

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

SUBJECT: Authorization and funding for CRA projects recommended by US17-92 RPA

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

AUTHORIZED BY: William McDermott ^{WMM} **CONTACT:** Kevin Fall ^{Kevin Fall} **EXT.** 7133

Agenda Date <u>12/10/02</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 approval of US 17-92 CRA projects and authorization to fund projects from US 17-92 Redevelopment Trust Fund and authorize staff to prepare all necessary documents for execution by CRA Chairman.

BACKGROUND:

The US 17-92 Redevelopment Planning Agency has reviewed the following projects for consistency with the goals and objectives of the US 17-92 Corridor Redevelopment Plan and has recommended that the projects be forwarded to the US 17-92 Community Redevelopment Agency for funding authorization from the US 17-92 Redevelopment Trust Fund.

Ratliff Demolition Project	\$ 5,000
Uniform Public Signage Standards	\$ 25,000
Signage Inventory/Mapping Project	\$ 24,900
CRA Business Assistance Program	\$ 40,000
Public Farmers Market Building Enhancements	\$ 56,092
Public Farmers Market Site Enhancements	\$120,061
13 th – 14 th St. Median & Landscaping Enhancements	\$ 35,973

The above projects total \$307,026 and require a designation of \$112,126 of previously undesignated funds. A brief project summary for each of the above projects is provided in the attachment entitled US 17-92 CRA - FY02/03 RPA Approved Projects.

An itemized summary of the approved budget for the US 17-92 CRA for FY02/03 is provided in the attachment entitled US 17-92 CRA - FY02/03 Budget Summary.

Attachments: US 17-92 CRA - FY02/03 Budget Summary
US 17-92 CRA - FY02/03 RPA Approved Projects

Reviewed by:	_____
Co Atty:	_____
DFS:	_____
Other:	_____
DCM:	<u>[Signature]</u>
CM:	_____
File No.	<u>CRA-01</u>

**US 17-92 CRA
FISCAL YEAR 2002/03**

BUDGET SUMMARY

Revenue	Budget	RPA Approved New Projects		Remaining Project Balance
TIF County	495,741		-	495,741
TIF Cities	317,436		-	317,436
Interest/Other	7,000		-	7,000
5% Statutory	(16,222)		-	(16,222)
Beginning Fund Balance	949,878		-	949,878
Total Revenues	1,753,833		-	1,753,833
Expenditure				
	Budget			
Administration	74,079		-	74,079
Capital Projects				
Victoria Square Area Redevelopment	35,000		-	35,000
Public Spaces/Streetscape Fund	100,000	13th-14th St. Median & Landscaping Enhancements	35,973	0
		Public Farmers Market Site Enhancements	64,027	
Redevelopment Demonstration Project	170,000		-	170,000
Site Improvement Fund	100,000	Ratliff Demolition Project	5,000	95,000
Planning Studies	60,000	Uniform Public Signage Standards	25,000	10,100
		Signage Inventory/Mapping Project	24,900	
1st Street Entrance Feature	136,000		-	136,000
Fern Park Hardscape	176,408		-	176,408
Mast Arms				
1st Street	163,000		-	163,000
3rd Street	141,000		-	141,000
13th Street	128,000		-	128,000
Bargain Blvd.	98,170		-	98,170
SR 417	99,220		-	99,220
Undesignated	272,956	CRA Business Assistance Program	40,000	120,830
		Public Farmers Market Site Enhancements	56,034	
		Public Farmers Market Building Enhancements	56,092	
Total Expenditures	1,753,833		307,026	1,446,807

Note: A portion of the Public Farmers Market Site Enhancements project is funded from the Public Spaces/Streetscape Fund (\$64,027) while the balance of the project requires funding from the Undesignated account (\$56,034).

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.

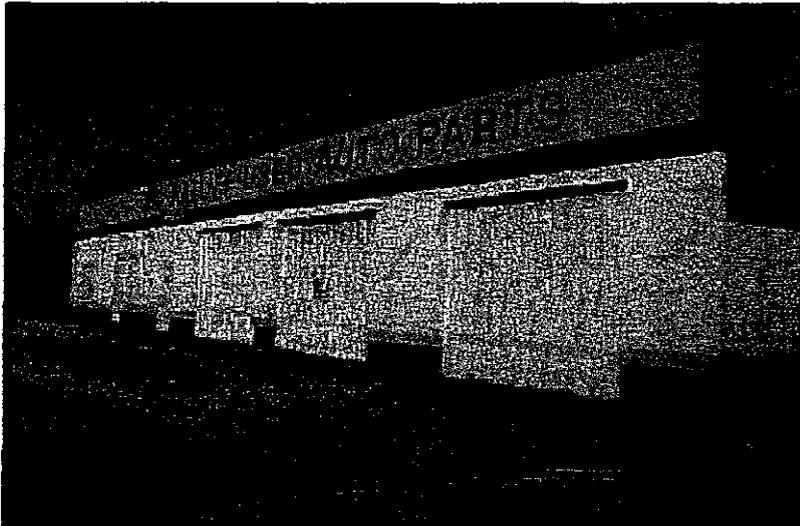
This project supports the following objectives of the adopted US 17-92 Corridor Redevelopment Plan:

- 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.

