



## **LAKE MARY CITY COMMISSION**

**Lake Mary City Hall  
100 N. Country Club Road**

### **WORK SESSION**

**THURSDAY, JANUARY 17, 2013 5:00 PM**

#### **1. Items for Consideration**

##### **A. Parks and Recreation Update**

#### **2. THE ORDER OF ITEMS ON THIS AGENDA IS SUBJECT TO CHANGE**

**Per the direction of the City Commission on December 7, 1989, this meeting will not extend beyond 11:00 P. M. unless there is unanimous consent of the Commission to extend the meeting.**

**PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY ADA COORDINATOR AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT (407) 585-1424.**

**If a person decides to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Per State Statute 286.0105.**

**NOTE: If the Commission is holding a meeting/work session prior to the regular meeting, they will adjourn immediately following the meeting/work session to have dinner in the Conference Room. The regular meeting will begin at 7:00 P. M. or as soon thereafter as possible.**



## **MEMORANDUM**

DATE: January 17, 2013

TO: Mayor and City Commission

VIA: Jackie Sova, City Manager

FROM: Bryan Nipe, Director of Parks and Recreation

SUBJECT: Parks and Recreation Updates

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### **Heritage Park**

A buildable conceptual has been created by CPH Engineers. The project is ready to move into the final phase of construction documents. The park will be bid in a package with street and infrastructure projects Public Works and Community Development have under design in the area. (Kathy Gehr)

### **Trailhead Park Improvements**

Trailhead Park at 3990 West Lake Mary Blvd. on the corner of Rinehart and Lake Mary Blvd has recently received some improvements. A new entry sign with tenant sign has been installed with up lighting. New lighting has also been installed on the building, pavilion, and in the parking lot. (Kathy Gehr)

### **WineART Wednesdays – First Wednesdays of each month**

The City is working in concert with local merchants and art enthusiasts to bring a monthly event to Downtown Lake Mary. The Event will include some of the more popular Food Trucks in the area, a wine and beer garden, live music, and local artists. The first event will be held on February 6, 2013 and the first Wednesday of each month thereafter. (Melissa Flippin)

### **Tennis Center Request for Proposals for Director of Tennis**

Proposals due January 23, 2013 for the operation of the Lake Mary Tennis Center. (Gunnar Smith)

### **Lake Mary Community Center**

Closing for the building at 140 E. Wilbur Avenue is set for February 6, 2013. The goal is to have a Request for Proposals or Qualifications for Design-Build for interior renovation on the street soon thereafter. Staff and the Trailblazers have discussed 7 options for layout of the facility and have agreed on 1 conceptual option. (Gunnar Smith)

### **Seminole County Sports Complex Location Option**

Seminole County is researching viable locations throughout the County for a Sports Complex. One location of possible interest to the County is in Lake Mary at the 153.6 acre Siemens Stromberg-Carlson Subdivision between I-4 and Rinehart Road north of Primera Boulevard.

(Bryan Nipe)

