

Meritage Homes of Florida, Inc.

Seven Oaks Community

CRA Grant Application

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Parcel ID Numbers

28-20-30-5DL-0000-0001

33-20-30-503-0000-0240

33-20-30-503-0000-025A

26-20-30-5AR-0C00-0210

28-20-30-5AS-0B00-0170

33-20-30-503-0000-0150

33-20-30-503-0S00-0000

Application Form &
Addendum from property owner

GRANT

(For Official Use Only)

Redevelopment/Construction Grant Application

Applicant: Meritage Homes of Florida, Inc.

Address: 5337 Millenia Lakes Blvd, Suite 410

City: Orlando Zip Code: 32839

Phone/Cell # 407-571-0951 E-Mail dante.fraiegari@meritagehomes.com

Project Contract Person if different from Applicant: _____

Phone: _____

E-mail: _____

Mailing Address: _____

Application Preparer (if different than owner): Dante Fraiegari

Phone: 407 - 571 - 0951

E-mail: dante.fraiegari@meritagehomes.com

Mailing Address: Same as Applicant

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: Seven Oaks Community

Site Address: Shepard Road

City, County or Township: Winter Springs Zip Code: 32708

Acreage of Site: 37.27 acres Bldg. Sq. Ft.: N/A

County Commission/City Commission District# _____ A _____ B

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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 _____
Mixed-use _____ Other (Specify) N/A

3. Current economic condition:

Vacant lot _____ Developed site X Other _____

4. How many buildings are currently on site?

Industrial 0 How many are occupied? _____ If vacant, for how long? _____

Commercial 0 How many are occupied? _____ If vacant, for how long? _____

Residential 0 How many are occupied? _____ If vacant, for how long? _____

5. Year building(s) was/were built: N/A

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

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II. COST ANALYSIS

BUDGET TABLE

Use of Fund	Amount
See attached Exhibit	

TOTAL:

FUNDING REQUEST:

III. ANALYSIS OF REDEVELOPMENT POTENTIAL

- 7. Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development, and how the project is line with the goals, vision and mission of the US 17-92 CRA. See attached Exhibit

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8. Describe how the redevelopment of the site will increase Public Safety.
The installation of sidewalks, buffers and street lights will provide a safe route for pedestrians between Florida Avenue and Shepard Road.
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? 6-8 Months

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). Residential - N/A
Total New Jobs: _____

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 attached Exhibit

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.
15. Would you agree to provide an easement to establish a bus shelter if appropriate or requested? _____ Yes No
We do not have sufficient right of way along Shepard Road

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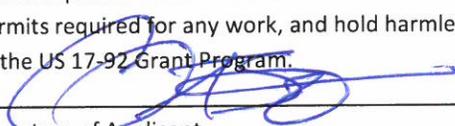
Submittals

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, Clint Szubinski, 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

Clint Szubinski - Division President, Meritage Homes of Florida, Inc.

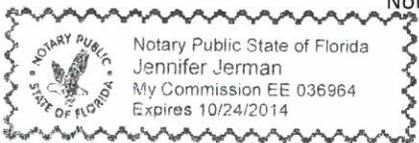
Print Name

STATE OF FLORIDA: COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 13 day of FEBRUARY 2014,

by CLINT SZUBINSKI. 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)

JENNIFER JERMAN

Name of Notary Typed, Printed or Stamped

My Commission Expires: 10/24/14

Commission Number EE036964

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

Addendum A

Date: Feb 12 2014
To: US 17-92 CRA
Community Redevelopment Agency
From: Ten Florida XIV, LLC
(Property Owner)

Subject: Permission for US 17-92 Grant Program Participation

As the owner of Seven Oaks
Heritage Homes of Florida, I give,
permission to participate in the US 17-92,
Grant Program as detailed in the Revitalization and Construction Grant Application, and hold Seminole County
harmless for any damages associated with this application or the US 17-92 Grant Program.