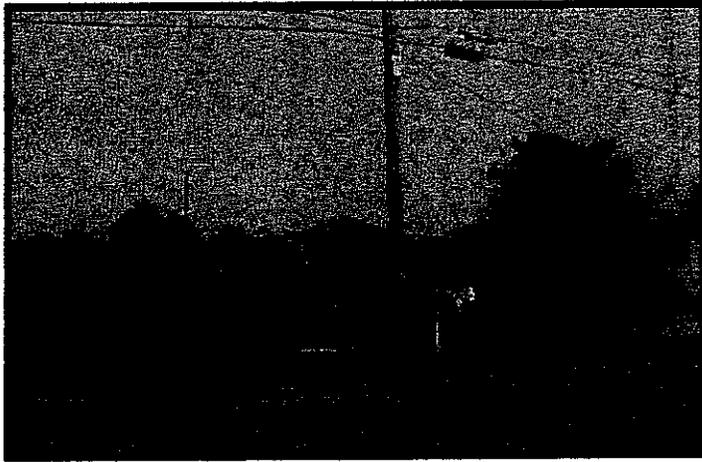
US 17-92 RPA recommendation: On August 23, 2002, the US 17-92 RPA recommended an investment of CRA funds not to exceed \$5,000 to assist in the demolition and removal of debris on the property contingent upon the execution of a development order between the property owner and the City of Sanford to restrict 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

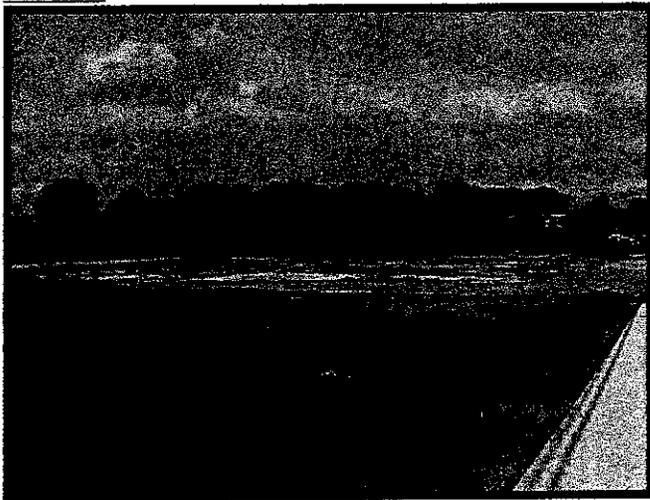


Junkyard front-office building and parts shop.



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.

Prepared By and Return to the Planning & Community Development Dept., City of Sanford City Hall, 300 N. Park Ave., Sanford, FL 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2002940180 BK 04522 PG 0759 RECD 09/18/2002 12:07:04 PM RECD BY J Eckenroth

(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:

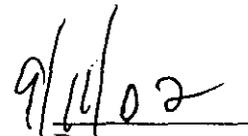
1. Adult Performance Establishments;
2. Used Automobile Sales as Primary Commercial Activity (Please note this does NOT preclude the use whose Primary Commercial Activity may be NEW automobile sales with an ancillary activity of used car sales associated with trade ins, etc.);
3. Junk yard, or auto salvage 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

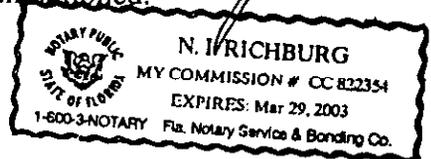
STATE OF FLORIDA

COUNTY OF SEMINOLE

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



FILE NUM 2002940180
BR 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.**

Uniform Public Signage/Wayfinding Standards

Plan and design a consistent public signage program for directional signage to be located along the US 17-92 corridor to indicate directions to selected public facilities and sites and to provide guidelines for the location, design and spacing of other public signage.

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

- 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.
- Land Development Regulations – Develop a specific corridor overlay zoning district and consolidate local regulations into one reasonable and consistent set of corridor standards for new development and redevelopment.

US 17-92 RPA recommendation: On October 25, 2002, the US 17-92 RPA recommended an investment of CRA funds not to exceed \$25,000 for the Public Signage project based upon a scope of services submitted by the consultant (Glattig Jackson).

See attached Scope of Services.



GJ #16904

Scope of Services
(Revised 10/14/02)
US 17-92 Gateway Corridor
Public Wayfinding Signage Program

Intent:

Plan and design a public signage program for directional signs to be located along the US 17-92 Gateway Corridor to indicate directions to selected public facilities and sites. Provide guidelines for the location, design and spacing of other public signs.

Glenn Jackson will:

1. Prepare a list of potential public facilities to be included in the program. This list will be prepared in consultation with the 17-92 Community Redevelopment Agency's staff representatives regarding types of facilities and specific facilities to be considered. The final list will be reviewed with the RPA's project manager and Chairman, and then with the full RPA, if necessary.
2. Review the inventory, conducted by the County, of existing public signage in the corridor. The inventory will include maps of signs and will be used to better define potential locations for the new directional signs and to provide a basis for any recommendations to possibly remove existing signs.
3. Prepare a map of potential directional sign locations, showing the recommended signage copy for each location. Input will be solicited from FDOT regarding locational and design restrictions. This plan will be reviewed with the CRA to consider possible changes.
4. Prepare design concepts to be applied to the directional signage. Approximately two general concepts/themes will be provided initially in order to solicit a consensus concept, which will then be further refined and detailed as the final concept following review with the RPA. Concepts will include the signs themselves, lighting concepts and landscape concepts. An estimated construction budget for the final concept will be provided.
5. Provide guidelines and examples of design standards for the location, design and spacing of other public signs (street signs and regulatory signs).

A separate work order will be prepared later for implementation/construction drawings for the selected signs and any related items such as lighting and landscaping.

Project Budget:

Twenty-five thousand dollars (\$25,000.00) including direct expenses.

P:\1616904 - Sem City 17-92 wayfinding\conestscope public signage pro revised.doc

Public/Private Signage Inventory/Mapping Project

Conduct and produce a geo-coded inventory of public and private signage along the entire US 17-92 corridor and provide deliverables in GIS format, including digital imagery for each item inventoried. Signage attributes required are location of sign, size of sign, height of sign and type of sign (regulatory, directional or private).

