

2015

CRA Grant Application for  
Reagan Center  
Seminole County, Florida

Richard Wohlfarth

IBI GROUP

9/11/2015



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September 11<sup>th</sup> , 2015

Sonia Fonseca, US 17-92 CRA Program Manager  
Seminole County Government  
Economic Development  
1101 E. 1st Street  
Sanford, FL 32771

In Re: **US 17-92 CRA Catalyst Project Grant Application  
Reagan Center**

Dear Sonia:

Please find enclosed our application for the Reagan Center. This application is in keeping with the meeting we had last month. The property is jointly owned by Mr. Sydney Levy, as an individual and United Trophy Manufacturing Company, where Mr. Levy is an officer. Mr. Levy has appointed Mr. Richard C. Wohlfarth to act as an agent, who has prepared the undersigned application.

The following table presents a summary of land parcels owned by Mr. Levy. The parcels highlighted (in yellow) and marked with asterisks in the table, are within the CRA limits. The applicant for the project is **17-92 Five Points, LLC**.

Parcel Number	Ownership
14-20-30-300-0150-0000*	Levy Sydney & Marianne V.
14-20-30-300-015A-0000*	United Trophy Manufacturing Company
23-20-30-300-0100-0000	Levy Sydney A.
23-20-30-300-0250-0000	Levy Sydney & Marianne V.
23-20-30-300-010F-0000	Levy Sydney & Marianne V.
23-20-30-300-010E-0000	United Trophy Manufacturing Company

The project is located at 4311 U.S. 17-92, across the street from the County's 5 Points Complex. The location of the property along with overall boundary of Mr. Levy's holdings and CRA limits is shown in **Exhibit A: Site Location Map**. **Exhibit "B-1"** includes a map showing the locations of the various pictures shown on "B-2".

**Exhibits "C-1, C-2, C-3, C-4, C-5, and C-6"** includes copies of the property tax receipts.

**Exhibit "D"** contains a copy of the receipt that the Business taxes for Flea World is paid.



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**Exhibit "E"** are details of the plans, scope of work and other related information. The prices listed in the application are based on engineer's estimates. The various designs are being finalized and will be bid over the next 45 days. There will be a minimum of 3 bids for each item.

**Exhibit "F"** is a narrative describing the proposed project and how the project qualifies as a "Catalyst Project."

Very Truly Yours,

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Richard C. Wohlfarth, P.E.

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Randall R. Morris

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(For Official Use Only)

## US 17-92 CRA Catalyst Project Grant Application

**Applicant** : 17-92 Five Points, LLC  
**Address** : 535 Versailles Drive, Suite 200  
**City** : Maitland **Zip Code** 32751-7305  
**Phone/Cell #** : 407-628-9955 E-Mail [Turgut@TPDTraffic.com](mailto:Turgut@TPDTraffic.com)  
407-721-7819  
**Project Contact Person if different from Applicant** : Richard C. Wohlfarth, P.E.  
**Phone** : Office 407-660-2120  
Cell 407-350-9090  
**E-mail** : [rwohlfarth@ibigroup.com](mailto:rwohlfarth@ibigroup.com)  
**Mailing Address** : 2300 Maitland Center Parkway, Suite 101; Maitland,  
Florida 32751

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

## I. SITE IDENTIFICATION AND HISTORY

### Question 1

#### **Site Information**

**Name of Site or Business Name:** Reagan Center

**Site Address** : 4311 U.S. Highway 17-92

**City, County or Township** : Unincorporated Seminole County

**Zip Code:** 32773

**Acreage:** 118.5 **Building Square Footage:** 261,905

**County Commission/City Commission District:** 2/Not Applicable

### Question 2

#### **Current and Future Land Use**

Zoning/Land Use:

- A. Current Zoning is PD (Planned Development)
- B. Current Land Use is PD (Planned Development)

### Question 3

#### **Current Economic Conditions:**

Currently, the Site is developed as a Flea Market that consists of various buildings and large part as paved parking area. Also, a portion of the property in the XX quadrant is designated as a wetland.

### Question 4

#### **How many buildings are currently there on the site?**

There are 9 commercial buildings on the site and majority of them are occupied. In addition, there is one residential building on the site which is also occupied.

### Question 5

#### **Year building(s) was/were built:**

1983-2000

### Question 6:

#### **Describe the conditions of the buildings on the site:**

The building and the improvements are part of a Flea Market that has been active since the 1980s. The buildings were constructed over a 20 year period and have concrete slabs with wood/metal roofing on some structures and a few all-metal buildings. The "Fun World" was constructed and operated for many years

and recently closed. The facilities are a combination of concrete, asphalt, and metal structures. Photos of the buildings are attached as Exhibit "G".