#### Attachments:

Heritage Park Design

140 E. Wilbur Current Interior Layout

Lake Mary Community Center Proposed Layout at 140 E. Wilbur

Lake Mary Community Center Cost and Cost Recovery

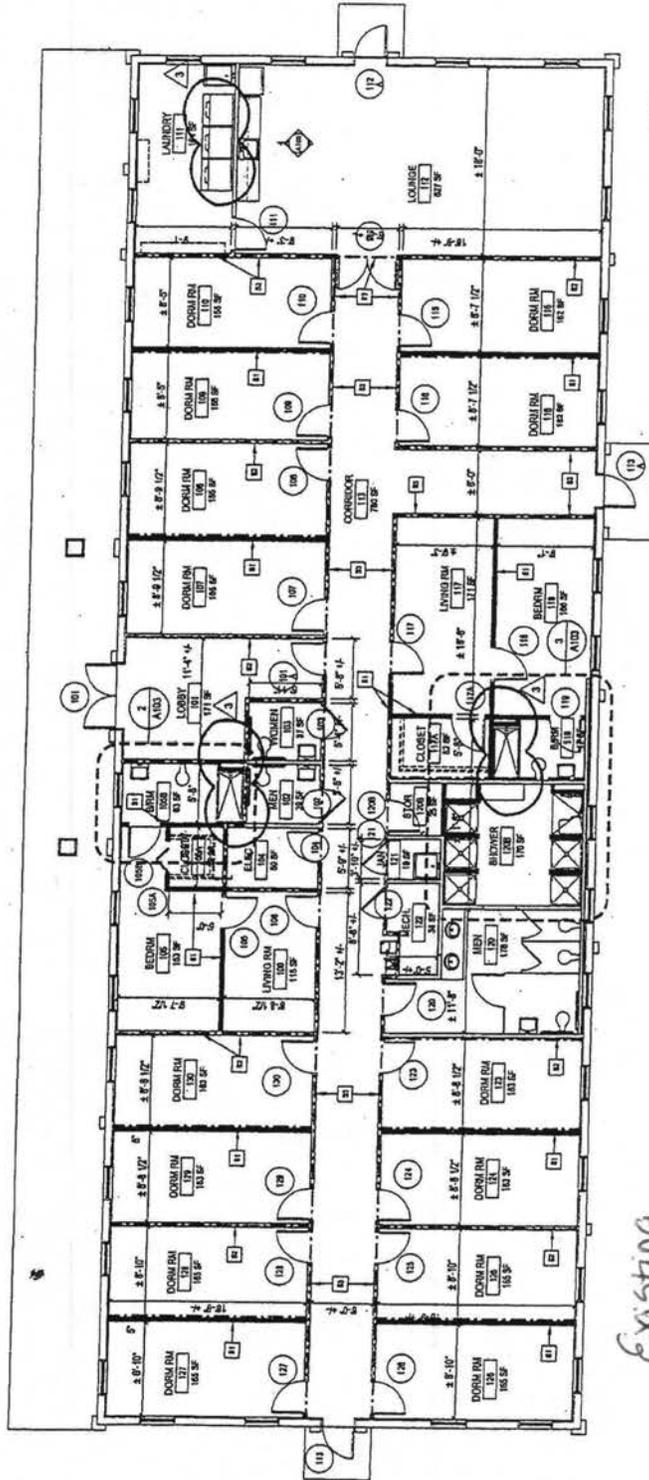
Lake Mary Community Center Marketing Plan

