

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM
US 17-92 COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: Authorization of CRA funds for Ratliff Demolition Project

DEPARTMENT: Economic Development **DIVISION:** US 17/92 CRA

AUTHORIZED BY: William McDermott **CONTACT:** Kevin Fall **EXT.** 7133

Agenda Date <u>05/27/03</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Request authorization to appropriate \$5,000 of US 17-92 CRA funds to support the redevelopment of a former junkyard/salvage yard and office buildings located at 2734 Orlando Drive (US 17-92).

BACKGROUND:

This project was previously denied by the US 17-92 CRA on December 10, 2002.

The US 17-92 Redevelopment Planning Agency (RPA), at its April 30, 2003 meeting, recommended resubmitting a proposal to the US 17-92 Community Redevelopment Agency for CRA funds in the amount of \$5,000 support the redevelopment of a former junkyard/salvage yard and office buildings located at 2734 Orlando Drive (US 17-92).

The recommendation from the US 17-92 RPA required the demolition and removal of debris on the property and required the execution of a development order between the property owner and the City of Sanford that places restrictions on future uses of the property. The applicant, Thomas Ratliff Jr., has met all of the conditions and a development order has been executed with the City of Sanford restricting future use of the property (see attached).

This project supports the following objectives of the adopted US 17-92 Corridor Redevelopment Plan:

- Economic Development – Encourage the acquisition, demolition and reuse of those properties that, by virtue of their location, condition, or value, no longer function at their highest economic potential.
- Economic Development – Eliminate blight conditions in the redevelopment area, as defined by Florida Statute and the Finding of Necessity, which constitute an economic and social liability.
- Aesthetics – Enhance the visual and aesthetic qualities of the redevelopment area through streetscape, landscape, hardscape and gateway projects.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>SE</u>
CM: <u>[Signature]</u>
File No: <u>CRA-02</u>

Funds are available in the adopted FY02/03 CRA Business Assistance Fund.

US 17-92 CRA - FY02/03 RPA Approved Projects

Ratliff Demolition Project

Demolition and removal of a former junkyard/salvage yard facility and office buildings located at 2734 Orlando Drive in Sanford.

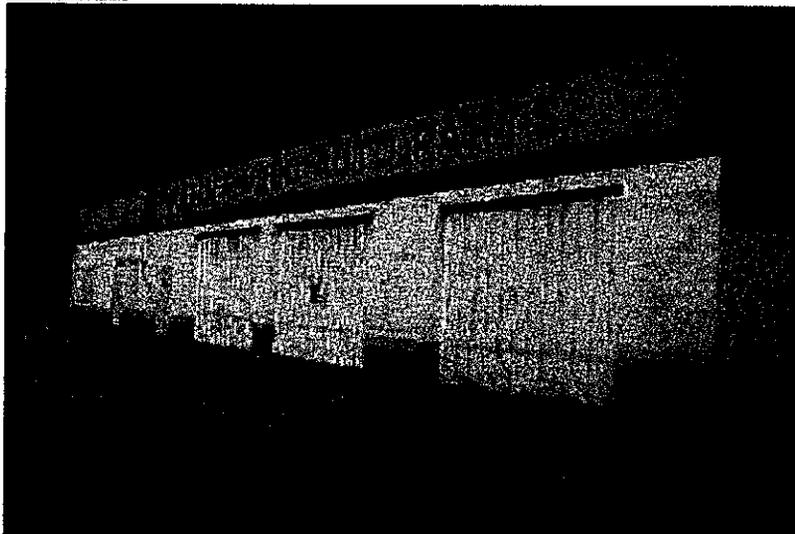
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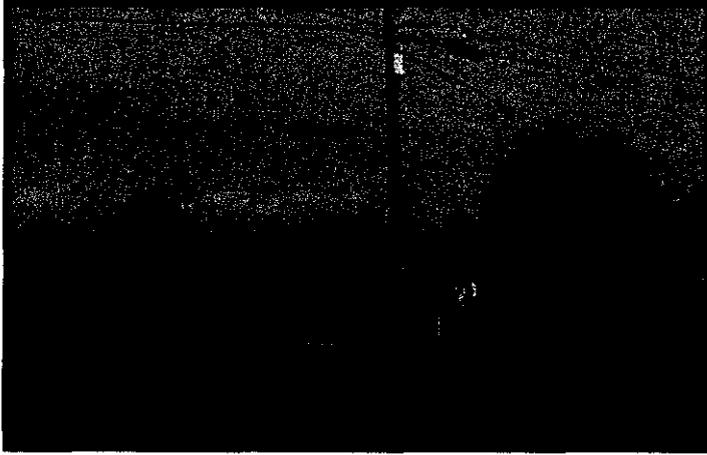
US 17-92 RPA recommendation: On August 23, 2002, the US 17-92 RPA recommended an investment of CRA funds not to exceed \$5,000 to assist in the demolition and removal of debris on the property contingent upon the execution of a development order between the property owner and the City of Sanford to restrict future uses of property. The conditions called for the demolition and removal of building from the site, inspection of demolition and removal of material after job completion, and the signing of a development order limiting the future reuse of the property. The applicant has met all of the conditions, a development order has been executed and the subject property has been inspected.

