

**COCOA REDEVELOPMENT AGENCY BOARD
REGULAR MEETING AGENDA**

DATE: Tuesday, April 4, 2017

TIME: 5:00 p.m.

LOCATION: Cocoa City Hall
65 Stone Street

I. CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES

AGENDA: Regular Meeting of April 4, 2017

MINUTES: Regular Meeting of March 7, 2017

III. DELEGATIONS

IV. PRESENTATIONS

V. OLD BUSINESS

VI. NEW BUSINESS

1. Commercial Façade Grant Application – 607 Florida Avenue
2. Budget Transfer for Harrison Street Design and Engineering Expenses

VII. ATTORNEY'S REPORT

VIII. AGENCY MEMBERS AND STAFF REPORTS

1. Old City Hall Site
2. Cocoa Riverfront Pedestrian Connector
3. FIND Grant

IX. NEXT MEETING DATE

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Tuesday, May 2, 2017, at 5:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

X. ADJOURNMENT

NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend. The facility wherein this meeting will be held is accessible to the physically handicapped. Please be advised that more than one member of the City Council may attend.

Pursuant to Section 286.0105, *Florida Statutes*, the City hereby advises the public that: if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, and such record shall include 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 otherwise allowed by law. This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

**MINUTES
CITY OF COCOA
COCOA COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
March 7, 2017**

The Cocoa Community Redevelopment Agency held a regular meeting at 5:00 p.m. at Cocoa City Hall, 65 Stone Street, Cocoa, FL. as publicly noticed.

I. CALL TO ORDER/ROLL CALL:

Henry U. Parrish, III	Chairman
Don Boisvert	Vice Chairman
Jan Stewart	Agency member
Jeri Blanco	Agency member
Ed Lanni	Agency member
Clarence Whipple Jr.	Agency member
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel

Chairman Parrish called the meeting to order at 5:06 pm

PRESENT:

Henry U. Parrish, III	Chairman
Don Boisvert	Vice Chairman
Jan Stewart	Agency member
Ed Lanni	Agency member
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel (telephonically)
Monica Arsenault	Recording Secretary

ABSENT:

Jeri Blanco	Agency member
Clarence Whipple Jr.	Agency member

STAFF PRESENT:

John A. Tiikanich Jr., AICP, City Manager, Steven P. Belden, AICP, Community Services Director and Samia Singleton, Redevelopment Specialist.

Agency member Lanni provided the invocation and led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

II. APPROVAL OF AGENDA /MINUTES:

* A MOTION was made by Vice Chairman Boisvert; **SECONDED** by Agency member Warner to approve the agenda for the regular meeting of March 7, 2017 with the amendment that item number one under New Business be changed to House Bill 13.

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (5-0)

* A MOTION was made by Vice Chairman Boisvert; **SECONDED** by Agency member Warner to approve the minutes of the special meeting of February 14, 2017.

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (5-0)

III. DELEGATIONS

NONE

IV. PRESENTATIONS:

NONE

V. OLD BUSINESS:

NONE

VI. NEW BUSINESS:

1. House Bill 13

Mr. John Titkanich, City Manager, shared that House Bill 13 is charting a course to eliminate Community Redevelopment Agencies (CRAs) in the state of Florida. **Mr. Titkanich** stated that if the CRA does not have a project initiated before October 1, 2017, then no further projects may commence after that date. Brevard County is taking up a resolution to rescind and revoke the powers to issue debt temporarily until a workshop can be held for CRAs on April 13, 2017. **Mr. Titkanich** shared that he will be attending the meeting in Tallahassee on March 8, 2017 to speak on behalf of the City's CRAs.

2. Historic Cocoa Village Rack Cards

Ms. Samia Singleton, Redevelopment Specialist, requested authorization from the Agency for a payment of \$464.46 to The Proof is in the Printing for the production of 10,000 Historic Cocoa Village rack cards.

* A MOTION was made by Agency member Warner; **SECONDED** by Agency member Stewart to authorize a payment of \$464.46 to The Proof is in the Printing for the production of 10,000 Historic Cocoa Village rack cards.

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (5-0)

