

City of Melbourne

City Hall • 900 E. Strawbridge Avenue, Melbourne, FL 32901
(321) 608-7200 • Fax (321) 608-7219



Melbourne Downtown Community Redevelopment Agency

September 26, 2018 • 6:30 PM

The following item will be heard during the regular meeting of the Melbourne City Council. The meeting will begin at 6:30 p.m. See full City Council agenda for location of the following item.

1. Melbourne Downtown CRA Facade Improvement Grant Application at 843 East New Haven Avenue in the amount of \$14,396.58; and authorization for the City Manager to execute the rebate agreement. (Applicants - Tony Nardone and Mike Fischer with PAVCO Contracting)

Mayor Kathy Meehan, Council Member Debbie Thomas, and Council Member Tim Thomas, as members of the Airport Authority Board, may discuss Airport Authority issues, which may subsequently be addressed by the Airport Authority.

Mayor Meehan and Council Members Teresa Lopez, Betty Moore and Paul Alfrey (alternate), as members of the Space Coast Transportation Planning Organization (SCTPO), may discuss SCTPO issues, which may subsequently be addressed by the SCTPO.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office (321/608-7220) at least 48 hours prior to the meeting.



DEPARTMENT: Community Development	Reading No.	N/A
	Public Hearing	Yes
	Quasi-judicial Item (Disclosure Required)	No
COUNCIL DISTRICT: 3	Item No.	A.1.

SUBJECT:

Melbourne Downtown CRA Façade Improvement Program Application DFG-2018-02 (843 E New Haven Avenue)

BACKGROUND/CONSIDERATION:

This is a request for approval of a Façade Improvement Program grant in the amount of \$14,396.58 for eligible exterior renovations to a building located at 843 East New Haven Avenue. This is the new location of Executive Cigar. The applicants are property owner Tony Nardone and contractor Mike Fischer with PAVCO Contracting.

Exterior renovations include removal and replacement of the storefront, including glass storefront and sliding doors, repainting the building, adding decorative lighting, and installing black cable railings. The estimated cost for the eligible exterior improvements is \$43,626. The applicant is eligible for 33% of the cost of the improvements up to \$20,000; therefore the applicant is seeking \$14,396.58 in a reimbursement. This grant will be leveraging \$20 in private investment for improvements for every \$1 of grant funding.

On September 7, 2018, the Melbourne Downtown Community Redevelopment Committee unanimously voted to recommend that City Council approve \$14,396.58 in CRA funding to Executive Cigar for the proposed façade improvements at 843 East New Haven Avenue.

FISCAL/BUDGET IMPACT:

Funding is available within the Melbourne Downtown CRA budget line item #56100552-582310 "Downtown Façade Improvement Program".

REQUESTED ACTION:

Approval of a Melbourne Downtown CRA Façade Improvement Program grant in the amount of \$14,396.58 for 843 E New Haven Avenue, and authorization for the City Manager to execute a grant agreement with the applicant.

MEMORANDUM



Community
Development
Department

TO: Michael A. McNees, City Manager

THRU: Cindy Dittmer, AICP, Community Development Director

FROM: Kelly Hyvonen, AICP, Planner

RE: **Melbourne Downtown CRA, Façade Improvement Program Application DFG-2018-02 (843 E New Haven Avenue)**

DATE: September 10, 2018

On August 31, 2018, a Melbourne Downtown CRA Façade Improvement Program application was received for exterior renovations to the proposed Executive Cigar building located at 843 East New Haven Avenue. The applicants are property owner Tony Nardone and contractor Mike Fischer with PAVCO Contracting.

Exterior and interior renovations are proposed for the building. Executive Cigar is currently located at 837 East New Haven Avenue in a leased unit and will be moving to 843 East New Haven Avenue once renovation is complete. Business owner Mr. Nardone recently purchased the property on which the new location is proposed.

Project summary (eligible improvements are marked with an asterisk):

- The cornice design and transom windows from the existing building will remain, even though they are not indicated on the rendering
- *Remove and replace the storefront further back to create outdoor space by installing new storefront and sliding glass doors
- *Paint the building “Mountain Smoke” (body), “Rocky Bluffs” (trim), and “Muted Ebony” (columns)
- *Add decorative lighting (only the two lights on the upper façade are eligible for grant funding)
- *Install black cable railings
- Cover the patio walls in faux boxwood vegetation
- Install signage on the upper façade

Photographs of the existing building and renderings of the proposed improvements are attached. The Historic and Architectural Review Board (HARB) approved the proposed exterior improvements on February 21, 2018 (Case No. A-2018-05).

The Melbourne Downtown CRA Façade Improvement Program allows the applicant to receive a 33% grant reimbursement in this area, up to \$20,000. The Program is provided to assist property owners or businesses with exterior building improvements, which in turn, improves the appearance of the commercial district.

