



Downtown Façade and Building Stabilization Program

APPLICATION CHECKLIST

All items on the checklist are required to submit your application. Incomplete applications cannot be accepted.

SIX (6) COMPLETE SETS OF THE APPLICATION AND RELATED DOCUMENTS ARE REQUIRED FOR SUBMITTAL

- | | |
|--------------------|---|
| <u> X </u> | Application (Including Project Description and Application Signature pages) |
| <u> X </u> | Color photographs of all building walls that can be seen from the street (Photos must be 8"x10" or larger, must show the entire building façade in each photo, and must clearly indicate existing façade details.) |
| <u> X </u> | Owner's Affidavit (Must be completed, signed, and notarized) |
| <u> X </u> | Certificate of Appropriateness issued by the Historic Preservation Board (HPB) or
Certificate of Appearance Review issued by the Appearance Review Board (ARB) (If applicable) |
| <u> X </u> | Project Plans and Architectural Renderings (11"x17" or larger to adequately depict the project) |
| <u> X </u> | Three (3) Contractor's Bids/Estimates (For all work proposed) |
| <u>in Plans</u> | Specification Sheets and/or Material Samples (Pre-fabricated elements, signage, fixtures, materials, etc.) |
| <u> X </u> | List of Vendors and Contractors Potentially Associated with the Façade and Building Improvements |
| <u> NA </u> | Lease Agreement (If Tenant is Applicant) |
| <u>Forthcoming</u> | Copy of Business Tax Receipt (For current year) |
| <u> NA </u> | Structural Assessment (If applying for Stabilization funding within the Parramore Heritage Area) |



Downtown Façade and Building Stabilization Program

APPLICATION

Subject Property Information:

Project Address: 125 W. Church Street, Orlando FL 32801

CRA Planning Area: X CBD Eola Parramore Heritage Uptown

Project Type: X Façade Improvements Building Stabilization Improvements

Parcel ID Number(s): 26 22 29 6732 08022

City Zoning: AC-3A/T/HP/MA

Applicant:

Name: Lee Karlins

Business Name: Ceviche Tapas Bar & Restaurant

Mailing Address: 2504 W. Azeele St

Tampa, Florida 33609

Phone Number: 407.716.6609 Fax Number:

Email Address: lee@caledonconcepts.com

Property Owner (if different than Applicant):

Name: G. Douglas Lanois | TSLF Church Street Retail, LLC

Mailing Address: 255 Washington Street, Suite 300, Newton MA 02458

Phone Number: 617-658-0760 Fax Number:

Email Address: sskelley@rmrgroup.com



Downtown Façade and Building Stabilization Program

PROJECT DESCRIPTION:

See attached project description

TOTAL PROJECT COST \$ 119,322

APPLICANT'S FUNDING \$ 99,322

TOTAL PROGRAM FUNDING REQUESTED \$ 20,000



Downtown Façade and Building Stabilization Program

APPLICATION SIGNATURE

The Applicant, Ceviche Tapas Bar & Restaurant, assures that the information submitted as part of this application package, as well as any subsequent information submitted for review by Community Redevelopment Agency Staff, the Façade Grant Review Committee, the Community Redevelopment Agency Advisory Board, and the Community Redevelopment Agency 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 Downtown Orlando Community Redevelopment Agency (CRA) maintains the right to request any additional information needed to process this Application.

If the Applicant is awarded funding from the Downtown Façade and Building Stabilization Program, the Applicant agrees that it will enter into a Funding Agreement with the CRA with terms relating to, among other things, the CRA's right to receive re-payment of program funds, the CRA's right to review and audit any and all records related to the Agreement, and the CRA'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 Downtown Façade and Building Stabilization Program policies, procedures, and conditions.

Applicant Signature: Lee Karlins Date: 10/25/2016

Property Owner Signature: [Signature] Date: 10/26/16



Downtown Façade and Building Stabilization Program

Owner's Affidavit

STATE OF ~~FLORIDA~~ MASSACHUSETTS
COUNTY OF ~~ORANGE~~ MIDDLESEX

Before me, the undersigned personally appeared:

(Print Name) G. Douglas Lanois, who duly sworn, upon oath, deposes and says:

That he/she is the owner, or duly authorized representative of the owner, of certain property located at:

125 W. Church Street, Orlando FL 32801 (Address)

That Ceviche Tapas Bar & Restaurant (Legal Description)
(Applicant) operates or intends to operate a business at the
above location.

That the Applicant and his contractors or agents have permission to implement the improvements listed of the Downtown Façade and Building Stabilization Program (the "Application") dated _____

By signing this Affidavit, I hereby waive any claim against the City of Orlando (the "City") or the Community Redevelopment Agency (the "CRA") arising out of the use of said grant funds for the purposes set forth in the Application. I further agree to hold the City and CRA harmless for any charges, damages, claims, or liens arising out of the Applicant's participation in the Downtown Façade and Building Stabilization Program.

FURTHER AFFIANT SAYETH NOT.


Signature of Affiant

Title if Affiant is acting on behalf of a corporation, LLC, or partnership

STATE OF MASSACHUSETTS

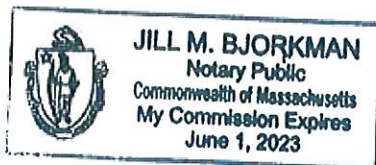
COUNTY OF MIDDLESEX

Sworn to and Subscribed before me this 26th day of Oct., 20 16, by G. Douglas Lanois who is
the owner, or a duly authorized representative of the owner, of the above-referenced property, and who is personally known to
me or has produced Personally known to me as identification.