3. Cocoa Riverfront Pedestrian Connector – Recommendation to Award C&D Construction

Mr. Steven Belden, Community Services Director, explained that staff is seeking a motion from the Agency to award Phase 2 Lee Wenner Park Renovations – Construction of the Cocoa Riverfront Pedestrian Connector, to C&D Construction, Inc. P.O. Box 236577, Cocoa, FL, 32923, and authorize the City Manager to negotiate and execute the contract. Mr. Belden stated that on January 26, 2017 the City of Cocoa opened bidding for the construction of the Cocoa Riverfront Pedestrian Connector. Costs included site preparation, a concrete walkway and pedestrian bridge. Purchasing sent out fifty-two (52) invitations and notifications to bid and received three (3) responses from thirty-five (35) plan holders. The three vendors that responded were Estep Construction, Inc., Canaveral Construction and C&D Construction, Inc. After staff reviewed the bids received, C&D Construction, Inc.'s estimated cost of \$469,700.00 for the Cocoa Riverfront Pedestrian Connector was deemed to be the lowest, most qualified bid. Additionally, in 2016 the City was awarded a Florida Inland Navigation District (FIND) grant for Phase 2 of the Lee Wenner Park Renovations, which will reimburse the Agency up to 50% of the project costs. Staff will negotiate with the contractor to reduce the project cost to the budgeted amount of \$375,000.00 through value engineering. Mr. Belden explained that based on the lowest bid recommendation, there would be a reduction of \$469,700.00 from the Infrastructure Account. The Infrastructure Account currently has an unencumbered balance of \$620,000.00. \$375,000.00 is budgeted for the Cocoa Riverfront Pedestrian Connector.

* A MOTION was made by Vice Chairman Boisvert; **SECONDED** by Agency member Lanni to approve staff's recommendation to award Phase 2 Lee Wenner Park Renovations – Construction of the Cocoa Riverfront Pedestrian Connector, to C&D Construction, Inc. P.O. Box 236577, Cocoa, FL, 32923, and authorize the City Manager to negotiate and execute the contract.

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED (5-0)

Agency member Stewart asked when C&D Construction, Inc. would have a proposal to present to the Agency. **Mr. Belden** explained that the first step for staff is to notify C&D Construction, Inc. that they have been selected for the project. Staff will then be able to negotiate and prepare a contract with C&D Construction, Inc. **Mr. Belden** shared that he was hopeful the contract would be ready to present in approximately thirty (30) days. **Mr. Belden** stated that the project would begin construction thereafter and would take anywhere between one-hundred and sixty (160) to two-hundred (200) days for completion.

VII. ATTORNEY'S REPORT:

NONE

VIII. AGENCY MEMBERS AND STAFF REPORTS:

1. Florida Inland Navigation District (FIND) Grant Application – Sovereign Submerge Land Lease

Mr. Belden shared that both he and **Agency Counsel Garganese** conducted research on the City's Sovereign Submerge Land Lease and found that the extension of the T-Dock will not require any modifications to the existing lease.

2. Brownfields Redevelopment Program Update

Ms. Singleton shared an update regarding 6 Forrest Avenue. She stated that fencing has been stapled up around the site and the soil sampling has been completed. She stated that the soil samples indicated signs of contamination and results of the type of contamination are still being anticipated. **Ms. Singleton** shared that the ground water, however, is not contaminated. The consultants are in the process of preparing a plan for soil delineation in order to determine how to remediate the site.

Ms. Singleton shared an update regarding 300 Brunson Avenue. She stated that all soil removal activities are completed.

Ms. Singleton shared that there are Environmental Site Assessments (ESAs) pending at 6 Rosa L. Jones Boulevard and 500 S. Cocoa Boulevard. **Ms. Singleton** shared that 625 Brevard Avenue and 461 King Street are both undergoing a Phase 2.

Ms. Singleton shared that staff has submitted applications for the Voluntary Cleanup Tax Credit Program. The City is expecting to receive \$18,473.89 in tax credits for the cleanup at 6 Forrest Avenue and \$50,785.49 for the cleanup at 300 Brunson Avenue.

3. Old City Hall Site

Mr. Belden shared an update on the old City Hall site. **Mr. Belden** explained that, with the Agency's approval, staff is prepared to put out a Request for Proposals (RFP).

Subsequent to this, **Mr. Belden** stated that staff was approached by an individual interested in purchasing the property outright and developing it. **Mr. Belden** explained that this individual, **Mr. Bill Baer**, had previously put a deposit down for one the Brownstones from the previous project and after the project fell through decided it may be feasible to develop the property himself. **Mr. Belden** shared that the vision is similar to the previous project in that the developer would like to construct multiple brownstones but this time include a corner market instead of a restaurant.

Mr. Bill Baer approached the Agency to share his thoughts on the potential project and to answer questions.

IX. NEXT MEETING DATE:

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, April 4, 2017 at 5:00 PM in the Council Chambers located at Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

X. ADJOURNMENT:

* **MOTION made by Vice Chairman Boisvert; SECONDED by Agency member Warner to adjourn the regular meeting of March 7, 2017.**

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (5-0)

MEETING WAS ADJOURNED AT 5:49 pm

Respectfully Submitted By:

Henry U. Parrish III, Chairman

Monica Arsenault, Recording Secretary

COCOA REDEVELOPMENT AUTHORITY

AGENDA ITEM VI-1

Commercial Façade Grant Application – 607 Florida Avenue

MEMO DATE:

March 27, 2017

AGENDA DATE:

April 4, 2017

PREPARED BY:

Samia Singleton, Redevelopment Specialist 

REQUESTED ACTION:

Approve a request for a Commercial Façade Improvement Program grant in the amount of \$10,000 for the building located at 607 Florida Avenue.

