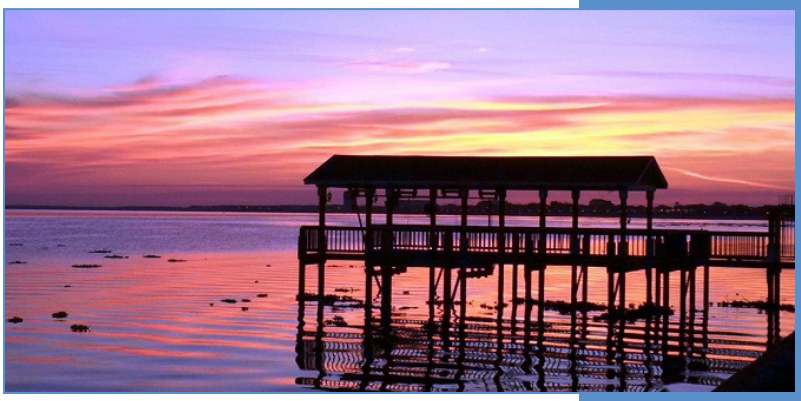

CITY OF SANFORD

Lake Monroe Waterfront and Downtown Sanford

Community Redevelopment Plan

July, 2015

Littlejohn
An S&ME Company

Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Plan

July 2015

Prepared for:

City of Sanford
Community Redevelopment Agency
Department of Economic Development
300 N. Park Ave.
Sanford, FL 32771

Prepared by:

Littlejohn
An S&ME Company

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Chapter 1: Executive Summary

Public Sector Improvements to Stimulate Private Sector Investment

The Lake Monroe Waterfront-Downtown Sanford Community Redevelopment Plan update presents a robust, three-phase, 10 year capital improvement program and business assistance programming designed to enable and encourage private sector investment and development within downtown Sanford. The Community Redevelopment Plan update identifies capital improvement projects to increase economic activity and employment opportunities within the CRA by physically connecting the downtown and waterfront areas to adjacent employment centers, neighborhoods and the SunRail Station.

Phase one of the Implementation Plan, **Chapter 7**, focuses on infrastructure and capital improvements required to enable the development of Waterfront Conceptual Master Plan catalyst project. The Waterfront Conceptual Master Plan proposes the development of an urban waterfront neighborhood located on approximately 6 acres of City-owned land in the heart of the downtown. The mixed-use development program may include up to 75 residential units, approximately 29,000 square feet of non-residential uses and the development of a 90 key boutique hotel. This phased, public-private partnership project will serve as a demonstration project of the economic potential and commercial development viability within the CRA. It is anticipated that successful implementation of the Waterfront Conceptual Master Plan catalyst project will encourage additional private sector investment and continued redevelopment at targeted sites within the CRA. The resultant Tax Increment Fund revenue will enable the continued operation of the CRA and implementation of Phases 2 and 3 of the Community Redevelopment Implementation Plan.

The Lake Monroe Waterfront-Downtown Sanford Community Redevelopment Plan update is a continuation of the over twenty (20+) year successful partnership between Seminole County and the City of Sanford to revitalize, address conditions of blight and increase economic activity and value within Seminole County's historic County seat. This Community Redevelopment Plan was created by the City of Sanford in partnership with Seminole County and the residents and business community of Sanford in accordance with Florida Statutes, Chapter 163, Part III.

Chapter 2: Purpose, History and Accomplishments

CRA Purpose

The purpose of the Lake Monroe Waterfront Downtown Sanford Community Redevelopment Agency (LMWDS-CRA) is to address the documented conditions of blight that were identified in previous Findings of Necessity studies conducted by the City. These conditions of blight include: faulty surface water drainage systems; a deteriorating bulkhead; deteriorating streets/irregular brick streets/broken sidewalks; faulty lot layout and diversity of ownership; structures needing rehabilitation and renovation; inadequate parking facilities; loss of offices and retail commercial businesses and environmental blight caused by midges.[1] Over the past twenty (20) years, the LMWDS-CRA has completed numerous capital improvement projects and assisted private sector investors to begin to address the aforementioned conditions of blight. The redevelopment has been successfully initiated, however it is critical to maintain the redevelopment inertia created by the CRA's operations to continue to address the remaining conditions of blight, stimulate additional private sector investment and to prepare the downtown area for the impending exit of the Seminole County Civil Courthouse facilities and the ancillary employment and economic activities associated with the operations of the Courthouse (i.e., law-offices, support services, retail, restaurants, etc.). The following redevelopment methods and practices will be utilized by the LMWDS-CRA to address the conditions of blight described above. Specific Strategies and Objectives address and realize the methods and practices described below are presented in **Chapter 6**, Strategies and Objectives.

I. Increase Property Valuation

Property taxes are a significant source of funds utilized by the City of Sanford and Seminole County. Although property values are largely determined by market forces, it is in the best interest of the city and county to stabilize and increase property values in order to maintain a high standard of quality of life and fund public services. One method of stabilizing and increasing property values is by investing in public infrastructure and services. Improvements to the CRA's transportation network and infrastructure enhance the level of

[1] City of Sanford, Community Redevelopment Plan and Finding of Necessity for the Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area, 2009.

service and quality of life for residents, visitors, business owners, and employees. A high level of service and quality of life attracts development and revitalization. As demand grows to develop and revitalize properties for higher utilization, property values increase, which translates to greater tax revenues for improving public services. The result is a positive cycle of improvements leading to enhanced quality of life, public service, investment, and property values. The assessed taxable value of the property within the Lake Monroe Waterfront Downtown Sanford CRA has increased 155% since the CRA was established in 1995[2]. This increase in taxable value is higher than the increase in assessed taxable value for unincorporated Seminole County and Seminole County as a whole (including cities) for the same period[3].

II. Create Public-Private Partnerships

Public-private partnerships are a key component for the long-term success of large-scale projects, especially in commercial districts such as Sanford's Downtown and Waterfront. Initiative from government agencies and non-profit organizations reduces risk, boosts confidence, and facilitates development, paving the way for the private sector to invest, leverage funds, and meet market demands. In addition, partnerships with non-profit and private sector organizations provide opportunities for multiple organizations to pool in their resources and expertise for greater effectiveness and efficiencies.

Hence, one of the primary purposes of the City of Sanford's CRA is to establish public-private partnerships with private sector organizations, non-profit entities, and government agencies to partner with non-profit and private sector organizations. Public-partnerships allow the CRA to pool in resources and leverage funds for transportation and infrastructure improvements, property renovation and maintenance, retention and expansion of businesses, and marketing and promotion of the Downtown and Waterfront areas.

The following is a list for public-private partnerships with the CRA:

- City of Sanford
- Seminole County

[2] Seminole County Property Appraiser's Office, Littlejohn, 2015.
[3] Seminole County Property Appraiser's Office, Littlejohn, 2015.

- Greater Sanford Chamber of Commerce
- Seminole County Tourist Development Council
- Central Florida Regional Hospital
- Central Florida Zoological Park
- Sanford Historic Trust
- Historic Sanford Welcome Center
- Sanford Historic Preservation Board
- St. Johns Riverboat Company
- Minority Community Representatives
- Sanford Airport Authority
- Celery Soup
- Love Your Shorts Film Festival
- St. Johns River Festival of the Arts

III. Increase Employment Opportunities

A successful commercial district relies on a stable and diverse employment base to sustain itself in the long term. Expanding employment opportunities improves residents' income and living conditions, attracts development, and expands business services and goods provided. Among the purposes of the City of Sanford's CRA is to assist in relocation of existing businesses to the Downtown and Waterfront areas and with the retention and expansion of retail and commercial businesses. These measures lead to an increase in employment opportunities, expansion for development, and a stable and successful commercial district for the Lake Monroe Waterfront Downtown Sanford CRA.

IV. Reduce Symptoms of Blight

The presence of the symptoms of blight in the Downtown and Waterfront areas of Sanford is one of the primary factors impeding its redevelopment and revitalization and deterring

private sector investment. Vacant lots, abandoned properties, and deteriorated structures and infrastructure present serious issues for residents, community stakeholders, business owners, investors, and the city. Deteriorated streets and structures, an aging bulkhead in need of repair, faulty sewer and stormwater systems, and broken sidewalks not only pose health and safety and health hazards for citizens, but also discourage private investment. Abandoned structures attract criminal activity and are unsafe for children, residents, and visitors in its immediate surroundings. Furthermore, these conditions impose a burden on city services needed for additional maintenance, policing, and fire extinguishment. Consequently, the diminishment in property values for blighted properties and their surroundings deprive essential city tax revenues and discourage investments for improvement.

Other aspects of blight affecting the CRA are faulty lot layouts and diversity of ownership, inadequate parking facilities, loss of commercial business, and environmental nuisances. Irregular parcel configurations, sizes, and multiple ownerships severely limit and prevent varying types of development that will benefit the area. A shortage of parking spaces is a significant factor in preventing businesses, primarily in retail, from locating within the CRA and in inhibiting the expansion and success of existing business. In addition, a high vacancy and turnover of businesses undermines the stability of the commercial district and discourages commercial investment. Lastly, the intensity and infestation of midges and blind mosquitoes require costly maintenance of property and discourage visitors and residents from utilizing the waterfront and frequenting local businesses during periods of midge hatchings and swarming.

Addressing the reduction of blight symptoms is an essential purpose for the City of Sanford's CRA to meet their goals and objectives for the Downtown and Waterfront areas. The strategies described in **Chapter 6** present strategies to eliminating and mitigating blight while **Chapter 7** provides an action plan for implementing the strategies.

City of Sanford History

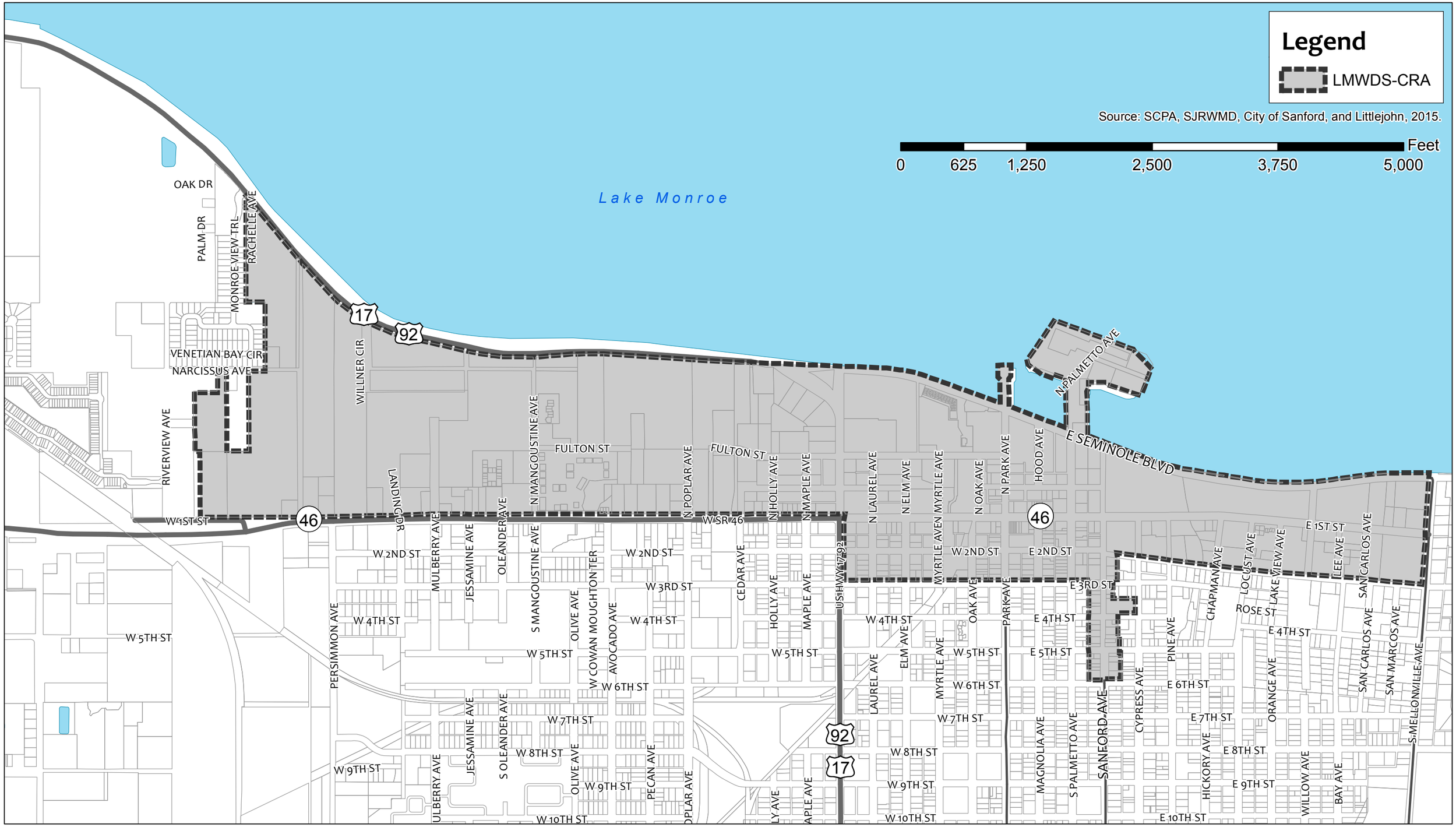
The City of Sanford was established in 1870 as a transportation hub by Henry Sanford, following the purchase of 18,000 acres of land west of Mellonville Avenue along Lake Monroe. Agricultural products coming from St. Petersburg and the rail corridor made its way to Sanford before being shipped north on the St. Johns River. Tourists, fisherman, and hunters travelled south on the St. Johns River via steamboat to disembark in Sanford on their way to Central and South Florida. The original City plan was based on a traditional urban grid network with streets named after trees, a commercial district along the waterfront, neighborhoods to the south, and numerous parks located throughout the City. By the 1920s, the city already had developed municipal infrastructure features and development pattern, including a waterfront bulkhead, and its commercial district housed the City Hall, the Sanford Zoo, hotels, and other businesses and civic uses.

As alternative modes of travel replaced the steamship, the waterfront became more attractive for recreational and civic uses to be developed, such as marinas, parks, a new City Hall, and the Seminole County Courthouse in the 1960s. The construction of Interstate 4, the transformation of the Navy's airfield into the Sanford Orlando Airport, the arrival of an Amtrak terminal, and the connection of the Central Florida Greenway to the Interstate has shifted development away from the downtown core outwards, west and south along the US-17-92 corridor and westward towards the Interstate 4 corridor along SR-46.

As a result of this development shift away from the downtown core, the historic neighborhoods, the downtown and waterfront areas have lagged in development and suffered through neglected infrastructure, vacant and deteriorated properties, and a weakened commercial district. The establishment of the Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area (LMWDS-CRA) by a partnership of Seminole County and the City of Sanford, shown on **Map**

1 on the following page, has initiated a revival of the city's historic downtown core, waterfront and stimulated reinvestment in the historic neighborhoods adjacent to the CRA boundaries.

Map 1: CRA Boundary/Context Map



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Context Map

LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

CRA Accomplishments

Since its founding in 1995, the City of Sanford's CRA has completed numerous projects and initiatives for the Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area. Improvements to the areas' transportation, streetscapes, and infrastructure have increased the level of public service, created attractive and inviting places, and reduced risk and uncertainty for the redevelopment and rehabilitation of key properties. A new stormwater system along 2nd Street has greatly mitigated flooding along this corridor and adjacent properties. The redesign of 1st Street, 2nd Street, Palmetto Avenue, Magnolia Avenue, Sanford Avenue, and Seminole Boulevard has improved transportation and safety for all modes of travel, including for pedestrians. In addition, the variety of pavement and sidewalk materials, pedestrian-scaled lighting and street furniture, landscaping, and the concealment of utilities underground have converted these streets into attractive places for residents, visitors, and business owners, while luring more commercial activity.

New parks, open spaces, and recreational facilities along the RiverWalk and Fort Mellon Park have enhanced quality of life for residents, attracted visitors, and increased adjacent property values. Lastly, public-private partnerships have leveraged funds, resources, and expertise for the renovation and development of institutional and commercial facilities, such as the Wayne Densch Performing Arts Center, the West End Building, the Magnolia Square Market, and a bank facility.

The projects completed and initiatives undertaken by the CRA have catalyzed significant investment from the private sector, with the leverage of Tax-Increment Financing. Consequently, these accomplishments have directly increased assessed property values within the CRA. Furthermore, these accomplishments have facilitated the transformation of the Lake Monroe Waterfront and Downtown Sanford into a landmark for the City of Sanford and Seminole County, benefitting residents and visitors with a mix of commercial, residential, recreation, and entertainment options. However, Downtown Sanford and the Waterfront still need improvements to its transportation and infrastructure, redevelopment of strategic properties, and renovation of deteriorated structures and historic buildings. Chapters 3 and 4 provide an assessment of the CRA's challenges and opportunities. Chapters 5 and 6 address in more detail the new and continuing projects and initiatives recommended for the CRA.

Chapter 3: Physical Conditions Assessment

This chapter describes the existing physical features of the area encompassed by the boundary of the LMWDS-CRA. Analyzing the conditions of the CRA is an essential process in order to determine its challenges, opportunities, and strategies. A detailed description of the CRA's existing land use, future land use, zoning, historical resources, floodplains, wetlands, transportation network, and infrastructure is provided in the following section.

Existing Land Use

In review of the Seminole County Property Appraiser data, the LMWDS-CRA is comprised of twelve (12) generalized existing land uses. Public oriented uses and vacant properties dominate the current uses within the CRA with over 39 percent of the total acreage. Commercial and offices uses are the most common uses within the CRA occupying 208 parcels or approximately 40 percent of the total parcels. Residential uses account for roughly 17 percent of the acreage. One property was identified as agriculture, which is 18.72 acres and comprises nearly 5 percent of the total acreage. **Table 1** below shows the parcel count, acres, and percent of each existing land use category and **Map 2** on the following pages shows the location of these categories by parcel within the LMWDS-CRA. For a detailed list of vacant parcels see **Appendix 2**.

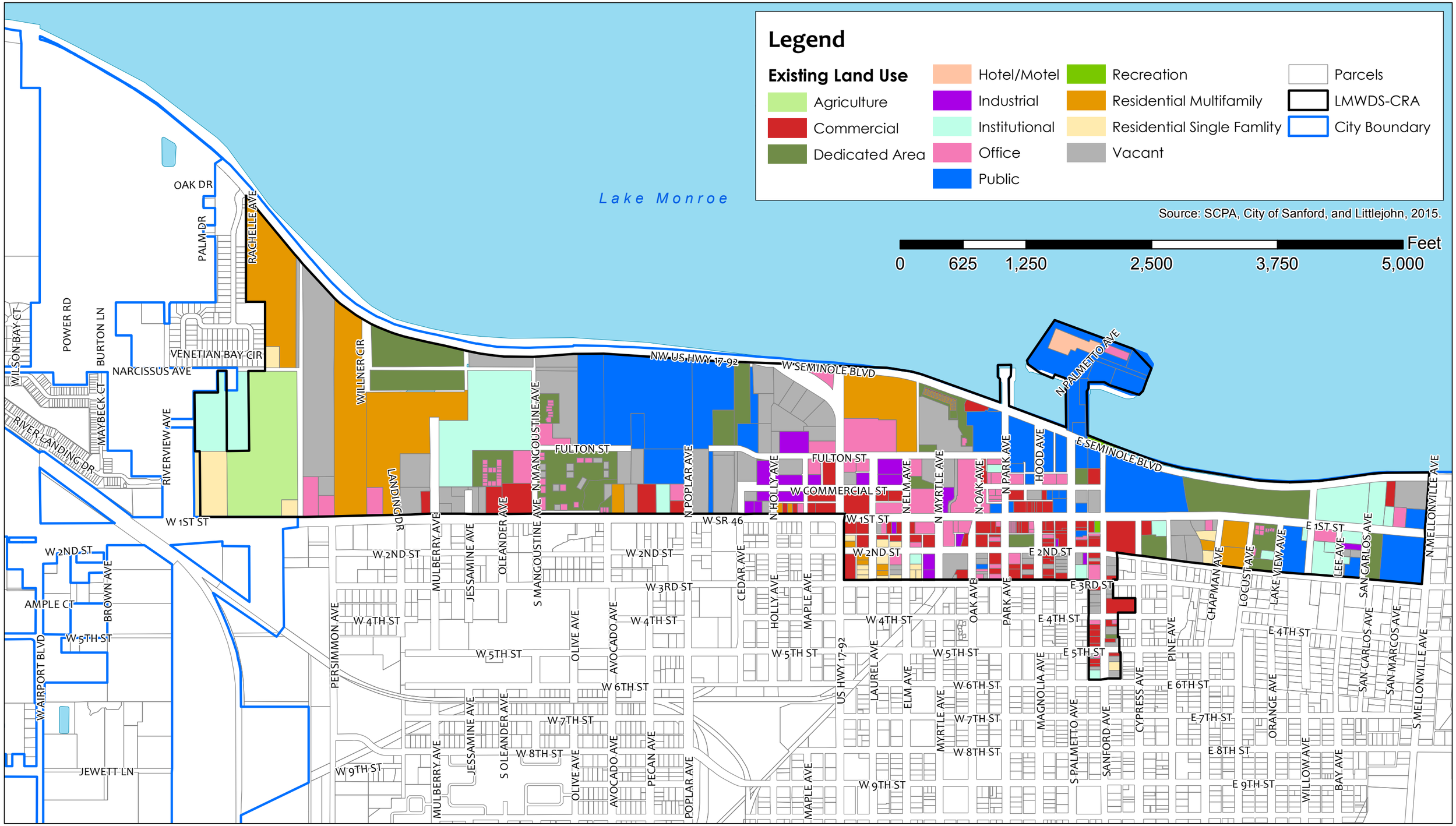
Table 1: Existing Land Use

Existing Land Use	Parcel Count	Acres	Percent
Agriculture	1	18.72	4.97%
Commercial	100	26.45	7.02%
Dedicated Area	24	42.60	11.32%
Hotel/Motel	1	1.67	0.44%
Industrial	19	8.34	2.21%
Institutional	17	36.56	9.71%
Office	108	28.72	7.63%
Public	47	77.18	20.50%
Recreation	3	0.38	0.10%
Residential Multifamily	78	55.90	14.85%
Residential Single Family	18	9.21	2.45%
Vacant	98	70.76	18.79%
Total	**514**	**376.48**	**100.00%**

Source: Seminole County Property Appraiser, 2015.

Compared to the 2009 Finding of Necessity, the report utilized to expand and contract the CRA, the current make-up of the CRA uses is not much different. Vacant lands have remained relatively constant, agricultural lands have decreased slightly, public lands have remained constant and single family residential use has remained the same. The largest difference between the land uses from 2009 and 2015 is the diminution of approximately 15 acres of multifamily residential land that was removed from the CRA in 2009.

Map 2: Existing Land Use



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Existing Land Use Map

LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

Future Land Use

The Sanford Community Redevelopment Area is comprised of three future land use categories (Waterfront/Downtown Business District, Resource Protection, and Parks, Recreation and Open Space). The Waterfront/Downtown Business District future land use was developed specifically for the LMWDS-CRA and consequently, is the dominant category of the CRA, accounting for over 96 percent of its land area. The remaining land area, approximately 3 percent of the CRA, is made up of both Resource Protection and Parks, Recreation and Open Space future land uses. There have been no changes to the future land use map within the CRA since 2009. **Table 2** below shows the acres and percent of each future land use category and **Map 3** on the following page shows the location of these categories by parcel within the LMWDS-CRA.

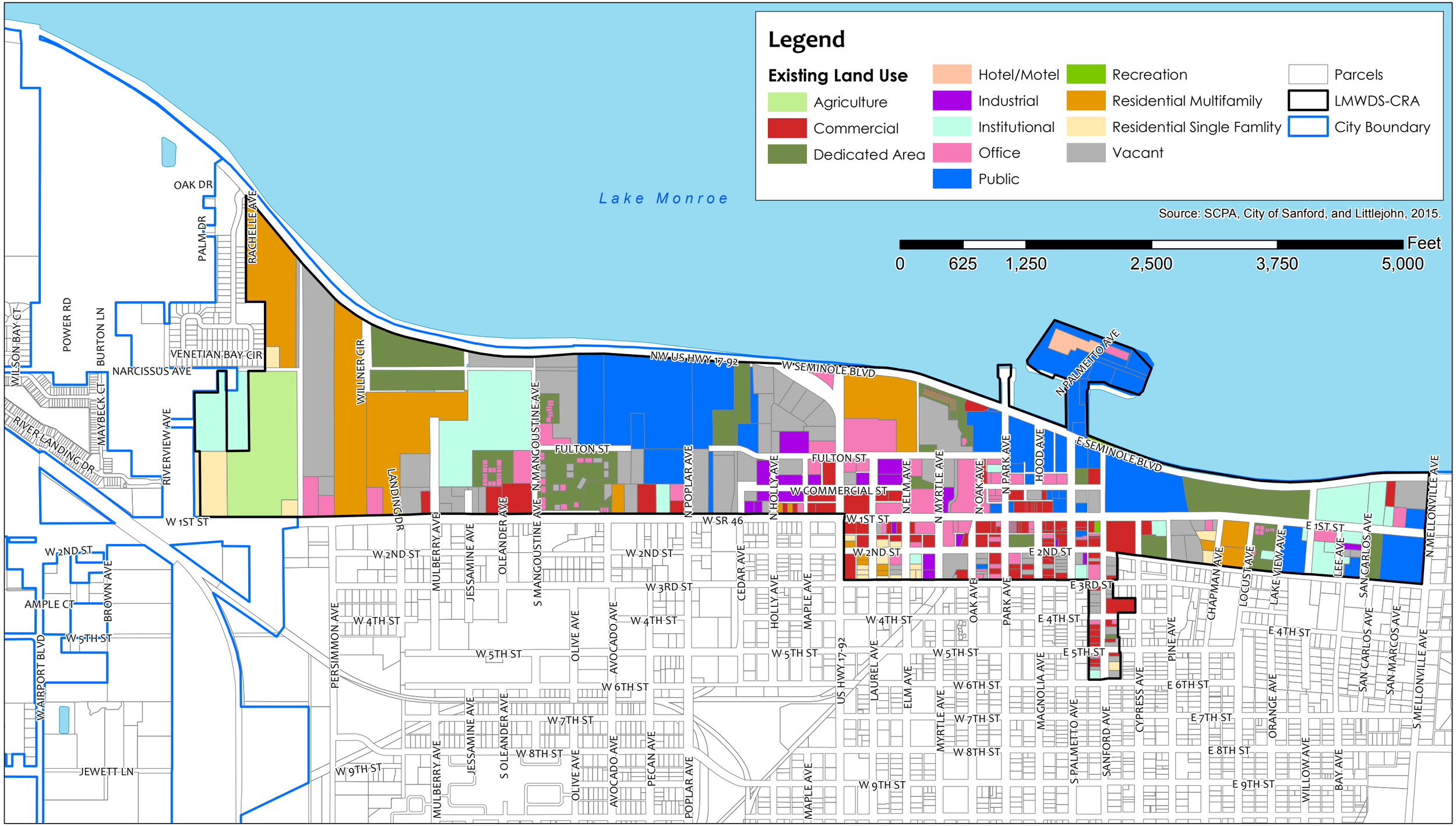
Table 2: Future Land Use

Future Land Use	Acres	Percent
Parks, Recreation and Open Space	5.52	1.46%
Resource Protection	7.26	1.92%
Waterfront/Downtown Business District	364.69	96.61%
Total	**377.47**	**100.00%**

Source: City of Sanford, 2015.

After a thorough review of the adopted future land use map and the policies that regulate the future development of the CRA, no new changes are recommended to the map or policies. At the time this report was prepared, the City was in the process of evaluating proposed amendments to the Future Land Use Element that would allow more flexibility of the type of development within the Waterfront/Downtown Business District. These considerations are expected to provide a more developer friendly landscape and to help facilitate the City's vision of the future waterfront area.

Map 3: Future Land Use



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Existing Land Use Map

LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

Zoning

The CRA is comprised of nine zoning districts, which range from Agriculture to Special Commercial. Multiple-Family Residential-Office-Institutional (RMOI) occupies the largest amount of land within the CRA at nearly 38 percent. The next district of significance, according to size, is Special Commercial (SC-3) that makes up approximately 27 percent of the CRA. In addition to the RMOI district, there are two other multifamily residential districts represented in the redevelopment area. **Table 3** below shows the parcel count, acres, and percent of each zoning district category and **Map 4** on the following page shows the location of these categories by parcel within the LMWDS-CRA.

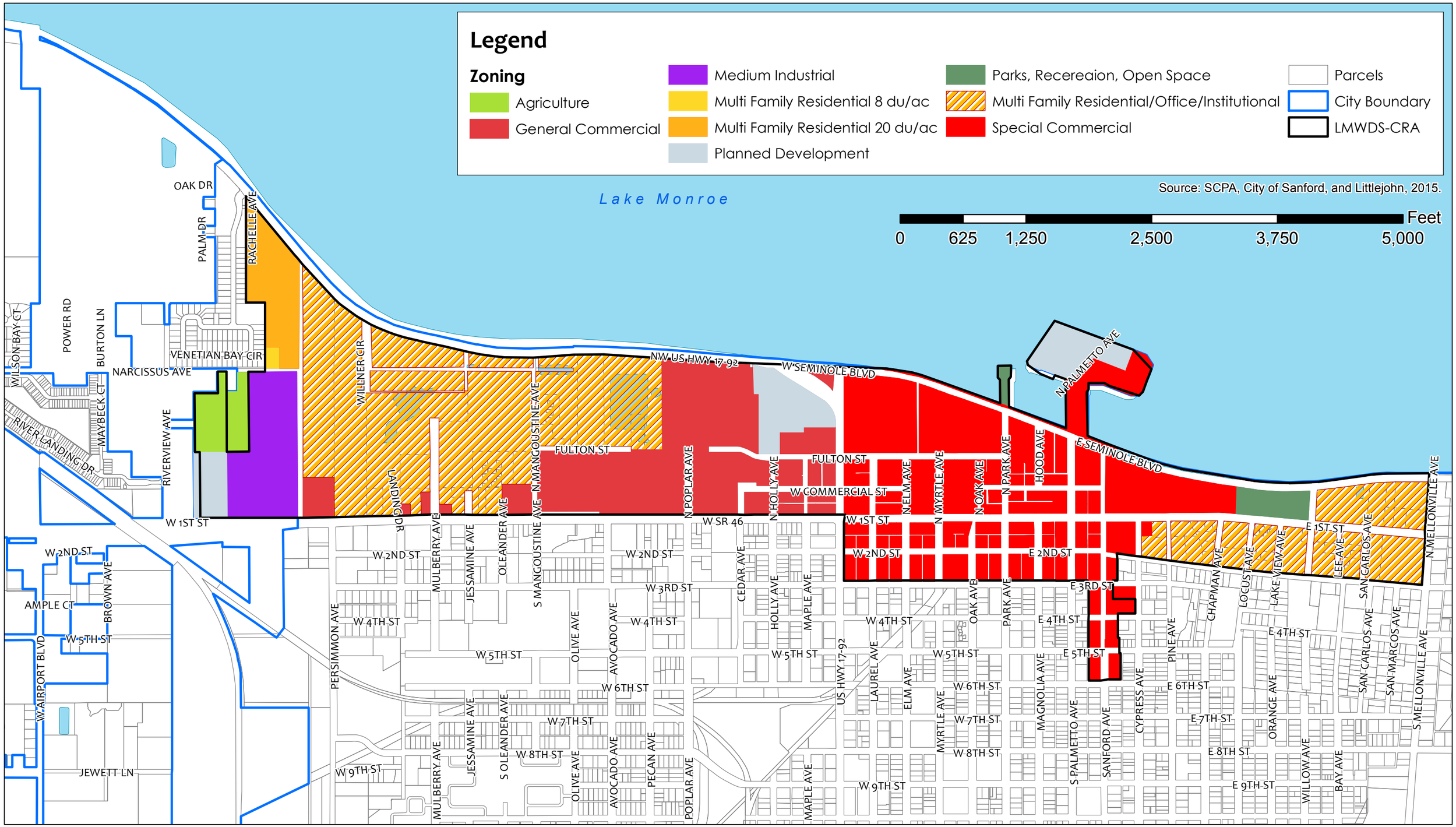
Table 3: Zoning Districts

Zoning District	Parcel Count	Acres	Percent
Agriculture (AG)	1	8.44	2.23%
General Commercial (GC2)	19	64.35	16.99%
Medium Industrial (MI2)	1	19.38	5.12%
Multifamily Residential (MR1)	1	0.69	0.18%
Multifamily Residential (MR3)	1	13.45	3.55%
Planned Development (PD)	3	21.92	5.79%
Parks, Recreation and Open Space (PRO)	4	5.44	1.44%
Multiple-Family Residential-Office-Institutional (RMOI)	14	143.72	37.95%
Special Commercial (SC3)	76	101.34	26.76%
Total	**120**	**378.73**	**100.00%**

Source: City of Sanford, 2015.

Additionally, the Waterfront CRA is subject to three overlay districts and a historic district. The three districts include the Riverfront, Midtown, and Downtown overlays. These overlays were established to address the desired urban character and form of Sanford's downtown and waterfront areas.

