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## OFFICE OF THE CITY MANAGER

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

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

TELEPHONE  
407.688.5001

FACSIMILE  
407.688.5002

CITY COMMISSION

JEFF TRIPLETT  
MAYOR

ART WOODRUFF  
DISTRICT 1

VELMA H. WILLIAMS  
DISTRICT 2

RANDY JONES  
DISTRICT 3

PATTY MAHANY  
DISTRICT 4

NORTON N. BONAPARTE, JR.  
CITY MANAGER

June 9, 2016

Sonia Fonseca  
U.S. 17-92 CRA Program Manager  
1101 E. First Street  
Sanford, FL 32771

RE: Proposed Coastline Apartment Complex

Dear Sonia,

Thank you for sharing with me the proposal presented to the CRA by Ron Semans, proposing to construct a 16 unit affordable housing complex in the Goldsboro area. The possibility of new affordable housing in the City is exciting and the City enthusiastically supports the proposal. The proposed housing meets a long standing need of the City for more safe, decent and sanitary housing in the distressed areas of the City. The Goldsboro neighborhood is one of the two primary area that the City's Community Development Block Grant (CDBG) funding is directed towards.

Over the past several years, the City has taken several steps to attract resources to advance the revitalization of the area. Those efforts include the following:

1. The City applied for and received a \$1 million Neighborhood Stabilization 3 grant to acquire, rehab and resell foreclosed properties in the area.
2. In collaboration with Seminole County, the City applied for "Promise Zone" status for the Goldsboro Neighborhood. (Unfortunately our application was not selected.)
3. The City in collaboration with the Sanford Housing Authority in December of 2015 applied for the Choice Neighborhood Initiative Grant for the Goldsboro Neighborhood.
4. The City is currently negotiating with Habitat for Humanity to build four (4) units in the Goldsboro Neighborhood during 2017. Our primary focus is the Coastline area.
5. The City has invested substantial resources in the Coastline Park area portion of Goldsboro to include the renovation of the park, completion of the Goldsboro trail, new sidewalks, and street-scape on Historic Goldsboro Blvd.

*The Friendly City*

June 9, 2016

Page 2 of 2

The City of Sanford supports the proposed Coastline Apartment Complex and urges financial support from the CRA. The housing complex would be a welcome addition to the neighborhood and further the City's revitalization efforts currently underway. The City Of Sanford is currently in the process of drafting its CDBG 2016-2017 Annual Action Plan and will consider the inclusion of the project in our plans as we move forward.

Again, thank you for the opportunity to support this project. Please do not hesitate to contact me if you have any questions regarding our plans and efforts in the revitalization of the Goldsboro neighborhood.

Best Regards,

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

Andrew Thomas

Director of Community Relations and Neighborhood Engagement

Cc: Norton N. Bonaparte, Jr., City Manager

Jeff Triplett, Mayor

RCVD 5/16/16

GRANT

# \_\_\_\_\_

(For Official Use Only)

Redevelopment/Construction Grant Application

Applicant: Equity Development, LLC
Address: 541 N. Palmetto Ave, Suite 105
City: Sanford, FL Zip Code: 32771
Phone/Cell # 407-688-7644 E-Mail Bhorian@gmail.com

Project Contract Person if different from Applicant: Bob Horian
Phone: 407-687-4788
E-mail: Bhorian@gmail.com
Mailing Address: same

Application Preparer (if different than owner): N/A
Phone: - -
E-mail:
Mailing Address:

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

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

- 1. Name of Site or Business Name: Coastline Apartment Project
Site Address: 610 W. 9th Street
City, County or Township: Sanford Zip Code:
Acreage of Site: .75 Bldg. Sq. Ft.: 11,000
County Commission/City Commission District# 5 A B

# GRANT

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## CURRENT AND FUTURE LAND USE

2. Zoning/Land Use:

A. Current: Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Residential X  
Mixed-use \_\_\_\_\_ Other (Specify) \_\_\_\_\_

B. After Re-Zone (if applicable): Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Residential X  
Mixed-use \_\_\_\_\_ Other (Specify) \_\_\_\_\_

3. Current economic condition:

Vacant lot \_\_\_\_\_ Developed site \_\_\_\_\_ Other X - Distressed \_\_\_\_\_

4. How many buildings are currently on site?

Industrial \_\_\_\_\_ How many are occupied? \_\_\_\_\_ If vacant, for how long? \_\_\_\_\_

Commercial \_\_\_\_\_ How many are occupied? \_\_\_\_\_ If vacant, for how long? \_\_\_\_\_

Residential 2 How many are occupied? 0 If vacant, for how long? 1yr

5. Year building(s) was/were built: 1941, 1946

6. Please describe the condition of the buildings on the site (Digital photo file attachment highly recommended but not required).



