

..Title

US HWY 17-92 CRA – Recommend approval of a US 17-92 CRA Mini-Grant, to Herdor, LLC for new signage, on the property located at 3818-3848 S. Orlando Drive, known as Village Market Place, in the amount of \$5,000. District 4 - Henley (Sonia Nordelo)

..Department

Economic & Community Development Services

..Division

County Manager's Office

..Authorized By

Nicole Guillet

..Contact/Phone number

Sonia Nordelo - 407-665-7133

..Motion/Recommendation

1. Recommend approval of the US 17-92 CRA Mini-Grant to Herdor, LLC for new signage at Village Market Place in the amount of \$5,000; or
2. Deny approval of the US 17-92 CRA Mini-Grant to Herdor, LLC for new signage at Village Market Place in the amount of \$5,000; or
3. Continue to a time and date certain.

..Background

Herdor, LLC is requesting funding to cover part of the cost of a new sign for the property located at 3818-3848 S. Orlando Drive, in the City of Sanford, within the CRA boundary. The existing sign does not comply with Sanford's code because of new height and mass restrictions. The proposed new sign has been reviewed by the City of Sanford and has met the new code requirements.

The Applicant will be investing \$13,202 (including the requested grant amount) to improve the sign and bring it into code compliance. The new sign compliments the improvements made to the corridor by the City of Sanford and the CRA. CRA staff has confirmed that fabrication and/or construction of the sign did not commence until after submittal of the grant application.

Funding Explanation:

The total grant request is \$5,000, which represents the maximum dollar-for-dollar match to pay for the design and construction of the improved signage. The cost of the qualifying improvement is \$13,202.

The proposed application furthers implementation of the following Goal, Objectives, and Policies of the US-17-92 Corridor Redevelopment Master Plan:

- **Goal:** Promote and provide a cohesive, economically sustainable, and functional built environment throughout the entire US 17-92 corridor.
 - **Objective 2:** Eliminate existing blight and prevent the continued degradation of physical and social environment within the CRA jurisdictional boundary and surrounding community.
 - **Policy 2.1:** Encourage privately-initiated rehabilitation of substandard and unsightly structures, signs, landscape and parking areas through available funding programs. Provide matching grants contingent upon design compliance with Corridor Redevelopment Master Plan redevelopment framework standards and perpetual maintenance agreement.

..Technical Advisory Committee Recommendation

The Technical Advisory Committee recommended conditional approval of the US 17-92 CRA Mini-Grant request by Herdor, LLC in the amount of \$5,000 at its January 23, 2014 meeting. The required condition was to ensure the City of Sanford reviewed and approved the new signage for code and aesthetic compliance before a final TAC recommendation was rendered. The Village Market Place sign was reviewed and approved by City of Sanford evidenced by notification to the CRA Program Manager received by email on February 20, 2014. Subsequently, TAC recommended approval of the grant request in the amount of \$5,000 at its February 27, 2014 meeting.

..Redevelopment Planning Agency Recommendation

..Staff Recommendation

Staff recommends approval of the Mini-Grant request by Herdor, LLC in the amount of \$5,000.

..Attachments

- Grant application packet

GRANT APPLICATION



US 17-92 CRA Mini-Grant Program

Information & Application
Fiscal Year 2013-2014

US 17-92 Community Redevelopment Agency
Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

- Please note that **applications must be submitted BEFORE work begins**. Additionally, award of the grant is not guaranteed, and the Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA.

RECEIVED JAN 13 2013

GRANT

(For Official Use Only)

GRANT PROGRAM APPLICATION

Date 1-9-14

Applicant Village Market Place
Corporate Name HERDOR LLC
Property Address (Project Location): 3818-3848 S. Orlando Dr
Sanford, FL 32773
Phone _____ Fax _____
Contact Person SCOTT ATKINS
E-mail Satkins@earthlink.net

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):

Remove nonconforming sign and install a new sign
as required by the City of Sanford.

Describe the proposed businesses or services offered on site:

GRANT

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

Removes the old nonconforming sign and it gets replaced with a modern sign that is up to code.

Total Project Cost \$ 13,202.00 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.

* W-9

Applications lacking sufficient materials to describe the project will NOT be reviewed.

GRANT

I, Scott Atkins, attest that the information contained herein is correct to the best of my knowledge. I further understand that the US 17-92 Mini-Grant Program benefits are contingent upon funding availability and US 17-92 CRA approval, and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated US 17-92 CRA boundary are not eligible for US 17-92 CRA funded programs when such funding conflicts with the goals expressed in the US 17-92 CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work, and hold Seminole County harmless for any damages associated with this application or the US 17-92 Mini-Grant Program

Scott Atkins Agent for:
Herdor LLC

Applicant

Scott Atkins
Print Name

Note: If Applicant not the property owner, Applicant must submit Addendum A with Application.

STATE OF FLORIDA:
COUNTY OF ~~SEMINOLE~~ ORANGE:

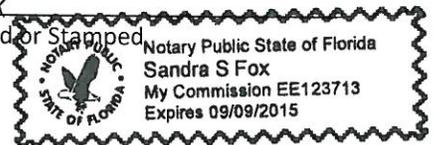
The foregoing instrument was acknowledged before me this 9TH day of JANUARY, 2014, by SCOTT ATKINS. He/She is personally known to me or has produced _____ as identification and ~~did not~~ (did) take an oath.

