

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, MARCH 14, 2017 - 6:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL ONE HUNDRED DOLLARS (\$100.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
 - B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
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1. CALL TO ORDER/ROLL CALL

2. CITIZEN COMMENTS

Addressing the Commission: Comments by Dania Beach citizens, or other interested parties that are not part of the regular agenda, may be made during each Commission meeting during the period set aside for "citizen comments." A thirty (30) minute "citizen comments" period shall be designated on the agenda for citizens and interested persons to speak on matters not scheduled on that day's agenda. Each speaker shall be limited to 3 minutes for his or her comments. Persons desiring to speak during the citizen comment period shall inform the City Clerk prior to the beginning of the meeting of their intention to speak. If more than 10 speakers express a desire to speak, the Commission shall determine, on a meeting by meeting basis, whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

- 1. CRA Executive Director Report
- 2. 2017 Arts and Seafood Celebration Update

4. PRESENTATIONS

- 1. Dania Beach 2017 Arts and Seafood Celebration Poster Unveiling

5. CONSENT AGENDA

- 1. Minutes:
Approve Minutes of February 14, 2017 CRA Board Meeting
- 2. Travel Requests: None

3. Approve the Commercial Property Improvement Grant Application for Xiao Xia He, on behalf of Rainbow Investment Realty, 242 South Federal Highway, in an amount not to exceed \$10,000.00
4. Authorizing RMA, LLC to prepare a Market Analysis for the Downtown and City Center, in an amount not to exceed \$8,000.00

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

8. BOARD MEMBER COMMENTS

9. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Staff Report

Continued from:

Requested Action (Identify appropriate Action or Motion)		
Executive Director Administrative Report		

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
Executive Director Administrative Report

To: Chair, Vice Chair and Board of Commissioners
From: Rachel Bach, Executive Director
Date: March 14, 2017
Re: **DBCRA Project Updates – February 2017**

Attached please find an updated Project Staff Assignment report. The following is a summary of highlights

Project Updates

- FEC Pedestrian Crossing – FEC completed design work and awaiting contractors cost estimate
- NW 1st Avenue Streetscape – EDSA contracted to prepare conceptual plans
- MPO/TAP Grant – Initial design submittal to FDOT March 24, awaiting revised design plans
- South Broward Mobility – meeting with Cities of Hollywood and Hallandale Beach to develop a scope of work for a South Broward Mobility study.
- JA Ely Blvd Safe Routes to Schools Application – Urban Health Partnerships has been contracted through BRHPC and the Healthy Community Zone to assist in preparation of the application which is due in June 2017

Events

- Merchant Meeting subject promoting your business with social media held February 16, 2017
- Neighborhood Ambassadors at the Tiki Bar at the Dania Beach Boat Club held February 23, 2017

Downtown

- Completed door to door merchant surveys
- Updated (field checking) asset and available space inventory
- City Center RFQ circulating for final comment – Awaiting final draft from legal (postposed to Board)

PATCH

- New Market Hours: ***M-Th 8 – 10 a.m.; Fri 4 – 8 p.m.; and, Sat 9 – 1 p.m.***
- Neighborhood Nights @ the PATCH (screened Gnomeo and Juliet) – February 10
- Heart Health Event @ PATCH – February 18
- Oasis Clean Up March 18, hosted at the PATCH

Arts and Seafood Celebration

- Promoting Youth Art Competition and Kids “Name the Lobster” Contest
- Sponsorship discount for Chamber of Commerce members \$750 for booth or 10% of other sponsor levels
- Don’t forget to submit old pictures for the Dania Beach “Memory Wall”

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Staff Report

Continued from:

Requested Action (Identify appropriate Action or Motion)		
2017 Arts and Seafood Celebration Update		

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
2017 Arts and Seafood Celebration Update

Memo

To: Chair, Vice Chair and Board of Commissioners
From: Rachel Bach Interim, Executive Director
Date: 3/7/2017
Re: **2017 Arts and Seafood Celebration Update**

The CRA is currently working on making final preparations for the 2017 Fifth Anniversary of the Dania Beach Arts and Seafood Celebration, and the following is an update on the event.

Art:

We extended the deadline for artists' submission and as of writing we had 60 registered artists. We anticipate having about 70 artists this year which is the same number as last year. Artists are paying the following fees:

Jury Fee \$15

Street Booth single \$150

Park Booth single \$200

Double Street Booth \$300

Double Park Booth \$400

An additional fee of \$50 is charged for a corner booth.

Performance Artists

Five performance artists will be creating murals throughout the event. The art themes are relevant to all things Dania Beach. After the show, the murals will be available for display in City facilities.

Sand Art

Team Sandtastic will be back this year to build a sand sculpture throughout the two days. The theme will reflect 5 years of The Dania Beach Arts and Seafood Celebration. As usual this will be the centerpiece of the event at the park and will provide great visuals for our ongoing social media campaign throughout the event.

Entertainment:

The Casino is providing a National Rock Band from New York City, The band has received both American Music Award and Grammy Nominations, and appeared on the Billboard Charts several times. They have a unique style which is popular and they will attract many of their fans to our show.

The line-up for both days is as follows:

Saturday

12:30-2:00	Sucker Punch	Country
2:30-4:00	Brothers of Others	Rock
4:30-6:00	Purple Madness, Prince/Tribute	Funk/R&B
6:30-8:00	National Band	Rock

Sunday

12:00-1:00	Josh Rowand & Pitbull of Blues Band	Blues
1:30-2:30	Speaker Box	R&B
3:00-4:00	Moska Project	Rock/Reggae
4:30-6:00	Caribbean Chillers, Tribute/Jimmy Buffett	Country/Folk

SeaFood

Golden Gate Foods is our Food Vendor Concessionaire and they are contracted to provide a good mix of Seafood along with other vendors for the event. They are also coordinating our three home based chefs who have been with the event from its inception. Tip Conch, Big Pappa Ts and the Lions Club.

We will receive all menus and prices of items in the next couple of weeks however in terms of overall pricing, seafood items will sell for a range of \$10 to \$35 depending on portion size. The \$35.00 plates offered are large size sampler plates but there will be smaller less expensive seafood plates. For the vendors food pricing is a component of food costs, (seafood is generally expensive) and fees for their booth. The Concessionaire sold \$35.00 plates successfully last year and will be offering them again as there were customers for this item.

The large plates comprise the following options according to the patrons' choice:

One Option: Rice or French fries, fried shrimp, calamari, stuffed clams or crab, fried fish, clam strips.

Another option is Fries or Rice, boiled shrimp, crawfish, crab legs, corn and potatoes. This is the equivalent of "supersize me" versus a single item priced at \$15 and up. And again this is the function of seafood prices

The prices are not specifically fixed for our event but are the standard prices charged at festivals. The Concessionaire will ensure that value and quality for money are provided in the Seafood plates.

Other food prices should run between \$10- \$15-\$20 depending on the meal option. Corn will be available for about \$5, and a number of smaller cart vendors will sell standard festival refreshments.

The Concessionaire has reached out to food trucks to participate in the show and should know about their participation in the next week.

Food Vendor Fees

This year we are charging \$750 for a 10 by 10 spot, \$350 for a cart and our home based chefs are paying \$400. All vendors have to pay a \$200 refundable cleaning deposit and this will be returned upon satisfactory clean- up of area. There is a vending fee which is the greater of the deposit or 20% of gross sales and each vendor has to report their gross daily sales to the Concessionaire.

Comparable vendor prices may be found at the *Pompano Beach Seafood* and *Everglades Seafood Festival* to name two. Many shows charge 25-35%. Vendor fees. This is the first time we are using this Concessionaire and their fee structure was based on what they are paying us, and an attempt to be reasonable to enable vendors to have a successful show.

Food Court Accommodation

We have increased the size of the food court large tent and added more seating for patrons.

Chef Showcase

We have four Chefs lined up but we are expecting more to sign on. Six were registered last year.

Parking

Over 500 parking spaces are available at the Casino and we will also be using the City Center Parking Garage which has 140 available spaces. A Shuttle will be transporting patrons to the park. The Church of the Resurrection usually runs a private parking service and charges patrons.

Restroom Location,

Portable restrooms are being provided in various locations throughout the park. Restrooms are not going to be located in close to proximity to the Food Vendors.

Merchandise Sales

The CRA is selling merchandise again this year. We have expanded our line to include, posters, tee shirts, tank tops, and caps. This was based on customer requests last year. Our poster artist Henriette Kitte is supervising the production of our posters and will be available at the Information Booth to assist with sales and sign posters.

Volunteers

We are currently recruiting volunteers for all areas. Standing Ovations has prepared a Volunteer Guide and Booklet which will be posted on the Website. In addition we will be meeting with the various volunteer section heads to discuss protocol at the event. A security officer will be assigned to the VIP/Hospitality Area at the event and volunteers are being specially selected for that area.

Promotion

RMA is working on marketing and promotion for the event. The following is a summary and schedule of promotional opportunities, and ad buys so far. We will also be doing live interviews and an extensive accelerated Social Media outreach in the days leading up to the event.

Print Advertisements:

- Travel Host
- Sun Sentinel
- New Times
- Tidbits
- Cahoots
- Dania Press
- Hola Latinos
- Sun times
- Sharp Saver
- Aventura Digest

Comcast TV Commercials begin airing on various cable channels from 3/7/2017 right through until the start of the event

Y100 radio commercials begin airing on 3/29/2017 and end on 4/8/2017. We expect Y100 out at the event on Saturday April 8, 2017.



100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

tel (954) 924-6801
fax (954) 921-2604
www.DaniaBeachCRA.org

Through our sponsor Jimbos we will be on 99 Kiss Country.

Dedicated Facebook campaign and event page with boosted posts

Print Collateral:

- Rack cards
- Posters
- Banners & signage
- Event program guide

Free online calendar listings

Numerous press releases sent to local media contacts leading up to the event

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Presentation

Continued from:

Requested Action (Identify appropriate Action or Motion)

Dania Beach 2017 Arts and Seafood Celebration Poster Unveiling
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Purchasing Requests ONLY

Dept:	Acct #:	Amt:
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Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Dania Beach 2017 Arts and Seafood Celebration Poster Unveiling
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CENTER STAGE WITH THIS YEAR'S ARTS & SEAFOOD ARTIST

kitteartist.com | Hkitte@aol.com | 954-920-4574



Studio: Canterbury Square. | 38 South Federal Hwy. Studio #11

HENRIETTE KITTE

"Art has become a source of life and it feeds my intellect."

ARTS & SEAFOOD POSTER ARTIST

Henriette Kitte has graciously contributed her time in creating the imaginative and animated art that is used for this year's Fifth Annual Dania Beach Arts and Seafood Celebration (DBASC). Her 2017 poster will be unveiled during the March 14th CRA Board meeting and will also be on display during the March 23rd Event Kick-Off Party

SUNFLOWERS AND MASON JARS



FT LAUDERDALE MAGNOLIA TREE

"I am truly honored to be a part of this year's Celebration and showcase my art," states Kitte. She is also active in promoting artists and their work in the Atrium Gallery as chair of the Dania Beach Creative Arts Council. The original painting, a full sheet, is valued at the starting price of \$ 1,000. An auction will be held where all proceeds will be donated to complete the City Hall Atrium Art Gallery.