Notary Public

My Commission Expires: 6-1-2023

[NOTARY STAMP]



125 W. Church Street | Orlando, FL 32801
Existing Ceviche Restaurant

PROJECT DESCRIPTION

The building is a two-story eclectic traditional architecture with frontage on Church Street east of Garland Avenue. The proposed renovation to the Church Street façade renovation will occur on the first level only. The wrought iron balcony, cross street bridge, and brick façade on the second floor will not be affected. The geometry of the existing street façade can be described as a symmetrical layout with the center axis defined by a street spanning ornamental cross bridge, and marked on the first level with a single leaf door patio below the bridge. On each side of the bridge are two structural bays. The first level are articulated with large window openings with ornamental details including large single pane arch windows framed by pairs of ionic wood columns and topped with stained glass transom windows.

The purpose of the façade renovation is to re-define a new street entrance for Ceviche Tapas restaurant, and to introduce large operable windows that will engage the atmosphere of the street with the restaurant. Effort will be made to preserve the brick herringbone header above the existing fenestration openings, the ornamental downspouts and stained glass transom windows. The large plate glass windows and wood ionic columns below the transom line will be removed for the proposed windows and doors. Structural shoring will be implemented and strict care will be taken in order to stabilize and protect the existing ornamental elements to remain, including the stained glass transom.

Phase I (easternmost bay)– New Restaurant Entrance

The proposed entrance bay will be located in the easternmost structural bay opening. It will have a new structural frame to support the existing stained glass transom while creating a structural header for a new pair of entrance doors and new fixed windows. The new entrance will be defined by new out-swinging French wood and aluminum clad doors with large full vision lites. Fixed sidelight windows will flank the new door. The new pair of doors will be centered under the existing arch top. New vertical mullions will align with the mullions above.

**NOT PART OF
THIS GRANT
APPLICATION**

Phase II (three remaining bays) – Operable Window Partitions

Like the Phase I opening, each bay will be structurally supported with a new frame and header. The operable window panels will fold out from each end meeting in the middle under the existing arch. Each hinge fold will align w/ the vertical mullions above. These windows will be large vision panels to simulate much of the openness in the existing windows, while providing a narrow profile frame for each pane.

The end result will enhance the street and restaurant atmosphere with a cohesive integration of new operable doors and windows to the existing architecture without compromising much of the character that defines this historic building.

125 W. Church Street Façade Renovation	
General Contractors	
1	Vista Constructors, Inc.
2	Pennington & Associates, Inc.
3	Gomez Construction Company

Division	Description	List	Material	Labor	Material	Labor	Sub-Total	Total
1	General Conditions							
1222	Supervision	4.00	WK	0	1250	0	5000	5000
1630	Builder's Risk	1	MO	125		125	0	125
1870	Truck / Fuel	1	MO	500		500	0	500
1521	Blueprints	5	EA	75		375	0	375
1241	Safety/Scaffold	1	MO	200		200	0	200
1251	Telephone	1	MO	200		200	0	200
1401	Temp Power	1	MO	0		0	0	0
	Temp Water	1	MO	0		0	0	0
1800	Equipment Rental	1	MO	200		200	0	200
1811	Small Tools	1	MO	250		250	0	250
1712	Weekly Cleanup	4	WK	0		0	400	400
1740	Final Cleanup	1	LS	0		0	1000	1000
1731	Dumpster	2	EA	350		700	0	700
1610	Temporary Protection	1	LS	0		0	4552	4552
2	Demolition							
	Demolition- Storefront	1	LS			0	0	2500
	Demolition- Ceilings	1	LS			0	0	0
	Demolition- Flooring	1	LS			0	0	0
	Demolition- MEP	1	LS			0	0	0
	Remove Planters/Slab	1	LS			0	0	4800
3,4	Concrete & Masonry							
	Slab Repairs	1	LS			0	0	2800
	Pavers	1	LS			0	0	3000
5	Structural Steel							

	Structural Steel Suppo	1	Is			0	0	8750	8750
	Architectural Metals	1	Is			0	0	500	500
6	Woods & Plastics								
	Rough Carpentry	1	LS			0	0	3596	3596
	Finish Carpentry	1	LS			0	0	12000	12000
7	Thermal & Moisture Protection								
7300	Roofing	1	LS			0	0	0	0
7240	Membrane Waterproof	1	LS			0	0	3000	3000
7200	Caulking / Sealants	1	LS			0	0	1100	1100
8	Doors & Windows								
8100	Operable Partition Wa	1	LS	0	0	0	0	74248	74248
8800	Glass and Glazing	1	LS			0	0	19066	19066
9	Finishes								
9150	Metal Studs, Drywall	1	LS			0	0	8400	8400
9500	Acoustical	1	LS			0	0	0	0
9620	Flooring Repairs	1	LS			0	0	4000	4000
9900	Painting	1	LS			0	0	1500	1500
10	Specialties								
10810	Toilet Partitions & Acc	1	LS			0	0	0	0
	FRP	1	LS			0	0	0	0
10150	Fire Extinguishers	1	LS	0	0	0	0	0	0
14	Lift Equipment								
14000	Elevator	1	LS			0	0	0	0
15	Mechanical								
15500	Fire Protection	1	LS			0	0	0	0
15550	Fire Alarm System		LS			0	0	2500	2500
15400	Plumbing	1	LS			0	0	0	0
15600	HVAC	1	LS			0	0	0	0
16	Electrical								
16000	Electrical	1	LS			0	0	5500	5500
	Air Curtains	4	EA			0	0	5000	5000
Subtotal						2550	5000	168212	175762
Sales Tax						6.5			
Labor Burden						38	1900		1900

Subtotal		177662
Overhead/Profit	10	17766
		195428
Permit	0	1500
GRAND TOTAL		196928

Value Engineering Options

1 Delete Removal of Planters Except for new Entrance	(\$10,700)
2 VE Window Package	(\$14,906)
3 Removal Decorative Millwork from Demising Wall	(\$5,000)
4 Remove Aire Curtains	(\$5,000)
Total VE	(\$35,606)
Total with VE	\$161,322