Property Owner's Signature
[Handwritten Signature]

Property Owner's Name Printed
JOHN KRZYWICK

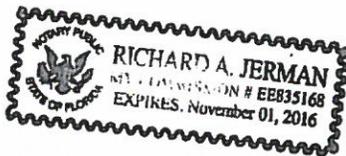
STATE OF FLORIDA:
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 12th day of February
2014, by John A Krzywick. He/She is personally known to
me or has produced as identification and did not
(did) take an oath.

(SEAI)

[Handwritten Signature]

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



Richard A. Jerman
Name of Notary Typed, Printed or Stamped

My Commission Expires:
11/01/2016

Commission Number

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Grant Appeal Process:

- CRA Program Manager denies grant application.
- Staff informs Applicant in writing via certified/ return receipt mail that the grant has been denied, and cites the reason.
- Applicant has 30 days from the date they signed the return receipt, to inform the CRA Program Manager, in writing, that they are appealing the decision.
- CRA Program Manager has TAC review the grant. The TAC Board does not make a recommendation on the appeal, but comments on the technical aspects of the grant.
- Grant is submitted to the RPA, which can either uphold the denial or recommend that the CRA Board overturn the denial. If the RPA Board upholds the denial, the application does not proceed to the CRA Board; (the RPA Board has the power to deny funds as outlined in the Interlocal Agreement). If RPA Board overturns the staff recommendation, the grant proceeds to CRA Board with any additional recommendations that the RPA Board made to the grant.
- CRA Board votes to either uphold staff recommendation, or overturn staff recommendation. If the Board overturns staff recommendation the grant is then before the Board for final consideration and vote.

**See list for qualifying improvements page three of application*

Boundaries:

US 17-92 CRA Area

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This Section for Official Use Only

Date Reviewed by TAC: _____

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 Program Manager has verified that all conditions of the contract and grant application have been satisfied.

Exhibit

Exhibit



Project Overview

A grant partnership of the U.S. 17-92 Community Redevelopment Agency (CRA) and Meritage Homes will work to achieve the goals of increased property values, blight reduction, enhanced safety and beautification in the areas of Shepard Road and Florida Avenue, along the U.S. 17-92 Redevelopment Corridor near Winter Springs.

