

**Redevelopment Planning Agency
Agenda Memorandum**

..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.

GRANT

(For Official Use Only)

GRANT PROGRAM APPLICATION

Date 04/14/2014

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 amcpeak@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.

GRANT

N/A

Addendum A

Date: _____

To: **US 17-92 CRA
Community Redevelopment Agency**

From: _____
(Property Owner)

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

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

Property Owner's Signature

Property Owner's Name Printed

**STATE OF FLORIDA:
COUNTY OF SEMINOLE:**

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____. He/She is personally known to me or has produced _____ as identification and did not (did) take an oath.

(SEAL)

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

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number

GRANT

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

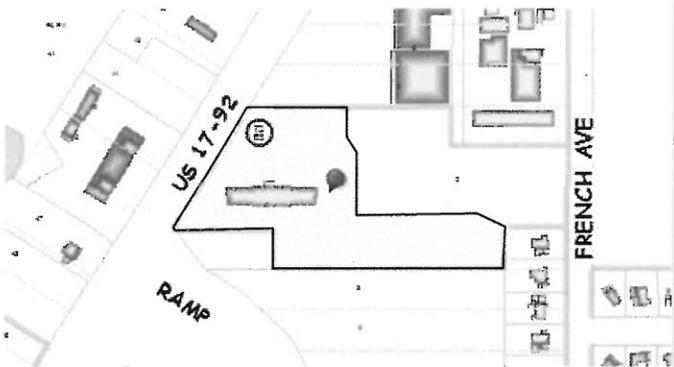
Parcel: 01-20-30-520-0000-0010

Property Address: 2727 ORLANDO DR
Owner: VALUE PLACE ORLANDO FL NORTH- SANFORD LLC
Mailing: 8621 E 21ST ST N #250
 WICHITA , KS 67206

Subdivision Name: VALUE PLACE AT SANFORD
Tax District: S4-SANFORD- 17-92 REDVDST
Exemptions:
DOR Use Code: 3905-HOTELS-EXTENDED STAY

Value Summary

	2014 Working Values	2013 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value **	\$2,239,509	\$2,246,376
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$530,484
Assessed Value	\$2,239,509	\$1,715,892



Tax Amount without SOH: \$39,421.39
 2013 Tax Bill Amount \$39,421.39
 Tax Estimator
 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

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$2,239,509	\$0	\$2,239,509
Schools	\$2,239,509	\$0	\$2,239,509
City Sanford	\$2,239,509	\$0	\$2,239,509
SJWM(Saint Johns Water Management)	\$2,239,509	\$0	\$2,239,509
County Bonds	\$2,239,509	\$0	\$2,239,509

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	9/1/2013	08135	0860	\$5,297,900	No	Improved
SPECIAL WARRANTY DEED	5/1/2010	07382	0802	\$3,718,100	No	Improved

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			62744	\$2.00	\$125,488
SQUARE FEET			103220	\$7.00	\$722,540

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
								<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>319</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	319
Description	Area											
OPEN PORCH FINISHED	319											

1	WOOD BEAM/COLUMN	2008	4	43,204	WOOD SIDING WITH WOOD OR METAL STUDS	\$2,976,904	\$3,218,275	OPEN PORCH FINISHED	319
								OPEN PORCH FINISHED	319
								OPEN PORCH FINISHED	319

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
01923	Personal Property	Sanford	\$28,000		6/13/2008
01740	Personal Property	Sanford	\$3,600		5/20/2008
01739	Personal Property	Sanford	\$5,600		5/20/2008
01822	Addition - Commercial	Sanford	\$4,514		5/15/2008
01116	Major Project - Commercial	Sanford	\$4,962,933		3/12/2008
00777	Addition - Commercial	Sanford	\$77,500		2/4/2008
02581	Major Project - Commercial	Sanford	\$4,962,933		6/29/2007