**Ceviche Phase II | 125 W. Church Street
Pennington | 9/22/16**

DIVISION	DESCRIPTION	LANDLORD COST	TENANT COST	COMMENTS/QUALIFICATIONS
01300	General Conditions	\$5,207	\$17,709	
01500	Temporary Facilities			
02000	Site MOT at Church Street	\$1,000	\$2,000	
02100	Pavers	\$2,300	\$3,200	
03000	Concrete	\$400	\$400	
05700	Steel	\$1,900	\$4,750	
06100	Carpentry	\$1,200	\$2,700	
06600	Millwork	\$2,700	\$6,750	
07000	Roofing & Waterproofing			
08000	Doors & Hardware			
08800	Storefront and glazing	\$24,500	\$105,500	
09200	Partitions/Drywall - Wall Tile	\$550	\$1,375	
	Stucco	\$500	\$1,200	
09600	Flooring	\$650	\$750	
09900	Painting & Wall Finishes	\$500	\$800	
10520	Fire Protection Specialties (fire extinguishers)			
10800	Restroom Accessories			
11450	Equipment/Appliances			
13850	Fire Alarm			
14000	Clean Up	\$250	\$500	
15300	Sprinkler/Fire Protection			
15400	Plumbing			
15700	HVAC			
16200	Electrical	\$2,100	\$6,300	
	Total All Divisions	\$43,757	\$153,934	
	GC Fee	\$3,168	\$10,775	
01700	Permit Allowance	\$1,500	\$0	
	TOTAL	\$48,424	\$164,710	

Add Alternates

PENNINGTON & ASSOCIATES, INC.

6959 Stapoint Ct. ~ Unit J ~ Winter Park, FL 32792

(407) 679-2214 FAX (407) 679-1803

Proposal Submitted To: Jones Lang LaSalle

Attention: Maureen Lachmann

Project Name: Ceviche Renovation - Phase II - Alt Bid

Project Address: 125 W Church St

Orlando, FL 32801

Project Number:

Date: 9/22/2016

Date Of Plans: 8/2/2016

Architect: Little

NRA SF: 1000

SF - Estimated

Quote Prepared by: Keith Hanson



Division	Description	Unit Cost	Quantity	Extension	Price / SF
02000	SITE WORK: Pavers	\$3,200 LS	1 LS	\$3,200	\$3.20
02410	DEMOLITION: (in trades)	\$0 LS	1 LS	\$0	\$0.00
03000	CONCRETE: Fill in / patch	\$400 LS	1 LS	\$400	\$0.40
04000	MASONRY / STUCCO: patching	\$1,200 LS	1 LS	\$1,200	\$1.20
05000	METALS / STEEL:	\$4,750 LS	1 LS	\$4,750	\$4.75
06600	FINISH CARPENTRY:	\$6,750 LS	1 LS	\$6,750	\$6.75
06100	ROUGH CARPENTRY:	\$2,700 LS	1 LS	\$2,700	\$2.70
08800	GLAZING:	\$105,500 LS	1 LS	\$105,500	\$105.50
09200	PARTITIONS:	\$0 LS	1 LS	\$0	\$0.00
	A. Metal Studs & Drywall Per Plans	Included LS	1 LS	Included	
	B. Demo Walls, Ceilings	Included LS	1 LS	Included	
	C. Set Hollow Metal Frames	Included EA	1 EA	Included	
	D. Firewall	Included LS	1 LS	Included	
	E. Repair Walls	Included LS	1 LS	Included	
	F. Demo doors	Included EA	1 EA	Included	
	G. R-11 Insulation For New Partitions	Included LS	1 LS	Included	
	H. Misc Drywall / Stocking	Included LS	1 LS	Included	
09600	FLOORING: wood flooring repairs	\$750 LS	1 LS	\$750	\$0.75
09700	WALL TILE: repairs	\$1,375 LS	1 LS	\$1,375	\$1.38
09900	PAINTING:	\$800 LS	1 LS	\$800	\$0.80
13850	FIRE ALARM: N/A (some devices will need to be moved/removed)	\$0 LS	1 LS	\$0	\$0.00
15300	FIRE SPRINKLERS: N/A	\$0 LS	1 LS	\$0	\$0.00
15400	PLUMBING: N/A	\$0 LS	1 LS	\$0	\$0.00
15700	HVAC: N/A	\$0 LS	1 LS	\$0	\$0.00
16200	ELECTRICAL:	\$6,300 LS	1 LS	\$6,300	\$6.30
16400	LOW VOLTAGE:	By Tenant LS	1 LS	By Tenant	\$0.00
01500	TEMPORARY FACILITIES & CONTROLS:				
	A. Dumpsters (Use Owner's On-site Dumpster)	\$350 EA	0 EA	\$0	\$0.00
	B. Cleanup & Final Clean	\$500 LS	1 LS	\$500	\$0.50
	C. Flooring & Wall Protection	\$2,000 LS	1 LS	\$2,000	\$2.00
01700	PERMIT: Allowance (MOT, Sidewalk Closure)(in base bid)	\$0 EA	1 EA	\$0	\$0.00

GENERAL CONDITIONS	\$17,709 LS	1 LS	\$17,709	\$17.71
OVERHEAD / FEE	\$10,775 LS	1 LS	\$10,775	\$10.78

TOTAL \$164,710
PRICE / SF \$164.71

***** QUALIFICATIONS *****

1. Pricing is based on a site visit and drawings by Little dated 8/2/16.
2. **Engineering for the doors/windows/bi-folds is not included in the price. May be required for permitting and final design.**
3. Pricing assumes working during from 5am - 2pm.
4. Pricing assumes existing construction / conditions are in compliance with all current applicable construction codes unless otherwise noted.
5. Data / phone cabling by tenant.
6. No tenant signage, wall or window graphics, or artwork is included in this proposal.
7. Pricing does not include re-keying or master keying new locks.
8. Pricing does not include a security system or access controls.
9. Pricing does not include blinds, window coverings, or window film.
10. Pricing does not include impact fees.
11. Pricing does not include furniture, equipment, or appliances of any kind.
12. Any extra work / materials will be processed as a standard change order to the contract amount.
13. All metal studs have been priced as 25 gauge / G40EQ.