The estimated cost of eligible exterior improvements is \$43,626; therefore, the applicant is requesting \$14,396.58 (33%) in Program funding for the improvements. Other improvements not covered for this Program are estimated at \$250,000, for a total private investment of \$293,626. Private leverage of capital investment is about \$20 for every \$1 in grant funding provided for this project.

On September 7, 2018, the Melbourne Downtown Redevelopment Committee unanimously voted to recommend that City Council approve \$14,396.58 in CRA funding to Executive Cigar for the proposed façade improvements at 843 East New Haven Avenue.

The Program is a reimbursement grant; therefore, the applicant will not receive any funding until the exterior improvements are completed. Funding is available within the Melbourne Downtown CRA budget line item #56100552-582310 "Downtown Façade Improvement Program".

Recommendation

Approval of Melbourne Downtown CRA Façade Improvement Program grant in the amount of \$14,396.58 for 843 East New Haven Avenue, and authorization for the City Manager to execute a grant agreement with the applicant.



Isabella's

FUTURE HOME







Brian Ellison Designs Executive Cigar Bar - Alum - Cable

Posts <i>Aluminum - PC Black</i>	\$4,667.86
<i>(includes fastener and foot covers for installation of posts and handrail)</i>	
Handrail <i>Aluminum - PC Black</i>	\$981.12
Wood Top for interior <i>Red oak</i>	\$199.55
Cable	\$428.37
Polish/Sealant/Extras	\$85.17

INTERIOR TOTAL	\$6,362.07
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Less 15% Discount	-\$954.31
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YOUR PRICE	\$5,407.76
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Installation	\$1,900.00
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Installed Price	\$7,307.76
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Price reflects a 15% discount

***Viewrail Flight price is subject to change based on final
field measurements***

Quote 136043

For questions, call your Viewrail representative today!



GURNEE 3-LIGHT OUTDOOR

\$406.99

28" H x 13.75" W Size

Overall

28" H x 13.75" W x 16.25" D

Overall Product Weight

16 lb.

Back Plate

12.75" H x 6.5" W

Lighting Type

Outdoor Sconce

Damp, Dry, or Wet Location

Listed

Wet

Number of Lights

3

Replaceable Bulb Included

No

Bulb Type

Incandescent

Bulb Base

E12/Candelabra

Wattage

60 Watts

Fixture Material

Aluminium

Power Source

Hardwired

Shade Color

Clear

Shade Material

Glass

Commercial use only

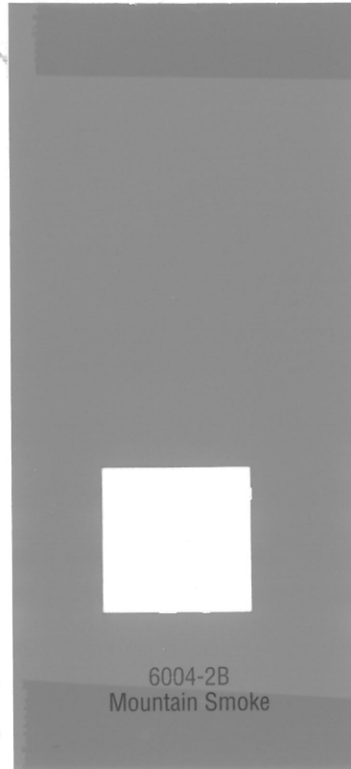
Executive Cigar
843 E. New Haven Avenue
Façade Improvement Program Application (DFG-2018-02)

Exterior Paint Colors:

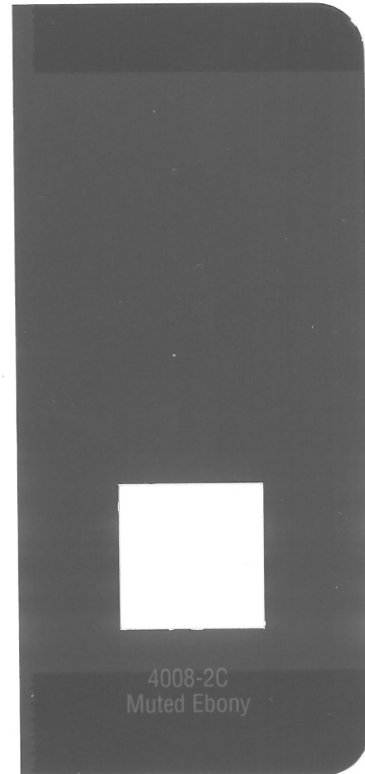
Rocky Bluffs



Mountain Smoke



Muted Ebony





P.A.V.C.O. CONTRACTING GROUP, LLC

FL CGC 043355; GA GCCO004241; NC 74661 SC G118243 TN 51872

P.A.V.C.O. CONTRACTING GROUP, LLC.