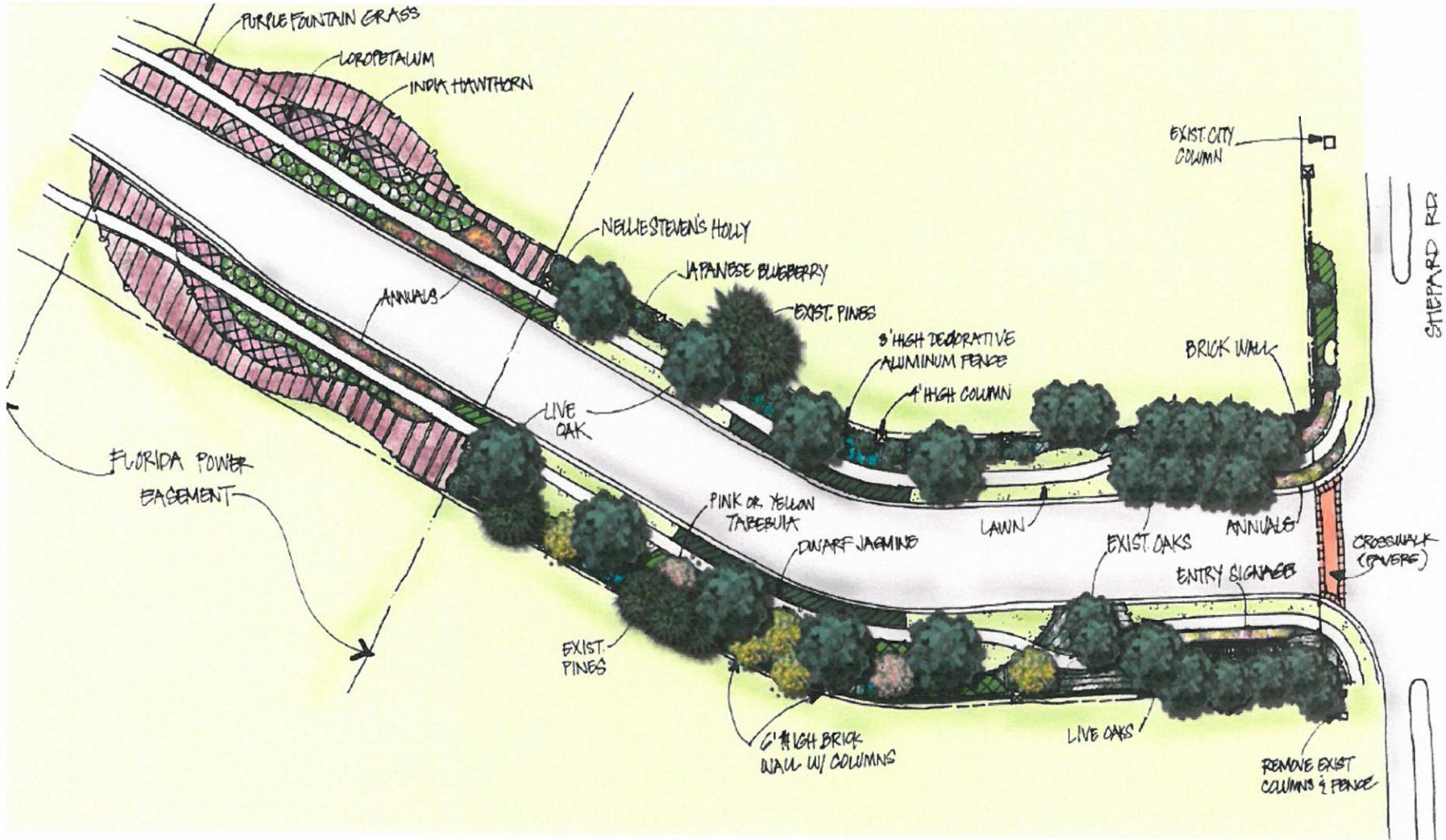
Meritage Homes is in the process of constructing a new subdivision on undeveloped land consisting of 138 Single Family Residential Homes within the boundaries of the CRA. The project is located adjacent to an aged section of U.S. 17-92 in a blighted area of Seminole County having various zoning classifications including: Industrial, Commercial (C-2), and Residential developed and undeveloped land. As part of the project, upgrades to portions of Shepard Road and Florida Avenue are planned and will be constructed based on grant funding being requested as part of this submittal. Upgrades include street lighting, trees and landscaping*; plus hardscaping, including new public sidewalks; roadway enhancements, and entry features.

The following grant funding request is separated for your consideration into several components with a total budget of \$532,871.00 and a total grant request of \$253,273.00. Each component adds a high level of public benefit and is critical to the finished product that will be the Seven Oaks Subdivision and to existing commercial and residential real estate within proximity of two miles. Seven Oaks and the related Commercial Outparcel (when completed) are projected to add more than \$160,000 to the Seminole County Tax Role and \$80,000 to the City of Winter Springs Tax Role, annually (based on tax year 2013 millage rates).

*Substitution of Landscaping materials may be required

Main Entrance

Description:	The main entrance to the Seven Oaks subdivision will be located at the North End of the project on Shepard Road. The entrance will consist of an old castle style sign entry with columns and oak leaf medallions, a decorative aluminum fence, Holland stone pavers and up-lighting. It will also include landscaping featuring, Live Oak, Duc de Rohan Azalea, Nellie R. Stevens Holly, Purple Trailing Lantana, Japanese Blueberry Trees and India Hawthorne.
Vendor:	Seminole Masonry / Jordan Brothers / All-In-One / Greener Gardens / Ground Preserve / Girard Environmental.
Budgeted Cost:	\$182,040.00 (Landscape & Hardscape)
Proposed CRA Reimbursement:	(20%) \$36,408.00
Benefit to CRA:	The entrance will add an attractive focal point to Shepard Road. It will also complement the existing upgrades on Shepard Road by using a similar design.





