



US 17-92 CRA Mini-Grant Program
Information & Application Fiscal Year 2013-2014



Value Place - Sanford

RECEIVED MAY 07 2014

Applicant Information (c)

Applicant: Value Place Sanford

Corporate Name: Value Place Orlando FL North Sanford, LLC

Property Address (Project Location): 2727 S Orlando Drive, Sanford, FL 32773

Phone: (407) 322-4435

Contact Person: Aarom McPeak

E-mail: amcpeak@valueplace.com

Listing of businesses or services offered on site (d)

At Value Place Sanford, we offer affordable weekly extended stay suites. Attracting Visitors from all over the world. We provide a comfortable place where families, business personnel, and tourists can stay at an affordable price while they discover the beauty and charm Sanford and the greater central Florida area have to offer.

Description of proposed improvements (e)

We propose to asphalt, seal-coat, and stripe the parking lot facing 17-92.

Identification of project's support of the CRA Master Plan (f)

By asphalt seal-coating and striping the parking lot, the appearance of Value Place Sanford as well as the appearance of 17-92 as a whole will be drastically improved. After asphalt seal-coating and striping, the property will be easier to drive and park on, the durability increases, and noise level decreases. The contrast from the black asphalt will increase the visibility of the lines that will be striped creating a safer driving and parking environment.

GRANT

(For Official Use Only)

GRANT PROGRAM APPLICATION

Date 04/14/2014

Applicant Aaron McPeak
Corporate Name VALUE PLACE ORLANDO FL NORTH- SANFORD LLC
Property Address (Project Location): _____
2727 S Orlando Dr, Sanford, FL 32773
Phone (407) 322-4435 Fax _____
Contact Person Aaron McPeak
E-mail amcpeak@valueplace.com

What type of grant(s) are you applying for ?

Check all that apply.

Sign Landscape Façade

PROJECT AND FINANCIAL ASSISTANCE REQUESTED

Describe proposed improvement(s):

We propose to asphalt, seal-coat, and stripe the parking lot.

Describe the proposed businesses or services offered on site:

At Value Place Sanford, we offer affordable weekly extended stay suites. Attracting Visitors from all over the world. We provide a comfortable place where families, business personnel, and tourists can stay at an affordable price while they discover the beauty and charm Sanford and the greater central Florida area have to offer.

GRANT

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

By asphalt seal-coating and striping the parking lot the appearance of Value Place Orlando Sanford

as well as the appearance of 17-92 as a whole will be drastically improved. After Asphalt Sealcoating and striping the property will be easier to drive and park on, the durability increases, and noise level decreases. The contrast from the black asphalt will increase the visibility of the lines that will be striped creating a safer driving and parking environment. This improvement will also attract more tourists.

Total Project Cost \$9,450.00

Total Funding Request \$5,000.00

Will Additional Jobs be Created Upon Completion of Project? _____ Yes X No

If Yes, How Many? _____

Submittals

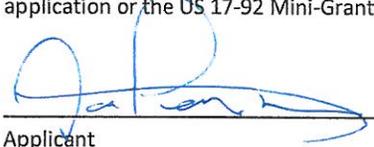
Applications **must** include the following materials, if applicable, for consideration by the US 17-92 CRA:

- (a) current photo(s) of project site;
- (b) Property Appraiser Parcel ID number and proof of paid property taxes;
- (c) Applicant Information;
- (d) Listing of businesses or services offered on site;
- (e) Description of proposed improvements;
- (f) Identification of project's support of the CRA Master Plan;
- (g) Business Tax Receipt (current);
- (h) Rendering or sketch of proposed improvements;
- (i) Photo of area to be improved;
- (j) Color and Material samples;
- (k) Sign/Awning design drawings and/or plans;
- (l) Documentation of cost estimates – copies of vendor bids, estimates, etc (three bids required); and
- (m) Signature of Property Owner and Applicant.

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

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I, Aaron McPeak, 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



Applicant

Aaron McPeak

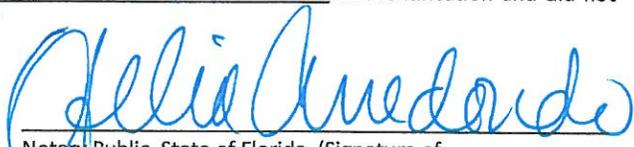
Print Name

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

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 14th day of April, 2014 by Aaron McPeak. He/She is personally known to me or has produced personally known as identification and did not (did) take an oath.