(SEAL)

Sandra S. Fox
Notary Public, State of Florida, (Signature of Notary taking acknowledgement)

SANDRA S. FOX
Name of Notary Typed, Printed or Stamped

My Commission Expires:



Commission Number
SANDRA SUE FOX

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of I.D. Produced _____

GRANT

Addendum A

Date: JANUARY 9th, 2014
To: US 17-92 CRA
Community Redevelopment Agency
From: HERDOR, LLC
(Property Owner)

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

As the owner of Village Market Place, I give Scott Atkins 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.

[Signature]
Property Owner's Signature

HERDOR LLC
Property Owner's Name Printed

STATE OF FLORIDA: NEW YORK
COUNTY OF SEMINOLE: QUEENS

The foregoing instrument was acknowledged before me this 9th day of January 2014 by Herman Edwards. He/She is personally known to me or has produced _____ as identification and did not (did) take an oath.

(SEAL)

[Signature]
Notary Public, State of Florida, (Signature of) PATRICK LEUNG
Notary taking acknowledgement) NOTARY PUBLIC, STATE OF NEW YORK
NO. 01LE6175038

P Am [Signature] QUALIFIED IN QUEENS COUNTY
Name of Notary Typed, Printed or Stamped COMMISSION EXPIRES OCT 01, 2015

My Commission Expires:

10/1/15
Commission Number

Jan 9/14

GRANT

This Section for Official Use Only

Date Reviewed by TAC: 1/23/14

Recommendation to US 17-92 RPA: _____

Date Reviewed by RPA: _____

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.



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

WWW.SANFORDFL.GOV

MAILING ADDRESS
CITY OF SANFORD
POST OFFICE BOX 1788
SANFORD, FLORIDA 32772-1788

PHYSICAL ADDRESS
CITY HALL
300 NORTH PARK AVENUE
SANFORD, FLORIDA 32771-1244

TELEPHONE
407.688.5140

FACSIMILE
407.688.5141

CITY COMMISSION

JEFF TRIPLETT
MAYOR

MARK M^CCARTY
DISTRICT 1

DR. VELMA H. WILLIAMS
DISTRICT 2

RANDY JONES
DISTRICT 3

PATTY MAHANY
DISTRICT 4

CITY MANAGER
NORTON N. BONAPARTE, JR.

February 18, 2013

Herdor LLC
870 Fifth Avenue 14a
New York, NY 10065

RE: Nonconforming Sign Replacement
Tax Parcel Number: 1120305020000010
Big Lots (Village Marketplace)

Dear Property Owner:

It has been determined that the signage located at 3818 Orlando Drive does not meet the criteria established in the City of Sanford Land Development Regulations, Schedule K – Sign Regulations and is therefore classified as a nonconforming sign.

On January 14, 2013, the Sanford City Commission adopted Ordinance No. 4282 that requires all nonconforming signs within the City of Sanford to be removed, modified or replaced before January 1, 2014. This 12 month extension is beyond the 10 year grace period that expired at the beginning of this year in order to give property and business owners final notice as well as accord additional time to obtain permits to remove, modify or replace any nonconforming signs. On January 1, 2014, all signs determined not to be compliant with the City's signage requirements will be subject to Code Enforcement action.

The subject property is located within the US 17-92 Community Redevelopment Agency Corridor and therefore may be eligible for grant money to assist in the redevelopment of the site including signage. The US 17-92 CRA Mini Grant program provides matching funds for owners to improve the appearance of their properties.

Please contact the City of Sanford Planning and Development Services Department at 407.688.5140 at your earliest to determine what remedies may be available in order to bring the signage into compliance and prevent unnecessary Code Enforcement action.

Thank you for your attention to this matter.

Sincerely,
CITY OF SANFORD

Russ Gibson, AICP
Director of Planning and Development

PHOTOS

Current Sign



THE VILLAGE MARKETPLACE
16,000 SQ FT SCALE AVAILABLE CALL
1-800-777-5507
CHECK CASHING
WILLABONG'S

BIG LOTS!

US TAE KWON DO
CLEANERS
SMOOTHIES
FITNESS
INSURANCE
DANCE
De GUZMAN 2
PIZZERIA

SHORT
RETAIL
FOOD
407-
EASE
-9833

DRAWINGS

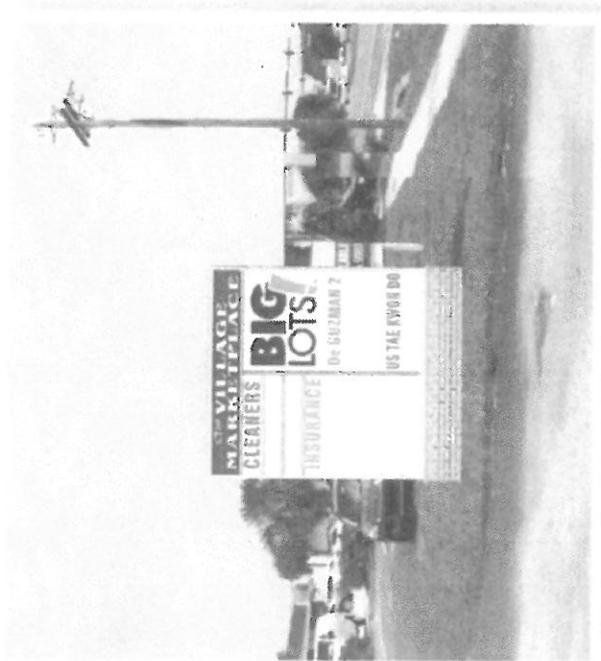
Sign Bid-1
Proposed Sign

JAYCO SIGNS
SERVING CENTRAL FLORIDA SINCE 1972
149-151 ATLANTIC DR.
MAITLAND, FL 32751
407-339-5252 • (FAX) 407-830-7575
EMAIL: jaycosigns@yahoo.com