BACKGROUND

Ms. Maria G. Lucas is requesting a Commercial Façade Improvement Program grant, in the amount of \$10,000, for the construction of an awning and fence at her commercial property at 607 Florida Avenue. The total project cost is \$23,302.

STAFF COMMENTS

607 Florida Avenue is located in a highly visible location in Cocoa Village at the intersection of Florida Avenue and Orange Street. This is also the location of the restaurant Café Unique and proposed sports bar/restaurant. Florida Ave is currently undergoing a transformation into a “complete street”, designed to enable safe access for all users, including pedestrians, bicyclist, motorists, and transit riders of all ages and abilities. It will be redesigned to include stamped concrete sidewalks, ornamental street lights, landscaping, on-street parking, and bicycle-shared lanes. Given its location, improvements made to this property will complement the improvements being made to the street. Staff fully supports the request for a Commercial Façade Improvement Program grant for proposed improvements at 607 Florida Avenue.

the street. Staff fully supports the request for a Commercial Façade Improvement Program grant for proposed improvements at 607 Florida Avenue.

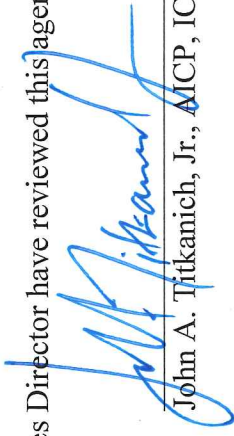
BUDGETARY IMPACT

If approved, there would be a reduction of \$10,000 from the Commercial Façade Grant Program (Account 110-3230-559.83-00 Other Grants & Aids).

REVIEWED

The City Manager and Community Services Director have reviewed this agenda item.

City Manager

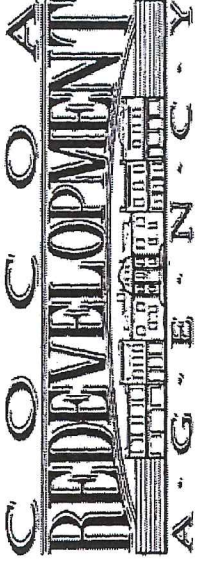

John A. Titkanich, Jr., AICP, ICMA-CM

Community Services Director


Steven P. Belden, AICP

REQUESTED MOTION

Approve a request for a Commercial Façade Improvement Program grant in the amount of \$10,000 for the building located at 607 Florida Avenue.



COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION

The Cocoa Community Redevelopment Agency (Cocoa CRA) sponsors a Commercial Façade Improvement Program (CFIP) to assist in the improvement of real property located in the Cocoa CRA Area. Matching grants of up to \$10,000.00 are available per commercial parcel/project to qualified applicants whose property is located in that portion of the Cocoa Redevelopment Area eligible for grant funding (*property on Brevard Ave., Delannoy Ave., and Harrison St. are ineligible*). Applications must be submitted two weeks in advance of each CRA meeting. The Cocoa CRA meets on the first Tuesday of each month.

Property Owner/Applicant Name: MARIA G. LUCAS
Phone Number: 321-543-2072
Mailing Address: 607 FLORIDA AVE., COCOA, FL. 32922
Property Address: JAME AS ABOVE
Business Name: CAFE UNIQUE

Description of Planned Improvements:

FRONT EXTERIOR OF BLDG WILL BE CLEANED + PAINTED
AN AWING 60X23 WILL BE ADDED IN FRONT OF THE BLDG
ALONG WITH A FENCE FOR SAFETY + PATRON SECURITY.
THE FENCE WILL ENCLOSE A PATIO SEATING AREA
FOR PATRONS. PRICE COST BELOW SUBJECT TO CHANGE
IF WE'RE TO NEGOTIATE LOWER PRICES.

Total Project Cost: TWENTY-EIGHT THOUSAND, EIGHT HUNDRED TWELVE DOLLARS

Grant Funds Requested: TEN THOUSAND DOLLARS (\$10,000.00) (\$28,812.00)

Applicant/Owner Certification

I hereby submit this application and application requirements. I have read the CFIP grant requirements. I understand that the project must be completed within one year from date written approval is received, unless otherwise approved or extended. I understand that grant funds will be provided on a reimbursement basis once all work is complete. I agree to leave the completed project in its approved design and colors for a period of five years from the date of completion. I understand the Agreement will contain a covenant running with the land that binds future successors to also maintain the improvements and failure to maintain the improvements shall be a breach of the covenant and will result in having to pay back the entire amount of the grant, plus interest.