## GRANT

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8. Describe how the redevelopment of the site will increase Public Safety.  
See Exhibit "B"
9. Is the site contaminated? No  
If so, what measures have been taken to address the contamination?
10. Will Seminole Economic Enhancement District (SEED) Funds be requested? No  
If so, for what purpose?
- 11a. What is the expected rate of return on the investment by the CRA. \_\_\_\_\_
- 11b. What is the time frame for the return on investment by the CRA? \_\_\_\_\_

The ROI will be calculated by the CRA Program Manager and attached to the application

### JOB CREATION & RETENTION

12. Forecast the number of new jobs created after redevelopment or new development of the site (jobs that did not exist in the US17-92 CRA prior to redevelopment or new development).  
  
Total New Jobs: 1.5

### OTHER PUBLIC BENEFITS

13. What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements.  
  
See Exhibit "B"

### PROXIMITY TO PUBLIC TRANSIT

14. Attach a local transit schedule, and highlight the lines that serve the project site or surrounding area. If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the project site.  
  
See Exhibit "B"
15. Would you agree to provide an easement to establish a bus shelter if appropriate or requested? Yes Yes \_\_\_\_\_ No \_\_\_\_\_

# GRANT

## 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 number and proof of paid property taxes;
- c. Applicant information;
- d. Listing of businesses or services offered on site(unless residential);
- e. Description of proposed improvements;
- f. Identification of project's support of the CRA Master Plan;
- g. BTR (unless residential);
- h. Rendering or sketch of proposed improvements;
- i. Architectural plans – elevation drawing, dimensions, measurements, etc.;
- j. Color and material samples;
- k. Sign/awning design drawings and/or plans;
- l. Documentation of cost estimates – copies of vendor bids, estimates, etc. (refer to pg. 3 for bid requirements); and
- m. Signatures of property owner and Applicant

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

I, Robert Horian, attest that the information contained herein is correct to the best of my knowledge. I understand that the US 17-92 CRA Redevelopment & Construction 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 grant-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 harmless Seminole County for any damage associated with this application or the US 17-92 Grant Program.

  
\_\_\_\_\_  
Signature of Applicant

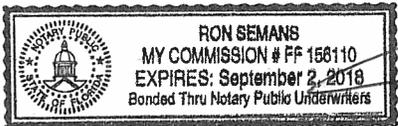
Robert Horian  
\_\_\_\_\_  
Print Name

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

The foregoing instrument was acknowledged before me this 15 day of May 2016  
by Robert Horian. 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



**Property Record Card**

Parcel: 25-19-30-5AG-1009-0060

Owner: EQUITY DEV LLC

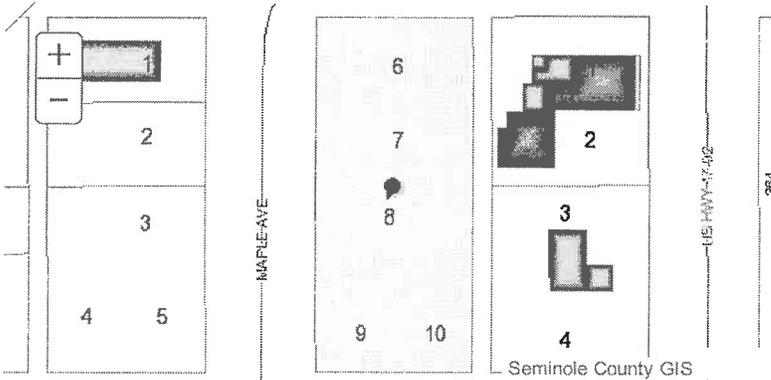
Property Address: 610 W 9TH ST SANFORD, FL 32771

**Parcel Information**

Parcel	25-19-30-5AG-1009-0060
Owner	EQUITY DEV LLC
Property Address	610 W 9TH ST SANFORD, FL 32771
Mailing	541 N PALMETTO AVE #105 SANFORD, FL 32771
Subdivision Name	SANFORD TOWN OF
Tax District	S4-SANFORD- 17-92 REDVDST
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	

**Value Summary**

	2016 Working Values	2015 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$61,566	\$61,566
Land Value Ag		
<u>Just/Market Value **</u>	\$61,566	\$61,566
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$31,513	\$34,245
P&G Adj	\$0	\$0
Assessed Value	\$30,053	\$27,321