JOB INFORMATION
JOB: VILLAGE MARKETPLACE
SANTOBO
DESIGN # 261.3
DATE: 9-16-11
DESIGNER: JAL
SALESMAN: M. MOONEY
SCALE: AS NOTED

APPROVALS
APPROVED BY:
DATE:

ES 0000208
ULE 141005
APPROVED BY:
DATE:



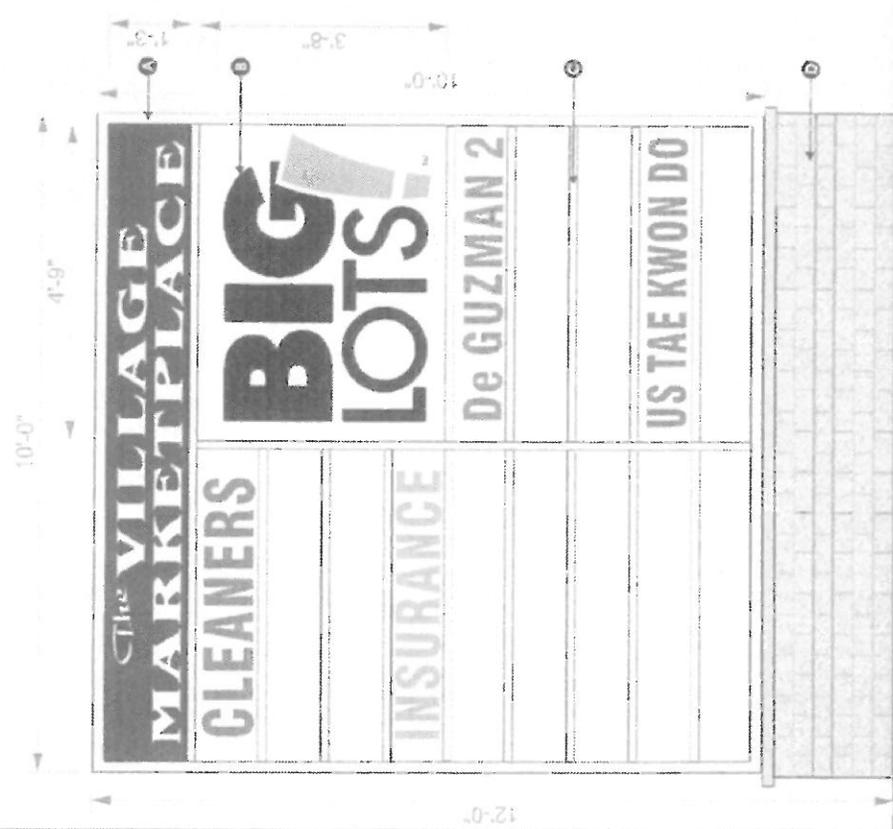
INTERNALLY ILLUMINATED DOUBLE SIDED MONUMENT SIGN

- A FABRICATED ALUMINUM MAIN SIGN CABINET PAINTED WITH MATTERS-ACRYLIC URETHANE IN ARLS-51 (GG) FINISH
- B FLAT ACRYLIC FACE WITH FIRST SURFACE ALUMINUM
- C 1 1/2" ALUMINUM OVERLAP BARS
- D ALUMINUM OVERLAP WITH FULLY RED BRICK

