

City of Melbourne

City Hall • 900 E. Strawbridge Avenue, Melbourne, FL 32901
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Melbourne Downtown Community Redevelopment Agency

July 10, 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 Melbourne Downtown CRA Facade Improvement Grant for facade improvements at 2421 Stone Street; and authorization for the City Manager to execute the rebate agreement. (Applicant - Mark Herendeen with Pirouette Group, LLC)

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	No
	Quasi-judicial Item (Disclosure Required)	No
COUNCIL DISTRICT: 3	Item No.	A.1.

SUBJECT:

Melbourne Downtown CRA, Facade Improvement Program DFG-2018-01 (2421 Stone Street - Crane Creek Lofts)

BACKGROUND/CONSIDERATION:

This is a request for approval of a Facade Improvement Program grant in the amount of \$20,000 for exterior renovations to a building located at 2421 Stone Street. The applicant is Mark Herendeen with Pirouette Group, LLC.

Exterior renovations include painting the exterior walls, installing new railings and lighting, adding a wood clad accent wall and custom metal gate, and replacing windows and doors. The estimated cost for the eligible exterior improvements is \$105,722. The applicant is eligible for up to 50% of the cost of the improvements, up to \$20,000.

In October of 2017, City Council approved a SHIP (Statewide Housing Initiative Partnership) grant for \$350,000 for this project to rehabilitate the entire structure and to provide seven affordable housing units. The total project budget is estimated at over \$836,000 and the SHIP grant will be secured through a mortgage note for the 15 year affordability period. The provision of affordable housing is an urgent need for the City and this project will assist in providing needed affordable units.

On June 1, 2018, the Melbourne Downtown Redevelopment Committee unanimously voted to recommend that City Council approve \$20,000 in CRA funding to Pirouette Group, LLC for the proposed façade improvements at 2421 Stone Street, in recognition of their investment into the property to improve the aesthetics of a mixed-use building.

FISCAL/BUDGET IMPACT:

Funding is available within the 2017-2018 Operating Budget #56100552-582310 "Downtown Façade Improvement".

REQUESTED ACTION:

Approval of a Melbourne Downtown CRA Façade Improvement Program grant in the amount of \$20,000 for 2421 Stone Street, 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-2018-01 (2421 Stone Street)**

DATE: June 1, 2018

On May 25, 2018, a Melbourne Downtown CRA Façade Improvement Program application was received for exterior renovations to Crane Creek Lofts, located at 2421 Stone Street. The applicant is Mark Herendeen with Pirouette Group, LLC.

Exterior and interior renovations are proposed for the building, in addition to landscape improvements. Pirouette Group has recently purchased this property and will lease out the commercial and multi-family residential units. Eligible exterior improvements include the following:

- Pressure wash and seal exterior walls
- Paint exterior “Outgoing Orange”, “Blue Cruise”, and “Morning Fog” gray according to the provided renderings and paint samples
- Clad a portion of the first story storefront in horizontal wood paneling (sealed western red cedar)
- Paint large-scale address numbers “2421” in white on top of wood accent
- Replace the railing with an aluminum frame/stainless steel cable railing
- Install a custom welded security entry gate on the first floor, facing Stone Street
- Replace windows and doors with impact rated windows and doors (except the first floor storefront doors and windows, which will remain)
- Install 20 industrial hammered outdoor wall mount light fixtures in aluminum finish to match the railings

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 May 16, 2018 (Case No. A-2018-33).

The Melbourne Downtown CRA Façade Improvement Program allows the applicant to receive a 50% grant reimbursement, up to \$20,000. The façade grant 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 \$105,722. The maximum award, would be \$20,000.

On June 1, 2018, the Melbourne Downtown Redevelopment Committee unanimously voted to recommend that City Council approve \$20,000 in CRA funding to Pirouette Group, LLC for the proposed façade improvements at 2421 Stone Street, in recognition of their investment into the property to improve the aesthetics of the mixed-use building.

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 2017-2018 Operating Budget #56100552-582310 "Downtown Façade Improvement".

Recommendation

Recommend approval of a Melbourne Downtown CRA Façade Improvement Program grant in the amount of \$20,000 for 2421 Stone Street, and authorization for the City Manager to execute a grant agreement with the applicant.