Map 4: Zoning



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Zoning Map

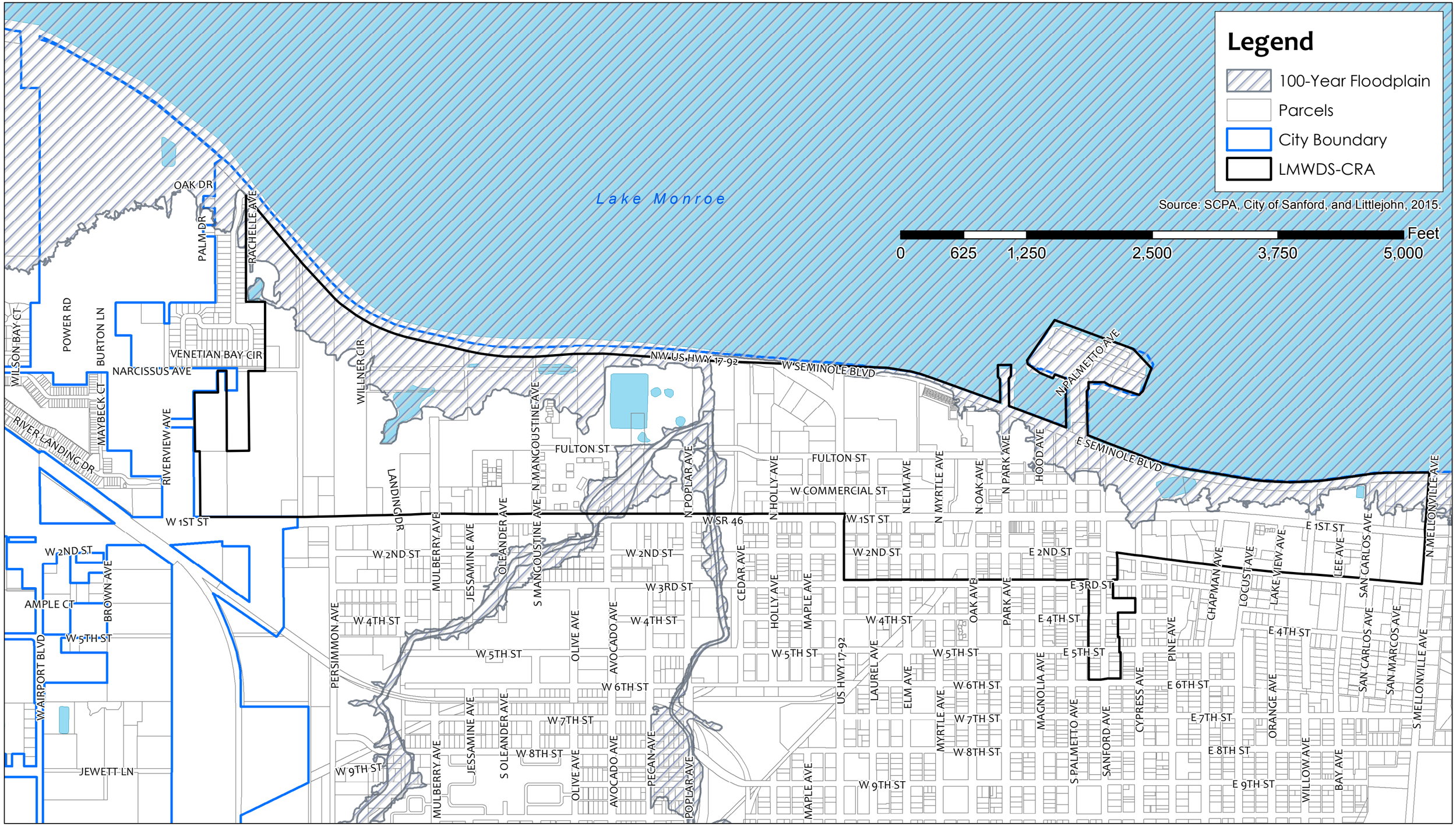
LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

Floodplains

Due to the CRA's adjacency to Lake Monroe, the presence of floodplains persist throughout the redevelopment district. As shown on **Map 5** on the following page, the 100-year floodplain extends from the edge of Lake Monroe as far south as 1st Street in the eastern portion of the CRA and Fulton Street in the western portion. The expanse of the 100-year floodplain covers approximately 116 acres of the CRA, which accounts for 25 percent of the total redevelopment area. Additionally, the floodplain travels across the CRA along the Poplar Avenue corridor in a serpentine pattern.

The existence of a floodplain does not necessarily mean that flooding occurs during every rain event. According to the Federal Emergency Management Administration (FEMA), the risk of a flood event is approximately 1 percent a year within a 100-year floodplain and a 0.2 percent risk per year of a flood event within a 500-year floodplain. Nonetheless, flooding is still a significant concern affecting the CRA. The areas in the CRA under the 100-year floodplain are still at risk of flooding and, consequently, face an additional challenge to attract investment and redevelopment compared to areas clear of any floodplains.

Map 5: Floodplains



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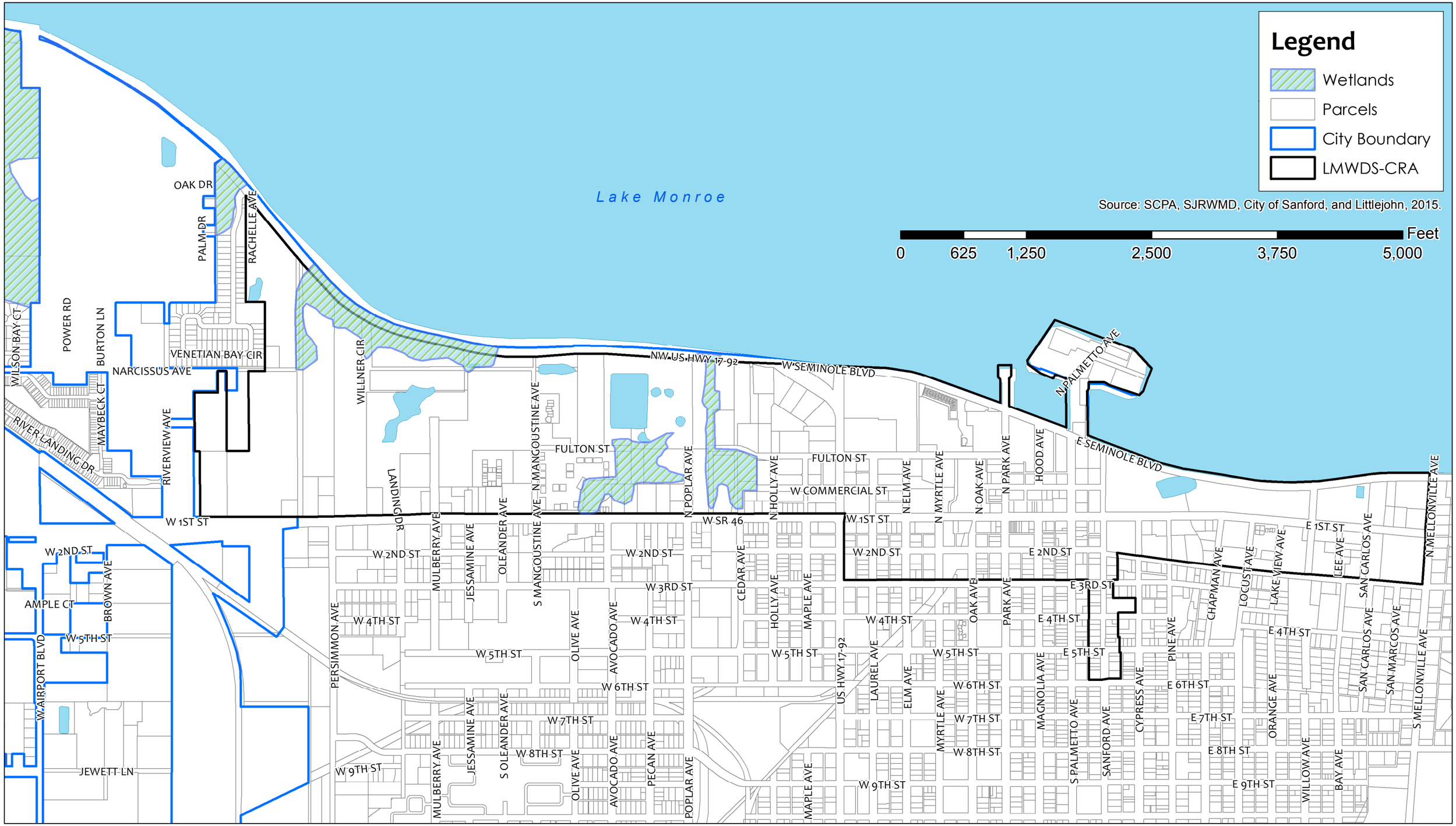
Floodplains

LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

Wetlands

Although a large portion of the CRA has been developed, there are several expanses of wetlands that have been preserved, as shown on **Map 6** on the following page. In total, approximately 26 acres of wetlands exist within the CRA boundary, according to the St. Johns River Water Management District Land Use Cover database. The wetlands displayed on **Map 6** represent areas identified through aerial photography and have not been officially delineated by an ecologist or the district. Depending on the extent and quality of the wetlands, development may be required to mitigate for encroachments into the delineated wetland areas.

Map 6: Wetlands



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Wetlands

LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

Transportation Network

The transportation network within the CRA is comprised of multiple modes of travel, including vehicular, transit, pedestrian, and bicycle travel. Much of the downtown area is served by an established gridded street network that, for the most part, is still intact from its early development during the late 19th century. Typical block dimensions for the commercial downtown area fall roughly within a 250 feet square while blocks adjacent to the waterfront vary widely.

The vehicular network, as shown on **Map 7** on the following pages, serves the CRA and surrounding neighborhoods through an established system of arterials, collectors, and local roads. Two regionally significant arterial roads providing regional connections into the heart of the CRA are US 17-92 (French Avenue) and State Road 46 (1st Street). Park Avenue, Mellonville Avenue, and Sanford Avenue serve as collectors, feeding traffic from the local roads throughout the CRA into arterials and other major roads. **Table 4** below shows the arterials and collectors are all operating efficiently within its adopted level of service (LOS). On the other hand, the component of the vehicular network that is lacking is parking, which has also been stated as an issue by residents and business owners in previous public workshops. The CRA area has been designated by the City as a Transportation Concurrency Exception Area (TCEA).

Table 4: Road Performance (2014)

Roadway & Segment	Roadway Type	Traffic Volume (2014)	LOS / Service Volume (at adopted standard)
US 17-92: Seminole Blvd to State Route 46	Arterial	13,473	E / 34,500
State Road 46: Airport Blvd to US 17-92	Arterial	21,376	D / 35,700
Park Avenue: Seminole Blvd to State Route 46	Collector	2,171	D / 14,600
Mellonville Avenue: Seminole Blvd to State Route 46	Collector	4,544	D / 14,600

Source: Public Works, City of Sanford, 2015; City of Sanford Comprehensive Plan, 2010

Pedestrian and bicycle access is provided on much of the gridded street network, via sidewalks, bicycle lanes, and multi-use paths along right-of-ways, shown on **Map 7**. Extending from Monroe View Trail to Mellonville Avenue, the Sanford RiverWalk is a 12-foot wide mutli-use path that

provides pedestrian and bicycle travel, recreation, and public access to the waterfront. **Map 7** shows the location of the RiverWalk multi-use path and the proposed phase III extension to Interstate 4 along Seminole Boulevard. The construction of the final 2.2 miles, phase III, is anticipated to commence in fiscal year 2017/2018. In 2009, the RiverWalk received international recognition for urban plazas and nature spaces by the International Making Cities Livable (IMCL) Council. It was designated a Florida scenic route and boasts the longest shoreline fishing area in Florida. Ultimately the RiverWalk is envisioned to connect Sanford to the Coast-to-Coast Cross Florida Trail. An estimated 30,000 people visit the Sanford RiverWalk annually.

Transit serves the CRA via 3 LYNX bus routes and the SunRail railroad commuter line, shown on **Map 7**. The LYNX bus routes – 34, 46E, and 46W – primarily cover State Road 46, US 17-92, and Mangoustine Avenue with multiple bus stops. The SunRail station, located within half a mile to west of the CRA boundary, provides 17 trips northbound and southbound each on weekdays and connections to the LYNX bus system.

Map 7: Transportation Network

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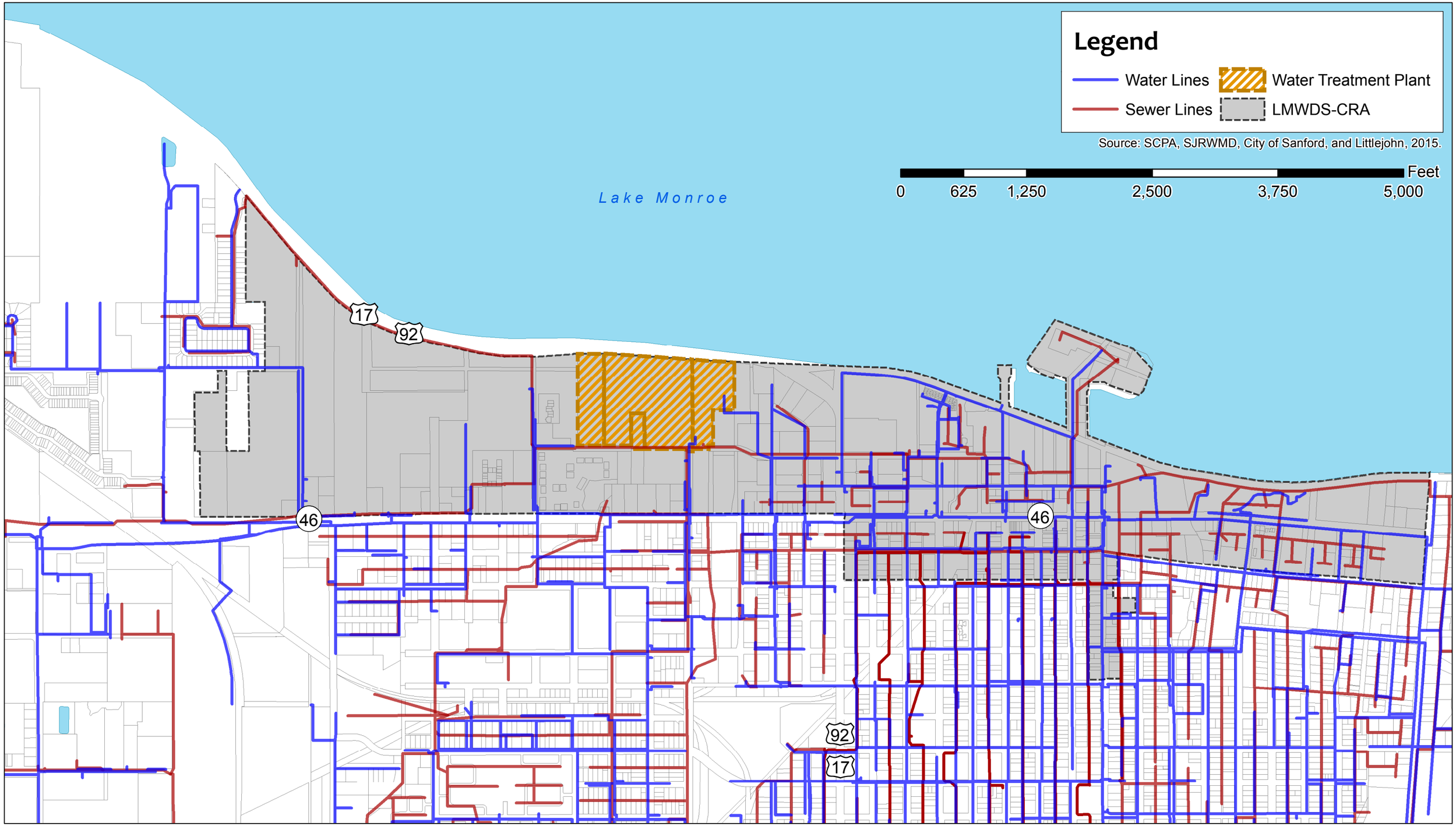
Transportation Network Map

LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

Water Infrastructure

The City of Sanford provides potable water, wastewater, and reclaimed water for the city's residential, commercial, light industrial, agricultural, and rural areas. As shown on **Map 8** on the following page, the CRA houses a water treatment plant and is served by an extensive system of water and sewer lines. As described in the Floodplains sections above, the stormwater mitigation system does not currently address and mitigate all the areas within the CRA prone to flooding. Efforts to mitigate flooding along 2nd Street and adjacent properties have been accomplished successfully through a stormwater system.

Map 8: Utilities



Littlejohn

Utilities Map

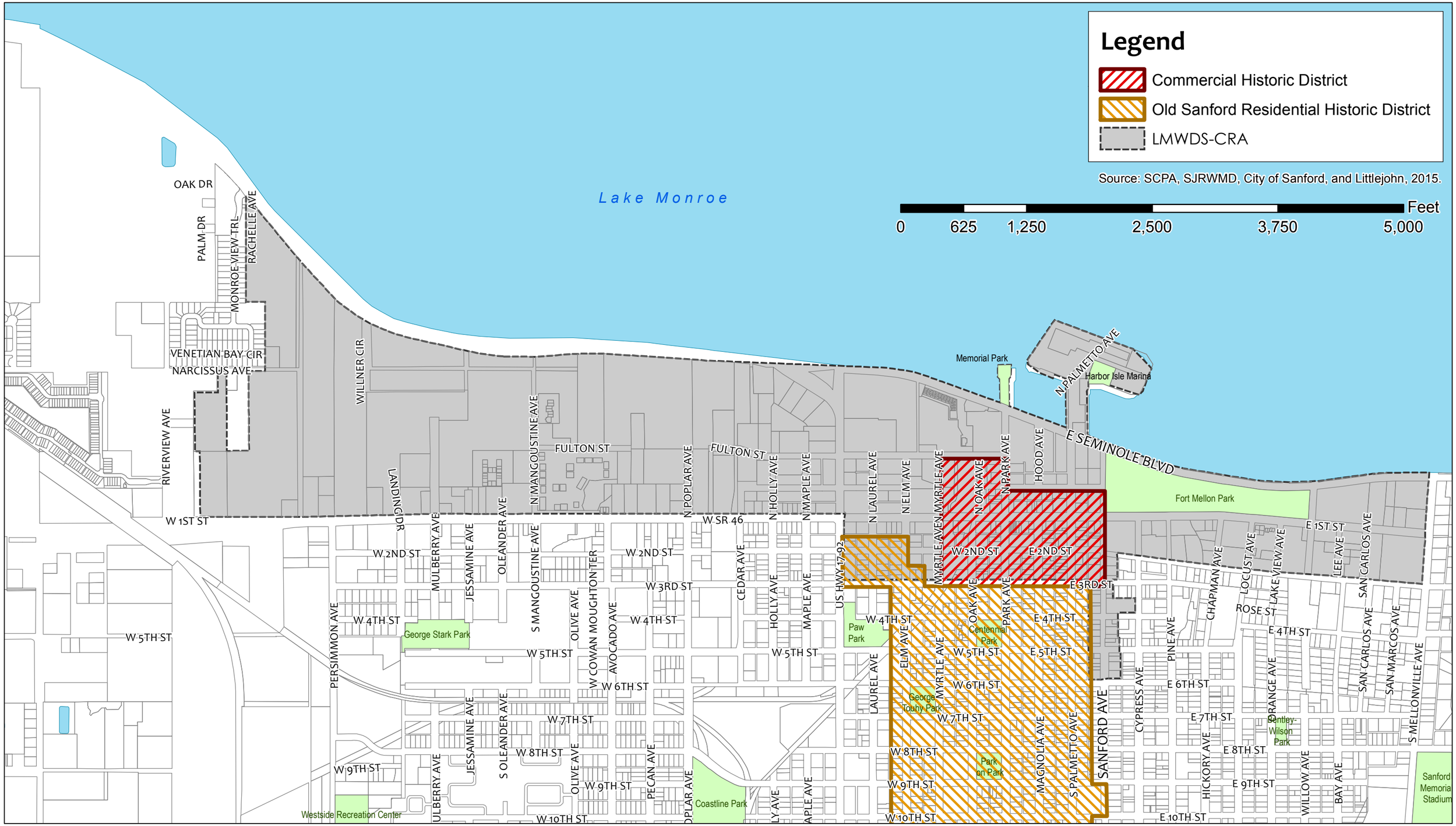
LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

Historic Resources

As a city with a rich history, the LMWDS-CRA and surrounding neighborhoods contain numerous historic structures and two historic districts. Completely within the CRA, the Commercial Historic District was listed on the National Register in 1976 and contains 26 contributing structures. Sharing 5 blocks on its northwest corner with the CRA, the Old Sanford Residential Historic District was listed on the National Register in 1989 and contains 14 contributing structures located within the CRA. Of particular note being listed on the National Register within the CRA is the Ritz Theater, which currently houses the Wayne Densch Performing Arts Center. The two historic districts, in context of the LMWDS-CRA, are shown on **Map 9** on the following page.

In addition to historic preservation, the City of Sanford also hosts a series of tours to celebrate its history and heritage. The Pathways to History tours emphasize the city's development, technology, architecture, African American History, and military and veteran history. The tours offered within the CRA cover the Downtown Commercial Historic District, the Old Sanford Residential Historic District, the Waterfront Development, the Georgetown neighborhood and Sanford Avenue, and the area's historic parks.

Map 9: Historic Resources



Littlejohn

Historic Resources Map

LAKE MONROE WATERFRONT AND DOWNTOWN SANFORD CRA (LMWDS-CRA)

Chapter 4: Economic Conditions Assessment

Market Analysis

I. Housing Stock

The LMWDS-CRA contains 514 parcels encompassing approximately 377 acres. The total population of the CRA is approximately 1,870 persons, comprised of 938 households and 1,371 housing units[4]. 122 of the 938 (~13%) households are owner occupied with 816 of the 938 households (~87%) are renter-occupied. The median age (year built) of structures in the LMWDS-CRA underscores the lack of recent residential development that has occurred in the CRA during the last 15-20 years. **Table 5** shows the years the residential structures were built within the CRA.

Table 5: Age of Housing Stock in CRA

Housing Units By Year Structure Built	2008-2012 ACS	Percent
Built 2010 or Later	0	0.0%
Built 2000-2009	203	14.8%
Built 1990 to 1999	205	15.0%
Built 1980 to 1989	327	23.9%
Built 1970 to 1979	160	11.7%
Built 1960 to 1969	113	8.2%
Built 1950 to 1959	107	7.8%
Built 1940 to 1949	7	0.5%
Built 1939 or earlier	249	18.2%
Total	1,371	100%
Median Year Structure Built	1982	

Source: American Community Survey 2008-2012 Estimate, US Census, ESRI BAO, 2015.

[4]American Community Survey 2008-2012 Estimate, US Census, ESRI BAO, 2015.

II. Occupied Units by Year Householder Moved Into Unit

Reviewing the year that residents moved into particular housing units can identify periods of population growth within the LMWDS-CRA. Since 1969, the period that saw the largest number of residents move into owner-occupied residential units the CRA was the period of 2000-2009 when 66 owner occupied housing units became occupied[5]. This influx of owner-occupied units in the LMWDS-CRA represents 54% of the owner-occupied units in the CRA. The same period 2000-2009 also saw the largest influx of residents into renter-occupied structures within the CRA with 566 units becoming renter occupied. This 2000-2009 period is contemporaneous with the completion of many of the streetscape and public realm improvements within the CRA and reinforces the relationship between public infrastructure investments within the CRA and increased residential and private sector economic activity within the CRA. **Table 6** shows the years the residential units became occupied within the CRA.

Table 6: Occupied Units by Year Householder Moved Into Unit

Housing Units By Year Occupied by Householder	2008-2012 ACS	Percent
Owner Occupied		
Moved in 2010 or Later	7	0.7%
Moved in 2000-2009	66	7.0%
Moved in 1990 to 1999	22	2.3%
Moved in 1980 to 1989	18	1.9%
Moved in 1970 to 1979	1	0.1%
Moved in 1969 or earlier	8	0.9%
Renter Occupied		
Moved in 2010 or Later	166	17.1%
Moved in 2000-2009	566	60.3%
Moved in 1990 to 1999	86	9.2%
Moved in 1980 to 1989	3	0.3%
Moved in 1970 to 1979	0	0.0%
Moved in 1969 or earlier	0	0.0%

[5] American Community Survey 2008-2012 Estimate, US Census, ESRI BAO, 2015.

Housing Units By Year Occupied by Householder	2008-2012 ACS	Percent
Median Year Householder Moved Into Unit	2005	

Source: American Community Survey 2008-2012 Estimate, US Census, ESRI BAO, 2015.

III. Median Home Values and Contract Rent

The median home value for owner-occupied houses within the LMWDS-CRA is $110,417.00. This amount is lower than the median home value citywide in City of Sanford of $112,000.00 and lower than the median home value in Seminole County of $219,000[6].

The median contract rent for renter occupied units within the LMWDS-CRA is $601.00 per month. This amount is lower than the median contract rent citywide in City of Sanford of $1,034.00 and lower than the median contract rent in Seminole County of $782.00 per month[7].

IV. Household Incomes

The median household income within the LMWDS-CRA is $19, 177.00 This amount is lower than the median household income citywide in City of Sanford of $43,470.00 and lower than the median household income in Seminole County of $58,175.00[8].

V. Lifestyle Tapestry Segments in the CRA

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The LMWDS-CRA was evaluated to identify the composition of its tapestry segments. The top-5 Tapestry Segments for the CRA are shown in **Table 7**. The tapestry segments within the CRA present a population comprised of young single-parent families, older retirees, young families and start-up households and an international blend of younger families and renters. The recurring theme

[6] American Community Survey 2008-2012 Estimate, US Census, ESRI BAO, 2015. City-Data, 2015 and Sperling's Best Places, 2015.
[7] American Community Survey 2008-2012 Estimate, US Census, ESRI BAO, 2015. City-Data, 2015 and Sperling's Best Places, 2015, based on 2-bedroom unit.
[8] American Community Survey 2008-2012 Estimate, US Census, ESRI BAO, 2015.

in this tapestry segment analysis is that of a preponderance of renters versus home owners and a middle to lower household income level.

Table 7: LMWDS-CRA Tapestry Segments

Tapestry Segment-2014 Households	Percent	Cumulative Percent
City Commons	31.5%	31.5%
Social Security Set	28.1%	59.6%
Old and New Comers	26.2%	85.8%
Metro Fusion	10.8%	96.6%
Modest Income Homes	3.3%	99.9%

Source: ESRI BAO, 2015.

VI. Tapestry Segment Detail[9]

City Commons

This segment is one of Tapestry's youngest and largest markets, primarily comprised of single-parent and single-person households living within cities. While more than a third have a college degree or spent some time in college, nearly a third have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

Social Security Set

Social Security Set is an older market located in metropolitan cities across the country. Over one-third of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wages and salary income in this market are still earned. Residents may live alone in lower-rent, high-rise buildings, located in or close to business districts that attract heavy daytime traffic. But they enjoy the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers, and public transportation.

[9] ESRI BAO Tapestry Segmentation data, 2015.

Old and Newcomers

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their economic choices.

Metro Fusion

Metro Fusion is a young, diverse market. Many residents have moved into their homes recently. Over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. Metro Fusion is a hard-working market with residents that are dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 35% lower than the US level.

Modest Income Homes

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low, public transportation is available, and Medicaid can assist families in need.

Chapter 5: Past and Current Planning Initiatives

Past Planning Initiatives

I. Redevelopment Plan and Finding of Necessity for the Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area

The City of Sanford CRA was initially established by City-Resolution in 1995. The Redevelopment Plan and Finding of Necessity for the Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area was originally drafted in 1995 and last updated in 2009. The Finding of Necessity describes the following examples of blight within the CRA: faulty surface water drainage systems, deteriorating bulkhead; deteriorating streets, irregular brick streets, and broken sidewalks; faulty lot layout and diversity of ownership; structures needing rehabilitation and renovation; inadequate parking facilities; loss of offices and retail commercial businesses; and environmental blight caused by midges.

The ultimate goal for the Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area is to "enable Sanford and Seminole County to realize the dream of the Lake Monroe Waterfront and Downtown Sanford becoming an exciting regional activity center for business, government, and recreation." The following goals were devised for this CRA: aggressively pursue redevelopment and revitalization; establish downtown as a regional center; create a family-oriented, lakefront activity center; integrate downtown-waterfront in both function and transportation; and improve neighborhood conditions in both physical and social quality.

The plan update of 2009 describes progress achieved as a result of this CRA, including reduction of blight, the success of downtown businesses, and the revitalization of the downtown and waterfront areas. The update also emphasizes continuing or expanding projects initially outlined in the original Community Redevelopment Plan and provides a list of capital improvement projects prioritized for completion by the end of the CRA period in September of 2015. Some of these projects include streetscape improvements – which have been underway on 1st Street and Sanford Avenue, façade grant improvement programs and other property improvement incentive programs, marina improvements, and midge/mosquito solutions.

II. Downtown Sanford/Lake Monroe Waterfront Redevelopment Plan

The intention of this plan/marketing piece was to combine economic development strategies with physical planning opportunities in the Downtown and Lake Monroe waterfront areas in order to transform Sanford into a major anchor in the region. The plan was completed in 2000 and highlights the city's prominence as a hub for transportation and government offices, public and recreational amenities, and high-quality residences. On the other hand, the plan also emphasizes the waterfront's underutilized properties and inadequate access, lagging development relative to Seminole County, and declining market and demographics needed to support businesses in the city's core.

The plan's redevelopment strategies focus on marketing opportunity sites for mixed-uses, targeting specific investors, engaging in public-private partnerships, and leveraging the city's historic and administrative assets. More specifically, the plan calls for several streetscape improvements to trigger private investment and link the historic downtown to the waterfront, incorporating public parking facilities in strategic locations, and developing signage and gateway programs. Lastly, urban design concepts and land uses are proposed for the waterfront, the marina, the stretch along East 1st Street, Magnolia Square, and Fort Mellon Park.

III. A Plan for Downtown Sanford

Completed in 2002, the purpose of this plan was to develop a unified vision to guide the redevelopment of Downtown Sanford into a premier destination in Central Florida. Many of the recommendations from this plan have influenced the projects within the Downtown Waterfront CRA. Stakeholder interviews, surveys, and design workshops led to 6 main strategies focusing on connections, public access, main streets, residential and mixed-use infill, gateways and districts, and downtown parks and lake access.

The strategies for connections emphasize shaded amenities, bike lanes, sidewalks, and pedestrian-friendly streets connecting neighborhoods to downtown and the waterfront. To reinforce the waterfront's presence, the plan recommends increasing public access to the waterfront by providing parkway streets, creating activity nodes along the water, and reestablishing the marina as a civic space. The concepts of main streets, residential or mixed-use infill, and gateways and districts are advanced through incentives for historic

rehabilitation, urban design elements, and conformance of projects to the character of the district and the city's vision and development codes. In addition, the plan's strategies also reinforce connections and presence to Downtown parks while emphasizing downtown redevelopment in and around the marina, the City Hall and Seminole County Courthouse, the 1st Street commercial area, and the proposed Sanford Conference Center and Hotel. Detailed illustrations, master plans, and proposals guide the plan's strategies to specific areas and streets in Downtown, Memorial Park, Fort Mellon Park, and the Riverwalk.

IV. Cultural Corridor

2006 marked the designation of Sanford Avenue, between 1st Street and 6th Street, as a cultural corridor by the City Commission and CRA. The designation sought to implement redevelopment initiatives along one of the Downtown's primary corridors through a creative, workable, and cost- effective concept. Although similar in land use and character, the Sanford Avenue streetscape of the six-block area was designed to have its own identity than Sanford's other primary commercial corridor, 1st Street. Sanford Avenue's unique design features include the City's first public art in addition to heritage markers and interpretative signage explaining the historical significance of the area. At a cost of $2.4 million, the Sanford Avenue streetscape was constructed beginning September 2013 and completed in the summer of 2014.

V. Sanford Comprehensive Plan

The Sanford Comprehensive Plan, adopted in 2010, is organized into ten plan elements that address the city's land development and growth. The Future Land Use Element clearly prioritizes development and redevelopment of economically disadvantaged areas within Sanford. Policies throughout the plan address the need for increased economic development efforts. Several policies refer to promoting public and private sector partnerships to further redevelopment goals, and the City's responsibility to provide economic development incentives including but not limited to ad valorem tax exemptions. Other important policies in the Future Land Use Element to note include: designating neighborhood and general commercial nodes throughout the City, encouraging planned and mixed-use developments, promoting high intensity development in designated districts, establishing aesthetic cohesiveness in historic downtown and waterfront, improving accessibility to the waterfront,

designating regional activity centers, promoting urban infill redevelopment, and implementing small area master plans. Furthermore, in addition to three Community Redevelopment Areas (CRAs), the City also identified the Waterfront and Downtown District as a targeted activity centers to focus higher intensity development.

VI. Imagine Sanford

Imagine Sanford was a large scale community visioning and strategic planning process for the City of Sanford. The final vision was substantiated through extensive community engagement taking place over three public workshops and a continuous online forum from fall 2012 to summer 2013. Many of the major takeaways from this planning process were centered on economic development. Some of Sanford's economic advantages identified through the visioning process were available industrial land, walkable downtown and historic district, waterfront, SunRail with adjacent greenfield land, and the Orlando Sanford airport.

One notable consensus to come from the Imagine Sanford visioning is the need to update the regulatory and policy framework to encourage economic development. Specific actions for this include refocusing the City's development strategy, reforming zoning codes and developer incentives to increase mixed-use downtown development, and diversify residential zoning to promote transit oriented development around the SunRail station

VII. Envision Seminole Strategic Plan for Economic Development in Seminole County

In 2011, a Strategic Plan for Economic Development was adopted for all of Seminole County. The stated intent of this document was to establish a coordinated approach to economic development in Seminole County and to increase prosperity through growth in business with high paying, high value jobs. The planning process involved a task force of 26 business leaders in Seminole County to assess the County's strengths, weaknesses, opportunities and threats; and to develop recommendations and a strategy for continuing economic development. Among the identified strengths are education, transportation infrastructure, attractive and available land, natural resources and housing diversity; while the identified weaknesses include weak incentives for business, lack of synergy or communications, traffic congestion, higher property taxes, and student retention.

This comprehensive document provides overarching recommendations as well as specific action items, responsible parties, funding sources, and performance measures. The primary recommendation from the economic development task force was to maintain the task force as the Economic Development Advisory Council to carry forward the strategic plan recommendations and to establish an independent Seminole County Economic Development Organization (EDO). The EDO is to be founded on leadership from business, local partnerships, leadership from government, focus on redevelopment (specifically established CRAs), and focus on entrepreneurs. Specific action items the advisory council and EDO would oversee include establishing a program for business retention and expansion, a program to attract new businesses and start-ups, a comprehensive workforce development program and a comprehensive business development program.

The primary conclusion of the Task Force was the identified need to establish a coordinated approach to economic development in Seminole County that involves guidance from the business community and which can be implemented by a team of economic development professionals. Furthermore, this approach should involve establishing a comprehensive workforce development program, promoting collaboration within the business community and developing a strong multimodal transportation system.

Since adopting this plan in 2011, the County has worked towards adopting the recommendations as policies in order to spur and continue economic growth. Sanford is the largest city in Seminole County and will continue to benefit from this county-wide position in support of economic development.

VIII. MetroPlan Orlando: Regional Northeast Corridor Study (Aloma Spur Area Study)

MetroPlan Orlando conducted a Corridor Study in 2014 to evaluate the existing conditions in the area along the Aloma Spur from the downtown Sanford SunRail station through Seminole County into the City of Winter Springs, the City of Oviedo and extending into Orange County to the UCF Campus. The purpose of the study is to find areas suitable for multi-modal opportunities that are available along the corridor.

The study addresses the existing conditions along the corridor in six topic areas: socio-demographic characteristics, economic vitality, land use, mobility, travel demand, and

environmental constraints. The land use section of the study focused on the opportunities present in Sanford's Downtown Business District. The business district offers spectacular view of Lake Monroe in addition to numerous restaurants, offices, art galleries, historic museums, multi-use trails and unique architecture. The downtown district also includes the Gateway at Riverwalk, a mixed-use complex with 250 luxury condominiums and townhouses and 25,000 square feet of commercial space developed along the shore of Lake Monroe. The Riverwalk trail is another major draw to residents, visitors and businesses. The multi-use paved trail is currently 1.2 miles, but when completed will be 5 miles long, connecting the downtown to the Central Florida Zoological Park and the Coast to Coast Cross-State Trail. Overall the study lauded Sanford's Downtown Business District as an example of an up-and-coming business district where constant improvements go hand-in-hand with historic preservation and economic development.

IX. Sanford SunRail Station Area Bicycle & Pedestrian Connectivity Study

This study, prepared by FDOT and SunRail, examined opportunities to maximize pedestrian and bicyclist connectivity and access to the Sanford SunRail Station. The study identified twelve potential projects (immediate, short term and long term) that would provide increased pedestrian and bicyclist connectivity to the Sanford SunRail station. The increased connectivity and ease of access to the Sanford SunRail station from the LMWDS-CRA area would assist the City's community redevelopment activities and increase the economic viability of the CRA parcels. The LMWDS-CRA should examine opportunities to assist with the development and implementation of the accessibility and connectivity projects that would serve the CRA area. The planned and programmed projects identified

Current Initiatives

I. Riverfront Design Workshop

LEA administered a planning and conceptual design workshop in August, 2014 with City staff and key community stakeholders to discuss and address potential development scenarios for parcels generally located in Sanford's downtown Riverfront district near East Seminole Boulevard and North Palmetto Avenue. The product of the workshop activities was the Waterfront Conceptual Master Plan. The Waterfront Conceptual Master Plan was presented to the City of Sanford Planning and Zoning Commission on September 18th, 2014 and to the Sanford Downtown Waterfront Community Redevelopment Agency on October 1st, 2014.