Tax Amount without SOH: \$824.81

2015 Tax Bill Amount \$824.81

Tax Estimator

Save Our Homes Savings: \$0.00

\* Does NOT INCLUDE Non Ad Valorem Assessments

**Legal Description**

LOTS 6 + 7 BLK 10 TR 9  
TOWN OF SANFORD  
PB 1 PG 62  
& LOTS 8 9 + 10 BLK 10 TR 9  
A C MARTINS ADD  
PB 1 PG 62

**Taxes**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$30,053	\$0	\$30,053
Schools	\$61,566	\$0	\$61,566
City Sanford	\$30,053	\$0	\$30,053
SJWM(Saint Johns Water Management)	\$30,053	\$0	\$30,053
County Bonds	\$30,053	\$0	\$30,053

**Sales**

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/1/2004	05557	0363	\$110,000	Yes	Improved
WARRANTY DEED	5/1/1998	03428	1724	\$63,400	Yes	Improved
WARRANTY DEED	2/1/1985	01617	0477	\$71,300	Yes	Improved
QUIT CLAIM DEED	2/1/1985	01617	0476	\$100	No	Improved
QUIT CLAIM DEED	7/1/1980	01287	0992	\$100	No	Improved

Find Comparable Sales

**Land**

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET	0.00	0.00	30783	\$2.00	\$61,566

**Building Information**

**Permits**

Permit #	Description	Agency	Amount	CO Date	Permit Date
02753	ADDITION - RESIDENTIAL	SANFORD	\$1,500		7/19/2007

02526	ADDITION - RESIDENTIAL	SANFORD	\$1,000	7/17/2003
02215	ADDITION - RESIDENTIAL	SANFORD	\$200	5/1/1999

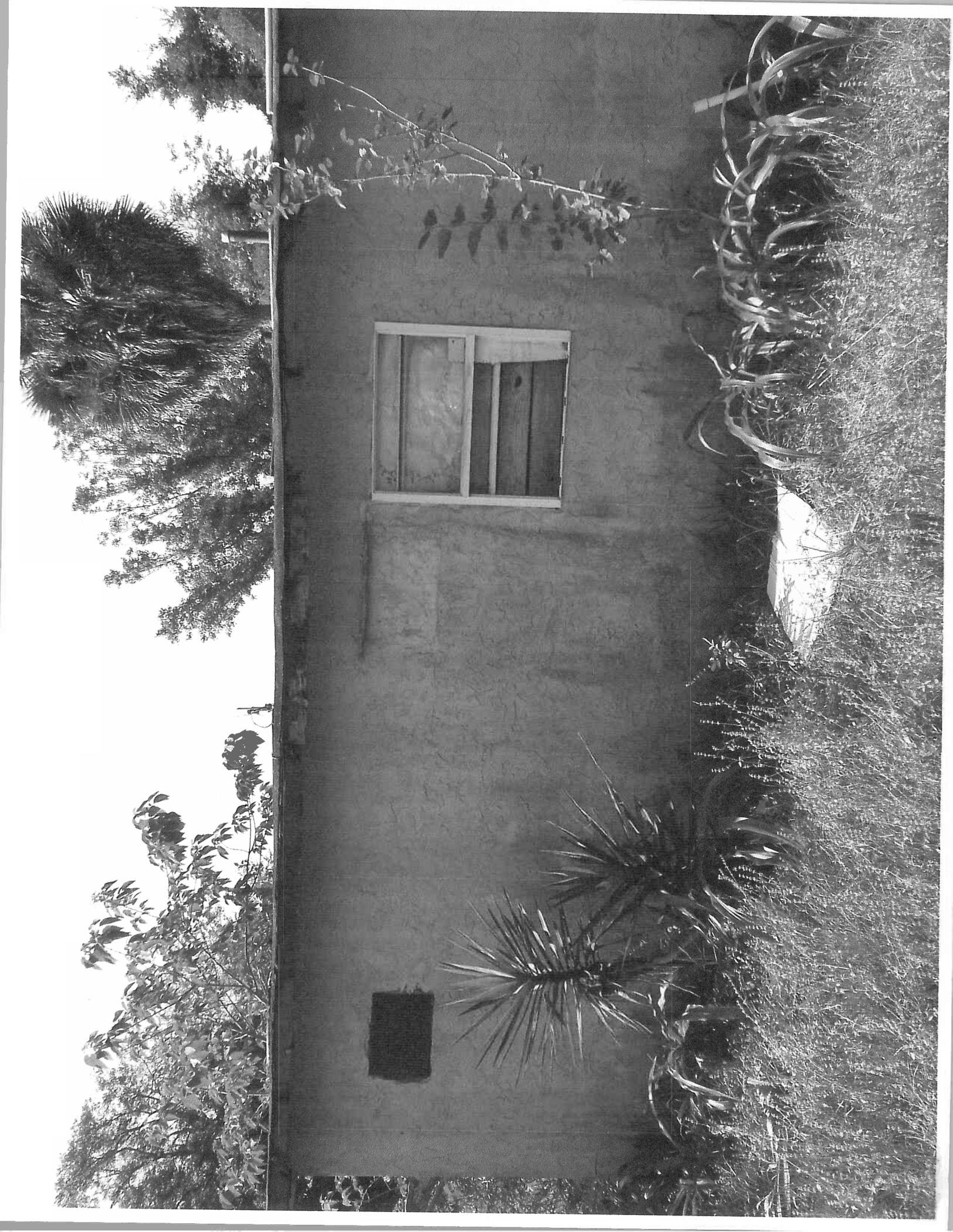
Extra Features				
Description	Year Built	Units	Value	New Cost
No Extra Features				