See ATTACHED AS PREVIOUSLY SIGNED

Signature of Owner/Applicant

Date

For MR Belden (signature)

Application Requirements

1. Copy of Deed/Proof of Ownership
2. Copy of City local business tax receipt
3. Color Photographs/Slides of Current Condition
4. Site Survey (required ONLY in the case of landscaping improvements)
5. Estimates/quotes/bids for all costs associated with the project ("Sweat equity" hours will not be credited.)
6. Complete, written scope of rehabilitation work
7. Complete, written description of the projects ability to meet the design criteria for funding outlined on the third page of this application
8. Evidence (such as a letter from your banker) of available private funds to pay for the rehabilitation. (The Commercial Façade Program is a reimbursement program in which funds are paid to owners after receipts have been given to the city showing that all contractors and sub-contractors have been paid in full.)
9. Proof of insurance coverage (Please ask your insurance agent to send the Accord Form)

Program Guidelines

To be eligible to receive a grant, the applicant must:

- Own the subject property (property owners may designate a tenant as their agent, but the owner shall sign the CFIP Application);
- Own property in a commercially zoned area within the Cocoa CRA that is not used solely for residential purposes;
- Have a current City of Cocoa local business tax receipt or obtain one prior to reimbursement of funds;
- Be current on all property taxes and utility charges; and
- Own property suitable for façade improvement, as determined at the sole discretion of the Cocoa CRA.

The following applicants/properties are ineligible to receive a grant:

- Properties used solely for residential purposes, including multi-family and single-family residences. Vertically-mixed uses with a non-residential component are permitted at the discretion of the Board;
- **Property on Brevard Ave., Delannoy Ave., and Harrison St.**
- Non-profit corporations, unless (i) a substantial portion of the property is used for commercial purposes and is subject to ad valorem taxation; or (2) the non-profit corporation's property is of historic or cultural significance in the City of Cocoa; and
- Owners of vacant land

Eligible and Ineligible Expenses

All improvements eligible for matching funds must be visible from the public right-of-way and must be intended to preserve and protect the structure or aesthetic integrity of the commercial building.

Eligible primary improvements for grant matching funds include:

- Façade rehabilitation
- Removal of deteriorated or undesirable exterior alterations
- Stucco restoration
- Replacement or reconstructive woodwork
- Replacement, repair, or restoration of cornices, eaves, parapets, or other architectural features
- New doors and windows
- Restoration of historically appropriate doors, windows, or building features
- Signs, awnings, and canopies

- Exterior lighting
- Entranceway modifications that improve the appearance or access to the commercial building
- Landscaping, including hardscaping around the perimeter of the property and irrigation if needed to support landscaping. Preference given to drought-tolerant trees and plants. Must be consistent with City of Cocoa Code.
- Fencing around the perimeter of the property (must be substantially visible from the right-of-way)

The following ancillary work may be eligible for matching funds only when performed in conjunction with a primary improvement:

- Building cleaning (non-sandblasting)
- Painting

Ineligible improvements include:

- New building construction or new building additions
- Roof repairs
- Interior improvements
- Portable signs, such as sandwich boards or A-frame signs
- Flags and banners
- Tables, chairs, and umbrellas
- Acquiring property
- Improvements completed prior to Application submittal
- Parking lot improvements
- Improvements that are not substantially visible from the public right-of-way

Application Process

The Application will be processed in the following manner:

1. The Office of Economic Development will review all filed Applications for completeness and will return any Application that is not deemed complete.
2. A site inspection must be scheduled by the City of Cocoa building inspector to determine if the building is suitable for the façade improvements proposed, i.e., that the building's current condition will support the improvements. The Applicant shall agree to provide access to the property for purposes of inspection.
3. The Office of Economic Development will evaluate all filed Applications in accordance with the above-described priorities and requirements of this Policy.
4. Completed and evaluated Applications will be scheduled for consideration by the Cocoa CRA
5. Applicants shall be present and prepared to discuss the proposed improvements.

Pre-Application Counseling Date: _____
Staff Member Initials: _____
Date Submitted: _____

DESIGN CRITERIA FOR FUNDING CONSIDERATION:

- ✓1. The proposed façade improvements must be conducted on a commercial property located within the Cocoa Redevelopment Area. (Threshold requirement)
- ✓2. All criteria, elements, or information requested in the application must be complete. (Threshold requirement)
- ✓3. Priority will be given to projects which preserve or restore the historical or heritage elements of the commercial building, site, or Cocoa Redevelopment Area.
4. Priority will be given to visible projects having a major or substantial neighborhood impact (i.e. greater weight will be given to those that incorporate structural modifications as opposed to a "paint over". Roof improvements will be considered if the improvements are visible from the public right-of-way).
- ✓5. Priority will be given to the projects which address the safety of customers and/or employees at the commercial location.
- ✓6. Priority will be given to projects which address the security of customers and/or employees at the commercial location.
- ✓7. Priority will be given to projects which address the convenience of employees and/or customers at the commercial location.
- ✓8. Priority will be given to projects which will prevent, diminish or eliminate a blighted condition.
- ✓9. Priority will be given to projects that reflect a greater proportion of private funds to be utilized over those funds being provided under the Cocoa Façade Improvement Program.
10. Priority will be given to "partner projects" which will cause the upgrade and structural improvements to two or more properties simultaneously.