***** ALTERNATE PRICING *****

Item	Add / Deduct	Price	Price / SF
1. N/A	ADD	\$0	\$0.00
	TOTAL ADDS	\$0	\$0.00
	TOTAL DEDUCTS	\$0	\$0.00
	TOTAL ALTERNATES	\$0	\$0.00
	TOTAL WITH ALTERNATES (Adds + Deducts)	\$164,710	\$164.71

Acceptance: The above proposed prices, specifications, and conditions are satisfactory and hereby accepted.
 You are authorized to complete this work as specified. Payments will be made accordingly.

 Customer Signature

 Date Accepted

PENNINGTON & ASSOCIATES, INC.

6959 Stapoint Ct. ~ Unit J ~ Winter Park, FL 32792

(407) 679-2214 FAX (407) 679-1803

Proposal Submitted To: Jones Lang LaSalle

Attention: Maureen Lachmann

Project Name: Ceviche Renovation - Phase II - Base Bid

Project Address: 125 W Church St

Orlando, FL 32801

Project Number:

Date: 9/22/2016

Date Of Plans: 8/2/2016

Architect: Little

NRA SF: 1000

SF - Estimated

Quote Prepared by: Keith Hanson



PENNINGTON
& ASSOCIATES, INC.
General Contractors



Division	Description	Unit Cost	Quantity	Extension	Price / SF
02000	SITE WORK: Pavers	\$2,300 LS	1 LS	\$2,300	\$2.30
02410	DEMOLITION: (in trades)	\$0 LS	1 LS	\$0	\$0.00
03000	CONCRETE: Fill in at thresholds	\$400 LS	1 LS	\$400	\$0.40
04000	MASONRY / STUCCO: patching	\$500 LS	1 LS	\$500	\$0.50
05000	METALS / STEEL:	\$1,900 LS	1 LS	\$1,900	\$1.90
06600	FINISH CARPENTRY:	\$2,700 LS	1 LS	\$2,700	\$2.70
06100	ROUGH CARPENTRY:	\$1,200 LS	1 LS	\$1,200	\$1.20
08800	GLAZING:	\$24,500 LS	1 LS	\$24,500	\$24.50
09200	PARTITIONS:	\$0 LS	1 LS	\$0	\$0.00
09600	FLOORING: wood flooring repairs	\$650 LS	1 LS	\$650	\$0.65
09700	WALL TILE: repairs	\$550 LS	1 LS	\$550	\$0.55
09900	PAINTING:	\$500 LS	1 LS	\$500	\$0.50
13850	FIRE ALARM: N/A (some devices will need to be moved/removed)	\$0 LS	1 LS	\$0	\$0.00
15300	FIRE SPRINKLERS: N/A	\$0 LS	1 LS	\$0	\$0.00
15400	PLUMBING: N/A	\$0 LS	1 LS	\$0	\$0.00
15700	HVAC: N/A	\$0 LS	1 LS	\$0	\$0.00
16200	ELECTRICAL:	\$2,100 LS	1 LS	\$2,100	\$2.10
16400	LOW VOLTAGE:	By Tenant LS	1 LS	By Tenant	\$0.00
01500	TEMPORARY FACILITIES & CONTROLS:				
	A. Dumpsters (Use Owner's On-site Dumpster)	\$350 EA	0 EA	\$0	\$0.00
	B. Cleanup & Final Clean	\$250 LS	1 LS	\$250	\$0.25
	C. Flooring & Wall Protection	\$1,000 LS	1 LS	\$1,000	\$1.00
01700	PERMIT: Allowance (MOT, Sidewalk Closure)	\$1,500 EA	1 EA	\$1,500	\$1.50

GENERAL CONDITIONS

\$5,207 LS

1 LS

\$5,207

\$5.21

OVERHEAD / FEE

\$3,168 LS

1 LS

\$3,168

\$3.17

TOTAL

\$48,424

PRICE / SF

\$48.42

***** QUALIFICATIONS *****

1. Pricing is based on a site visit and drawings by Little dated 8/2/16.
2. **Engineering for the doors/windows/bi-folds is not included in the price. May be required for permitting and final design.**
3. Pricing assumes working during from 5am - 2pm.
4. Pricing assumes existing construction / conditions are in compliance with all current applicable construction codes unless otherwise noted.
5. Data / phone cabling by tenant.
6. No tenant signage, wall or window graphics, or artwork is included in this proposal.
7. Pricing does not include re-keying or master keying new locks.
8. Pricing does not include a security system or access controls.
9. Pricing does not include blinds, window coverings, or window film.
10. Pricing does not include impact fees.
11. Pricing does not include furniture, equipment, or appliances of any kind.
12. Any extra work / materials will be processed as a standard change order to the contract amount.
13. All metal studs have been priced as 25 gauge / G40EQ.

***** ALTERNATE PRICING *****

Item	Add / Deduct ADD	Price	Price / SF
1. N/A		\$0	\$0.00
	TOTAL ADDS	\$0	\$0.00
	TOTAL DEDUCTS	\$0	\$0.00
	TOTAL ALTERNATES	\$0	\$0.00
	TOTAL WITH ALTERNATES (Adds + Deducts)	\$48,424	\$48.42

Acceptance: The above proposed prices, specifications, and conditions are satisfactory and hereby accepted.
 You are authorized to complete this work as specified. Payments will be made accordingly.

 Customer Signature

 Date Accepted



Gomez Construction Company
750 Jackson Avenue
Winter Park, FL 32789

October 20, 2016

Maureen T. Lachman
250 S. Orange Avenue, Suite 700
Orlando, FL 32801
C: 917-520-5954
maureen.lachman@am.jll.com

R.E.: Ceviche Elevator Project 125 W. Church Street, Orlando FL 32801-PART 2

Ms. Lachman:

As requested, the pricing for Part 2 base contract work is \$60,566 and the alternate work is \$140,757.

