

THIS APPLICATION MUST BE SUBMITTED TO THE ECONOMIC DEVELOPMENT
DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY WORK SUBJECT TO BE
REVIEWED UNDER THE PROGRAM



CITY OF ORLANDO

Economic Development Department

SMALL BUSINESS FACADE PROGRAM APPLICATION

Subject Property Information:

Project Address: 711 West Colonial Drive, Orlando, FL 32804

Parcel ID Number(s): 23-22-29-1602-02-100

City Zoning: MU-1/T

City Commission District: District 3

APPLICANT:

Name: GemGar Properties, LLC

Business Name (as filed with State of FL) GemGar Properties, LLC

Business Mailing Address: 206 Torcaso Court, Winter Springs, FL 328708

Phone number: 407-648-1510

Fax Number: 407-426-9145

Email: chris@payerlawgroup.com

Property Owner (if different than Applicant):

Name: Same as Applicant

Mailing Address: _____

Phone number: _____

Fax Number: _____

Email: _____

City of Orlando Economic Development Department ♦ 400 South Orange Avenue, 6th Floor
Orlando, FL 32801 ♦ (407) 246-2821
www.cityoforlando.net/economic

THIS APPLICATION MUST BE SUBMITTED TO THE BOARD OF DEVELOPMENT
FOR REVIEW PRIOR TO THE COMMENCEMENT OF ANY WORK. SOME OF THE
ITEMS ARE NOT PART OF THE PROJECT.

PROJECT DESCRIPTION

The building is a house built originally in 1929 (1,500 sq ft) and then added to in 1982 (1,000 sq ft) and 1986 (1,000 sq ft).

The office building has been abandoned since April, 2009 when the former owner died. The property was foreclosed in 2014 and was significantly vandalized during the period it was vacant. Vandalism included destruction of all 3 air conditioning compressors along the west side of the building facing Colonial Drive and "harvesting" of the entire copper tubing both outside and inside the building and attic. Vandals have broken several windows, and the remaining windows are mismatched and nonoperational.

The roof and exterior woodwork is severely damaged and the fireplace is falling down onto the roof. The enclosed front porch along Colonial Drive is sinking. Structural inspection showed 2 or 3 of the foundational piers dating back to 1929 are deteriorated, causing the front porch to sink. The porch needs to be slightly lifted and the piers replaced. Facade renovations include foundational repairs, new signage, exterior woodwork, fascia trim molding, lights, paint, windows, doors, lawn, landscaping with new supporting sprinklers, HD security cameras, 6 foot grey PVC fencing around the parking lot (330 lineal feet), 4 foot grey PVC fencing on the west side of property with a 4 foot wide gate; a driveway 12 foot wide wrought iron gate, new Payer Law Group signage and low voltage lighting. It is estimated, these repairs will cost over \$40,000 to complete based on the bids received to date. Copies of the various bids are attached hereto with a summary sheet organizing the various bids, the source of each bid item and the amount of each bid. The subject property does not fall within the Downtown Community Redevelopment Area or the Downtown Historic District and no zoning adjustments are being sought. Accordingly, no ARB, HPB or BZA approval is required.

APPLICATION SIGNATURE

The Applicant, Gengar Properties LLC, assures that the information submitted as part of this application package, as well as any subsequent information submitted for review by City of Orlando Economic Development Staff, the Façade Grant Review Committee, the Orlando City Council is true and correct, and that all information and documentation submitted, including this application and attachments, is deemed public record under the Florida Public Records Law, Chapter 119 of the Florida Statutes. Falsification or omission of information will result in rejection of the application. In addition, you may be subject to prosecution under Orlando City Code Section 43.16, False Information. The Economic Development Department maintains the right to request any additional information needed to process this Application.

If the Applicant is awarded funding from the Small Business Façade Program, the Applicant agrees that it will enter into a Funding Agreement with the City of Orlando with terms relating to, among other things, the City's right to receive re-payment of program funds, the City's right to review and audit any and all records related to the Agreement, and the City's payment of program funds only upon completion of the project as approved. In case of a default in terms of the Agreement, the Applicant may be responsible for repayment of distributed funds.