Seminole County Baseball Complex Economic Impact Opportunity

Siemens Stromberg-Carlson Property Description

Siemens Stromberg-Carlson Property Location Map



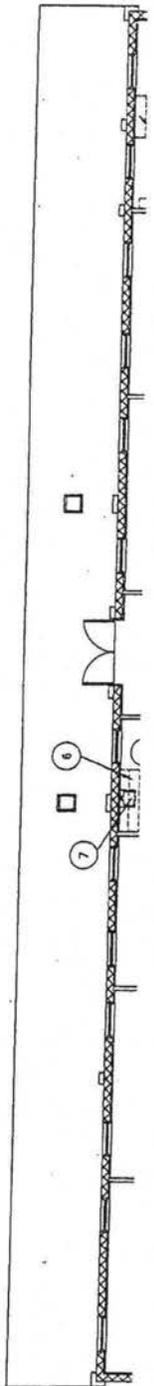


Existing FLOOR PLAN

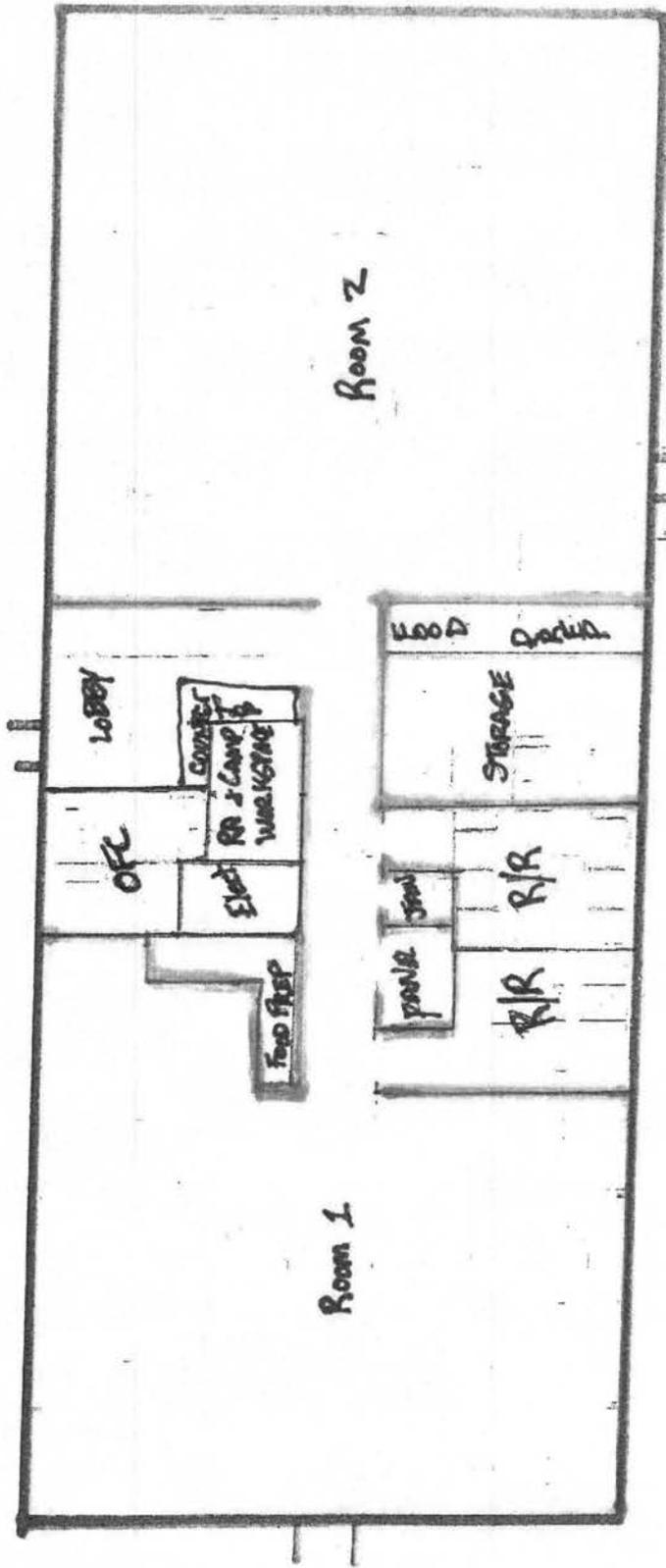
2 1/8" = 1'-0"

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PROPOSED FLOOR PLAN



# Lake Mary Community Center Costs and Cost Recovery

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## STAFF OPERATIONS COSTS:

The current full time Recreation Facilities Manager would have an office in the new Community Center located on Wilbur Ave. in Lake Mary. COST: none additional, however this staff member would dedicate some time yet to be determined administering the building.

Additional part time staff would supervise building rentals and contracted staff during uses on evenings and weekends. COST: \$ 11 per hour - per rental or class usage.

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## BUILDING MAINTENANCE COSTS YET TO BE DETERMINED

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## FACILITY RENTAL FEES:

Assuming the facility will have 2 medium size rental rooms available for separate usages.

ROOM #1 \$ 25 per hour (2 hour minimum) CITY RESIDENTS /CITY ORG.

\$ 30 per hour (2 hour minimum) NON-CITY RESIDENTS

ROOM #2 \$ 25 per hour (2 hour minimum) CITY RESIDENTS /CITY ORG.

\$ 30 per hour (2 hour minimum) NON-CITY RESIDENTS

*SAMPLE: 4 hour party in room #1 by resident = \$100 fee*

*Direct City Cost: \$44 staff and benefits + utilities*

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## CLASSES & FEES – 8 WEEKS – 1 HOUR CLASSES

ZUMBA, MARTIAL ARTS, PILATES, ART, YOGA, ACTING, DANCE, etc.