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

- 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.
- Land Development Regulations – Develop a specific corridor overlay zoning district and consolidate local regulations into one reasonable and consistent set of corridor standards for new development and redevelopment.

US 17-92 RPA recommendation: On November 22, 2002, the US 17-92 RPA recommended an investment of CRA funds in the amount of \$24,900 for a comprehensive Signage Inventory project for the US 17-92 CRA based upon the scope of services submitted by the consultant (TransMap).

See attached scope of services.

**Professional Services Proposal
For Seminole County, FL
Commercial Corridor
Road Signage Inventory**

Prepared for:



November 7, 2002
REVISED November 15, 2002

Contents

- 1. Background**
- 2. Technical Approach**
- 3. Project Costs & Project Schedule**
- 4. Qualifications & Experience**
Recent Roadway Inventory



NOTICE ON CONFIDENTIAL INFORMATION
THIS PROPOSAL CONTAINS PROPRIETARY BUSINESS INFORMATION WHICH MAY NOT BE DISCLOSED TO
TRANSMAP'S COMPETITORS OR THE GENERAL PUBLIC.

Background

The Seminole County Planning & Development Department ["Seminole County"] has asked TRANSMAP Corporation ["TRANSMAP"] to propose roadway imaging and data collection services for a **17.5-mile** road corridor that is going through the redevelopment process. Such a database will provide Seminole County with the ability to view all pertinent roadway signage and imagery together in the ESRI® ArcView GIS.

The following proposal contains detailed information on TRANSMAP's technical approach for this project to ensure quality deliverables to Seminole County.

General

The ON-SIGHT™ data collection system will be employed to create a database of roadway images and signs along **17.5**-centerline miles of road corridor in Seminole County, Florida.

TRANSMAP will drive its ON-SIGHT™ mapping van along all roadways specified. ON-SIGHT™ combines digital cameras, GPS and an inertial measurement system in a van. This system collects a highly accurate image inventory, which is used by TRANSMAP's data processing team to inventory roadway assets and to integrate them with legacy data in a GIS or asset management system.

Prior to commencement of work, Seminole County must provide the following items:

- Road maps of the project area, showing the roads to be driven, which will be used for project planning.
- Digital Data (Centerline Basemap, Orthophotography, Parcel Maps, Building Footprints, Address Database, any relevant Legacy Databases), Project Maps, & hardcopy maps
- An appointed project manager for the duration of the project

ON-SIGHT™ Imaging

TRANSMAP will drive its ON-SIGHT™ mapping van along roads specified during Network Definition and capture right-of-way (ROW) images on both sides of each street. TRANSMAP will employ the following equipment installed in the mapping van:

- A dual frequency, survey grade GPS receiver
- An inertial navigation system
- Four digital, progressive scan, color cameras



ON-SIGHT™ images captured every 35 ft.

All routes will be driven in bus travel direction with four cameras, two pointing in the driving direction and two 45 degrees to the right. The spacing between images will be 35 to 40 ft. The images are accurately geo-located with GPS and the ON-SIGHT van's inertial navigation system.



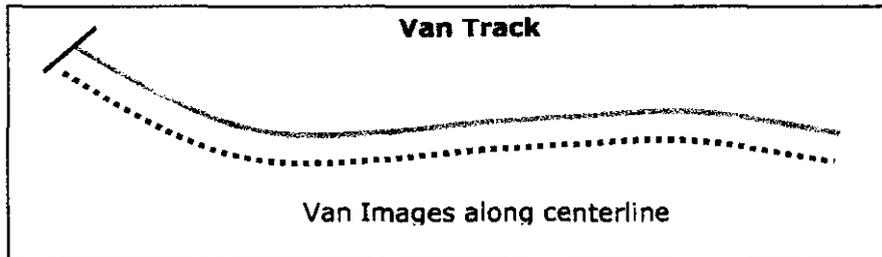
Forward View of ON-SIGHT imagery



Side View of ON-SIGHT™ imagery

Imaging Products

Products of the ON-SIGHT™ imaging include the digital stereo images and the van track.



Digital Stereo Images

Images are compressed in the JPEG format. The images will be delivered on removable hard drive (USB or IEEE). If a removable hard drive is not an option for Seminole County, a mutually agreed upon alternative will be established.

Van Track

The Van Track is the collection of positions and related orientations at which images were taken. This track becomes the link between geographic locations and the images, which users of the data will employ.

TRANSMAP will deliver the Van Track as ESRI shape files or coverages and standard DBF database tables. X, Y, Z coordinates of data will be delivered in the geographic coordinate system specified by the customer.

The van track shape file can be viewed with ESRI's ArcView GIS or TRANSMAP's MapViewer/ArcView3.X. MapViewer also allows you to create a virtual drive through along a roadway directly with your existing ArcView 3.X license.

Sign Inventory

TRANSMAP's stereo measurement software allows staff to locate any object visible in the stereo images and convert that picture location to a geographic coordinate. Both point and linear assets can be inventoried with the system. Point Assets are described as assets that can be located with a single coordinate value. For this project, TRANSMAP will inventory visible signs that are both public and private.