The aspirational Waterfront Conceptual Master Plan proposes the development of an urban waterfront neighborhood that will include a mix of residential products (single-family detached, multi-family, and townhomes) office, hotel and commercial uses. The conceptual development program includes up to 75 residential units, over 29,000 sq.ft. of non-residential uses, parking structures and an 80-90 key boutique hotel. The implementation and development of the City-owned parcels utilizing the themes presented in the Waterfront Conceptual Master Plan will address the City's four Strategic Priorities: Unify the

Downtown and the Waterfront; Promote the City's Distinct Culture; Update the City's Regulatory Framework; and, Redevelop and Revitalize Disadvantaged Communities.

The City is actively marketing the development opportunities that were the product of the Riverfront Design Workshop.

Public Input & Community Workshops

I. Workshop 1: Issue Identification and Prioritization

On March 2nd, 2015 the City of Sanford facilitated the first of two (2) Community Workshops to solicit public input for use in the update of the Community Redevelopment Plan. The purpose of this workshop was to receive public input from residents, business owners, government agencies, and stakeholders in order to develop a general consensus and guide the long-term direction of the LMWDS-CRA. Workshop participants were introduced to the CRA's history, past and existing conditions, accomplishments, and present a proposed list of preliminary programs and projects identified during the initial research and planning phases of the Community Redevelopment Plan update. A hands-on table exercise followed where participants utilized base maps of the CRA area and engaged in discussions to list issues and concerns affecting the CRA, propose recommendations, programs and projects for the CRA. The CRA base maps were marked-up by workshop participants to record the locations of specific projects and areas of concern. Lastly, the participants prioritized the identified issues in order to indicate the predominant issues, concerns, and recommendations the Community Redevelopment Plan should focus on. **Table 8** below provides a prioritized list of the issues, concerns, and recommendations identified by participants during the workshop. **Table 9** below groups and prioritizes the public input received into common themes reflected throughout the Community Redevelopment Plan.

Table 8: Issues, Concerns, and Recommendations

Public Input	Number of Votes
Connection from Sanford Avenue to Marina Island and Waterfront	8
Port and Marina Island rehabilitation	8
Event center needs to be demolished and/or repurposed	6
Gateway south of State Route 46 / 1st St	6
Connect Sunrail to Riverwalk	5
Community-oriented policing	5
Additional "Resto" in Downtown	4
2nd Street & Magnolia: parking garage	4
Marketing of Waterfront (+ day slips)	3
Fort Mellon Park: new amphitheater	2
Willow Tree building expansion: sports bar, waiting area, other	2
More bicycle racks	2
Repurpose the former CVS building	1
Building stabilization grants	1
Need for more parking	1
Mixed-use residential, office, and retail	1
Substandard housing and crime southeast of the CRA	1
Multi-modal access to the CRA	1
Expand the CRA south of State Route 46	1

Table 9: Common Themes

Public Input	Number of Votes
Connections & Wayfinding	22
Renovation & Rehabilitation	17
Business & Marketing	15
Community & Safety	6
Expansion & Mix of Uses	2

II. Workshop 2: Presentation of Preliminary Community Redevelopment Plan

On March 16th, 2015 the City of Sanford facilitated the second of two (2) Community Workshops to solicit public input for use in the update of the Community Redevelopment Plan. The purpose of this workshop was to present the findings and priorities from Community Workshop 1, present a revised list of proposed projects and programs and to solicit additional public input from residents, business owners, government agencies, and stakeholders. Workshop participants reviewed a proposed projects and programs list and also reviewed a map of the CRA showing the locations of the proposed improvements and targeted redevelopment opportunity sites. Workshop attendees then participated in a lively discussion regarding additional redevelopment opportunities and issues.

Items identified and reinforced during the second Community Workshop included:

- Redevelopment activities should be well coordinated with the City's Historic Preservation Board when redevelopment projects are located within or have a significant impact upon the City's historic district.
- Residential development along the waterfront would increase activity and eliminate 'dead-zones'.
- Parking needs of courthouse employees must be addressed as the Court House parking lot is redeveloped.
- Additional parking structures may be needed in other areas of the CRA and not solely on the City owned parcels shown in the Waterfront Master Plan concept.

Chapter 6: Strategies and Objectives

The overarching goal of the Lake Monroe Waterfront Downtown Sanford CRA is to increase private sector investment and economic activity within the CRA thus addressing the documented conditions and symptoms of blight. The following complementing strategies and objectives represent the operational directives of the Lake Monroe Waterfront Downtown Sanford CRA through the 2025 planning period. The following strategies and their associated objectives are consistent with applicable controlling state Law.

Public Infrastructure and Private Sector Investment

Continued investment and upgrading of deteriorating public infrastructure systems within the CRA is one of the redevelopment strategies to be utilized for the next ten (10) years. During the past twenty (20) years the Lake Monroe Waterfront Downtown Sanford CRA has invested over $12M in public infrastructure within the CRA district. These improvements to the public infrastructure systems and public realm have improved public safety and health, incrementally addressed conditions of blight and stimulated increased private sector investment within the downtown area of the CRA and the adjacent historic district.

The objectives of this strategy are to continue incremental improvements to public safety and health conditions, to protect and increase the values of existing private sector investment within the CRA and to encourage continued private sector development and investment within the CRA.

Urban (In-Fill) Neighborhood Creation

The creation of urban neighborhoods within the downtown and waterfront areas of the CRA is one of the development strategies to be pursued for the next phase of the CRA's operations. This strategy directly complements and builds upon the Infrastructure and Investment development strategy.

The objectives of this strategy include increasing the median housing value within the downtown, increasing the activity level and vibrancy within the downtown district, utilization of vacant or underutilized parcels and increasing the localized demand for retail, including grocers, and other commercial services within the downtown district.

Catalyst Project(s) Implementation

The implementation of catalyst projects is a redevelopment strategy the Lake Monroe Waterfront Downtown Sanford CRA has identified as integral to the continued successful redevelopment of the district. The City of Sanford has aggregated several vacant parcels within the downtown waterfront district and has developed several potential development scenarios for these parcels. These parcels and others may be utilized for potential catalyst projects to physically demonstrate the development opportunities available within the CRA. It is understood by the City and the CRA that catalyst projects are the initial projects to be developed in a stagnant or failing real estate markets that may face significant development constraints and financial risks when compared to traditional green field development. It is also understood that the development of catalyst projects may require the utilization and leveraging of public infrastructure, resources and creative, non-traditional financing methods to fully implement the projects. Requisite capital improvement projects to enable the implementation of the Waterfront Conceptual Master Plan catalyst projects are identified in the Phase I portion of the Implementation Plan, **Table 10**.

The objectives for this strategy include the development of catalyst projects within the district. These projects will demonstrate the economic potential as well as the desired architectural style, development value and quality of construction for future development within the CRA. Concurrent objectives of this strategy include increasing the economic activity level and vibrancy within the downtown district, increasing the median housing value within the downtown, utilization of vacant or underutilized parcels and incrementally increasing the demand for retail and commercial services within the downtown district.

Private Sector Investment Programs

Stimulating additional private sector investment through the utilization of specific CRA programming is a redevelopment strategy to be utilized by the CRA during the next ten (10) years. The Lake Monroe Waterfront Downtown Sanford CRA has successfully utilized several programs to stimulate additional private sector investment within the CRA district. These programs have enabled private sector investors to develop within the CRA district that otherwise would not have occurred. The continued utilization of these programs, including but not limited to façade improvement programs, building stabilization programs, rental subsidies and other performance and

investment based assistance programs has been identified by the CRA as a cost effective redevelopment strategy.

The objective for this strategy is to enable creative private sector investment within the CRA that would not have otherwise occurred.

Economic Development Partnerships

The Lake Monroe Waterfront Downtown Sanford CRA was created out of a shared vision between Seminole County Government and the City of Sanford in 1995. The many successful physical improvements, public infrastructure and private sector developments could not have been possible without the aforementioned partnership, partnerships with other public agencies and numerous private sector partnerships. The continued utilization of public and private economic development partnerships is a redevelopment strategy that will enable and encourage additional private sector development within the CRA district.

The objectives for this strategy include leveraging additional public and private sector resources to cost-effectively enable continuing private sector investment and business retention and business recruitment activities within the CRA district.

Projects and Programs

The projects and programs to implement the above strategies are organized in seven major groupings, including CRA Operations and Management, Land Use and Urban Form, Economic Development Programs and Property Improvement, Cultural and Historic Preservation, Transportation Improvements, Stormwater, and Utilities. Each of the major project and program groups address the aforementioned redevelopment strategies and also address the day-to-day operations and administration of the LMWDS-CRA. Each of these seven major project and program groups has several tasks and activities associated with it. The implementation plan presents these major project and program groups and associated tasks and activities in a tabular format.

Chapter 7: Implementation

The implementation plan provided below includes a ten-year, three phase schedule of potential projects and programs that may be undertaken by the CRA. The projects and programs are organized in seven major groupings, including CRA Operations and Management, Land Use and Urban Form, Economic Development Programs and Property Improvement, Cultural and Historic Preservation, Transportation Improvements, Stormwater, and Utilities.

Proposed prioritization and scheduling of the projects and programs is shown by line per project. The first year of a project is shown with a general monetary cost estimate in the column of the proposed year of commencement of a program, construction project or design phase of an improvement. The proposed prioritization was determined through direction received from Seminole County, the City of Sanford, the LMWDS-CRA Board and at public workshops. The proposed prioritization was also influenced by the intent to continue the implementation of multi-year projects already underway from the previous (1995 and 2009) community redevelopment plans and their associated work efforts. The actual project and program implementation undertaken by the LMWDS-CRA will be based on the proximate and anticipated economic conditions and opportunities, availability of funds and the direction provided by the CRA Board.

Dollar amounts assigned to each project and/or program are based on 2015 opinions of probable costs for design and construction costs using current industry standards and historical budgetary data[10]. Florida does not require that CRA implementation plans to be financially feasible and funding sources are not required to be identified by project. The primary source of funding for projects within the LMWDS-CRA will be the Tax Increment Fund (TIF). However, the estimated limited TIF for the next 10 year period cannot solely fund each and every project or program in their entirety. In order to maximize and fully leverage the available TIF, additional funding sources must be utilized that may include grants, private partnerships, bonds, or state/federal agency funds.

[10] Littlejohn, CPH, 2014-2015.

Table 10: Implementation Plan

Activity/Project	PHASE 1			PHASE 2			PHASE 3				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	per
CRA Operations and Management											**Item**
CRA Administration and Staffing	$115,000	$117,300	$119,646	$122,039	$124,480	$126,969	$129,509	$132,099	$134,741	$137,436	$1,259,218
Memberships and Dues	$3,000	$3,060	$3,121	$3,184	$3,247	$3,312	$3,378	$3,446	$3,515	$3,585	$32,849
Subscriptions	$250	$255	$260	$265	$271	$276	$282	$287	$293	$299	$2,737
Technical/Planning Studies and Plans		$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$225,000
CRA Management Training	$1,500	$1,530	$1,561	$1,592	$1,624	$1,656	$1,689	$1,723	$1,757	$1,793	$16,425
Land Use and Urban Form											
Annual review of LDR (Redevelopment Constraint Identification)	CRA / City Staff	CRA / City Staff									
Amend Future Land Use Element	CRA / City Staff	CRA / City Staff									
Amend Zoning Overlays	CRA / City Staff	CRA / City Staff									
Continue dialogue with Seminole County Regarding Redevelopment Partnerships	CRA / City Staff	CRA / City Staff									
Consult/Solicit with Urban Developers	CRA / City Staff	CRA / City Staff									
Economic Development Programs and Property Improvement											
Façade Grant Program	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$600,000
Rehabilitation Interest Subsidy Program	$30,000	$110,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$380,000
Building Stabilization Grant Program	$30,000	$75,000	$75,900	$76,811	$77,733	$78,665	$79,609	$80,565	$81,531	$82,510	$738,324
Incubator Graduate rent subsidy program	$12,000	$24,000	$36,000	$36,432	$36,869	$37,312	$37,759	$38,212	$38,671	$39,135	$336,391
Incubator Support		$35,000	$75,000	$75,900	$76,811	$77,733	$78,665	$79,609	$80,565	$81,531	$660,814
Business Development Programs and Economic Development Partnerships	$15,000	$25,000	$25,300	$25,604	$25,911	$26,222	$26,536	$26,855	$27,177	$27,503	$251,108
AmTrak/SunRail/Airport Shuttle		$18,000	$18,216	$18,435	$18,656	$18,880	$19,106	$19,336	$19,568	$19,802	$169,998
Initiate identification and cataloging of vacant parcels for development of marketing brochure	CRA / City Staff	CRA / City Staff									
Prepare catalog and marketing brochure of vacant opportunity sites located in CRA		$20,000									$20,000
Prepare and distribute requests for development proposals (RFP/RFQ)	CRA / City Staff	CRA / City Staff									
Evaluate potential sites for parking structure development	CRA / City Staff	CRA / City Staff									
Evaluate vacant parcels for re-use opportunities; land banking and potential aggregation	CRA / City Staff	CRA / City Staff									
Set-aside Funds for Land Acquisition/Assembly		$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$450,000
Prepare RFP for targeted redevelopment sites	CRA / City Staff	CRA / City Staff									
Explore public/private partnerships	CRA / City Staff	CRA / City Staff									
Cultural and Historic Preservation											
Support the City's Affordable Housing Development Programs within the CRA	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$250,000
Evaluate Opportunities for Historic Building Preservation Grants	CRA/City Staff	CRA/City Staff									
Support Local Community Oriented Policing Programs	SPD	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$45,000
Transportation, Maintenance and Capacity Development Programs											

Activity/Project	PHASE 1			PHASE 2			PHASE 3				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	per
Roadway improvements (Set-asides)	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$150,000
Marina-Oriented improvements (Set-asides)	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$100,000
Amenities Improvements	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$50,000
Additional Streetscape Projects within the CRA	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Landscape and Streetscape Investment Maintenance		$80,000									$80,000
Sanford Avenue – 1st St. to Riverwalk (Catalyst Project)		$1,117,116									$1,117,116
Palmetto Avenue - 1st St. to Riverwalk (Catalyst Project)			$972,972								$972,972
Hood Avenue – Comm. St. to Riverwalk (Catalyst Project)			$1,072,071								$1,072,071
Park Avenue – Fulton Street to Riverwalk				$1,702,701							$1,702,701
Sanford Event Center (Catalyst Project)			$5,332,800								$5,332,800
Entrance Road to Marina Island						$1,711,710					$1,711,710
Commercial St. Oak Ave. to Sanford Ave.						$2,036,034					$2,036,034
Oak Avenue – 1st St. to Fulton St.					$1,009,008						$1,009,008
Laurel Avenue – 1st St. to Fulton St.							$1,009,008				$1,009,008
Elm Avenue – 1st St. to Fulton St.							$1,009,008				$1,009,008
Myrtle Avenue – 1st St. to Fulton St.								$1,009,008			$1,009,008
Commercial St. French Ave. to Elm Ave.									$1,108,107		$1,108,107
Chamber of Commerce Rehabilitation									$369,600		$369,600
Parking Garage #1								$3,600,000			$3,600,000
Parking Garage #2										$4,275,000	$4,275,000
Review and evaluate the Sanford Sunrial Station Area Bicycle & Pedestrian Connectivity Study for applicable project(s) implementation	CRA / City Staff	CRA / City Staff	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Evaluate additional streets/areas for streetscape and/or pedestrian safety improvements	CRA / City Staff	CRA / City Staff	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Gateway Features					$200,000			$200,000			$400,000
Pedestrian facilities upgrades and improvements			$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$120,000
Stormwater											
Develop a Downtown Master Stormwater Regional Pond											
Downtown master stormwater plan		$120,000									$120,000
Design of regional pond system based on master plan		TBD									TBD
Construction of regional pond sytem				TBD							TBD
Set Aside funds for general Stormwater System upgrades		$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000		$120,000
Utilities											
Evaluate and prioritize underground electric utility installation areas		CRA / City Staff									$0
Initiate installation of utilities underground			TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Potable water infrastructure improvements					$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$1,200,000
Wastewater infrastructure improvements			$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$800,000
Total Implementation Costs Estimates	$321,750	$1,956,261	$8,087,847	$2,417,962	$2,129,608	$4,673,769	$2,949,551	$5,746,140	$2,420,525	$5,208,594	**$35,912,006**

Notes: Costs reflect 2015 pricing. SPD = Sanford Police Department. Potential funding sources for projects presented in this list are listed in the Section VI.

Streetscape, Chamber of Commerce renovation and Sanford Events Center opinions of probable costs provided by CPH Engineering, 2015.

All other opinions of probable costs provided by Littlejohn, 2015.

Cost Estimation Assumptions

Chapter 8: Catalyst Project Site

Waterfront Conceptual Master Plan

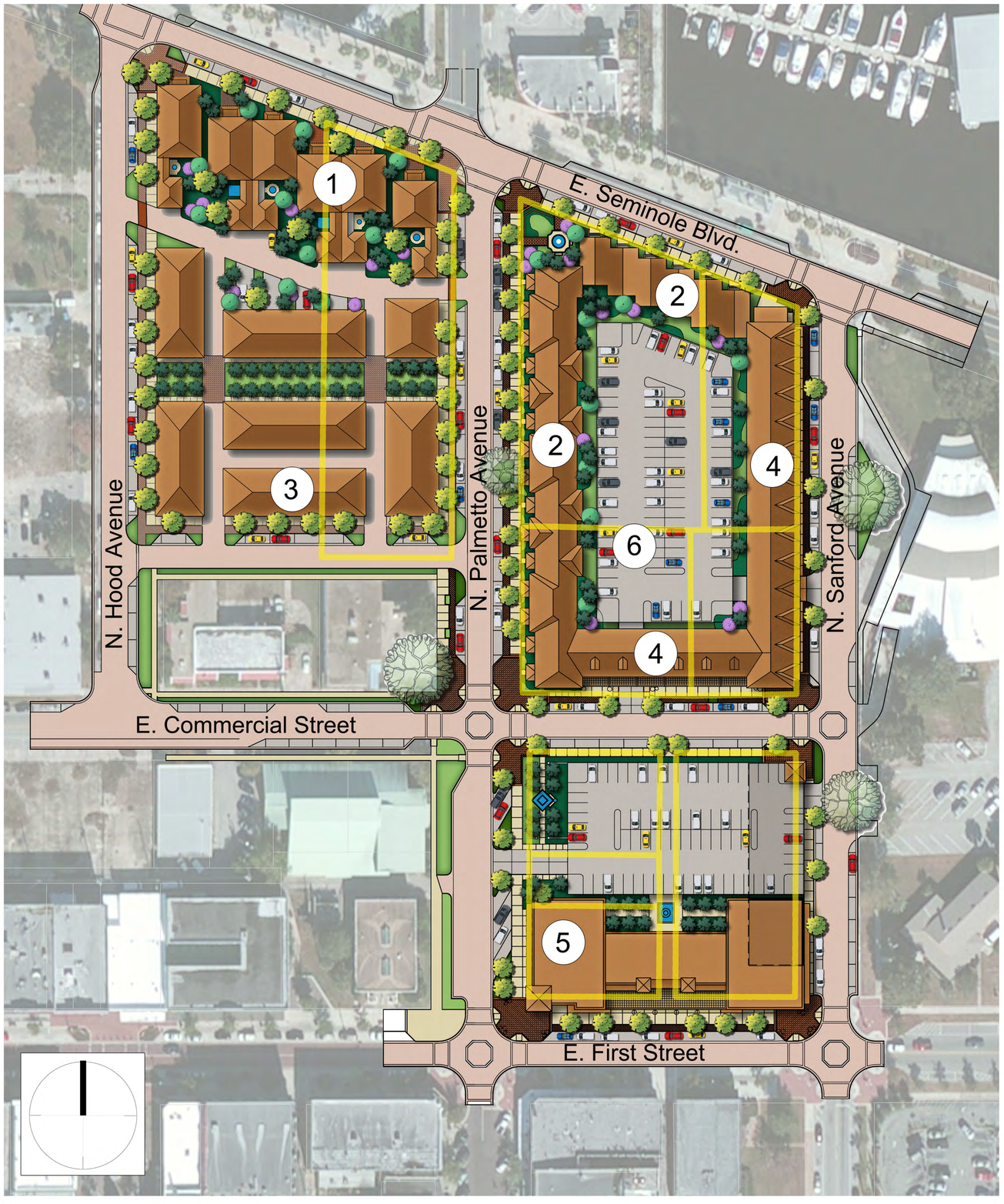
The catalyst project site is located on the City-owned parcels. The parcels comprises approximately three (3) city blocks or approximately 4.5 +/- acres excluding right-of-way. Two of the three catalyst site city blocks are generally bound by Seminole Boulevard on the north, Commercial Street on the south with Sanford Avenue and Hood Avenue on the east and west respectively. The third block of the catalyst project site is bound by Commercial Street on the north, First Street on the south and Sanford Avenue and Palmetto Avenue on the east and west respectively.

A conceptual plan for the catalyst site was developed by the City in August, 2014 (Waterfront Master Plan). The aspirational Waterfront Conceptual Master Plan proposes the development of an urban waterfront neighborhood that will include a mix of residential products (single-family detached, multiple-family, and townhomes) office, hotel and commercial uses. The conceptual development program includes up to 75 residential units, over 29,000 square feet of non-residential uses, two (2) parking structures (525 spaces total) and an 80-90 key boutique hotel.

The development of the catalyst project site as per the Waterfront Conceptual Master Plan will create an urban waterfront neighborhood within the LMWDS-CRA and serve as a demonstration project presenting the potential urban waterfront development opportunities within the LMWDS-CRA. Additional anticipated outcomes of the development of the catalyst project will include: an increase in the median home values within the CRA; increased economic activity within the CRA including increased demands for goods and services and job creation during and after the construction phases.

The following graphic depicts the Waterfront Conceptual Master Plan.

Figure 1: Waterfront Master Plan (Concept)



LEGEND

(1) Single Family Detached: 6 Units
Lot size approx: 45'x 110'
Detached rear garage with courtyard

(2) Attached Townhouse: 21 Units
Unit size approx: 3 Story 25'x40'
Parking in adjacent structure

(3) Attached Townhouse/Multi-Family: 29 Units
Unit size approx: 3 story 25'x38'
Parking under unit
Access by alley

(4) Mixed Use: 19 Residential Flats
Commercial retail ground floor
Office or residential flat above.
20,100 s.f. Retail

(5) Hotel:
80 - 100 keys - 3 to 4 Story
Ground floor retail on Sanford Avenue
9,068 s.f.
Parking Structure: 3 Story
240 Spaces

(6) Parking Structure: 3 Story
285 Spaces

Littlejohn

Waterfront Master Plan

SANFORD FLORIDA 1877

Waterfront Master Plan (Alternate Plan)

An alternate plan to the Waterfront Master Plan has been developed for the catalyst site. The alternate plan also proposes the development of an urban waterfront neighborhood on two (2) of the three (3) waterfront blocks of the catalyst project site. The proposed alternate plan does not contain any non-residential development. Parking for the alternate plan utilizes surface and on-street parking. The proposed development program for the alternate plan includes ten (10) detached single-family estate homes, thirty-four (34) townhomes and sixty (60) stacked flats. The total number of dwelling units is 104 +/-. The purpose of the development of the alternate plan for the catalyst project site is to demonstrate the residential redevelopment potential of the city-owned parcels using more cost effective surface parking in the place of the more expensive parking structures depicted in the Waterfront Master Plan. The following graphic depicts the alternate plan for the catalyst project site.

Figure 2: Waterfront Master Plan (Alternate Plan)

Development Program

10 - Estate Homes (3,600 - 5,400 sf)
Homesites (45 x90', 55 x 90', 60 x 90')

34 - Townhomes (1,800 - 2,200 sf)
Three story tuck under garage

60 - Stacked Flats (900 - 1500 sf)
Three story surface parked

± 104 Total Dwelling Units
± 4.65 Total Acres
± 22.4 DU/AC

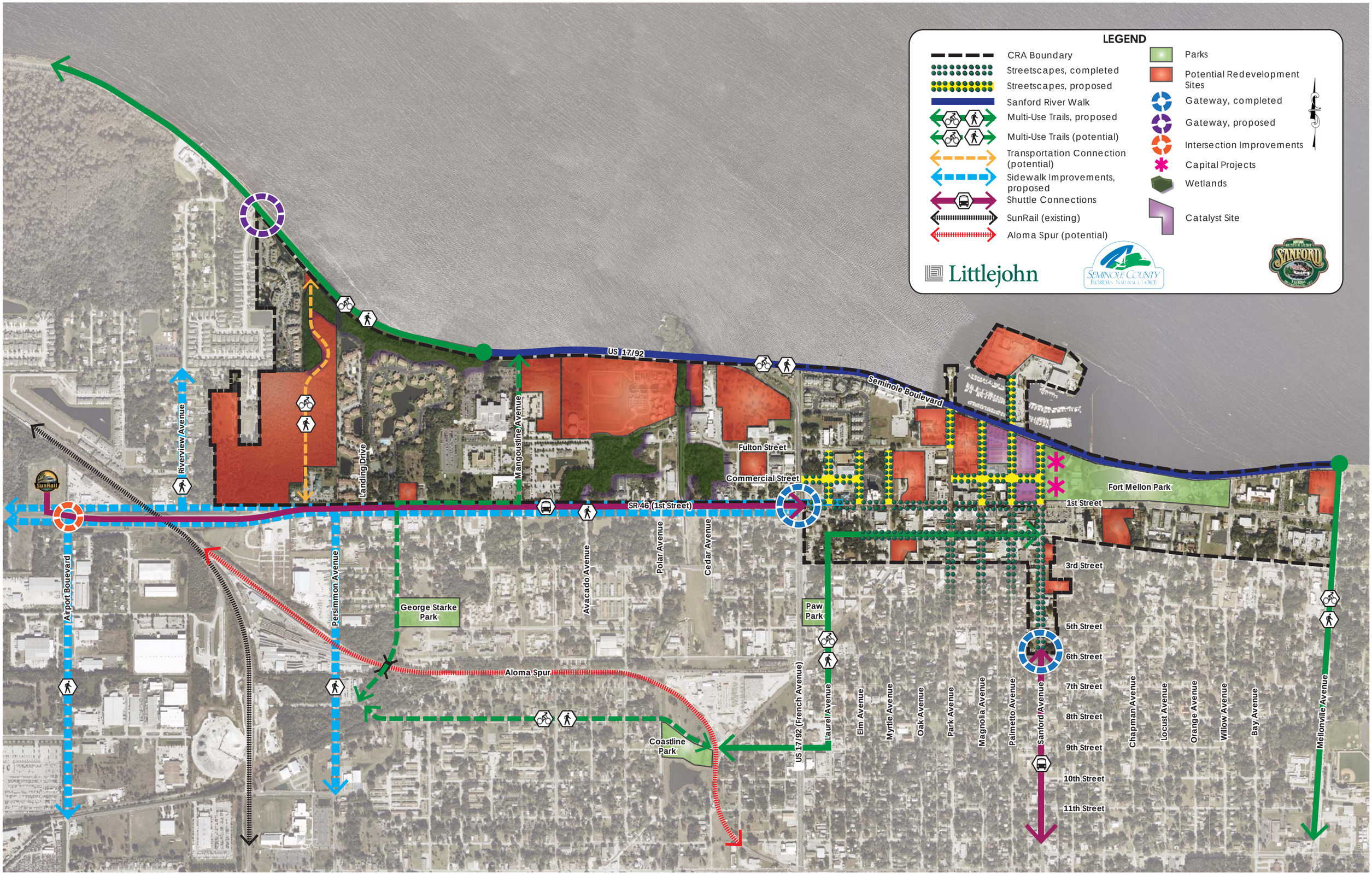
Chapter 9: CRA Conceptual Master Plan

The CRA Conceptual Master Plan, **Figure 3**, presents the overall "Campaign-Map" that graphically depicts the LMWDS-CRA boundary and the 2015-2025 capital improvement projects and how they connect to previously completed capital improvements, including streetscapes, multi-purpose trails and gateway features, as well as the locations of the waterfront catalyst site and the locations of sixteen (16) additional redevelopment opportunity sites. The CRA Conceptual Master Plan also graphically depicts how the capital improvements within the CRA interlocks and connects to other community and regional improvements and employment centers including planned or proposed improvements by Seminole County, the City of Sanford and FDOT. These connections to employment centers, regional transportation facilities and surrounding neighborhoods expands the overall economic development impact of the LMWDS-CRA into the surrounding communities.

The LMWDS-CRA has identified sixteen (16) redevelopment opportunity sites within the Community Redevelopment Area. These sites have been identified as having a high redevelopment potential. The redevelopment potential was based on limited parcel ownership, active development agreements or entitlements and limited (if any) on-site development. These redevelopment opportunity sites may accommodate over 1,750 residential dwelling units, 96 assisted living facility units, a 100 key hotel, over 135,000 square feet of retail uses and over 131,500 square feet of office space.

The CRA Conceptual Master Plan graphically illustrates how the activities and capital improvement projects of LMWDS-CRA can affect economic development, investment and activity beyond the CRA's boundaries and into the surrounding neighborhoods and unincorporated areas.

Figure 3: LMWDS-CRA Conceptual Master Plan


LEGEND
CRA Boundary
Streetscapes, completed
Streetscapes, proposed
Sanford River Walk
Multi-Use Trails, proposed
Multi-Use Trails (potential)
Transportation Connection (potential)
Sidewalk Improvements, proposed
Shuttle Connections
SunRail (existing)
Aloma Spur (potential)
Parks
Potential Redevelopment Sites
Gateway, completed
Gateway, proposed
Intersection Improvements
Capital Projects
Wetlands
Catalyst Site
Littlejohn
Seminole County
Florida's Natural Choice
Sanford
US 17/92
Seminole Boulevard
Fulton Street
Commercial Street
SR 46 (1st Street)
Riverview Avenue
Landing Drive
Mangoustine Avenue
Airport Boulevard
Persimmon Avenue
Avacado Avenue
Polar Avenue
Cedar Avenue
Aloma Spur
George Starke Park
Coastline Park
Paw Park
Fort Mellon Park
US 17/92 (French Avenue)
Laurel Avenue
Elm Avenue
Myrtle Avenue
Oak Avenue
Park Avenue
Magnolia Avenue
Palmetto Avenue
Sanford Avenue
Chapman Avenue
Locust Avenue
Orange Avenue
Willow Avenue
Bay Avenue
Mellonville Avenue
1st Street
3rd Street
5th Street
6th Street
7th Street
8th Street
9th Street
10th Street
11th Street
SunRail

Neighborhood Impact Statement.

The proposed projects and programs are not anticipated to impact or require relocation of any low or moderate income housing areas within the CRA district. Each of the proposed projects, catalyst projects and other development within the CRA district will be evaluated for potential impacts upon the surrounding areas addressing traffic circulation, environmental impacts, availability of community facilities, effects on school populations and other potential impacts upon the physical and social quality of life during the planning and design phase of each project. Any potential negative impacts will be mitigated to the maximum extent possible.

Chapter 10: Tax Increment Fund Estimates and Alternative Funding Sources

Tax Increment Fund

The following section presents the estimated Tax Increment Fund (TIF) revenues that may be available for use by the LMWDS-CRA form implementation of the projects and program listed in Implementation Plan. The LMWDS-CRA currently (2015) has approximately $404,000 of funds allocated for CRA operations, programming and projects[11]. The sources for the estimated TIF revenues are City and County increment ad-valorem tax revenues from the initial, CRA area and the City and County increment ad-valorem tax revenues from the CRA expansion area (2009) located along Sanford Avenue. Due to the differing base years (1995 and 2009), the estimated TIF revenues are presented in two tables. **Table 11** shows the estimated TIF revenue that may be generated from the CRA parcels with the 1995 base year. **Table 12** shows the estimated TIF revenue that may be generated from the CRA parcels with the 2009 base year. **Table 13** shows the combined estimated TIF revenues for the 2015-2025 period utilizing an anticipated valuation growth rate of 5.5%. The total estimated TIF revenues that may be available for projects during the 2015-2025 period is projected to be approximately $19,380,522.00[12].

[11] City of Sanford, 2015.
[12] Seminole County Property Appraisers Office, Littlejohn, 2015.

Table 11: 1995 Base Year CRA TIF Revenue Projections Original CRA Area~1995

1995 Base Year CRA Parcels-TIF Revenue Projections								
			Current	Current		Estimated		Estimated
	Final Certification	Base Year	Increment	Increment	Sanford	Sanford	Seminole Co	Seminole Co
Year	TaxableValue	Taxable Value	at 100%	at 95%	Millage Rate	Payment @ 95%	Millage Rate	Payment @ 95%
2015	$152,032,345	$48,105,493	$103,926,852	$98,730,510	6.8250	$673,836	4.8751	$481,321
2016	$157,353,478	$48,105,493	$109,247,985	$103,785,585	6.8250	$708,337	4.8751	$505,965
2017	$162,860,849	$48,105,493	$114,755,356	$109,017,588	6.8250	$744,045	4.8751	$531,472
2018	$168,560,979	$48,105,493	$120,455,486	$114,432,712	6.8250	$781,003	4.8751	$557,871
2019	$174,460,613	$48,105,493	$126,355,120	$120,037,364	6.8250	$819,255	4.8751	$585,194
2020	$180,566,735	$48,105,493	$132,461,242	$125,838,180	6.8250	$858,846	4.8751	$613,474
2021	$186,886,570	$48,105,493	$138,781,077	$131,842,024	6.8250	$899,822	4.8751	$642,743
2022	$193,427,600	$48,105,493	$145,322,107	$138,056,002	6.8250	$942,232	4.8751	$673,037
2023	$200,197,566	$48,105,493	$152,092,073	$144,487,470	6.8250	$986,127	4.8751	$704,391
2024	$207,204,481	$48,105,493	$159,098,988	$151,144,039	6.8250	$1,031,558	4.8751	$736,842
2025	$214,456,638	$48,105,493	$166,351,145	$158,033,588	6.8250	$1,078,579	4.8751	$770,430
						$9,523,640		***$6,802,739***

Source: Seminole County Property Appraisers Office, Littlejohn, 2015.