INSTRUCTORS: Pay City 20% of all registration fees and no room rental charges apply.

*SAMPLE: One (1 hour) 8 week class with 10 participants paying \$60 each = \$600*

*City receives: \$120*

*Direct City Cost: \$88 staff and benefits + utilities*

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# Lake Mary Community Center Marketing Plan

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## Marketing Vision

This marketing plan is a means for the City of Lake Mary Parks & Recreation Department to build a new identity and brand for the new Lake Mary Community Center. This will involve branding and development activities to design a variety of marketing materials for the new facility in the coming six months. Follow up and re-examination of results over the next two years will determine whether the marketing direction laid forth in this plan is having the desired effect.

## Market Description

The characteristics of the Lake Mary Community Center target market are:

- Youth, Teen, Adults across a wide variety of occupations
- Lives or works within 5 miles of Lake Mary –focusing on city residents
- Families/Community Groups looking to host small parties/events
  - (birthdays, baby showers, meetings, youth camps)
- Looking for new recreational opportunities
- Believes that fitness is important to health

## Remarkable Difference

The initial remarkable difference of the Lake Mary Community Center will be its “**NEW**” factor. While the Community Center will be housed in an existing building, the interior of the building will be renovated and redesigned to fit the purpose of hosting recreation activities and offering rental space to the community. The building will be a new facility in the Lake Mary Parks & Recreation inventory.

## Differentiators

Lake Mary Community Center features:

- 6,000 sq. ft. building that can provide rental space for small parties, meetings, community gatherings, or other activities.
- Youth Camp offerings
- Youth recreation offerings (*complete needs assessment to determine what classes are wanted/ needed?*)
- Adult recreation offerings (*complete needs assessment to determine what classes are wanted/ needed?*)

## Core Strategy

The external marketing message for the Lake Mary Community Center is that the City of Lake Mary is committed to making your community the best it can be for its residents. The main message of “*Lake Mary Community Center...IT’S BACK!*” should be illustrated with images of the new building, floor plan, and families enjoying spending time with each other in a recreation/community center setting. The internal message for Community Center staff is to ensure that program participants have enjoyed their time spent in the recreation program or have enjoyed their time spent renting the

facility. These satisfaction metrics will be measured by return/re-registration rates and comment feedback cards.

Measurable results from this strategy are based on program registration, customer comment/feedback card statistics, the attendance rates of recreational activities, and percent of rental bookings during offered rental times.

- What is the class/program registration rate?
  - Is it dropping or increasing? Identify factors.
- What is the class/program attendance rate?
  - Is it dropping or increasing? Identify factors.
- How many participants re-register for the next program session?
  - Is it dropping or increasing? Identify factors.
- How many rental bookings were taken for the month?
- What is percentage of bookings vs. offered rental times? (occupancy rate)

The Lake Mary Community Center will collect and analyze these measurable results on a monthly basis, identifying problem areas and using marketing ideas in this plan to attempt to correct any problems.

## **Marketing Materials**

Marketing materials for the Lake Mary Community Center include:

- City Website
- City Facebook page
- Water Bill insert (high end, glossy, marketing material)
- Free Advertisement/News Media
  - Local print news media - Lake Mary Life (LM Life Blog)
  - Local TV media- News 13, Fox, Wesh, SGTV, etc.
- Flyer ads - Posted on Parks & Recreation Facility Bulletin Boards
- Community Center Information in the Parks & Recreation facility bulletin boards

## **Web Plan**

\*\*The City of Lake Mary website will be going through a redesign very soon so the details of this section may need to be adjusted once redesign is complete. The goal is to have the Community Center information up as soon as possible once redesign of the City of Lake Mary website is complete.\*\*

The Lake Mary Parks & Recreation website will be linked in the main City of Lake Mary website. The Lake Mary Parks & Recreation website will contain a link to a Community Center website. The Community Center website will contain information on the building renovation plans, planned recreation programming, and rental information (this website will be updated regularly with status/progress updates). In addition, the Lake Mary Community Center will be front and center on the Lake Mary Parks & Recreation website listed as a "Featured Facility" leading up to the Grand Opening and for three months after the grand opening.