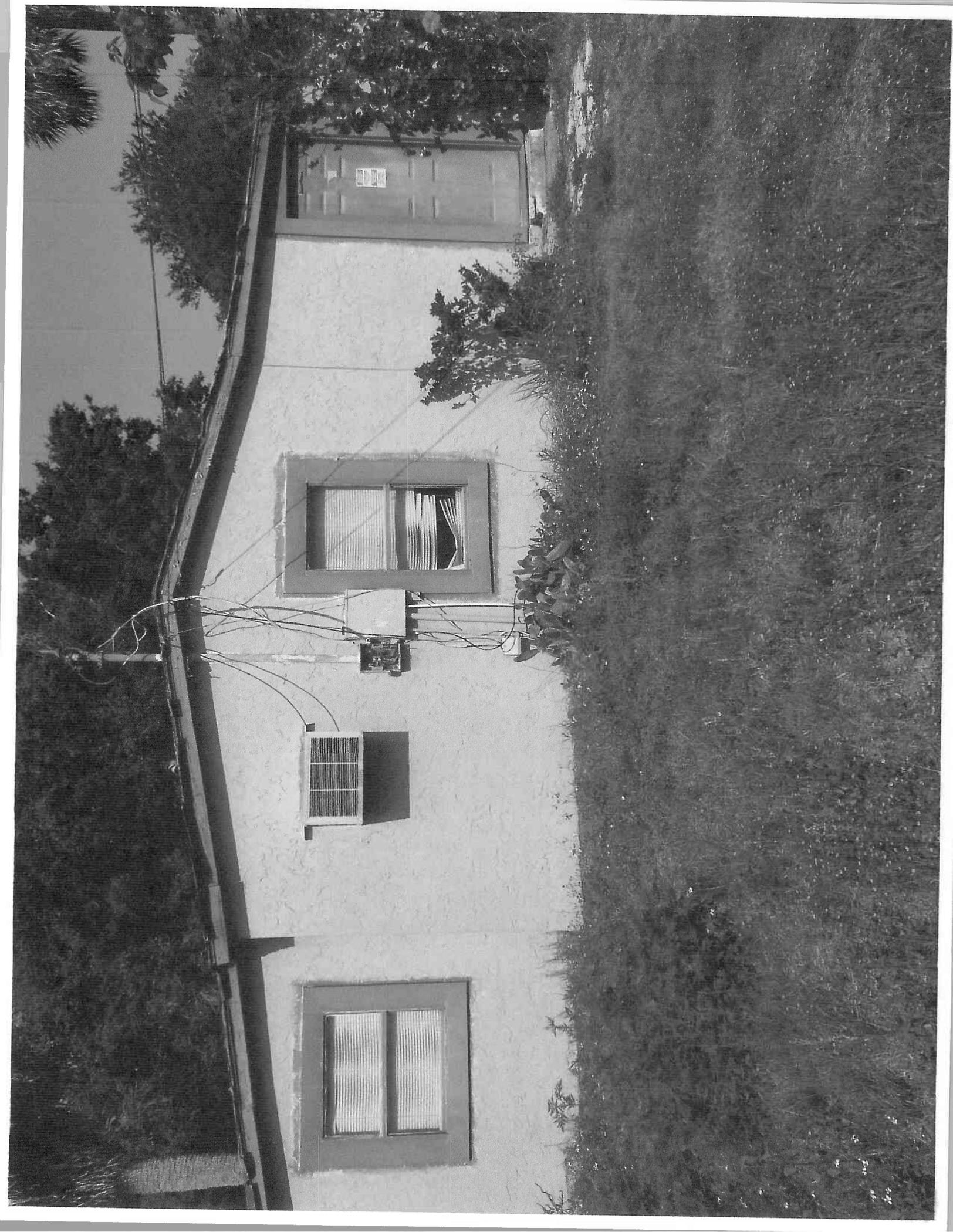
## **EXHIBIT B**

The current property contains two vacant and uninhabitable buildings. These buildings unfortunately have been used by drug offenders and broken into by the homeless. It is our intention to remove these buildings and the associated blight.