Public Traffic Signs (Point Assets)

The following table represents the attribution for each Public Traffic Sign:

Attribution	Description
SignCode	An alpha-numeric code assigned to each traffic sign based on the Federal Manual of Uniform Traffic Control Devices (MUTCD). [i.e. R1-1=Stop Sign]
SignType	Type of sign indicated [Regulatory, Warning, Directional, etc.]
Size	Determined from either measurement or from MUTCD standards
Height	Height measured from roadway to bottom of traffic sign
Location	Describes the physical location [i.e. Median, Behind Curb, Mast-arm, etc.]
X-Coord	X-Coordinate of Traffic Sign - State Plane Zone [Feet or Meters]
Y-Coord	Y-Coordinate of Traffic Sign - State Plane Zone [Feet or Meters]

Private Signs (Point Assets)

The following table represents the attribution for each Private Sign:

Attribution	Description
SignCode	A code assigned to public signs based on mutually defined specifications, which is defined during the project definition phase. [i.e. Wood, Concrete, Metal, Plastic, Internal Illumination, External Illumination, etc.]
SignType	Type of sign indicated [Public]
Size	Determined from either a scaled measurement or from mutually defined specifications, which is defined during the project definition phase.
Height	Height measured from roadway to bottom of sign
Location	Describes the physical location [i.e. pole, building front, etc.]
X-Coord	X-Coordinate of Traffic Sign - State Plane Zone [Feet or Meters]
Y-Coord	Y-Coordinate of Traffic Sign - State Plane Zone [Feet or Meters]

The relative accuracy of certain measurements can only be determined if signs are within 25 feet of the curb. Private signs that extend 25 feet behind the road curb may not be consistent with sub-meter accuracy, or have consistent height and sizes. TRANSMAP assumes that the data being provided is for planning purposes and will not be used for design purposes.

Quality Assurance. The logistics of collecting data on thousands of objects requires experienced staff and mature procedures and data management tools. When recording an asset, TRANSMAP's data processors document object attributes using forms linked to a relational database. Custom forms are created for each object type. The database and forms are modified as necessary to enforce data validation rules established for each object type. Other software tools are used for consistency checking (e.g., to verify that a manhole and a water-valve can't be at the same location). Linear objects like curbing require specialty tools to allow staff top-down looks for consistency checking.

Quality Control Tasks. TRANSMAP's asset inventories generally contain at least 95% of the visible features. Aboveground feature types have higher completeness percentages; belowground features may be lower. Specific acceptance criteria are defined in the Operations Manual. TRANSMAP performs the following tests to insure acceptable quality:

- After data processor completes a survey, the inventoried assets are checked by the individual that located the assets. The individual verifies survey completeness and accuracy.
- After data processor self-checks are completed, inventoried assets are checked for consistency by a supervisor.
- Additional consistency checks are performed while the data are loaded into the GIS.
- Visual review of the final data is performed in GIS to check overall completeness.

Services & Deliverables

TRANSMAP has been asked to perform the following services.

- 1 **Project Mobilization:** This includes the mobilization of the ON-SIGHT™ van, the development of the field imaging operations manual as well as QC and acceptance procedures, review of existing roadway network and creation and customization of the field database.
- 2 **Project Definition:** TRANSMAP will develop a data processing manual for the Sign Inventory. This manual serves as the project reference for both Seminole and TRANSMAP, and more specifically documents how the Signs are inventoried, structured and attributed. It also defines QC and acceptance procedures for both parties; provides a review of existing (legacy) data, and creates/customizes the production database and related production software tools.
- 3 **ON-SIGHT™ Image Database:** TRANSMAP will drive its ON-SIGHT™ mapping van on specified roads to produce an image repository. TRANSMAP will drive the specified routes in the travel direction using a 4x camera configuration. Two of the cameras point in the driving direction, the second pair of cameras will point in the right-forward direction under a 45° angle. Multiple imaging passes will occur in areas with greater than 6-lanes to ensure complete mapping of median signs. The image database will be delivered via removable hard-drive (USB or IEEE).
- 4 **Sign Inventory:** Using the collected roadway stereo images TRANSMAP will develop an inventory of visible signs (Public and Private). The inventory will be developed in accordance with the data processing manual and be delivered as an ESRI® ArcView shape file format. TRANSMAP assumes that only signs and attributes that are visible from the roadway imagery will be collected for this project.
- 5 **MapView/ArcView3.X:** TRANSMAP will license three seats of MapViewer/ArcView. MapViewer/ArcView will allow Seminole County to access the roadway imagery directly in the ArcView 3.X GIS. Seminole staff will be able to "drive-through" the route network directly from their existing ArcView 3.X license. The customer will be responsible for license administration to control the use of the software on the network. Licensing is on a per seat (user desktop) basis.

Project Cost and Schedule

Cost

TRANSMAP offers the following prices in this proposal. These prices will be effective for 60 days from the date listed on this proposal. Prices (per mile/per unit) given in this proposal have been prepared in accordance with the estimates provided by Seminole County, FL. Any discounts will be applied in the final invoice.

Description	Units	Price	Total
Project Mobilization (lump sum payment)	1	\$15,000	\$15,000
<i>Less Mobilization Credit [Local Area]</i>	1	(\$8,100)	(\$8,100)
Data Processing Manual (lump sum payment)	1	\$3,500	\$3,500
ON-SIGHT™ Imaging (units = Days)	1	\$4,900	\$4,900
Sign Inventory			
Public Signs	1	\$4,100	\$4,100
Private Signs	1	\$5,500	\$5,500
MapViewer/ArcView3.X	3	\$500	NO CHARGE
Project Total			\$24,900

Project Schedule

TRANSMAP can begin project within 2-weeks of purchase order or notification to proceed. ON-SIGHT Imaging is expected to last approximately 1-2 days. The Sign Inventory will take approximately another 2-4 weeks and can start 1 week after ON-SIGHT Imaging.