Ahead of time, thank you for letting us price this project.

Should you have any questions do not hesitate to contact me at 407-375-3286 or e-mail scorrow@gomezconstruction.com.

Sincerely,

GOMEZ CONSTRUCTION COMPANY
Stephen Corrow

Ceviche Phase II | 125 W. Church Street
GC Name | Date

DIVISION	DESCRIPTION	LANDLORD COST	TENANT COST	COMMENTS/QUALIFICATIONS
01300	General Conditions	\$6,000	\$10,000	
01500	Temporary Facilities	N/A	N/A	
02000	Site MOT at Church Street	N/A	N/A	
02100	Demo	\$3,801	\$2,500	
03000	Concrete	\$1,250	\$3,750	
05700	Steel	\$1,500	\$3,500	
06100	Carpentry			
06600	Millwork	\$375	\$1,650	
07000	Roofing & Waterproofing	N/A	N/A	
08000	Doors & Hardware	N/A	N/A	
08800	Storefront and glazing	\$39,500	\$101,939	
09200	Partitions/Drywall	N/A	N/A	
09500	Ceilings	N/A	N/A	
09600	Flooring	N/A	\$1,500	
09900	Painting & Wall Finishes	\$500	\$1,000	
10520	Fire Protection Specialties (fire extinguishers)	N/A	N/A	
10800	Restroom Accessories	N/A	N/A	
11450	Equipment/Appliances	N/A	N/A	
13850	Fire Alarm	N/A	N/A	
14000	Elevator	N/A	N/A	
15300	Sprinkler/Fire Protection	N/A	N/A	
15400	Plumbing	N/A	N/A	
15700	HVAC	N/A	N/A	
16200	Electrical	\$2,640	\$7,919	
	Total All Divisions	\$55,566	\$133,757	
	GC Fee	\$5,000	\$7,000	
01700	Permit Allowance	By Owner	By Owner	
	TOTAL ALTERNATE	\$60,566	\$140,757	

Add Alternates

	Window Alternate			



CITY OF ORLANDO

ECONOMIC DEVELOPMENT • PERMITTING

Local Business Tax Receipt
City Hall, 400 South Orange Avenue, First Floor
Post Office Box 4990
Orlando, FL 32802-4990

Phone: 407.246.2204 Fax: 407.246.3420

PROMPT! Interactive Voice Response System: 407.246.4444
Visit our website: www.CityofOrlando.net/permits

CITY OF ORLANDO

ECONOMIC DEVELOPMENT
PERMITTING SERVICES

LOCAL BUSINESS TAX RECEIPT

(Formerly known as "Business License," changed per state law HB1269-2006)

2016-2017



NOTICE-THIS RECEIPT ONLY EVIDENCES PAYMENT OF THE LOCAL BUSINESS TAX PURSUANT TO CH. 205, FLORIDA STATUTES. IT DOES NOT PERMIT THE HOLDER TO OPERATE IN VIOLATION OF ANY CITY, STATE, OR FEDERAL LAW. CITY PERMITTING MUST BE NOTIFIED OF ANY MATERIAL CHANGE TO THE INFORMATION FOUND HEREIN BELOW. THIS RECEIPT DOES NOT CONSTITUTE AN ENDORSEMENT OR APPROVAL OF THE HOLDER'S SKILL OR COMPETENCY.

Issued Date: 10/01/2016

Expiration Date: 09/30/2017

Business Name

CEVICHE TAPAS BAR & RESTAURANT
2504 W AZEELE ST
TAMPA, FL 33609

Case Number:

BUS-0014770

Business Owner

CEVICHE TAPAS FLORIDA LLC

Business Location:

125 W Church St

Fees:

Administration Fee

20.00

2017 Business Tax

523.69

Total Paid:

\$543.69

Business Type(s):

RESTAU 5812 RESTAURANT



CITY OF ORLANDO

ECONOMIC DEVELOPMENT • PERMITTING

Local Business Tax Receipt
City Hall, 400 South Orange Avenue, First Floor
Post Office Box 4990
Orlando, FL 32802-4990

Phone: 407.246.2204 Fax: 407.246.3420

PROMPT! Interactive Voice Response System: 407.246.4444
Visit our website: www.CityofOrlando.net/permits

CITY OF ORLANDO

ECONOMIC DEVELOPMENT
PERMITTING SERVICES

LOCAL BUSINESS TAX RECEIPT

(Formerly known as "Business License," changed per state law HB1269-2006)

2016-2017



NOTICE-THIS RECEIPT ONLY EVIDENCES PAYMENT OF THE LOCAL BUSINESS TAX PURSUANT TO CH. 205, FLORIDA STATUTES. IT DOES NOT PERMIT THE HOLDER TO OPERATE IN VIOLATION OF ANY CITY, STATE, OR FEDERAL LAW. CITY PERMITTING MUST BE NOTIFIED OF ANY MATERIAL CHANGE TO THE INFORMATION FOUND HEREIN BELOW. THIS RECEIPT DOES NOT CONSTITUTE AN ENDORSEMENT OR APPROVAL OF THE HOLDER'S SKILL OR COMPETENCY.

Issued Date: 10/01/2016
Expiration Date: 09/30/2017

Business Name

CEVICHE TAPAS BAR AND RESTAURANT
2504 WAZEELE ST
TAMPA, FL 33609

Business Type(s):

MERCNT 5314 RETAIL VARIETY
HALLHI 7394 HALL FOR HIRE

Case Number: BUS-0014079

Business Owner

CEVICHE TAPAS FLORIDA LLC

Business Location:

125 W Church St

Fees:

Administration Fee
2017 Business Tax
Total Paid:

20.00
410.83
\$430.83





CITY OF ORLANDO

DATE: July 11, 2016

TO: Mr. Richard Gallitto

FROM: Heather Bonds/ *HB*
Recording Secretary

SUBJECT: Certificate of Appropriateness and Minutes from the June 1, 2016 Historic Preservation Board Meeting

Enclosed is a copy of the June 1, 2016 Historic Preservation Board (HPB) meeting minutes. A Certificate of Appropriateness has been issued and is enclosed.