By signing below, the Applicant authorizes the City of Orlando to request criminal background checks from local, state, and federal agencies. Please note that a criminal background check is conducted on every applicant and that review of this application is contingent upon satisfactory completion of a criminal background check.

By signing below, the Applicant/Property Owner acknowledges that they have read and agree to the Small Business Façade Program policies, procedures, and conditions.

Applicant Signature: [Signature] Date: 0-9-15

Property Owner Signature: [Signature] Date: 0-9-15



PAYER
LAW GROUP
INJURY TRIAL LAWYERS

17 North Summerlin Avenue
Suite 100
Orlando, FL 32801
Phone (407) 648-1510
Facsimile (407) 426-9145
Toll Free (866) 648-1510
www.PayerLawGroup.com

Small Business Facade Program Supporting Letter
Address: 711 West Colonial Drive, Orlando
Owner: Gemgar Properties, LLC
Tenant: Christian G. Payer, P.A. d/b/a Payer Law Group

Vendors & Contractors Potentially Associated with Facade Improvements:

Potential General Contractors:

- Dove Builders of Central Florida, Inc.
108 Lake Minnie Drive
Sanford, FL 32773
CBC 040673
- Hartman & Sons Construction, Inc.
995 West State Road 434
Winter Springs, FL 32708
CBC 059291
- R.B. Marks Construction, Inc.
1120 North Ronald Reagan Blvd.
Longwood, FL 32750
CBC ??????

Potential Subcontractors known to Gemgar Properties, LLC:

- Union Design Company - Joe Lepore
- Geoff Wood - Professional Engineer
- Albert Flores Engineering
- Rose Fence Company
- Discount Fence Outlet
- Seminole Fence Company
- MI Windows and Doors
- Pro Builders Supply Company
- Sunniland Supply Company
- Alliance Building Supply
- Preston Landscape Services, LLC
- Site Solutions Landscape, LLC
- GM Construction & Framing
- Ursu Painting
- Brighthouse

- Gale Insulation
- Stanton Electric Company
- Creative Space Graphics, Inc.
- Creative Signs, LLC
- Signs Now

Estimated Facade Project Costs from the Bids Received:

Considering the three (3) contractor bids/estimates which were obtained from the general contractors detailed above and limiting the cost analysis of the facade improvements bids to only items which the City of Orlando Small Business Facade & Site Improvement Program Policies, Procedures and Conditions provide reimbursement for, the attached 3 bids are detailed for your convenience as follows:

Dove Builders of Central Florida, Inc.

Facade Rehabilitation	\$ 14,660.00
Building Cleaning	\$ 2,500.00
Stucco Restoration	\$ 1,250.00
Exterior Painting	\$ 3,900.00
Replacement or Reconstructive woodwork	\$ 1,500.00
New Exterior doors and windows	\$ 14,867.00
Restoration of historically appropriate doors, windows or building features	\$ 600.00
Signs, Awnings or Canopies	\$ 5,964.00
Exterior Lighting - high and low voltage	\$ 2,150.00
Landscaping around perimeter of property and street side and irrigation	\$ 4,300.00
Parking Lot improvements	\$ 550.00
Fencing and Gate	<u>\$ 10,385.00</u>
Total Dove Builders Cost:	\$ 62,626.00

Hartman & Sons Construction, Inc.

Dumpsters	\$ 1,250.00
Parking Bumpers paint and reset	\$ 660.00
Clean Driveway & Bumpers	\$ 350.00
Fence with Power Gate	\$ 13,950.00
Landscaping and Sprinklers	\$ 7,000.00
New ADA Concrete Ramp	\$ 3,236.00
Close in Windows	\$ 1,516.00
Nails, Anchors, Bolts, etc,	\$ 875.00
Electrical - Labor	\$ 2,655.00
Electrical - Sign	\$ 6,405.00
Electrical - Fixtures	\$ 1,000.00
Windows	\$ 7,366.00
Stucco	\$ 2,000.00