ABOUT HENRIETTE



The youngest of seven children, Henriette “Kitte” Arnold was encouraged to perform to her maximum by her mother. Being exposed to extremely talented siblings, who were also urged to high standards, helped her to set goals early in life. Kitte’s first recollection of drawing was at the age of four and, in her words, “I have never stopped practicing.” Educated in Haute Couture in 1955, Henriette began a forty-seven year career in fashion design. Her specialty was women’s clothing, primarily evening and wedding dresses.

Her creativity was exposed with successful design in theatrical costumes and Victorian era clothing. The Illinois Theatre Center, theatres in the city of Chicago, as well as suburban theatres, enjoyed her talents for over seven years. Accolades were many, but the plum was as an assistant designer for the Inspector General, at the Goodman Theatre of Chicago, which won the Jeffrey Award.

***"I have never
stopped practicing."***

JOIN US ON APRIL 8 & 9 FOR THE
5TH ANNUAL DANIA BEACH ARTS
& SEAFOOD CELEBRATION.

PURCHASE A SHIRT AND POSTER
VERSION OF THIS
BEAUTIFUL ARTWORK THAT WILL
REMIND YOU OF THE AMAZING
CELEBRATION FOR YEARS TO
COME.



MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, FEBRUARY 14, 2017 – 6:00 P.M.

1. Call to Order/Roll Call

Chairman James called the meeting to order at 6:00 p.m.

Present:

Chairman:	Tamara James
Vice-Chairman:	Bill Harris
Board Members:	Chickie Brandimarte Bobbie H. Grace Marco A. Salvino, Sr.
Executive Director:	Rachel Bach
City Attorney:	Thomas Ansbro
CRA Secretary:	Louise Stilson

2. Citizen Comments

There were no comments at this meeting.

3. Administrative Reports

3.1 DBCRA Project Updates – January 2017

Director Bach reviewed the information provided in the agenda packet.

Director Bach asked the Board for permission to apply for a grant that must be submitted no later than March 10, 2017. The CRA would use \$100,000.00 which is budgeted as the 20% match, for the SFTOD Program Grant through the South Florida Regional Planning Council. She noted approval to apply for this grant would also be required by the City Commission at their next meeting.

Board Member Grace motioned to approve application for the grant; seconded by Board Member Salvino. The motion carried unanimously.

4. Presentations

4.1 Redevelopment Best Practices and Update on City Center RFQ – Kim Briesemeister, Principal with RMA, LLC

Kim Briesemeister, Principal with RMA LLC, provided a CRA Overview PowerPoint presentation, which is attached to and incorporated into these minutes.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of January 10, 2017 CRA Board Meeting

5.2 Travel Requests:

Request from Emily Safran, PATCH Market Manager, to attend the Florida Organic Growers FAB (Fresh Access Bucks) Training in Orlando, Florida, on September 7-8, 2016 (Estimated cost \$77.95)

5.3 Approve the Commercial Property Improvement Grant Application for Nelson Wu, on behalf of Bake Shack, in an amount not to exceed \$20,000.00. *(Continued from January 10, 2017)*

Board Member Salvino motioned to approve the Consent Agenda; seconded by Board Member Grace. The motion carried on the following 5-0 Roll Call vote:

Board Member Brandimarte	Yes	Vice-Chairman Harris	Yes
Board Member Grace	Yes	Chairman James	Yes
Board Member Salvino	Yes		

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

There were no discussion items on this agenda.

8. Board Member Comments

Board Member Grace asked for an update on the Arts and Seafood Celebration.

Kathleen Weekes, CRA Manager, provided the schedule for the entertainment, location of the restrooms, security arrangements, parking, and other aspects of the event.

Board Member Salvino requested that an update on the progress of grants, such as the one for the Bake Shack, be provided to the Board on a regular basis.

Board Member Brandimarte questioned if the cost of food for the Arts and Seafood Celebration would be more reasonable this year.

Director Bach responded this year they are working with a food concessionaire, and as the vendors come in, they will be able to review their menus and price list. She noted there were too many seafood vendors last year and seafood is not cheap. We want to make sure there is a mix of other kinds of food that is less expensive.

Mayor James said she would like to know how much profit is made by the food vendors. CRA Manager Weekes noted this information is not known, but the vendors ask to come back every year.

Director Bach explained the reasons for using a food concessionaire rather than managing the vendors ourselves.

There was discussion on food vendors and food trucks. Board Member Salvino suggested we find out the cost of vendor spaces at comparably sized seafood festivals, as we are looking to profit share from the businesses.

9. Adjournment

Chairman James adjourned the meeting at 6:49 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

LOUISE STILSON, CMC
CRA SECRETARY

TAMARA JAMES
CHAIRMAN – CRA

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Approve Rainbow Investment Realty-Commercial Property Improvement Grant Application

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
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Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Rainbow Investment Realty-Commercial Property Improvement Grant Application, Memo Rainbow Investment Realty-Commercial Property Improvement Grant Application, Quotes and Supporting Documentation for Rainbow Investment Realty-Commercial Property Improvement Grant Application

FAÇADE AND EXTERIOR GRANT PROGRAM CHECKLIST

- ☒ Photographs of current condition of site and structures.
- ☒ Architectural renderings of proposed façade improvements in color.
- ☐ A detailed outline of all proposed improvements with cost estimate.
- ☐ If any components of the project pertain to paving, fencing, landscaping, etc., a survey showing location of work is also required.
- ☐ Applicant acknowledges that the property to be improved does not have any delinquent ad valorem taxes and is free of all municipal and county liens, judgments and encumbrances of any kind.
- ☐ Applicant acknowledges that properties that are sold within twenty-four months of receiving grant funding must repay the full amount of the grant and that a **lien** shall be recorded by the CRA against the property in order to secure the right of repayment.
- ☐ Cancelled check of payment to contractor/GC (your 20%). The CRA must receive proof of payment of your 20% via a cancelled check within fifteen (15) days of project start.
- ☐ Applicant must provide the CRA with at least three (3) quotes from a licensed contractor for the proposed work.
- ☐ Both the CRA Façade & Exterior Grant Program application and the CRA Façade & Exterior Grant Program agreement have been signed.
- ☐ Application fee of \$250 has been paid to Community Development Department for a review of proposed project in order to ensure compliance with City codes.
- ☐ **Please Note:** The properly executed Declaration of Restrictive Covenants must be recorded in the Broward County public records and a recorded copy provided to the CRA within ten days of receipt of the executed Program Grant Agreement. No Grant funds will be disbursed for the project before this is done.

Xiao Xia He
Signature

10-11-16
Date

XIAO XIA HE
Printed name

XXH Initial

Dania Beach Community Redevelopment Agency (CRA) FAÇADE and Exterior GRANT PROGRAM

About the Program

The CRA Façade Grant Program is an incentive available to businesses located in the CRA on either side of US-1/Federal Highway from Old Griffin Road to Sheridan Street, and on Dania Beach Blvd from SW 5th Avenue to Gulfstream Road, for aesthetic improvements to the exterior of a commercial building and site. Painting of the building, installation of awnings, new doors/windows, landscaping, and brick pavers are typical improvements covered by the Façade Grant Program.

This program is subject to funding availability. All applications will be scored based on the following criteria and in the event that multiple completed applications are received within a 30 day window, the highest scoring applications shall prevail. The CRA may provide a grant of up to \$20,000 with a 20% match from the business. See example below:

Example

30%

Project Cost:	\$ 25,000
CRA Grant:	\$ 20,000
Owner's Responsibility:	\$ 5,000

Properties that are sold within twenty-four months of receiving grant funding must repay the full amount of the grant. A lien shall be recorded by the CRA against the property in order to secure the right of repayment. Work on the project must begin within sixty (60) days following approval of the grant by the CRA Board. Applicant may reapply if deadline is missed.

- Eligible Improvements include aesthetic improvements to the building structure, such as exterior painting, installation of awnings, new windows and/or doors, and signage.
- Adjoining parking lots, roofs and landscaping are ineligible as stand alone projects however they may be included as a component of the eligible improvements as described above and will only be considered in conjunction with the overall physical facade improvements to the structure.
- Because of limited funding, staff from the CRA will evaluate the submissions and select those projects for submission to the CRA Board that beautify the area, will be a catalyst for economic development.
- All eligible projects will be required to apply for Enterprise Zone funding if applicable.

Please Note

Property to be improved must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments and encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for the property meet the goals and objectives as set forth in the Dania Beach CRA Plan. Upon grant approval, the property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

Scoring

Scoring for applications that are received by the CRA shall be based upon a 100 point value system.

1. Location- 40 Points
Businesses located along US-1/Federal Hwy in the core of the City Center/Downtown area from NW 2nd Street to Stirling Road, and on Dania Beach Blvd from SW 5th Avenue to NE 3rd Avenue shall receive the maximum points allotted in this category. Businesses that are outside of these targeted areas shall receive 20 points.
2. Use of sustainable materials- 20 Points
Sustainable materials might include for example xeriscaping, energy efficient lighting, environmentally sensitive paint or other types of sustainable or green initiatives. The maximum number of points allocated for the category means that the applicant has incorporated numerous green initiatives into their design.

3. In Business longer than three (3) years- 20 Points

xxH

Initial

If the applicant has been in business between 0-1, they receive 0 points; 1-2 years, they receive an automatic 10 points. If they have been in business 3 years or longer then the applicant will receive the maximum number of points for this category

4. Other renovations and business improvements outside of CRA incentives - 20 points.

If applicant contributes funding, (see table below for contribution point scale) above the required 20% match in order to make additional improvements to their business, they may receive up to 20 points.

CONTRIBUTION POINT SCALE

POINTS	EXTRA CONTRIBUTION AMOUNT
5	\$2,500 - \$4,999
10	\$5,000 - \$7,499
15	\$7,500 - \$9,999
20	\$10,000 and above

xxH

Initial

SECTION I

The Façade Grant Program benefits are contingent upon funding availability and approval by the CRA Board. Façade Grant Program benefits are not to be construed as an entitlement or right of a property owner or applicant. Grant funding for properties in the designated CRA areas is only available when such funding is consistent with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.

Step 1: Application Process

1. Business or property will start the application process by submitting an application to the CRA Staff for initial review. Once submitted to CRA Staff, the applicant must complete the application within thirty (30) calendar days. In conjunction with the initial application submission, a preliminary review of the proposed renovations to the property must be completed by the planning department (see Section II).

A completed application should include:

- A) A photograph of the property showing the area(s) for improvement.
- B) Conceptual design drawing(s) and cost estimate(s) of the proposed improvements. (At this point the CRA may provide conceptual design assistance.)
- C) Once the application is completed, it will initially be reviewed by CRA Staff who will then recommend approval or denial of the application.
- D) The application with a recommendation of approval or denial will be submitted in its entirety to the CRA Board of Commissioners for formal approval or denial.
- E) If the CRA Board approves the project, the CRA will provide the applicant with a Façade Agreement. The property owner shall not begin construction (Grants cannot be applied retroactively for work previously completed) until the Grant Agreement is signed by all parties. Improvements completed prior to approval by the CRA Board, **will not** be eligible for reimbursement.