ELIGIBLE EXPENSES:

- ✓1. Exterior improvements that are visible from the public right-of-way and are intended to preserve and protect the structural integrity of the commercial building;
2. Lighting;
3. Landscape Improvements;
- ✓4. Awnings;
- ✓5. Signage;
- ✓6. Painting of other coatings or similar application.

Pre-Application Counseling Date: _____
Staff Member Initials: _____
Date Submitted: _____

COCOA REDEVELOPMENT AREA DESIGN CRITERIA REVIEW FORM

On an attached sheet(s), please provide the following information in as concise a manner as possible.

THIS FORM IS TO BE COMPLETED BY A STAFF MEMBER

1. Historical and/or heritage elements preserved or restored _____
 2. Neighborhood impact assessment _____
 3. Safety based improvements for employees and/or customers _____
 4. Convenience based improvements for employees and/or customers _____
 5. Security based improvements for employees and/or customers _____
 6. Eliminates, prevents or diminishes a blighting condition _____
 7. Provides 50% more private funding than the public funding being requested of the redevelopment agency _____
 8. Upgrades two or more properties simultaneously _____
 9. The property location is within the Cocoa RDA area _____
 10. The application is complete _____
- Total _____

Pre-Application Counseling Date: _____
Staff Member Initials: _____
Date Submitted: _____

APPLICATION PROCESS:

1. Applicant shall submit completed application packets, in accordance with the minimum requirements contained herein, to the City of Cocoa Office of Economic Development.
2. All application packets must be received by the Office of Economic Development at least two (2) weeks before the Cocoa RDA meeting, otherwise the application will be reviewed at the following meeting (approximately one (1) month later).
3. All applications will be reviewed upon receipt by the Office of Economic Development. Any application which does **not** contain all of the minimum required elements and/or information shall be returned to the Applicant for completion and re-submittal.
4. All completed applications shall be ranked by the Office of Economic Development in accordance with the commercial façade improvement's guidelines.
5. All completed and ranked applications shall be scheduled for consideration by the Cocoa RDA.
6. Applicants should be present and prepared to discuss their project and request in detail.

Note: No improvements are to begin prior to RDA Board approval.
Improvements started before the board approval will not be funded.

The undersigned understand the criteria required for grant request approval.



Signature of Applicant/Owner

FEB 27 2017

Date

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Cathy Penner
ISLAND TITLE & ESCROW CORP.
2425 N. COURTENAY PKWY #107
MERRITT ISLAND, FLORIDA 32953

Property Appraisers Parcel Identification (Folio) Numbers:
24-36-33-35-34

File No. **03-8270** _____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 2 #Names: 2
Trust: 1.50 Rec: 9.00 Serv: 0.00
Mfg: 0.00 1,750.00 Excise: 0.00
Int Tax: 0.00

THIS WARRANTY DEED, made the 20th day of June, A.D. 2003 by THE BRICKYARD INC., A FLORIDA CORPORATION, herein called the grantor, to MARIA G. LUCAS whose post office address is 189 GRANT ROAD, MERRITT ISLAND, FL. 32953, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BREVARD County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Cathy Penner
Witness #1 Signature
CATHY PENNER

Witness #1 Printed Name
Sandra Baron
Witness #2 Signature

Sandra Baron
Witness #2 Printed Name

THE BRICKYARD INC., A FLORIDA CORPORATION

BY: Hermann Bach L.S.
HERMANN BACH, PRESIDENT
27 INDIAN VILLAGE TRAIL, COCOA BEACH, FL. 32931



CFN:2003286958 09-15-2003 08:26 am

OR Book/Page: **5054 / 1399**

EXHIBIT "A"

Parcel 1:
Lot 34, PLAT OF THE RESURVEY OF R.A. HARDEE'S PLAT OF INDIAN RIVER CITY, according to the Plat thereof, as recorded in Plat Book 1, Page 28, Public Records of Brevard County, Florida, together with the East 1/2 of Vacated Alley Adjacent to the West Line.

AND

Parcel 2:
Begin at the Southeast corner of Lot 34, HARDEE'S PLAT OF INDIAN RIVER CITY, as recorded in Plat Book 1, Page 28, said point also being the Northeast corner of Lot 12, SINGLETON'S FIRST ADDITION TO COCOA, as recorded in Plat book 1, Page 28, from said POINT OF BEGINNING run South 00 degrees 00 minutes 00 seconds West along the East line of said Lot 12 for a distance of 0.30 feet; thence run South 89 degrees 55 minutes 02 seconds West said line running along the South face of an existing building and privacy wall for a distance of 199.93 feet to the West line of Lot 2, Block 12, as shown in S.F. TRAVIS' ADDITION TO COCOA, as recorded in Plat Book 1, Page 71, thence run North 00 degrees 01 minutes 33 seconds West along West line of said Lot 2 for a distance of 0.30 feet the Northwest corner of said Lot 2, said point also being the Southwest corner of said Lot 34, HARDEE'S PLAT OF INDIAN RIVER CITY, thence run North 89 degrees 55 minutes 02 seconds East along the South line of said Lot 34, for a distance of 199.93 feet to the POINT OF BEGINNING.