If there were conditions imposed by staff and/or the Board:

Please update your plans and upload them to ProjectDox. Each plan should be labeled as the same file name as the original document with the version number following the plan's name. For example, "North Elevation v.2".

After Richard Forbes, Historic Preservation Officer has reviewed your revisions, he will sign off in the system on the HPB case in order for you to proceed with the permitting process.

As Permitting Services has their own plans review process; you should contact them at 407.246.2271, with any questions regarding their required documentation. Once Permitting Services assigns their case number, it will be necessary for Richard Forbes to review the plans you submitted to Permitting after which he will sign off on the Permitting case number.

Please contact me at 407.246.3416 or heather.bonds@cityoforlando.net if you have further questions about the review process.

Richard Forbes, AIA, LEED AP
Historic Preservation Officer, City Planning Division
City of Orlando, City Hall, 6th Floor
Phone: 407.246.3350, Fax: 407.246.2895
Richard.Forbes@CityofOrlando.net



CITY OF ORLANDO

MAJOR CERTIFICATE OF APPROPRIATENESS

CASE #: HPB2016-00093
SITE ADDRESS: 125 W Church St
HISTORIC DISTRICT: Downtown
APPLICANT: DOUG LANOIS
C/O TSLF CHURCH STREET RETAIL
30 FEDERAL STREET
BOSTON, MA 02210
OWNER: TSLF CHURCH STREET RETAIL LLC
C/O TREMONT REALTY CAPITAL LLC
30 FEDERAL ST STE 301
BOSTON, MA 021102508

The Orlando Historic Preservation Board grants permission on this date to the above referenced applicant to secure the appropriate permits for the purpose stated below:

The applicant is requesting a Major Certificate of Appropriateness to renovate the façade by installing operable doors and redesigning the entrance bay with swinging French wood and aluminum clad doors with sidelights.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. All new material and existing material to have finishes matching as closely as possible.
3. New door panels shall align with existing antique framing.
4. The bottom rail of the new entry doors and operable door panels shall be the same height as the existing entry door bottom rail.
5. Entry doors and operable door panels shall have a dimensional muntin pattern to be similar or compatible to the upper floor of the building.

As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

This Certificate of Appropriateness does not constitute final development approval. The applicant is responsible for obtaining all necessary permits and approvals from applicable departments before initiating development.

Certificate of Appropriateness executed July 11, 2016, for and relative to the above referenced historic site.
This Certificate of Appropriateness will expire one year from date of issuance.

ECONOMIC DEVELOPMENT DEPARTMENT • CITY PLANNING DIVISION

CITY HALL • 400 SOUTH ORANGE AVENUE • SIXTH FLOOR • P.O.Box 4990 • ORLANDO, FLORIDA 32802-4990
PHONE 407.246-3350 • FAX 407.246.2895 • <http://www.cityoforlando.net>

July 11, 2016
4:55:23PM
Major Certificate of
Appropriateness



Richard Forbes
Historic Preservation Officer

ECONOMIC DEVELOPMENT DEPARTMENT * CITY PLANNING DIVISION
CITY HALL * 400 SOUTH ORANGE AVENUE * SIXTH FLOOR * P.O. Box 4990 * ORLANDO, FLORIDA 32802-4990
PHONE 407.246-3350 * FAX 407.246.2895 * <http://www.cityoforlando.net>

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pppd



HISTORIC PRESERVATION BOARD

MINUTES ▪ JUNE 1, 2016

MEETING INFORMATION

Location

City Council Chambers
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

4:00 p.m.

Members Present

Jeffery Thompson, Chairperson
Michael Arrington (arrived at 4:20)
Lucie Ghlotto
Sean Lackey
Mark Lewis
Vijay Marolia (arrived at 4:10)
Dena Wild

Members Absent

Alyssa Benitez, Vice-Chairperson

Staff Members

Richard Forbes
Heather Bonds
Jason Burton
Kyle Shephard

OPENING SESSION

- Jeffery Thompson, Chairperson, called the meeting to order at 4:00 p.m.
- Determination of a quorum. Pledge of Allegiance. Introduction of Board Members and staff.

CONSIDERATION OF THE MAY 4, 2016 MINUTES

Lucie Ghlotto MOVED to approve the Minutes of the May 4, 2016 meeting. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (5-0).

CONSENT AGENDA

1. Case No.: HPB2016-00088, 813 E. Livingston Street

Applicant: Kelly Carr, KLC Designs, Inc., 2929 Alamo Dr., Orlando, FL 32805
Owner: Tracy de la Feuilliez and Ted Gorman, 813 E. Livingston St., Orlando, FL 32803
District: Lake Eola Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a new rear porch with the roof to match existing shingles and cement board siding. All soffit and trim details to match existing.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. All materials shall generally match the existing house.

Lucie Ghlotto moved to APPROVE the Consent Agenda. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (5-0).

Vijay Marolia arrived at 4:10. Michael Arrington arrived at 4:20.

Revised 6/6/2016

REGULAR AGENDA

2. Case No.: HPB2016-00086, 123 W. Church Street

Applicant: Gustavo Fonseca, 8865 Commodity Circle, Unit 13, Office 107, Orlando, FL 32819

Owner: Richard Gallitto, TSLF Church Street Retail, 30 Federal Street, Boston, MA 02110

District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to make alterations to the façade by installing columns similar to the neighboring property, replacing the existing awning; replacing the wainscot tile; adding operable doors and adding signage.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Proposed doors shall have dimensional exterior muntins to simulate true divided lights.
3. Final paint colors shall require additional Minor Review.
4. Final tile selection shall require additional Minor Review.
5. Proposed signage will require additional Minor Review.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included current site and historic images, Sanborn map images, and proposed floor plans, elevations, signage, and canopy options. Known as the Teele Building, this structure was built c.1920 and is a contributing structure in the Downtown Historic District. The original four bay storefront was altered over time to accommodate various tenants including major alterations in the 1970s, as part of the Church Street Station Complex. These alterations included installation of the wrought iron and metal canopy, which was removed in 2003 and replaced in 2008.