SECTION II

PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- File complete application with Planning Department for preliminary review with required \$250.00 review fee.
- The application for planning department review must include **all** of the following items: Photographs of current condition of site and structures, architectural renderings of proposed façade improvements in color, a detailed outline of all proposed improvements with cost estimate. If any components of the project pertain to paving, fencing, landscaping, etc. a survey showing location of work is also required.
- Applicants are highly encouraged to address all components of the building façade including but not limited to painting, awnings, window/doors, lighting and signage to compliment the vision of the CRA plan.
- Owners of properties listed for sale may not apply for grant funding. Properties sold within twenty-four months of receiving grant funding **must repay the full amount**.

XXH
Initial

PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- The application must include **all** of the following items: Photographs of current condition of site and structures, architectural renderings of proposed façade improvements in color, a detailed outline of all proposed improvements with cost estimate. If any components of the project pertain to paving, fencing, landscaping, etc. a survey showing location of work is also required.
- Owners of properties listed for sale may not apply for grant funding. Properties sold within twenty-four months of receiving grant funding **must repay the full amount**.
- ✓ After approval by the CRA Board, the CRA will provide the applicant with an approved Grant Agreement for signature. The property owner shall not begin construction (Grants cannot be applied retroactively for work previously completed) until the Grant Agreement is signed by all parties. Improvements completed prior to approval by the CRA Board, will not be eligible for reimbursement.
- If deemed necessary, the CRA reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to; the proposed business plan, partnership/ownership information with equity positions, mortgage on the property, lease agreements, letter of Intent from lending institution and any other documents provided by the applicant.
- If your site plan or application request includes landscaping, the landscaping must consist of species and varieties of native plants that are drought tolerant require little irrigation and withstand the environmental conditions of Dania Beach. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.
- Property to be improved must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments and encumbrances of any kind. This provision can be waived by the CRA Board if development plans for the property meet the goals and objectives as set forth in the Dania Beach CRA Plan. Upon grant approval, the property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

I have read completely and understand the program requirements, including the application guidelines and grant reimbursement process.

Xiao Xia He
Signature

Date 11-7-16

Xiao Xia He
Printed Name and Title

COMMERCIAL IMPROVEMENT GRANT PROGRAM CHECKLIST

- ☐ One (1) hard copy and one (1) electronic copy of the completed application with check for \$250.00 made payable to the City of Dania Beach
- ☐ Photographs of current condition of site and structures.
- ☐ Architectural renderings of proposed façade improvements in color.
- ☐ A detailed outline of all proposed improvements with three (3) quotes from a licensed contractor.
- ☐ If any components of the project pertain to paving, fencing, landscaping, etc., a survey showing location of work is also required.
- ☐ Applicant acknowledges that the property to be improved does not have any delinquent ad valorem taxes and is free of all municipal and county liens, judgments and encumbrances of any kind.
- ☐ Applicant acknowledges that properties that are sold within twenty-four months of receiving grant funding must repay the full amount of the grant and that a **lien** shall be recorded by the CRA against the property in order to secure the right of repayment.
- ☐ Cancelled check of payment to contractor/GC (your 30%). The CRA must receive proof of payment of your 30% via a cancelled check within fifteen (15) days of project start (prior to first payment from the grant)
- ☐ Both the CRA Commercial Improvement Grant Program Application and Program Agreement have been signed.
- ☐ Preliminary schedule for completion of improvements
- ☐ Copy Authorized Agent letter (or other documentation) if applicant is not the owner
- ☐ Copy of Business Tax Receipt
- ☐ Completed W-9 Form for payee

Signature

Date

Printed name and Title

1. If your contractor agrees to wait for payment until a check is issued by the CRA of Dania Beach, you must submit an invoice for the work for both you and your contractor, a letter from you indicating the work is complete and you are satisfied with the job.
2. If your contractor(s) requires payment upon completion of the work you must pay the invoice. You may then provide the CRA/City of Dania Beach with the paid invoice and/or a copy of *both* sides of the cancelled check. It is also recommended that you obtain a release from your contractor in consideration of final payment
3. A CRA/City of Dania Beach staff member will visit the property and take a photograph of the completed project. A check will be issued in your name.

Yao Xia He

Signature of Applicant

Please Note

Property to be improved must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments and encumbrances of any kind. This provision can be waived by the CRA Board if development plans for the property meet the goals and objectives as set forth in the Dania Beach CRA Plan. Upon grant approval, the property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

XXH
Initial

FAÇADE PROGRAM APPLICATION

Date of Application 10-11-16

1. Address of project requesting incentive: 242 S FEDERAL HWY
DANIA, FL 33004

2. Name of Applicant: XIAO XIA HE

Address of Applicant: 242 S FEDERAL HWY, DANIA, FL
33004

Phone: (954) 927-5291 Fax: (954) 919-9918

Email: A800954@GMAIL.COM

3. Does the applicant own property? ☒ Yes ☐ No

If "No" box is checked, when will property be in control (own or long-term lease) of applicant?

Indicate the owning entity of the property (i.e. name on property title)

4. Project Description: FAÇADE AND EXTERIOR
BEAUTIFICATION

5. Total Project Cost 27,416

Total Funding Request 20,000

Initial

Authorized Representative

Xiao Xia He
Business Owner Signature

Property Owner Signature
(If different)

XIAO XIA HE
Print Name

Print Name

The Façade Grant Program benefits are contingent upon funding availability and approval by the CRA Board. Façade Grant Program benefits are not to be construed as an entitlement or right of a property owner or applicant. Grant funding for properties in the CRA boundaries is only available when such funding is consistent with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.

Please Note

Property to be improved must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments and encumbrances of any kind. This provision can be waived by the CRA Board if development plans for the property meet the goals and objectives as set forth in the Dania Beach CRA Plan. Upon grant approval, the property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

XXH
Initial

FRANK HILL CONSTRUCTION, INC

267 SW 12TH STREET
DANIA BEACH, FL 33004

954-520-9018

CGC007109

October 3, 2016

Nelson Wu
usaabc@gmail.com

RE: Office
242 S. Federal Highway
Dania Beach, FL

ESTIMATES

Supervision	1,000.00
Relocation of AC	1,000.00
Windows and doors , as per your specification	12,000.00
Demolition of stone wall	1,000.00
New front doors	2,000.00
New Wall	1,000.00
Painting exterior of building	2,000.00
Subtotal	22,848.00
Administrative Fee	2,690.00
Contractor Fee	2,660.00
TOTAL	\$25,850.00

FRANK HILL CONSTRUCTION, INC

267 SW 12TH STREET
DANIA BEACH, FL 33004

954-520-9018

CGC007109

October 3, 2016

Nelson Wu
usaabc@gmail.com

RE: Office
242 S. Federal Highway
Dania Beach, FL

ESTIMATES

Supervision	1,000.00
Relocation of AC	3,000.00
Windows and doors , as per your specification	12,000.00
Demolition of stone wall	1,000.00
New front doors	2,000.00
New Wall	1,000.00
Painting exterior of building	2,000.00
Subtotal	22,848.00
Administrative Fee	2,690.00
Contractor Fee	2,660.00
TOTAL	\$27,850.00

FRANK HILL CONSTRUCTION, INC

267 SW 12TH STREET
DANIA BEACH, FL 33004
954-520-9018
CGC007109

October 3, 2016

Nelson Wu
usaabc@gmail.com

RE: Office
242 S. Federal Highway
Dania Beach, FL

ESTIMATES

Supervision	1,000.00
Relocation of AC	1,000.00
Windows and doors , as per your specification	13,840.00
Demolition of stone wall	1,000.00
New front doors	2,000.00
New Wall	1,000.00
Painting exterior of building	2,000.00
Subtotal	22,848.00
Administrative Fee	2,690.00
Contractor Fee	2,660.00
TOTAL	\$27,190.00

FRANK HILL CONTSTRUCTION, INC.,
267 SW 12 STREET, DANIA, FL 33004
954-520-9018, EMAIL FHILLCONST@AOL.COM
CGC007109

Estimated Project Cost # 1

PROJECT TASKS		LABOR HOURS	LABOR COST (\$)	MATERIAL COST (\$)	TRAVEL COST (\$)	OTHER COST (\$)	TOTAL PER TASK
PROJECT DESIGN	Architectural renderings of proposed façade improvements in color	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT DEVELOPMENT	City of Dania Community Development Department	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT DELIVERY	A/C Installation Solar Bear	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$6,800.00
	Window Installation with East Coast	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$15,802.00
	Repainting and stucco work	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.00
	New flower bed and floral intallation	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT MANAGEMENT	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Supervision	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$3,750.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER COST	Clean and Trash Removal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00
	Other cost	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other cost	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotals		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Risk (Contingency)		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total (Scheduled)	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$29,752.00
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FRANK HILL CONTSTRUCTION, INC.,
267 SW 12 STREET, DANIA, FL 33004
954-520-9018, EMAIL FHILLCONST@AOL.COM
CGC007109

Estimated Project Cost # 2

PROJECT TASKS		LABOR HOURS	LABOR COST (\$)	MATERIAL COST (\$)	TRAVEL COST (\$)	OTHER COST (\$)	TOTAL PER TASK
PROJECT DESIGN	Architectural renderings of proposed façade improvements in color	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT DEVELOPMENT	City of Dania Community Development Department	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT DELIVERY	A/C Installation Solar Bear	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$6,800.00
	Window Installation with Home Depot	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$14,420.00
	Repainting and stucco work	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.00
	New flower bed and floral intallation	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT MANAGEMENT	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Supervisiion	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$3,750.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER COST	Clean and Trash Removal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00
	Other cost	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other cost	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotals		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Risk (Contingency)		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total (Scheduled)	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$28,370.00
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FRANK HILL CONTSTRUCTION, INC.,
267 SW 12 STREET, DANIA, FL 33004
954-520-9018, EMAIL FHILLCONST@AOL.COM
CGC007109

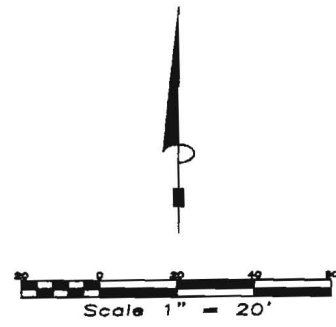
Estimated Project Cost # 3

PROJECT TASKS		LABOR HOURS	LABOR COST (\$)	MATERIAL COST (\$)	TRAVEL COST (\$)	OTHER COST (\$)	TOTAL PER TASK
PROJECT DESIGN	Architectural renderings of proposed façade improvements in color	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT DEVELOPMENT	City of Dania Community Development Department	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT DELIVERY	A/C Installation Solar Bear	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$6,800.00
	Window Installation with Gold Coast	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$15,516.00
	Repainting and stucco work	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.00
	New flower bed and floral intallation	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT MANAGEMENT	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Supervision	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$3,750.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER COST	Clean and Trash Removal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00
	Other cost	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other cost	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotals		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Risk (Contingency)		0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total (Scheduled)	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$29,466.00
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Architectural renderings of proposed façade improvements in color





Atlantic Coast SURVEYING, INC.

LB NO. 5495
8125 STIRLING RD BROWARD (954)587-2100
DAVE, FLORIDA 33314 PALM BEACH (561)488-8828
FAX (954)587-5418
© 2006 ATLANTIC COAST SURVEYING INC.