## Social Media Plan

The Lake Mary Community Center will use the City's Facebook page to distribute information regarding upcoming recreation program offerings and upcoming special events that will be held at the Community Center. The idea is to utilize the City's Facebook following to ensure information is received by the main stakeholders (City residents) in the City of Lake Mary.

## Program Registration Generation Plan

Lead generation methods for Recreation Programming at the Lake Mary Community Center include the following:

- City website
- City Facebook
- Local newspaper advertising (Lake Mary Life)
- Flyers distributed at local businesses/organizations (Merchant's Association)
- Flyers posted in all Parks & Recreation facility bulletin boards
- Parks & Recreation Guides – distributed twice a year Winter/Spring and Summer/Fall

## Marketing Calendar

The following plan will be used during the remodeling/renovation phase of the Lake Mary Community Center:

### 6 Months Out:

- Water Bill Insert-
  - ✓ "Coming Soon: Lake Mary Community Center!!!"
  - ✓ Basic Information:
    - "Lake Mary Community Center...IT'S BACK!" slogan
    - Address, rental space, new youth and adult recreation programming
  - ✓ Include website address for direct link to Lake Mary Community Center web page, where public can stay up-to-date on everything concerning the Community Center.
- Update City Website
  - ✓ Create separate page for "Coming Soon: Lake Mary Community Center!!!"
    - Will be updated **regularly** with status/progress updates, program offerings, and rental information.
    - "Lake Mary Community Center...IT'S BACK!" slogan on website.

### 4 Months Out:

- Lake Mary Life Article/Advertisement
  - ✓ Detail the plans for new building, give update on renovation, and announce return of Summer Camp?
- Facebook blasts
  - ✓ Picture campaign of building renovations?

### 2 Months Out:

- Informational Community Meetings (@ LMEC?)
  - ✓ Invite local schools PTA, LMLL, and other community groups

- ✓ Presentation outlining new building and core recreational activities/programs
- ✓ Highlight building rental opportunities
- ✓ Picture slideshow showing building renovation progress
- ✓ Q&A session
- Begin planning Grand Opening festivities
- Start to identify instructors and initial programs

**1 Month Out:**

- Announce opening date and Grand Opening festivities via following methods:
  - ✓ Send out press releases to local news agencies
    - Lake Mary Life Blog
    - Orlando Sentinel
    - Local TV news stations
  - ✓ Facebook Blast
  - ✓ Update to City website
  - ✓ Sign contracts with instructors and advertise programs

**2 Weeks Out:**

- Email reminders to local schools, PTA's, LMLL, and other community groups that the Grand Opening is approaching.
- Facebook blast
- LM Life Blog blast

**1 Week Out:**

- Facebook blast
- Lake Mary Life Blog blast

**2 Weeks After Opening:**

- Invite to have a free meeting:
  - ✓ Rotary
  - ✓ Little League
  - ✓ Chamber
  - ✓ Trailblazers
- Have an open house for the community

## **Baseball Complex Development Plan-Economic Impact Opportunities**

*Research and Calendar of Events Developed by:*

*The Seminole County Convention and Visitors Bureau and the Central Florida Sports Commission*

**Objective:** To build a world class, state-of-the-art multi field baseball complex that will allow our Team Seminole to attract and solicit National, Regional, and State Youth, High School, and Collegiate baseball tournaments, showcases, training academies that will bring a large number of visitors and economic impact into our community.

The goal is to build a facility that will include 15 full size fields with temporary fencing or (port-a-fence) on every field that gives us the flexibility to increase/decrease fence dimensions based upon the specific age group. With temporary and portable fencing, this will allow us to host and attract tournaments and events for all age groups ranging from youth to collegiate and will also give us the flexibility to utilize grass outfield space for other multi use sports that require a rectangular multi-purpose field such as soccer, lacrosse, and flag football.