(SEAL)



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

Ofelia Arredondo

Name of Notary Typed, Printed or Stamped

My Commission Expires:



Commission Number

GRANT

N/A

Addendum A

Date: _____

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

From: _____
(Property Owner)

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

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

Property Owner's Signature

Property Owner's Name Printed

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

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

(SEAL)

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

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number

GRANT

This Section for Official Use Only

Date Reviewed by TAC: 5/21/14

Recommendation to US 17-92 RPA: _____

Date Reviewed by RPA: _____

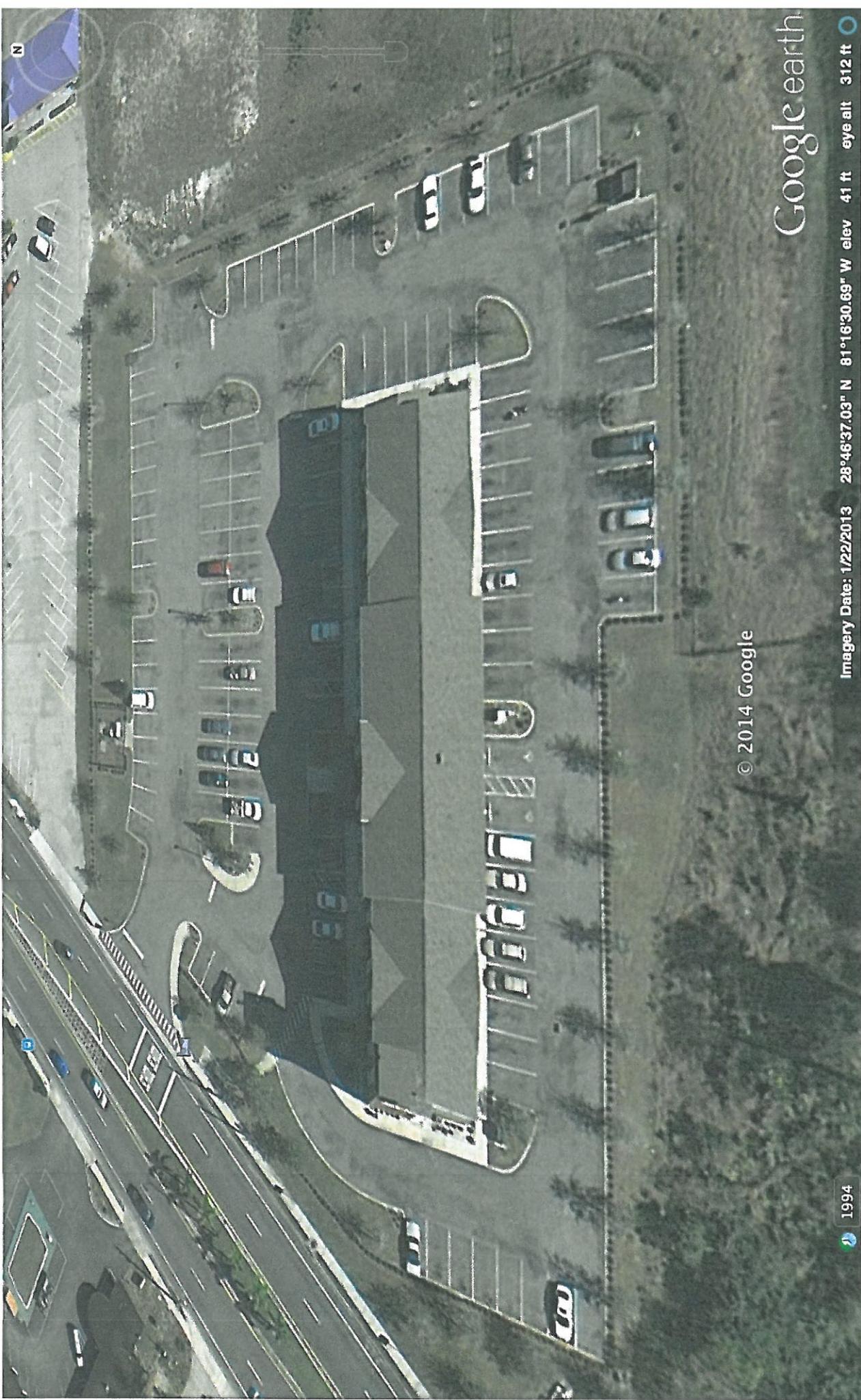
Recommendation to US 17-92 CRA: _____

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.