—+—+—+—	CENTERLINE	=====	CONCRETE BLOCK WALL	⊠	MONITORING WELL
----	WOOD FENCE	-----	OVERHEAD WIRES	⊞	CABLE JUNCTION BOX
-x-x-x-	METAL FENCE	-----	CONCRETE FENCE	⊞	POWER/LIGHT POLE
⊞	WOOD	→	OUT ANCHOR	⊞	WATER METER
		3.50'	DENOTES ELEVATION	⊞	FPAL/STP PAD

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS FOR LAND SURVEYS AS SET FORTH IN CHAPTER 81B.07, F.S. OF THE FLORIDA ADMINISTRATIVE CODE, AND THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 473.027 OF THE FLORIDA STATUTES.
DATE 08/22/06 PJB
DATE MICHAEL PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 2281

1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE LINES SHOWN HEREON WERE NOT INTERFERED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAY, OR OTHER INTERFERENCES OF RECORD.
3. ADJUSTMENTS OF SURVEY POINTS OF PLUMBING, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE INTERFERENCES WERE NOT LOCATED.
4. ADJUSTMENTS ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1983 UNLESS OTHERWISE SHOWN.
5. FENCE TIES ARE TO THE CENTERLINE OF FENCE WALL TIES ARE TO THE FACE OF WALL.
6. IF ANY INTERFERENCES WERE APPROPRIATELY HAD BEEN CONSIDERED TO AVOID CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL APPROPRIATELY HAD BEEN LOCATED IN ALL CASES INDICATING WALL CORNERS, THE LOCATION OF THE APPROPRIATELY OWNED PORTIONS.
7. THE DIMENSIONS AND INTERFERENCES SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD WALLS AND PLUMBING LINES.
8. PARTY WALLS ARE SHOWN ON PROPERTY LINES AND ARE 6" WIDE UNLESS OTHERWISE NOTED.
9. EXISTING TIEBACKS, PILES, OR OTHER FOUNDATION CONSTRUCTION ARE SHOWN BY APPROPRIATE SYMBOLS.

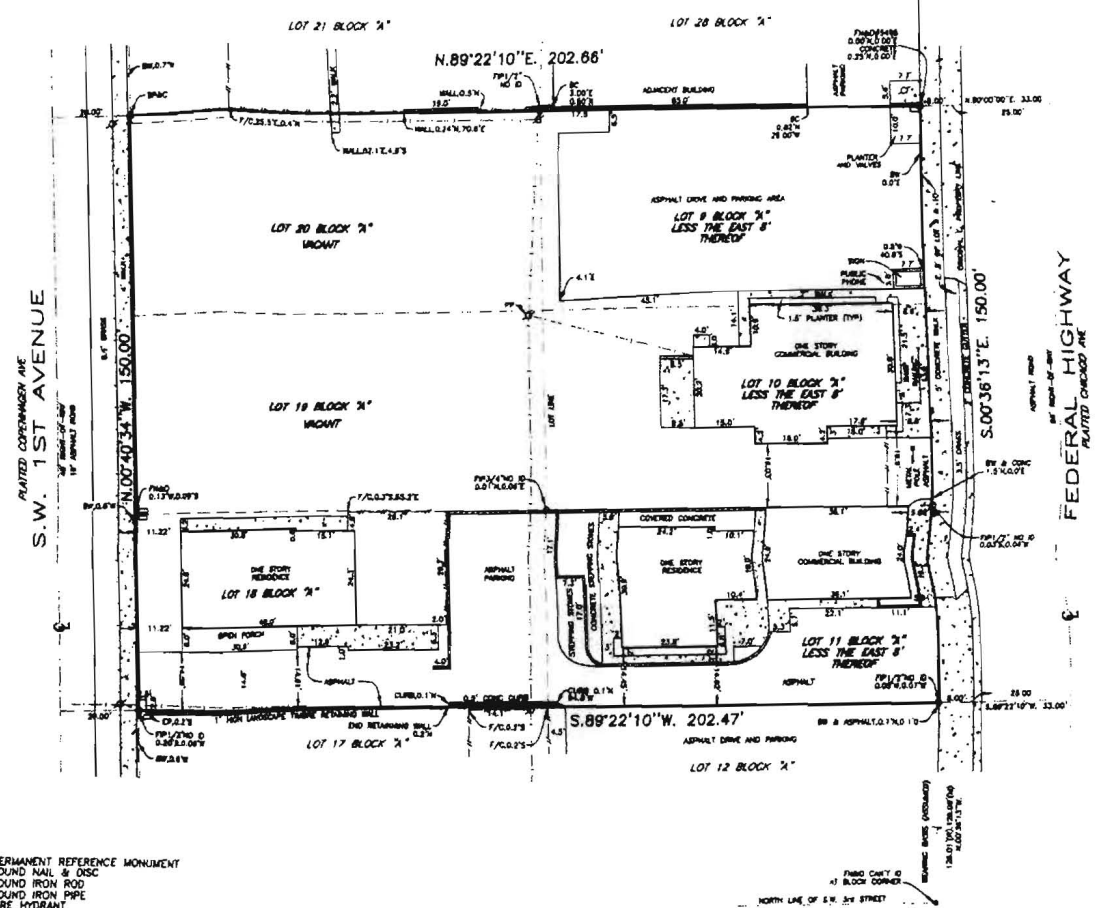
ABBREVIATIONS

P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
FN&D	DENOTES FOUND NAIL & DISC
FIR	DENOTES FOUND IRON ROD
FIP	DENOTES FOUND IRON PIPE
FT	DENOTES FIRE HYDRANT
CB	DENOTES CATCH BASIN
PP	DENOTES POWER POLE
SAN. MH	DENOTES SANITARY SEWER MANHOLE
SB BOX	DENOTES BELL/SOUTH TELEPHONE CLOSURE
WM	DENOTES WATER METER
WH	DENOTES WATER VALVE
OW WIRE	DENOTES OVERHEAD WIRES
CLF	DENOTES CHAIN LINK FENCE
N.T.S.	DENOTES NOT TO SCALE
F/C	DENOTES FENCE CORNER
F/L	DENOTES FENCE LINE
E/P	DENOTES END OF FENCE
HCCP	DENOTES EDGE OF PAVEMENT
CONC	DENOTES CONCRETE
BN	DENOTES BACK OF WALK
FN&D	DENOTES FOUND NAIL AND DISC
ROC	DENOTES BUILDING CORNER
POB	DENOTES POINT OF BEGINNING
PRC	DENOTES POINT OF REVERSE CURVE
CNF	DENOTES CORNER NOT FOUND
FP&L	DENOTES FLORIDA POWER AND LIGHT COMPANY
DRB	DENOTES OFFICIAL RECORDS BOOK
PG	DENOTES PAGE
SP&C	DENOTES SET 1/2" PIN & CAP # 5495
SN&D	DENOTES SET NAIL & DISC # 5495

LEGAL DESCRIPTION

LOT 9, 10, AND 11, LESS STATE ROAD AND LOT 16, LESS THE WEST 80.00 FEET OF THE NORTH 40.00 FEET AND LOTS 19 AND 20, BLOCK A, "PARK HILL AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 183, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFIED TO:
LAMBERT WU
RAINBOW INVESTMENT REALTY
PROPERTY ADDRESS:
230 S. FEDERAL HIGHWAY
DANIA, FL 33004
BOUNDARY SURVEY
PLOT # 28382
SURVEY DATE 08/18/05
FLOOD ZONE X
MAP DATE 10/02/97
MAP NUMBER 120634 0208 F
MB



Photographs of current condition of site and structures



Rainbow Investment Realty- 242 S Federal Hwy

Zoning Designation: SFED-MU

Reviewer: Anne-Christine Carrie, Planner 954-924-6805 x3654

All items reviewed are listed below.

1. Survey: Property survey and measurements are not legible. Submit a legible survey indicating setbacks for compliance review.
2. Code Violations. No violations as of 11/30/16 per the Code Division.
3. Architectural renderings of proposed façade. At discretion of CRA.
4. Provide dimensions for the façade modification for compliance review.
5. Per Sec. 510-30 (d), provide a pitched roof.
6. Per Sec. 510-30 (E): Provide details and description of windows.
7. Per Sec. 510-30 (H), provide glassed surface calculation.
8. Per Sec. 510-30 (L), heating, ventilation and air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from view or located so that such items are not visible from the designated arterial, adjacent residential properties or intersecting streets. The pipes new the door must be hidden from view. Revise plans.
9. Per Sec. 235-40 (A), fence height in the front yard may not exceed 4'. Please indicate fence height.
10. Quotes. Only 1 contractor quote was provided
11. Landscaping. Provide a landscape plan identifying the type, location and number of each proposed species for compliance review.
12. Photographs. Photographs of existing conditions were submitted as required.
13. Use: Per Sec. 302-10 Offices are permitted in this zoning district.
14. Signage:
 - Per Section 505.90, the cumulative square footage of building signage permitted on primary street (Federal Highway) is 1.5 times the linear foot of occupant street frontage. Furthermore, window signs shall not comprise more than 10% of the total window area. Please note that a legible survey is required for this, as previously mentioned. Provide the permitted and proposed signage area calculation (including window signs).
 - Additional square footage can be granted as a bonus in accordance with Section 505-210.

Carrie, Anne-Christine

From: Lunkins, Angel
Sent: Wednesday, November 30, 2016 4:05 PM
To: Carrie, Anne-Christine
Subject: RE: Code Check

Sorry for the delay, Thanks

From: Carrie, Anne-Christine
Sent: Wednesday, November 30, 2016 10:05 AM
To: Lunkins, Angel
Subject: Code Check

Good morning Angel:

Are there any code violations at the properties:

238 S Federal Hwy- 514203020070//////// No code cases or liens

242 S Federal Hwy-514203020080 No code cases or liens

Thank you

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"



Please Note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

PAYMENT DATE

11/29/2016

COLLECTION STATION

City Hall Window 2

RECEIVED FROMRAINBOW INVESTMENT
REALTY**DESCRIPTION**

242 S FEDERAL HWY

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004**BATCH NO.**

2017-02000172

RECEIPT NO.