**Opportunity:** Baseball is one of the top five youth sports in regards to the numbers of active players with participation at an estimated 11.5 million active youth participants every year. In 2007, there were more babies born in the United States than any other year in American History, which means in 2014 there will be more seven year olds looking to begin participating in sports than ever before. The demand is there, and Central Florida continues to be the premier youth sports events destination, and has quickly become the "Cooperstown" of the south.

If we had such a facility, our Team Seminole would be able to host and attract tournaments and events year around and bring in a youth, high school, college, and travel ball teams throughout the year to participate in spring break trainings, camps, and tournaments.

Currently our spring break high school invitational tournaments that we host in Seminole County are limited to a maximum of 16 teams because as of right now Seminole County only has two quality fields that are large enough to accommodate high school and collegiate play. This week long tournament held in March of last year with 16 teams generated over 800 confirmed room nights and an estimated economic impact of over \$500,000. By building this facility and being able to increase our inventory of full size baseball fields from two to fifteen, this will allow us to increase the size of these events which will increase the number of room nights substantially for Seminole County hotels.

Using this same tournament model, where we were once maxed out at 16 teams per two fields, this tournament could expand from 16 teams to 120 teams and from 800 room nights to well over 6,000 room nights if we were to build such a facility. This is just one event; this same model can be used for youth, high school, and collegiate events. If such a facility were to be built, we are confident based upon our estimates that this baseball facility would generate approximately 30,000 room nights on an annual basis and generate approximately \$20,000,000 in direct economic impact for Seminole County.

**Research and Methodology:** The Seminole County Convention and Visitors Bureau and the Central Florida Sports Commission have reached out to over eleven (11) different youth and collegiate baseball organizations which included Nations Baseball, Triple Crown Sports, Super Series Baseball of America, American Amateur Baseball Congress, National Amateur Baseball Federation, World Baseball Federation, Premier Baseball, Game Day USA Baseball Tournaments, Russ Mat Baseball, Florida Collegiate Summer League, and USSSA Baseball to help us identify the following objectives:

When speaking with these baseball associations, we had two main objectives which are listed below:

- **Objective One:** Find out what the ideal tournament baseball facility looks like from the event organizers perspective- We asked each of these baseball organizations to identify what are the key facility needs from the event organizer's standpoint to host large scale tournaments and events.
- **Objective Two:** The second question we proposed to these organizations was if such a facility was built, what types of event opportunities could they potentially bring to Seminole County and what type of room nights/ economic impact would be associated with the event(s). Furthermore, what time of year would such events take place?

**Results:** Based upon the responses and findings we have determined the following to be the key facility needs for Seminole County to design a state of the art baseball complex that will allow us to bring in large events and be extremely competitive within the baseball market:

**Facility Recommendations: 15 field complex with all around portable fencing.**

- Three 5 field pin wheels (total 15 fields) of full size fields- 300 down the line, 350 center fields
- Portable Pitching Mounds from 54.0' to 60.6" and Portable Bases to accommodate U8-U-18.
- Able to control access points to properly staff and implement gate admission fees
- Concession stand and snack bar viewing area for spectators, coaches, and scouts
- Officials room- Must have AC
- Stadium field with at least 1,000 covered seats (requirement for most Collegiate Events)
- Batting cages
- Protected bullpen at stadium field and pitcher warm up areas on other fields
- Ability to configure fields for webcasting of games
- Wi-fi for media and webcasting abilities
- Ability to control entrances to charge admission fees
- Conference room for tournament HQ
- Meeting space
- Training room (Ice Machine Needed)

- Netting along fields to prevent foul balls from going onto other fields
- All fields with lights for night usage
- Press box with adequate sound system
- Concourse area for vendors
- Electronic scoreboards on all of the fields

With the above amenities, this would be one of the top baseball facilities in the country that our Team Seminole would be able to aggressively go after some great baseball tournaments, some along the lines of a major elite baseball tournament like ECNL except for baseball.