See attached Development Order.

BEFORE



Junkyard front-office building and parts shop.



View looking NORTH WEST at side of front office building and outdoor storage racks.

AFTER



Former location of abandoned junkyard front office and parts shop.



View of entire lot looking SOUTH WEST. Showing the new real estate FOR SALE signs. A former junkyard that is now a new lot ready for redevelopment

CITY OF SANFORD DEVELOPMENT ORDER

No. 02-0045

On 9/11/02, City of Sanford issued this Development Order relating to and touching and concerning the following described property:

(Legal Description Attached)
(The aforesaid legal description has been provided to the City of Sanford by the owner of the afore described property)

FINDINGS OF FACT

Property Owner: **RATLIFF , Thomas, Jr.**
2437 S. Myrtle Avenue
Sanford Florida, 32771

Project Name/Address: 2734 Orlando Drive, Sanford Florida, 32771

Tax Parcel Number(s): 01-20-30-512-0000-0480 ; 01-20-30-512-0000-0500 ; 01-20-30-511-0700-0250

Requested Development Approval: Restricted future uses of parcels

The development approval sought is consistent with the City of Sanford Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the afore described property.

ORDER

NOW, THEREFORE, it is ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is GRANTED.
- (2) All development shall fully comply with all of the codes and ordinances in effect in the City of Sanford, Florida at the time of issuance of permits including all impact fee ordinances.

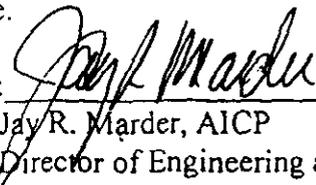
(3) The conditions upon this development approval and the commitment made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

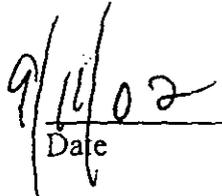
- (1) The following uses of the above listed parcels will NOT BE PERMITTED:
1. Adult Performance Establishments;
 2. Used Automobile Sales as Primary Commercial Activity (Please note this does NOT preclude the use whose Primary Commercial Activity may be NEW automobile sales with an ancillary activity of used car sales associated with trade ins, etc.);
 3. Junk yard, or auto salvage yard;
 4. Bail Bondsman;
 5. Roadside Fruit and Vegetable stand; and
 6. Day Labor, Labor Pool or Temporary Labor activities.

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of the City of Sanford by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first above.

By: 
Jay R. Marder, AICP
Director of Engineering and Planning


Date

OWNER'S CONSENT AND COVENANT

COMES NOW, Thomas Ratliff and Mary A. Ratliff the owner(s) of the afore described property in this Development Order, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Carolyn B. Richburg
Sign Name Here

CAROLYN B. RICHBURG
Print Name Here

Witness

Carolyn B. Richburg
Sign Name Here

CAROLYN B. RICHBURG
Sign Name Here

Witness

Thomas Ratliff Jr.
Sign Name Here

Thomas Ratliff Jr.
Print Name Here

Owner

Mary A. Ratliff
Sign Name Here

Mary A. Ratliff
Print Name Here

Owner

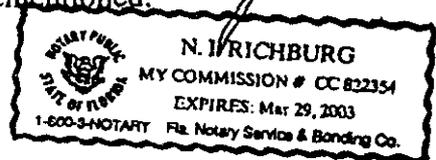
STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared THOMAS RATLIFF JR. AND MARY A. RATLIFF who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of September, 2002

N. Richburg
Notary Public, in and for the County and State aforementioned.



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RR BOOK 04522 PAGE 0761

**LEGAL DESCRIPTION RATLIFF PROPERTY
ASSOCIATED WITH DEVELOPMENT ORDER 02-0045**

For the parcel generally located at 2734 Orlando Drive, Sanford,
Florida.

LEGAL:

**LOTS 25, 36, 35 AND 36, BLOCK 7, DRUID PARK, PLAT BOOK 6,
PAGE 5, ALSO LOTS 48,49 AND 50, BLOCK 7 DRUID PARK,
PLAT BOOK 6, PAGE 5 LESS NORTH 15 FEET OF LOT 48.**