2017-00008327

CASHIER

fincashier2

PAYMENT CODE		RECEIPT DESCRIPTION		TRANSACTION AMOUNT
PSP		Appl Review - Standard CRA FACADE GRANT APP 242 S FEDERAL HWY		\$250.00
Payments:		Type	Detail	Amount
		Check	251	\$250.00
Total Amount:				\$250.00

Customer Copy



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000874

Date: 11/23/16

RECEIVED FROM:

Name: RAINBOW INVESTMENT REALTY

Address: 242 S FEDERAL HWY

Address 2:

City/St/ZIP: Dania Beach, FL 33004

Service or Item	Amount
PSP - Standard Develop/Variance etc Application Fee	\$250.00

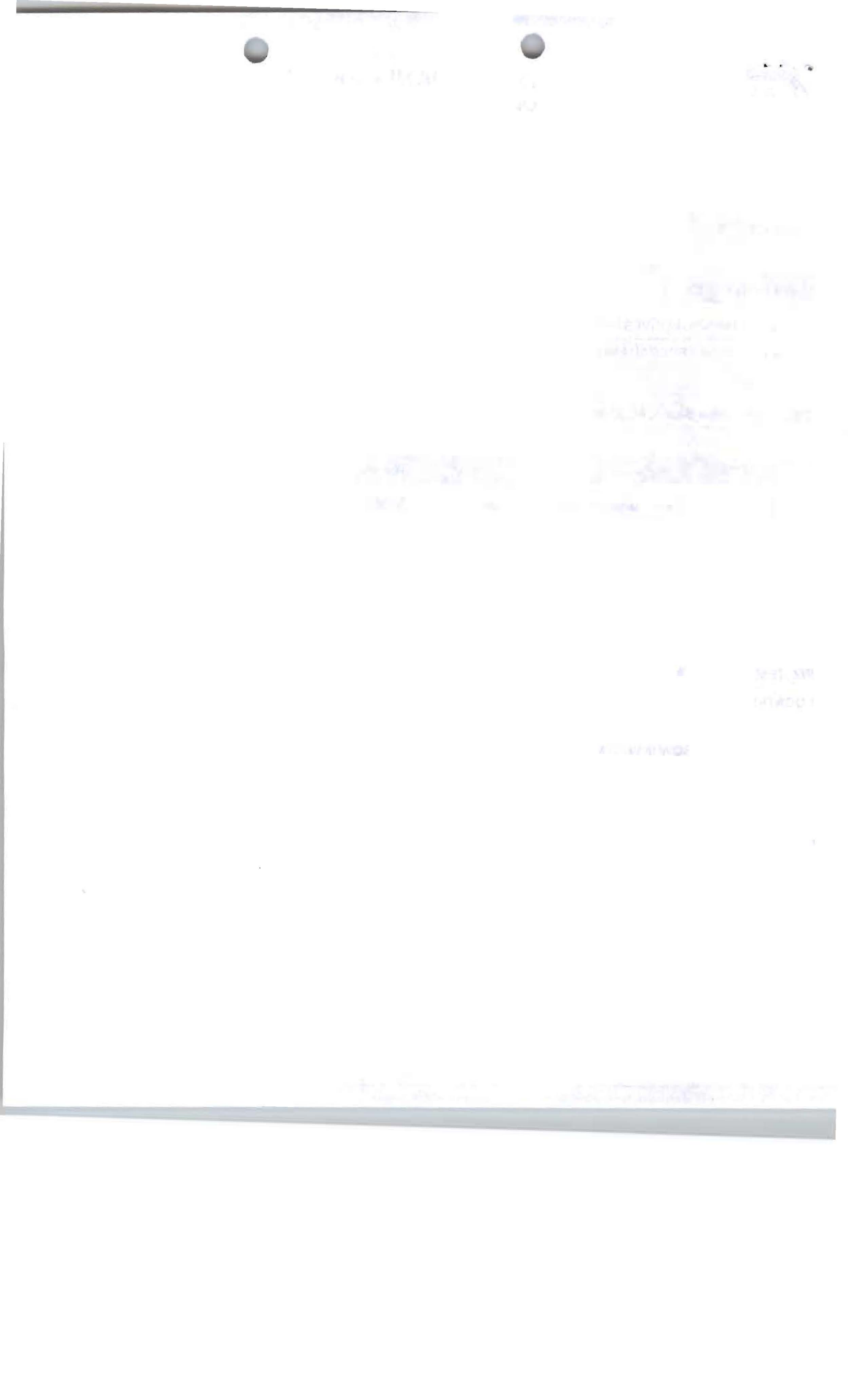
P/Z ITEM # CRA FACADE GRANT APPLICATION

LOCATION: 242 S FEDERAL HWY

APPLICANT: RAINBOW INVESTMENT REALTY

PREPARED BY: Anne-Christine Carrie

TOTAL DUE: \$250.00



To: CRA Board Members
From: Dan Murphy, Economic Development Manager
Date: March 14, 2017
Re: **COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM: Rainbow Investment Realty**

Background:

The **Commercial Property Improvement Grant Program** is a program specifically designed to assist businesses located on Federal Highway or Dania Beach Boulevard in the CRA to improve the exterior of commercial buildings and sites by creating aesthetic improvements. To improve street presence and visible appearance, the CRA may provide grants of up to \$10,000 with a 30 percent grant recipient match for a building of Rainbow's frontage on Federal Highway. Enclosed for your review and approval is the application for Rainbow Realty to participate. The following is a brief summary of the application:

Rainbow Investment Realty is commercial realtor at 242 South Federal Highway, immediately adjacent to Bake Shack and owned by the same proprietor. The owner recognizes the potential to preserve the basic character of this South Federal neighborhood while modernizing and upgrading the commercial offices. Exterior treatments including stormproofed windows and doors, modern signage, new stucco work and exterior painting plus upgraded landscaping. The proposed work would be undertaken simultaneously with Bake Shack improvements in an integrated and neighborhood friendly configuration.

Fiscal Impact

Funding is available and budgeted in CRA Fund Account #106-52-08-552-31-42. This grant will exhaust the remaining funds for Commercial Property Improvement grants during the fiscal year.

Recommendations:

Approval of the Commercial Property Improvement Grant Application for **Rainbow Realty** in an amount **not to exceed \$10,000**

To: CRA Board Members

From: Dan Murphy, Economic Development Manager

Date: 3/14/2017

Re: **COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM: Rainbow Investment Realty**

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Recommendations:

Approval of the Commercial Property Improvement Grant Application for **Rainbow Realty** in an amount **not to exceed \$10,000 contingent upon receipt of a third bona fide cost estimate.**

NEW STOREFRONT
GLASS SYSTEM
- CLEAR ANODIZED
"SILVER" -
"MILK GLASS"

NEW "RAINBOW"
THEMED MURAL

NEW SIGNAGE - SILVER FILM
NEW SMOOTH STUCCO, PTG. "WHITE"



Rainbow Realty

Commercial Property Improvement Grant

Scope of Work

Rainbow Realty has been a presence on South Federal Highway in Dania Beach for more than 10 years, its plain faux stone front purposely blending into an eclectic block of building types that includes Odabashian Carpets, The Bake Shack restaurant and Walgreen's pharmacy. The most distinctive feature of Rainbow Realty is a large elevated sign board visible to southbound Federal Highway traffic, a potentially defining visual space that has been unused for years.

The CRA Commercial Property Improvement Grant fund has \$10,000 remaining for FY 2016-17 and Rainbow Realty's application conforms to requirements:

- For properties with 60 feet or less of priority area street frontage - **Up to \$10,000**
- Eligible activities include substantial facade improvement and/or substantial site improvements that are visible from a major corridor or street within the priority area.
- To be eligible for this grant, Applicants must undertake a comprehensive improvement project undertaking 2 or more of the eligible improvements.

Accordingly, Rainbow Realty proposes to perform a renovation that includes:

- High Impact windows. The key improvement is to replace the glass windows and doors of the building with high impact glass. This improvement will necessitate an upgrade from wall-mounted air conditioning units to centrally controlled units – improvements to be made at the owner's expense. Estimates range from \$15,000 to \$20,000
- Landscaping. Currently the building features planters with shrubbery that block window view and cast an outdated façade to the property. New landscaping will be performed. Estimates range from \$600 to \$1,200.
- Painting. Once structural work has been completed a professional painter will be engaged to repaint the building. Estimates range from \$1,000 to \$2,200.

Nelson Wu proposes to select and engage subcontractors for each phase of the work and to invest at least \$3,000 as the owner's match commitment for receipt of the grant. Additionally Rainbow Realty has reached out to the Dania Beach Creative Arts Council Advisory Board and will consider displaying an original art work on the Rainbow Realty sign at no cost to the city.



EAST COAST
Windows & Doors INC.

PROPOSAL

STATE CERTIFIED GENERAL CONTRACTOR

LICENSE #CGC 1504443 ~ SPECIALTY BUILDING -GLAZING ~ CC#96-8170-G-X

1711 SW 7th Avenue - Pompano Beach, FL 33060

office (954) 581-2113 -mobile Chris 954-309-4221 - fax (954) 581-2114

PO# 162179

PROPOSAL SUBMITTED TO Nelson Wu	PHONE 954-559-1115	DATE 11/11/2016
STREET 242 S. Federal Highway	JOB NAME	
CITY, STATE AND ZIP CODE Dania Beach, FL 33004	JOB LOCATION	

90 day guarantee on repair, 1 year guarantee on new installation. Cleaning of windows, interior and exterior painting responsibility of others.

Page 1 of 2

Supply all materials, equipment and labor to install the following **IMPACT RESISTANT** products:

Mark

- 1** One (1) PGT Vinyl 5520 Series Fixed Picture Window with 1" Insulated Low-E Glass
- 2** Two (2) PGT Vinyl 5520 Series Fixed Picture Windows with 1" Insulated Low-E Glass
One (1) Structural mull bar with clips
- 3** Two (2) PGT Vinyl 5520 Series Fixed Picture Windows with 1" Insulated Low-E Glass
One (1) Structural mull bar with clips
- 4** Two (2) PGT Vinyl 5520 Series Fixed Picture Windows with 1" Insulated Low-E Glass
One (1) Structural mull bar with clips
- 5** One (1) PGT 3500 Series Single Storefront Door with 9/16" Clear Glass
Standard ADA threshold, push/pull bar
- 6** Two (2) PGT Vinyl 5520 Series Fixed Picture Windows with 1" Insulated Low-E Glass
One (1) Structural mull bar with clips
- 7** Two (2) PGT Vinyl 5520 Series Fixed Picture Windows with 1" Insulated Low-E Glass
One (1) Structural mull bar with clips
- 8** One (1) PGT 3500 Series Single Storefront Door with 9/16" Clear Glass
Standard ADA threshold, push/pull bar

All windows and doors will have white frames

All Low-E will be SolarBan 70xL and will have a greenish hue

All windows and doors will be full view (no colonial muntins/grids)



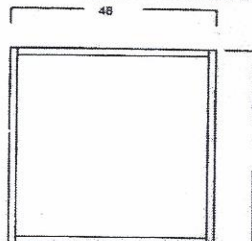
4700 West Prospect Road, #117
Fort Lauderdale, FL 33309
Phone: (954) 714-6800
Fax: (954) 714-8323
www.goldcoastwindows.com
Licenses:
Broward: CC#00-9627-G-X
Palm Beach: U-20260
St. Lucie: 23042

2012
QUOTATION ☒ CONTRACT ☐
LEGAL OWNER PROPERTY: NELSON WU
JOB NAME: _____
JOB SITE ADDRESS: 242 S FEDERAL Hwy
CITY: DANA BEACH ZIP: 33004
JOB SITE NUMBER: 9545591115
CELL PHONE: 9549276291

Contractor or Customer Name: _____

ADDRESS: _____ Phone: _____ Fax: _____
City: _____ State: _____ Zip: _____

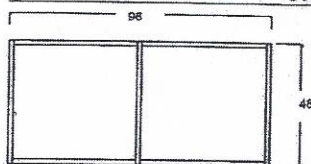
Item #	Qty	Type	Description	Finish	Size
3	1	Frame 3	SMI - 175 FIXED IMPACT SYSTEM-PRE-GLAZING	CLEAR:ANODIZED	48 X 48



Frame: SMI - 175 FIXED IMPACT SYSTEM-PRE-GLAZING:

1. Finish to be: CLEAR:ANODIZED
2. 9/16 BRONZE CLEAR .120 HS WHITE INTERLAYER

4	4	Frame 4	SMI - 175 FIXED IMPACT SYSTEM-PRE-GLAZING	CLEAR:ANODIZED	96 X 48
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Frame: SMI - 175 FIXED IMPACT SYSTEM-PRE-GLAZING:

1. Finish to be: CLEAR:ANODIZED
2. 9/16 BRONZE CLEAR .120 HS WHITE INTERLAYER

- 1) REMOVAL ALL OLD UNITS OFF PROPERTY & CLEAN INTERIOR & EXTERIOR AROUND WORK AREAS
- 2) ANY INTERIOR & EXTERIOR PLASTER WORK AROUND NEW OPENINGS INCLUDED
- 3) INTERIOR & EXTERIOR SEALANT WITH SHIKAFLEX INCLUDED
- 4) ALL NEW ELCO TAP CONG AS FOR COIDS INCLUDED

☐ MATERIALS ONLY ☒ HOME IMPROVEMENT ☐ NEW CONSTRUCTION

THIS CONTRACT IS YOUR WARRANTY FOR ONE (1) YEAR FOR MATERIALS, EXCLUDING GLASS AND SCREENS. WARRANTY IS PROVIDED BY MANUFACTURER.