## II. COST ANALYSIS

### Budget Table

#### Question 7:

*List all project cost below. Applicants may submit a separate spreadsheet if necessary.*

Table1 – Project Costs

Use of Fund	Amount
Site Demolition	\$950,000.00
Utilities	\$827,000.00
Entrance Feature, Wayfinding Signage & Landscaping	\$550,000.00
<b>Total Funding Requested</b>	<b>\$2,327,000.00</b>

### III. ANALYSIS OF REDEVELOPMENT POTENTIAL

#### Question 8:

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

Over the last two years, the existing Flea Market has witnessed a significant decline in its patronage and visitor traffic. The Fun World portion of the site closed its operations last year and majority of the leasable space in the Flea Market is currently occupied. The current utilization of the existing facilities is estimated to be less than 20%.

The redevelopment of the Flea Market is the largest project in Seminole County. The proposed development will replace the existing facilities with the new proposed uses adding to the aesthetics of the site. Further, the proposed redevelopment will dramatically change the existing use of the property and in turn potentially increase the property value. These improvements will have an added benefit to act as a catalyst to the redevelopment of the U S 17-92 corridor, and have a positive impact on the County's 5-Points project.

The following two tables are an analysis of the existing and proposed valuation of the subject site. As indicated in Table 2, the value of the property will increase from \$9,175,401.00 to \$141,410,800.00. Based on the analysis, the proposed project will provide a minimum increase of \$1,983,491.64 in property taxes. The final values may vary but the order of magnitude should be realized.

**Table 2 - Value of the Proposed Project**

Parcel Number	2014 Assessment	Tax Amount	Tax Rate
14-20-30-300-0150-0000	\$4,2013,813.00	\$110,527.52	1.54670%
14-20-30-300-015A-0000	\$4,551,186.00	\$70,393.20	1.54670%
23-20-30-300-0100-0000	\$80,707.00	\$8,496.63	1.54670%
23-20-30-300-0250-0000	\$68,591.00	\$2,231.32	1.54670%
23-20-30-300-010F-0000	\$183,984.00	\$10,998.79	1.54670%
23-20-30-300-010E-0000	\$87,120.00	\$1,060.900	1.54670%
	\$9,175,401.00	\$203,708.36	1.54670%

*Note: These values are in 2015 dollars and assume build out at the units indicated.*

Table 2

Parcel	Acreage	Sq.Ft.	Value per S.F.	Value
OP-1	2.11	6,500.00		
OP-2	2.12	6,500.00		
OP-3	2.12	6,500.00		
OP-4	1.99	6,500.00		
OP-5	2	6,500.00		
OP-6	2.12	6,500.00		
OP-7	1.96	6,500.00		
OP-8	2.01	6,500.00		
OP-9	3	8,500.00		
MF-1	23.48	587.00		
MF-2	8.72	218.00		
TH-1	8.28	66.00		
O-1	18.55	323,215.20		
<b>Total Value</b>				\$141,410,800.00
<b>Tax at Buildout</b>				\$2,187,200.00

**Question 9**

***Describe how the redevelopment of the site will increase Public Safety.***

The redevelopment of the property will add a new connector between Ronald Reagan Boulevard and US 17-92. The connection will improve the access for emergency vehicles. In addition, the new construction will follow the current county standards which are more stringent than the previous adopted standards. The redevelopment of the site will also provide the opportunity to reactivate the site with vibrant uses including a mix of residential and commercial uses, thereby, promoting the "eyes on the street" concept and using natural surveillance to prevent crime generating activities.

**Question 10**

***Is this site contaminated?***

No

**Question 11a**

***What is the expected rate of return on the investment by the CRA***

Based on 100% of the request value of \$2,327,000.00, it is anticipated that the increase in the property values and the property taxes will provide a high rate of return. As indicated above, the ultimate increase in property taxes is estimated at

\$2,187,200.00. This increase will be realized over a period of eight (8) years. Based on a straight line approach, the increase is estimated to be over \$300,000.00 per year. The following is a projection of IRR, based on the maximum request and the above increase in taxes.