Future plans for this property include a 16 unit affordable housing development. The Development will have on-street lighting, adequate off-street parking and other security features as recommended by the Sanford Police Department.

The new residential development will take advantage of the recent \$1M renovation of Coastline Park. The landscape improvement will enhance the 9<sup>th</sup> st. corridor and gateway to Coastline Park.







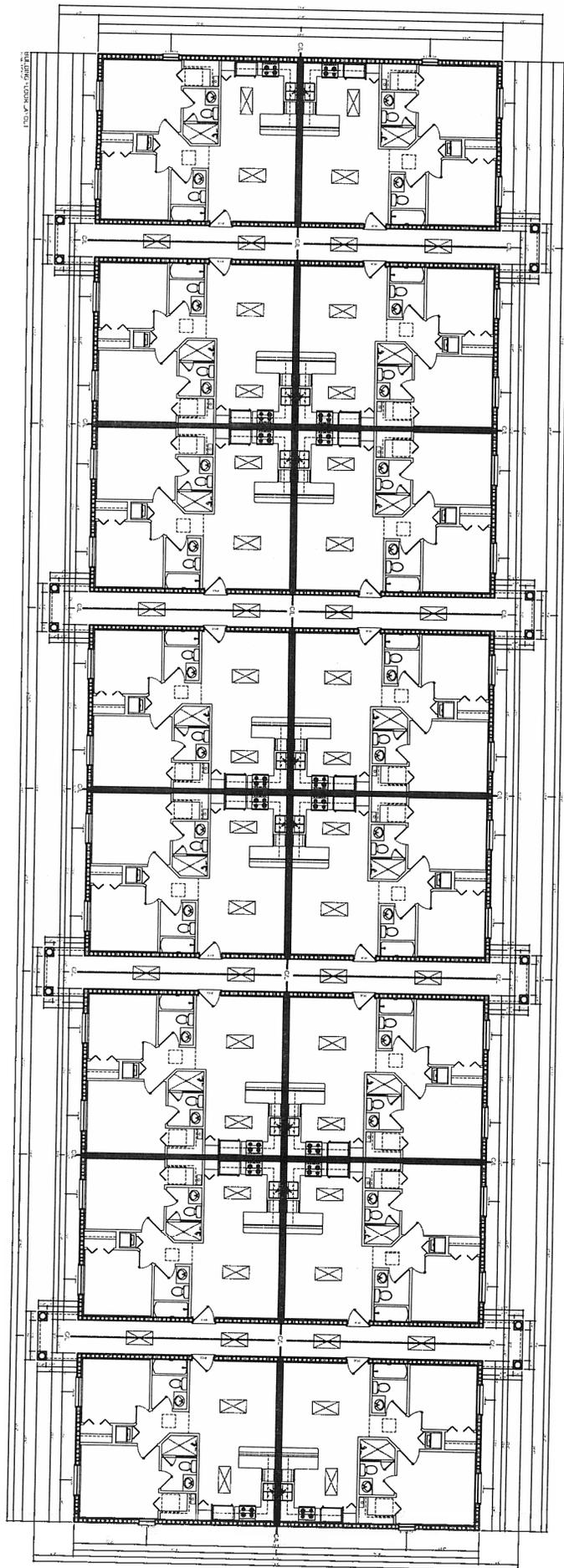