SIGN DIMENSIONS: 10'-0" X 10'-0"
SQUARE FOOTAGE: 100.0

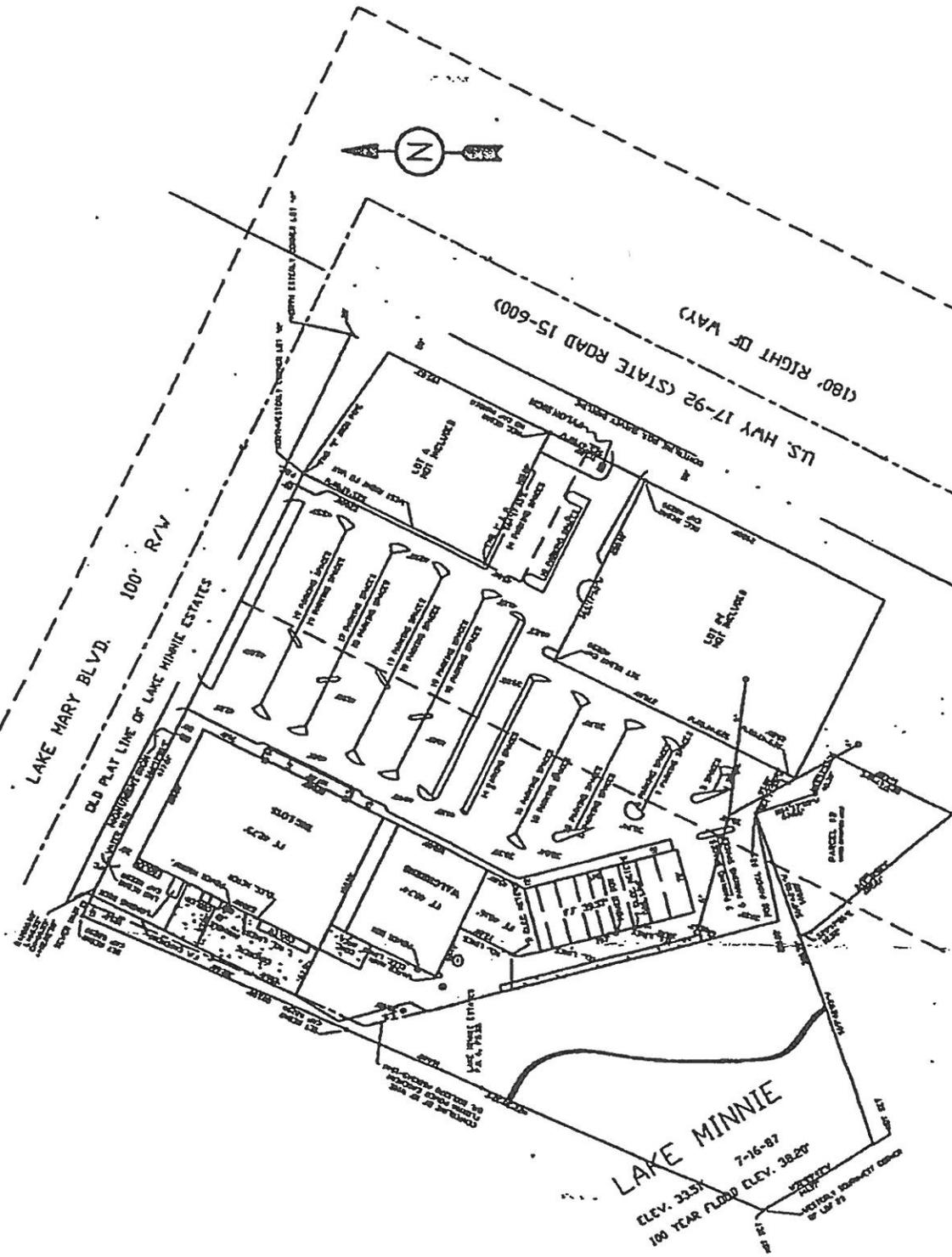


SIDE PROFILE



LAYOUT - SCALE 1/4"=1'-0"

Survey



05-20-2002

THE VILLAGE MARKET PLACE AT LAKE MARY
 3818-3850 ORLANDO DR. (US 17-92), SANFORD, FLA 32773
 OWNER: HERDOR, LLC
 CONTACT: HUKUNSTADT, Tel: 212-221-6803; Fax: 212-221-6918
 Email: hkpc@questnet

LAKE MINNIE
 7-16-87
 ELEV. 33.31
 100 YEAR FLOOD ELEV. 38.20

ESTIMATES

Sign Bid - 1

• QUOTATION •
& PURCHASE CONTRACT

Date: 12/5/2013
Revised: 12/17/2013
Job#: 5372
Sales Rep: Michael Mooney

JAYCO SIGNS
SERVING FLORIDA SINCE 1972
149-151 Atlantic Drive
Maitland, Florida 32751
(407)339-5252 FAX (407)830-7575
VISA MasterCard Discover
Email: jaycosigns@yahoo.com Website: www.jaycosigns.com

PROJECT LOCATION:	CLIENT BILLING LOCATION:
Village Marketplace 3818 S. Orlando Avenue Sanford, Fl. 32773 Scott Atkins 407-222-3819 f.	Atkins Commercial Realty 501 N. Orlando Avenue #313 Winter Park, Fl. 32789 Scott Atkins 407-222-3819 f.

PROJECT DESCRIPTION	UNIT PRICE
<ul style="list-style-type: none"> Fabrication and installation of signage as specified in the following drawing number(s): Drawing #'s: 261.3 Quantity: 1 Sign Type: Sign Type: Cabinet Install Type: Install Type: Cabinet Sign Dimensions: Height: (inches) 0 Length: (inches) 0 Sq. Feet: 0 Brief Description of Project: Manufacture and install one (1) 10'-0" x 10'-0" double face electrical sign cabinet, equipped with H.O lamps and ballasts. The cabinet will contain flat acrylic panels, metal divider bars and vinyl graphics for the existing tenants, per drawing #261.3. The base of the monument sign will consist of aluminum material, then apply thin layers of faux brick to that surface, per drawing #261.3. Jayco Signs will utilize one of the existing poles, then add additional concrete. Prior to the new install, remove the rest of the sign structure, then dispose of the remaining pole and cabinet. Proposal includes sign permit, engineering and applicable sales tax. 	\$13,202.00
Contract Extras:	

CONTRACT CONDITIONS	CONTRACT TOTALS	
<ul style="list-style-type: none"> Please Make All Checks Payable To: Jayco Signs, Inc. This proposal may be withdrawn if not accepted within 15 days due to fluctuating steel, material and fuel costs. Customer is to furnish all primary electrical service (120V UNLESS OTHERWISE AGREED) and connection to the sign including: timers, photocells, switches, and/or other controls required by local city ordinances at Customers own expense. Installation portion of this estimate is based on adequate access to front and backside of the install area. Unforeseen obstacles may require additional charges. All private lines must be clearly marked by the customer (such as sprinkler systems and ground lighting). Any damage to private lines not clearly marked is the responsibility of the customer. Projects that are "NEW CONSTRUCTION" are taxed on the cost of materials only taxes are charged and itemized as a pass through item to 	Total Cost	\$13,202.00
	Survey	included
	Permit & Acquisition	\$400.00
	Engineering	\$200.00
	Crating	
	Shipping	
	Misc Item / EDS	
	Sales Tax: Local	included
	Total Contract	\$13,802.00
	Deposit Balance	\$6,901.00
	Final Balance	\$6,901.00

THIS AGREEMENT IS ACCEPTED AND APPROVED BY
(labor and materials separated on invoice)
By signing below, Customer accepts Company's proposal for the Project and agrees to all of the terms and conditions stated on the Contract