N

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Imagery Date: 1/22/2013 28°46'37.03" N 81°16'30.69" W elev 41 ft eye alt 312 ft



Seminole County Tax Collector

Honorable Ray Valdes, Tax Collector

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4/10/2014 1:17:55 PM

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

[View and Print Original Tax Bill](#)

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

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

Tax Status :

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

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

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

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

Other Comments:

Prior Years Unpaid Delinquent Taxes: *NONE*



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Seminole County Tax Collector

Honorable Ray Valdes, Tax Collector

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Seminole County Tax Collector - Business Tax Receipt Search Results

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

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

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

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

Business Description:	State License(s):
HOTEL	HOT6903990

Status: Exemptions: **N/A**

CURRENT **Comments:**
*******NO SOLICITATION REQUESTED*******

[Altamonte](#)

[Casselberry](#)

[Longwood](#)

[Oviedo](#)

[Winter Springs](#)



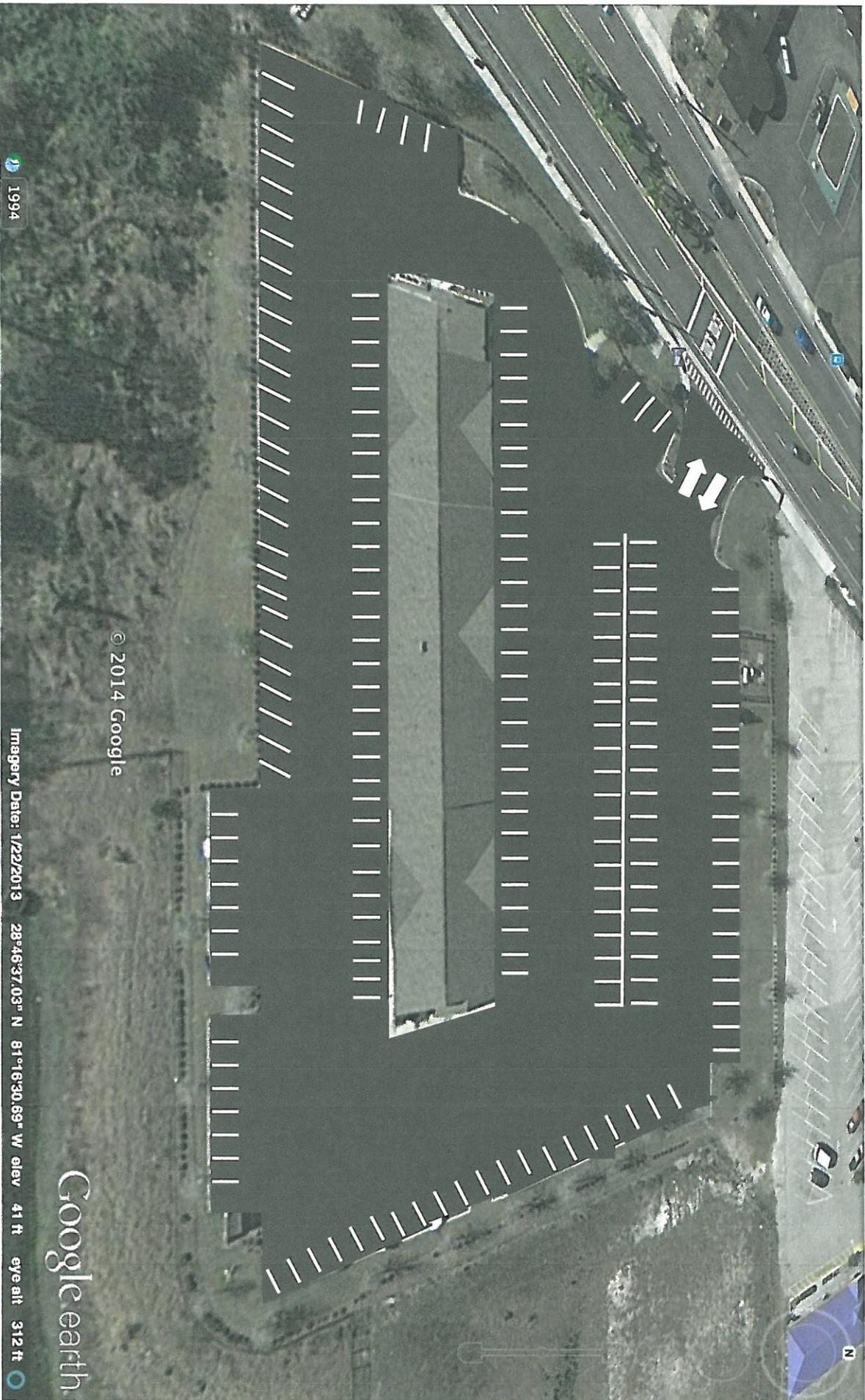
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Imagery Date: 1/22/2013 28°46'37.03" N 81°16'30.69" W elev 41 ft eye alt 312 ft