Dena Wild asked Staff why a non-functioning balustrade is proposed. Mr. Forbes clarified that the balustrade is decorative and designed to line up with neighboring properties. Chair Jeffery Thompson stated that a building of this height would not have had such a high balustrade. Mr. Thompson also commented about the transparency of the storefront windows and suggested mullions in the transom windows.

Michael Lingerfelt, 7896 St. Andrews Circle, Orlando, FL 32835, spoke as the architect on behalf of the applicant. He stated that the balustrade was proposed to add cohesiveness to the Church Street plaza area and that the depth of the canopy adds shade for the windows below. He is open to simplifying the pickets of the balustrade, however, the medallions are a part of the tenants' identity.

The Board continued discussions concerning the balustrade's height obstructing the parapet detail, mullions in the transom windows, and signage. It was questioned if the medallions with a logo feature will count as signage, as architectural elements do not count towards signage. Because the medallions are new, they will count towards the allotted signage, however, because the structure is zoned in a Major Attraction Overlay, there is a higher allowance. The Board also discussed the fact that this structure has been altered from its original design and that the balustrade may be removed in the future. Mark Lewis supported the design as shown and does not think the balustrade obstructs the parapet.

Mark Lewis moved to APPROVE the request subject to Staff Conditions. Vijay Marolia SECONDED the Motion. The Motion was voted upon and PASSED by a 4-3 Voice Vote (Ghioto, Thompson, and Wild opposed).

3. Case No.: HPB2016-00093, 125 W. Church Street

Applicant: G. Douglas Lanois, TSLF Church Street Retail, LLC, 30 Federal Street, Boston, MA 02210

Owner: G. Douglas Lanois, TSLF Church Street Retail, LLC, 30 Federal Street, Boston, MA 02210

District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to renovate the façade by installing operable doors and redesigning the entrance bay with swinging French wood and aluminum clad doors with sidelights.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. All new material and existing material to have finishes matching as closely as possible.
3. New door panels shall align with existing antique framing.
4. The bottom rail of the new entry doors and operable door panels shall be the same height as the existing entry door bottom rail.
5. Entry doors and operable door panels shall have a dimensional muntin pattern to be similar or compatible to the upper floor of the building.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included site images of the existing conditions, historic photographs, proposed elevations and floor plans, and images of the surrounding buildings. The structure was built in 1922 and is a contributing structure in the Downtown Historic District. It was renovated in the 1970s as part of the Church Street Station entertainment complex. The antique 19th century cast iron columns and railings were installed on the face of the building at that time. The storefront system which consists of antique stained glass transoms, carved wood columns, and plate glass, were also installed in the 1970s. In 2003 some of non-original railings were replaced and in 2008 the decorative railings were reintroduced.

Dena Wild asked Staff if the proposed windows will be operable; Mr. Forbes stated that they all will be bi-fold windows and that the entry doors will fold back.

Aranya Mom, 201 S. Orange Ave, Orlando, FL 32801, spoke as the applicant's representative. He stated that the tenant, Ceviche, aims to improve safety, enhance their atmosphere, and define the patio area. They desire to include the plate glass look in the bi-fold doors, which is becoming more popular in the restaurant business. They are not in agreeance with Condition 5. They commented that the current bays are transparent plate glass. They aimed to align the folding patterns of the doors with the muntins of the transom windows. He exhibited examples of other bi-fold doors.

The Board discussed the proposed plate glass windows and Staff's Condition of muntins. Sean Lackey understands the applicant's desire for the clean glass look and feels this building lost its historic design expression when it was stripped down in the 1970s and non-original details were added. Dena Wild agreed that some of the current architectural features were not original and likes the simplicity, as it nods to the original appearance. Jeffery Thompson agreed with Staff's condition, as plain glass will look too modern. Lucie Ghioto stated that though these features are not original encouraging consistency with the neighboring buildings is important. The Board further discussed Condition 5 with the focus on the phrasing of "similar or compatible". This yields various patterns and a compromise could be achieved.

Lucie Ghioto moved to APPROVE the request subject to Staff Conditions. Jeffery Thompson SECONDED the Motion. The Motion was voted upon and PASSED by a 5-2 Voice Vote (Lackey and Wild opposed).

4. Case No.: HPB2016-00087, 210 Annie Street

Applicant: David Stone, Phil Kean Design Group, 912 W. Fairbanks Ave., Winter Park, FL 32789
 Owner: Tommy Barraza, PO Box 140882, Orlando, FL 32814
 District: Lake Copeland Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a new 2-story single family residence consisting of 2298 living square footage.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Chimney feature shall be the same material as the house walls.
3. Add additional fenestration to the blank east wall of the second floor bedroom.
4. Change the three east side window shades to a single continuous shade.

5. Provide additional details to provide texture such as wider, larger parapet cap, additional window muntins, arched opening, scupper details. Review and approval by Minor Review Committee will be required.
6. Horizontal windows on the south side shall be altered to appear more vertical by either redesigning the façade or adding additional vertical divisions to these windows.
7. Windows shall the same inset on both the first and second floor and muntins shall be exterior and dimensional and simulate true divided light windows.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included current site photographs of the empty lot, site survey, and proposed elevations. The site has historically been vacant and a portion of the lot has been sold off, making the lot less than the required depth. The applicant met with the Design Review Committee on February 24, 2016 and presented three designs. The owner prefers a modern style and Staff has suggested the applicant use the architecture of Irving Gill (1870-1936) as a reference for a modern and simple interpretation of the Mediterranean or Spanish Colonial Style. Mr. Forbes showed images of the surrounding structures which includes a mix of styles from the 1920s to 1950s including Mediterranean Revival, Colonial Revival, Bungalow, and Prairie.