Duc de Rohan Azalea



Japanese Blueberry



Purple Trailing Lantana



India Hawthorne



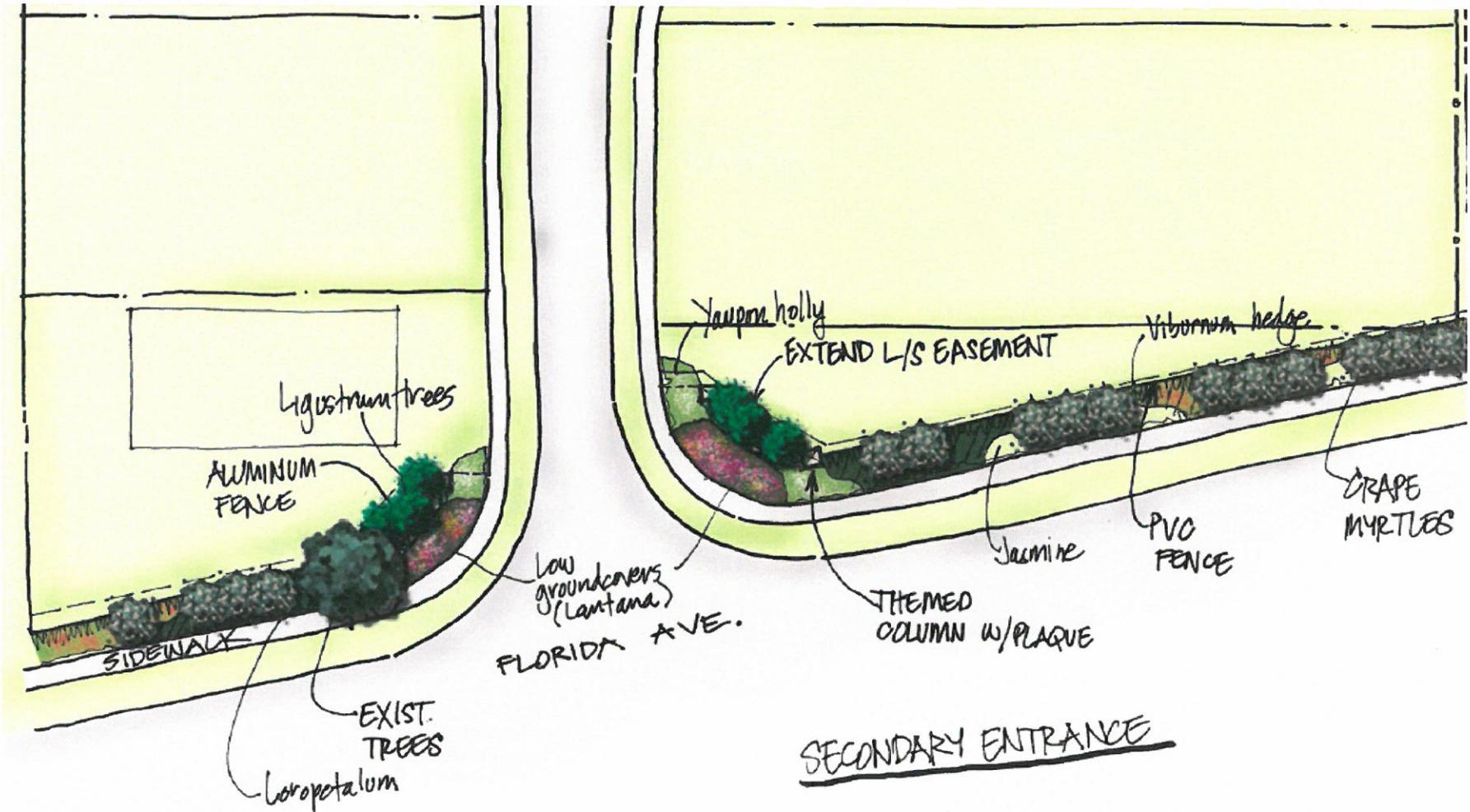
Live Oak



Nellie R. Stevens Holly

Secondary Entrance

Description:	The secondary entrance to the Seven Oaks subdivision will be located at the South End of the project on Florida Avenue. The entrance will consist of entry columns, vinyl fencing and landscaping featuring Crape Myrtle, Sweet Viburnum, India Hawthorne, Duc de Rohan Azalea and Dwarf Asian Jasmine.
Vendor:	Seminole Masonry / Jordan Brothers / All-In-One / Greener Gardens / Ground Preserve / Girard Environmental.
Budgeted Cost:	\$71,832.00 (Landscape & Hardscape)
Proposed CRA Reimbursement:	(20%) \$14,366.00
Benefit to CRA:	The entrance will add an attractive focal point to Florida Avenue. It will also complement the future road improvements planned by the city.





Dwarf Jasmine



India Hawthorne



Sweet Viburnum



Duc de Rohan Azalea



Crape Myrtle

Street Lighting

Description:	The street lighting throughout the community will be Colonial style poles with a 12' to 17' mounting height, along with Biscayne glass globes.
Vendor:	Duke Energy
Budgeted Cost:	\$22,363.00
Proposed CRA Reimbursement:	(50%) \$11,181.00
Benefit to CRA:	The street lighting will limit the opportunity for criminal activities in both the subdivision and the surrounding areas. It will also provide an increased opportunity for the safe participation in recreational activities including walking, bicycling and running. The lighting is consistent with the other CRA improvements in the general area.