**Table 3 Projected IRR**

Date	Investment	Incremental Return	Total Return	Cash Flow	IRR
Jan-16	\$2,327,000.00			\$(2,327,000.00)	35%
Jan-17		\$300,000.00	\$300,000.00	\$300,000.00	
Jan-18		\$300,000.00	\$600,000.00	\$600,000.00	
Jan-19		\$300,000.00	\$900,000.00	\$900,000.00	
Jan-20		\$300,000.00	\$1,200,000.00	\$1,200,000.00	
Jan-21		\$300,000.00	\$1,500,000.00	\$1,500,000.00	
Jan-22		\$300,000.00	\$1,800,000.00	\$1,800,000.00	
Jan-23		\$300,000.00	\$2,100,000.00	\$2,100,000.00	
Jan-24		\$87,200.00	\$2,187,200.00	\$2,187,200.00	
		\$2,187,200.00		\$8260,200.00	

### Question 11b

***What is the time frame for the return on the investment by the CRA?***

As seen in Table 3, the return on the investment occurs in the 4<sup>th</sup> year. This is based solely on the increase in property taxes and does not take into account the increase in employment taxes, sales taxes, increase in the demand of services like potable water, wastewater treatment, and other service. The analysis simply shows by only increasing the property taxes, the project will return the investment in a short period.

### **JOB CREATION AND RETENTION**

### Question 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).***

Over 2,500 full time positions will be created by the redevelopment. The following table outlines the potential employees:

Parcel	Acreage	Sq.Ft.	Use	Employees
OP-1	2.11	6,500.00	Restaurant	125

OP-2	2.12	6,500.00	Restaurant	125
OP-3	2.12	6,500.00	Restaurant	125
OP-4	1.99	6,500.00	Restaurant	125
OP-5	2	6,500.00	Restaurant	125
OP-6	2.12	6,500.00	Restaurant	125
OP-7	1.96	6,500.00	Retail	35
OP-8	2.01	6,500.00	Retail	35
OP-9	3	8,500.00	Retail	35
MF-1	23.48	587.00		30
MF-2	8.72	218.00		30
TH-1	8.28	66.00		0
O-1	18.55	323,215.20	Office	1616
<b>Total</b>				2531

In addition to the permanent jobs, the project will generate 1,000 more jobs during the construction of the project.

**OTHER PUBLIC BENEFITS**

**Question 13**

***What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements.***

The proposed infrastructure will be constructed as per the current standards. These improvements will be ultimately dedicated to the public (Seminole County Utilities) and will generate income for the County. The improvements include potable water and wastewater systems. The upgrade to the grease traps utilized in the project will provide additional treatment of the waste.

In addition, the water management system will be constructed as per current standards that will provide additional removal of nutrients from the runoff. Also, with the construction of retention systems of lakes and canals on the property the amount of storm water runoff will be reduced. The existing wetlands on the property will be protected and enhanced by the proposed project.

**PROXIMITY TO PUBLIC TRANSPORTATION**

**Question 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.***

A local transit map and schedule is attached. Exhibit "I"

**Question 15**

***Would you agree to provide an easement to establish a bus shelter if appropriate or requested? Yes***

## PROJECT NARRATIVE

A grant partnership of the U.S. 17-92 Community Redevelopment Agency (CRA) and 17-92 Five Point, LLC will work to achieve the goals of increased property values, blight reduction, enhanced safety and beautification in the area of US Highway 17-92 between County Home Road and Bush Boulevard.

17-92 Five Point, LLC has obtained approvals for Land Use, Zoning and MDP from Seminole County, within the boundaries of the CRA. The project includes 118.55 acres of land and is located on the property of the now closed Fun World and Flea Market, in Seminole County. The approved MDP for Reagan Center designates the zoning classification of PD to the entire property. Reagan Center will include the following land uses:

- Commercial
- Multi-Family Residential
- Townhomes
- Retail
- Government Institution
- Wetlands

The items included in the grant application are:

- Demolition of the Existing Facilities
- Infrastructure
  - Potable Water System
  - Wastewater Collection and Transmission System
- Entrance Features and Way Finding system
- Upgraded Landscape and Lighting along 17-92

The project will be constructed in conjunction with widening of US 17-92 to 6 lanes. The current schedule is for the Florida Department of Transportation (FDOT) to bid on this work in the 3<sup>rd</sup> Quarter of 2015 and to start work before the end of the year. The current use as a Flea Market will end on August 31<sup>st</sup>, 2015 and the proposed work will start in October/November of 2015.

The request for funding includes 3 components. These components are:

Site Demolition	\$950,000.00
Utilities	\$827,000.00
Entrance Feature, Way finding Signage, and Landscaping	\$550,000.00

<b>Total</b>	<b>\$2,327,000.00</b>
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Based on the current Property Appraisal, the value of the Reagan Center property and improvements will increase substantially with upcoming construction of proposed projects.

The following grant funding request is classified under different components for your consideration with a total budget of \$\$2,327,000.00 and a total grant request of \$\$2,327,000.00. Each component adds to public benefit and is in the completion of Reagan Center.