STOP

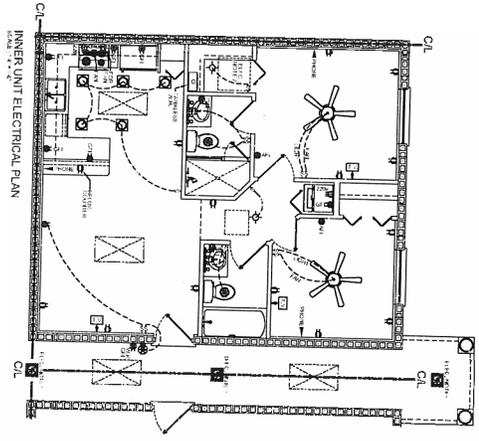
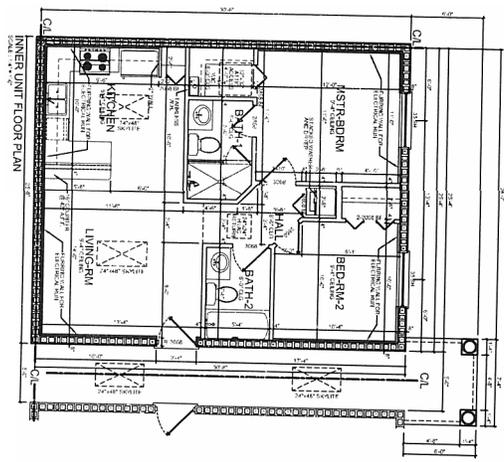
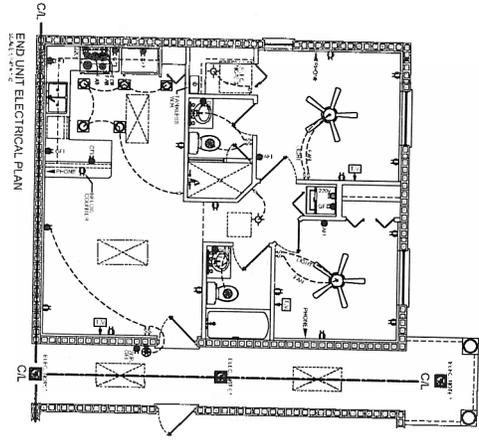
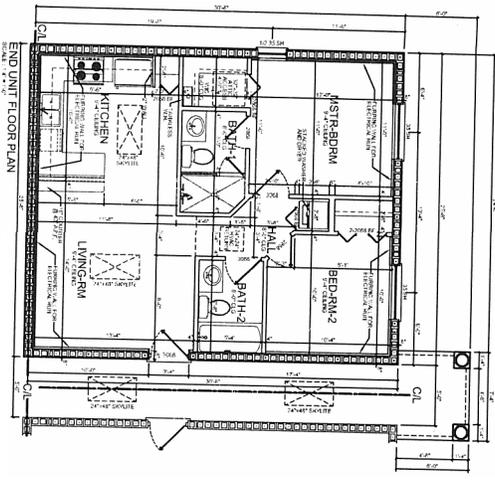
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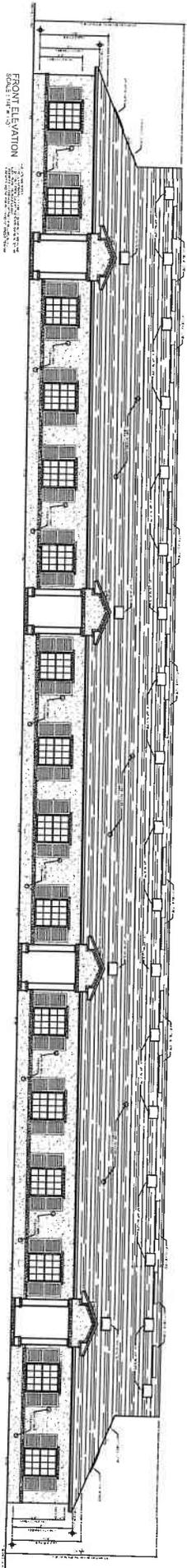


# 610 East Maple 16 Unit Apartment Project

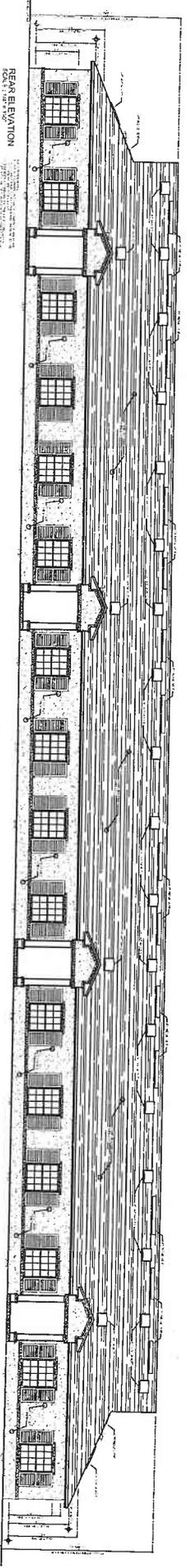
1. Unit Floorplans
2. Scheduled Layout  
Electrical Layout
3. Building Elevation
4. Roof elevation
5. Rendering of Building