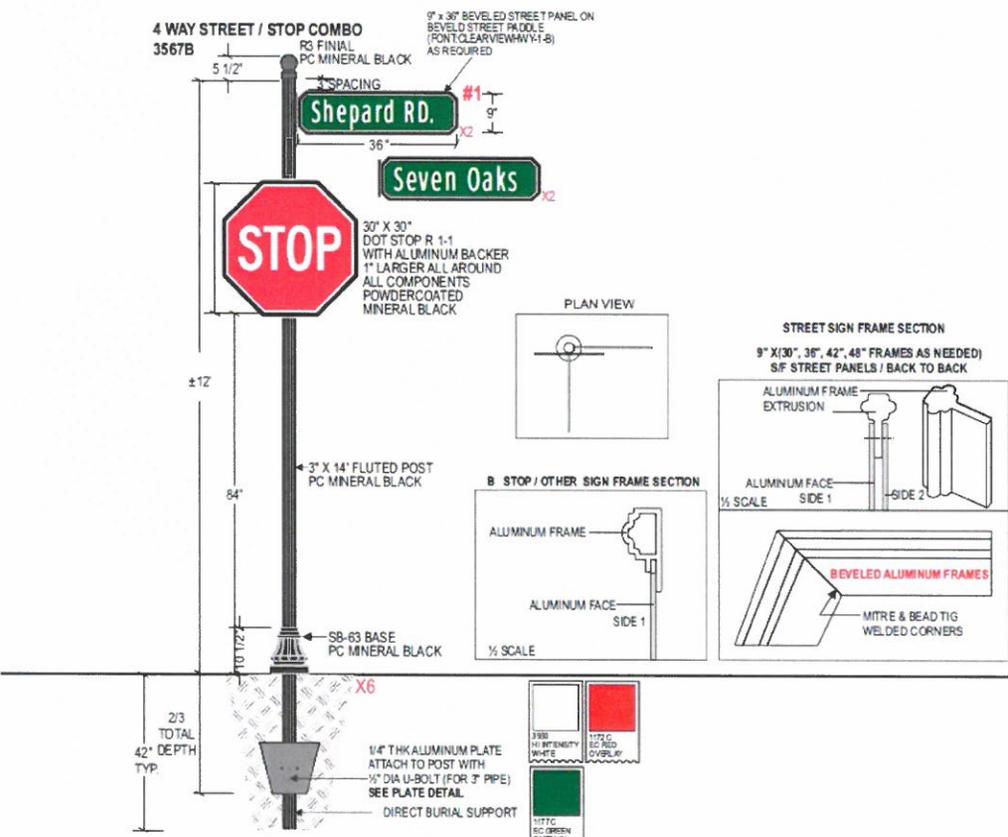
12' to 17' Mounting Height

BISCAYNE	
Lamp HPS:	100 Watt
Mounting Height:	12'
Pole:	Decorative
Features include a glass globe	

Street Signs

Description:	The street name signs will be on beveled sign paddles mounted on a fluted black mineral post with a decorative base and top. All other street signs will be framed in black with a black backing and will also be mounted on the same post design.
Vendor:	Creative Sign Designs
Budgeted Cost:	\$10,834.00
Proposed CRA Reimbursement:	(50%) \$5,417.00
Benefit to CRA:	The decorative street signage that we have selected for our project will be consistent with the City of Winter Springs distinct character. The ornamental sign features throughout the neighborhood and downtown areas help to create a hometown feel in an otherwise busy, city environment. This is another method of beautifying the area and providing a greater sense of community.

A 9" H. - BEVELED STREET PANELS w/ DBL PADDLES
 SCALE: 1/2" = 12"



ADDITIONAL STREET PANEL MESSAGES

- #2 Shepard RD. X2
Seven Oaks X2
- #3 Seven Oaks X2
Maple Leaf Dr. X2
- #4 Seven Oaks X2
Oakstead Ln. X2
- #5 Maple Leaf Dr. X2
Oakstead Ln. X2
- #6 Florida Ave. X2
Seven Oaks X2

12401 Commodity Blvd, Tampa, FL 33626