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Imagery Date: 1/22/2013 28°46'37.03" N 81°16'30.89" W elev 41 ft eye alt 312 ft

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Koneco Building Services, Inc



www.KonecoBuildingServices.com

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

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

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

Estimate

Date	Estimate No.
04/08/2014	91358
Exp. Date	
	05/08/2014

Address

Value Place Orlando FL North - Sanford LLC
2727 S. Orlando Drive
Sanford, FL 32773 USA

Sales Rep	Project	Property
Ernie Falco	Sealcoating	Sanford, FL

Service	Activity	Amount
Asphalt Sealcoat	<p>• KBS will apply two (2) coats of asphalt emulsion mix sealcoat to the agreed upon parking area approximately ~67,700 sq.ft. (reference attached property map for areas to be sealcoated and striped).</p> <p>All sealcoat will be mixed and applied according to the manufacturer recommended specifications. All sealcoat for this project will be purchased directly from the product manufacture and NOT altered unless otherwise directed by the manufacture (i.e. diluting product with water).</p> <p>Additionally, we will apply Department of Traffic (DOT) approved type 3 traffic line paint to the agreed upon areas to be sealcoated (reference attached property map for areas to be sealcoated and striped). All stop bars, speed bumps, parking stalls, handicap spaces, and visitor spots will be repainted.</p> <p>Note 1: Prior to sealing KBS will clean all areas of the parking lot with the appropriate cleaning equipment (i.e. blowers, brooms, pressure washers) to ensure all grounds are prepped according to the sealcoat manufacturers specifications.</p> <p>All cars must be removed from work zone no later than 30 min after deadline as not to delay the sealcoat application process. The client is responsible for any towing costs or other costs associated with relocating vehicles from the work zone.</p> <p>Note 3: The sealcoat manufacture recommends a minimum dry time of 48 hours before any traffic is allowed to drive on the asphalt. KBS is not responsible for respraying or repairing any sealcoat or paint that is damaged due to employees and/or visitors ignoring work zones signage and driving, walking, skateboarding, bike riding, etc. on the freshly sprayed asphalt.</p> <p>Continue to the next page</p>	9,450.00

Service	Activity	Amount
<p>Payment Terms Net 30</p>	<p>Note 4: Asphalt emulsion sealcoat is environmentally friendly over traditional coal tar sealcoat. For more information on the benefits of asphalt emulsion sealer visit the following website link - http://www.aema.org/index.php?option=com_content&view=article&id=73:basics&catid=7&Itemid=25</p> <ul style="list-style-type: none"> • PAYMENT TERMS: By accepting this proposal, Customer agrees to pay balance in full no later than 30 days after receipt of itemized invoice. Customer expressly agrees to pay Koneco Building Services, Inc. (KBS) 18% interest per annum on any amounts paid later than thirty (30) days after receipt of Invoice. Client agrees that it will reimburse KBS for all reasonable attorneys fees and court costs associated with the collection of past due invoices. If there is any dispute about or involving the services outlined above, client agrees that the dispute shall be governed by the laws of the State of Florida, without regard to conflict of law provisions and client agrees to exclusive jurisdiction and venue in the courts located in Orange County, Florida. <p>All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the enclosed specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Owners will be responsible for any equipment costs associated with work delays due to approval of colors, samples, mockups, etc. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, accidents or any other cause beyond our control. We are not responsible for damages due to overspray on vehicles that were not moved after our notice was posted advising vehicle owners to do so. Any claims for construction defects and subject to the notice and cure provision of Chapter 558, Florida Statutes.</p>	<p>0.00</p>
Total		\$9,450.00

