 2-1, conditioned on improving site landscaping
   b. Fountain Lodge – Construction & Redevelopment Grant - $120,636
      i. Approved unanimously
   c. City of Casselberry – Casselberry Exchange - $150,000
      i. Approved unanimously
   d. Seminole County – Lighting Upgrade Lake Mary Blvd. to Shepard Rd. - $400,000
      i. Approved unanimously

5. Discussion Items - None

6. Adjournment

Note: Additional information regarding these matters is available for public review at the Planning Department, 1101 East First Street, Sanford, FL 32771 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Human Resources Department ADA Coordinator 48 hours in advance of this hearing at 407-665-7944. Persons are advised that if they decide to appeal any decisions made at this hearing, they will need a record of the proceedings, and for such purpose they may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Florida Statutes, Section 286.0105).