CFN:2003286958
OR Book/Page: 5054 / 1400

THE PERSON(S), OR ENTITY BELOW:

CAFE UNIQUE
607 FLORIDA AV
COCOA, FL 32922

BUSINESS PERIOD: October 1, 2016 - September 30, 2017
EXPIRES: SEPTEMBER 30, 2017

LOCATION:
607 FLORIDA AV
CITY OF COCOA, FL 32922



Business Name and Location Address

LIQUE CREATIONS DESIGNS
ARIA G. LUCAS
7 FLORIDA AVE
COCOA FL 32922-7975

2016 Florida Annual Resale Certificate for Sales Tax

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2016

DR-16
8-10-16

15-8012265116-1

extending this certificate or the certificate number to a selling dealer to make a retail purchase of tangible personal property, or to sell, lease, or otherwise dispose of tangible personal property, or to use the certificate for any other purpose, is a violation of the law.

Resale as tangible personal property.
Re-rental as tangible personal property.
Resale of services.

• Re-rental as commercial real property.

• Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.

• Re-rental as transient rental property.

• Incorporation as a tangible personal property component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

Florida law provides for criminal and civil penalties for fraudulent use of a Florida Annual Resale Certificate.

Receipt Number 17-00001175
10/16-09/17

CAFE UNIQUE
607 FLORIDA AVE
COCOA FL 32922

BASE FEE	ADDITIONAL CHARGE	LATE PENALTY	TOTAL PAID
74.00	0.00	0.00	74.00

NAICS Code: 722

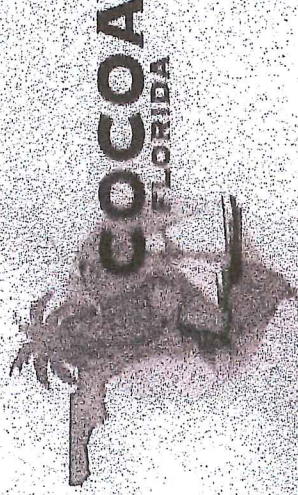
Classification: Food Services and Drinking Places

Local Business Tax Receipt Number: 17-00001175

Date Issued: September 30, 2016

Expiration Date: September 30, 2017

Location Address:
607 FLORIDA AVE





FLORIDA

Business Name and Location Address

CAFE UNIQUE
MARIA G. LUCAS
507 FLORIDA AVE
COCCOA FL 32922-7975

2016 Florida Annual Resale Certificate for Sales Tax

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2016

Certificate Number

15-8013523423-9

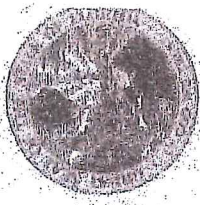
By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and subsequent sales tax, the person or business named above certifies that the taxable property or services purchased or rented will be used for one or more of the following purposes:

- Re-rental as commercial real property.
- Re-rental as residential property.
- Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

It is unlawful to extend this certificate and civil penalties for fraudulent use of a *Florida Annual Resale Certificate*.

KEN LAWSON, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS**



NOTED: NOW IS LICENSED
IN THE DIVISION OF Chapter 509 FS.
EXPIRATION DATE: 12/31/2017

NON-TRANSFERABLE



MARIA LUCAS
CAFE UNIQUE
507 FLORIDA AVE
COCCOA FL 32922

DISPLAY AS REQUIRED BY LAW SEQ # L1603080000692
DISPLAY AS REQUIRED BY LAW SEQ # L1504020000263



607 FLORIDA AVENUE – CAFÉ UNIQUE

The Café Unique Building will be painted as shown in the “AFTER” picture. Awning will be constructed across the front of the building. A decorative fence will be constructed in the same space to maintain access to the restaurant / lounge and create a controlled environment. The awning will cover an outside patio seating area.

This improvement as planned complies with the design criteria as outlined in the grant application. It’s in a commercial area and it enhances the existing building while also creating a safe and controlled environment for patrons, employees and the general public. The building itself is a “historic” building having been built in the 1950’s. By refurbishing the building and retaining the basic look it diminishes blight and helps upgrade the Cocoa village.



Partnered with *The Canvas Shop*
Since 1973

Customer Time Out Sports Bar
Address 607 Florida Ave
City Cocoa FL
Phone 321.403.3894
Attention Scott

Install at Time Out Sports Bar
Address 607 Florida Ave
Email scott.timeoutsportsbar@gmail.com
Fax _____
Date 11/2/2016

Manufacture and Install

Design and Built By The Awning Factory

Covered Outdoor eating area for front of building. Measuring 60' X 23' Projection- 12" Sign Bar . Covered in a Weblon Fabric.