## Site Demolition

- Description** : Remove and dispose of approx. 882,286 sf of existing asphalt. Remove and crush approx. 23,337 sf of existing concrete, to be left on site for future use. Remove and dispose of approx. 68,911 sf of paved track and pool decking. Remove and dispose of pool and associated equipment. Demolition and disposal of existing buildings, walls, fences, poles, lighting and other existing improvements.
- Vendor** : Three-five bids will be provided by qualified contractors.
- Budgeted Cost** : \$950,000.00
- CRA Reimbursement** : (100%) \$950,000.00
- Benefit to CRA** : The redevelopment of the Flea World to a mixed-use development will provided the needed catalyst to the redevelopment of the 17-92 corridor. The project will include both residential and commercial elements that will provide both short term and long term employment. The short term employment for the demolition and construction of the project will add 100's of jobs for the 4-5 year construction period. After the project is completed the number of jobs created in the office, retail, hospitality, and food service area is estimated at 2,500.

## Infrastructure Utilities

**Description** : Construction of the infrastructure utilities which include sanitary lift station, manholes, pipe and water main pipe and hydrants.

**Vendor** : The basis of the application is the "Engineer's Estimate". Bids from local contractors will be solicited and be the basis of the actual cost of the improvements. The Engineers Estimate is detailed below together with a graphic showing the proposed improvements.

**Budgeted Cost** : \$ 874,824.00 Table 1 is a breakdown of the cost

**CRA Reimbursement** : (100%) \$874,824.00

**Benefit to CRA** : The redevelopment of the Flea Market site to a mixed-use development will provided the needed catalyst to the redevelopment of the 17-92 corridor. The project will include both residential and commercial elements that will provide both short term and long term employment. The short term employment for the demolition and construction of the project will add 100's of jobs for the 4-5 year construction period. After the project is completed the number of jobs created in the office, retail, hospitality, and food service area is estimated at 2,500.

Table 0-1-Infrastructure Cost

Item	Quantity	Unit	Unit Price	Extension
<b>SANITARY</b>				
Sanitary Manhole	17	EA	\$3,800.00	\$64,600.00
6" Forcemain	720	LF	\$15.00	\$10,800.00
8" PVC PIPE	3700	LF	\$42.00	\$155,400.00
PUMP STATION	1	EA	\$275,000.00	\$275,000.00
CONNECT TO EXIST FM	1	EA	\$6,500.00	\$6,500.00
			Sub-total	\$512,300.00
<b>WATER</b>				
12" Water Main	2362	LF	\$25.00	\$59,050.00
8" Water Main	2110	LF	\$17.00	\$35,870.00

Item	Quantity	Unit	Unit Price	Extension
Hydrants	9	EA	\$6,500.00	\$58,500.00
12" valves	4	EA	\$1,500.00	\$6,000.00
8" Valves	6	EA	\$1,000.00	\$6,000.00
2" Blow off	13	EA	\$600.00	\$7,800.00
			Sub-total	\$173,220.00
<b>ADMINISTRATION</b>				
a) geotechnical testing	1	LS	\$6,750.00	\$6,750.00
b) construction staking	1	LS	\$6,750.00	\$6,750.00
c) traffic control	1	LS	\$5,000.00	\$5,000.00
d) mobilization	1	LS	\$15,000.00	\$15,000.00
e) fuel adjustment	1	LS	\$-	\$-
f) certified "as-builts"	1	LS	\$10,000.00	\$10,000.00
			Sub-total	\$43,500.00
<b>Grand Total</b>				<b>\$729,020.00</b>
Contingency	10%			72902
Planning, Engineering, Surveying and Fiscal	10%			72902
				<b>\$874,824.00</b>

## Entrance Features / Landscaping

- Description** : The main entrance to the Reagan Center will be located at the west side of the project on US Highway 17-92, with a second entrance off of C.R. 427 (Ronald Reagan Blvd.). The entrances 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, Due de Rohan Azalea, Nellie R. Stevens Holly, Purple Trailing Lantana, Japanese Blueberry Trees and India Hawthorne.
- Vendor** : Qualified contractors will provide proposals for the project. The following contractors have been contacted:  
Seminole Masonry | Jordan Brothers | All-In-One | Greener Gardens | Ground Preserve/ Girard Environmental.
- Budgeted Cost** : \$550,000.00 (Landscape & Hardscape)
- CRA Reimbursement** : (100%) \$550,000.00
- Benefit to CRA** : The entrance will add an attractive focal point to US Highway 17-92. It will also complement the existing upgrades on the east side of US Highway 17-92.