Table 12: 2009 Base Year CRA TIF Revenue Projections Sanford Avenue CRA Expansion Area~2009

1995 Base Year CRA Parcels-TIF Revenue Projections								
			Current	Current		Estimated		Estimated
	Final Certification	Base Year	Increment	Increment	Sanford	Sanford	Seminole Co	Seminole Co
Year	TaxableValue	Taxable Value	at 100%	at 95%	Millage Rate	Payment @ 95%	Millage Rate	Payment @ 95%
2015	$154,970,169	$48,105,493	$106,864,676	$101,521,442	6.8250	$692,884	4.8751	$494,927
2016	$163,493,528	$48,105,493	$115,388,035	$109,618,633	6.8250	$748,147	4.8751	$534,402
2017	$172,485,672	$48,105,493	$124,380,179	$118,161,170	6.8250	$806,450	4.8751	$576,048
2018	$181,972,384	$48,105,493	$133,866,891	$127,173,546	6.8250	$867,959	4.8751	$619,984
2019	$191,980,865	$48,105,493	$143,875,372	$136,681,603	6.8250	$932,852	4.8751	$666,336
2020	$202,539,812	$48,105,493	$154,434,319	$146,712,603	6.8250	$1,001,314	4.8751	$715,239
2021	$213,679,502	$48,105,493	$165,574,009	$157,295,309	6.8250	$1,073,540	4.8751	$766,830
2022	$225,431,875	$48,105,493	$177,326,382	$168,460,063	6.8250	$1,149,740	4.8751	$821,260
2023	$237,830,628	$48,105,493	$189,725,135	$180,238,878	6.8250	$1,230,130	4.8751	$878,683
2024	$250,911,312	$48,105,493	$202,805,819	$192,665,528	6.8250	$1,314,942	4.8751	$939,264
2025	$264,711,435	$48,105,493	$216,605,942	$205,775,644	6.8250	$1,404,419	4.8751	$1,003,177
						$11,222,378		***$8,016,148***

Source: Seminole County Property Appraisers Office, Littlejohn, 2015.

Table 13: Combined (Existing Area + Expansion Area) LMWDS-CRA TIF Projections 2015-2025

Combined LMWDS-CRA TIF Projections 2015-2025				
	Estimated Sanford	Estimated Seminole Co		
Year	Payment @ 95%	Payment @ 95%	Combined	
2015	$693,675	$495,493	$1,189,168	
2016	$750,076	$535,780	$1,285,856	
2017	$809,579	$578,283	$1,387,862	
2018	$872,355	$623,124	$1,495,479	
2019	$938,583	$670,431	$1,609,014	
2020	$1,008,454	$720,339	$1,728,794	
2021	$1,082,168	$772,993	$1,855,161	
2022	$1,159,936	$828,543	$1,988,479	
2023	$1,241,982	$887,148	$2,129,130	
2024	$1,328,539	$948,976	$2,277,516	
2025	$1,419,858	$1,014,205	$2,434,063	
Total	***$11,305,208***	***$8,075,314***	***$19,380,522***	

Source: Seminole County Property Appraisers Office, Littlejohn, 2015.

Alternative Funding Sources

This section includes a listing of Alternative Funding Sources that have been identified based on their applicability to the successful achievement of the project recommendations.

Florida Recreation Development Assistance Program (FRDAP)

FRDAP is a competitive grant program that provides financial assistance to local governments for development and acquisition of land for public outdoor recreational purposes. All county governments and municipalities in Florida and other legally constituted local governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities. The Florida Department of Environmental Protection (FDEP) accepts grant applications for the FRDAP annually.

http://www.dep.state.fl.us/parks/oirs/default.htm

Florida Communities Trust (FCT)

FCT is a state land acquisition grant program that provides funding through the competitive criteria identified in the Parks and Open Space *Florida Forever* Grant Program and the Stan Mayfield Working Waterfronts *Florida Forever* Grant Program to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

http://www.dep.state.fl.us/lands/fl_communities_trust/default_cont.htm

Community Reinvestment Act

The Community Reinvestment Act is a federal law created to encourage commercial banks and savings associations to meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods. The Act was passed by Congress in 1977 to reduce discriminatory credit practices against low-income neighborhoods, a practice known as redlining. The Act requires the appropriate federal financial supervisory agencies to encourage regulated financial institutions to meet the credit needs of the local communities in which they are chartered, consistent with safe and sound operation. To enforce the statute, federal regulatory agencies examine banking institutions for Community Reinvestment Act compliance, and take this

information into consideration when approving applications for new bank branches or for mergers or acquisitions. Follow the link provided below to research financial institution's CRA ratings within Sanford.

https://www2.fdic.gov/crapes/

Economic Development Transportation Fund (EDTF)

The Economic Development Transportation Fund, commonly referred to as the "Road Fund," is an incentive tool designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. The elimination of the problem must serve as an inducement for a specific company's location, retention, or expansion project in Florida and create or retain job opportunities for Floridians.

Eligible projects are those that facilitate economic development by the eradication of location-specific transportation problems (e.g., access roads, signalization, road widening, etc.) on behalf of a specific eligible company (e.g., a manufacturing, corporate/regional headquarters, or recycling facility). Up to $3,000,000 may be provided to a local government to implement transportation related improvements. The actual amount funded is based on specific job creation and/or retention criteria.

http://www.enterpriseflorida.com/why-florida/business-climate/incentives/

Community Development Block Grants (CDBG)-Small Cities Program

The purpose of this federal grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended: 42 U.S.C.-5301 et seq. A grantee must develop and follow a detailed plan which provides for, and encourages, citizen participation and which emphasizes participation by persons of low or moderate-income, particularly residents of predominately low and moderate-income neighborhoods, slum or blighted areas, and areas in which the grantee proposes to use CDBG funds.

The program, administered and funded by the United States Department of Housing and Urban Development, consists of two components: Entitlement - provides funds directly to urban areas and Small Cities (or State CDBG) - provides funds to the states for distribution to rural areas.

The Department of Community Affairs administers Florida's Small Cities Community Development Block Grant Program. This is a competitive grant program that awards funds to rural areas. Each year since 1983, Florida has received between 18 and 35 million dollars. One of the factors in the competitive process is the Community Wide Needs Score. This is a numerical representation of the needs of a community based on the following census data:

- Low and Moderate Income Population
- Number of Persons Below the Poverty Level
- Number of Housing Units with More than One Person Per Room

The program is an excellent opportunity for communities to obtain funds for projects that the community cannot otherwise afford. Further, it provides a means to implement projects that local governments may not have staff to complete. Popular examples of community projects include:

- Downtown Revitalization
- Water and Sewer Improvements
- Drainage Improvements
- Economic Development Activities
- Creating Jobs for Low and Moderate Income People
- Rehabilitation and Preservation of Housing
- Parks and Recreation Projects
- Street Improvements

Project Requirements

- To be eligible for funding, an activity must meet at least of the following national objectives:

- Low-Moderate National Objective - at least 51 percent of the beneficiaries must be low and moderate income persons (total family income is at or below 80 percent of the area's median income)
- Slum and Blight National Objective - the area must be a slum or blighted area as defined by state or local law
- Urgent Needs National Objective - the activity must alleviate existing conditions which pose a serious and immediate threat to those living in the area and are 18 months or less in origin. The local government must demonstrate that it is unable to finance the activity on its own and that other funding is not available.

Funding Categories

The program gives the community the ability to determine which projects - with a focus on the following five categories - are most needed within the overall eligibility and scoring priorities. The Florida Legislature requires that each of the first four categories be allocated funding based on a percentage of the total amount received from the United States Department of Housing and Urban Development (subject to change):

- Housing (receives 20 percent)
- Neighborhood Revitalization (receives 40 percent)
- Commercial Revitalization (receives 10 percent)
- Economic Development (receives 30 percent)
- Section 108 Loan Guarantee Program (approximately $160,000,000 in loan guarantees can be issued)
- Eligible Applicants

The following communities are eligible to apply for funds:

- Non-entitlement cities with fewer than 50,000 residents
- Counties with fewer than 200,000 residents
- Cities that opt out of the urban entitlement program

Funding Requirements

Upon receipt of the award, communities must comply with specific recording obligations. Examples include:

- Procurement
- Record Keeping
- Wages
- Public Participation
- Acquisition
- Protection of the Environment
- Relocation
- Civil Rights and Non-Discrimination
- Construction Standards
- Minority Business Participation

Additional Information

DEO Regional Staff Contact:

Bob Dennis

Chief, Bureau of Community Revitalization

bob.dennis@deo.myflorida.com

(850) 922-1883

http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/community-development-block-grant-program

EDA Grants

The U.S. Economic Development Administration is the only federal agency that focuses solely on economic development initiatives. Within the parameters of a competitive grant process, all projects are evaluated to determine if they advance global competitiveness, create jobs, leverage public and private resources, can demonstrate *readiness and ability to use funds quickly and effectively,* and link to specific and measureable outcomes. To facilitate evaluation, EDA has established the following investment priorities:

1. **Collaborative Regional Innovation**
   Initiatives that support the development and growth of innovation clusters based on existing regional competitive strengths. Initiatives must engage stakeholders; facilitate collaboration among urban, suburban, and rural (including tribal) areas; provide stability for economic development through long-term intergovernmental and public/private collaboration; and support the growth of existing and emerging industries.
2. **Public/Private Partnerships**
   Investments that use both public- and private-sector resources and leverage complementary investments by other government/public entities and/or nonprofits.
3. **National Strategic Priorities**
   Initiatives that encourage job growth and business expansion related to advanced manufacturing; information technology (e.g., broadband, smart grid) infrastructure; communities severely impacted by automotive industry restructuring; urban waters; job-driven skills development; natural disaster mitigation and resiliency; access to capital for small, medium-sized, and ethnically diverse enterprises; and innovations in science and health care.
4. **Global Competitiveness**
   Initiatives that support high-growth businesses and innovation-based entrepreneurs to expand and compete in global markets, especially investments that expand U.S. exports, encourage foreign direct investment, and promote the repatriation of jobs back to the U.S.
5. **Environmentally-Sustainable Development**
   Investments that promote job creation and economic prosperity through projects that enhance environmental quality and develop and implement green products, processes,

places, and buildings as part of the green economy. This includes support for energy-efficient green technologies.

6. **Economically Distressed and Underserved Communities**

   Investments that strengthen diverse communities that have suffered disproportionate economic job losses and/or are rebuilding to become more competitive in the global economy.

   Additional Information

   Regional Staff Contact:

   Jonathan Corso

   jcorso@eda.gov

   (404) 730-3023

   Programs Administered by the EDA are as follows:

   - Public Works Program
   - Economic Adjustment Assistance Program
   - Research and National Technical Assistance
   - Local Technical Assistance
   - Partnership Planning Program
   - University Center Economic Development Program
   - Trade Adjustment Assistance for Firms Program

   http://www.eda.gov/funding-opportunities/

The Florida Black Business Investment Board Franchise Finance and Development Program

The Florida Black Business Investment Board Franchise Finance and Development Program (FFDP) makes loans / investments in franchise businesses that are at least 51% owned, controlled and managed on a day to day basis, by an ethnic minority that exercises executive control of the franchise business. The FFDP can make loans / investments anywhere in Florida, but the target areas are urban and rural communities. The FFDP will provide debt and equity financing up to $500,000 for a term up to 10 years (if real estate, term can be up to 15 years). The interest rate charged will be fixed and will not be greater than 12%. The FFDP will subordinate its collateral position when necessary.

Main Office:

Tallahassee, FL

(850) 487-4850

http://bbifflorida.com/loans/black-business-loan-fund/

Historic Preservation Grants

Special Category Grants and Small Matching Grants are awarded annually for the restoration of historic structures, archaeological excavations, recording of the historic and archaeological sites, state historical markers and historic preservation education projects.

The purpose of Historic Preservation Grants is to assist in the identification, excavation, protection and rehabilitation of historic and archeological sites in Florida; to provide public information about these important resources; and to encourage historic preservation in smaller cities through the Florida Main Street Program.

Types of historic preservation projects that can be funded include Acquisition and Development projects (including identification, protection, and excavation of archeological sites and building rehabilitation, stabilization or planning for such activities); Survey and Planning activities (including surveying for historic properties, preparing National Register nominations, and preparing ordinances or preservation plans): and Community Education projects (such as walking tour brochures, educational programs for school children, videos and illustrating historic preservation principles, Florida Historical Markers).

BHPgrants@dos.myflorida.com

850.245.6333

Historic Preservation Grants Program

R. A. Gray Building

500 S. Bronough Street

Tallahassee, FL 32399

http://dos.myflorida.com/historical/grants/

Florida Department of Transportation (FDOT) Grants

The Florida Department of Transportation (FDOT) has several grant programs available for Cities and Counties. Department funding for grant programs is limited, but most grants are available annually. Funding is available through a competitive award process. The grants are usually administered by the local FDOT Regional office. Contact information is provided below.

Highway Beautification Grant

Contact: Susan Preil, Grant Coordinator

FDOT District 5

(407) 647-7275

Federal Discretionary Fund Grants

Contact: Duane Compo, Federal Aid Coordinator

FDOT District 5

(386) 943-5441

Traffic Safety Grants

Contact: Chris Craig, Traffic Safety Administrator

FDOT District 5

(850) 414-4009

Private Funding Sources

The following organizations provide philanthropic grants to individuals, communities, civic organizations or non-profit organizations that share their philanthropic goals. These organizations were selected for inclusion in this report based on their service areas and the applicability of their philanthropic objectives to the long-term objectives of the Community Redevelopment Agency.

Bank of America

The Bank of America (BOA) provides three philanthropic programs for the 45 markets in which they serve. The three programs include Matching Gifts, Workforce Development and Education, Community Development (Housing) and Basic Human Services.

http://about.bankofamerica.com/en-us/global-impact/find-grants-sponsorships.html

Duke Energy Foundation Grant Program

The Duke Energy Foundation, along with employee and retiree volunteers, provide philanthropic support to address the needs vital to the health of our communities. Annually, the Foundation funds over $25 million in charitable grants. The Foundation reviews funding requests at the regional level and target investments in the areas where it is believed the company can have the greatest impact on the well-being of our communities.

Investment Priorities

The Duke Energy Foundation powers vibrant communities in the regions served by Duke Energy focusing on four investment priorities:

Education – STEM and Early Childhood Literacy

- Supporting effective education programs and initiatives that emphasize STEM (science, technology, engineering and math) or teach critical reading skills

Economic and Workforce Development

- Building strong communities by enhancing state development strategies and marketing efforts and funding workforce development initiatives to retool and retrain workers with 21st century skills

Environment

- Protecting, improving or restoring natural resources, especially water and air

Community Impact and Cultural Enrichment

- Increasing access to arts and culture in our communities and strengthening the capabilities, knowledge and skills of local nonprofits

http://www.duke-energy.com/community/foundation.asp

The Amber Foundation

The Amber Grant Foundation began in 1998, launched in conjunction with the entrepreneurial community for women and gives grants to women-owned businesses.

https://ambergrantsforwomen.com/about-us/

Chapter 11: Consistency with Florida Statutes

Consistency with Applicable State Laws

The aforementioned projects, programs and implementation plan is consistent with applicable state Law (FS Chapter 163.362) regarding the contents of Community Redevelopment Plans. The Community Redevelopment Plan contains:

Legal Description of the community redevelopment area (APPENDIX 1)

Open spaces, street layouts (pg. 58, CRA Conceptual Master Plan Map)

Limitations on type, size, height, number and proposed use of buildings (pg.15, Table 1-Existing Conditions, pg. 17, Table 2-Future Land Use, and pg. 19, Table 3-Zoning)

Approximate number of dwelling units (pgs., 32 Market Analysis-Existing Housing Stock)

Property intended for use as public parks, recreation areas, streets, public utilities and public improvements (pg. 58 CRA Conceptual Master Plan Map)

Anticipated impact on residents (pg. 59, Neighborhood Impact Statement)

Identified publicly funded capital projects within CRA (pg. 51-52, Table 10-Implementation Plan)

Adequate safeguards that the work of the redevelopment plan will be carried out pursuant to the plan (pgs. 47-49, Chapter 5, Strategies and Objectives)

Provisions for retention of controls and the establishment of any restrictions or covenants running with the land or sold or leased for private use for such periods of time and under such conditions as the governing board deems necessary to effectuate the redevelopment purpose (pg. 47-49, Chapter 5, Strategies and Objectives)

Provides assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area (pg. 59, Neighborhood Impact Statement)

APPENDIX 1: CRA LEGAL DESCRIPTION

Legal Description of Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area

Begin at the intersection of the center-line of the channel of the St. John's River and the Northerly extension of the center-line of Mellonville Avenue, as shown on Mayfair Lake Front Addition, according to the plat thereof as recorded in Plat Book 5, page 81, of the Public Records of Seminole county, Florida; thence run Southerly along said Mellonville Avenue to an intersection with center-line of Union Street (Second Street); thence run Westerly along said center-line of Union Street of Sanford Avenue; thence run Southerly along said center-line of Sanford Avenue to an intersection with the center-line of Third Street; thence run Westerly along said center-line of Third Street to an intersection with an intersection with French Avenue (US 17-92); thence run Northerly along said center-line of French Avenue to an center-line of West First Street (SR 46); thence run Westerly along said center-line of West First Street to an intersection with point being 5369.02 feet West of an intersection with the center-line of West First Street and Holly Avenue; thence run Northerly to an intersection with the South line of Lot 19 of the Florida and Colonization Company's Celery Plantation according to the plat thereof as recorded in Plat Book 1, page 129 of the Public Records of Seminole County, Florida; thence run Westerly along said South line of Lot 19 to the Southwest corner of said Lot 19; thence run Northerly along the West lot line of said Lot 19 to a point, said point being 196 feet from the Northwest corner of Lot 19; thence run Easterly 233 feet; thence run Northerly to an intersection with the center-line of Narcissus Avenue; thence run Easterly along said center-line to an intersection with the Northerly extension of the East line of the Westerly 44 feet of Lot 18 of said Plat of Celery Plantation; thence run Southerly along said Northerly extension of the East line of the Westerly 44 feet of Lot 18 to the Southerly lot line of said Lot 18; thence run Northerly along the East lot line of said Lot 18 and it's Northerly extension to an East Line of the Westerly 44 feet of Lot 18 to the Southerly lot line of said Lot 18; thence run Easterly along said lot line of Lot 18 to the Southeast corner of said Lot 18; thence run Northerly along the East lot line of said Lot 18 and it's Northerly extension to an intersection with said center-line Narcissus Avenue; thence run Easterly along said center-line to an intersection with the Southerly extension of the Easterly Lot line of Lot 17 of said Celery Plantation; thence run Northerly along said Southerly extension and the said Easterly lot line of Lot 17 to the Northeasterly corner of said Lot 17; thence run Westerly along the Northerly lot line of said Lot 17; thence run Northerly to an intersection with the center-line of Highway U.S. 17-92; thence run Southeasterly to an intersection with the Northerly extension of the center-line of Terwilliger Lane; thence run along the Northerly extension of said Terwilliger Lane to said center-line of the St. John's River; thence run Easterly along said channel to the Point of Beginning.

Area to be Annexed

Begin at the Northwest Corner of Lot 7, Florida Land Colonization Co's Celery Plantation according to the plat thereof as recorded in Plat Book 1, Page 129 of the Public Records of Seminole County, Florida; thence run S. 53°43' E., 584.41 feet; thence run N. 18°50' E., 134 feet; thence run S. 80°46' E., 74 feet; thence run N. 9°14' E. to the North lot line of said Lot 7; thence continue N. 9°14' E., 160 feet; thence run Easterly 191.25 feet; thence run N. 18°25'15" E., 195.37 feet; thence run North 370.74 feet; thence run Westerly 897.5 feet; said point being on the Easterly line of the W 1/2 of the E 3/4 of the N 3/4 of Section 22, Township 19 South, Range 30 East, of Seminole County, Florida; thence run Northerly along said Easterly line of Section 22 to the Northerly Line of said Section 22; thence run Westerly along said Northerly line of Section 22 to a point on the Westerly line of said W 1/2 of the E 3/4 of the N 3/4 of Section 22; thence run Southerly along said West line to an intersection with Northerly right-of-way 1520.04 feet; thence run S. 54° E. 41.58 feet; thence run Easterly 356.29 feet; thence run Southerly 255.45 feet; thence run S. 35°41'22" W., 285 feet to the Northerly right-of-way of a road; thence run Southeasterly along said right-of-way to a point West of Point of Beginning; thence Easterly to the Point of Being.

Overall Combined Property Description:(To Be Added To C.R.A.)
Lots 1, 2 and 3, Block 4; Lots 1 and 3 through 7, Block 5; Lots 5, 6 and 7, Block 8; TOGETHER WITH the vacated alley lying East of Lots 4, 5, 6 and 7, Block 5 and West of Lots 5, 6 and 7, Block 8; AND ALSO Lots 1, 2 and 3, Block 6, all lying and being in CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida;

Together With:
Lots 5, 6 and 7, Block 6, Tier A; Lots 7 through 12, Block 7, Tier A, TOGETHER WITH the East 11.4 feet of the vacated street on the West side of the North 32 feet of said Lot 7, Block 6, Tier A; AND ALSO TOGETHER WITH the East 11 feet of the vacated street on the West side of the South 12 feet of said Lot 7 and Lots 8 through 12, Block 6, Tier A; TOGETHER WITH Lots 1 through 7, Block 5, Tier 1; TOGETHER WITH Lots 1 through 7, Block 6, Tier 1; and ALSO TOGETHER WITH Lots 1 through 8, Block 7, Tier 1, all lying and being in FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida;

And Also Together With:
That portion of Sanford Avenue lying South of a line from the Northeast corner of Lot 1, Block 5, Tier 1, FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida, to the Northwest corner of Lot 1, Block 5 of CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida and lying North of a line from the Southeast corner of Lot 8, Block 7, Tier 1 to the Southwest corner of Lot 12, Block 7, Tier A, LESS the East 11.4 feet of the vacated street on the West side of the North 32 feet of said Lot 7, Block 6, Tier A; AND ALSO LESS the East 11 feet of the vacated street on the West side of the South 12 feet of said Lot 7 and Lots 8 through 12, Block 6, Tier A of said FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD;

And Also Together With:
That portion of 3rd Street lying East of the East right-of-way line of Sanford Avenue and West of the West line of Lot 1, Block 5 extended North to the South line of Lot 3, Block 4, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida;

And Also Together With:
That portion of 4th Street lying East of the East right-of-way line of Sanford Avenue and West of the West line of Block 5 extended South to the South right-of-way line of said 4th Street as shown on the plat of CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida; AND ALSO that portion of 4th Street lying West of the West right-of-way line of Sanford Avenue and East of the West line of Lots 1 through 7, Block 5, Tier 1 extended South to the South right-ofway line of said 4th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida;

And Also Together With:
That portion of 5th Street lying East of the East right-of-way line of Sanford Avenue and West of the East line of Lot 5, Block 6, Tier A extended South to the South right-of-way line of said 5th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida; AND ALSO that portion of 5th Street lying West of the West right-of-way line of Sanford Avenue and East of the West line of Lots 1 through 8, Block 6, Tier 1, extended South to the South right-of-way line of said 5th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida.

Area to be removed from CRA:
A Parcel of land located within Sections 23 and 26, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Begin at a point 66.6 feet West and 15.00 feet North of the South 1/4 corner of said Section 23, said point being an intersection of the North right-of-way line of Narcissus Road and the West right-of-way line of Terwilliger Lane; thence West along the North right-of-way line of Narcissus Road and parallel to the South line of said Section 23, a distance of 335.40 feet to the East line of Lot 17 of FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION as recorded in Plat Book 1, Page 129, Public Records of Seminole County, Florida; thence leaving said North right-of-way line of Narcissus Road, run North 660.00 feet; to the Northeast corner of said Lot 17; thence West along the North line of said Lot 17, a distance of 174.40 feet; thence leaving said North line of Lot 17, run North 1028.22 feet to the Southwest right-of-way line of U.S. Highway 17-92; thence South 39°41'08" East, along said Southwest right-of-way line of U.S. Highway 17-92, a distance of 798.34 feet to an intersection with the West right-of-way line of Terwilliger Lane; thence South 1073.85 feet to the point of Beginning, less the East 30 feet thereof:

Together With:
Begin on North line of St. Gertrude Avenue 71.97 chains West of East line of Holly Avenue, run West 15 chains North 10 chains East 484 feet North 807 feet East 501 feet South to the beginning (LESS Begin NW intersection of first Street and Terwilliger Lane run North 150 feet West 120 feet South 150 feet East to Beginning).

Together With:
Begin 51.6 feet West, and 1,468 feet South of the North 1/4 Section Post, between Section 23 and 26, Township 19 South, Range 30 East, run East 330 feet, thence North to Lake Monroe, thence Northwesterly along Lake Monroe to a point North of the POINT OF BEGINNING; thence South to the POINT OF BEGINNING. Said property lying and being in Seminole County, Florida

Less and Except Road Right of Way for U.S. Highway 17-92 on North.
Also Less and Except the portion of the above described lands conveyed to the City of Sanford by virtue of that certain Warranty Deed recorded September 10, 1985 in Official Records Book 1669, Page 852; corrected by Warranty Deed recorded January 10, 1987 in Official Records book 1806, Page 95, all being of the Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the North 1/4 corner of Section 26, Township 19 South, Range 30 East and run South 89 degrees 45 minutes 00 seconds West along the North line of the Northwest 1/4 of said Section 26, 36.60 feet to the POINT OF BEGINNING, thence continue South 89 degrees 45 minutes 00 seconds West along the North line 15.00 feet to the point on the Easterly Right of Way line of Terwilliger Lane, thence run South 0 degrees 06 minutes 30 seconds East along said Easterly line 1407.97 feet, thence run North 89 degrees 41 minutes 56 seconds East 15.00 feet, thence run North 0 degrees 06 minutes 30 seconds West 1407.95 feet to the POINT OF BEGINNING.
Also Less and Except from the above described lands that portion conveyed by Warranty Deed recorded August 14, 1990 in Official Records Book 2211, Page 292, Public Records of Seminole County, Florida, more particularly described as follows: Begin 51.60 feet West, and 1,468.00 feet South of the North 1/4 Section post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 330.00 feet, thence run North 396.00 feet, thence run West to a point North to the POINT OF BEGINNING, thence run South 396.00 feet to the POINT OF BEGINNING.

ALSO LESS: Rights of Way for State Road 46 and Terwilliger Lane.

Together With:
Lots 1, 2 and 3, SANFORD ONCOLOGY CENTER, according to the Plat thereof as recorded in Plat Book 63, Page 92, of the Public Records of Seminole County, Florida

Together With:
From a permanent reference monument at the centerline of third Street and Persimmon Avenue shown on the plat of ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, according to the Plat thereof, as recorded in Plat Book 1, Pages 112 through 117, Public Records of Seminole County, Florida, run North parallel with and 41.00 feet West of the West line of Tier 22 of said ST. GERTRUDE ADDITION, 688.7 feet to Old North Right-of-Way line of St. Gertrude Avenue (First Street), thence run N 89°58'40" E, 357.17 feet to a point 20.5 feet West of the West line of Tier 21, said ST. GERTRUDE ADDITION, thence run North 21.54 feet to the North Right-of-Way line of S.R. 46 for Point of Beginning, said Point being on the centerline of vacated Tamarind Avenue (41.00 foot Right-of Way), thence run North along said centerline, 646.31 feet to the North Right-of-Way line of Fulton Street extended West, thence run S 89°58'40" W, 20.5 feet to the centerline of vacated Tamarind Avenue (82 foot Right-of-Way), thence run North along said centerline 594.00 feet to the North line of Block 2N of said ST. GERTRUDE ADDITION, thence run S 89°58'40" W, 20.00 feet to a point 579.5 feet East of the North and South 1/4 Section Line of Section 26, Township 19 South, Range 30 East, thence run North 700.57 feet to the Southerly Right-of-Way line of U.S. Highway 17 & 92, thence run Northwesterly along said Southerly Right-of-Way line and a curve concave Northeasterly having a radius of 1698.77 feet, a central angle of 12°21'51", a chord bearing of N 54°11'21" W, an arc distance of 366.59 feet, to a point 278.4 feet East of a line running North from the South 1/4 Section Corner of Section 23, Township 19 South, Range 30 East, thence run S 00°10'50" W, 1454.83 feet to the North Right-of-Way line of S.R. 46, thence run N 88°36'35" E, 342.34 feet to the POINT OF BEGINNING.

Together With:
Begin at the Northeast corner of Block 2N, Tier 19, of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida and run South 00 degrees 18 minutes 59 seconds East along the Easterly line of said Block 2N, Tier 19, 264.00 feet to the Southeast corner thereof; thence run South 89 degrees 39 minutes 56 seconds West along the Southerly line of said Block 2N, Tier 19 and Westerly extension thereof, 337.00 feet to the Southeast corner of Block 2N, Tier 20 of the said FLORIDA LAND

AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, said point also being on the Westerly right-of-way line of Mulberry Avenue; thence run South 00 degrees 18 minutes 59 seconds East along said Westerly right-of-way line 363.00 feet to a point on the centerline of Fulton Street; thence run South 89 degrees 39 minutes 56 seconds West along the centerline of said Fulton Street 296.00 feet to the centerline of Pomegranite Avenue; thence run South 00 degrees 18 minutes 59 seconds East 605.739 feet to a point on the Northerly right-ofway line of State Road 46; thence run South 88 degrees 16 minutes 56 seconds West along said Northerly right-of-way line 168.550 feet; thence run North 00 degrees 18 minutes 59 seconds West 279.808 feet to a point on centerline of Commercial Street; thence run South 89 degrees 30 minutes 56 seconds West along said centerline of commercial Street 148.00 feet to the centerline of Tamarind Avenue; thence run North 00 degrees 18 minutes 59 seconds West along the centerline of said Tamarind Avenue 363.00 feet; thence run South 89 degrees 39 minutes 56 seconds West 20.500 feet to a point on the centerline of said Tamarind Avenue; thence run North 00 degrees 18 minutes 59 seconds West along said centerline of Tamarind Avenue 594.00 feet; thence run South 89 degrees 39 minutes 56 seconds West 20.00 feet; thence run North 00 degrees 18 minutes 59 seconds West 700.80 feet to a point on the Southerly right-ofway line of U.S. Highway 17-92; said Southerly right-of-way being 90.00 feet Southerly Measured, at right angles to and radially from the Northerly line of the concrete retaining wall along the South shore of Lake Monroe thence run, Southeasterly along said Southerly right-of-way line along a curve concave Northeasterly having a radius of 1,681.678 feet and a central angle of 17 degrees 44 minutes 03 seconds 520.513 feet to the end of said curve; thence continue along said Southerly right-of-way line South 77 degrees 35 minutes 36 seconds east 562.37 feet to a point on the Northerly extension of the centerline of Jessamine Avenue; thence run South 0 degrees 18 minutes 59 seconds East along said Northerly extension 386.80 feet; thence run South 89 degrees 39 minutes 56 seconds West 41.00 feet to the POINT OF BEGINNING.

Together With:
The West one-half of Block 2, Tier 21, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112, 113, 114, 115, 116 and 117 of the Public Records of Seminole County, Florida, less right-of-way for State Road 46.

Together With:
The East 1/2 of vacated Tamarind Avenue lying West of the West 1/2 of Block 2, Tier 21, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida and together with the South 1/2 of vacated Commercial Street lying North of said West 1/2 of Block 2, Tier 21, extended West to the centerline of said Tamarind Avenue.

Together With:
All of Block 1, Tier 20 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida. And also all of that land which is contiguous to the above described Block 1, Tier 20, which land was formerly portions of the South 1/2 of Fulton Street and the East 1/2 of Pomegranite Avenue and which was vacated by the City of Sanford ordinance No. 1099 as recorded in Official Records Book 962, page 862 of the Public Records of Seminole County, Florida. And also the North 1/2 of Commercial Street contiguous to the South line of said Block 1, Tier 20;

Together With:
Lots 1 and 2, 1700 FIRST STREET according to the plat thereof as recorded in Plat Book 72, page 1 of the public records of Seminole County, Florida.

And Also Together With:
Block 2, Tier 19, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 115-117 of the Public Records of Seminole County, Florida

LESS that part lying North of and within 53 foot of the centerline of construction of State Road 46, Section 77030, said centerline being described as follows:

Commence on the West line of the NE 1/4 of Section 27, Township 19 South, Range 30 East at a point 1576.05 feet South of the Northwest corner of said NE 1/4 of Section 27, thence run North 89 degrees 37' 56" East 2647.28 feet to the East line of said Section 27 (West line of Section 26, said Township and Range) at a point 1567.43 feet South of the Northeast corner of said Section 27 (Northwest corner of said Section 26) thence run North 89 degrees 42' 56" East 659.87 feet; thence run North 0 degrees 14' 44" West, 44 feet; thence run North 89 degrees 42' 56" East 1566.40 feet; thence run South 89 degrees 42' 34" East, 1006.51 feet; thence run South 89 degrees 56' 48" East, 564.42 feet; thence run North 89 degrees 39' 56" East, 106.1 feet; thence run North 89 degrees 39' 26" East, 2308.96 feet to the center line of French Avenue at Station 120+30.65 of Section 7715-105 for the end of this center line description.

TOGETHER WITH the South 1/2 of vacated Commercial Street lying North of and adjacent to Block 2, Tier 19, as vacated by City ordinance No. 1517 on July 28, 1980 AND the West 1/2 of vacated Jessamine Avenue, which is adjacent to the South 1/2 of vacated Commercial Street.