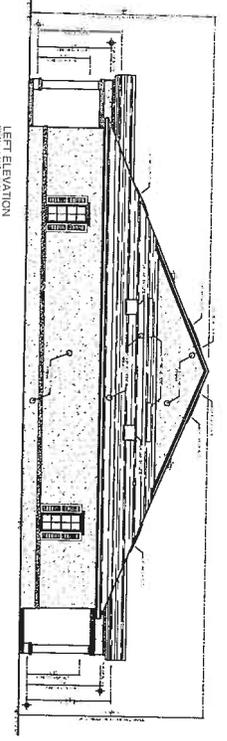




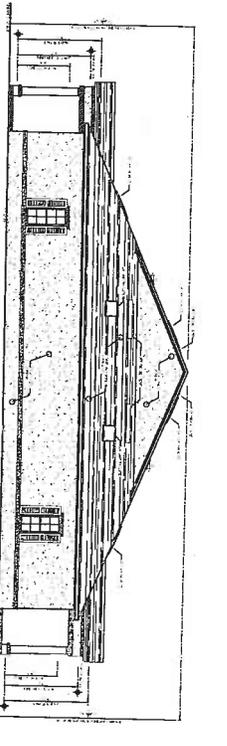
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



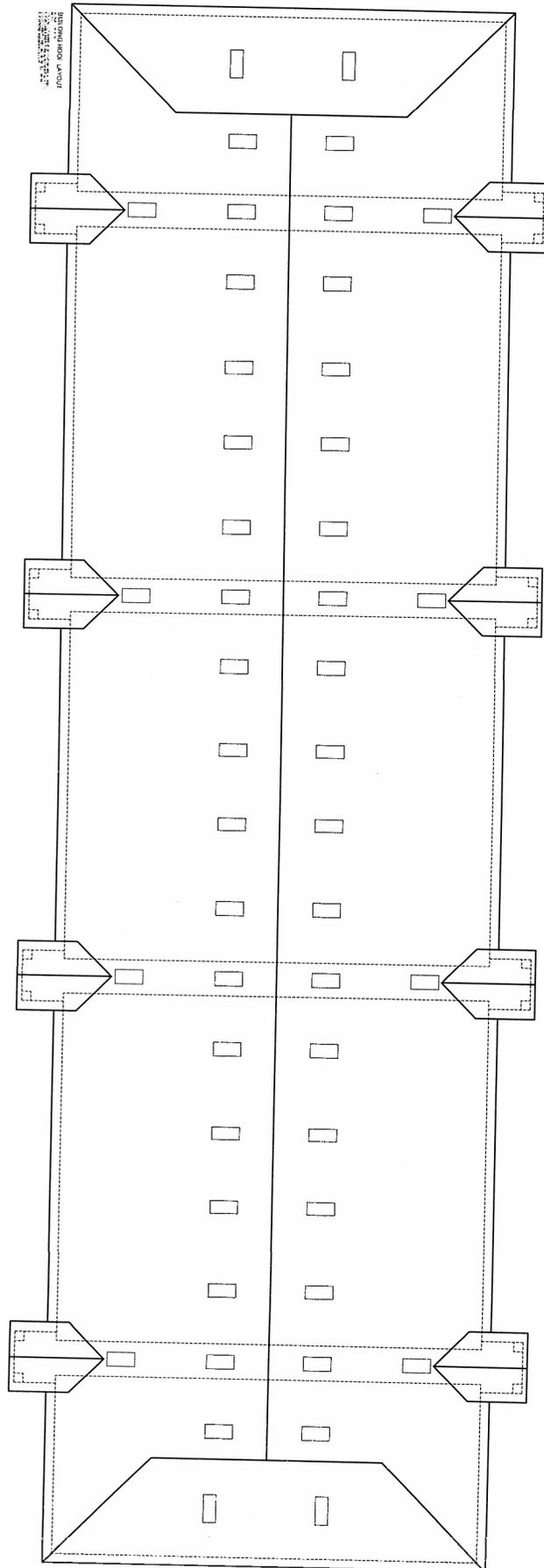
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"





Ron Semans <rasemans@gmail.com>

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## Maple Avenue Apartments Budget

1 message

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**Mitchell Thomas** <mthomas@mulliganconstructors.com>

To: ron@suncorproperties.com

Cc: Jason Mulligan <jmulligan@mulliganconstructors.com>, garagon@mulliganconstructors.com

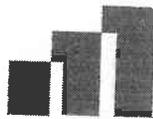
Ron,

Due to finishes being unknown and no specifications we have figured a budget of \$95/sf which comes out to a total budget price of \$1,546,505 for the building. For the site work we have budgeted \$150,000 just based on the sheets we were given.

This brings the total estimated project budget to \$1,696,505.

Thanks and have a great day!