Sean Lackey asked Mr. Forbes if there are examples of flat roofs throughout the historic districts. Mr. Forbes stated there are some and that Staff recommends more texture such as a larger parapet cap. Dena Wild inquired if the Lake Copeland Historic District has standards for design. Mr. Forbes stated that the code follows the Secretary of the Interior's Standards for new construction. Evaluation of new construction styles are set in Section 62.706, which states that new construction may be influenced by, but not duplicate historic styles and that if a historic style influences new construction, that style must already exist or have existed in Orlando. There are some modern houses within the historic districts that share some of the attributes of Gill's style. The Board expressed concerns about the compatibility of this modern style. Mr. Forbes stated that the style is just one of the elements taken into consideration when assessing compatibility.

David Stone, 912 Fairbanks Ave, Winter Park, 32789, spoke on behalf of the applicant, Phil Kean Design Group. He exhibited examples of Irving Gill's designs. He is comfortable with Staff Conditions and provided updated elevations incorporating these conditions. Mr. Stone stated that the owner wanted a completely modern house and has been working with Staff and the Design Review Committee to find a modern interpretation of a historic style. The scuppers on the front elevation will be mostly decorative to avoid rain stains on the front of the house. The Board discussed maintenance concerns of a flat roof. The applicant agrees and stated that the owner will need to maintain regularly.

There were no other public speakers. The Board continued discussion on the appropriateness of the modern style. The Board agrees that additional details may alleviate the modern appearance. Michael Arrington stated that the windows have too modern of an appearance. He feels that the Board should be cautious as approval may set a precedence by allowing modern designs in the historic districts. The Board discussed the options of sending the case back to Design Review, the full HPB, or to Minor Review to determine the additional details.

Lucie Ghiloto moved to APPROVE the request subject to Staff Conditions. Michael Arrington SECONDED the Motion. The Motion was voted upon and PASSED by a 6-1 Voice Vote (Lackey opposed).

Dena Wild asked the applicant to understand the Historic Preservation Board is charged with determining the appropriateness of new construction in the historic districts. She complimented the design but didn't find it appropriate for a historic district.

5. Case No.: HPB2016-00099, 700 E. Colonial Drive

Applicant: Randy Rolfsen, PPG Architectural Finishes, INC., 400 Bertha Lamme Drive, Cranberry, PA 16066
 Owner: Dr. Phillips Inc., P.O. Box 692709, Orlando, FL 32869
 District: Historic Landmark Sign (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to alter the historic sign by adding new vinyl signage over a portion of the historic sign.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Existing sign shall not be painted or damaged under area of vinyl wrap.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included pictures of the

Landmark Sign and of the proposed alterations. Citrus Fruit Products, Inc. (now Dr. Phillips, Inc.) designed the building for tenant Porter Paints in 1954. It was designed by local architect, L. Alex Hatton in the International Style. The sign's overall structure and graphics are integral components of the overall design. The sign is the only known sign of its type in the City. The Porter Paints sign was designated a Landmark Sign in 1995. Mr. Forbes explained the difference between the Landmark and Landmark Sign ordinances. The Landmark Sign ordinance protects historic signs that no longer conform to the Land Development Code yet promote the City's commercial history. Per the Code, alterations to Landmark Signs require a Certificate of Appropriateness; however the code does not prohibit the owner from removing the Landmark Sign. The alteration to this sign will change the look of the Landmark, however the vinyl wrap could be removed in the future, which is allowed by the standards of the Landmark Sign code. If the owner of the property removed the sign entirely, then no new signage would be allowed above the roof line.

The owner and applicant were not present and there were no public comments.

Chair Jeffery Thompson asked if the sign would retain its Landmark Sign status if it were altered. Mr. Forbes stated that it would because alterations, if approved, are allowed by the Landmark Sign Code. Mr. Forbes stated that the owner contacted Staff and expressed concern over the alterations and removal of the Landmark Sign status. Jeffery Thompson added that this case began in Minor Review and, as a committee member, felt that it was more appropriate for a full Board review. The Board's overall assessment of the design was unfavorable. The Board discussed several alternative designs including: only covering the Porter Paint text with the PPG blue logo or; not completely wrapping around the top of the sign; or removing the Porter Paints text and adding the PPG text, retaining the historic stripes. Mr. Forbes stated that he has made several alternative design suggestions to the applicant and they were not inclined to change their design. There were concerns about the appearance from straight on concerning the thin section of the panels having two colors. They discussed the possible removal of the sign from the Landmark Sign list. Dena Wild commented that the Porter Paints sign may have "lived its life" and if they applicant was going to cover it up then perhaps it would be better to remove it from the status all together and disallow any future signage above the building roof line and simply let the pylon be an architectural element. The Board discussed the Applicant's desire to have their new logo on the building. Because Porter Paints has been on the building for over 60 years, Lucile Ghilotti feels that this is an important identifier of the building. The Landmark Signage does not count towards the businesses' allowable signage.

Dena Wild moved to DENY the request. Lucile Ghilotti SECONDED the motion. The Motion was voted upon and PASSED by an unanimous voice vote (7-0).

OTHER BUSINESS

- o General Appearances: There were no General Appearances.
- o Historic Preservation Officer, Richard Forbes reported on the May Minor Reviews (23 reviews)

ADJOURNMENT

Jeffery Thompson, Chairperson, adjourned the meeting at 6:00 p.m.

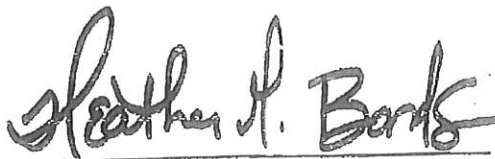
STAFF PRESENT

Kyle Shephard, Assistant City Attorney
Jason Burton, City Planning

Heather Bonds, Recording Secretary
Richard Forbes, Historic Preservation Officer



Richard Forbes, Historic Preservation Officer.



Heather M. Bonds, Recording Secretary