• by: <i>HK King</i> for HERDOR LLC Scott Atkins / Village Marketplace Date: <i>December 24, 2013</i>	• by: Michael Mooney / Jayco Signs, Inc. Date: 12/17/2013
-------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------

Sign Bid-1
Proposed Sign

JAYCO SIGNS
SERVING CENTRAL FLORIDA SINCE 1974

149-151 ATLANTIC DR.
MAITLAND, FL 32751

407-339-5252 • (FAX) 407-830-7575

EMAIL: jaycosigns@yahoo.com

JOB INFORMATION
JOB: VILLAGE MARKETPLACE
SANFORD

DESIGN #: 261.3

DATE: 9.18.13

DESIGNER: JAL

SALESMAN: M. MOONEY

SCALE: AS NOTED

REVISIONS

1.
2.
3.

APPROVALS

APPROVED BY:

DATE:

ES 0000208
ULE 141005

THIS SIGN HAS BEEN REVIEWED BY THE CITY OF SANFORD AND APPROVED FOR INSTALLATION. IT IS THE PROPERTY OF THE CITY OF SANFORD AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF SANFORD. ANY VIOLATION OF THIS PERMIT IS A VIOLATION OF THE CITY OF SANFORD ORDINANCES AND IS SUBJECT TO A FINE OF UP TO \$500.00 PER VIOLATION.

JAYCO SIGNS, INC.
149-151 ATLANTIC DRIVE
MAITLAND, FL 32751



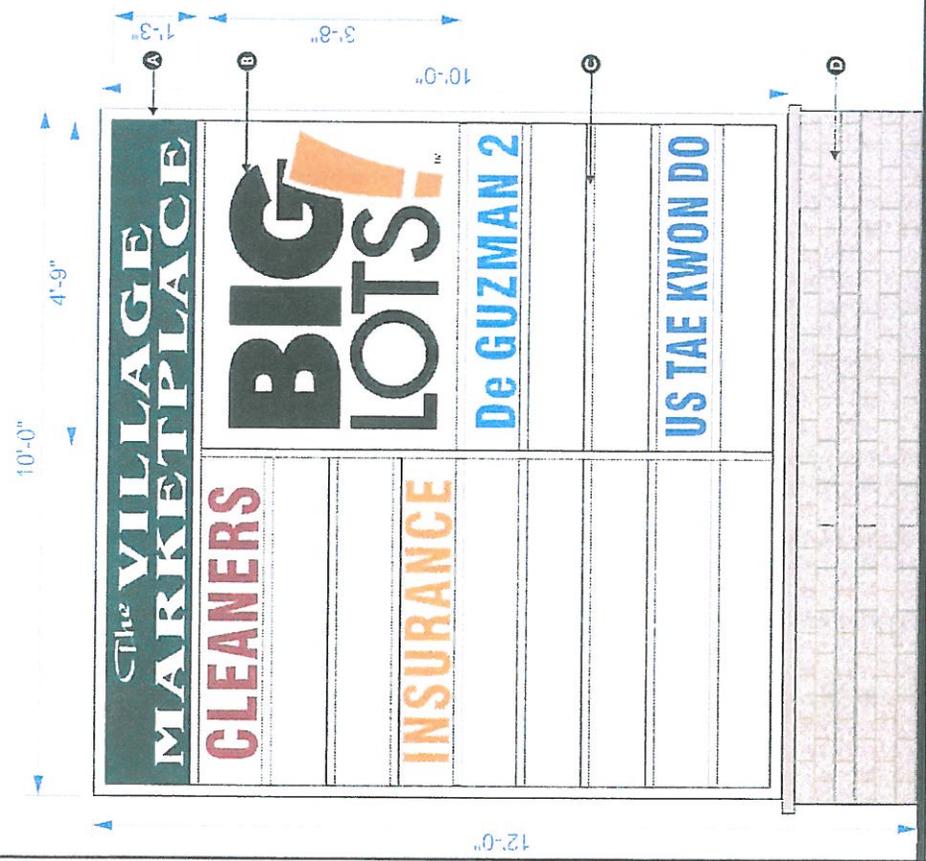
INTERNALLY ILLUMINATED DOUBLE SIDED MONUMENT SIGN

- A** FABRICATED ALUMINUM ALVIN SIGN CABINET PAINTED WITH MATHEWS ACRYLIC URETHANE FINISH: SUGCO FINISH
- B** FLAT ACRYLIC FACE WITH FIRST SURFACE VINYL
- C** 1 1/2" ALUMINUM DIVIDER BARS
- D** ALUMINUM OVERLAP WITH FAUX RED BRICK

SIGN DIMENSIONS: 10'-0" X 10'-0"
SQUARE FOOTAGE: 100.0



SIDE PROFILE



LAYOUT - SCALE: 1/2"=1'-0"

PROPERTY APPRAISER'S INFORMATION



Property Record Card
 Parcel: 11-20-30-502-0000-0010
 Owner: HERDOR LLC
 Property Address: 3824 ORLANDO (& 3826) DR SANFORD, FL 32773