Proposed S3 Taxable Value

Parcel	Current (2009) Taxable Value	2008 Taxable Value
23193030000700000	9,859,348	13,920,000
231930300007A0000	79	79
231930300009A0000	182,820	59,699
23193030001100000	0	0
25193030000200000	0	0
251930300002A0000	0	0
25193030000300000	0	0
25193030000400000	0	0
25193030000700000	10,291,429	15,300,000
251930300009A0000	722,242	732,871
251930300009B0000	1,148,010	1,162,085
251930300009C0000	565,471	566,154
25193030001500000	221,157	221,369
25193030001600000	233,262	233,262
25193030001700000	0	0
25193030001800000	0	0
251930300018A0000	0	0
251930300018B0000	0	0
251930300018C0000	0	0
25193030001900000	449,504	568,611
25193030002000000	344,508	344,508
25193030002100000	898,479	911,647
25193030002800000	143,748	143,748
25193050100000010	0	0
25193050100000030	0	0
251930501000000A0	314,165	321,637
251930501000000B0	73,100	73,100
251930501000000D0	170,991	173,995
251930501000000E0	0	0
251930501000000F0	0	0
251930501000000G0	0	0
251930501000000H0	0	0
25193050100000200	0	0
25193050100000210	0	0
25193050100000350	407,532	412,455
25193050100000380	515,734	522,649
25193050100000410	511,021	627,487
25193050100000450	0	0
25193050200000010	523,124	558,876
25193050200000020	240,770	240,770
25193050200000050	196,425	196,425
25193050200000060	175,073	175,073
25193050200000070	0	0
2519305020000007A	178,376	178,376

Parcel	Current (2009) Taxable Value	2008 Taxable Value
251930502000000X0	50	50
25193050200000100	1,059,962	1,075,152
2519305020000010A	81,180	81,180
25193050200000110	349,376	349,376
25193051400000030	208,105	208,105
25193051400000040	274,428	274,428
25193051400000080	0	0
2519305140000008A	178,376	178,376
25193051400000090	317,990	508,784
25193051400000120	0	0
25193051400000130	0	0
25193051500000010	0	0
2519305150000001A	565,269	598,618
2519305150000001B	239,080	239,080
2519305150000001C	0	0
2519305150000001D	319,824	323,224
25193051500000020	2,074,380	2,300,879
2519305150000002A	1,289,286	1,289,286
25193051500000040	0	0
25193051500000050	0	0
25193051500000060	199,737	201,703
25193051500000070	0	0
25193051500000080	752,502	766,663
2519305160C000000	0	0
251930517000000A0	139,860	139,860
251930517000000B0	145,320	145,320
251930517000000C0	139,860	139,860
251930517000000D0	145,320	145,320
251930517000000E0	134,400	134,400
251930517000000F0	139,860	139,860
251930517000000G0	279,720	279,720
2519305170C000000	0	0
25193051800000020	411,754	134,940
25193051800000030	1,296,000	3,240,000
25193052001001101	190,650	270,600
25193052001001102	247,690	351,560
25193052001001103	247,690	351,560
25193052001001104	247,690	351,560
25193052001001105	279,450	310,500
25193052001001106	130,975	185,900
25193052001001107	241,800	343,200
25193052001001108	163,370	231,880
25193052001001109	387,500	550,000
25193052001001201	141,700	207,200
25193052001001202	179,178	268,640

Parcel	Current (2009) Taxable Value	2008 Taxable Value
25193052001001203	179,178	268,640
25193052001001204	179,178	268,640
25193052001001205	141,700	207,200
25193052001001206	141,700	207,200
25193052001001207	179,178	268,640
25193052001001208	179,178	268,640
25193052001001209	329,249	437,600
25193052001001210	179,178	243,455
25193052001001211	179,178	243,455
25193052001001212	179,275	256,650
25193052001001213	179,178	243,455
25193052001001214	141,700	187,775
25193052001001301	141,700	207,200
25193052001001302	179,178	268,640
25193052001001303	179,275	283,200
25193052001001304	179,178	268,640
25193052001001305	181,093	270,880
25193052001001306	181,093	270,880
25193052001001307	179,178	268,640
25193052001001308	179,178	268,640
25193052001001309	329,249	437,600
25193052001001310	179,178	243,455
25193052001001311	179,178	243,455
25193052001001312	179,275	256,650
25193052001001313	179,178	243,455
25193052001001314	141,700	187,775
25193052001001401	141,700	207,200
25193052001001402	179,178	268,640
25193052001001403	179,275	283,200
25193052001001404	179,178	268,640
25193052001001405	426,845	556,320
25193052001001406	426,845	556,320
25193052001001407	179,178	268,640
25193052001001408	179,178	268,640
25193052001001409	329,249	437,600
25193052001001410	129,178	193,455
25193052001001411	179,178	243,455
25193052001001412	179,275	256,650
25193052001001413	179,178	243,455
25193052001001414	141,700	187,775
25193052001001501	344,241	473,920
25193052001001502	179,275	283,200
25193052001001503	179,178	268,640
25193052001001504	426,845	556,320
25193052001001505	426,845	556,320

Parcel	Current (2009) Taxable Value	2008 Taxable Value
25193052001001506	179,178	268,640
25193052001001507	179,178	268,640
25193052001001508	329,249	437,600
25193052001001509	179,178	243,455
25193052001001510	179,178	243,455
25193052001001511	179,275	256,650
25193052001001512	344,241	429,490
25193052001001601	344,241	473,920
25193052001001602	412,547	538,240
25193052001001603	426,845	556,320
25193052001001604	426,845	556,320
25193052001001605	412,547	538,240
25193052001001606	329,249	437,600
25193052001001607	412,547	487,780
25193052001001608	179,275	256,650
25193052001001609	344,241	429,490
25193052009009001	773,785	791,780
2519305200C000000	0	0
2519305200C200000	0	0
2519305AG01040010	412,086	417,747
2519305AG01040020	49,759	49,759
2519305AG01040040	558,780	556,084
2519305AG01040060	1,419,063	1,476,976
2519305AG01040110	421,757	427,144
2519305AG01050070	55,286	55,286
2519305AG01060010	112,992	112,992
2519305AG01060040	0	0
2519305AG01060060	382,716	387,044
2519305AG01070010	1,032,464	1,044,163
2519305AG01070060	417,439	417,439
2519305AG01080010	218,558	221,745
2519305AG01080030	270,937	273,323
2519305AG01080060	101,038	101,038
2519305AG01080080	111,100	111,257
2519305AG01090010	429,890	429,890
2519305AG01090060	459,961	455,810
2519305AG01090090	103,891	157,080
2519305AG01100010	118,590	252,992
2519305AG01100060	176,228	255,944
2519305AG01170000	24,898,732	25,194,138
2519305AG01170010	914,958	923,760
2519305AG011700U0	100	100
2519305AG01200000	593,286	593,286
2519305AG01210000	8,432,750	15,090,406
2519305AG02010010	154,512	154,512

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG02010090	0	0
2519305AG02010120	29,250	29,250
2519305AG02010140	46,450	46,450
2519305AG02020010	0	0
2519305AG02020020	0	0
2519305AG02020040	467,349	467,349
2519305AG02020050	264,646	269,184
2519305AG0202005A	211,659	215,540
2519305AG02020060	185,372	189,194
2519305AG02020070	402,858	411,190
2519305AG02030010	79,761	79,761
2519305AG02030040	0	0
2519305AG02030050	763,861	779,485
2519305AG02040010	127,024	131,219
2519305AG0204001A	389,547	395,091
2519305AG02040020	233,839	238,419
2519305AG0204002A	76,661	77,550
2519305AG02040030	1,366,174	1,427,500
2519305AG02040090	0	0
2519305AG02050010	0	0
2519305AG02050030	227,345	234,410
2519305AG02050070	0	0
2519305AG02050080	31,008	31,008
2519305AG02050090	33,105	33,105
2519305AG02060010	3,233,718	3,057,243
2519305AG02070010	73,547	73,573
2519305AG02070030	450,791	456,107
2519305AG02070060	457,034	461,284
2519305AG02080010	1,326,633	1,339,785
2519305AG02090010	369,956	371,905
2519305AG02090060	173,350	174,100
2519305AG02090070	349,537	351,792
2519305AG02100000	309,131	388,192
2519305AG02100060	97,713	112,747
2519305AG02100070	70,393	71,279
2519305AG02100080	64,805	72,260
2519305AG02100090	116,804	118,322
2519305AG02100100	113,822	114,494
2519305AG02110010	127,100	168,960
2519305AG0211002A	68,945	110,312
2519305AG02110060	151,923	153,352
2519305AG02110080	107,570	107,570
2519305AG02110090	66,184	66,184
2519305AG02170000	535,788	535,788
2519305AG02180000	117,600	117,600

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG021800A0	292,605	295,252
2519305AG021800B0	117,612	117,612
2519305AG02190000	81,024	81,024
2519305AG021900A0	255,930	255,930
2519305AG021900B0	101,928	101,928
2519305AG022100A0	249,972	249,972
2519305AG03010010	0	0
2519305AG03010020	188,876	188,979
2519305AG0301002A	121,770	120,887
2519305AG03010030	239,359	243,844
2519305AG03010040	103,178	99,416
2519305AG03010090	103,483	86,155
2519305AG03010110	166,325	166,325
2519305AG0301011A	0	0
2519305AG03010140	194,024	197,924
2519305AG03010150	430,430	442,419
2519305AG03020010	400,073	400,073
2519305AG03020030	72,185	73,123
2519305AG03020040	148,368	148,466
2519305AG03020050	212,453	214,796
2519305AG0302005A	120,863	124,240
2519305AG03020090	261,238	244,317
2519305AG03020100	103,896	105,106
2519305AG03020110	181,561	192,613
2519305AG03020120	255,478	260,266
2519305AG0302012A	455,936	464,456
2519305AG0302012B	108,697	113,155
2519305AG03030010	587,446	595,841
2519305AG0303001A	276,250	279,826
2519305AG03030020	281,349	281,349
2519305AG03030030	147,331	151,616
2519305AG03030040	1,656,250	1,562,252
2519305AG0303004A	174,526	179,707
2519305AG03030060	143,133	135,009
2519305AG03030080	245,370	231,445
2519305AG03040010	214,241	221,004
2519305AG0304001A	168,144	175,399
2519305AG03040020	269,052	274,712
2519305AG0304002A	767,700	612,416
2519305AG03040060	779,495	790,294
2519305AG03040090	97,546	101,494
2519305AG0304009A	329,240	338,608
2519305AG03040100	80,832	82,261
2519305AG03050000	42,572	44,483
2519305AG03050010	666,964	696,900

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG03050030	194,440	211,315
2519305AG03050040	448,011	452,881
2519305AG03050090	217,271	217,401
2519305AG03050120	37,069	37,069
2519305AG03060010	751,775	804,348
2519305AG03060050	42,117	37,002
2519305AG03060060	188,679	193,080
2519305AG03060090	49,548	49,806
2519305AG03060100	164,941	166,909
2519305AG03070010	67,926	69,124
2519305AG03070020	150,736	150,736
2519305AG03070030	198,548	206,734
2519305AG03070040	253,907	257,047
2519305AG03070050	34,818	34,818
2519305AG03070060	127,158	130,425
2519305AG03070070	24,500	24,500
2519305AG03070090	58,702	59,263
2519305AG03070100	18,247	18,204
2519305AG03080010	485,606	493,609
2519305AG03080030	202,891	204,116
2519305AG03080060	101,998	106,680
2519305AG03080090	176,790	209,459
2519305AG03080100	137,598	160,909
2519305AG04010010	218,308	223,778
2519305AG0401001A	23,094	23,094
2519305AG0401001B	119,051	120,149
2519305AG04010040	108,896	108,896
2519305AG04010050	44,460	44,460
2519305AG04010070	0	0
2519305AG04010110	347,318	392,233
2519305AG04020010	19,305	19,305
2519305AG04020020	19,305	19,305
2519305AG04020030	19,305	19,305
2519305AG04020040	19,305	19,305
2519305AG04020050	19,305	19,305
2519305AG04020060	20,185	20,185
2519305AG04020070	234,704	237,131
2519305AG04020090	0	0
2519305AG04020100	0	0
2519305AG04020110	27,495	27,495
2519305AG04020120	207,464	212,273
2519305AG04020130	131,082	132,356
2519305AG04030010	32,265	32,265
2519305AG04030020	32,265	32,265
2519305AG04030030	238,652	245,239
2519305AG04030040	29,250	29,250

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG04030050	202,392	205,076
2519305AG04030060	98,422	101,697
2519305AG04030080	31,560	31,560
2519305AG04030090	180,060	177,382
2519305AG04040010	272,452	278,930
2519305AG04040030	347,038	379,331
2519305AG04040040	81,404	88,979
2519305AG04040050	136,001	137,560
2519305AG04040060	33,345	33,345
2519305AG04040070	29,250	29,250
2519305AG04040080	0	0
2519305AG04040090	90,765	92,415
2519305AG0404009A	14,889	14,896
2519305AG04040100	12,995	12,995
2519305AG0404010A	174,986	174,986
2519305AG04050010	183,720	183,720
2519305AG04050040	321,299	292,090
2519305AG0405005A	6,960	6,960
2519305AG04060010	313,924	321,735
2519305AG04060040	188,927	190,644
2519305AG04060060	0	0
2519305AG04060070	141,577	89,171
2519305AG04060090	138,180	171,463
2519305AG0406009A	18,339	18,296
2519305AG04070010	169,738	172,585
2519305AG04070030	29,250	23,000
2519305AG04070040	29,250	23,000
2519305AG04070050	94,425	116,346
2519305AG04070060	55,675	55,569
2519305AG04070080	126,262	155,035
2519305AG04070090	101,956	124,492
2519305AG04070100	136,422	170,238
2519305AG04080010	87,724	106,209
2519305AG04080020	107,974	132,068
2519305AG04080030	98,161	121,621
2519305AG04080040	85,976	105,615
2519305AG04080050	82,820	101,381
2519305AG04080060	515,372	520,077
2519305AG05010010	173,581	157,801
2519305AG05010020	30,421	30,425
2519305AG05010030	66,801	66,808
2519305AG05010050	20,358	20,358
2519305AG05010060	50,544	50,544
2519305AG06010010	182,668	182,668
2519305AG06010030	163,378	148,525
2519305AG06010040	132,754	132,754

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG06010060	148,663	152,156
2519305AG06010080	94,858	97,007
2519305AG060A0050	40,248	40,248
2519305AG060A0060	153,480	105,141
2519305AG07010010	192,198	194,553
2519305AG07010030	124,557	126,570
2519305AG07010040	114,037	115,861
2519305AG07010050	30,888	30,888
2519305AG07010060	0	0
2519305AG070A0070	55,243	55,243
2519305AG070A007A	43,008	43,008
2519305AG070A0090	228,072	287,932
2519305AG070A0110	67,584	67,584
2519305AG0X000010	0	0
2519305AG0X000030	0	0
2519305AG0X000050	362,035	362,035
2519305AG0X00005B	0	0
2519305AG0X000060	1,164,896	1,303,095
2519305AG0X000070	376	376
2519305AG0X00007A	132	132
2519305AG0Y000010	0	0
2519305AG0Y000040	39,596	39,596
2519305AG0Y000050	99,970	99,970
2519305AG0Y000090	201,560	211,629
2519305AG0Y00009A	9,409	9,409
2519305AG0Y000100	172,494	172,494
2519305AG0Y00011A	1,012,797	310,068
2519305AG0Y000130	433,964	394,513
2519305AG0Y000140	234,700	236,304
2519305AG0Y00014A	407,484	412,096
2519305AG1N060000	0	0
2519305AG2N060000	0	0
2519305AG3N090010	382,320	388,103
2519305QL00000010	154,000	154,000
2519305QL00000020	181,500	181,500
2519305QL00000030	181,500	181,500
2519305QL00000040	396,000	396,000
2519305QL00000050	509,964	514,400
2519305QL00000060	180,000	180,000
2519305QL00000070	180,000	180,000
2519305QL00000080	180,000	180,000
2519305QL00000100	200,000	200,000
2519305QL00000110	453,037	456,367
2519305QL00000120	150,000	150,000
2519305QL00000130	180,000	180,000

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305QL00000140	514,839	519,132
2519305QL00000150	493,382	497,399
2519305QL00000160	225,000	225,000
2519305QL00000170	144,000	180,000
2519305QL00000180	144,000	198,000
2519305QL00000190	330,000	330,000
2519305QL0A000000	0	0
2519305QL0B000000	0	0
26193030000100000	0	0
26193030000200000	6,733,291	7,804,428
261930300003A0000	1,764,180	1,764,180
26193030000500000	3,181	3,181
26193030000600000	33,268	33,184
26193030000700000	241,907	278,382
26193050800001010	341,250	341,250
26193050800001140	131,250	131,250
26193050800001190	183,750	183,750
26193050800001260	210,000	210,000
26193050800001340	154,875	154,875
26193050800001410	278,250	278,250
26193050800001510	156,030	156,030
26193050800001580	0	0
26193050800002010	141,330	141,330
26193050800002060	121,170	121,170
26193050800002110	393,750	393,750
26193050800002260	231,000	231,000
2619305080000234A	162,750	162,750
26193050800002410	183,750	183,750
26193050800002480	210,000	210,000
26193050800002560	131,251	131,251
26193050800002610	131,250	131,250
2619305080C000000	0	0
26193050900000010	1,364,480	1,378,142
26193050900000020	90,726	90,726
26193050900000030	600,173	605,841
26193051000000010	259,021	263,468
26193051000000020	370,434	370,434
26193051100000010	405,000	405,000
26193051100000020	405,000	292,500
30193130000100000	0	0
30193130000400000	538,139	695,933
30193150601000010	246,367	259,127
30193150601000020	514,944	514,944
30193150601000040	394,231	407,332
30193150601000050	0	0

Parcel	Current (2009) Taxable Value	2008 Taxable Value
30193150602000010	0	0
3019315070A000000	0	0
3019315070E000000	0	0
3019315070F000010	0	0
3019315070G000010	31,278	31,278
3019315070G000030	142,565	143,440
3019315070G000060	75,930	75,930
3019315070G000110	118,535	126,797
3019315070G000140	85,497	99,105
3019315070G000180	93,321	109,330
3019315070H000010	774,395	1,001,465
3019315070J000140	0	0
3019315070K000010	0	0
3019315070K000090	0	0
3019315070L000010	0	0
3019315070L000090	0	0
3019315070L000130	0	0
3019315070M000010	0	0
3019315070M000090	0	0
3019315070M000110	0	0
3019315070M000140	0	0
3019315070M000230	0	0
3019315070M000250	0	0
3019315070M000280	0	0
3019315070O000010	0	0
30193150804000010	0	0
30193151415000000	0	0
30193151501000000	0	0
30193151502000000	1,825,329	2,387,673
30193151504000010	60,180	60,180
30193151504000020	57,900	57,900
30193151504000030	24,090	21,900
30193151505000010	37,440	37,440
30193151505000020	13,395	13,395
30193151505000030	18,396	18,396
30193151505000040	687,032	693,640
30193151506000010	165,938	167,873
3019315150600001A	47,528	43,863
30193151506000020	50,268	87,962
30193151506000030	0	29,736
30193151514000010	0	0
30193151514000020	166,476	151,342
30193151521000000	123,114	123,114
301931515210A0000	106,842	106,842
301931515220A0000	198,636	198,636

Parcel	Current (2009) Taxable Value	2008 Taxable Value
30193152800000010	153,180	153,180
30193152800000020	153,180	153,180
30193152800000030	153,090	153,090
30193152800000040	153,090	153,090
30193152800000050	163,170	163,170
30193152800000060	163,170	163,170
30193152800000070	154,800	154,800
30193152800000080	154,800	154,800
30193152800000090	156,240	156,240
3019315280C000000	0	0

Current S3 Taxable Value Without Property Deletions or Additions

Parcel	Current (2009) Taxable Value	2008 Taxable Value
23193030000700000	9,859,348	13,920,000
231930300007A0000	79	79
231930300009A0000	182,820	59,699
23193030001100000	0	0
25193030000200000	0	0
251930300002A0000	0	0
25193030000300000	0	0
25193030000400000	0	0
25193030000700000	10,291,429	15,300,000
251930300009A0000	722,242	732,871
251930300009B0000	1,148,010	1,162,085
251930300009C0000	565,471	566,154
25193030001500000	221,157	221,369
25193030001600000	233,262	233,262
25193030001700000	0	0
25193030001800000	0	0
251930300018A0000	0	0
251930300018B0000	0	0
251930300018C0000	0	0
25193030001900000	449,504	568,611
25193030002000000	344,508	344,508
25193030002100000	898,479	911,647
25193030002800000	143,748	143,748
25193050100000010	0	0
25193050100000030	0	0
251930501000000A0	314,165	321,637
251930501000000B0	73,100	73,100
251930501000000D0	170,991	173,995
251930501000000E0	0	0
251930501000000F0	0	0
251930501000000G0	0	0
251930501000000H0	0	0
25193050100000200	0	0
25193050100000210	0	0
25193050100000350	407,532	412,455
25193050100000380	515,734	522,649
25193050100000410	511,021	627,487
25193050100000450	0	0
25193050200000010	523,124	558,876
25193050200000020	240,770	240,770
25193050200000050	196,425	196,425
25193050200000060	175,073	175,073
25193050200000070	0	0
2519305020000007A	178,376	178,376

Parcel	Current (2009) Taxable Value	2008 Taxable Value
251930502000000X0	50	50
25193050200000100	1,059,962	1,075,152
2519305020000010A	81,180	81,180
25193050200000110	349,376	349,376
25193051400000030	208,105	208,105
25193051400000040	274,428	274,428
25193051400000080	0	0
2519305140000008A	178,376	178,376
25193051400000090	317,990	508,784
25193051400000120	0	0
25193051400000130	0	0
25193051500000010	0	0
2519305150000001A	565,269	598,618
2519305150000001B	239,080	239,080
2519305150000001C	0	0
2519305150000001D	319,824	323,224
25193051500000020	2,074,380	2,300,879
2519305150000002A	1,289,286	1,289,286
25193051500000040	0	0
25193051500000050	0	0
25193051500000060	199,737	201,703
25193051500000070	0	0
25193051500000080	752,502	766,663
2519305160C000000	0	0
251930517000000A0	139,860	139,860
251930517000000B0	145,320	145,320
251930517000000C0	139,860	139,860
251930517000000D0	145,320	145,320
251930517000000E0	134,400	134,400
251930517000000F0	139,860	139,860
251930517000000G0	279,720	279,720
2519305170C000000	0	0
25193051800000020	411,754	134,940
25193051800000030	1,296,000	3,240,000
25193052001001101	190,650	270,600
25193052001001102	247,690	351,560
25193052001001103	247,690	351,560
25193052001001104	247,690	351,560
25193052001001105	279,450	310,500
25193052001001106	130,975	185,900
25193052001001107	241,800	343,200
25193052001001108	163,370	231,880
25193052001001109	387,500	550,000
25193052001001201	141,700	207,200
25193052001001202	179,178	268,640

Parcel	Current (2009) Taxable Value	2008 Taxable Value
25193052001001203	179,178	268,640
25193052001001204	179,178	268,640
25193052001001205	141,700	207,200
25193052001001206	141,700	207,200
25193052001001207	179,178	268,640
25193052001001208	179,178	268,640
25193052001001209	329,249	437,600
25193052001001210	179,178	243,455
25193052001001211	179,178	243,455
25193052001001212	179,275	256,650
25193052001001213	179,178	243,455
25193052001001214	141,700	187,775
25193052001001301	141,700	207,200
25193052001001302	179,178	268,640
25193052001001303	179,275	283,200
25193052001001304	179,178	268,640
25193052001001305	181,093	270,880
25193052001001306	181,093	270,880
25193052001001307	179,178	268,640
25193052001001308	179,178	268,640
25193052001001309	329,249	437,600
25193052001001310	179,178	243,455
25193052001001311	179,178	243,455
25193052001001312	179,275	256,650
25193052001001313	179,178	243,455
25193052001001314	141,700	187,775
25193052001001401	141,700	207,200
25193052001001402	179,178	268,640
25193052001001403	179,275	283,200
25193052001001404	179,178	268,640
25193052001001405	426,845	556,320
25193052001001406	426,845	556,320
25193052001001407	179,178	268,640
25193052001001408	179,178	268,640
25193052001001409	329,249	437,600
25193052001001410	129,178	193,455
25193052001001411	179,178	243,455
25193052001001412	179,275	256,650
25193052001001413	179,178	243,455
25193052001001414	141,700	187,775
25193052001001501	344,241	473,920
25193052001001502	179,275	283,200
25193052001001503	179,178	268,640
25193052001001504	426,845	556,320
25193052001001505	426,845	556,320

Parcel	Current (2009) Taxable Value	2008 Taxable Value
25193052001001506	179,178	268,640
25193052001001507	179,178	268,640
25193052001001508	329,249	437,600
25193052001001509	179,178	243,455
25193052001001510	179,178	243,455
25193052001001511	179,275	256,650
25193052001001512	344,241	429,490
25193052001001601	344,241	473,920
25193052001001602	412,547	538,240
25193052001001603	426,845	556,320
25193052001001604	426,845	556,320
25193052001001605	412,547	538,240
25193052001001606	329,249	437,600
25193052001001607	412,547	487,780
25193052001001608	179,275	256,650
25193052001001609	344,241	429,490
25193052009009001	773,785	791,780
2519305200C000000	0	0
2519305200C200000	0	0
2519305AG01040010	412,086	417,747
2519305AG01040020	49,759	49,759
2519305AG01040040	558,780	556,084
2519305AG01040060	1,419,063	1,476,976
2519305AG01040110	421,757	427,144
2519305AG01050070	55,286	55,286
2519305AG01060010	112,992	112,992
2519305AG01060040	0	0
2519305AG01060060	382,716	387,044
2519305AG01070010	1,032,464	1,044,163
2519305AG01070060	417,439	417,439
2519305AG01080010	218,558	221,745
2519305AG01080030	270,937	273,323
2519305AG01080060	101,038	101,038
2519305AG01080080	111,100	111,257
2519305AG01090010	429,890	429,890
2519305AG01090060	459,961	455,810
2519305AG01090090	103,891	157,080
2519305AG01100010	118,590	252,992
2519305AG01100060	176,228	255,944
2519305AG01170000	24,898,732	25,194,138
2519305AG01170010	914,958	923,760
2519305AG011700U0	100	100
2519305AG01200000	593,286	593,286
2519305AG01210000	8,432,750	15,090,406
2519305AG02010010	154,512	154,512

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG02010090	0	0
2519305AG02010120	29,250	29,250
2519305AG02010140	46,450	46,450
2519305AG02020010	0	0
2519305AG02020020	0	0
2519305AG02020040	467,349	467,349
2519305AG02020050	264,646	269,184
2519305AG0202005A	211,659	215,540
2519305AG02020060	185,372	189,194
2519305AG02020070	402,858	411,190
2519305AG02030010	79,761	79,761
2519305AG02030040	0	0
2519305AG02030050	763,861	779,485
2519305AG02040010	127,024	131,219
2519305AG0204001A	389,547	395,091
2519305AG02040020	233,839	238,419
2519305AG0204002A	76,661	77,550
2519305AG02040030	1,366,174	1,427,500
2519305AG02040090	0	0
2519305AG02050010	0	0
2519305AG02050030	227,345	234,410
2519305AG02050070	0	0
2519305AG02050080	31,008	31,008
2519305AG02050090	33,105	33,105
2519305AG02060010	3,233,718	3,057,243
2519305AG02070010	73,547	73,573
2519305AG02070030	450,791	456,107
2519305AG02070060	457,034	461,284
2519305AG02080010	1,326,633	1,339,785
2519305AG02090010	369,956	371,905
2519305AG02090060	173,350	174,100
2519305AG02090070	349,537	351,792
2519305AG02100000	309,131	388,192
2519305AG02100060	97,713	112,747
2519305AG02100070	70,393	71,279
2519305AG02100080	64,805	72,260
2519305AG02100090	116,804	118,322
2519305AG02100100	113,822	114,494
2519305AG02110010	127,100	168,960
2519305AG0211002A	68,945	110,312
2519305AG02110060	151,923	153,352
2519305AG02110080	107,570	107,570
2519305AG02110090	66,184	66,184
2519305AG02170000	535,788	535,788
2519305AG02180000	117,600	117,600

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG021800A0	292,605	295,252
2519305AG021800B0	117,612	117,612
2519305AG02190000	81,024	81,024
2519305AG021900A0	255,930	255,930
2519305AG021900B0	101,928	101,928
2519305AG022100A0	249,972	249,972
2519305AG03010010	0	0
2519305AG03010020	188,876	188,979
2519305AG0301002A	121,770	120,887
2519305AG03010030	239,359	243,844
2519305AG03010040	103,178	99,416
2519305AG03010090	103,483	86,155
2519305AG03010110	166,325	166,325
2519305AG0301011A	0	0
2519305AG03010140	194,024	197,924
2519305AG03010150	430,430	442,419
2519305AG03020010	400,073	400,073
2519305AG03020030	72,185	73,123
2519305AG03020040	148,368	148,466
2519305AG03020050	212,453	214,796
2519305AG0302005A	120,863	124,240
2519305AG03020090	261,238	244,317
2519305AG03020100	103,896	105,106
2519305AG03020110	181,561	192,613
2519305AG03020120	255,478	260,266
2519305AG0302012A	455,936	464,456
2519305AG0302012B	108,697	113,155
2519305AG03030010	587,446	595,841
2519305AG0303001A	276,250	279,826
2519305AG03030020	281,349	281,349
2519305AG03030030	147,331	151,616
2519305AG03030040	1,656,250	1,562,252
2519305AG0303004A	174,526	179,707
2519305AG03030060	143,133	135,009
2519305AG03030080	245,370	231,445
2519305AG03040010	214,241	221,004
2519305AG0304001A	168,144	175,399
2519305AG03040020	269,052	274,712
2519305AG0304002A	767,700	612,416
2519305AG03040060	779,495	790,294
2519305AG03040090	97,546	101,494
2519305AG0304009A	329,240	338,608
2519305AG03040100	80,832	82,261
2519305AG03050000	42,572	44,483
2519305AG03050010	666,964	696,900

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG03050030	194,440	211,315
2519305AG03050040	448,011	452,881
2519305AG03050090	217,271	217,401
2519305AG03050120	37,069	37,069
2519305AG03060010	751,775	804,348
2519305AG03060050	42,117	37,002
2519305AG03060060	188,679	193,080
2519305AG03060090	49,548	49,806
2519305AG03060100	164,941	166,909
2519305AG03070010	67,926	69,124
2519305AG03070020	150,736	150,736
2519305AG03070030	198,548	206,734
2519305AG03070040	253,907	257,047
2519305AG03070050	34,818	34,818
2519305AG03070060	127,158	130,425
2519305AG03070070	24,500	24,500
2519305AG03070090	58,702	59,263
2519305AG03070100	18,247	18,204
2519305AG03080010	485,606	493,609
2519305AG03080030	202,891	204,116
2519305AG03080060	101,998	106,680
2519305AG03080090	176,790	209,459
2519305AG03080100	137,598	160,909
2519305AG04010010	218,308	223,778
2519305AG0401001A	23,094	23,094
2519305AG0401001B	119,051	120,149
2519305AG04010040	108,896	108,896
2519305AG04010050	44,460	44,460
2519305AG04010070	0	0
2519305AG04010110	347,318	392,233
2519305AG04020010	19,305	19,305
2519305AG04020020	19,305	19,305
2519305AG04020030	19,305	19,305
2519305AG04020040	19,305	19,305
2519305AG04020050	19,305	19,305
2519305AG04020060	20,185	20,185
2519305AG04020070	234,704	237,131
2519305AG04020090	0	0
2519305AG04020100	0	0
2519305AG04020110	27,495	27,495
2519305AG04020120	207,464	212,273
2519305AG04020130	131,082	132,356
2519305AG04030010	32,265	32,265
2519305AG04030020	32,265	32,265
2519305AG04030030	238,652	245,239

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG04030040	29,250	29,250
2519305AG04030050	202,392	205,076
2519305AG04030060	98,422	101,697
2519305AG04030080	31,560	31,560
2519305AG04030090	180,060	177,382
2519305AG04040010	272,452	278,930
2519305AG04040030	347,038	379,331
2519305AG04040040	81,404	88,979
2519305AG04040050	136,001	137,560
2519305AG04040060	33,345	33,345
2519305AG04040070	29,250	29,250
2519305AG04040080	0	0
2519305AG04040090	90,765	92,415
2519305AG0404009A	14,889	14,896
2519305AG04040100	12,995	12,995
2519305AG0404010A	174,986	174,986
2519305AG04050010	183,720	183,720
2519305AG04050040	321,299	292,090
2519305AG0405005A	6,960	6,960
2519305AG04060010	313,924	321,735
2519305AG04060040	188,927	190,644
2519305AG04060060	0	0
2519305AG04060070	141,577	89,171
2519305AG04060090	138,180	171,463
2519305AG0406009A	18,339	18,296
2519305AG04070010	169,738	172,585
2519305AG04070030	29,250	23,000
2519305AG04070040	29,250	23,000
2519305AG04070050	94,425	116,346
2519305AG04070060	55,675	55,569
2519305AG04070080	126,262	155,035
2519305AG04070090	101,956	124,492
2519305AG04070100	136,422	170,238
2519305AG04080010	87,724	106,209
2519305AG04080020	107,974	132,068
2519305AG04080030	98,161	121,621
2519305AG04080040	85,976	105,615
2519305AG04080050	82,820	101,381
2519305AG04080060	515,372	520,077
2519305AG0X000010	0	0
2519305AG0X000030	0	0
2519305AG0X000050	362,035	362,035
2519305AG0X00005B	0	0
2519305AG0X000060	1,164,896	1,303,095
2519305AG0X000070	376	376

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG0X00007A	132	132
2519305AG0Y000010	0	0
2519305AG0Y000040	39,596	39,596
2519305AG0Y000050	99,970	99,970
2519305AG0Y000090	201,560	211,629
2519305AG0Y00009A	9,409	9,409
2519305AG0Y000100	172,494	172,494
2519305AG0Y00011A	1,012,797	310,068
2519305AG0Y000130	433,964	394,513
2519305AG0Y000140	234,700	236,304
2519305AG0Y00014A	407,484	412,096
2519305AG1N060000	0	0
2519305AG2N060000	0	0
2519305AG3N090010	382,320	388,103
2519305QL00000010	154,000	154,000
2519305QL00000020	181,500	181,500
2519305QL00000030	181,500	181,500
2519305QL00000040	396,000	396,000
2519305QL00000050	509,964	514,400
2519305QL00000060	180,000	180,000
2519305QL00000070	180,000	180,000
2519305QL00000080	180,000	180,000
2519305QL00000100	200,000	200,000
2519305QL00000110	453,037	456,367
2519305QL00000120	150,000	150,000
2519305QL00000130	180,000	180,000
2519305QL00000140	514,839	519,132
2519305QL00000150	493,382	497,399
2519305QL00000160	225,000	225,000
2519305QL00000170	144,000	180,000
2519305QL00000180	144,000	198,000
2519305QL00000190	330,000	330,000
2519305QL0A000000	0	0
2519305QL0B000000	0	0
26193030000100000	0	0
26193030000200000	6,733,291	7,804,428
261930300003A0000	1,764,180	1,764,180
26193030000500000	3,181	3,181
26193030000600000	33,268	33,184
26193030000700000	241,907	278,382
26193050800001010	341,250	341,250
26193050800001140	131,250	131,250
26193050800001190	183,750	183,750
26193050800001260	210,000	210,000
26193050800001340	154,875	154,875

Parcel	Current (2009) Taxable Value	2008 Taxable Value
26193050800001410	278,250	278,250
26193050800001510	156,030	156,030
26193050800001580	0	0
26193050800002010	141,330	141,330
26193050800002060	121,170	121,170
26193050800002110	393,750	393,750
26193050800002260	231,000	231,000
2619305080000234A	162,750	162,750
26193050800002410	183,750	183,750
26193050800002480	210,000	210,000
26193050800002560	131,251	131,251
26193050800002610	131,250	131,250
2619305080C000000	0	0
26193050900000010	1,364,480	1,378,142
26193050900000020	90,726	90,726
26193050900000030	600,173	605,841
26193051000000010	259,021	263,468
26193051000000020	370,434	370,434
26193051100000010	405,000	405,000
26193051100000020	405,000	292,500
30193130000100000	0	0
30193130000400000	538,139	695,933
30193150601000010	246,367	259,127
30193150601000020	514,944	514,944
30193150601000040	394,231	407,332
30193150601000050	0	0
30193150602000010	0	0
3019315070A000000	0	0
3019315070E000000	0	0
3019315070F000010	0	0
3019315070G000010	31,278	31,278
3019315070G000030	142,565	143,440
3019315070G000060	75,930	75,930
3019315070G000110	118,535	126,797
3019315070G000140	85,497	99,105
3019315070G000180	93,321	109,330
3019315070H000010	774,395	1,001,465
3019315070J000140	0	0
3019315070K000010	0	0
3019315070K000090	0	0
3019315070L000010	0	0
3019315070L000090	0	0
3019315070L000130	0	0
3019315070M000010	0	0
3019315070M000090	0	0

Parcel	Current (2009) Taxable Value	2008 Taxable Value
3019315070M000110	0	0
3019315070M000140	0	0
3019315070M000230	0	0
3019315070M000250	0	0
3019315070M000280	0	0
3019315070O000010	0	0
30193150804000010	0	0
30193151415000000	0	0
30193151501000000	0	0
30193151502000000	1,825,329	2,387,673
30193151514000010	0	0
30193151514000020	166,476	151,342
30193151521000000	123,114	123,114
301931515210A0000	106,842	106,842
301931515220A0000	198,636	198,636
30193152800000010	153,180	153,180
30193152800000020	153,180	153,180
30193152800000030	153,090	153,090
30193152800000040	153,090	153,090
30193152800000050	163,170	163,170
30193152800000060	163,170	163,170
30193152800000070	154,800	154,800
30193152800000080	154,800	154,800
30193152800000090	156,240	156,240
3019315280C000000	0	0