 Phone: (813) 841-7100
 Fax: (813) 748-2311
 www.creativesigndesigns.com

This Drawing and all reproductions thereof are the property of Creative Sign Designs and may not be reproduced, published, changed or used in any way without written consent.

PROJECT: Seven Oaks - Montage Decorative Street Signs
 SITE ADDRESS: Florida Ave Winter Springs, FL 32708

CRM / Quote: 8886 - 12969
 AM: CC PM / PSC JDavis
 Designer: JJD Date: 1-6-14

REVISION LEVEL	No.	DATE	DESCRIPTION
1	14-14		SOIL PLATES - JJD

RELEASED FOR PRODUCTION
X JJD

Approved
 Approved as noted
 Revise and resubmit

Approved: _____
 Date: _____

Sheet: **1**
 File name: 8886 - 12969d_1-6-14.cdr

Sidewalks

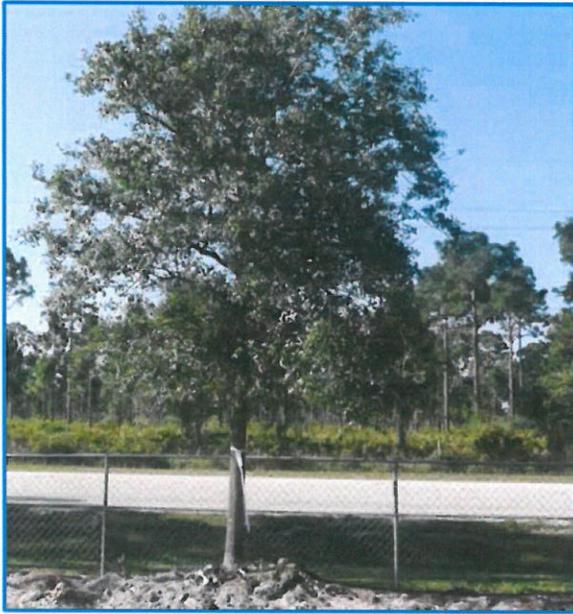
Description:	New sidewalks will be a part of the infrastructure of the Seven Oaks Community. The sidewalks will also include Handicap Ramps where appropriate.
Vendor:	Wal-Rose, The Briar Team, Jon M. Hall Company
Budgeted Cost:	\$35,802.00
Proposed CRA Reimbursement:	(50%) \$17,901.00
Benefit to CRA:	The sidewalks will allow access by foot between 17-92 and Shepard Road. This will give local residents a quicker way to get from one street to the other. Also, the street lighting in the community will give residents a safe route for walking.



