



The Margate Community Redevelopment Agency

Commercial Property Façade Improvement Grant Program

Application Form

(Please type or clearly print)

Address of Property to be Improved: 2401 - 2403 N. State Rd 7

Folio Number: 484124010010

Current Use(s) of Property (Office, retail, etc.): Retail

Name of Property or Center (if any): Tropical Development Group

Applicant's Name: Gerald M. Linker

Applicant's Address: 1900 Banks Rd #4, Margate

Applicant's Phone Number: 954 977 8411

Applicant's E-mail: _____

Property Owner's Name (if different from Applicant): Tropical Development Group

Property Owner's Address: 1900 Banks Rd #4, Margate

Property Owner's Phone Number: 954 977 8411

Property Owner's E-mail: _____

Anticipated Cost of All Improvements on site: \$ 250,000*

Anticipated Amount to be Requested from MCRA: \$ up to \$25,000

All required attachments listed below must accompany the application form.
Applications must be complete and correct for the MCRA to consider.

**From start of construction*

I have read and understand the MCRA's Commercial Property Façade Improvement Grant Program Policies and Procedures.


Signature of Applicant

Gerald M. Linker
Print Name

3/25/15
Date

**Jonathan Thomas Developers, LLC**

Margate, FL 33063
Lic# CGC 1515092

Phone# (954) 977-8411 Fax# (954) 977-4611
info@jonathanthomasdevelopers.com
Lic# CGC1515092

Proposal

Date	Proposal #
3/26/2015	1155

Name / Address		Project
Tropical Development Group, LLC 1900 Banks Road #4 Margate, FL 33063		FACADE
Description		Total
SCOPE OF WORK: Jonathan Thomas Developers proposes to supply all labor and materials necessary to complete the work in the most timely and professional manner in accordance with all local and state codes as outlined below.		
PROJECT LOCATION: 2401-2403 NORTH STATE ROAD 7, MARGATE, FLORIDA		
PROGRESSIVE PLASTERING: SUPPLY AND INSTALL STONE VENEER ON FACADE OF BUILDING		17,223.36
G.M. SIGNS, INC: SUPPLY AND INSTALL SALSA FRESCA SIGN AS PER APPROVED DRAWINGS		3,110.50
J.R. METAL ORNAMENTAL: SUPPLY AND INSTALL ALUMINUM AWNING AS PER APPROVED DRAWING		4,800.00
PROPOSED MANAGEMENT: 60 HOURS AT \$85.00 PER HOUR		5,100.00
20 YARD DUMPSTER		400.00
SITE CLEANUP		350.00
PAINT TOUCHUP		475.00
Contractor's Fee 15%		4,729.52
Total		\$36,188.38

Authorized Signature

Date

3/26/15

**Progressive Plastering, Inc.**

1100 S Powerline Rd., Suite 212
Deerfield Beach, FL 33442
CGC #016257

Proposal

P5701

E-mail

admin@ProgressivePlastering.com

3/26/2015

To:
Jonathan Thomas Developers, LLC 1900 Banks Rd., Suite #4 Margate, FL 33062

Ship To
2401-2403 NORTH STATE ROAD 7 MARGATE, FLORIDA

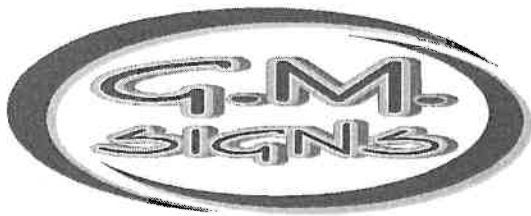
Terms	P.O. No.	PROJECT ADDRESS
Due on receipt		

Description	Cost	Qty	Total
INSTALLATION OF STACK LEDGE STONE ON FACADE OF BUILDING			
MATERIAL:			
224 LINEAR FEET OF CORNERS @ \$19.00 PLUS TAX	4,511.36		4,511.36
650 SQFT OF FLAT STONE @ \$8.00 PLUS TAX	5,512.00		5,512.00
LABOR:			
800 SQFT @ \$8.00 INSTALLATION	6,400.00		6,400.00
800SQFT @ \$1.00 SEALING	800.00		800.00
Thank you for your consideration of this proposal. We look forward to working with you.			
Total			\$17,223.36