**Potential Baseball Events based upon our research and contacts within the market:**

**Youth Baseball Tournaments (Year Around) AAU, USSSA, Florida Travel Ball, Elite Travel Ball**

- Takes place year around.
- tournament range from 25 teams- 200+ teams/20 players per team
- 250-3,000+ room nights
- We have bid document for 2013 event
- Estimated Economic Impact Per Event Ranges: \$250,000- \$3,000,000
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**Super Series Baseball of America**

- 20+ tournaments a year
- Super Regional's, State, Summer and Winter National Championships.
- 50-200 teams
- 500-3,500 room nights with 2-3 night stay
- Estimated Economic Impact: \$3,000,000+

**Russ Matt Baseball**

College Spring Break Invitational (Polk County)

- 200+ college baseball teams staying 6-7 days.
- Average 20 players per team
- Each team averages 10 rooms per night/ 60 rooms per team
- 200 teams will generate over 12,000 room nights.

**Collegiate Baseball Conference Championships**

Currently takes place in May and June.

- 8-16 team tournament
- Average 5 night stay
- 20-25 players per team
- 800 + room nights
- Estimated Economic Impact: \$600,000+

### **Collegiate Invitational Tournaments (UCF-February- March)**

- 16-28 collegiate teams (spring break tournaments)
- 20-25 players per team
- 4-5 night stay
- 1,500- 2,000 room nights
- Estimated Economic Impact: 1,000,000+

### **High School and College Training Opportunities**

- We have an opportunity to develop a training program similar to Spring Break Sports and compete with the *Cocoa Beach Baseball Spring Training Expo*, and *Osceola County's Rebel Games*, in an effort to attract and hosting high school and college baseball teams to Seminole County from around the country to compete and train over the Spring break timeframe. A good quality comprehensive training program would generate several thousand room nights and out of state visitors for our hotels during the February- April timeframe.

### **Strategic Calendar for Planned Tournament Operational Use:**

After much discussion with these event organizers and exploring tournament related opportunities if we were to build such a facility, our team developed a potential calendar of events to show potential event opportunities that we would pursue and solicit for this new facility. This calendar of potential events was a group effort led by the Seminole County Convention and Visitors Bureau and the Central Florida Sport Commission working together on identifying the key events and having several conversations with various event organizers to gather this information. We also held a half day work session with Ron Radigonda, the Executive Director of the Amateur Softball Association who has been the diamond events business for over 20+ years who provides us with some great insight on facility design and what groups and events we should be targeting.

**On the next page you will see the projected calendar of events.** Please remember that the economic impact and the room night figures are based upon assumptions and previous history on performance for some of these events. Not knowing the total number of in state vs. out of state teams, we utilized the following formula to determine the total estimated economic impact:

\*For every 100 hotel rooms generated it is estimated to generate \$60,000-70,000 in estimated economic impact. We feel that this is a conservative estimate based upon previous economic studies that we have compiled for previous events.

Name of Event	Date of Event	# of Fields Needed	Teams	Projected Room Nights	Estimated economic impact
ASA Showcase	Early January	15	60	500	\$ 250,000.00
ASA International	January	8	40	800	\$ 400,000.00
ASA Women's International	January	8	20	400	\$ 200,000.00
UCF Collegiate Inv.	Feb	15	32	2400	\$ 1,200,000.00
College Spring Training	Feb	15	40	2000	\$ 1,000,000.00
Florida League Collegiate Invitational	Feb-March	15	30	3000	\$ 1,500,000.00
National High School Invitational	March	15	60	6000	\$ 3,000,000.00
FCSL High School Invitational	March	10-12	45	3000	\$ 1,500,000.00
ASA Memorial Day	Memorial day Wkd.	23	170	2000	\$ 1,000,000.00
ASA State	3rd week in June	15	80	700	\$ 350,000.00
ASA Showcase	July	15	60	500	\$ 250,000.00
ASA Adult	July	7-10	20	100	\$ 50,000.00
USA Baseball East Championships	July	12	50	2000	\$ 1,000,000.00
ASA Gold	August	12-15	64	6500	\$ 6,500,000.00
Fall Qualifier	September	15	70	650	\$ 325,000.00
ASA Showcase	October	15	50	450	\$ 225,000.00
ASA Fall State	December 1st & 2nd wk	15	80	700	\$ 350,000.00
<b>Total:</b>			<b>971</b>	<b>31700</b>	<b>\$ 19,100,000.00</b>
<b>Total Estimated Number of Room Nights: 31,700</b>					
<b>Total Estimated Economic Impact : \$19,100,000</b>					