<p>Parcel: 11-20-30-502-0000-0010</p> <p>Property Address: 3824 ORLANDO (& 3826) DR Owner: HERDOR LLC Mailing: 870 FIFTH AVE 14A NEW YORK, NY 10065 Facility Name: VILLAGE MARKETPLACE OF LAKE MARY Tax District: S4-SANFORD- 17-92 REDVDST Exemptions: DOR Use Code: 16-RETAIL CENTER-ANCHORED</p>	<p>Value Summary</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2014 Working Values</th> <th>2013 Certified Values</th> </tr> <tr> <td>Valuation Method</td> <td align="center">Income</td> <td align="center">Income</td> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td align="center">4</td> <td align="center">4</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td></td> <td></td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td align="right">\$2,762,095</td> <td align="right">\$2,762,095</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Assessed Value</td> <td align="right">\$2,762,095</td> <td align="right">\$2,762,095</td> </tr> </tbody> </table> <p style="margin-top: 10px;"> Tax Amount without SOH: \$56,317 2013 Tax Bill Amount \$56,317 Tax Estimator Save Our Homes Savings: \$0 </p> <p style="font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2014 Working Values	2013 Certified Values	Valuation Method	Income	Income	Number of Buildings	4	4	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)			Land Value Ag			Just/Market Value **	\$2,762,095	\$2,762,095	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$2,762,095	\$2,762,095
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<input style="border: none;" type="button" value=" Map "/>	<input style="border: none;" type="button" value=" Aerial "/>	<input style="border: none;" type="button" value=" Both "/>	<input style="border: none;" type="button" value=" Footprint "/>	<input style="border: none;" type="button" value=" + "/>	<input style="border: none;" type="button" value=" - "/>	<input style="border: none;" type="button" value=" Extents "/>	<input style="border: none;" type="button" value=" Center "/>
<input style="border: none;" type="button" value=" Larger Map "/>		<input style="border: none;" type="button" value=" Advanced Map "/>		<input style="border: none;" type="button" value=" Dual Map View - External "/>			

Legal Description

LOT 1 & PT LOTS 2 & 3 DESC AS BEG NELY COR LOT 1 RUN S 25 DEG 47 MIN W 220 FT S 64 DEG 17 MIN 55 SEC E 160 FT S 25 DEG 47 MIN W 115 FT N 64 DEG 17 MIN 55 SEC W 220 FT S 25 DEG 47 MIN W 270 FT N 64 DEG 17 MIN 55 SEC W 55 FT S 20 DEG 17 MIN 55 SEC E 67.66 FT S 64 DEG 17 MIN 55 SEC E 48.30 FT S 25 DEG 47 MIN W 144 FT N 40 DEG 30 MIN W 202.21 FT N 20 DEG 17 MIN 55 SEC W 12.52 FT SLY TO A PT ON S LI LOT 2 NWLY TO SW COR LOT 2 N 22 DEG 35 MIN 37 SEC E 838.80 FT SELY ALONG CURVE 66.55 FT S 64 DEG 17 MIN 55 SEC E 477.81 FT TO BEG (LESS RD) PLAT OF SURVEY FOR BROWNING & HEPPE DB 162 PG 49

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$2,762,095	\$0	\$2,762,095
Schools	\$2,762,095	\$0	\$2,762,095
City Sanford	\$2,762,095	\$0	\$2,762,095
SJWM(Saint Johns Water Management)	\$2,762,095	\$0	\$2,762,095
County Bonds	\$2,762,095	\$0	\$2,762,095

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	12/2001	<u>04284</u>	<u>0105</u>	\$100	Improved	No
SPECIAL WARRANTY DEED	12/2001	<u>04284</u>	<u>0107</u>	\$1,821,900	Improved	No
WARRANTY DEED	12/1997	<u>03348</u>	<u>0004</u>	\$100	Improved	No
WARRANTY DEED	01/1996	<u>03167</u>	<u>1202</u>	\$100	Improved	No
QUIT CLAIM DEED	08/1988	<u>02001</u>	<u>1749</u>	\$100	Improved	No
WARRANTY DEED	09/1986	<u>01773</u>	<u>1200</u>	\$1,439,100	Improved	No
ARTICLES OF AGREEMENT	01/1982	<u>01374</u>	<u>1947</u>	\$1,990,000	Improved	Yes
WARRANTY DEED	07/1981	<u>01348</u>	<u>0744</u>	\$300,000	Vacant	No

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontaae	Depth	Units	Unit Price	Land Value
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ACREAGE	0	0	2.750	20.00	\$55
SQUARE FEET	0	0	266,152.000	6.00	\$1,596,912

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	MASONRY PILASTER .	1982	1	36,862.00	CONCRETE BLOCK - MASONRY	\$1,170,084	\$1,814,083	<table border="1"> <tr><th>Description</th><th>Area</th></tr> <tr><td>OPEN PORCH FINISHED</td><td>504</td></tr> <tr><td>OPEN PORCH FINISHED</td><td>1230</td></tr> </table>	Description	Area	OPEN PORCH FINISHED	504	OPEN PORCH FINISHED	1230
Description	Area													
OPEN PORCH FINISHED	504													
OPEN PORCH FINISHED	1230													
2	MASONRY PILASTER .	1982	1	8,450.00	CONCRETE BLOCK - MASONRY	\$294,973	\$457,322	<table border="1"> <tr><th>Description</th><th>Area</th></tr> <tr><td>OPEN PORCH FINISHED</td><td>650</td></tr> </table>	Description	Area	OPEN PORCH FINISHED	650		
Description	Area													
OPEN PORCH FINISHED	650													
3	MASONRY PILASTER .	1982	1	17,001.00	CONCRETE BLOCK - MASONRY	\$573,559	\$889,238	<table border="1"> <tr><th>Description</th><th>Area</th></tr> <tr><td>OPEN PORCH FINISHED</td><td>1938</td></tr> </table>	Description	Area	OPEN PORCH FINISHED	1938		
Description	Area													
OPEN PORCH FINISHED	1938													
4	MASONRY PILASTER .	1982	1	7,800.00	CONCRETE BLOCK - MASONRY	\$265,596	\$411,776	<table border="1"> <tr><th>Description</th><th>Area</th></tr> <tr><td>OPEN PORCH FINISHED</td><td>600</td></tr> </table>	Description	Area	OPEN PORCH FINISHED	600		
Description	Area													
OPEN PORCH FINISHED	600													