CONTRACTORS LICENSE #CGC043355

8/31/2018

PHASE II ESTIMATE EXECUTIVE CIGAR BAR STOREFRONT

2134	CABLE RAILING (35LF)	\$ 7,526.00
8210	NEW 6-0 X 8-0 IMPACT STOREFRONT DOOR FULL GLASS	\$ 4,893.00
8220	(2) 6-0 X 8-0 IMPACT SLIDING GLASS DOORS	\$16,286.00
9330	30 LF IF STRUCTURAL METAL FRAMED WALL	\$10,189.00
9910	PAINT EXTERIOR	\$ 2,505.00
16001	(2) EXTERIOR SCONCE LIGHTS	\$ 2,227.00
TOTAL		\$43,626.00

Prepared by:

Michael R. Fischer
Managing Member
P.A.V.C.O. CONTRACTING GROUP, LLC
321-951-2052

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c:\users\mike\dropbox (pavco)\executive cigar shop and lounge\storefront
applications\storefront bid 08312018.doc



**SPECIAL MEETING
EXCERPT DRAFT MINUTES
MELBOURNE DOWNTOWN REDEVELOPMENT ADVISORY COMMITTEE
CITY HALL COUNCIL CHAMBER
September 7, 2018 • 8:00 A.M.**

1. A special meeting of the Melbourne Downtown Redevelopment Committee was held in the Council Chamber at 900 East Strawbridge Avenue, and was called to order at 8:00 a.m. by Jack Ryals, Chairman.

2. All present said the Pledge of Allegiance.

3. The following members were:

Present: Jack Ryals, Chairman
JoAnn Davis, Vice-Chairman
Dan Porsi, Member
Gerry Smith, Member
Lisa Herendeen, Alternate Member
John Lucas, Alternate Member

Absent: Trish Nichols, Member (excused)
LeAnn Smithson, Member (excused)
Randy Carmichael, Member (excused)

Also Present: Doug Dombroski, Economic Development Manager
Kelly Hyvonen, Planner
Mary Wolak, Recording Secretary

4. **Façade Improvement Program Application (DFG-2018-02)**
Executive Cigar, 843 E. New Haven Avenue

Ms. Hyvonen said a Façade Improvement Program application was received for the Executive Cigar for their new location at 843 E. New Haven Avenue. The applicant was present. She mentioned several improvements will be made to the building that include eligible expenses estimated at approximately \$43,626, and that the Program allows for a maximum match of 33%, which would limit the grant to \$14,396.58.

Ms. Hyvonen said this project was reviewed by staff and received a Certificate of Architectural Appropriateness from the Historic and Architectural Review Board (HARB) on February 21, 2018.

Ms. Hyvonen said there is \$30,000 remaining in the project budget for this fiscal year that ends September 30, 2018 and there are not any additional applications to be submitted this fiscal year.

Ms. Hyvonen explained that the application met program guidelines and eligibility requirements which are based on the visual impact to a commercial district, the contribution of the project to the economic vitality of the commercial district, the enhancement of property appearance, and leverage of private investment.

Ms. Hyvonen said the storefront to this building will be removed and replaced further back to create an outdoor space. New storefront and sliding glass doors will be installed, and it will be painted three different paint colors (base color, trim and the columns). She mentioned that the existing cornice and transom will remain even though it was not indicated on the included elevation. Decorative lighting will be added to the upper façade and the inner space, however, only the two exterior lights on the upper façade are eligible for the Program. Black cable railings will be installed and the patio wells will be covered in faux boxwood to give it dimension, texture and color. Executive Cigar's existing sign will be moved to their new location and is not eligible for grant funding.

Mr. Ryals disclosed he used to own this property and he has no interest in the business. He said he did not feel this was a conflict of interest but he did inquire with the City Clerk's and City Attorney's office to confirm this. He said the City Attorney's office wrote an opinion that stated there would be no need to declare a conflict of interest. He wanted to make full disclosure of this to the Committee before they moved forward with this item and voted.

Mr. Porsi said he liked the transoms but thought the new color choice would make it lose the visual effect and blend-in.

Mike Fisher, the general contractor for Executive Cigar, said their designer is working on the color rendering and the key was to try to keep the historic look of the building. He said the whole entryway will be reframed because the current frame does not meet current code and it is not structurally sound.

Ms. Herendeen asked if there was going to be tile at the entrance by the doorway.

Mr. Fisher said the hall entryway will be redone with new tile and new finishes but is not eligible for the façade grant.

Ms. Hyvonen said the applicant will go before HARB again to present their signage, and a revised rendering sharing the existing cornice and transoms.

Mr. Ryals asked if there was any negative discussion at HARB.

Ms. Hyvonen said that there was not.

Moved by Porsi/Lucas to recommend approval of the Façade Improvement Program Application (DFG-2018-02) for Executive Cigar, 843 E. New Haven Avenue, in the amount of \$14,396.58, as presented.

Motion carried unanimously.

DRAFT