Front Door	\$ 2,252.00
Exterior Painting	<u>\$ 6,000.00</u>
Total Hartman Cost:	\$ 56,515.00

R. B. Marks Construction, Inc.

Dumpsters	\$ 1,351.47
Daily Cleanup & Unloading	\$ 794.94
Demolition Chimney/Windows/Rear Ramp/Fencing/Etc.	\$ 3,179.97
Cast In Place Concrete ADA Ramp	\$ 1,854.93
12' Aluminum Entry Gate	\$ 2,649.97
Fence & Gates 6' PVC with 4' Gate Approx. 410 lineal feet	\$ 11,659.99
Landscaping / Irrigation / Clean Parking Area / Parking Stops / Etc.	\$ 5,299.95
Carpentry and Exterior Framing for New Windows & Repairs as needed to Chimney and Siding	\$ 4,769.95
Exterior Doors/Frames/Hardware L&M	\$ 7,154.98
New Windows Low "E" L&M	\$ 12,189.98
Painting Exterior	<u>\$ 5,372.67</u>
Total RB Marks Cost:	\$ 58,425.21

In an abundance of caution, since only 1 or 2 of the above bids included sign bids, I have enclosed herewith additional sign bids received from Creative Space Graphics in the amount of \$5,963.00 and Signs Now in the amount of \$14,850 and I will inform the City of Orlando I have selected Creative Space Graphics to provide the sign for this project. I also enclose herewith an additional fence bid I received from Rose Fence Company in the amount of \$16,331.

The subject property is presently a dilapidated structure that has been abandoned for over four (4) years. During the period of vacancy, the building was not maintained and the exterior of the building became deteriorated or vandalized as follows:

- Significant rotten wood around most windows
- Severe rot throughout the wood fence surrounding the parking lot
- Damage to the exterior wood structures within the eaves on the side and front of the building
- Removal of portions of the chain link fence on the west property line
- Removal of all the exposed HVAC copper piping
- Numerous broken windows
- Broken exterior door locks
- Grossly overgrown trees
- Complete death of all landscaping
- "Bleaching out" of exterior paint

- Numerous exposed electrical wires
- Severely damaged chimney

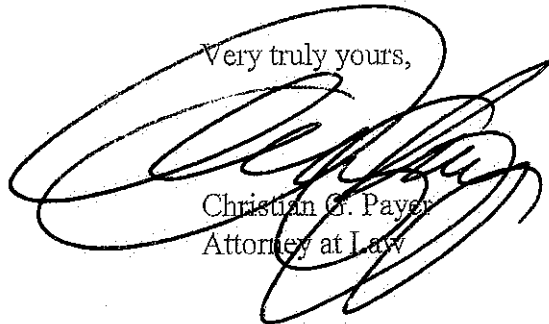
In accordance with the Program Funding policies of the City of Orlando Small Business Facade and Site Improvement Program and based on the clear evidence the Total Project Costs will exceed \$40,000, Gemgar Properties, LLC, as the property owner, and/or Christian G. Payer, P.A. d/b/a Payer Law Group is hereby seeking approval of a zero interest five (5) year deferred loan in the amount of \$20,000.

As a for profit real estate development company functioning to purchase and renovate this property and other properties in the future, Gemgar Properties, LLC is an Eligible Applicant. Furthermore, the law firm of Christian G. Payer, P.A. d/b/a Payer Law Group functions as an active personal injury trial law firm in Orlando and has since 1998. Accordingly, Christian G. Payer, P.A. would also be an additional Eligible Applicant under this program.

Once this project is approved for funding, the undersigned would welcome the opportunity to work with the City of Orlando to promote this program, including providing pictures to the City of Orlando or video clips of the property or interviews of my positive experience with the program and the staff at the City of Orlando.

Your time and consideration of this application is greatly appreciated. Should you have any questions, please do not hesitate to give me a call at my office at 407.648.1510. I remain

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read 'Christian G. Payer', is written over the typed name and title.

Christian G. Payer
Attorney at Law