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
01102	Addition - Commercial	Sanford	\$4,031		04/01/2013
00753	Personal Property	Sanford	\$600		02/04/2013
02385	Addition - Commercial	Sanford	\$2,000		08/20/2009
00566	Addition - Commercial	Sanford	\$1,300		12/10/2008
00506	Addition - Commercial	Sanford	\$34,880		12/02/2008
03265	Addition - Commercial	Sanford	\$2,300		09/18/2006
03246	Personal Property	Sanford	\$2,400		09/01/2006
02679	Personal Property	Sanford	\$5,529		06/21/2006
03550	Personal Property	Sanford	\$350		07/27/2005
03338	Addition - Commercial	Sanford	\$6,800		07/19/2005
02500	Personal Property	Sanford	\$0		05/03/2005
04171	Personal Property	Sanford	\$1,450		05/02/2005
02363	Addition - Commercial	Sanford	\$200,000	07/29/2005	04/05/2005
02023	Addition - Commercial	Sanford	\$900		03/24/2005
01433	Personal Property	Sanford	\$2,400		03/15/2004
00620	Addition - Commercial	Sanford	\$3,073		12/16/2003
02523	Addition - Commercial	Sanford	\$1,500		07/24/2003
02410	Addition - Commercial	Sanford	\$2,250		07/15/2003
00740	Personal Property	Sanford	\$740		12/01/2002
01655	Personal Property	Sanford	\$2,400		07/01/2002
01590	Addition - Commercial	Sanford	\$1,000		06/01/2002
01491	Personal Property	Sanford	\$0		06/01/2002
01604	Addition - Commercial	Sanford	\$2,600		06/01/2002
01359	Addition - Commercial	Sanford	\$23,650	07/03/2002	05/01/2002
02836	Addition - Commercial	Sanford	\$43,618		03/01/2002
02835	Addition - Commercial	Sanford	\$81,991		03/01/2002
00827	Addition - Commercial	Sanford	\$90,000	05/06/2002	03/01/2002
00770	Addition - Commercial	Sanford	\$2,000		03/01/2002
00487	Addition - Commercial	Sanford	\$47,264		01/01/2002
02496	Addition - Commercial	Sanford	\$5,000	09/11/1997	07/01/1997
01269	Addition - Commercial	Sanford	\$300		03/01/1997
00754	Addition - Commercial	Sanford	\$0		01/01/1996
02254	Addition - Commercial	Sanford	\$0		09/01/1995

Extra Features

Description	Year Blt	Units	Value	Cost New
COMMERCIAL ASPHALT DR 2 IN	1982	195,388	\$71,121	\$177,803
POLE LIGHT CONCRETE 2 ARM	1982	5	\$12,970	\$12,970
COMMERCIAL CONCRETE DR 4 IN	1982	10,300	\$8,776	\$21,939

ALUM CARPORT NO FLOOR 1987 120 \$192 \$480

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New Search



Property Record Card
 Parcel: 11-20-30-502-0000-0020
 Owner: HERDOR LLC

Property Address: 3850 ORLANDO DR SANFORD, FL 32771

< Back < Previous Parcel Next Parcel > Save Layout Reset Layout New Search

Parcel: 11-20-30-502-0000-0020 Property Address: 3850 ORLANDO DR Owner: HERDOR LLC Mailing: 383 FIFTH AVE 4TH FL NEW YORK, NY 10016 Subdivision Name: <u>BROWNING AND HEPPE PLAT OF</u> Tax District: S4-SANFORD- 17-92 REDVDST Exemptions: DOR Use Code: 17-ONE STORY OFFICE NON-PROF	Value Summary <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2014 Working Values</th> <th>2013 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td>2</td> <td>2</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$301,419</td> <td>\$305,803</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$20,235</td> <td>\$20,235</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$415,800</td> <td>\$415,800</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td><u>Just/Market Value **</u></td> <td>\$737,454</td> <td>\$741,838</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value</td> <td>\$737,454</td> <td>\$741,838</td> </tr> </tbody> </table> Tax Amount without SOH: \$15,126 <u>2013 Tax Bill Amount</u> \$15,126 <u>Tax Estimator</u> Save Our Homes Savings: \$0 * Does NOT INCLUDE Non Ad Valorem Assessments		2014 Working Values	2013 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	2	2	Depreciated Bldg Value	\$301,419	\$305,803	Depreciated EXFT Value	\$20,235	\$20,235	Land Value (Market)	\$415,800	\$415,800	Land Value Ag			<u>Just/Market Value **</u>	\$737,454	\$741,838	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$737,454	\$741,838
	2014 Working Values	2013 Certified Values																																			
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Assessed Value	\$737,454	\$741,838																																			

Map	Aerial	Both	Footprint	+	-	Extents	Center
Larger Map	Advanced Map		Dual Map View - External				

Legal Description
 LEG THAT PT LOTS 2 & 3 DESC AS BEG 764.15 FT N 25 DEG 47 MIN E OF MOST SLY COR LOT 3 RUN N 25 DEG 47 MIN E 270 FT N 64 DEG 17 MIN 55 SEC W 220 FT S 25 DEG 47 MIN W 270 FT S 64 DEG 17 MIN 55 SEC E 220 FT TO BEG (LESS RD) PLAT OF SURVEY FOR BROWNING & HEPPE DB 162 PG 49