Qualifications & Experience

General

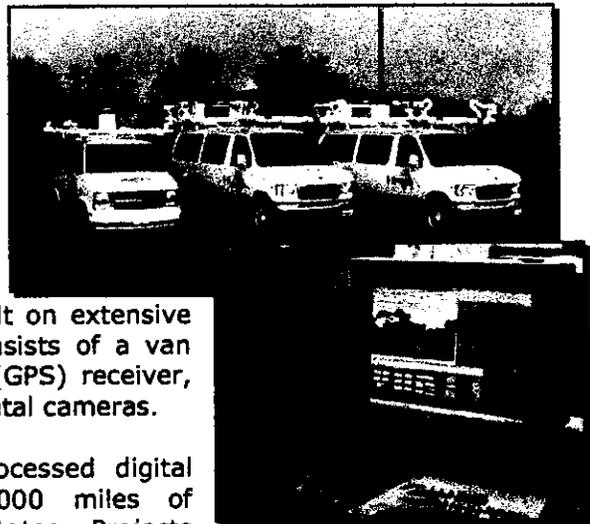
TRANSMAP is a professional services and consulting company that specializes in GIS and Asset Management for state and local governments. TRANSMAP's solutions include the implementation of turnkey asset management systems, the efficient collection of roadway asset information, data integration, system implementation, training and data maintenance. The company is helping transportation agencies nationwide comply with GASB 34 reporting.

A GIS and Asset Management System built by TRANSMAP's ON-SIGHT™ technology offers the following benefits:

- Reduce costs for organizations through automation and proper accounting of costs related to outside facilities
- Enhance productivity through visual inspection of right-of-way assets and property without leaving the office
- Reduce exposure to litigation by providing up-to-date information on locations and conditions of assets

Company History

TRANSMAP Corporation was formed in July 1994 to commercialize Mobile Mapping Technology developed at the Ohio State University's (OSU) Center for Mapping (CFM). TRANSMAP's founder and president, Kurt Novak, was involved with the development of the prototype system since 1989 and played a key role in the design and implementation of the GPSVan System. TRANSMAP's ON-SIGHT™ mapping van is the third generation mobile mapping system built on extensive operational experience. The technology consists of a van equipped with a Global Positioning System (GPS) receiver, an inertial navigation system (INS), and 4 digital cameras.



To date, TRANSMAP has collected and processed digital stereo image data for more than 60,000 miles of transportation corridors all over the United States. Projects completed include creating 20,000 centerline miles of centerline basemaps for the Virginia Department of Transportation; inventorying more than 100,000 pavement markings for the City of Virginia Beach, VA.; collecting an image database for flood damage assessment for the City of Grand Forks, ND; creating an asset inventory along railroad tracks for Burlington Northern RR; developing outside plant engineering maps for Brooks Fiber Properties; performing utility pole violation inspections for Charter Communications.

Recent Experience

TRANSMAP® has successfully finished the mapping and inventorying of infrastructure along more than 60,000 miles of roadway. The following are sample projects completed for transit authorities, villages, townships, municipalities, counties, and state highways.

Martin County, Florida

Scope	TRANSMAP conducted a comprehensive street infrastructure survey for this Florida County (Atlantic Coast). In cooperation with Hansen Information Technologies, TRANSMAP mapped 600 roadway miles, created sub-meter road centerlines with a linear reference system and inventoried point and linear features. TRANSMAP loaded the asset and condition data into Hansen's Roadway Module and the ESRI ArcView GIS.
Deliverables	Digital right-of-way (ROW) stereo Images Centerline network Linear reference system (LRS) Imaging software for planning and checking field asset collection Asset inventory of point and linear features Integration with Hansen's Roadway module and ESRI's ArcView GIS
Key Personnel	John Gabel (project management), John Browning (field operations), John Yablonski (Hansen integration), Joshua Wilson (data processing), Anthony Zifer (GIS)
Contact	Engineering Department – Operations Coordinator Stuart, FL Ms. Kimberly M. Roden 813-307-1702

Virginia Department of Transportation (VDOT)

Scope	TRANSMAP performed roadway imaging of 20,000 miles of state-maintained roadways to create a highly accurate road centerline network. The images were also analyzed to assess pavement condition ratings.
Deliverables	Digital right-of-way (ROW) stereo images Centerline network Imaging software for planning and checking field asset collection Integration with GIS
Key Personnel	John Gabel (project director), Howard Luxhoj (project manager) John Browning (field operations), Joshua Wilson (data processing), Anthony Zifer (GIS)
Contact	Senior Engineer PB Facilities, Inc. Standford T. Hovey 804-827-0618

City of Painesville, Ohio

Scope	TRANSMAP teamed with Metcalf & Eddy, Inc. to provide the City of Painesville with a comprehensive GIS. TRANSMAP collected digital roadway images, structured a centerline network and a database of 12,000 roadway assets. The resulting roadway database was delivered as the City's new GIS & the data was analyzed & modeled for Water Inflow/Infiltration by M&E.
Deliverables	Digital roadway stereo images Centerline basemap Linear Reference System Imaging software for planning and checking field asset collection Asset inventory of 12,000 roadway infrastructure assets
Key Personnel	Mark Weber (project management), Howard Luxhoj (field operations), Joshua Wilson (data processing), Anthony Zifer (GIS)
Contact	City Manager Painesville, OH Rita C. McMahon 440-392-5800

Hillsborough County, Florida

Scope	TRANSMAP conducted a comprehensive street infrastructure survey for this Florida County (around Tampa). In cooperation with local engineering firm Cumbey and Fair, TRANSMAP mapped 6,400 roadway miles, created sub-meter road centerlines with a linear reference system and inventoried close to 1 million points and linear asset features. TRANSMAP loaded the asset and condition data into Hansen's Roadway Module and the ESRI ArcView GIS.
Deliverables	Digital right-of-way (ROW) stereo images Centerline network Linear reference system (LRS) Imaging software for planning and checking field asset collection Asset inventory of point and linear features Integration with Hansen's Roadway module and ESRI's ArcView GIS
Key Personnel	John Gabel (project management), Howard Luxhoj (field operations), John Yablonski (Hansen integration), Joshua Wilson (data processing), Anthony Zifer (GIS)
Contact	Department of Public Works Tampa, FL Frederick C. Nutt 813-307-1705

CRA Business Assistance Program

Furnish and provide high quality small business management assistance through Seminole Community College's Small Business Assistance Office targeted at businesses within the US 17-92 CRA to include, but not limited to, counseling, classes/seminars, referral services, and specialized training.