Parcel: 07-20-30-5MK-0000-0020  
 Owner: CRESCENT/FLORIDA LLC  
 Property Address: LAKE MARY, FL 32746  
Parcel: 07-20-30-5MK-0000-0020

**Property Address:**

**Owner:** CRESCENT/FLORIDA LLC

**Mailing:** 227 WEST TRADE ST STE 1000  
 CHARLOTTE, NC 28202

**Subdivision Name:** SIEMENS STROMBERG-CARLSON

**Tax District:** M1-LAKE MARY

**Exemptions:**

**DOR Use Code:** 10-VAC GENERAL-COMMERCIAL

Value Summary

	2013 Working Values	2012 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$6,509,213	\$6,509,213
Land Value Ag		
<u>Just/Market Value **</u>	\$6,509,213	\$6,509,213
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0

Assessed Value	\$6,509,213	\$6,509,213
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**Tax Amount without SOH:** \$107,824

**2012 Tax Bill Amount** \$107,824

**Tax Estimator**

**Save Our Homes Savings:** \$0

\* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 (LESS BEG NE COR RUN S 38 FT N 79 DEG 21 MIN 40 SEC W 203.78 FT E 200 FT TO BEG & BEG SE COR NE 1/4 RUN S 89 DEG 43 MIN 34 SEC W 60 FT S 00 DEG 16 MIN 26 SEC E 175 FT S 89 DEG 43 MIN 34 SEC W 80 FT S 00 DEG 16 MIN 26 SEC E 125 FT S 89 DEG 43 MIN 34 SEC W 220 FT N 00 DEG 16 MIN 26 SEC W 360.97 FT TO CURVE WITH RADIUS 1100 FT RUN ELY ALONG ARC 247.83 FT S 89 DEG 58 MIN 25 SEC E 114.46 FT S 00 DEG 00 MIN 51 SEC E 31.29 FT TO POB & BEG SW COR LOT 1 SIEMENS STROMBERG-CARLSON PB 48 PGS 55 TO 56A RUN N 89 DEG 51 MIN 10 SEC E 1201.83 FT N 00 DEG 08 MIN 14 SEC W 341.77 FT TO POB RUN N 89 DEG 51 MIN 46 SEC E 6 FT N 00 DEG 08 MIN 14 SEC W 25 FT S 89 DEG 51 MIN 46 SEC W 6 FT S 00 DEG 08 MIN 14 SEC E 25 FT TO POB) SIEMENS STROMBERG-CARLSON PB 48 PGS 55 TO 56A

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$6,509,213	\$0	\$6,509,213
Schools	\$6,509,213	\$0	\$6,509,213
City Lake Mary	\$6,509,213	\$0	\$6,509,213
SJWM(Saint Johns Water Management)	\$6,509,213	\$0	\$6,509,213
County Bonds	\$6,509,213	\$0	\$6,509,213

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	06/2010	07395	0846	\$100	Vacant	No

CORRECTIVE DEED	08/2000	03895	1684	\$100	Improved	No
SPECIAL WARRANTY DEED	06/2000	03866	0640	\$16,750,000	Improved	No
SPECIAL WARRANTY DEED	03/1994	02859	1240	\$1,038,600	Vacant	No
SPECIAL WARRANTY DEED	03/1994	02859	1261	\$8,593,800	Vacant	No
SPECIAL WARRANTY DEED	03/1994	02859	1243	\$10,817,700	Vacant	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			4.160	10.00	\$42
ACREAGE			149.430	87,120.00	\$6,509,171

Building Information

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
00181	Addition - Commercial	Lake Mary	\$10,000		01/01/2003

Extra Features

Description	Year Blt	Units	Value	Cost New

