

City of Melbourne

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



Babcock Street Community Redevelopment Agency

November 13, 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. Approval of a \$20,000 facade reimbursement grant award for facade improvements at 201 South Babcock Street; and authorization for the City Manager to execute the rebate agreement. (Applicant - Antonio Gonzalez with O.T. Trans, Inc.)

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.



Council will convene as the Babcock Street Community Redevelopment Agency for the following item:

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

SUBJECT:

Babcock Street CRA Façade Improvement Program Application BFG-2018-02 (201 South Babcock Street)

BACKGROUND/CONSIDERATION:

This is a request for approval of a Façade Improvement Program grant in the amount of \$20,000 for eligible exterior renovations to a building located at 201 South Babcock Street. This is the location of O.T. Trans, Inc. The applicant is property owner O.T. Trans, Inc., represented by Antonio Gonzalez.

Exterior renovations include installation of trim around storefront glass, painting the building, installation of faux stone veneer, replacement of the storefront door, replacement of a dilapidated chain link and wood fence with a vinyl fence, and resealing and striping of the front parking lot. The estimated cost for the eligible exterior improvements is \$55,148.50. The applicant is eligible for a grant up to 50% of the cost of the improvements, up to \$20,000; therefore the applicant is seeking \$20,000 in a reimbursement. This grant will be leveraging almost \$2 in private investment for improvements for every \$1 of grant funding.

On October 24, 2018, the Babcock Street CRA Advisory Committee unanimously voted to recommend that City Council/CRA approve \$20,000 in CRA funding to O.T. Trans, Inc. for the proposed façade improvements at 201 South Babcock Street.

FISCAL/BUDGET IMPACT:

Funding is available within the Capital Improvement Program Project CIP #582330-18199 "Babcock CRA Façade Improvement Program".

REQUESTED ACTION:

Recommend approval of a Babcock Street CRA Façade Improvement Program grant in the amount of \$20,000 for 201 South Babcock Street, and authorization for the City Manager to execute a grant agreement with the applicant.

Council will reconvene for the remaining items.

MEMORANDUM



Community
Development
Department

TO: Michael A. McNees, City Manager

THRU: Cindy Dittmer, AICP, Community Development Director

FROM: Kelly Hyvonen, AICP, Planner

RE: **Babcock Street CRA, Façade Improvement Program Application BFG-2018-02 (201 South Babcock Street)**

DATE: November 1, 2018

On October 18, 2018, a Babcock Street CRA Façade Improvement Program application was received for exterior renovations to the existing O.T. Trans, Inc. building located at 201 South Babcock Street. The applicant is property owner O.T. Trans, Inc., represented by Antonio Gonzalez.

Exterior renovations are proposed for the building and the property. O.T. Trans, Inc. is currently located at this address and would remain. Eligible exterior improvements include:

- Install trim around the western storefront glass;
- Paint building “Hidden Cove” for the base and “Wildwood” for the trim (fascia of roof and newly installed trim around west storefront glass);
- Install 4-foot high stone veneer (high density foam) along the front (west) façade, wrapping it around the north corner a couple feet, along with a separate matching cap;
- Replace the storefront door in a matching bronze finish;
- Remove the existing dilapidated chain link and wood fence and replace with a 6-foot beige vinyl fence; and
- Reseal and stripe the front parking lot.

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 October 17, 2018 (Case No. A-2018-80).

The Babcock Street CRA Façade Improvement Program allows the applicant to receive a 50% grant reimbursement, 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 \$55,148.50; therefore, the applicant is requesting \$20,000 in Program funding. Private leverage of capital investment is almost \$2 for every \$1 in grant funding provided for this project.

On October 24, 2018, the Babcock Street CRA Advisory Committee unanimously voted to recommend that City Council approve \$20,000 in CRA funding to O.T. Trans, Inc. for the proposed façade improvements at 201 South Babcock Street.

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 Capital Improvement Program Project CIP #582330-18199 "Babcock CRA Façade Improvement Program".

O.T. Trans has participated in the acquisition phase of the ongoing Babcock Street Phase III B project by deeding right-of-way and dedicating a sidewalk, utility and drainage easement to the City at no cost. The warranty deed and easement from this property will allow the successful completion of the project, including a continuous sidewalk, lighting, new utility lines, a widened roadway, a median and landscaping.

Recommendation

Approval of Babcock Street CRA Façade Improvement Program grant in the amount of \$20,000 for 201 South Babcock Street, and authorization for the City Manager to execute a grant agreement with the applicant.