The Seminole Community College/Small Business Development Center (SBDC) plays a key role in the provision of business support and technical assistance to the business community in Seminole County. The SBDC has served over 1,700 clients in Seminole County since 1998 through its small business outreach program. Most recently, the SBDC played a pivotal role in securing a \$480,000 US Small Business Administration loan for a local company, Viking Coachworks that enabled the company to remain in operation within Seminole County.

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

- Redevelopment Administration – Establish the administrative and financial mechanisms necessary to achieve the objectives and strategies of the Redevelopment Plan
- Economic Development – Maintain the diverse, identifiable character of each city within the district, while promoting economic vitality through private sector investment.

US 17-92 RPA recommendation: On November 22, 2002, the US 17-92 RPA recommended approval of the investment of CRA funds in the amount of \$40,000 to fund the US 17-92 CRA Business Assistance Program.

See attached proposal.

17-92 CRA
BUSINESS ASSISTANCE PROPOSAL



Seminole Community College

PROPOSAL CONTACT PERSON:

**Wayne T. Hardy, Director
Small Business Development**

**ADDRESS: Seminole Community College
1445 Dolgner Place
Sanford, FL 32773-6199**

**PH: (407) 321-3495
FAX: (407) 321-4184
EMAIL: hardyw@scc-fl.edu**

17-92 CRA Business Assistance Proposal

Seminole Community College (SCC) has been actively supporting the economic development of Seminole County through its small business assistance programs since the early 90's. In that time SCC has provided both hands on training and counseling to thousands of entrepreneurs. Since 1997 SCC has served **1600 business clients**, generated **496 new jobs** with over **436 jobs retained** and assisted in raising over **17.3 million** in capital investment.

Trained personnel, that carry the professional designation of Certified Business Analyst (CBA), staff SCC's Small Business Assistance office. Further professional designations include "International Trade Specialist". This commitment to furnishing the highest quality small business management assistance is evidenced by not only the resulting economic impact but also in the very complementary comments from numerous clients.

Real comments from clients taken from recent counseling evaluation forms:

"My meeting with Mr. Hardy was very informative and productive"

"Wayne was very much to the point and down to earth"

"Mr. Smith was a goldmine of information, professionalism and ideas"

"Happy to be scheduled again for follow up so quickly"

"Very informative and helpful"

"Great information"

"Very thorough"

"Gave us ideas, things we needed to research"

"Mr. Smith was huge help"

"Received quite an education in 2 hours (unbelievable)"

Real comments from clients taken from recent training evaluation forms:

"A very informative workshop - well organized"

"Enjoyed very much"

"Wonderful"

"The best I have attended -- think the seminar was very rewarding"

"I hope to see more workshops here -- Keep it up"

"I am looking forward to your next seminar. I am very excited about working with the SBDC"

"Thanks for today! Rebecca Holburn"

"Very informative, excellent information"

"James Smith obviously knows his stuff. In addition, he was flexible enough to tailor the information to a diverse group. I got what I wanted"

"I always learn something very valuable at these meetings -- Keep up the good work"

Because of SCC's relationship with the Florida Small Business Development Center Network it is able to provide direct assistance in loan proposals and business plans. This tie to federal government through the Small Business Administration (SBA) means that dollars invested into SCC are augmented with outside funds. This will allow the 17-92 CRA to receive the benefit of not being forced to carry the total cost of a business assistance program.

As the only public post secondary institution within Seminole County, SCC is the natural choice to provide assistance to our small business community. SCC is totally focused upon Seminole County and its citizens and their economic well-being. By affiliating with the small business assistance outreach program of SCC the 17-92 CRA will be able to take advantage of numerous other programs that SCC offers. This can mean things like setting up internships or co-op opportunities or customized training through SCC's Corporate Training Department.

The policy of the SCC Small Business Assistance program is to provide unhindered access to the full range of Seminole County residents. There is a fulltime commitment to provide services that are both relevant and affordable. No fees will be charged for any program created under this grant of any business that resides in the 17-92 CRA.

We are proposing for the year 10/01/02 – 09/30/03 to assist the businesses contained within The 17-92 CRA in the following manner:

- 1) Manage a database of all businesses and property owners with the CRA. The database will include where applicable the management of said businesses.
- 2) Formulate a series of classes (12) targeted at specific needs and concerns of the CRA businesses.
- 3) Provide one on one counseling with owners/managers of 17-92 businesses upon request of the business. This counseling will focus upon a variety of topics depending upon the specific business need.
- 4) Make available to 17-92 CRA businesses contacts of individuals or businesses that provide support or mentoring activities to SCC SBDC clients.
- 5) Provide a portal for 17-92 CRA businesses to access for other support and economic development agencies.

In Order to provide this service to the 17-92 CRA we are requesting a grant of 40 thousand dollars.

This grant will cover an estimated:

- 200 hours in preparation and presentation for seminars
- 400 hours of client counseling services
- 50 hours of data base management
- Marketing expenses and materials

Public Farmers Market Building and Site Enhancements Project

Participation in the redevelopment of the State Farmers Market site including the construction of an open air, pole barn type structure for public Farmers' Market events designed and to be constructed with site design and building enhancements consistent with the newly created and proposed US 17-92 Gateway Corridor Overlay Standards Classification.

The redevelopment of the Sanford Farmers Market is a unique opportunity for the CRA to participate in a public/private partnership to further the goals of the US 17-92 Redevelopment Plan.