Awning to meet or exceed current building codes. Please see attached rendering. **Total Price Canopy \$16,322.00**

This will include all supports and overhang for the three sides. Finish to be milled aluminum finish

Please see attached renderings - CP2707 Portlight Red Weblon Coast Line Premium Vinyl - Laced Method

This bid includes any permit forms and drawings required. It does not include your local permit fee or Impact fee. As soon as the proposal is accepted and deposit is received the drawings and permit will be filed.

Seating Area Railing Pricing- NOT INCLUDED IN BID PRICING BELOW Railing/Fence around the outdoor canopied area this will cover all three sides and includes three gates for egress and entry. Total Price Railing \$6,980.00
Powder coated finish for gate fence. Railing style #34 Core Drilled and cemented into concrete.

Permit Y ☒ N ☐

DIG-SAFE WILL BE NOTIFIED

The Awning Factory is not responsible for timeframe of permitting process. Completion time begins when permit is approved

Completion Time *Estimated 8 Weeks*

TERMS:

Progress Payment

This estimate is valid for 30 days

Transfer of ownership begins only after we are paid in full

Additional Permit Fees/Impact Fees
may be required Engineering if
needed at additional fees

Customer Signature _____

Print Name _____

Date _____

Sales Rep _____

Martin Welch

Deposit: (Date _____) \$ 11,651.00

Balance Due \$ 11,651.00

Contract Amount \$ 23,302.00

Includes:
12 Month Workmanship Warranty
All Applicable Taxes

635 Wilmer Avenue, Orlando, FL 32808 Tel: 407-898-6001 Fax: 407-852-1313
info@theawningfactory.com website: www.theawningfactory.com





SCOTTSDALE INSURANCE COMPANY®
COMMERCIAL GENERAL LIABILITY COVERAGE PART
SUPPLEMENTAL DECLARATIONS

Policy No. CPS2416169 Effective Date 03/27/2016
12:01 A.M., Standard Time

Named Insured MARIA LUCAS Agent No. 09011

Item 1. Limits of Insurance	
Coverage	Limit of Liability
Aggregate Limits of Liability	\$ <u>1,000,000</u> Products/ Completed Operations Aggregate \$ <u>2,000,000</u> General Aggregate (other than Products/ Completed Operations)
Coverage A - Bodily Injury and Property Damage Liability	any one occurrence subject to the Products/ Completed Operations and General Aggregate Limits of Liability \$ <u>1,000,000</u> any one premises subject to the Coverage A occurrence and the General Aggregate Limits of Liability \$ <u>100,000</u>
Damage to Premises Rented to You Limit	any one person or organization subject to the General Aggregate Limits of Liability \$ <u>1,000,000</u>
Coverage B - Personal and Advertising Injury Liability	any one person subject to the Coverage A occurrence and the General Aggregate Limits \$ <u>5,000</u>

Item 2. Description of Business

Form of Business:
☐ Individual ☐ Partnership ☐ Joint Venture ☐ Trust ☐ Limited Liability Company
☒ Organization including a corporation (other than Partnership, Joint Venture or Limited Liability Company)

Location of All Premises You Own, Rent or Occupy:
See Schedule of Locations

Item 3. Forms and Endorsements

Form(s) and Endorsement(s) made a part of this policy at time of issue:
See Schedule of Forms and Endorsements

Item 4. Premiums

Coverage Part Premium:	\$ <u>707</u>
Other Premium:	\$ <u></u>
Total Premium:	\$ <u>707</u>

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.



Policy Number
CPS2416169

12:01 A.M.: Standard Time at the mailing address shown in ITEM 1.

Business Description: LESSORS RISK

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy. This policy consists of the following coverage parts for which a premium is indicated. Where no premium is shown, there is no coverage. This premium may be subject to adjustment.

Coverage Part(s)

Commercial General Liability Coverage Part

Commercial Property Coverage Part

Commercial Crime And Fidelity Coverage Part

Commercial Inland Marine Coverage Part

Commercial Auto Coverage Part

Professional Liability Coverage Part

**SURPLUS LINES
INSURERS' POLICY
RATES AND FORMS
ARE NOT APPROVED
BY ANY FLORIDA
REGULATORY
AGENCY.**

Total Policy Premium: \$ 2,462.00

TOTAL TAXES, SURCHARGES OR FEES \$ 328.09

Policy Total: \$ 2,790.09

Form(s) and Endorsement(s) made a part of this policy at time of issue:

SEE SCHEDULE OF FORMS AND ENDORSEMENTS

LAT/MT
3/24/16

Christopher S Siegel

THIS COMMON POLICY DECLARATION AND THE SUPPLEMENTAL DECLARATION(S), TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART(S), COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED POLICY.

OPS-D-1 (8-10)

INSURED

opsd1j.fap

COCOA REDEVELOPMENT A - G - E - N - C - Y

AGENDA ITEM VI-2

Budget Transfer for Harrison Street Design and Engineering Expenses

MEMO DATE:

March 22, 2017

AGENDA DATE:

April 4, 2017

PREPARED BY:

Samia Singleton, Redevelopment Specialist

SS

REQUESTED ACTION: Approve a budget transfer of \$15,681.00 from the Contingency account to Infrastructure for design and engineering expenses for the Harrison Street Streetscaping Project.