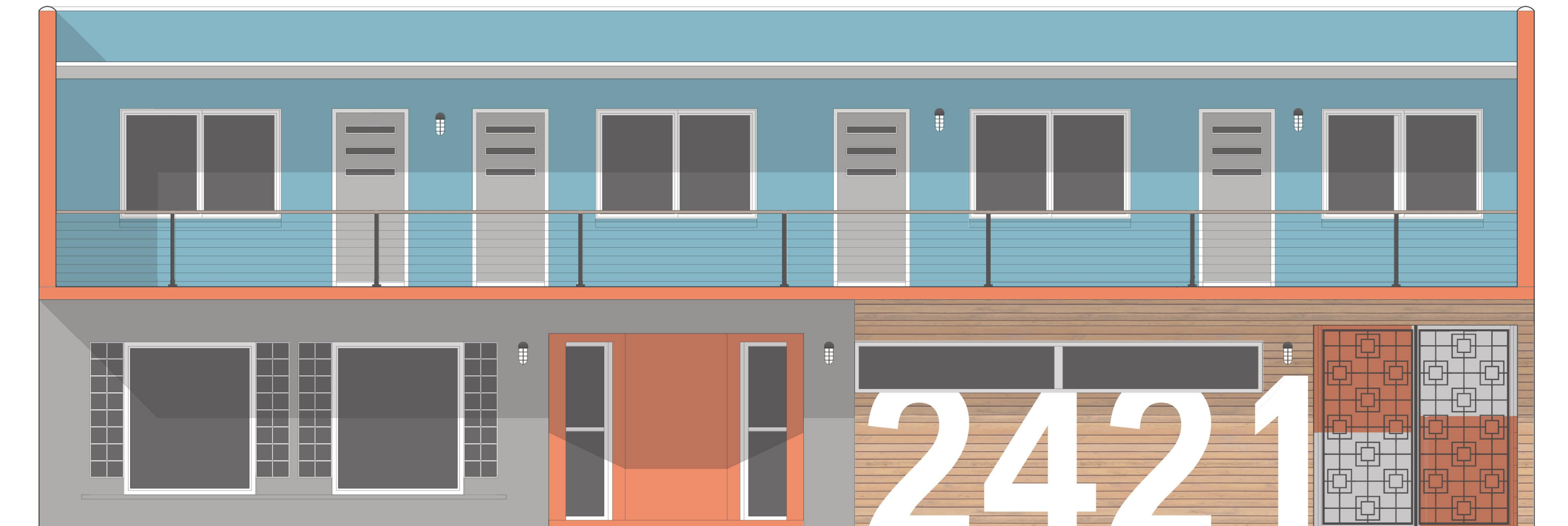
Existing West Elevation



Existing South Elevation



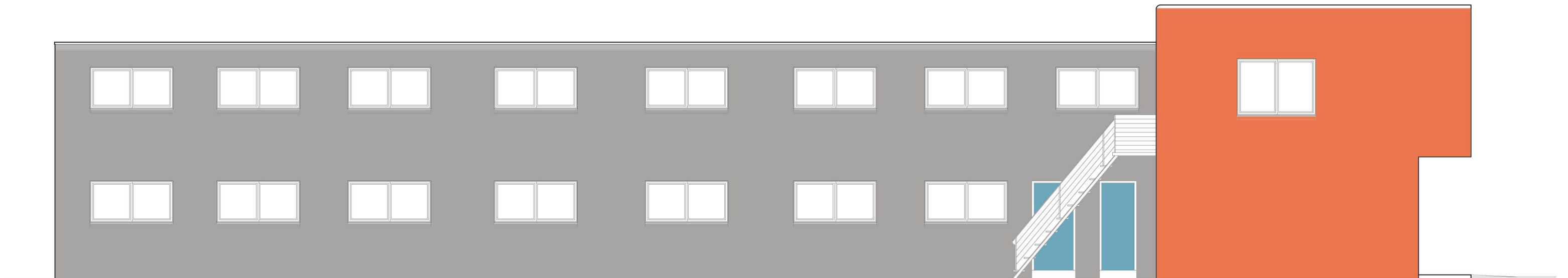
Existing East Elevation



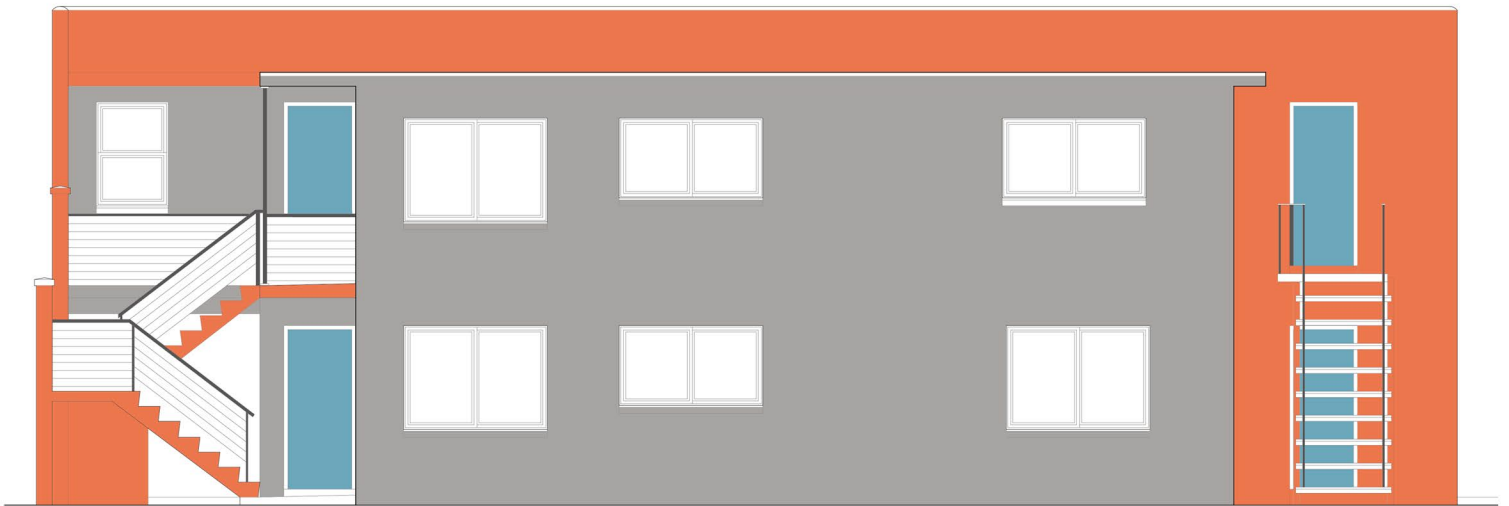
Proposed Elevation



South Elevation



North Elevation



East Elevation



SW 7606
Blue Cruise



SW 6641
Outgoing Orange



SW 6255
Morning Fog

(“2421” to be painted on WRC cladding,
paint color SW Pure White)

Proposed Paint Colors



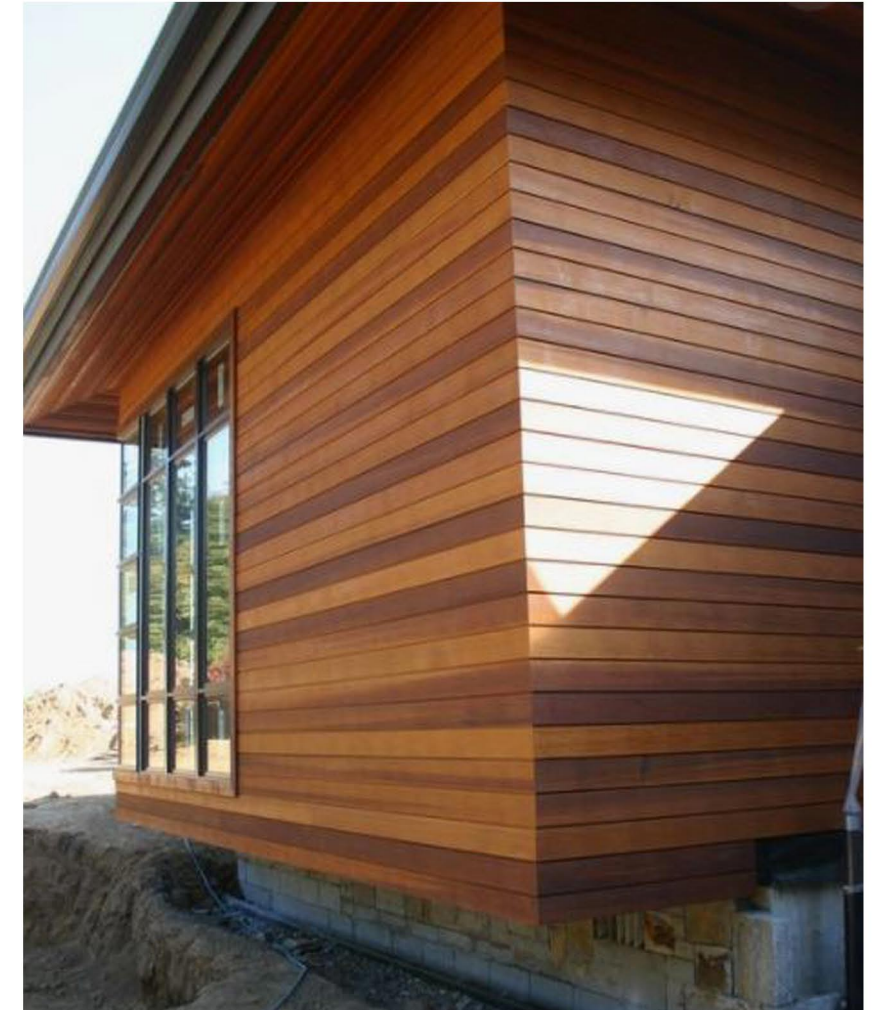
Aluminum supports, powder coated to match stainless steel,
with stainless steel cables.
Gate at side with be stainless steel as well, to match.

Proposed Railing



Industrial Outdoor WeatherTight Wall
Mount Fixture in stainless steel finish

Proposed Lighting



Sealed Western Red Cedar (Smooth Grade A,
kiln dried) cladding with mitred corner returns
to building face

Proposed Wood Accent



PGT Winguard Vinyl Horizontal Rollers
(XO Configuration)

Proposed Windows



Stanley Ferrara Steel Door With Lites,
color to match SW Steely Grey

Proposed Second Floor Doors

(Existing first floor storefront doors
and windows to remain)