The State Department of Agriculture and Consumer Services (DOACS) has identified the need to redevelop the existing 1950's buildings to increase use and revenues and has committed to a multi-phase project to rehabilitate the oldest public farmers market in the Country. The overall project includes structural renovations and the upgrading of electrical service of the Building 1 (45,000 square foot warehouse/office structure), the future replacement of Building 2 (2,724 square foot retail structure), the future demolition and rebuilding of Building 3(2,075 square foot restaurant at the northeast corner of the site), and the construction of an open air public farmers market fronting US 17-92. These actions would result in increased rents from tenants and provide for an active public market for area residents and local growers to utilize. The DOACS has requested \$350,000 in State FY02/03 funding for the rehabilitation of the large distribution building.

The State has partnered with a private business, Sanwa Growers, Inc., an international wholesale food company, to complete the rehabilitation and build out of Building 1 and to serve as the anchor tenant. Sanwa Growers, Inc. has invested over \$500,000 in the facility to prepare the building to serve its intended uses.

The City of Sanford is also a partner in this project with plans for the future relocation of the City's police and fire headquarters into a combined Public Safety Complex on the western portion of the property. The City also has a need to improve storm water retention to alleviate flooding in adjacent neighborhoods. Once developed, this functional storm water system could act as a passive park, connecting the Goldsboro neighborhood to the retail plaza serving the area. The City has secured over \$230,000 in funds for 13th Street landscaping and façade enhancements, and has available storm water funds to develop the storm water park and neighborhood connection.

The site is also located within the Goldsboro Front Porch Community and redevelopment of the property for increased public safety meets one of the adopted goals of the Goldsboro Front Porch Governor's Council, providing a statewide priority for identifying and securing grant funding.

The US 17-92 RPA has worked in coordination with the State and the City of Sanford since June of 2002 in formalizing a partnership that will ensure the successful

rehabilitation of the property and improve the capability of the site to further community and economic goals. The RPA has reduced the original request for CRA financial participation by eliminating approximately \$75,000 worth of enhancements previously requested by the State.

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

- Economic Development – Eliminate blight conditions in the redevelopment area, as defined by Florida Statutes 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.
- Infrastructure and Services – Establish parks, recreation, open space and beautification efforts to create an identifiable character for the redevelopment area which will reflect a pleasant appealing atmosphere for working, shopping, touring and residing in the district.

US 17-92 RPA recommendation: On November 22, 2002, the US 17-92 RPA recommended approval of \$176,153 of CRA funds to finance the specific list of building and site enhancements as defined in the itemized list of enhancements presented in the Summary of Enhancements below.

The following table itemizes the building and site enhancements recommended for approval by the US 17-92 RPA at their November 22, 2002 regular meeting, to be funded from the US 17-92 Redevelopment Trust Fund. The enhancements were developed based on certain aspects of the proposed US 17-92 Aesthetic Design Guidelines.

Enhancements	Costs	Notes
Removal of existing asphalt and installation of landscape buffer	\$5,000	Not required for building construction and is an enhancement to the project.
Relocate overhead utilities	\$3,000	Not required for building construction. However, relocation of overhead lines will enhance overall appearance.
Remove and relocate signage	\$1,000	Not required for building construction. However, enhances visual appearance of facility. Allows utilization of proposed US 17-92 Aesthetic Design Guidelines.
Curb Cuts (Removal and install FDOT Curbing and walk)	\$4,500	Not required for building construction. However, removal of curb cuts and installation of walkways are visual and appearance enhancements and enhances pedestrian safety.
Landscaping Assumes 24 6" caliper Shumard Oaks	\$28,800	Not required for building construction. However, enhances visual appearance of site and allows utilization of proposed US 17-92 Aesthetic Design Guidelines.
Irrigation	\$7,500	Not required for building construction.
Security Lighting 2 hockey puck pole lights	\$6,500	Not required for building construction. However enhances overall public safety.
3 Cupolas with spires on Roof Galvanized purlins and girts	\$7,500 \$10,000	Neither item is required for building construction. Cupolas are an added architectural feature that enhance appearance. Galvanized purlins and girts will prevent corrosion and associated staining and has longer useful life.
Decorative Steel Brackets	\$1,000	Not required for building construction. However, decorative brackets are an architectural and appearance enhancement.

Seafood Broker Enclosure	\$10,000	Not required for building construction. However, this enclosed area will provide roughed-in plumbing and electrical conduits to accommodate the <u>installation by tenant</u> of coolers, display cases and ice machines.
Concrete walkways around the perimeter of the facility/building	\$12,000	Not required of building construction. However, walkways around facility will provide a dry path around perimeter of building and will allow customer access to the back of vendor stalls.
Planters, benches and additional landscaping	\$10,000	Not required of building construction. However, planters and benches located at walkways and common areas surrounding facility to enhance the pedestrian experience.
Metal Halide lights to be used instead of basic Fluorescent lighting for overhead lighting of facility	\$700	Not required of building construction. However, upgrades proposed basic lighting system. Provides brighter, more natural colored light than standard fluorescents.
Paved and Striped crosswalks	\$15,000	Not required of building construction. However, decorative stamped concrete or brick crosswalks enhance the pedestrian experience.
Gateway	\$5,000	Not required for building construction. However, entryway / gateway at the north end of the structure will enhance visual appeal of site.
Flag Pole Pavilion	\$15,000	Not required of building construction. However, public spaces, and areas where people can congregate enhance the pedestrian experience.
Flag Pole and Walkway	\$2,500	Not required of building construction. However, public spaces, and areas where people can congregate enhance the pedestrian experience.
Contingency and OH&P	\$31,153	Contingency and Contractor OH&P