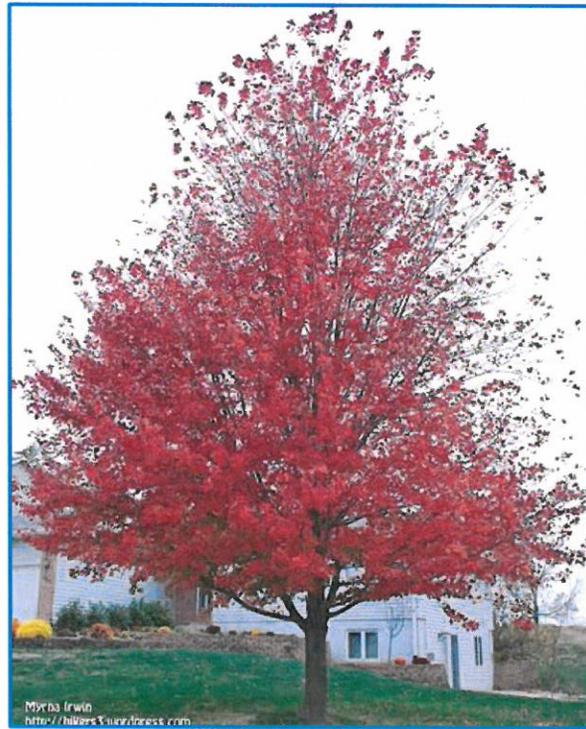
Shepard Road Landscaping

Description:	We will be planting a mixed variety of 100 trees along Shepard Road between 17-92 and the Elementary School. The variety of plantings will range from 30-65 gallon plant specifications. The plants that we are proposing include; Live Oak, Sycamore, Cabbage Palms, Maple and Crape Myrtle.
Vendor:	Greener Gardens / Ground Preserve / Girard Environmental.
Budgeted Cost: Proposed CRA	\$210,000.00
Reimbursement:	(80%) \$168,000.00
Benefit to CRA:	The landscaping will be an excellent addition to the recent streetscape improvements along Shepard Road. The landscaping will enhance the Shepard Road corridor and continue the beautification theme. Meritage Homes will be working in cooperation with the City of Winter Springs on the landscaping installation.

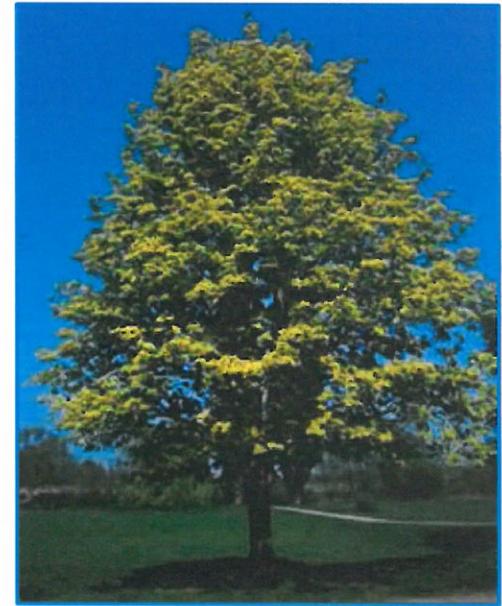




Live Oak



Maple



Sycamore



Cabbage Palms



Crape Myrtle