Accepted By

Accepted Date

Asphalt Protective Services

Your Full Service Asphalt Maintenance Company
1578 Providence Circle, Orlando, FL 32818

Phone 321-303-2480

Fax: 407-295-9604

PROPOSAL

*Proposal prices are guaranteed for 30 days from proposal date
All permit fees are at the customer's expense*

Date: 4/17/14

Attn:

Job site: Value Place Orlando N

Company: Value Place Orlando N

Address: 2727 S Orlando, FL
Sanford, FL

Address: 2727 S Orlando Dr.
Sanford, FL 32773

Phone: -

Cell -

Job ID: 14-145

E-mail: -

SEAL-COATING

Approx. Sq. Yds: 7,522

Price: \$ 10,100.00

Thoroughly clean and prepare area to be sealed.

Apply 2 coats or coal tar sealer in accordance with industry standards.

This price is based on the following number of mobilizations: 3

STRIPING

All existing striping in sealed coated areas will be restriped according to existing pavement markings

Asphalt REPAIR

Approx. Sq. Ft.: 0

Price: \$ -

Thoroughly clean & prep area to be repaired

Saw cut or overlay as needed Apply Tack Coat

Install hot mix asphalt as needed. Compact to tight finish

NOTE

Every effort will be made to attain proper drainage.

There is no guarantee to remove 100% of all standing water.

Proposal Submitted By: Fred Bekemeyer cell 321-303-2480

fax 407-295-9604

Proposal Amount: \$ 10,100.00

Authorized Signature & date:

Fred Bekemeyer

4/17/14

Fred Bekemeyer

Date

PAYMENT TERMS: Net 10 days

*A finance charge of 1.5% per month
(18% annual rate) will be added to all
invoices over 30 days old.*

1 Year Warranty on Material and Workmanship, with an exception to polished aggregate which is the premature wearing of the sealer on exposed stones in the asphalt from excessive traffic

Proposal Acceptance: The above prices, specifications and conditions are satisfactory and acceptable

You are hereby authorized to complete this contract as specified. Payment will be made as specified above.

Execution of this proposal constitutes a legal and binding contract subject to the terms and conditions as set forth above.

Authorized Signature: _____

Title: _____

Date: _____

Advance Asphalt



Advance Asphalt
 5762 SE Agnew Road
 Belleview, FL 34420
 (352)789-5328
 joe@advance-asphalt.com

Estimate

Date	Estimate No.
04/11/2014	1083
	Exp. Date

Address
Value Place Orlando FL North 2727 S Orlando Drive Sanford, FL 32773

Service	Activity	Amount
Prep	• Clean entire asphalt surface with high pressure blowers and wire brooms for proper bonding of new sealcoat.	0.00
Sealcoating	• Apply two coats of pitch black asphalt emulsion sealer with sand introduced at 600 lbs per 1,000 gal. to entire asphalt surface approx. 67,700 Sq Ft	8,867.50
Re-Striping	• Stripe lot with professional grade paint/fast dry. Per previous layout and color	2,000.00
Terms	• Terms: 50% deposit is required prior to start work-visa, mastercard,check or cash with balance due upon job completion.**3% additional charge on credit cards** All material is guaranteed to be as specified. All work is to be completed in a work-man-like manner according to standard practices. Any alteration or deviation from above specifications involving costs,will be executed only upon written orders,and will become an extra charge over and above the estimate.All agreements contingent upon strikes,accidents or delays beyond our control. Our workers are fully covered by workman's compensation insurance.Unpaid balances over 30 days will be charged a finance charge of 1.5% per month on unpaid balance(annual % rate of 18%).Legal fees and court costs incurred in the collection of money owed according to this contract will be borne by the customer.	0.00
	<p>_____ Cathy Linda _____ authorized signature</p> <p>**NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.</p> <p>acceptance of proposal: The above prices, specifications & conditions are satisfactory & hereby accepted.You are authorized to do the work as specified. Payment will be made as outlined in above terms.</p>	
Total		\$10,867.50

Accepted By _____

Accepted Date _____