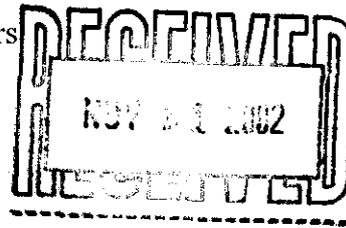
Florida Department of Agriculture and Consumer Services
CHARLES H. BRONSON, Commissioner
The Capitol • Tallahassee, FL 32399-0800

*BCC
Kevin Fall*

Please Respond to:

November 20, 2002

Honorable Daryl McLain, Commissioner
Seminole County Board of County Commissioners
1101 East First Street
Sanford, Florida 32771



Dear Commissioner McLain:

I want to express my appreciation for the US 17-92 Redevelopment Planning Agency's recommendation to provide financial assistance for renovations at the Sanford State Farmers' Market. Sanford is the oldest State Farmers' market in the United States and with these renovations it will provide superior services for the community. Your favorable consideration of this supplemental funding will provide the community with a retail farmer's market that will be a model facility for the entire United States.

The construction of the State Farmers' Market retail facility is part of a major renovation plan which includes, upgrading of the transportation infrastructure, modernization of existing wholesale facilities, construction of a new public safety complex, and a storm water management park with recreational facilities. These revitalization efforts should launch a renaissance in the area, creating opportunities for job growth and providing many benefits for the local citizens. I appreciate your support of this program.

Sincerely,

CHARLES H. BRONSON
COMMISSIONER OF AGRICULTURE

CHB/cp

cc: Seminole County Board of County Commissioners, 1101 East First Street,
Sanford, Florida 32771
Mr. Kevin Grace, County Manager, 1101 East First Street, Sanford, Florida 32771

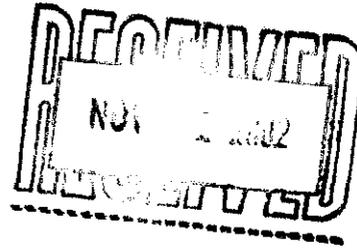


Florida Agriculture and Forest Products
\$53 Billion for Florida's Economy

Kevin Fall

Bcc
CMS
17-92 RPA

November 21, 2002



Dear Commissioner:

This letter is to respectfully submit my support and endorsement of the proposed Sanford Public Farmers' Market redevelopment project. I also understand the project includes median enhancements, landscaping and intersection improvements.

As a property owner and business owner of The Barn, located at 1200 S. French Avenue, Sanford, directly across 13th Street from the proposed project, I feel that the project will greatly enhance commercial activity and motivate other property owners on US 17-92 to improve their buildings and sites.

This area has long suffered visual blight and diminishing property values. This project will significantly improve the visual appearance of the 13th Street to 14th street block of US 17-92.

I am very excited and enthusiastic regarding the proposed Farmers' Market redevelopment and applaud your commitment to improving this area of 17-92.

Regards,

A handwritten signature in cursive script that reads "Tom Wetherald". The signature is written in black ink and is positioned above the printed name.

Tom Wetherald
Owner
The Barn

13th – 14th Street Median & Landscaping Enhancements

Accelerate the installation of median landscaping along US 17-92 in Sanford from 13th Street to 14th Street fronting the Public Farmers Market project. Also the installation of landscaping at the southwest corner of the 13th Street intersection.

The City of Sanford has committed to similar landscaping enhancements to be constructed on the east side of US 17-92 from 13th Street to 14th Street upon approval of the use of CRA funds for the median landscaping.

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

- Aesthetics – Enhance the visual and aesthetic qualities of the redevelopment area through streetscape, landscape, hardscape, and gateway projects.
- Infrastructure and Services – Establish parks, recreation, open space and beautification efforts to create an identifiable character for the redevelopment area which will reflect a pleasant appealing atmosphere for working, shopping, touring and residing in the district.

US 17-92 RPA recommendation: On October 25, 2002, the US 17-92 RPA recommended investing CRA funds not to exceed \$35,973 to accelerate the installation of median landscaping along US 17-92 in Sanford from 13th Street to 14th Street fronting the Public Farmers Market project and for the installation of landscaping at the southwest corner of the 13th Street intersection contingent upon a commitment from the City of Sanford to provide for matching landscaping improvements on the east side of US 17-92 from 13th Street to 14th Street.

An itemized project cost summary is provided on the following page.

Additional CRA Funds Approved for Accelerating Median Development and Landscaping

In addition to the previously listed additive alternates to be included in the final design of the Sanford Farmers' Market facility, the US 17-92 RPA also approved the use of the CRA funds to accelerate the installation of median landscaping, from 13th Street to 14th Street fronting the Farmers market project, and also intersection landscaping at the 13th Street intersection on the western corner (by the State Market Restaurant).

The landscaping is described below :

Landscaping Features/Costs 13th Street US 17-92 Intersection

<i>Items</i>	<i>Costs</i>
Sabal Palms (10-20' CT) (15 trees)	\$2,250.00
Shrubs and Groundcovers (800 Sq. FT.)	\$2,800.00
Irrigation	\$ 360.00
Total	\$5,410.00

Landscaping Features/Costs 13th Street to 14th Street Median

<i>Items</i>	<i>Costs</i>
Pavement and sub-base demolition	\$4,213.00
Concrete Curbs (6" x 18" – DOT Type D)	\$4,675.00
Planting Backfill (190 CY)	\$5,700.00
200 gallon Trees (6 @\$1,200 ea)	\$7,200.00
Shrubs & Groundcovers (1,930 Sq. FT)	\$6,755.00
Sod (1,440 Sq. FT)	\$ 504.00
Irrigation	\$1,516.00
Total	\$30,563.00
Combined Total (Intersection and Median)	<u>\$35,973.00</u>