BACKGROUND

In 2008, the Cocoa Community Redevelopment Agency approved the Cocoa Waterfront Master Plan, which includes proposed streetscape improvements to Harrison Street.

In 2015, staff initiated design and engineering of the Harrison Street Streetscaping Project – the total cost for the fiscal year was \$33,841.00. \$66, 550.00 was budgeted in Fiscal Year 2016 for the final design services for Harrison Street.

The project is currently in the final design stage, Harrison Street between Delannoy Ave intersection to the Lee Wenner Park entrance – with \$15,681.00 of the budgeted amount remaining. This remaining amount of \$15,681.00 was not budgeted in Fiscal Year 2017. Therefore staff is requesting a budget transfer of \$15,681.00 from the Contingency account to the Infrastructure account to account for the remaining design and engineering expenses of the Harrison Street Streetscaping Project.

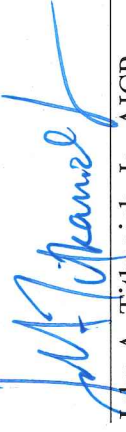
BUDGETARY IMPACT

Staff has prepared a budget transfer of \$15,681.00 from the Contingency account (110-3230-559.39-00) to the Infrastructure account (110-3230-559.63-00).

REVIEWED

The City Manager, Community Services Director, and Finance Director have reviewed this agenda item.

City Manager



John A. Titkanich, Jr., AICP

Community Services Director



Steven P. Belden, AICP

Finance Director



Teri Butler 3.27.17

REQUESTED MOTION

Approve a budget transfer of \$15,681.00 from the Contingency account to Infrastructure for design and engineering expenses for the Harrison Street Streetscaping Project.

Account		Cocoa CRA - Description	FY2017 Annual Budget
		PERSONNEL SERVICES	
110-3230-559.12-00		Regular Salaries & Wages	\$ 53,686
110-3230-559.12-12		Accrual Payouts	\$ 1,233
110-3230-559.14-00		Overtime	\$ 0
110-3230-559.21-00		F.I.C.A.	\$4,399
110-3230-559.22-00		Retirement Contributions	\$4,189
110-3230-559.23-00		Life/Health Contributions	\$7,680
110-3230-559.24-00		Worker's Compensation	\$136
110-3230-559.27-00		Cafeteria Plan	\$2,400
		Total Personnel Services	\$ 73,723
		OPERATING EXPENSES	
110-3230-559.31-00		Professional Services	\$ 0
110-3230-559.31-01		Legal Expenses	\$4,000
110-3230-559.34-00		Contract Services Riverfront Park Maintenance - \$75,000	\$75,000
110-3230-559.39-00		Contingency Contingency - \$223,069 FDOT Loan Principal - \$49,694 Old City Hall Principal - \$25,514	\$298,277
110-3230-559.40-00		Travel & Per Diem	\$1,600
110-3230-559.41.00		Communications	\$300
110-3230-559.42.00		Postage	\$250
110-3230-559.44-00		Post Office Lease - Orange Street Tower	\$68,000
110-3230-559.45-00		Insurance	\$4,911
110-3230-559.46-00		Repair/Maintenance - Equipment Repair Maintenance - \$500	\$500
110-3230-559.47-00		Printing & Binding	\$500
110-3230-559.48-00		Promotional Activities	\$ 0
110-3230-559.49-00		Other Charges and Obligations Legal Advertising - \$750	\$750
110-3230-559.52-00		Operating Supplies Operating - \$500	\$500
110-3230-559.54-00		Memberships/Publications Books and Publications - \$250 Membership Dues - \$750 - DEO, FRA	\$1,000
110-3230-559.55-00		Training Education and Seminar Fees - \$900	\$900
110-3230-559.63-00		Infrastructure Cocoa Riverfront Connector - \$375,000 Florida Ave Streetscape - \$210,000 Boat Slip Design - \$40,000 Boat Slip Construction - \$45,000 Wayfinding Gateway Entry - \$160,000	\$830,000
110-3230-581-91-30		Transfer to Capital Projects Fund FDOT Loan - Interest - \$41,932	\$70,057
110-3230-581.91-01		Transfer to General Fund City Hall Loan Interest - \$28,125	
110-3230-559.82-00		Aid to Private Organizations Cocoa Main Street - \$25,000	\$25,000
110-3230-559.83-00		Other Grants and Aids Commercial Façade Program - \$50,000	\$50,000
Total Operating Expenses			\$1,430,645
Total Budget			\$1,504,368
		Carryover Funds	\$136,620
		*Other Revenue	\$226,027
		FY2017 TIF Revenues	\$1,141,721
		Total FY2017& Funding	\$1,504,368

*USPS 12 months @ \$3,252.25/month

*FIND Grant \$187,000