This is a contract for the sale of materials only. Seller disclaims any responsibility for the installation or other use of these materials. Buyer and seller agree that seller does not have any knowledge of where these materials will be installed or at what elevation they will be installed. Buyer has selected the type, size, color, style, design and quantity of the materials designated herein and agrees they are correct as stated in this contract. All dimensions are exterior, width by height. If delivery is withheld for convenience or at request of customer or due to circumstances beyond seller's control, all balances are due once materials are produced.

Reasonable storage charges will accrue after (30) days and materials may be destroyed after (90) days. All deposits will be forfeited. Buyer agrees that partial releases from this order can be made only after balance is paid in full. By signing this contract, buyer agrees that seller shall not be liable for any consequential damages, including water damage, as a result of alleged defects in the materials or improper installation. If any changes, alterations or additions are made to the materials by anyone other than the seller, this warranty is void. This warranty only applies to materials sold by the seller. This order is subject to acceptance by the engineering department, credit department and an officer of the seller. In the event, any amounts owed are not paid when due, interest at the highest legal rate shall be assessed on any and all balances. Should litigation arise between seller and buyer, with regard to this sale, the prevailing party shall be entitled to costs and attorney's fees. Venue of any such proceeding shall be in Broward County, Florida. Receipts are necessary for any cancellation. There will be no returns or exchanges of material. Cancellation must be within 3 business days of agreement. This contract represents the complete agreement of the parties and can only be modified in writing and/or by the written acknowledgment supplied by seller to buyer. The acknowledgment supersedes this agreement. Seller shall not be responsible for any delay in delivery resulting from strikes, labor, difficulties, fire, hurricane or other casualty, delay in acquiring a permit or any causes whatsoever beyond its control. The contract price does not include permit fees, shop drawings, engineered drawings of calculation (sealed or otherwise), unless otherwise noted.

ONLY WRITTEN AGREEMENT WILL BE HONORED.

IF INSTALLATION IS INCLUDED.
Not responsible for flooring, wallpaper or other special wall finishes. No window cleaning. No electrical work. No painting. Glass and screen breakage not guaranteed after installation. Window and door openings, trim and furniture or built-in are the customer's responsibility to remove and replace. Leakage which may result after installation will be remedied, but may be not be responsible for water damage. Gold Coast Windows and Doors, Inc. will not take any liability for wired of alarms. Installer shall not be responsible for interior or exterior finishes, alarm systems or components.

COST

MATERIAL	✓
TAX	✓
INSTALLATION	✓
PERMIT/DRAWINGS	WILL BE AN EXTRA COST NOT KNOWN AT THIS TIME
PACKING	
TOTAL TAX INCLUDED	15516 ⁰⁰

PAYMENT SCHEDULE

50% DEPOSIT	7758 ⁰⁰
40% DUE ON ARRIVAL OF MATERIALS	6206 ⁴⁰
BALANCE DUE UPON COMPLETION	1551 ⁰⁰

By _____
LEGAL OWNER OF PROPERTY ONLY

08/23/16
DATE

By Boris Bondarenko
SALESMAN OF GOLD COAST WINDOWS AND DOORS, INC.

I understand & accept payment schedule as explained to me by salesman, as well as the above contract agreement _____ (INITIAL)

READ BEFORE SIGNING

BUYER'S RIGHT TO CANCEL



STATE CERTIFIED GENERAL CONTRACTOR

LICENSE #CGC 1504443 ~ SPECIALTY BUILDING -GLAZING ~ CC#96-8170-G-X

1711 SW 7th Avenue - Pompano Beach, FL 33060

office (954) 581-2113 -mobile Chris 954-309-4221 - fax (954) 581-2114

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PROPOSAL SUBMITTED TO Nelson Wu		PHONE 954-559-1115	DATE 11/11/2016
STREET 242 S. Federal Highway		JOB NAME	
CITY, STATE AND ZIP CODE Dania Beach, FL 33004		JOB LOCATION	

90 day guarantee on repair, 1 year guarantee on new installation. Cleaning of windows, interior and exterior painting responsibility of others.

Page 2 of 2

Description of work:

- Remove old windows and doors.
- Clean and inspect openings.
- Install new windows and doors.
- Anchor with code approved tapcons.
- Patch perimeter stucco where necessary.
- Caulk and seal inside and out.
- Sweep and vacuum all work areas.
- Haul away old windows, doors, and debris.

Notes:

- 1) Screens are included for all operable windows.
- 2) Federal law requires that all contractors test for lead in all homes built before 1978. Price below does not include lead renovation and/or abatement if lead is found.
- 3) **Homeowners/Condo Association approval is required before product is ordered**

Payment to be made as follows:

Down Payment due at contract signing:	\$	7,088.00
Due at completion of installation:	\$	8,860.00
Due after punch out and final inspection:	\$	1,771.00
Permit cost from the City/County:	To be Determined.	

We Propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:

dollars (\$) \$17,719.00).

Terms & Conditions:

- 1) East Coast Windows & Doors, Inc. will service manufacture's defects. However, defects and service schedule will not be cause for holding final payment.
- 2) East Coast Windows & Doors, Inc. is not responsible for manufacturer delays or acts of God that may delay installation.
- 3) East Coast Windows & Doors is NOT responsible for damage to any type of window treatment or flooring
- 4) East Coast Windows & Doors is NOT responsible for shutter removal
- 5) East Coast Windows & Doors is NOT responsible for custom wall finishes (wall paper, faux finishes, etc...)
- 6) East Coast Windows & Doors is NOT responsible for moving of furniture or any damages due to moving of furniture.
- 7) East Coast Windows & Doors, Inc. will not service Fiberglass Doors that are not stained or painted within 60 days of installation

Acceptance of Proposal - The above prices, specifications, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as indicated above. Materials remain the sole property of East Coast Windows & Doors, Inc. until the job is paid in full. If it becomes necessary for East Coast Windows & Doors, Inc. to employ a collection agency and/or attorney to collect on this bill, I the undersigned agree to pay all court costs and attorney fees.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Please contact the office if you are interested in converting this proposal to a contract.

Note: This proposal may be withdrawn by us if not accepted within 30 days.



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Phone: (954) 714-6800
Fax: (954) 714-9323
www.goldcoastwindows.com
Licenses:
Broward: CC#00-9627-G-X
Palm Beach: U-20260
St. Lucie: 23042

QUOTATION ☒

CONTRACT ☐

LEGAL OWNER PROPERTY: Nelson Wu.

JOB NAME: _____

JOB SITE ADDRESS: 242 S Federal Hwy.

CITY: Dania Beach ZIP: 33004

JOB SITE NUMBER: 9545591115

CELL PHONE: 9549276291

Contractor or Customer Name: _____

Phone: _____

Fax: _____

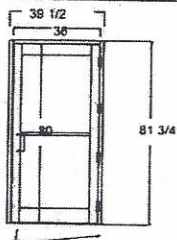
ADDRESS: _____

City: _____

State: _____

Zip: _____

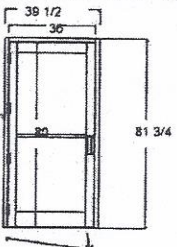
Item #	Qty	Type	Description	Finish	Size
1	1	Frame 1	SUMMIT MEDIUM STILE 3070	CLEAR:ANODIZED	39 1/2 X 81 3/4



Door 1: SUMMIT MEDIUM STILE 3070:

1. Glass to be: 9/16 BRONZE CLEAR .120 HS WHITE INTERLAYER
2. Finish to be: CLEAR:ANODIZED
3. 4 1/2" X 4" Butt Hinges
4. 3pt Locking Mechanism (Active leaf)
5. Key Cylinder
6. Thumb turn
7. 10" Offset tubular pull and tubular push bar
8. Drop Plate
9. Heavy duty closer, Silver
10. THRESHOLD TYPE: BUMPER

Item #	Qty	Type	Description	Finish	Size
2	2	Frame 2	SUMMIT MEDIUM STILE 3070	CLEAR:ANODIZED	39 1/2 X 81 3/4



Door 1: SUMMIT MEDIUM STILE 3070:

1. Glass to be: 9/16 BRONZE CLEAR .120 HS WHITE INTERLAYER
2. Finish to be: CLEAR:ANODIZED
3. 4 1/2" X 4" Butt Hinges
4. 3pt Locking Mechanism (Active leaf)
5. Key Cylinder
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☒ HOME IMPROVEMENT

☐ NEW CONSTRUCTION

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Reasonable storage charges will accrue after (30) days and materials may be destroyed after (90) days. All deposits will be forfeited. Buyer agrees that partial releases from this order can be made only after balance is paid in full. By signing this contract, buyer agrees that seller shall not be liable for any consequential damages, including water damage, as a result of alleged defects in the materials on improper installation. If any changes, alterations or additions are made to the materials by anyone other than the seller, this warranty is void. This warranty only applies to materials sold by the seller. This order is subject to acceptance by the engineering department, credit department and an officer of the seller. In the event, any amounts owed are not paid when due, interest at the highest legal rate shall be assessed on any and all balances. Should litigation arise between seller and buyer, with regard to this sale, the prevailing party shall be entitled to costs and attorney's fees. Venue of any such proceeding shall be in Broward County, Florida. Receipts are necessary for any cancellation. There will be no return or exchange of material. Cancellation must be within 3 business days of agreement. This contract represents the complete agreement of the parties and can only be modified in writing and/or by the written acknowledgment supplied by seller to buyer. The acknowledgment supersedes this agreement. Seller shall not be responsible for any delay in delivery resulting from strikes, labor, difficulties, fire, hurricane or other casualty, delay in acquiring a permit or any causes whatsoever beyond its control. The contract price does not include permit fees, shop drawings, engineered drawings of calculation (sealed or otherwise), unless otherwise noted.

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COST

MATERIAL	
TAX	
INSTALLATION	
PERMIT/DRAWINGS	
PACKING	
TOTAL TAX INCLUDED	

PAYMENT SCHEDULE

50% DEPOSIT	
40% DUE ON ARRIVAL OF MATERIALS	
BALANCE DUE UPON COMPLETION	

see Page # 2.