Proposed Deletions from Sanford CRA

Parcel	Current (2009) Taxable Value	2008 Taxable Value
22193030000400000		
22193050200000010	238,130	305,052
22193050200000020	158,611	201,301
22193050200000030	116,336	170,933
22193050200000040	175,183	232,773
22193050200000050	113,723	132,129
22193050200000060	113,723	217,443
22193050200000070	113,223	131,629
22193050200000080	117,711	120,038
22193050200000090	105,271	105,116
22193050200000100	149,091	148,892
22193050200000110	167,171	207,438
22193050200000120	105,271	105,116
22193050200000130	123,021	132,504
22193050200000140	152,043	188,669
22193050200000150	99,087	98,933
22193050200000160	116,315	156,682
22193050200000170	172,042	117,387
22193050200000180	188,328	220,687
22193050200000190	172,723	224,443
22193050200000200	116,315	156,682
22193050200000210	223,801	289,676
22193050200000220	118,036	117,868
22193050200000230	136,800	173,386
22193050200000240	169,187	172,265
22193050200000250	117,055	169,105
22193050200000260	110,291	118,136
22193050200000270	126,927	174,443
22193050200000280	120,244	120,074
22193050200000290	172,859	238,443
22193050200000300	122,723	224,443
22193050200000310	182,817	188,177
22193050200000320	95,754	184,485
22193050200000330	142,469	180,952
22193050200000340	107,315	149,682
22193050200000350	130,738	185,079
22193050200000360	98,141	97,993
22193050200000370	93,043	131,669
22193050200000380	115,473	169,243
22193050200000390	156,667	198,872
22193050200000400	120,569	120,399
22193050200000410	167,381	207,657
22193050200000420	184,305	250,509

Parcel	Current (2009) Taxable Value	2008 Taxable Value
22193050200000430	105,271	105,116
22193050200000440	124,793	178,861
22193050200000450	107,315	149,682
22193050200000460	105,271	105,116
22193050200000470	163,042	216,543
22193050200000480	222,859	288,443
22193050200000490	132,850	132,667
22193050200000500	143,700	155,553
22193050200000510	119,741	119,571
22193050200000520	173,229	173,005
22193050200000530	165,244	204,615
22193050200000540	96,874	103,872
22193050200000550	143,043	181,669
22193050200000560	165,473	219,243
22193050200000570	100,665	189,420
22193050200000580	92,469	130,952
22193050200000590	83,847	198,872
22193050200000600	113,042	117,387
22193050200000610	106,667	148,872
22193050200000620	86,983	86,846
22193050200000630	85,637	172,306
22193050200000640	137,873	196,733
22193050200000650	140,281	161,844
22193050200000660	164,403	168,343
22193050200000670	130,329	184,917
22193050200000680	111,922	150,491
22193050200000690	156,500	145,775
22193050200000700	167,449	221,875
22193050200000710	93,618	132,387
22193050200000720	86,174	122,976
22193050200000730	128,084	180,572
22193050200000740	125,183	180,176
22193050200000750	136,174	172,976
22193050200000760	143,618	132,387
22193050200000770	116,086	167,844
22193050200000780	93,043	131,669
22193050200000790	92,939	92,796
22193050200000800	163,723	217,443
22193050200000810	93,043	99,360
22193050200000820	163,723	217,443
22193050200000830	143,043	181,669
22193050200000840	93,043	99,360
22193050200000850	113,042	164,236
22193050200000860	105,271	105,116
22193050200000870	122,743	162,359

Parcel	Current (2009) Taxable Value	2008 Taxable Value
22193050200000880	156,667	198,872
22193050200000890	142,469	180,952
22193050200000900	106,667	198,872
22193050200000910	113,723	132,129
22193050200000920	165,649	220,025
22193050200000930	183,492	252,301
22193050200000940	182,097	186,164
22193050200000950	122,409	141,611
22193050200000960	169,982	210,505
22193050200000970	103,675	111,099
22193050200000980	93,043	181,669
22193050200000990	108,723	127,129
22193050200001000	214,801	282,676
22193050200001010	177,589	245,265
22193050200001020	113,042	117,387
22193050200001030	143,618	182,387
22193050200001040	126,396	180,449
22193050200001050	137,974	174,826
22193050200001060	114,403	165,982
22193050200001070	130,425	185,012
22193050200001080	56,541	56,435
22193050200001090	117,259	171,301
22193050200001100	143,043	99,360
22193050200001110	126,583	165,982
22193050200001120	115,649	167,652
22193050200001130	143,043	181,669
22193050200001140	163,723	217,443
22193050200001150	157,315	199,682
22193050200001160	152,163	108,720
22193050200001170	107,315	114,384
22193050200001180	113,723	132,129
22193050200001190	118,289	127,680
22193050200001200	181,129	185,985
22193050200001210	176,790	217,409
22193050200001220	139,623	201,457
22193050200001230	226,548	294,789
22193050200001240	142,469	180,952
22193050200001250	107,315	114,384
22193050200001260	93,043	99,360
22193050200001270	107,315	114,384
22193050200001280	163,779	202,307
22193050200001290	130,476	184,789
22193050200001300	233,070	301,660
22193050200001310	127,515	147,206
22193050200001320	117,171	126,240

Parcel	Current (2009) Taxable Value	2008 Taxable Value
22193050200001330	122,723	132,129
22193050200001340	102,043	138,669
22193050200001350	122,723	132,129
22193050200001360	102,043	138,150
22193050200001370	174,473	226,243
22193050200001380	143,043	181,669
22193050200001390	124,448	144,361
22193050200001400	197,604	253,522
22193050200001410	97,043	133,669
22193050200001420	122,723	132,129
22193050200001430	143,043	181,669
22193050200001440	107,315	114,384
22193050200001450	113,723	217,443
22193050200001460	115,473	169,243
22193050200001470	157,315	199,682
22193050200001480	157,315	114,384
22193050200001490	105,532	115,243
22193050200001500	180,018	221,322
22193050200001510	181,169	222,726
22193050200001520	114,403	218,343
22193050200001530	113,723	132,129
22193050200001540	227,061	295,322
22193050200001550	115,473	134,248
22193050200001560	201,885	264,223
22193050200001570	123,712	143,546
22193050200001580	229,106	297,431
22193050200001590	166,203	220,193
22193050200001600	107,963	150,491
22193050200001610	93,043	99,360
22193050200001620	117,449	171,875
22193050200001630	86,174	122,976
22193050200001640	141,153	200,681
22193050200001650	173,024	172,801
22193050200001660	166,336	220,933
22193050200001670	108,611	151,301
22193050200001680	109,034	151,857
22193050200001690	165,640	219,217
22193050200001700	166,551	168,940
22193050200001710	93,043	131,669
22193050200001720	175,183	232,773
22193050200001730	114,675	133,115
22193050200001740	93,043	131,669
22193050200001750	107,963	150,491
22193050200001760	114,403	165,982
22193050200001770	107,315	114,384

Parcel	Current (2009) Taxable Value	2008 Taxable Value
22193050200001780	164,403	218,343
22193050200001790	107,315	114,384
22193050200001800	113,723	132,129
22193050200001810	110,001	152,467
22193050200001820	116,596	132,129
22193050200001830	157,315	199,682
22193050200001840	113,723	132,129
22193050200001850	125,260	178,438
22193050200001860	168,764	237,111
22193050200001870	85,637	122,306
22193050200001880	107,315	149,682
22193050200001890	157,315	199,682
22193050200001900	0	0
22193050200001910	125,566	147,133
22193050200001920	163,723	217,443
22193050200001930	157,315	149,682
22193050200001940	118,151	126,930
22193050200001950	113,723	167,443
22193050200001960	106,667	148,872
22193050200001970	142,469	180,952
22193050200001980	113,042	164,236
22193050200001990	106,667	148,872
22193050200002000	61,594	61,483
2219305020A000000	0	0
2219305020C000000	0	0
2219305020D000000	0	0
2219305020E000000	0	0
2219305020G000000	0	0
2219305020H000000	0	0
2219305020I000000	0	0
2219305020J000000	0	0
2219305020K000000	0	0
2219305020L000000	0	0
2219305020M000000	0	0
26193030000900000	282,553	283,246

Proposed Additions to Sanford CRA

Parcel	Current (2009) Taxable Value	2008 Taxable Value
2519305AG05010010	173,581	157,801
2519305AG05010020	30,421	30,425
2519305AG05010030	66,801	66,808
2519305AG05010050	20,358	20,358
2519305AG05010060	50,544	50,544
2519305AG06010010	182,668	182,668
2519305AG06010030	163,378	148,525
2519305AG06010040	132,754	132,754
2519305AG06010060	148,663	152,156
2519305AG06010080	94,858	97,007
2519305AG060A0050	40,248	40,248
2519305AG060A0060	153,480	105,141
2519305AG07010010	192,198	194,553
2519305AG07010030	124,557	126,570
2519305AG07010040	114,037	115,861
2519305AG07010050	30,888	30,888
2519305AG07010060	0	0
2519305AG070A0070	55,243	55,243
2519305AG070A007A	43,008	43,008
2519305AG070A0090	228,072	287,932
2519305AG070A0110	67,584	67,584
30193151504000010	60,180	60,180
30193151504000020	57,900	57,900
30193151504000030	24,090	21,900
30193151505000010	37,440	37,440
30193151505000020	13,395	13,395
30193151505000030	18,396	18,396
30193151505000040	687,032	693,640
30193151506000010	165,938	167,873
3019315150600001A	47,528	43,863
30193151506000020	50,268	87,962
30193151506000030	0	29,736

Doudney Companies Inc.

DESCRIPTIONS PREPARED FOR THE CITY OF SANFORD, FLORIDA

DOUDNEY COMPANIES, INC.
BY: DAVID A. DOUDNEY, PRESIDENT
FLORIDA REGISTRATION NUMBER 3939
1 JUNE 2009 PAGE 1 OF 7

PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 266 • SANFORD, FLORIDA • 32772 • TELEPHONE • 407•322•1451 • FAX •407•322•1495
200 E COMMERCIAL STREET, SUITE 1 • SANFORD, FLORIDA 32771

OVERALL COMBINED PROPERTY DESCRIPTION:
(TO BE ADDED TO C.R.A.)

Lots 1, 2 and 3, Block 4; Lots 1 and 3 through 7, Block 5; Lots 5, 6 and 7, Block 8; TOGETHER WITH the vacated alley lying East of Lots 4, 5, 6 and 7, Block 5 and West of Lots 5, 6 and 7, Block 8; AND ALSO Lots 1, 2 and 3, Block 6, all lying and being in CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida;

TOGETHER WITH:

Lots 5, 6 and 7, Block 6, Tier A; Lots 7 through 12, Block 7, Tier A, TOGETHER WITH the East 11.4 feet of the vacated street on the West side of the North 32 feet of said Lot 7, Block 6, Tier A; AND ALSO TOGETHER WITH the East 11 feet of the vacated street on the West side of the South 12 feet of said Lot 7 and Lots 8 through 12, Block 6, Tier A; TOGETHER WITH Lots 1 through 7, Block 5, Tier 1; TOGETHER WITH Lots 1 through 7, Block 6, Tier 1; and ALSO TOGETHER WITH Lots 1 through 8, Block 7, Tier 1, all lying and being in FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida;

AND ALSO TOGETHER WITH:

That portion of Sanford Avenue lying South of a line from the Northeast corner of Lot 1, Block 5, Tier 1, FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida, to the Northwest corner of Lot 1, Block 5 of CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida and lying North of a line from the Southeast corner of Lot 8, Block 7, Tier 1 to the Southwest corner of Lot 12, Block 7, Tier A, LESS the East 11.4 feet of the vacated street on the West side of the North 32 feet of said Lot 7, Block 6, Tier A; AND ALSO LESS the East 11 feet of the vacated street on the West side of the South 12 feet of said Lot 7 and Lots 8 through 12, Block 6, Tier A of said FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD;

AND ALSO TOGETHER WITH:

That portion of 3rd Street lying East of the East right-of-way line of Sanford Avenue and West of the West line of Lot 1, Block 5 extended North to the South line of Lot 3, Block 4, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida;

AND ALSO TOGETHER WITH:

That portion of 4th Street lying East of the East right-of-way line of Sanford Avenue and West of the West line of Block 5 extended South to the South right-of-way line of said 4th Street as shown on the plat of CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida; AND ALSO that portion of 4th Street lying West of the West right-of-way line of Sanford Avenue and East of the West line of Lots 1 through 7, Block 5, Tier 1 extended South to the South right-of-way line of said 4th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida;

AND ALSO TOGETHER WITH:

That portion of 5th Street lying East of the East right-of-way line of Sanford Avenue and West of the East line of Lot 5, Block 6, Tier A extended South to the South right-of-way line of said 5th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida; AND ALSO that portion of 5th Street lying West of the West right-of-way line of Sanford Avenue and East of the West line of Lots 1 through 8, Block 6, Tier 1, extended South to the South right-of-way line of said 5th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida.

OVERALL COMBINED PROPERTY DESCRIPTION:
(TO BE REMOVED FROM C.R.A.)

A Parcel of land located within Sections 23 and 26, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Begin at a point 66.6 feet West and 15.00 feet North of the South ¼ corner of said Section 23, said point being an intersection of the North right-of-way line of Narcissus Road and the West right-of-way line of Terwilliger Lane; thence West along the North right-of-way line of Narcissus Road and parallel to the South line of said Section 23, a distance of 335.40 feet to the East line of Lot 17 of FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION as recorded in Plat Book 1, Page 129, Public Records of Seminole County, Florida; thence leaving said North right-of-way line of Narcissus Road, run North 660.00 feet; to the Northeast corner of said Lot 17; thence West along the North line of said Lot 17, a distance of 174.40 feet; thence leaving said North line of Lot 17, run North 1028.22 feet to the Southwest right-of-way line of U.S. Highway 17-92; thence South 39°41'08" East, along said Southwest right-of-way line of U.S. Highway 17-92, a distance of 798.34 feet to an intersection with the West right-of-way line of Terwilliger Lane; thence South 1073.85 feet to the point of Beginning, less the East 30 feet thereof:

TOGETHER WITH;
:
Begin on North line of St. Gertrude Avenue 71.97 chains West of East line of Holly Avenue, run West 15 chains North 10 chains East 484 feet North 807 feet East 501 feet South to the beginning (LESS Begin NW intersection of first Street and Terwilliger Lane run North 150 feet West 120 feet South 150 feet East to Beginning).

TOGETHER WITH;

Begin 51.6 feet West, and 1,468 feet South of the North ¼ Section Post, between Section 23 and 26, Township 19 South, Range 30 East, run East 330 feet, thence North to Lake Monroe, thence Northwesterly along Lake Monroe to a point North of the POINT OF BEGINNING; thence South to the POINT OF BEGINNING. Said property lying and being in Seminole County, Florida

Less and Except Road Right of Way for U.S. Highway 17-92 on North.

Also Less and Except the portion of the above described lands conveyed to the City of Sanford by virtue of that certain Warranty Deed recorded September 10, 1985 in Official Records Book 1669, Page 852; corrected by Warranty Deed recorded January 10, 1987 in Official Records book 1806, Page 95, all being of the Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the North ¼ corner of Section 26, Township 19 South, Range 30 East and run South 89 degrees 45 minutes 00 seconds West along the North line of the Northwest ¼ of said Section 26, 36.60 feet to the POINT OF BEGINNING, thence continue South 89 degrees 45 minutes 00 seconds West along the North line 15.00 feet to the point on the Easterly Right of Way line of Terwilliger Lane, thence run South 0 degrees 06 minutes 30 seconds East along said Easterly line 1407.97 feet, thence run North 89 degrees 41 minutes 56 seconds East 15.00 feet, thence run North 0 degrees 06 minutes 30 seconds West 1407.95 feet to the POINT OF BEGINNING.

Also Less and Except from the above described lands that portion conveyed by Warranty Deed recorded August 14, 1990 in Official Records Book 2211, Page 292, Public Records of Seminole County, Florida, more particularly described as follows:

Begin 51.60 feet West, and 1,468.00 feet South of the North ¼ Section post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 330.00 feet, thence run North 396.00 feet, thence run West to a point North to the POINT OF BEGINNING, thence run South 396.00 feet to the POINT OF BEGINNING.

ALSO LESS: Rights of Way for State Road 46 and Terwilliger Lane

TOGETHER WITH;

Lots 1, 2 and 3, SANFORD ONCOLOGY CENTER, according to the Plat thereof as recorded in Plat Book 63, Page 92, of the Public Records of Seminole County, Florida

TOGETHER WITH;

From a permanent reference monument at the centerline of third Street and Persimmon Avenue shown on the plat of ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, according to the Plat thereof, as recorded in Plat Book 1, Pages 112 through 117, Public Records of Seminole County, Florida, run North parallel with and 41.00 feet West of the West line of Tier 22 of said ST. GERTRUDE ADDITION, 688.7 feet to Old North Right-of-Way line of St. Gertrude Avenue (First Street), thence run N 89°58'40" E, 357.17 feet to a point 20.5 feet West of the West line of Tier 21, said ST. GERTRUDE ADDITION, thence run North 21.54 feet to the North Right-of-Way line of S.R. 46 for Point of Beginning, said Point being on the centerline of vacated Tamarind Avenue (41.00 foot Right-of Way), thence run North along said centerline, 646.31 feet to the North Right-of-Way line of Fulton Street extended West, thence run S 89°58'40" W, 20.5 feet to the centerline of vacated Tamarind Avenue (82 foot Right-of-Way), thence run North along said centerline 594.00 feet to the North line of Block 2N of said ST. GERTRUDE ADDITION, thence run S 89°58'40" W, 20.00 feet to a point 579.5 feet East of the North and South ¼ Section Line of Section 26, Township 19 South, Range 30 East, thence run North 700.57 feet to the Southerly Right-of-Way line of U.S. Highway 17 & 92, thence run Northwesterly along said Southerly Right-of-Way line and a curve concave Northeasterly having a radius of 1698.77 feet, a central angle of 12°21'51", a chord bearing of N 54°11'21" W, an arc distance of 366.59 feet, to a point 278.4 feet East of a line running North from the South ¼ Section Corner of Section 23, Township 19 South, Range 30 East, thence run S 00°10'50" W, 1454.83 feet to the North Right-of-Way line of S.R. 46, thence run N 88°36'35" E, 342.34 feet to the Point of Beginning.

TOGETHER WITH;

Begin at the Northeast corner of Block 2N, Tier 19, of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida and run South 00 degrees 18 minutes 59 seconds East along the Easterly line of said Block 2N, Tier 19, 264.00 feet to the Southeast corner thereof; thence run South 89 degrees 39 minutes 56 seconds West along the Southerly line of said Block 2N, Tier 19 and Westerly extension thereof, 337.00 feet to the Southeast corner of Block 2N, Tier 20 of the said FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, said point also being on the Westerly right-of-way line of Mulberry Avenue; thence run South 00 degrees 18 minutes 59 seconds East along said Westerly right-of-way line 363.00 feet to a point on the centerline of Fulton Street; thence run South 89 degrees 39 minutes 56 seconds West along the centerline of said Fulton Street 296.00 feet to the centerline of Pomegranite Avenue; thence run South 00 degrees 18 minutes 59 seconds East 605.739 feet to a point on the Northerly right-of-way line of State Road 46; thence run South 88 degrees 16 minutes 56 seconds West along said Northerly right-of-way line 168.550 feet; thence run North 00 degrees 18 minutes 59 seconds West 279.808 feet to a point on centerline of Commercial Street; thence run South 89 degrees 30 minutes 56 seconds West along said centerline of commercial Street 148.00 feet to the centerline of Tamarind Avenue; thence run North 00 degrees 18 minutes 59 seconds West along the centerline of said Tamarind Avenue 363.00 feet; thence run South 89 degrees 39 minutes 56 seconds West 20.500 feet to a point on the centerline of said Tamarind Avenue; thence run North 00 degrees 18 minutes 59 seconds West along said centerline of Tamarind Avenue 594.00 feet; thence run South 89 degrees 39 minutes 56 seconds West 20.00 feet; thence run North 00 degrees 18 minutes 59 seconds West 700.80 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; said Southerly right-of-way being 90.00 feet Southerly Measured, at right angles to and radially from the Northerly line of the concrete retaining wall along the South shore of Lake Monroe thence run, Southeasterly along said Southerly right-of-way line along a curve concave Northeasterly having a radius of 1,681.678 feet and a central angle of 17 degrees 44 minutes 03 seconds 520.513 feet to the end of said curve; thence continue along said Southerly right-of-way line South 77 degrees 35 minutes 36 seconds east 562.37 feet to a point on the Northerly extension of the centerline of Jessamine Avenue; thence run South 0 degrees 18 minutes 59 seconds East along said Northerly extension 386.80 feet; thence run South 89 degrees 39 minutes 56 seconds West 41.00 feet to the Point of Beginning.

TOGETHER WITH:

The West one-half of Block 2, Tier 21, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FL RIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112, 113, 114, 115, 116 and 117 of the Public Records of Seminole County, Florida, less right-of-way for State Road 46.

TOGETHER WITH:

The East ½ of vacated Tamarind Avenue lying West of the West ½ of Block 2, Tier 21, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida and together with the South ½ of vacated Commercial Street lying North of said West ½ of Block 2, Tier 21, extended West to the centerline of said Tamarind Avenue;

TOGETHER WITH:

All of Block 1, Tier 20 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida. And also all of that land which is contiguous to the above described Block 1, Tier 20, which land was formerly portions of the South ½ of Fulton Street and the East ½ of Pomegranite Avenue and which was vacated by the City of Sanford ordinance No. 1099 as recorded in Official Records Book 962, page 862 of the Public Records of Seminole County, Florida. And also the North ½ of Commercial Street contiguous to the South line of said Block 1, Tier 20;

TOGETHER WITH:

Lots 1 and 2, 1700 FIRST STREET according to the plat thereof as recorded in Plat Book 72, page 1 of the public records of Seminole County, Florida.

AND ALSO TOGETHER WITH:

Block 2, Tier 19, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 115-117 of the Public Records of Seminole County, Florida

LESS that part lying North of and within 53 foot of the centerline of construction of State Road 46, Section 77030, said centerline being described as follows:

Commence on the West line of the NE ¼ of Section 27, Township 19 South, Range 30 East at a point 1576.05 feet South of the Northwest corner of said NE ¼ of Section 27, thence run North 89 degrees 37' 56" East 2647.28 feet to the East line of said Section 27 (West line of Section 26, said Township and Range) at a point 1567.43 feet South of the Northeast corner of said Section 27 (Northwest corner of said Section 26) thence run North 89 degrees 42' 56" East 659.87 feet; thence run North 0 degrees 14' 44" West, 44 feet; thence run North 89 degrees 42' 56" East 1566.40 feet; thence run South 89 degrees 42' 34" East, 1006.51 feet; thence run South 89 degrees 56' 48" East, 564.42 feet; thence run North 89 degrees 39' 56" East, 106.1 feet; thence run North 89 degrees 39' 26" East, 2308.96 feet to the center line of French Avenue at Station 120+30.65 of Section 7715-105 for the end of this center line description.

TOGETHER WITH the South ½ of vacated Commercial Street lying North of and adjacent to Block 2, Tier 19, as vacated by City ordinance No. 1517 on July 28, 1980 AND the West ½ of vacated Jessamine Avenue, which is adjacent to the South ½ of vacated Commercial Street.

JOB# 9-09
DESCRIPTION FOR THE CITY OF SANFORD

PLATS:
FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION: 1/129

SANFORD ONCOLOGY CENTER: 63/92

FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF THE ST. GERTRUDE ADDITION TO SANFORD, FLORIDA:
1/112 THROUGH 117

1700 FIRST STREET 72/1

(1)
PARCEL ID: 23-19-30-300-0070-0000
UNITED DOMION REALITY TRUST
WARRENTY DEED: 2793/1082
DESCRIPTION:
A parcel of land located within the Southwest ¼ Section 23, Township 19 South, Range 30 East Seminole County, Florida. Described as follows:

Begin at a point 66.6 feet West and 15.0 feet North of the South ¼ corner of said Section 23; said point being an intersection of the North right-of-way line of Narcissus Road and the West right-of-way line of Terwilliger Lane; thence West along the North right-of-way line of Narcissus Road and parallel to the South line of said Section 23, a distance of 191.40 feet; thence leaving said North right-of-way line of Narcissus Road, run North 210.00 feet; thence West 144.00 feet to the East line of Lot 17 of "Florida Land and Colonization Company's Plantation" as recorded in Plat Book 1, Page 129, public Records of Seminole County, Florida; thence North 450.00 feet to the Northeast corner of said Lot 17; thence West along the North line of said Lot 17, a distance of 174.40 feet; thence leaving said North line of lot 17, run North 1028.22 feet to the Southwest right-of-way line of U.S. Highway 17-92; thence South 39°41'08" East, along said Southwest right-of-way line of U.S. Highway 17-92, a distance of 798.34 feet to an intersection with the West right-of-way line of Terwilliger Lane; thence South 1073.85 feet to the Point of Beginning, less the East 30 feet thereof.

EASEMENT 1:
Together with a non-exclusive easement for retention and detention and drainage and private or public utilities as described in Deed of Easement recorded in Official Records Book 1830, Page1268 of the public Records of Seminole County, Florida.

EASEMENT 2:
Together with an easement used for the construction, operation and maintenance of one or more underground water and sewer lines as described in easement for water and sewer lines recorded in Official Records Book 2012, Page 1635 Public Records of Seminole County, Florida.

(2)
PARCEL ID: 23-19-30-300-009A-0000
MICHAEL T. & DONNA L. LOADER
QUIT CLAIM DEED: 5987/0537
DESCRIPTION:
Parcel 1: From the South ¼ Section corner of Section 23, Township 19 South, Range 30 East, Seminole County, Florida, run West 402 feet, thence run North 15 feet for a Point of Beginning. Thence continue North 105 feet; thence run East 144 feet, thence run South 105 feet; thence run West 144 feet to the Point of Beginning. Subject to an easement over the West 12 feet thereof for road purpose

Parcel 2: From the South ¼ Section corner of Section 23, Township 19 South, Range 30 East, Seminole County, Florida, run West 402 feet, thence run North 120 feet for a point of Beginning, thence continue North 195 feet; thence run East 144 feet, thence run South 105 feet; thence run West 144 feet to the Point of Beginning. Subject to an easement over the West 12 feet thereof for road purpose

(3)
PARCEL ID: 26-19-30-300-0050-0000
SUSAN W. HIGGINBOTHAM, MARGARET W. JONES, CATHERINE W. MASSEY, ANNE B. STURGES AND WILLIAM W. WHITE, JR.
WARRENTY DEED: 4243/1003
DESCRIPTION:
AN UNDIVIDED ONE-FIFTH (1/5) INTEREST EACH IN 4.172% INTEREST IN THE FOLLOWING:
Section 26, Township 19 South, Range 30 East, Begin on North line of St. Gertrude Avenue 71.97 chains West of East line of Holly Avenue, run West 10 chains North 10 chains East 154 feet North 807 feet South to Beginning (Less Begin NW intersection of First Street and Terwilliger Lane run North 150 feet West 120 feet South 150 feet East to Beginning).

(4)
PARCEL ID: 26-19-30-300-0070-0000
PEGGY NESTOR
WARRENTY DEED: 1441/0770
DESCRIPTION:
Beginning on the North line of St. Gertrude Avenue 81.97 chains West of the East line of the Intersection of Holly Avenue and First Street, in the City of Sanford, run West 5 chains, North 10 chains, East 5 chains, South 10 chains to the Point of Beginning, all lying and being in Section 26, Township 19 South, Range 30 East, Seminole County, Florida.

SUBJECT TO all valid Restrictions, conditions, limitations and Easements of record, however this reference shall not serve to repose same.

(5)
PARCEL ID: 26-19-30-300-003A-0000
THE SPANOS CORPORATION
SPECIAL WARRANTY DEED: 5821/1115
DESCRIPTION:
Begin 51.6 feet West, and 1,468 feet South of the North ¼ Section Post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 330 feet, thence North to Lake Monroe, thence Northwesterly along Lake Monroe to a point North of the POINT OF BEGINNING, thence South to the POINT OF BEGINNING, said property lying and being in Seminole County, Florida.

Less and Except Road Right of Way for U.S. Highway 17-92 on North.

Also Less and Except that portion of the above described lands conveyed to the City of Sanford by virtue of that certain Warranty Deed recorded September 10, 1985 in Official Records Book 1669, Page 852; corrected by Warranty Deed recorded January 10, 1987 in Official Records Book 1806, Page 85, all being of the Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the North ¼ corner of Section 26, Township 19 South, Range 30 East and run South 89 degrees 45 minutes 00 seconds West along the North line of the Northwest ¼ of said Section 26, 36.60 feet to the POINT OF BEGINNING, thence continue South 89 degrees 45 minutes 00 seconds West along the North line 15.00 feet to the point on the Easterly Right of Way line of Terwilliger Lane, thence run South 0 degrees 06 minutes 30 seconds East along said Easterly line 1407.97 feet, thence run North 89 degrees 41 minutes 56 seconds East 15.00 feet, thence run North 0 degrees 06 minutes 30 seconds West 1407.95 feet to the POINT OF BEGINNING.

Also Less and Except that portion of the above described lands conveyed by Warranty Deed recorded August 14, 1990 in Official Records Book 2211, Page 290, Public Records of Seminole County, Florida, more particularly described as follows:

Begin 51.60 feet West, and 1,468.00 feet South of the North ¼ Section Post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 200.00 feet, thence run North 200.00 feet, thence run West to a point North to the POINT OF BEGINNING, thence run South 200.00 feet to the POINT OF BEGINNING.

LESS: Rights of Way for State Road 46 and Terwilliger Lane

Also Less and Except from the above described lands that portion conveyed by Warranty Deed recorded August 14, 1990 in Official Records Book 2211, Page 292, Public Records of Seminole County, Florida, more particularly described as follows:

Begin 51.60 feet West, and 1,468.00 feet South of the North ¼ Section Post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 330.00 feet, thence run North 396.00 feet, thence run West to a Point North to the POINT OF BEGINNING, thence run South 396.00 feet to the POINT OF BEGINNING.

LESS: Begin 51.60 feet West and 1,468.00 feet South of the North ¼ Section Post, between

Sections 23 and 26, Township 19 South, Range 30 East, run East 200.00 feet, thence run North 200.00 feet, thence run West to a point North to the POINT OF BEGINNING, thence run South 200.00 feet the POINT OF BEGINNING.

ALSO LESS: Rights of Way for State Road 46 and Terwilliger Lane.

(6)
PARCEL ID: 26-19-30-509-0000-0010
PEREGRINE LLC
NO DEED
DESCRIPTION:
LOT 1 SANFORD ONCOLOGY CENTER PB 63 PG 92

(7)
PARCEL ID: 26-19-30-509-0000-0020
PEREGRINE LLC
NO DEED
DESCRIPTION:
LOT 2, SANFORD ONCOLOGY CENTER PB 63 PG 92

(8)
PARCEL ID: 26-19-30-509-0000-0030
MID-FLORIDA ONCOLOGY I, LLC
WARRENTY DEED: 05106/0032
DESCRIPTION:
PARCEL I.D. NOS: 26-19-30-300-0030-0000 and
26-19-30-300-003B-0000
Lot 3 of SANFORD ONCOLOGY CENTER, according to the Plat thereof as recorded in Plat Book 63, Page 92, Public Records of Seminole County, Florida.

(9)
PARCEL ID: 26-19-30-300-0020-0000
LAKE MONROE ASSOCIATES, LTD
SPECIAL WARRENTY DEED: 02518/0013
DESCRIPTION:
Tax Parcel I.D. # (s): 23-19-30-300-0100-0000-0-5
26-19-30-300-0020-0000-0-5
From a Permanent Reference Monument at the centerline of Third Street and Persimmon Avenue shown on the Plat of ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, according to the Plat thereof, as recorded in Plat Book 1, Pages 112 through 117, Public Records of Seminole County, Florida, run North parallel with and 41.00 feet West of the West line of Tier 22 of said ST. GERTRUDE ADDITION, 688.7 feet to Old North Right-of-Way Line of St. Gertrude Avenue (First Street), thence run N 89°58'40" E, 357.17 feet to a point 20.5 feet West of the West Line of Tier 21, said ST. GERTRUDE ADDITION, thence run North 21.54 feet to the North Right-of-Way Line of S.R. 46 for a Point of Beginning, said Point being on the centerline of vacated Tamarind Avenue (41.00 foot Right-of-Way), thence run North along said centerline, 646.31 feet to the North Right-of-Way line of Fulton Street extended West, thence run S 89°58'40" W, 20.5 feet to the centerline of vacated Tamarind Avenue (82 foot Right-of-Way), thence run North along said centerline 594.00 feet to the North Line of Block 2N of said ST. GERTRUDE ADDITION, thence run S 89°58'40" W, 20.00 feet to a point 579.5 feet East of the North and South ¼ Section Line of Section 26, Township 19 South, Range 30 East, thence run North 700.57 feet to the Southerly Right-of-Way Line of U.S. Highway 17 & 92, thence run Northwesterly along said Southerly Right-of-Way Line and curve concave Northeasterly having a radius of 1698.77 feet, a central angle of 12°21'51", a chord bearing of N 54°11'21" W, an arc distance of 366.59 feet, to a point 278.4 feet East of a line running North from the South ¼ Section Corner of Section 23, Township 19 South, Range 30 East, thence run S 00°02'10" W, 708.43 feet, thence run S 00°10'50" W, 1454.83 feet to the North Right-of-Way Line of S.R. 46, thence run N 88°36'35" E, 342.34 feet to the Point of Beginning.