**EDC / Excelsior Development Co.**  
*The Industry Leader In Construction Services*

1973 Longwood-Lake Mary Rd, Longwood FL, 32750  
Florida Contractor License #CGC038661  
(407) 771-4442  
(407) 771-4452 fax

## Budget Estimate

**Project Information**  
Maple Street Apartmens  
Sanford FL

*Excelsior Development is pleased to offer a budget estimate on the above referenced project. Estimate to include all labor, materials and equipment as listed.*

### Scope Of Work:

Site Work	
Concrete and Block Work	\$152,000
Framing	\$172,821
Trusses	\$68,000
Lumber	\$25,790
Roofing (roughly 19000 sq foot)	\$36,000
Skylites (52 @ 350)	\$46,000
Doors	\$18,200
Windows	\$16,000
Trim	\$8,000
Drywall	\$10,000
Stucco	\$42,000
Painting	\$27,500
Electrical	\$30,000
Plumbing	\$106,800
HVAC (14 seer)	\$68,500
Cabinets and Counters (\$8500 Per Unit)	\$46,000
Flooring/Carpet (\$18 sq yd, roughly 60 yds per unit)	\$136,000
Tile (\$5 sq ft, roughly 200 sq ft per unit)	\$17,280
	\$16,000

### Bid Summary

Material	Included
Labor	Included
<b>Total Price:</b>	<b>\$1,042,891.00</b>

# Suncor Construction, Inc.

## Quotation for Maple Ave Apartments

A Item No,	B Description of work	C Scheduled Value	D		E Work Completed	F Stored Material	G Total Completed & Stored to Date	H Balance to	I Retainage	
			Previous Applications	This Application						
							% (G/C)	Finish	5%	
1	Sitework	\$98,800.00					\$0.00	0.00%	\$98,800.00	\$0.00
2	Termite Treatment	\$4,560.00					\$0.00	0.00%	\$4,560.00	\$0.00
3	Monolithic Slab	\$107,920.00					\$0.00	0.00%	\$107,920.00	\$0.00
4	Block Work	\$113,544.00					\$0.00	0.00%	\$113,544.00	\$0.00
5	Plumbing	\$56,544.00					\$0.00	0.00%	\$56,544.00	\$0.00
6	Electrical	\$55,480.00					\$0.00	0.00%	\$55,480.00	\$0.00
7	HVAC	\$64,600.00					\$0.00	0.00%	\$64,600.00	\$0.00
8	Trusses	\$62,472.00					\$0.00	0.00%	\$62,472.00	\$0.00
9	Windows	\$19,456.00					\$0.00	0.00%	\$19,456.00	\$0.00
10	Doors	\$58,368.00					\$0.00	0.00%	\$58,368.00	\$0.00
11	Insulation	\$11,704.00					\$0.00	0.00%	\$11,704.00	\$0.00
12	Roof	\$53,200.00					\$0.00	0.00%	\$53,200.00	\$0.00
13	Interior Framing	\$38,000.00					\$0.00	0.00%	\$38,000.00	\$0.00
14	Drywall	\$53,504.00					\$0.00	0.00%	\$53,504.00	\$0.00
15	Interior Painting	\$38,912.00					\$0.00	0.00%	\$38,912.00	\$0.00
16	Exterior Trim	\$3,648.00					\$0.00	0.00%	\$3,648.00	\$0.00
17	Stucco & Paint	\$39,520.00					\$0.00	0.00%	\$39,520.00	\$0.00
18	Sidewalks	\$18,240.00					\$0.00	0.00%	\$18,240.00	\$0.00
19	Landscaping	\$16,112.00					\$0.00	0.00%	\$16,112.00	\$0.00
20	Flooring	\$54,720.00					\$0.00	0.00%	\$54,720.00	\$0.00
21	Wall Tile	\$9,728.00					\$0.00	0.00%	\$9,728.00	\$0.00
22	Trim Labor & Materials	\$9,880.00					\$0.00	0.00%	\$9,880.00	\$0.00
23	Cabinets	\$36,480.00					\$0.00	0.00%	\$36,480.00	\$0.00
24	Shelving and Mirrors	\$8,208.00					\$0.00	0.00%	\$8,208.00	\$0.00
25		\$1,033,600.00			\$0.00	\$0.00	\$0.00	0.00%	\$1,033,600.00	\$0.00

# Associated Landscape LLC

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2510 Enterprise Osteen Road Osteen, FL 32764

Project : Mapel Avenue Apartments

After review of the landscape and irrigation plans we Submit a price of \$71,200.00

To complete the project per plans.

Associated Landscape 407 330-7181 [donrtracey@gmail.com](mailto:donrtracey@gmail.com)

# TARICANO LANDSCAPE

---

4550 Bedford Rd. Sanford, FL 32773  
407-430-8101

For: Ron Semans  
541 N. Palmetto Ave, Suite 105  
Sanford, FL 32771

May 13, 2016

## PROPOSAL

Maple Landscape and Irrigation

Estimate to perform landscape and irrigation operations per the plans and specifications provided by RCE Consultants: \$77,594.00