By _____
LEGAL OWNER OF PROPERTY ONLY

DATE _____

By _____
SALESMAN OF GOLD COAST WINDOWS AND DOORS, INC

I understand & accept payment schedule as explained to me by salesman, as well as the above contract agreement _____ (INITIAL)

READ BEFORE SIGNING

*This is a home collection sale and does not meet credit criteria.

BUYER'S RIGHT TO CANCEL

CUSTOMER PRICE QUOTE



Date: 01/31/2017

Sales Consultant: Daniel W Sweeney

Sales Consultant Phone #: (541) 228-0646

Branch: Miami

Customer Support Center: 1800 HOME-DEPOT

FL Lic # CCC058327, CGC1507093, CRC046858Daniel W Sweeney : R-I-128533-13-00324

License(s):

INSTALLATION ADDRESS: 242 S. Federal Hwy

DANIA

FL

33004

Job #: 9671729

PURCHASER(S):

Work Phone

Home Phone

Cell Phone

Mr. Nelson Wu

(954) 489-8933

Quote Name: Quote A

Your Project Price

	Total	Monthly*
Home Depot Price:	\$23160.00	\$360.86
Current Promotion: Dollar Off	-\$3000.00	
Your Best Price:	\$20160.00	\$314.12

This is a price quote and does NOT constitute a Sales Contract

The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.

The Home Depot Price will expire on 03/02/2017



PROFESSIONAL INSTALLATION

Licensed, insured and trusted experts from measurement to installation to cleanup



TOTAL PROJECT MANAGEMENT

Team of dedicated professionals assigned to oversee every step of your project



SUPERIOR WARRANTIES

The Home Depot stands behind your job; labor, materials and your satisfaction guaranteed by The Home Depot

Quote Name: Quote A

CUSTOMER PRICE QUOTE



Purchaser's Name: Mr. Nelson Wu

Job#: 9671729

PROJECT SPECIFICATIONS

6 PGT Vinyl 5500 Impact 5500 - Impact Picture Window

5500 - Impact Picture Window, White Int. Finish, White Ext. Finish, W- 48.00, H- 48.00, UI- 96,

2 PGT Vinyl 5500 Impact 5500 - Impact Picture Window

5500 - Impact Picture Window, White Int. Finish, White Ext. Finish, W- 40.00, H- 44.00, UI- 84,

2 PGT Vinyl 5500 Impact 5500 - Std 1 PNL Impact Vinyl French PD

5500 - Std 1 PNL Impact Vinyl French PD, White Int. Finish, White Ext. Finish, W- 36.00, H- 82.00, UI- 118,

3 PGT Vinyl 5500 Impact 5500 - Impact Single Hung

5500 - Impact Single Hung, White Int. Finish, White Ext. Finish, W- 48.00, H- 48.00, UI- 96,

Job Level and Labor Options

1-Miscellaneous Labor, 1-Permit Fee - Special NCI fee for Miami

CUSTOMER PRICE QUOTE



Promotional Offer:

Offer valid for in-home contracts signed during current promotional period, as noted above, in participating markets. Offer only applies to windows, roofing, siding, insulation, gutters, leaf protection and storm protection products installed through The Home Depot®. Products and services vary by store and/or market area. Cannot be combined with any other offer or promotion, except for current credit promotion(s). Some products may not be available in some markets and certain products are excluded including Simonton 6060 Series, American Craftsman AC12, American Craftsman 70 Series Non-Impact, Jeld-Wen B272, 2-year warranty roofs, R-19 attic insulation and select SPRs. All installation services provided by insured, licensed (where applicable) and background screened independent contractor The Home Depot authorized service providers. State specific licensing includes: Alabama 03010, Florida CAC1813767, Maryland 05-76141-01, New Mexico 86302, Texas TALCA-1574C, Texas TACLB00014980C, Virginia 2705-068841A, West Virginia WV036104. License numbers held by or on behalf of Home Depot U.S.A., Inc. available at homedepot.com/licensenumbers or at the Special Service desk at The Home Depot store. ©2016 Home Depot Product Authority, LLC. See sales associate for full list of product exclusions and other restrictions that may apply or call 1-800-HOMEDEPOT. Void where prohibited.

Credit Offer:

No Interest if Paid in Full Within 12 Months on Purchases of \$5,000 or More With Credit Approval for qualifying purchases made on The Home Depot or EXPO Design Center Consumer Credit Card, 17.99%-26.99% APR. Valid 2/1/16 through 1/31/17. Interest will be charged to your account from the purchase date if the purchase balance (including premiums for optional credit insurance) is not paid in full within the promotional period. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer is only valid for consumer accounts. 6 months everyday credit offer is subject to change without notice. Minimum payments required. We reserve the right to limit quantities to the amount reasonable for our regular customers. In the event of an error, we will make every reasonable effort to accommodate our customer. Details on any product warranty available at store. © 2016 Homer TLC, Inc. All rights reserved.

Project Loan:

*With credit approval for qualifying purchases. Interest only payments are required during the first 6 months and are based upon a 7.99% Annual Percentage Rate. After the first 6 months, the balance is amortized over 84 months at a 7.99% Annual Percentage Rate. Period begins at approval.

Monthly Payment Calculations:

Equal to Project Amount X 0.0156 (based on an assumption of 84 months and 7.99% APR from Home Depot Project Loan).

Contractor Licenses:

For a list of contractor license numbers, visit the Special Services Desk or homedepot.com/licensenumbers

Questions or Concerns? If The Home Depot and its authorized service provider are unable to answer Customer's questions, Customer may contact The Home Depot at www.MyHomeDepotProject.com or call our Customer Support Center at 1-877-903-3768

at a fair
price

BUILT TO LAST PAINTING

COMMERCIAL-RESIDENTIAL
INTERIOR-EXTERIOR
PRESSURE CLEANING-WATER PROOF
LICENSED & INSURED - FREE ESTIMATES
Builttolast14@hotmail.com

Ph: 954-638-8771



SUBMITTED TO: <i>Nelson Wood</i>	HOME PHONE:	DATE: <i>1-31-17</i>
STREET: <i>242 South Federal Hwy</i>	WORK PHONE: <i>954 489 8933</i>	CELL PHONE:
CITY, STATE & ZIP CODE: <i>Denia Beal 33004</i>	ESTIMATE PREPARED BY: <i>RLA</i>	

REPAINT EXTERIOR OF HOUSE TO INCLUDE:

- ☒ Pressure Clean All Walls, Trim, Doors and Gutters. Use of a bleach and detergent solution on the areas needed on the house. This will remove mildew, algae, dirt and salt deposits. **Customer must trim any plants at least 1 foot from the wall.**
- ☒ Failing paint and rust will be removed with hand scrapers on flat surfaces and wire brushes on cedar or rusting areas.
- ☒ Apply 100% Acrylic Masonry Sealer, tinted to the color of your choice. (One coat)
- ☒ Fill all structure cracks with elastomeric patch.
- ☒ Joints and seams allowing exterior moisture entry will be caulked anywhere that wood meets wood. Windows and doors will be caulked with a top grade siliconized latex caulk where needed.
- ☒ All painting on the wood trim will be applied by hand and worked into the wood grain.
- ☒ Apply Acrylic Flat or Satin latex paint to stucco (100% Acrylic.) (One Coat.)
- ☒ Apply Satin latex paint to all trim, Gutters, doors and bands. (One Coat) (100% Acrylic.)
- **(No Window Frames, Rails or Exterior Hardware.) (French doors, shutters, fences, gates made out: Wood, metal, concrete or plastic is excluded. They will be charged extra upon customer request.)**
- **If customer requests the soffit or patio ceiling to be a different color than the walls, it will be charged extra.**
- **Flashing, trim and gutters are to be painted the same color. (Extra charge for any color variations.)**
- ☒ Color of your choice (up to 2 colors). **Any additional colors will be charged extra.**
- ☒ Extensive tarping of all surfaces to be worked over. Will be done with canvas and plastic tarps. Also, tape and paper will be used to protect any areas where tarps would be impractical.
- ☒ Carpentry, Plumbing, Drive Wall, Others *Not*

**Written
Certificate of
Warranty**

**We beat any reasonable
written estimate**

NOTE: SQUARE FOOTAGE INCLUDES: EXTERIOR WALLS - EAVES - TRIM - GUTTERS, PATIO CEILING - LANAI - BANDS - ACCENT - FRONT & GARAGE DOORS

SHERWIN WILLIAMS PAINT

() ONE STORY () TWO STORY

() **DURACRAFT**
(5 Years Warranty)

() **A-100 PAINT**
(7 Years Warranty)

() **SUPERPAINT**
(10 Years Warranty)

NOTES:

\$ 750 Cash Include Materials Sherwin Williams Paint

TOTAL PRICE: \$

750 cash

INITIALS:

RETURNED CHECK FEE \$50.00

Payment upon completion of job (Payment is expected the day job is complete, customer can give payment to the painter)

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or Deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above The estimate. All agreements contingent upon strikes, accidents or delays Beyond our control.

2249 Johnson St.
Hollywood, FL 33020

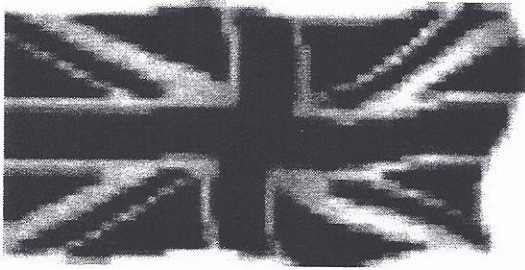
Acceptance of Proposal - the above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Upon cancelling this contract I will be charged and I agree to pay 30% of a total maximum price. This is a binding contract. Legal action will be taken Against me upon my failure to remit payment.

Company Signature

Customer Signature:

Date:

1-31-17

**London Painting Contractors, Inc.**

947 NW N. River Dr.

MIAMI, FL 33136

(786) 295-2090

info@londonpainting.net

<http://www.londonpainting.net>**ESTIMATE****ADDRESS**

nelson wu

242 S FEDERAL HWY.

DANIA,, FL 33004

ESTIMATE # 10434**DATE 08/29/2016**

ACTIVITY	AMOUNT
EXTERIOR PAINTING OF BUILDING	
PRESSURE CLEAN BUILDING 3500 PSI	
PRIME BUILDING	
PAINT BUILDING TWO COATS OF SHERWIN WILLIAMS PAINT FLAT .LABOR AND MATERIALS	
Services	
STUCCO REPAIRS LABOR AND MATERIALS	4,200.00
Services	
EXCLUSIONS .ALL CITY PERMITS.	2,500.00
TOTAL	\$6,700.00

Accepted By

Accepted Date

SBD PAINTING CONTRACTORS

2/7/2017

216 SE 5th Street DANIA BEACH, FLORIDA 33004

PHONE (954) 647-7821 ** FAX (954) 924-3014

License # 329 002829

TO: Rainbow Investment Realty
242 S Federal Highway
Dania Beach, Fl. 33004
Attn: Nelson
PH: 954-489-8933
a800954@gmail.com

RE: Exterior Painting Bid
Rainbow Investment Realty
242 S Federal Highway
Dania Beach, Fl. 33004

REFERENCES:	Arnie Chisholm-Meadowbrook Lakes	954-924-6793
	Bldg 6 President	
	Gale/Harry Kappas	954-562-9479
	Nelson Salazar-Coastland Construction	305-333-8762

The following is our proposal for the work specified below:

NOTES: 1) THE PRICE IS BASED ON SHERWIN WILLIAMS PAINTS AS SPECIFIED.