(10, 11 & 12)
PARCEL ID: 23-19-30-300-0010-0000 (10)
26-19-30-300-0010-0000 (11)
25-19-30-5AG-0121-0000 (12)
SANFORD LANDING APARTMENTS LTD
C/O EASLEY, MCCALEB & ASSOCIATES
WARRENTY DEED: 01386/1117
DESCRIPTION:
Begin at the Northeast corner of Block 2N, Tier 19, of Florida Land and Colonization Co.'s Limited Map of the St. Gertrude Addition to Sanford, Florida, according to the plat thereof as recorded in Plat Book 1, Pages 112-117 of the public Records of Seminole County, Florida and run S 00°18'59"E, along the Easterly line of said Block 2N, Tier 19, 264.00 feet to the Southeast corner thereof, thence run S89°39'56"W, along the Southerly line of said Block 2N, Tier 19 and Westerly extension thereof, 337.00 feet to the Southeast corner of Block 2N, Tier 20 of the said Florida Land and Colonization Co.'s Limited Map of the St. Gertrude Addition to Sanford, Florida; said point also being on the Westerly right-of-way line of Mulberry Avenue; thence run S 00°18'59"E, along said Westerly right-of-way line 363.00 feet to a point on the centerline of Fulton Street; thence run S.89°39'56"W, along the centerline of said Fulton Street, 296.00 feet to the centerline of Pomegranite Avenue; thence run S.00°18'59"E, 605.739 feet to a point on the Northerly right-of-way line of State Road 46; thence run S.88°16'56"W, along said Northerly right-of-way line 168.550 feet; thence run N.00°18'59"W, 279.808 feet to a point on the centerline of Commercial Street; thence run S.89°39'56"W, along said centerline of Commercial Street, 148.00 feet to the centerline of Tamarind Avenue; thence run N.00°18'59"W, along the centerline of said Tamarind Avenue, 363.00 feet;

thence run S.89°39'56"W, 20.500 feet to a point on the centerline of said Tamarind Avenue; thence run N.00°18'59"W, along said centerline of tamarind Avenue, 594.00 feet, thence run S.89°39'56"W, 20.00 feet; thence run N.00°18'59"W, 700.80 feet to a point on the Southerly Right of Way line of U.S. Highway 17-92; said Southerly right of way being 90.00 feet Southerly measured at right angles to and radially from the Northerly line of the concrete retaining wall along the South shore of Lake Monroe; thence run Southeasterly along said Southerly right of way line along a curve concave Northeasterly having a radius of 1681.678 feet and a central angle of 17°44'03", 520.513 feet to the end of said curve; thence continue along said Southerly right of way line S. 77°35'36"E, 562.37 feet to a point on the Northerly extension of the centerline of Jessamine Avenue; thence run S.0°18'59" E, along said Northerly extension 386.80 feet; thence run S. 89°39'56" W, 41.00 feet to the Point of Beginning.

(13)
PARCEL ID: 25-19-30-5AG-0221-00A0
JOHN S. & MICHAEL J. LAWLOR
WARRENTY DEED: 04047/1997
DESCRIPTION:
The West one-half of Block 2, Tier 21, of FLORIDA LAND AND COLONIZATION COMPANY LIMITED MAP OF ST. GERTRUDES ADDITION TO THE TOWN OF SANFORD, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Pages 112, 113, 115, 116 and 117, Public Records of Seminole County, Florida less right of way for State Road 46.

Together with the East ½ of vacated Tamarind Avenue, lying West of the West ½ of Block 2, Tier 21, FLORIDA LAND AND COLONIZATION COMPANY LIMITED MAP OF ST. GERTRUDES ADDITION TO THE TOWN OF SANFORD, FLORIDA. According to the Plat thereof as Recorded in Plat Book 1, page 116, Public Records of Seminole County, Florida, and

Subject to easements and restrictions of record

(14)
PARCEL ID: 25-19-30-5AG-0120-0000
CENTRAL FLORIDA REGIONAL HOSPITAL, INC.
WARRENTY DEED: 01778/1690
DESCRIPTION:
All of Block 2-N, and all of Block 1-N of Tier 17, of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida;

And

Beginning at the Northwest corner of Block 2-N, of Tier 17 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida, run West 378 feet to the centerline of Jessamine Avenue at its North end, thence run North 484 feet more or less to the low water on lake Monroe, thence run Southerly along the low water mark on Lake Monroe 382.1 feet more or less to a point North of the point of Beginning; thence run South 426 feet more or less to the point of Beginning;

And

All of Block 1-N, and all of Block 2-N, in Tier 18, according to FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida

And

Beginning at the Northwest corner of Block 2-N, of Tier 17, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida, run thence North 344.51 feet, more or less to the low water mark in Lake Monroe; thence Southeasterly along the meandering line of the low water mark in Lake Monroe, a distance of 252.5 feet more or less to a stake at low water mark in Lake Monroe; thence South a distance of 297 feet more or less to the Northeast corner of said Block 2-N, of Tier 17, thence West 248 feet more or less to the point of beginning;

EXCEPTING from the above described property a strip of land 90 feet in width, the Northerly line of which is the Northerly line of the coping on the concrete retaining wall along the South shore of Lake Monroe, less the North 2 feet thereof, across the following described property, to-wit: Beginning at the Northwest corner of Block 2-N, Tier 17 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida run thence West 378 feet to the center of Jessamine Avenue; thence North 484 feet more or less to Lake Monroe; thence Southeasterly along said Lake Shore 362.4 feet to a point of beginning; thence South to beginning; also, Beginning at the Northwest corner of Block 2-N, Tier 17, in said St. Gertrude Addition, run North 344.5 feet more or less to Lake Monroe; thence Southeasterly along the shore of said Lake 232.5 feet; thence South 297 feet more or less to the Northeast corner of said Block 2-N, thence West 248 feet to beginning;

LESS road right-of-way of U.S. 17-92 Stair Road, 15-600

AND

All of Block 1-N, Tier 19 and all of Block 1 Tier 19, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida

AND

All of Block 1, Tier 20 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida
And also all of that land which is continuous to the above described Block 1, Tier 20, which land was formerly portions of the South ½ of Fulton Street and the East ½ of Pomegranite Avenue and which was vacated by the City of Sanford ordinance No. 1099 as recorded in Official Records Book 962, page 862 of the Public Records of Seminole County, Florida;

AND

The West ¼ (Less Road) of Block 2, Tier 18, and the South ½ of vacated Street adjacent on the North; and the East ½ of vacated Street adjacent on the West, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida. Also described as the West 69 feet of Block 2, Tier 18 and vacated streets adjacent on the North and West, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida

AND

The East ½ of the West ½ of the South ½ of vacated Street on North, Block 2, Tier 18, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida. Also described as: The East 63 feet of the East ½ of the West ½ of Block 2, Tier 18, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida, together with the South ½ of vacated Commercial Street, according to the plat thereof as Recorded in Plat Book 1, Pages 112, 113, 115, 116 and 117 Public Records of Seminole County, Florida;

Together being subject to easement or rights-of-way record

(15)
PARCEL ID: 26-19-30-510-0000-0020
1700 FIRST STREET LLC
NO WARRENTY DEED
DESCRIPTION:
LOT 2, 1700 FIRST STREET PB 72 PG 1

(16)
PARCEL ID: 26-19-30-510-0000-0010
SUNIL PATEL LLC
WARRENTY DEED: 06567/1558
DESCRIPTION:
LOT 1, 1700 FIRST STREET PB 72 PG 1

(17)
PARCEL ID: 25-19-30-5AG-0219-00B0
CENTRAL FLORIDA REGIONAL HOSPITAL, INC.
WARRANTY DEED: 02973/1118
DESCRIPTION:
The SW ¼ of block 2, Tier 19, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 115-117 of the Public Records of Seminole County, Florida.

LESS that part lying North of and within 53 foot of the centerline of construction of State Road 46, Section 77030, said centerline being described as follows:

Commence on the West line of the NE ¼ of Section 27, Township 19 South, Range 30 East at a point 1576.05 feet South of the Northwest corner of said NE ¼ of Section 27, thence run North 89 degrees 37' 56" East 2647.28 feet to the East line of said Section 27 (West line of Section 26, said Township and Range) at a point 1567.43 feet South of the Northeast corner of said Section 27 (Northwest corner of said Section 26) thence run North 89 degrees 42' 56" East 659.87 feet; thence run North 0 degrees 14' 44" West, 44 feet; thence run North 89 degrees 42' 56" East 1566.40 feet; thence run South 89 degrees 42' 34" East, 1006.51 feet; thence run South 89 degrees 56' 48" East, 564.42 feet; thence run North 89 degrees 39' 56" East, 106.1 feet; thence run North 89 degrees 39' 26" East, 2308.96 feet to the center line of French Avenue at Station 120+30.65 of Section 7715-105 for the end of this center line description

(18)
PARCEL ID: 25-19-30-5AG-0219-00A0
CENTRAL FLORIDA REGIONAL HOSPITAL, INC.
WARRANTY DEED: 02957/1183
DESCRIPTION:
Block 2, (Less Southwest one quarter and North one-half of Northeast one-quarter) Tier 19, Town of Sanford, according to E.R. TRAFFORD'S MAP thereof recorded in Plat Book 1, Page 116, of the Public Records of Seminole County, Florida, less part in State Road TOGETHER with the South ½ of vacated Commercial Street lying North of and adjacent to the NW ¼ of Block 2, Tier 19, as vacated by City ordinance No. 1517 on July 28, 1980.

THIS PROPERTY DOES NOT NOW CONSTITUTE. NOR HAS IT EVER CONSTITUTED, NOR DOES IT LIE CONTIGUOUS TO, THE CONSTITUTIONAL, HOMESTEAD OF GRANTOR HEREIN.

(19)
PARCEL ID: 25-19-30-5AG-0219-0000
HOSPITAL CORPORATION OF AMERICA
WARRANTY DEED: 01378/0296
DESCRIPTION:
North ½ of Northeast ¼ of Block 2, Tier 19, of FLORIDA LAND AND COLONIZATION COMPANY, LIMITED MAP OF ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, as recorded in Plat Book 1, Page 116, of the Public Records of Seminole County, Florida; And the South ½ of the vacated street adjacent on the North; AND the West ½ of vacated Jessamine Avenue, which is adjacent to the South ½ of vacated Commercial Street.

JOB# 9-09
DESCRIPTION FOR THE CITY OF SANFORD

PLATS:
CHAPMAN AND TUCKER'S ADDITIONS TO SANFORD, FLORIDA: 1/24 AND 3/55

TOWN OF SANFORD 1/56, 1/58, 1/59 (1/56-64), SEMINOLE COUNTY, FLORIDA AND B/111-117, ORANGE COUNTY

(A)
PARCEL ID: 30-19-31-515-0400-0010
JOHN S. & MARIA F. VAUGHAN
QUIT CLAIM DEED: 07056/1931
DESCRIPTION:
Lot 1, Block 4, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as recorded in Plat Book 3, Page 55, in the public records of Seminole County, Florida

(B & C)
PARCEL ID: 30-19-31-515-0400-0020 (B)
PARCEL ID: 30-19-31-515-0400-0030 (C)
JOE DANTE LLC
WARRENTY DEED: 05646/0180
DESCRIPTION:
Lots 2 and 3, Block 4, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24, Public Records of Seminole County, Florida

Subject to easements and restrictions of record
Subject to taxes for the year 2005 and thereafter
Property Tax Identification Number: 30-19-31-515-0400-0020 and 30-19-31-515-0400-0030

Subject to the restrictions, conditions, reservations, easements and other matters continued on the Plat of CHAPMAN AND TUCKER'S ADDITION TO SANFORD, as recorded in Plat Book 1, Page 24 and Plat Book 3, Page 55, Public Records of Seminole County, Florida

(D & E)
PARCEL ID: 30-19-31-515-0500-0010 (D)
PARCEL ID: 30-19-31-515-0500-0030 (E)
EXACT PLUMBING INC.
WARRENTY DEED: 05340/1694
DESCRIPTION:
Lots 1 and 3, Block 5, AND Lots 1, 2 and 4, Block 8, Together with the East ½ of vacated alley adjacent to said Lot 1, Block 8, all in CHAPMAN & TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24, of the Public Records of Seminole County, Florida

(F)
PARCEL ID: 30-19-31-515-0500-0040
SANFORD SUPERMARKETS INC.
WARRENTY DEED: 06966/0520
DESCRIPTION:
Lots 4, 5, 6 and 7, Block 5, and Lots 5, 6 and 7, Block 8 and vacated alley lying East of Lots 4, 5, 6 and 7, Block 5 and West of Lots 5, 6 and 7, Block 8 all in Chapman & Tucker's Addition to Sanford, according to the plat thereof as recorded in Plat Book 1, Page 24 and in Plat Book 3, Page 55 of the Public Records of Seminole County, Florida

(G)
PARCEL ID: 30-19-31-515-0600-0010
EXACT PLUMBING INC.
WARRENTY DEED: 06238/0636
DESCRIPTION:
LOT 1, BLOCK 6, LESS THE NORTH 46.72 FEET OF THE EAST 53 FEET OF LOT 1, BLOCK 6, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 24, AND RERECORDED IN PLAT BOOK 3, PAGE 55, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

(H)
PARCEL ID: 30-19-31-515-0600-001A
COLCOR CAPITAL, INC.
WARRENTY DEED: 07086/0305
DESCRIPTION:
The North 46.72 feet of the East 53 feet of Lot 1, Block 6, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the Plat thereof, recorded in plat book 1, Page(s) 24, and Plat Book 3, Page 55, of the Public Records of Seminole County, Florida.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

(I)
PARCEL ID: 30-19-31-515-0600-0020
GEORGE L. & LINDA LOPEZ
WARRENTY DEED: 01776/1687
DESCRIPTION:
Lot 2, Block 6, CHAPMAN and TUCKER addition to SANFORD, a subdivision, according to the plat thereof as recorded in Plat Book 1, Page 24, of the Public Records of Seminole County, Florida.

(J, K & L)
PARCEL ID: 30-19-31-515-0600-0030 (J)
PARCEL ID: 25-19-30-5AG-060A-0060 (K)
PARCEL ID: 25-19-30-5AG-060A-0050 (L)
417 SANFORD LLC
WARRENTY DEED: 06725/0258
DESCRIPTION:
Lot 3, Block 6, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, FLORIDA, according to the map or plat thereof as recorded in Plat Book 1, Page 24, Public records of Seminole County, Florida

AND

Lots 5, 6 and 7, Block 6, Tier A, Florida Land & Colonization Co., Ltd., E.R. Trafford's Map of the Town of Sanford, according to the map or plat thereof as recorded in Plat Book 1, Page 56, Public Records of Seminole County, Florida

Subject to all easements, rights of way and restrictions of record

(M)
PARCEL ID: 25-19-30-5AG-070A-0070
VIVIAN M. YOUNGBLOOD & MCGEE A. COBBIN
WARRENTY DEED: 05544/1394
DESCRIPTION:
LEG N 32 FT OF LOT 7 + E 11.4 FT OF VACD ST ON W BLK 7 TR A TOWN OF SANFORD
According to the Plat thereof as recorded in Plat Book 1, Page 56, Public Records of Seminole County, Florida

(N)
PARCEL ID: 25-19-30-5AG-070A-007A
ELLIOTT BELAMY II
WARRENTY DEED: 00437/0638
LEG S 12 FT OF LOT 7 + ALL LOT 8 + E 11 FT OF D ST ON W BLK 7 TR A TOWN OF SANFORD PB 1 PG 56

(P)
PARCEL ID: 25-19-30-5AG-070A-0010
DOYLE INVESTMENTS & DEVELOPMENT, INC.
WARRENTY DEED: 06748/0405
DESCRIPTION:
Lots 11 and 12, and the East 11 feet of the vacated street along the West, Block 7, Tier "A", E.R.
TRAFFORDS'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book1, Page 56, of the Public Records of Seminole County, Florida.

JOB# 9-09
DESCRIPTION FOR THE CITY OF SANFORD

PLATS:
E.R TAFFORD'S MAP OF THE TOWN OF SANFORD 1/56-64

FLORIDA LAND AND COLONIZATION LIMITED E.R TRAFFORD'S MAP OF THE TOWN OF SANFORD 1/56-64

(1, 5 & 15)
PARCEL ID: 25-19-30-5AG-0501-0010 (1)
PARCEL ID: 25-19-30-5AG-0501-0060 (15)
EXACT PLUMBING INC
QUIT CLAIM DEED: 05061/1759
DESCRIPTION:
(5) LOT 1 AND THE NORTH 12 FEET OF LOT 2, BLOCK 6, TIER 1, E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL TWO: 26-19-30-5AG-0501-0060

(15) ALL OF LOTS 6 AND 7, BLOCK 5, TIER 1, FLORIDA LAND COLONIZATION LIMITED, E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL THREE: 26-19-30-5AG-0501-0010

(1) LOT 1, BLOCK 5, TIER 1, OF E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

(2, 3 & 4)
PARCEL ID: 25-19-30-5AG-0501-0020 (2)
ROBERT & LINDA KUHN, AUDIE LEMMON, ANDREW & SUSAN KALIFEH
WARRENTY DEED: 03373/0030
DESCRIPTION:
LOTS 2, 3, 4 and 5, BLOCK 5, TIER 1, FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the Plat thereof as Recorded in Plat Book 1, Pages 56 through 64, of the Public Records of Seminole County, Florida

(5)
PARCEL ID: 25-19-30-5AG-0601-0010
EXACT PLUMBING INC.
WARRENTY DEED: 05061/1760
DESCRIPTION:
LOT 1 AND THE NORTH 12 FEET OF LOT 2, BLOCK 6, TIER 1, E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

(6)
PARCEL ID: 25-19-30-5AG-0601-0030
JASON S. TURNER
WARRENTY DEED: 06830/1799
DESCRIPTION:
Lot 3 and the South 21 feet of Lot 2, Block 6, Tier 1 E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, according to the Plat thereof as recorded in Plat Book 1, Pages 56-64, public Records of Seminole County, Florida

(7)
PARCEL ID: 25-19-30-5AG-0601-0040
GOODING & CO., MORTGAGE, INC
QUIT CLAIM DEED: 05493/0529
DESCRIPTION:
Lots 4 + 5, Block 6, Tier 1, Florida Lane and Colonization Company ER Trafford's Map of Town of Sanford according to the plat thereof recorded in Plat Book 1, Page 56-64, of the Public Records of Seminole County, Florida

(8)
PARCEL ID: 25-19-30-5AG-0601-0060
KHEMRAJ P. JAIKARAN
QUIT CLAIM DEED: 06699/1291
DESCRIPTION:
PROPERTY ID # 25-19-30-5AG-0601-0060
LEG LOTS 6 + 7 BLK 6 TR 1
TOWN OF SANFORD
PB 1 PG 58

(9)
PARCEL ID: 25-19-30-5AG-0601-0080
INVESTORS REALTY NETWORK LLC
WARRENTY DEED: 06566/0952
DESCRIPTION:
Leg Lot 8 BLK 6 TR 1 Town of Sanford PB 1 PG 58
Tax Parcel I.D. No 25-19-30-5AG-0601-0080

(10 & 11)
PARCEL ID: 25-19-30-5AG-0701-0010 (10)
PARCEL ID: 25-19-30-5AG-0701-001A (11)
JOE E KING & JENNIFER S CARTIER
WARRENTY DEED: 06159/1879
DESCRIPTION:
PARCEL 1: LOT 1 and the North 16 ½ feet of LOT 2, BLOCK 7, TIER 1, less and except the East 65 feet of said Lots 1 and 2, E.R. TRAFFORDS MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, Pages 56 through 64, Public Records of Seminole County, Florida.

PARCEL 2: The East 65 feet of Lot 1 and the East 65 feet of the North ½ of Lot 1, all in BLOCK 7, TIER 1, E.R. TRAFFORDS MAP OF THE TOWN OF SANFORD, according to the Plat thereof as recorded in Plat Book 1, Pages 56 through 64, Public Records of Seminole County, Florida.

ADDRESS: 500 Sanford Avenue, Sanford, Florida 32771/Seminole County
PARCEL IDENTIFICATION NUMBER: 25-19-30-5AG-0701-0010

(12)
PARCEL ID: 25-19-30-5AG-0701-0030
HOWARD S MARKS
WARRENTY DEED: 04359/0796
DESCRIPTION:
Lot 3 and the South ½ of lot 2, (Less he North 2 feet of the West 52 feet) Block 7, Tier 1, E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the Plat thereof as recorded in Plat Book 1, Pages 56 through 64 of the Public Records of Seminole County, Florida

Subject to Easement and Restrictions of Record

(13)
PARCEL ID: 25-19-30-5AG-0701-0040
JOHN GIULIANI, PEGGY KING & JOE E KING
QUIT CLAIM DEED: 06965/1441
DESCRIPTION:
25-19-30-5AG-0701-0040 (parcel ID#) Leg Lot 4 BLK 7 TR 1 Town of Sanford PB 1 PG 59

(14)
PARCEL ID: 25-19-30-5AG-0701-0050
HUGGINS DEVELOPMENT, INC.
WARRENTY DEED: 6494/714
DESCRIPTION:
Lot 5, Block 7, Tier 1, E.R. TRAFFORD'S MAP of the TOWN OF SANFORD, according to the plat thereof, recorded in Plat Book 1, Page 56, of the Public Records of Seminole County, Florida.

(15)
PARCEL ID: 25-19-30-5AG-0701-0060
TRINITY METHODIST CHURCH
WARRENTY DEED: 114/312
DESCRIPTION:
LEG LOTS 6 7 + 8 BLK 7 TR 1 TOWN OF SANFORD PB 1 PG 59

APPENDIX 2: VACANT PARCEL SUMMARY

OWNER	ADDRESS	CITY	STATE	ZIP CODE	ACRES
QUALITY REAL EST DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.94
BELLAMY ELLIOTT II	211 ELGIN AVE #5	FOREST PARK	IL	60130	0.16
MFC & CO INVESTMENT LLC	225 MEADOW BEAUTY TER	SANFORD	FL	32771	0.21
DOYLE INV & DEV INC	2377 RIVER TREE CIR	SANFORD	FL	32771	0.25
LEXINGTON REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.09
SMITH VALERIE M & STEVEN J	1962 MIKLER RD	OVIEDO	FL	32765	0.09
REGATTA SHORES INC	2335 W SEMINOLE BLVD	SANFORD	FL	32771	0.79
HOOGLAND ORLANDO INC	1516 HILLCREST ST STE 210	ORLANDO	FL	32803	0.16
LEXINGTON REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.08
CENTRAL FLA REGIONAL HOSP INC	PO BOX 1504	NASHVILLE	TN	37202	2.27
CENTRAL FLA REGIONAL HOSP INC	PO BOX 1504	NASHVILLE	TN	37202	0.97
1700 FIRST STREET LLC	301 SAN MARCOS AVE STE 100	SANFORD	FL	32771	1.38
SHERMAN WILLIE B JR	217 S OAK AVE	SANFORD	FL	32771	0.07
PAULUCCI JENO F &	201 W 1ST ST	SANFORD	FL	32771	2.02
TUBBS REAL ESTATE LLC	6857 THORNHILL CIR	WINDERMERE	FL	34786	0.94
PAULUCCI JENO F &	201 W 1ST ST	SANFORD	FL	32771	0.77
LEXINGTON REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.12
LEXINGTON REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.10
LOPEZ GEORGE L & LINDA	104 SWEET GUM CT	SANFORD	FL	32773	0.21
STAHL ROBERT A & NORMA	810 W 1ST ST	SANFORD	FL	32771	0.23
QUALITY REAL EST DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	1.23
CSX TRANSPORTATION INC	500 WATER ST	JACKSONVILLE	FL	32202	0.54
STEWART REAL ESTATE DEV LLC	115 TIMBERLACHEN CIR #1013	LAKE MARY	FL	32746	0.08
TD BANK NA	1660 SW ST LUCIE WEST BLVD	PORT ST LUCIE	FL	34986	0.24
QUALITY REAL EST DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.87
CENTRAL FLA REGIONAL HOSP INC	PO BOX 740035	LOUISVILLE	KY	40201	1.69
417 SANFORD LLC	559 E HIGHLAND ST	ALTAMONTE SPRINGS	FL	32701	0.16
HOOGLAND ORLANDO INC	1516 HILLCREST ST STE 210	ORLANDO	FL	32803	1.17
RIGGAN JACK F & SHERRY A	410 N TREMAIN ST	MT DORA	FL	32757	0.06
CENTRAL FLA REGIONAL HOSP INC	PO BOX 1504	NASHVILLE	TN	37202	0.29
CSX TRANSPORTATION INC	500 WATER ST	JACKSONVILLE	FL	32202	1.19
STAHL ROBERT A & NORMA	810 W 1ST ST	SANFORD	FL	32771	0.28
ROYSTER WILLIAM &	118 LARKWOOD DR	SANFORD	FL	32771	0.69
CENTRAL FLA REGIONAL HOSP INC	PO BOX 1504	NASHVILLE	TN	37202	0.42
NEW TRIBES MISSION INC	1000 E 1ST ST	SANFORD	FL	32771	0.17
QUALITY REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	1.28

OWNER	ADDRESS	CITY	STATE	ZIP CODE	ACRES
PEREGRINE LLC	1246 ALABAMA DR	WINTER PARK	FL	32789	0.69
NEW TRIBES MISSION INC	1000 E 1ST ST	SANFORD	FL	32771	0.16
KING JOE E & GIULIANI JOHN &	559 HIGHLAND ST	ALTAMONTE SPRINGS	FL	32701	0.09
DEARBORN STREET HOLDINGS LLC-	111 W MONROE ST	CHICAGO	IL	60603	0.08
RS&J INV LLC	14746 YORKSHIRE RUN DR	ORLANDO	FL	32828	0.15
SEMINOLE PROFESSIONAL VILLAGE	1426 W 1ST ST	SANFORD	FL	32771	0.14
LEXINGTON REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.08
HUGGINS DEV INC	PO BOX 1267	WINTER PARK	FL	32790	0.09
CHIAPPONE KATHLEEN & MICHAEL	2590 MODAC TRL	MAITLAND	FL	32751	2.29
500 SANFORD LLC	559 E HIGHLAND ST	ALTAMONTE SPRINGS	FL	32701	0.06
KIRCHHOFF WILLIAM E	2044 HIBISCUS CT	SANFORD	FL	32771	0.13
DEARBORN STREET HOLDINGS LLC-	111 W MONROE ST	CHICAGO	IL	60603	0.14
GOOD FAITH REAL ESTATE	3407 E OSCEOLA RD	GENEVA	FL	32732	0.13
ANGLO CENTURION LLC	10203 TROUT RD	ORLANDO	FL	32836	0.13
NICHOLS JOE A PA	PO BOX 451	SANFORD	FL	32772	0.09
KING JOE E	559 HIGHLAND ST	ALTAMONTE SPRINGS	FL	32701	0.09
KISWANI NOURIFJAN A TR	3900 WIMBLEDON DR	LAKE MARY	FL	32746	0.09
SANFORD FL CONSTR LLC	2377 RIVER TREE CIR	SANFORD	FL	32771	0.20
RS&J INV PROP LLC	14746 YORKSHIRE RUN DR	ORLANDO	FL	32828	0.14
ASHDJI NOURIDJAN A TRUST	3900 WIMBLEDON DR	LAKE MARY	FL	32746	0.09
LK & L FAMILY PROPERTIES LLC	127 CRYSTAL VW S	SANFORD	FL	32773	0.88
QUALITY REAL EST DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.41
ABBOTT THOMAS P &	481 AUTUMN OAKS PL	LAKE MARY	FL	32746	0.13
ROSEMOND SALLY H TRUSTEE	941 POWHATAN DR	SANFORD	FL	32771	0.20
MONACO UNLIMITED INC	200 N MAPLE AVE	SANFORD	FL	32771	0.96
ATKINS WYMAN B	PO BOX 4175	ORMOND BEACH	FL	32175	1.01
QUALITY REAL EST DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	1.00
MAWJI HUSSEIN G H & FATMABAI H	3295 SAFE HARBOR LN	LAKE MARY	FL	32746	1.00
QUALITY REAL EST DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	1.19
KANE BRUCE E	PO BOX 278	CLEVELAND	GA	30528	0.24
QUALITY REAL EST DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.98
PAULUCCI JENO F &	201 W 1ST ST	SANFORD	FL	32771	0.32
CENTRAL FLA REGIONAL HOSP INC	PO BOX 1504	NASHVILLE	TN	37202	0.45
QUALITY REAL EST DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	1.47
HOSPITAL CORP OF AMERICA	PO BOX 1504	NASHVILLE	TN	37202	0.30
LEXINGTON REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.10
HORSTMEYER MARK D & ANNIE LOU	115 N LAUREL AVE	SANFORD	FL	32771	0.35

OWNER	ADDRESS	CITY	STATE	ZIP CODE	ACRES
IAG INV INC	2295 S HIAWASSEE RD #305	ORLANDO	FL	32835	1.02
LEXINGTON REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.08
MAWJI HUSSEIN G H & FATMABAI H	3295 SAFE HARBOR LN	LAKE MARY	FL	32746	0.82
ORTIZ JUDY R	1209 TRENTWOOD CT	HEATHROW	FL	32746	0.11
ROSEMOND SALLY H TR	941 POWHATAN DR	SANFORD	FL	32771	2.73
NEW TRIBES MISSION INC	1000 E 1ST ST	SANFORD	FL	32771	0.15
PARK AVENUE REAL ESTATE LLC	18509 LITHIA TOWNE RD	LITHIA	FL	33547	0.06
SANFORD CITY OF	300 N PARK AVE	SANFORD	FL	32771	0.60
SEMINOLE B C C	1101 E 1ST ST	SANFORD	FL	32771	0.32
HOOGLAND ORLANDO INC	1516 HILLCREST ST STE 210	ORLANDO	FL	32803	0.13
LEXINGTON REAL ESTATE DEV LLC	1426 W 1ST ST	SANFORD	FL	32771	0.08
GATEWAY ACQUISITION LLC	200 HIGH STREET STE 5	BOSTON	MA	02110	4.16
SANFORD CITY OF	300 N PARK AVE	SANFORD	FL	32771	0.35
SPANOS CORP THE	2701 N ROCKY POINT DR STE 100	TAMPA	FL	33607	13.82
FLORIDA SUPERIOR PROP	815 S FRENCH AVE	SANFORD	FL	32771	1.14
SUNTRUST BANK C/O H FORD	200 S ORANGE AVE	ORLANDO	FL	32801	0.38
MORENO MIKE	337 GLENCLUB DR	DEBARY	FL	32713	0.77
KUHN ROBERT & LINDA & LEMMON	305 S PALMETTO AVE	SANFORD	FL	32771	0.10
FLORIDA SUPERIOR PROP	815 S FRENCH AVE	SANFORD	FL	32771	4.56
KUHN ROBERT & LINDA & LEMMON	305 S PALMETTO AVE	SANFORD	FL	32771	0.08
FLORIDA SUPERIOR PROP	815 S FRENCH AVE	SANFORD	FL	32771	0.37
KUHN ROBERT & LINDA & LEMMON	305 S PALMETTO AVE	SANFORD	FL	32771	0.23
EXACT PLUMBING INC	308 E 4TH ST	SANFORD	FL	32771	0.20

Source: Seminole County Property Appraiser, 2015.