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$737,454	\$0	\$737,454
Schools	\$737,454	\$0	\$737,454
City Sanford	\$737,454	\$0	\$737,454
SJWM(Saint Johns Water Management)	\$737,454	\$0	\$737,454
County Bonds	\$737,454	\$0	\$737,454

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	07/2011	<u>07607</u>	<u>1626</u>	\$480,000	Improved	No
WARRANTY DEED	08/2005	<u>05845</u>	<u>1136</u>	\$1,050,000	Improved	Yes
SPECIAL WARRANTY DEED	11/1998	<u>03539</u>	<u>1997</u>	\$425,000	Improved	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
SQUARE FEET	0	0	59,400.000	7.00	\$415,800

Building Information

#	Description	Year Built <u>Actual/Effective</u>	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY	1983	1	2,465.00	CONCRETE BLOCK	\$143,230	\$218,672	

1	MASONRY PILASTER .	1999	12,109.00	CONCRETE BLOCK- STUCCO - MASONRY	\$119,250	\$410,074	Description	Area
							CARPORT FINISHED	1296
							OPEN PORCH FINISHED	411
2	MASONRY PILASTER .	2006	2,202.00	CONCRETE BLOCK- STUCCO - MASONRY	\$158,189	\$175,765	Description	Area

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
00068	Addition - Commercial	Sanford	\$23,594		10/10/2012
02150	Personal Property	Sanford	\$1,487		07/17/2009
02156	Personal Property	Sanford	\$93		07/17/2009
02155	Personal Property	Sanford	\$5,212		07/17/2009
02153	Personal Property	Sanford	\$1,586		07/17/2009
02149	Personal Property	Sanford	\$8,901		07/17/2009
02147	Personal Property	Sanford	\$1,946		07/17/2009
02158	Personal Property	Sanford	\$5,212		07/17/2009
01123	Personal Property	Sanford	\$5,000		02/08/2007
00980	Personal Property	Sanford	\$2,400		01/16/2007
01830	Addition - Commercial	Sanford	\$250,000		12/06/2005
00054	Personal Property	Sanford	\$10,000		09/19/2005
00056	Personal Property	Sanford	\$2,499		09/13/2005
01301	Addition - Commercial	Sanford	\$99,275		09/01/1996

Extra Features

Description	Year Blt	Units	Value	Cost New
COMMERCIAL ASPHALT DR 2 IN	1983	35,520	\$12,929	\$32,323
COMMERCIAL CONCRETE DR 4 IN	1983	2,318	\$1,975	\$4,937
POLE LIGHT STEEL 1 ARM	1983	5	\$4,820	\$4,820
STUCCO WALL	1983	204	\$326	\$816
PATIO CONC COMM	1983	140	\$185	\$463

PROPERTY TAXES - PAID

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

Parcel:	11-20-30-502-0000-0010	Owner & Mailing Address:
Tax Year:	2013	HERDOR LLC
Tax Bill #:	045602	870 FIFTH AVE 14A
Non-School Assessed Value:	\$2,762,095	NEW YORK NY 10065
School Assessed Value:	\$2,762,095	Property Address:
Gross Tax Amount:	\$56,317.47	3824 ORLANDO (& 3826) DR
Millage Code:	<u>S4 SANFORD</u>	Legal Description: (Continuation on Tax Roll)
Exemptions Granted:	<u>NO</u>	
Homestead:	NO	LOT 1 & PT LOTS 2 & 3 DESC AS BEG
Additional Exemptions:	NO	NELY COR LOT 1 RUN S 25 DEG 47 MIN
Non-Ad Valorem Assessments:	*NONE*	W 220 FT S 64 DEG 17 MIN 55 SEC E
		160 FT S 25 DEG 47 MIN W 115 FT N

Tax Status :

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

Date	Receipt Num.	Amount Paid
11-30-13	H11/30/13P026005	\$54,064.77

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

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
\$54,064.77	\$54,627.95	\$55,191.12	\$55,754.30	\$56,317.47

Other Comments:

Prior Years Unpaid Delinquent Taxes: *NONE*

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

Parcel:	11-20-30-502-0000-0020	Owner & Mailing Address:
Tax Year:	2013	HERDOR LLC
Tax Bill #:	045603	
Non-School Assessed Value:	\$741,838	383 FIFTH AVE 4TH FL NEW YORK NY 10016
School Assessed Value:	\$741,838	Property Address:
Gross Tax Amount:	\$15,125.63	3850 ORLANDO DR
Millage Code:	<u>S4 SANFORD</u>	
Exemptions Granted:	<u>NO</u>	Legal Description: (Continuation on Tax Roll)
Homestead:	NO	LEG THAT PT LOTS 2 & 3 DESC AS BEG
Additional Exemptions:	NO	764.15 FT N 25 DEG 47 MIN E OF MOST
Non-Ad Valorem Assessments:	*NONE*	SLY COR LOT 3 RUN N 25 DEG 47 MIN E 270 FT N 64 DEG 17 MIN 55 SEC W 220

Tax Status :

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

Date	Receipt Num.	Amount Paid
11-30-13	H11/30/13P025686	\$14,520.60

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

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
\$14,520.60	\$14,671.86	\$14,823.12	\$14,974.37	\$15,125.63

Other Comments:

Prior Years Unpaid Delinquent Taxes: *NONE*