Work to be included, but not limited to:

- 1) Pressure clean entire 2 buildings.
- 2) Apply 1 coat **SHERWIN-WILLIAMS** Hot Stucco Primer, Tinted, to entire exterior concrete/stucco of the property.
- 3) After pressure cleaning and sealing, repair damaged or cracked concrete/stucco using GE Vertical Wall Patch (VWP) knife grade textured.
- 4) Caulk the perimeter of exterior doors and windows with Sherwin-Williams Siliconized 950A Caulk, as necessary.
- 5) Apply 1 Coat **SHERWIN-WILLIAMS** 100% ACRYLIC SUPERPAINT EXTERIOR Latex "Satin" Paint to all stucco surfaces of the property.
- 6) Apply 1 Coat **SHERWIN-WILLIAMS** 100% ACRYLIC SUPERPAINT EXTERIOR Latex "Gloss" Paint to all Trim. This to include front doors, fascia board, and trim.

Colors to be determined before painting starts!!

WORKMANSHIP

No painting will take place anywhere if air or surface temperature is below 40 degrees fahrenheit, nor immediately following rain or until any dew or condensation has evaporated.

All surfaces to be prepared (sanded, cleaned, caulked, patched and primed as needed) and given proper drying time for finished product to be applied.

We guarantee our labor for a **MINIMUM** of 10 Years.

SHERWIN WILLIAMS Warranties their Products for 7 Years.

EXCLUSIONS

All shutters, Exterior Light Fixtures, any walking and or driving surfaces, Aluminum Windows, Doors and Frames.

Any other area(s) not specifically specified.

MATERIALS

COMMERCIAL * RESIDENTIAL * INTERIOR * EXTERIOR

1 of 2

SBD PAINTING CONTRACTORS

2/7/2017

216 SE 5th Street DANIA BEACH, FLORIDA 33004

PHONE (954) 647-7821 ** FAX (954) 924-3014

License # 329 002829

All colors MUST be approved before being applied. Any primers, where necessary, are to be tinted to the approximate selected finished color for better coverage.

SHERWIN WILLIAMS Loxon Conditioner, Tinted

SHERWIN-WILLIAMS Pro Block Primer, Tinted or Rustoleum Product

SHERWIN-WILLIAMS ACRYLIC SUPERPAINT EXTERIOR LATEX "SATIN" PAINT

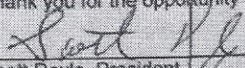
SHERWIN-WILLIAMS ACRYLIC SUPERPAINT EXTERIOR LATEX "GLOSS" PAINT

LABOR AND MATERIALS NECESSARY TO COMPLETE THE PROJECT :

\$ 1,800.00

Payment terms will be 50% (\$900.00) DEPOSIT and Balance (\$900.00) upon Completion of the project.

Thank you for the opportunity to bid on this development.


Scott Doyle, President

2/7/17
Date

Nelson c/o Rainbow Inv Realty

Date

COMMERCIAL * RESIDENTIAL * INTERIOR * EXTERIOR

2 of 2

Flamingo Road Nursery

1655 Flamingo Road
Davie, FL 33325
954-476-7878

Quote

Quote #: 1162
Account #:
Page: 1 of 1
Date: 2/20/2017
Time: 3:40:26 PM
Cashier: Liz
Register #: 13

Bill To:

Ship To:

Rainbow Investments
242 S Federal Hwy
Dania Beach FL 33004
954-927-5291 (office)
954-919-9918 (fax)

Rep	Item Lookup Code	Description	Quantity	Price	Extended
	112	Green/White Fountain Grass	12	\$9.99	\$119.88
	5847	Install 3 gal	12	\$5.00	\$60.00
	bump	Bumper	7	\$14.99	\$104.93
	5852	Install Bagged Goods/PER BAG	7	\$1.50	\$10.50
	7480	Rock Gray Granite	20	\$4.99	\$99.80
	5852	Install Bagged Goods/PER BAG	20	\$1.50	\$30.00
	487	Delivery Charge	1	\$70.00	\$70.00
	196276	Potting Soil Black Magic	4	\$5.00	\$20.00
	5852	Install Bagged Goods/PER BAG	4	\$1.50	\$6.00
	112098	Landscape Fabric 3x50	1	\$14.99	\$14.99
	1059	Install (SEE OTHER OPTIONS)	30	\$1.50	\$45.00

Removal not included - landscape fabric is to prevent rock from sinking to bottom of planter. Potting soil to be mixed in planting area with Bumper to enhance growing medium. Planting area box is approximately 30 inches x 18 ft. in an "L" shape.

Thank you for shopping
Flamingo Road Nursery
Please come again!

Sub Total \$581.10
Sales Tax \$30.67
Total \$611.77

Change Due \$0.00

1162

**WRIGHT
SCAPES INC.**

Date	Estimate #
2/16/2017	5270

Agreed and Accepted by: _____

Payment Due Upon Completion

All Checks made to: * Ray Kaufmann

Invoice

5	3g. <u>Aechmea</u> "Blue Tango"	75 00	375 00
6	8" pot <u>Neoregelia</u> "Asst Bromeliads"	40 00	240 00
1	Removal of Existing Soil/Plant material: <u>Sansanea</u> , <u>duracena</u> , Bromeliads, weeds, etc....		150 00
1/2	yd Potting Soil (3000 mix)		50 00
12 12	Bgs Gravel	8 00	96 00
Grand total		\$	1,011 00
Thank You!			

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Authorizing RMA, LLC to prepare a Market Analysis for the Downtown and City Center, in an amount not to exceed \$8,000.00

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo Authorizing RMA, LLC to prepare a Market Analysis for the Downtown and City Center, Authorizing RMA, LLC to prepare a Market Analysis for the Downtown and City Center

Memorandum

To: Chair, Vice Chair and Board of Commissioners
From: Rachel Bach, Interim Executive Director
Date: March 14, 2017
Re: **Authorizing RMA, LLC to prepare a Market Analysis for the Downtown and City Center**

Background

Two of the key objectives of the CRA for FY 2016-2017 are to enter into a public/private partnership for the redevelopment of the City Center/City Hall site and to complete a Downtown Master Plan. The CRA, in conjunction with City Administration have completed the draft review of a Request for Qualifications (RFQ) document that will be brought forward to the Board for consideration within the next month. Concurrently the CRA has begun work on the Downtown Master Plan and is currently surveying downtown merchants and recently completed an inventory of available commercial space. The next step in the development of the Downtown Master Plan and as a companion to the City Center RFQ is to conduct a Market Analysis that will form the basis for recommended land uses and development strategies to support smart long term growth in the downtown.

Update

Attached please find the Scope of Services from RMA, LLC to conduct a Market Analysis for the Downtown (inclusive of the CC and EDBB zoning districts) at a cost not to exceed \$8,000. The Dania Beach CRA is currently under contract for services related to the City Center RFQ billed as needed, not to exceed \$25,000. To date the CRA has spent \$2,530 and has \$22,470 remaining. The CRA requests authorization to expend up to \$8,000 under the City Center RFQ work authorization for these services

Fiscal Impact

Funding for this service is budgeted and encumbered in the Community Redevelopment Agency Fund Fiscal Year 2016/2017 Professional Services, Account No. 106-52-01-552-31-10.

Action

Motion to approve up to \$8,000 for RMA, LLC to proceed with preparation of a Market Analysis for the Downtown.



REINVENTING YOUR CITY

March 7, 2017

WORK AUTHORIZATION

Dania Beach CRA ("Client")
Attn: The Honorable Tamara James, Chair
100 W. Dania Beach Blvd.
Dania Beach, FL 33004
Contact: 954.924.6800

and

Redevelopment Management Associates, LLC (RMA) ("Consultant")
C/O Kim Briesemeister, Principal
2302 East Atlantic Blvd.
Pompano Beach, FL 33062
Contact: 954.695.0754
Email: kim@rma.us.com

RE: Downtown Master Plan

Dear Chair James:

Redevelopment Management Associates, LLC (RMA) ("Consultant") is pleased to provide this Scope of Services to the Dania Beach Community Redevelopment Agency ("Client") for consulting services related to the project referred to as the Downtown Master Plan.

Background

The CRA has requested assistance in preparing a market analysis for the Downtown area, including the City Center (CC) District and portions of the Neighborhood-Residential and East Dania Beach Boulevard.

Please review the Scope of Services to confirm the tasks meet your expectations.

SCOPE OF SERVICES

Task 1.0 Background Review: Our first step is to understand the goals and objectives of the City for both redevelopment and new development. This process entails careful analysis of the City's prior planning efforts, vision, and other relevant material.

1.1 Identify any missing data or materials necessary for feasibility and market analysis.

1.2 Conduct a site visit and tour.

1.3 One two-hour meeting with City staff to review goals, necessary and missing data, and approach and outcomes.

Meeting Included in Task 1:

- *Client Kick-off Meeting with City Staff*

City's Responsibility:

- Provide existing maps, GIS layers and other related material

Task 2.0 Market Assessment and Situational Analysis

The economic development team conducts a general market assessment to understand the market demand and/or potential for the study areas where development, revitalization, and growth is desired. This analysis will review the real estate and housing markets, consumer supply and demand, and existing conditions. The economic development assessment will evaluate all sectors of the local economy in the study area and surrounding marketplace, including commercial (retail, restaurant, office), industrial, and residential. The assessment will identify the current condition of the local economic drivers, the common business climate themes, and the key opportunities to attract investment to the area. RMA will provide one draft and one set of revisions of the assessment based on staff comments of the Economic Development Assessment.

2.1 Trade Area Review – Identification and review of primary, secondary and tertiary trade areas.

2.2 Analysis of current conditions of the Investment Drivers (Land, Labor, Capital, Markets, Regulation).

2.3 Develop Market Demand and Market Potential Estimates for commercial and residential investment

2.4 Identification of common business climate themes and economic opportunities

Deliverable: Market Assessment

RMA will prepare a market assessment report that will include a market summary and an analysis of opportunities and obstacles to attracting and retaining businesses and residents in the area.

Project Schedule: 12 weeks (not to exceed 32 weeks)

Compensation: The fee for services shall be a lump sum fee, for each task, to be paid monthly based on percentage complete.

Lump sum.....\$8,000

Reimbursable Expenses: RMA will provide all deliverables in Word format and it is assumed no printing or copying will be needed. Costs considered reimbursable include all printed materials or copies of draft materials and reports submitted, if requested by City.

Additional Services: Additional services may include, but are not limited to: additional document revisions not mentioned in the above scope of work; community outreach/planning meetings/workshops, Commission Planning Workshops, one-on-one meetings with stakeholders/developers, P&Z Board members, or City Commission members; and public hearings. Those meetings and any other tasks not listed herein, are not included above and will be billed at the hourly rates per the RMA contract.

Fee Schedule: The fee schedule for hourly services is as follows:

Principal	230.00
Economic Development Director	185.00
Sr. Economic Development Manager	\$165
Economic Development Coordinator	\$115
Economic Development Assistant	\$105

We look forward to working with the City of Dania Beach on this project.