APPENDIX 3: DEMOGRAPHIC INFORMATION

Demographic and Income Comparison Profile

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
Latitude: 28.81336127
Longitude: -81.2755879

Census 2010 Summary	
Population	2,318
Households	1,096
Families	506
Average Household Size	1.94
Owner Occupied Housing Units	154
Renter Occupied Housing Units	942
Median Age	33.0
2014 Summary	
Population	2,246
Households	1,072
Families	475
Average Household Size	1.92
Owner Occupied Housing Units	129
Renter Occupied Housing Units	942
Median Age	34.3
Median Household Income	$21,304
Average Household Income	$32,831
2019 Summary	
Population	2,270
Households	1,094
Families	472
Average Household Size	1.90
Owner Occupied Housing Units	133
Renter Occupied Housing Units	961
Median Age	35.4
Median Household Income	$24,094
Average Household Income	$37,667
Trends: 2014-2019 Annual Rate	
Population	0.21%
Households	0.41%
Families	-0.13%
Owner Households	0.61%
Median Household Income	2.49%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

March 02, 2015

©2014 Esri

Demographic and Income Comparison Profile

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
Latitude: 28.81336127
Longitude: -81.2755879

2014 Households by Income	Number	Percent
<$15,000	383	35.7%
$15,000 - $24,999	211	19.7%
$25,000 - $34,999	125	11.7%
$35,000 - $49,999	133	12.4%
$50,000 - $74,999	131	12.2%
$75,000 - $99,999	45	4.2%
$100,000 - $149,999	25	2.3%
$150,000 - $199,999	8	0.7%
$200,000+	11	1.0%
Median Household Income	$21,304	
Average Household Income	$32,831	
Per Capita Income	$15,498	

2019 Households by Income	Number	Percent
<$15,000	384	35.1%
$15,000 - $24,999	174	15.9%
$25,000 - $34,999	120	11.0%
$35,000 - $49,999	135	12.3%
$50,000 - $74,999	154	14.1%
$75,000 - $99,999	66	6.0%
$100,000 - $149,999	33	3.0%
$150,000 - $199,999	12	1.1%
$200,000+	16	1.5%
Median Household Income	$24,094	
Average Household Income	$37,667	
Per Capita Income	$17,632	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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Demographic and Income Comparison Profile

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
Latitude: 28.81336127
Longitude: -81.2755879

2010 Population by Age	Number	Percent
Age 0 - 4	194	8.4%
Age 5 - 9	156	6.7%
Age 10 - 14	140	6.0%
Age 15 - 19	143	6.2%
Age 20 - 24	220	9.5%
Age 25 - 34	372	16.1%
Age 35 - 44	241	10.4%
Age 45 - 54	291	12.6%
Age 55 - 64	218	9.4%
Age 65 - 74	161	6.9%
Age 75 - 84	123	5.3%
Age 85+	59	2.5%

2014 Population by Age	Number	Percent
Age 0 - 4	175	7.8%
Age 5 - 9	152	6.8%
Age 10 - 14	126	5.6%
Age 15 - 19	132	5.9%
Age 20 - 24	182	8.1%
Age 25 - 34	379	16.9%
Age 35 - 44	243	10.8%
Age 45 - 54	269	12.0%
Age 55 - 64	234	10.4%
Age 65 - 74	175	7.8%
Age 75 - 84	111	4.9%
Age 85+	68	3.0%

2019 Population by Age	Number	Percent
Age 0 - 4	176	7.8%
Age 5 - 9	143	6.3%
Age 10 - 14	127	5.6%
Age 15 - 19	129	5.7%
Age 20 - 24	178	7.8%
Age 25 - 34	371	16.3%
Age 35 - 44	263	11.6%
Age 45 - 54	263	11.6%
Age 55 - 64	244	10.7%
Age 65 - 74	188	8.3%
Age 75 - 84	124	5.5%
Age 85+	64	2.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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Demographic and Income Comparison Profile

Sanford CRA
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2010 Race and Ethnicity	Number	Percent
White Alone	1,100	47.5%
Black Alone	1,020	44.0%
American Indian Alone	12	0.5%
Asian Alone	33	1.4%
Pacific Islander Alone	3	0.1%
Some Other Race Alone	77	3.3%
Two or More Races	72	3.1%
Hispanic Origin (Any Race)	318	13.7%

2014 Race and Ethnicity	Number	Percent
White Alone	1,079	48.1%
Black Alone	961	42.8%
American Indian Alone	12	0.5%
Asian Alone	33	1.5%
Pacific Islander Alone	3	0.1%
Some Other Race Alone	82	3.7%
Two or More Races	75	3.3%
Hispanic Origin (Any Race)	332	14.8%

2019 Race and Ethnicity	Number	Percent
White Alone	1,074	47.3%
Black Alone	967	42.6%
American Indian Alone	13	0.6%
Asian Alone	35	1.5%
Pacific Islander Alone	3	0.1%
Some Other Race Alone	93	4.1%
Two or More Races	85	3.7%
Hispanic Origin (Any Race)	382	16.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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Demographic and Income Comparison Profile

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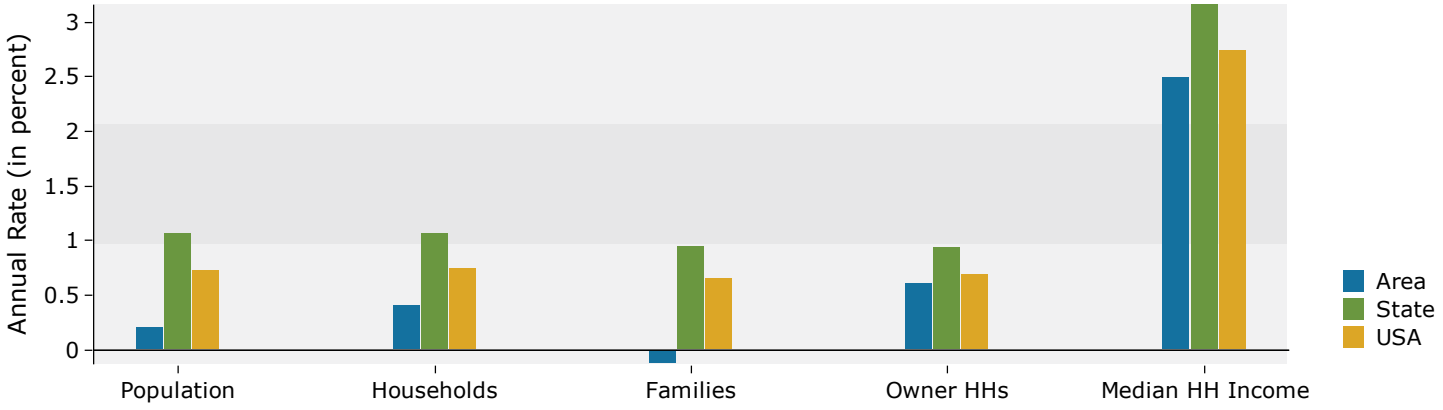
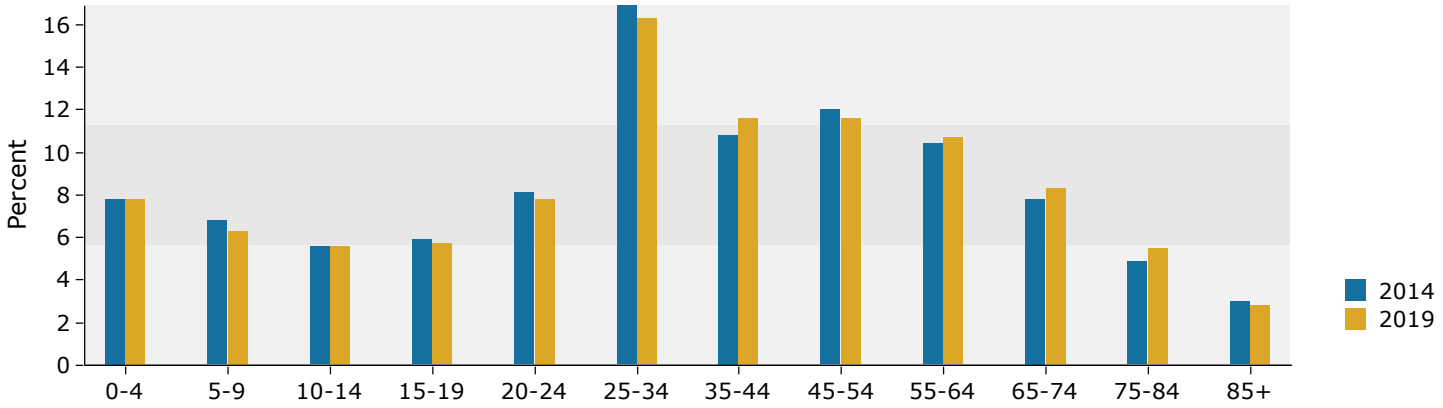
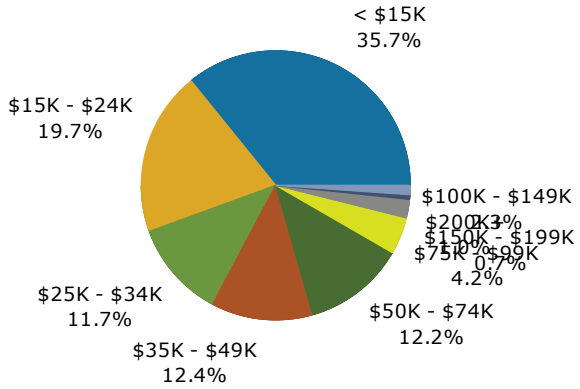
Trends 2014-2019



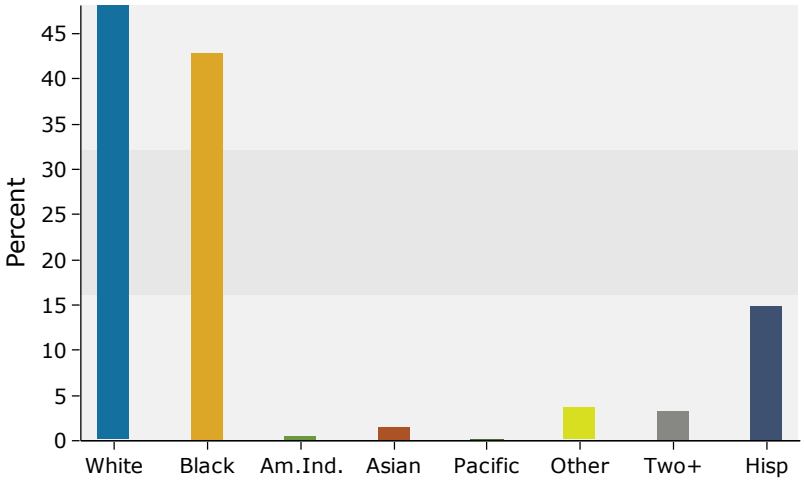
Population by Age



2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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ACS Population Summary

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
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Longitude: -81.2755879

	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	1,870		221	high
Total Households	938		66	high
Total Housing Units	1,371		61	high
POPULATION AGE 15+ YEARS BY MARITAL STATUS				
Total	1,476	100.0%	140	high
Never married	585	39.6%	101	high
Married	547	37.1%	84	high
Widowed	153	10.4%	33	medium
Divorced	192	13.0%	36	high
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	1,768	100.0%	202	high
Enrolled in school	515	29.1%	130	medium
Enrolled in nursery school, preschool	14	0.8%	86	low
Public school	13	0.7%	86	low
Private school	1	0.1%	32	low
Enrolled in kindergarten	19	1.1%	38	low
Public school	19	1.1%	38	low
Private school	0	0.0%	0	
Enrolled in grade 1 to grade 4	150	8.5%	96	medium
Public school	150	8.5%	95	medium
Private school	1	0.1%	13	low
Enrolled in grade 5 to grade 8	79	4.5%	55	low
Public school	78	4.4%	54	low
Private school	1	0.1%	36	low
Enrolled in grade 9 to grade 12	86	4.9%	55	medium
Public school	84	4.8%	51	medium
Private school	2	0.1%	77	low
Enrolled in college undergraduate years	157	8.9%	55	medium
Public school	132	7.5%	53	medium
Private school	25	1.4%	27	low
Enrolled in graduate or professional school	10	0.6%	20	low
Public school	10	0.6%	20	low
Private school	0	0.0%	0	
Not enrolled in school	1,253	70.9%	103	high
POPULATION AGE 25+ YEARS BY EDUCATIONAL ATTAINMENT				
Total	1,206	100.0%	112	high
No schooling completed	26	2.2%	17	medium
Nursery School	0	0.0%	0	
Kindergarten	0	0.0%	0	
1-4th Grade	47	3.9%	89	low
5-8th Grade	81	6.7%	43	medium
Some High School	156	12.9%	71	medium
High School Diploma	239	19.8%	66	medium
GED	112	9.3%	33	medium
Some College	280	23.2%	51	high
Associate's degree	66	5.5%	29	medium
Bachelor's degree	108	9.0%	43	medium
Master's degree	40	3.3%	14	medium
Professional school degree	34	2.8%	71	low
Doctorate degree	15	1.2%	26	low

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

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ACS Population Summary

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
Latitude: 28.81336127
Longitude: -81.2755879

	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	1,743	100.0%	197	high
5 to 17 years				
Speak only English	273	15.7%	166	medium
Speak Spanish	22	1.3%	90	low
Speak English "very well" or "well"	16	0.9%	74	low
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	6	0.3%	55	low
Speak other Indo-European languages	1	0.1%	23	low
Speak English "very well" or "well"	1	0.1%	23	low
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
18 to 64 years				
Speak only English	1,003	57.5%	129	high
Speak Spanish	83	4.8%	119	low
Speak English "very well" or "well"	61	3.5%	110	low
Speak English "not well"	11	0.6%	106	low
Speak English "not at all"	11	0.6%	70	low
Speak other Indo-European languages	32	1.8%	67	low
Speak English "very well" or "well"	30	1.7%	54	low
Speak English "not well"	1	0.1%	27	low
Speak English "not at all"	1	0.1%	41	low
Speak Asian and Pacific Island languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	4	0.2%	15	low
Speak English "very well" or "well"	4	0.2%	15	low
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
65 years and over				
Speak only English	304	17.4%	49	high
Speak Spanish	19	1.1%	11	medium
Speak English "very well" or "well"	19	1.1%	11	medium
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other Indo-European languages	2	0.1%	48	low
Speak English "very well" or "well"	2	0.1%	48	low
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

ACS Population Summary

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
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	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	558	100.0%	96	high
Worked in state and in county of residence	465	83.3%	86	high
Worked in state and outside county of residence	92	16.5%	68	low
Worked outside state of residence	1	0.2%	78	low
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	558	100.0%	96	high
Drove alone	462	82.8%	95	medium
Carpooled	40	7.2%	23	medium
Public transportation (excluding taxicab)	7	1.3%	14	low
Bus or trolley bus	7	1.3%	14	low
Streetcar or trolley car	0	0.0%	0	
Subway or elevated	0	0.0%	0	
Railroad	0	0.0%	0	
Ferryboat	0	0.0%	0	
Taxicab	0	0.0%	0	
Motorcycle	0	0.0%	0	
Bicycle	7	1.3%	24	low
Walked	10	1.8%	13	low
Other means	0	0.0%	0	
Worked at home	32	5.7%	36	low
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	527	100.0%	91	high
Less than 5 minutes	21	4.0%	22	low
5 to 9 minutes	86	16.3%	22	medium
10 to 14 minutes	68	12.9%	64	low
15 to 19 minutes	94	17.8%	50	medium
20 to 24 minutes	47	8.9%	47	low
25 to 29 minutes	13	2.5%	52	low
30 to 34 minutes	55	10.4%	41	low
35 to 39 minutes	19	3.6%	42	low
40 to 44 minutes	20	3.8%	33	low
45 to 59 minutes	80	15.2%	44	medium
60 to 89 minutes	10	1.9%	42	low
90 or more minutes	12	2.3%	12	low
Average Travel Time to Work (in minutes)	N/A		N/A	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

ACS Population Summary

Sanford CRA
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	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY OCCUPATION				
Total	571	100.0%	99	high
Management	30	5.3%	23	low
Business and financial operations	38	6.7%	39	low
Computer and mathematical	8	1.4%	74	low
Architecture and engineering	2	0.4%	96	low
Life, physical, and social science	0	0.0%	0	
Community and social services	3	0.5%	11	low
Legal	3	0.5%	36	low
Education, training, and library	49	8.6%	22	medium
Arts, design, entertainment, sports, and media	8	1.4%	15	low
Healthcare practitioner, technologists, and technicians	18	3.2%	15	low
Healthcare support	35	6.1%	22	medium
Protective service	15	2.6%	32	low
Food preparation and serving related	34	6.0%	29	low
Building and grounds cleaning and maintenance	34	6.0%	35	low
Personal care and service	18	3.2%	15	low
Sales and related	84	14.7%	34	medium
Office and administrative support	93	16.3%	74	low
Farming, fishing, and forestry	0	0.0%	0	
Construction and extraction	33	5.8%	24	low
Installation, maintenance, and repair	21	3.7%	33	low
Production	10	1.8%	81	low
Transportation and material moving	35	6.1%	45	low
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY INDUSTRY				
Total	571	100.0%	99	high
Agriculture, forestry, fishing and hunting	0	0.0%	0	
Mining, quarrying, and oil and gas extraction	0	0.0%	0	
Construction	52	9.1%	24	medium
Manufacturing	12	2.1%	63	low
Wholesale trade	5	0.9%	162	low
Retail trade	86	15.1%	47	medium
Transportation and warehousing	28	4.9%	29	low
Utilities	0	0.0%	0	
Information	6	1.1%	33	low
Finance and insurance	10	1.8%	178	low
Real estate and rental and leasing	33	5.8%	27	low
Professional, scientific, and technical services	19	3.3%	66	low
Management of companies and enterprises	0	0.0%	0	
Administrative and support and waste management services	81	14.2%	65	low
Educational services	71	12.4%	39	medium
Health care and social assistance	94	16.5%	31	medium
Arts, entertainment, and recreation	7	1.2%	15	low
Accommodation and food services	34	6.0%	27	low
Other services, except public administration	24	4.2%	25	low
Public administration	12	2.1%	15	low

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

ACS Population Summary

Sanford CRA
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	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	515	100.0%	100	high
Own children under 6 years only	22	4.3%	33	low
In labor force	7	1.4%	89	low
Not in labor force	15	2.9%	22	low
Own children under 6 years and 6 to 17 years	30	5.8%	35	low
In labor force	19	3.7%	29	low
Not in labor force	11	2.1%	39	low
Own children 6 to 17 years only	105	20.4%	65	medium
In labor force	68	13.2%	62	low
Not in labor force	37	7.2%	27	low
No own children under 18 years	358	69.5%	84	medium
In labor force	218	42.3%	75	medium
Not in labor force	140	27.2%	56	medium
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	1,856	100.0%	221	high
Under .50	380	20.5%	141	medium
.50 to .99	375	20.2%	90	medium
1.00 to 1.24	142	7.7%	94	low
1.25 to 1.49	148	8.0%	108	low
1.50 to 1.84	116	6.3%	135	low
1.85 to 1.99	88	4.7%	78	low
2.00 and over	607	32.7%	154	medium
CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS				
Total	1,447	100.0%	131	high
Veteran	125	8.6%	25	medium
Nonveteran	1,322	91.4%	133	high
Male	652	45.1%	79	high
Veteran	125	8.6%	25	medium
Nonveteran	527	36.4%	82	high
Female	795	54.9%	85	high
Veteran	0	0.0%	0	
Nonveteran	795	54.9%	85	high
CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE				
Total	125	100.0%	25	medium
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	16	12.8%	22	low
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	1	0.8%	46	high
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	0	
Gulf War (8/90 to 8/01), no Vietnam Era	5	4.0%	40	low
Gulf War (8/90 to 8/01) and Vietnam Era	0	0.0%	0	
Vietnam Era, no Korean War, no World War II	19	15.2%	11	medium
Vietnam Era and Korean War, no World War II	0	0.0%	0	
Vietnam Era and Korean War and World War II	0	0.0%	0	
Korean War, no Vietnam Era, no World War II	11	8.8%	36	low
Korean War and World War II, no Vietnam Era	0	0.0%	0	
World War II, no Korean War, no Vietnam Era	6	4.8%	15	low
Between Gulf War and Vietnam Era only	27	21.6%	24	low
Between Vietnam Era and Korean War only	36	28.8%	35	low
Between Korean War and World War II only	4	3.2%	11	low
Pre-World War II only	0	0.0%	0	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

ACS Population Summary

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	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY POVERTY STATUS				
Total	938	100.0%	66	high
Income in the past 12 months below poverty level	384	40.9%	59	high
Married-couple family	36	3.8%	49	low
Other family - male householder (no wife present)	2	0.2%	40	low
Other family - female householder (no husband present)	112	11.9%	64	medium
Nonfamily household - male householder	109	11.6%	63	medium
Nonfamily household - female householder	126	13.4%	34	medium
Income in the past 12 months at or above poverty level	554	59.1%	53	high
Married-couple family	208	22.2%	55	medium
Other family - male householder (no wife present)	0	0.0%	0	
Other family - female householder (no husband present)	49	5.2%	52	low
Nonfamily household - male householder	135	14.4%	25	high
Nonfamily household - female householder	162	17.3%	29	high
HOUSEHOLDS BY INCOME				
Total	938	100.0%	66	high
Less than $10,000	245	26.1%	51	medium
$10,000 to $14,999	160	17.1%	39	medium
$15,000 to $19,999	73	7.8%	24	medium
$20,000 to $24,999	96	10.2%	40	medium
$25,000 to $29,999	68	7.2%	29	medium
$30,000 to $34,999	67	7.1%	23	medium
$35,000 to $39,999	21	2.2%	24	low
$40,000 to $44,999	45	4.8%	22	medium
$45,000 to $49,999	24	2.6%	39	low
$50,000 to $59,999	25	2.7%	104	low
$60,000 to $74,999	25	2.7%	53	low
$75,000 to $99,999	15	1.6%	75	low
$100,000 to $124,999	43	4.6%	17	medium
$125,000 to $149,999	4	0.4%	10	low
$150,000 to $199,999	22	2.3%	20	low
$200,000 or more	3	0.3%	77	low
Median Household Income	$19,177		N/A	
Average Household Income	$30,119		$4,651	high
Per Capita Income	$14,919		$2,573	high

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

ACS Population Summary

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	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	87	100.0%	62	
Less than $10,000	22	25.3%	40	
$10,000 to $14,999	17	19.5%	31	
$15,000 to $19,999	23	26.4%	42	
$20,000 to $24,999	3	3.4%	8	
$25,000 to $29,999	1	1.1%	13	
$30,000 to $34,999	10	11.5%	15	
$35,000 to $39,999	0	0.0%	0	
$40,000 to $44,999	5	5.7%	11	
$45,000 to $49,999	0	0.0%	0	
$50,000 to $59,999	0	0.0%	0	
$60,000 to $74,999	2	2.3%	5	
$75,000 to $99,999	0	0.0%	0	
$100,000 to $124,999	0	0.0%	0	
$125,000 to $149,999	3	3.4%	9	
$150,000 to $199,999	0	0.0%	0	
$200,000 or more	0	0.0%	0	
Median Household Income for HHr <25	$15,582		N/A	
Average Household Income for HHr <25	N/A		N/A	
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	294	100.0%	75	
Less than $10,000	64	21.8%	42	
$10,000 to $14,999	44	15.0%	71	
$15,000 to $19,999	26	8.8%	20	
$20,000 to $24,999	25	8.5%	46	
$25,000 to $29,999	10	3.4%	37	
$30,000 to $34,999	31	10.5%	27	
$35,000 to $39,999	4	1.4%	9	
$40,000 to $44,999	33	11.2%	22	
$45,000 to $49,999	6	2.0%	15	
$50,000 to $59,999	15	5.1%	139	
$60,000 to $74,999	12	4.1%	77	
$75,000 to $99,999	5	1.7%	87	
$100,000 to $124,999	16	5.4%	30	
$125,000 to $149,999	1	0.3%	32	
$150,000 to $199,999	5	1.7%	12	
$200,000 or more	0	0.0%	0	
Median Household Income for HHr 25-44	$22,660		N/A	
Average Household Income for HHr 25-44	N/A		N/A	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

ACS Population Summary

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
Latitude: 28.81336127
Longitude: -81.2755879

	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	262	100.0%	49	high
Less than $10,000	84	32.1%	29	medium
$10,000 to $14,999	25	9.5%	13	medium
$15,000 to $19,999	3	1.1%	36	low
$20,000 to $24,999	23	8.8%	48	low
$25,000 to $29,999	29	11.1%	29	low
$30,000 to $34,999	12	4.6%	20	low
$35,000 to $39,999	16	6.1%	23	low
$40,000 to $44,999	1	0.4%	27	low
$45,000 to $49,999	15	5.7%	38	low
$50,000 to $59,999	2	0.8%	33	low
$60,000 to $74,999	10	3.8%	22	low
$75,000 to $99,999	9	3.4%	21	low
$100,000 to $124,999	14	5.3%	20	low
$125,000 to $149,999	0	0.0%	0	
$150,000 to $199,999	16	6.1%	28	low
$200,000 or more	3	1.1%	77	low
Median Household Income for HHr 45-64	$23,982		N/A	
Average Household Income for HHr 45-64	N/A		N/A	
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ YEARS BY INCOME				
Total	295	100.0%	47	high
Less than $10,000	76	25.8%	30	medium
$10,000 to $14,999	75	25.4%	39	medium
$15,000 to $19,999	21	7.1%	25	low
$20,000 to $24,999	45	15.3%	31	low
$25,000 to $29,999	29	9.8%	17	medium
$30,000 to $34,999	14	4.7%	10	low
$35,000 to $39,999	0	0.0%	0	
$40,000 to $44,999	7	2.4%	6	low
$45,000 to $49,999	3	1.0%	8	low
$50,000 to $59,999	7	2.4%	11	low
$60,000 to $74,999	1	0.3%	52	low
$75,000 to $99,999	2	0.7%	25	low
$100,000 to $124,999	14	4.7%	35	low
$125,000 to $149,999	0	0.0%	0	
$150,000 to $199,999	1	0.3%	16	low
$200,000 or more	0	0.0%	0	
Median Household Income for HHr 65+	$14,656		N/A	
Average Household Income for HHr 65+	N/A		N/A	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

ACS Population Summary

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
Latitude: 28.81336127
Longitude: -81.2755879

	2008 - 2012 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	938	100.0%	66	
With public assistance income	33	3.5%	36	
No public assistance income	905	96.5%	64	
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	938	100.0%	66	
With Food Stamps/SNAP	231	24.6%	52	
With No Food Stamps/SNAP	707	75.4%	59	
HOUSEHOLDS BY DISABILITY STATUS				
Total	938	100.0%	66	
With 1+ Persons w/Disability	304	32.4%	57	
With No Person w/Disability	634	67.6%	70	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2012, adjusted for inflation.

2008-2012 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2008-2012 ACS estimates, five-year period data collected monthly from January 1, 2008 through December 31, 2012. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

ACS Housing Summary

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
Latitude: 28.81336127
Longitude: -81.2755879

	2008-2012 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	1,870		221	high
Total Households	938		66	high
Total Housing Units	1,371		61	high
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	122	100.0%	44	medium
Less than $10,000	0	0.0%	0	
$10,000 to $14,999	0	0.0%	0	
$15,000 to $19,999	15	12.3%	30	low
$20,000 to $24,999	0	0.0%	0	
$25,000 to $29,999	0	0.0%	0	
$30,000 to $34,999	8	6.6%	22	low
$35,000 to $39,999	0	0.0%	0	
$40,000 to $49,999	15	12.3%	14	low
$50,000 to $59,999	4	3.3%	7	low
$60,000 to $69,999	3	2.5%	32	low
$70,000 to $79,999	3	2.5%	7	low
$80,000 to $89,999	10	8.2%	35	low
$90,000 to $99,999	1	0.8%	27	low
$100,000 to $124,999	6	4.9%	48	low
$125,000 to $149,999	7	5.7%	99	low
$150,000 to $174,999	22	18.0%	37	low
$175,000 to $199,999	14	11.5%	15	low
$200,000 to $249,999	7	5.7%	89	low
$250,000 to $299,999	2	1.6%	10	low
$300,000 to $399,999	0	0.0%	0	
$400,000 to $499,999	6	4.9%	10	low
$500,000 to $749,999	0	0.0%	0	
$750,000 to $999,999	0	0.0%	0	
$1,000,000 or more	0	0.0%	0	
Median Home Value	$110,417		N/A	
Average Home Value	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	122	100.0%	44	medium
Housing units with a mortgage/contract to purchase/similar debt	87	71.3%	60	low
Second mortgage only	6	4.9%	14	low
Home equity loan only	9	7.4%	24	low
Both second mortgage and home equity loan	0	0.0%	0	
No second mortgage and no home equity loan	71	58.2%	68	low
Housing units without a mortgage	36	29.5%	15	medium
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

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ACS Housing Summary

Sanford CRA
Area: 0.69 square miles

Prepared by: Littlejohn
Latitude: 28.81336127
Longitude: -81.2755879

	2008-2012 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	816	100.0%	69	
With cash rent	775	95.0%	71	
Less than $100	20	2.5%	27	
$100 to $149	19	2.3%	14	
$150 to $199	37	4.5%	48	
$200 to $249	5	0.6%	12	
$250 to $299	15	1.8%	26	
$300 to $349	30	3.7%	22	
$350 to $399	37	4.5%	28	
$400 to $449	31	3.8%	27	
$450 to $499	77	9.4%	48	
$500 to $549	89	10.9%	67	
$550 to $599	26	3.2%	20	
$600 to $649	79	9.7%	35	
$650 to $699	59	7.2%	48	
$700 to $749	52	6.4%	65	
$750 to $799	56	6.9%	43	
$800 to $899	89	10.9%	49	
$900 to $999	40	4.9%	31	
$1,000 to $1,249	10	1.2%	84	
$1,250 to $1,499	4	0.5%	64	
$1,500 to $1,999	0	0.0%	0	
$2,000 or more	1	0.1%	19	
No cash rent	41	5.0%	30	
Median Contract Rent	$601		N/A	
Average Contract Rent	$581		$86	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	816	100.0%	69	
Pay extra for one or more utilities	686	84.1%	74	
No extra payment for any utilities	130	15.9%	48	
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	1,371	100.0%	61	
1, detached	262	19.1%	34	
1, attached	25	1.8%	141	
2	29	2.1%	16	
3 or 4	49	3.6%	26	
5 to 9	248	18.1%	53	
10 to 19	238	17.4%	36	
20 to 49	251	18.3%	64	
50 or more	261	19.0%	35	
Mobile home	9	0.7%	20	
Boat, RV, van, etc.	0	0.0%	0	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

March 02, 2015

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ACS Housing Summary

Sanford CRA
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	2008-2012 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	1,371	100.0%	61	
Built 2010 or later	0	0.0%	0	
Built 2000 to 2009	203	14.8%	153	
Built 1990 to 1999	205	15.0%	79	
Built 1980 to 1989	327	23.9%	57	
Built 1970 to 1979	160	11.7%	39	
Built 1960 to 1969	113	8.2%	51	
Built 1950 to 1959	107	7.8%	31	
Built 1940 to 1949	7	0.5%	26	
Built 1939 or earlier	249	18.2%	47	
Median Year Structure Built	1982		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	938	100.0%	66	
Owner occupied				
Moved in 2010 or later	7	0.7%	43	
Moved in 2000 to 2009	66	7.0%	62	
Moved in 1990 to 1999	22	2.3%	22	
Moved in 1980 to 1989	18	1.9%	13	
Moved in 1970 to 1979	1	0.1%	9	
Moved in 1969 or earlier	8	0.9%	22	
Renter occupied				
Moved in 2010 or later	160	17.1%	41	
Moved in 2000 to 2009	566	60.3%	73	
Moved in 1990 to 1999	86	9.2%	70	
Moved in 1980 to 1989	3	0.3%	6	
Moved in 1970 to 1979	0	0.0%	0	
Moved in 1969 or earlier	0	0.0%	0	
Median Year Householder Moved Into Unit	2005		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	938	100.0%	66	
Utility gas	65	6.9%	23	
Bottled, tank, or LP gas	1	0.1%	10	
Electricity	867	92.4%	66	
Fuel oil, kerosene, etc.	0	0.0%	0	
Coal or coke	0	0.0%	0	
Wood	0	0.0%	0	
Solar energy	0	0.0%	0	
Other fuel	0	0.0%	0	
No fuel used	5	0.5%	8	

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

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ACS Housing Summary

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	2008-2012 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	938	100.0%	66	
Owner occupied				
No vehicle available	4	0.4%	7	
1 vehicle available	51	5.4%	24	
2 vehicles available	28	3.0%	108	
3 vehicles available	31	3.3%	18	
4 vehicles available	8	0.9%	22	
5 or more vehicles available	0	0.0%	0	
Renter occupied				
No vehicle available	294	31.3%	58	
1 vehicle available	382	40.7%	54	
2 vehicles available	138	14.7%	46	
3 vehicles available	0	0.0%	0	
4 vehicles available	0	0.0%	0	
5 or more vehicles available	1	0.1%	19	
Average Number of Vehicles Available	1.0		0.1	

Data Note: N/A means not available.

2008-2012 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2008-2012 ACS estimates, five-year period data collected monthly from January 1, 2008 through December 31, 2012. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

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Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

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- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Reliability: high medium low

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2010 Census Profile

Sanford CRA
Area: 0.69 square miles

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	2000	2010	2000-2010 Annual Rate
Population	2,113	2,318	0.93%
Households	1,068	1,096	0.26%
Housing Units	1,239	1,369	1.00%

Population by Race	**Number**	**Percent**
Total	2,317	100.0%
Population Reporting One Race	2,245	96.9%
White	1,100	47.5%
Black	1,020	44.0%
American Indian	12	0.5%
Asian	33	1.4%
Pacific Islander	3	0.1%
Some Other Race	77	3.3%
Population Reporting Two or More Races	72	3.1%
Total Hispanic Population	318	13.7%

Population by Sex		
Male	1,075	46.4%
Female	1,243	53.6%

Population by Age		
Total	2,317	100.0%
Age 0 - 4	194	8.4%
Age 5 - 9	156	6.7%
Age 10 - 14	140	6.0%
Age 15 - 19	143	6.2%
Age 20 - 24	220	9.5%
Age 25 - 29	204	8.8%
Age 30 - 34	168	7.3%
Age 35 - 39	126	5.4%
Age 40 - 44	115	5.0%
Age 45 - 49	137	5.9%
Age 50 - 54	154	6.6%
Age 55 - 59	113	4.9%
Age 60 - 64	105	4.5%
Age 65 - 69	89	3.8%
Age 70 - 74	72	3.1%
Age 75 - 79	54	2.3%
Age 80 - 84	69	3.0%
Age 85+	59	2.5%
Age 18+	1,754	75.7%
Age 65+	343	14.8%

Median Age by Sex and Race/Hispanic Origin	
Total Population	33.0
Male	31.7
Female	34.0
White Alone	42.0
Black Alone	26.9
American Indian Alone	32.5
Asian Alone	31.3
Pacific Islander Alone	8.8
Some Other Race Alone	25.0
Two or More Races	25.9
Hispanic Population	26.2

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

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2010 Census Profile

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Households by Type		
Total	1,096	100.0%
Households with 1 Person	487	44.4%
Households with 2+ People	609	55.6%
Family Households	506	46.2%
Husband-wife Families	222	20.3%
With Own Children	79	7.2%
Other Family (No Spouse Present)	283	25.8%
With Own Children	187	17.1%
Nonfamily Households	103	9.4%
All Households with Children	304	27.7%
Multigenerational Households	37	3.4%
Unmarried Partner Households	99	9.0%
Male-female	91	8.3%
Same-sex	8	0.7%
Average Household Size	1.94	

Family Households by Size		
Total	505	100.0%
2 People	206	40.8%
3 People	130	25.7%
4 People	79	15.6%
5 People	48	9.5%
6 People	23	4.6%
7+ People	19	3.8%
Average Family Size	2.76	

Nonfamily Households by Size		
Total	589	100.0%
1 Person	487	82.7%
2 People	89	15.1%
3 People	10	1.7%
4 People	2	0.3%
5 People	1	0.2%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.12	

Population by Relationship and Household Type		
Total	2,318	100.0%
In Households	2,131	91.9%
In Family Households	1,469	63.4%
Householder	452	19.5%
Spouse	205	8.8%
Child	651	28.1%
Other relative	89	3.8%
Nonrelative	72	3.1%
In Nonfamily Households	662	28.6%
In Group Quarters	187	8.1%
Institutionalized Population	30	1.3%
Noninstitutionalized Population	157	6.8%

Data Note: Households with children include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Family Households by Age of Householder		
Total	505	100.0%
Householder Age 15 - 44	302	59.8%
Householder Age 45 - 54	98	19.4%
Householder Age 55 - 64	56	11.1%
Householder Age 65 - 74	31	6.1%
Householder Age 75+	18	3.6%

Nonfamily Households by Age of Householder		
Total	589	100.0%
Householder Age 15 - 44	211	35.8%
Householder Age 45 - 54	87	14.8%
Householder Age 55 - 64	87	14.8%
Householder Age 65 - 74	82	13.9%
Householder Age 75+	122	20.7%

Households by Race of Householder		
Total	1,096	100.0%
Householder is White Alone	607	55.4%
Householder is Black Alone	405	37.0%
Householder is American Indian Alone	4	0.4%
Householder is Asian Alone	16	1.5%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	31	2.8%
Householder is Two or More Races	32	2.9%
Households with Hispanic Householder	140	12.8%

Husband-wife Families by Race of Householder		
Total	222	100.0%
Householder is White Alone	130	58.6%
Householder is Black Alone	61	27.5%
Householder is American Indian Alone	2	0.9%
Householder is Asian Alone	8	3.6%
Householder is Pacific Islander Alone	1	0.5%
Householder is Some Other Race Alone	11	5.0%
Householder is Two or More Races	9	4.1%
Husband-wife Families with Hispanic Householder	37	16.7%

Other Families (No Spouse) by Race of Householder		
Total	284	100.0%
Householder is White Alone	79	27.8%
Householder is Black Alone	191	67.3%
Householder is American Indian Alone	1	0.4%
Householder is Asian Alone	2	0.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	6	2.1%
Householder is Two or More Races	5	1.8%
Other Families with Hispanic Householder	39	13.8%

Nonfamily Households by Race of Householder		
Total	590	100.0%
Householder is White Alone	397	67.3%
Householder is Black Alone	153	25.9%
Householder is American Indian Alone	1	0.2%
Householder is Asian Alone	6	1.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	14	2.4%
Householder is Two or More Races	19	3.2%
Nonfamily Households with Hispanic Householder	65	11.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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2010 Census Profile

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Total Housing Units by Occupancy		
Total	1,348	100.0%
Occupied Housing Units	1,096	81.3%
Vacant Housing Units		
For Rent	99	7.3%
Rented, not Occupied	4	0.3%
For Sale Only	92	6.8%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	7	0.5%
For Migrant Workers	1	0.1%
Other Vacant	49	3.6%
Total Vacancy Rate	19.9%	

Households by Tenure and Mortgage Status		
Total	1,096	100.0%
Owner Occupied	154	14.1%
Owned with a Mortgage/Loan	104	9.5%
Owned Free and Clear	50	4.6%
Average Household Size	2.31	
Renter Occupied	942	85.9%
Average Household Size	1.88	

Owner-occupied Housing Units by Race of Householder		
Total	153	100.0%
Householder is White Alone	84	54.9%
Householder is Black Alone	58	37.9%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	3	2.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	2	1.3%
Householder is Two or More Races	6	3.9%
Owner-occupied Housing Units with Hispanic Householder	9	5.8%

Renter-occupied Housing Units by Race of Householder		
Total	944	100.0%
Householder is White Alone	523	55.4%
Householder is Black Alone	347	36.8%
Householder is American Indian Alone	4	0.4%
Householder is Asian Alone	13	1.4%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	29	3.1%
Householder is Two or More Races	27	2.9%
Renter-occupied Housing Units with Hispanic Householder	131	13.9%

Average Household Size by Race/Hispanic Origin of Householder	
Householder is White Alone	1.62
Householder is Black Alone	2.40
Householder is American Indian Alone	2.50
Householder is Asian Alone	1.94
Householder is Pacific Islander Alone	4.00
Householder is Some Other Race Alone	2.32
Householder is Two or More Races	1.84
Householder is Hispanic	2.18

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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