Extra Features

Description	Year Built	Units	Value	New Cost
STUCCO WALL	4/1/2008	186	\$632	\$744
COMMERCIAL ASPHALT DR 2 IN	4/1/2008	65,156	\$50,398	\$59,292
WALKS CONC COMM	4/1/2008	2,830	\$7,962	\$9,367
PATIO CONC COMM	4/1/2008	110	\$309	\$364
POLE LIGHT CONCRETE 1 ARM	4/1/2008	6	\$6,228	\$6,228

**PROPERTY TAXES -
PAID**



Seminole County Tax Collector

Honorable Ray Valdes, Tax Collector

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4/10/2014 1:17:55 PM

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

[View and Print Original Tax Bill](#)

****CURRENT YEAR'S TAXES PAID****

Parcel: 01-20-30-520-0000-0010	Owner & Mailing Address: VALUE PLACE ORLANDO FL NORTH- SANFORD LLC 8621 E 21ST ST N #250 WICHITA KS 67206
Tax Year: 2013	
Tax Bill #: 036853	
Non-School Assessed Value: \$1,715,892	Property Address: 2727 ORLANDO DR Address/Ownership Changes (link to Property Appraiser)
School Assessed Value: \$2,246,376	Legal Description: LOT 1 VALUE PLACE AT SANFORD PB 73 PGS 65 - 67
Gross Tax Amount: \$39,421.39	
Millage Code: S4 SANFORD	
Exemptions Granted: NO	
Homestead: NO	
Additional Exemptions: NO	Map & Property Appraiser Information Note: Property Appraiser's tax bill information amount shown does not include any non advalorem assessments.
Non-Ad Valorem Assessments: *NONE*	

Tax Status :

****CURRENT YEAR'S TAXES PAID****

Date	Receipt Num.	Amount Paid
12-27-13	R12/27/13P020772	\$38,238.75

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

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
\$37,844.53	\$38,238.75	\$38,632.96	\$39,027.18	\$39,421.39

Other Comments:

Prior Years Unpaid Delinquent Taxes: *NONE*



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**BUSINESS TAX -
PAID**



Seminole County Tax Collector

Honorable Ray Valdes, Tax Collector

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Seminole County Tax Collector - Business Tax Receipt Search Results

***** CURRENT YEAR PAID *****

Account #:	Date Established:	Business Phone:	Last Business Tax Year Paid:
165716	12/17/2008	407-322-4435	2014

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

Owner(s)/Officer(s):	Business Mailing Address:
SCOTT FREY	VALUE PLACE ORLANDO FL NORTH SANFORD LLC VALUE PLACE HOLDINGS LLC 8621 E 21ST ST N #250 WICHITA, KS 67206

Business Description:	State License(s):
HOTEL	HOT6903990

Status: Exemptions: N/A

CURRENT Comments:

*******NO SOLICITATION REQUESTED*******

[Altamonte](#)

[Casselberry](#)

[Longwood](#)

[Oviedo](#)

[Winter Springs](#)



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DRAWINGS

Koneco Building Services, Inc



Koneco Building Services, Inc.
350 Crown Oak Centre Dr.
Longwood, FL 32750

(800)282-5939
info@kbsflorida.com
http://www.kbsflorida.com

- Painting • Pressure Cleaning • Water Proofing
- Window Cleaning • Flooring • Asphalt Seal Coating

Estimate

Date	Estimate No.
04/08/2014	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

Service	Activity	Amount
Asphalt Sealcoat	<p>• 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).</p> <p>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).</p> <p>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, handicap spaces, and visitor spots will be repainted.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Continue to the next page</p>	9,450.00

US 17/92 COMMUNITY REDEVELOPMENT AGENCY

TECHNICAL ADVISORY COMMITTEE

1101 EAST FIRST STREET, SANFORD, FL 32771 PHONE 407.665.7133 FAX 407.665.7385

1101 East First Street, Sanford, FL 32771

Riverwalk II Conference Room

2nd Floor

ACTION MINUTES

May 21, 2014

10:00 AM

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).