Existing Conditions



Paint Selections

Color Name: Wildwood

Number: 0214

Trim:

**Includes fascia of roof and
newly installed trim around
front (west) storefront glass**

Color Name: Hidden Cove

Number: 0210

Base

Stone Veneer (High Density Foam)

GenStone Kanai Stacked Stone

Installed 4' high on west façade and wrap around a couple feet on to the north side, comes with separate matching cap



Stone Veneer (High Density Foam)

GenStone Kanai Stacked Stone

Installed 4' high on west façade and wrap around a couple feet on to the north side,
comes with separate matching cap



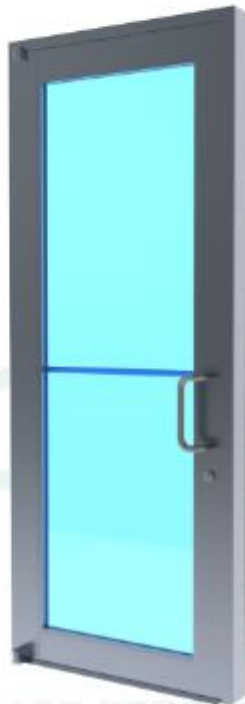
Storefront Doors

Aldora McKinley Non-Impact Door in Bronze Finish



The McKinley door can be fabricated as a narrow-stile or medium stile, non-impact door. Its list of optional hardware lends itself well to multiple applications be it for exterior, non-impact storefront projects or interior build outs. It is

offered with pivots or hinges, a selection of push/pulls, panic devices or can be equipped with a residential 3 point latch lever.



FEATURES:

- A Door material - aluminum alloy 6063-T6
- Narrow stile - horizontal and vertical members 1.75" by 4.50". Stiles 2.125". Top and bottom rail 4.5".
- Medium stile - horizontal and vertical members 1.75" by 4.50". Stiles 3.75". Top and bottom rail 4.5".
- Glazed with 1/4" tempered glass or 1" IG
- Dry glazed using extruded aluminum glazing stop and EPDM gaskets
- Extruded aluminum pivots or stainless steel butt hinges.
- Screw adjuster for leveling

OPTIONS:

- Residential 3 point latch lever
- Panic equipped Regent Model #5770 (Can be electrified)
- Pivots or hinges
- Transom to 10'
- 1/4" or 1" IG glazing

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GLASS PRODUCTS**

www.Aldora-Architectural.com

11500 Miramar Parkway Suite 300 • Miramar, FL 33025
Ph: 954.784.6900 Fax: 954.784.6901

Fence

- Remove existing dilapidated chain link and wood fence and replace with 6' beige vinyl fence



Parking Lot

Reseal and Restripe Front Parking Lot



Estimate

CONSTRUCTION PROPOSAL

Harlan Property Development, LLC 282 Clearlake Road Cocoa Florida 32922

321-305-4947 Office 321305-6982 Fax email: Harlanproperty@gmail.com

CUSTOMER

TONY GONZALEZ
201 SOUTH BABCOCK ST,
MELBOURNE FLORIDA,
32901

ESTIMATE NO

O T TRANS

DATE

10/10/2018

ADDRESS

201 SOUTH BABCOCK
STREET, MELBOURNE

CITY/STATE/ZIP

MELBOURNE FLORIDA

PHONE

321-259-9880

E-MAIL

[TGONZALEZ@OTTRANS.
COM](mailto:TGONZALEZ@OTTRANS.COM)

SALESPERSON

PROJECT

OT TRANS

Column1	DESCRIPTION	UNIT PRICE	AMOUNT
	General Requirements, Demo, Dumpsters, Exterior pressure washing, including parking lot		\$3,500.00
	Plans/Engineering		\$1,250.00
	Stack Stone full Panels/ install metal bracing to secure plywood to building per engineer specs. Install Stack Stone, ledgers, corners and trim per manufacturer specs		\$14,985.00
	Prime and Paint Exterior metal Building 2 coats 3 colors		\$10,450.00
	Replace store front entry door, install a manufactured trim around existing windows at entry of building		\$3,500.00
	Remove and replace fencing with Vinyl fencing		\$12,250.00
	Re-seal and stripe parking lot		\$4,200.00

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

SUBTOTAL	\$50,135.00
profit/overhead	10.00%
TOTAL	\$5,013.50
TOTAL	\$55,148.50

Sign Here to Accept Quote:

Authorized Rep

Date