LICENSED AND INSURED

Phone # 954-596-1400
Fax # 954-596-1410

Approved _____



5991-95 SW 44th Street
Davie, FL 33314
954.923.3081

Estimate

Date	Estimate #
3/6/2015	2013-0938-2

Customer:
JTD LLC 2401 N STATE RD 7 MARGATE FL JONTAHON LINKER 954-931-8877

P.O.#	Sales Rep	Project

Description	Qty	Cost	Total
Drawings, Engineering and staff time - (City of MARGATE). Upon applying for your permit, at customer request, we can provide you with the permit tracking number and necessary information for you to track your permit....please note if you choose to not pull permits for your building signs you run the risk of receiving violation notices and double permit fee'd from the city when you do pull a permit	1	275.00	275.00
Permit costs are determined by the building department and are separate from our 'Permit Services' fee. Upon permit approval, we will notify you of your permit cost and furnish you with a receipt. We require payment of permit cost prior to installation and final inspection.		0.00	0.00T
X _____ Customer Signature			
INSTALLATION OF (1) FRONT & REAR ILLUMINATED CHANNEL LETTERS MOUNTED TO FLASH PANEL. SIGN SPECS: GREEN RETURNS / GREEN FACES / WHITE TRIM AND LED COPY TO READ ... "SALSA FRESCA GRILL" W/DIGITAL PRINT LOGO SALSA FRESCA: WILL BE 20" AND 15" ILLUMINATED LETTERS GRILL LETTERS ARE 10" FRONT & REAR ILLUMINATION LOGO WITH DIGITAL PRINT IS 36" X 36" FACE COLORS ARE: GREEN		2,675.00	2,675.00T

Cost of City or County Permit Not Included in Quote. Terms are as stated 50% Deposit upon agreement. Balance and permit cost due upon completion. All material is guaranteed to be as specified. All work to be completed in workman like manner according to standards and practices. Any alteration or deviation from specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the written estimate. All agreements are contingent upon strikes, accidents and or material availability delays beyond our control. Owner may carry the necessary insurance to conduct bussiness. Our worker are covered by Worker's Compensations Insurance.

Subtotal	\$2,950.00
Tax (6.0%)	\$160.50
Total	\$3,110.50

Customer Signature : _____

Date : _____

GMS Authorized Signature : _____

Date : _____



J.R. METAL ORNAMENTAL

Proposal

Date: 03-17-2015
invoice#:880

Jonathan contraction

Phone: 954-931-8877
Fax: 954-977-4611
E-mail: *****

Quantity	Description	Price	Amount
	Aluminum custom shutters. 50% when we start job and 50% when is done		\$4,800.00

balance	\$ 4,800.00
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Make all checks payable to J.R METAL ORNAMENTAL
Thank you for your business!
J.R. METAL ORNAMENTAL INC.

3625 Pembroke Rd. C-6
Hollywood, Fl 33021
Phone: 954-989-2607
Fax: 954-989-2787
E-mail: jrmetalornamental@att.net
Web: jrmetalornamental.com

Tropical Development Group LLC

881 NE 32nd St
Boca Raton, FL 33431
Phone: +1 954 977 8411
Fax +1 954 977 4611

April 1, 2015

**Margate Community Redevelopment Agency (CRA)
Attn: Diane Colonna
5790 Margate Blvd.
Margate, FL 33063**

RE: Description of Project

Diane Colonna:

Proposed Improvements include: Increase height of building (Front Elevation - Drivers have better view of building with a modern raised metal roof), Architectural/Structural changes to the Façade (to enhance the appearance), New Stucco and Paint, New Signage, New Windows (Energy Efficient) Tropical Development Group, LLC will finance the project to substantially renovate the façade and significantly enhance the appearance. All improvements made will adhere to Margate CRA Design Guidelines and all Federal, State, and Local Requirements. Furthermore, all work will be permitted and will meet inspector's approval.

Regards,

TROPICAL DEVELOPMENT GROUP LLC

Tropical Development Group LLC

881 NE 32nd St
Boca Raton, FL 33431
Phone: +1 954 977 8411
Fax +1 954 977 4611

April 1, 2015

Margate Community Redevelopment Agency (CRA)
Attn: Diane Colonna
5790 Margate Blvd.
Margate, FL 33063

RE: Construction Schedule

Diane Colonna:

Commence Installation of Stone Veneer on Façade	Start 04/09/2015	Completed 05/09/2015
Fabricate Sign and Install on Front of Building	Start 04/10/2015	Completed 04/24/2015
Install Aluminum Awning	Installed within 2 weeks by 04/17/2015	
Site Clean Up as needed		
Paint Touch Up as needed		
Façade to be completed on/around:	Completed 05/09/2015	

Regards,

TROPICAL DEVELOPMENT GROUP LLC

Tropical Development Group LLC

881 NE 32nd St
Boca Raton, FL 33431
Phone: +1 954 977 8411
Fax +1 954 977 4611

April 1, 2015

**Margate Community Redevelopment Agency (CRA)
Attn: Diane Colonna
5790 Margate Blvd.
Margate, FL 33063**

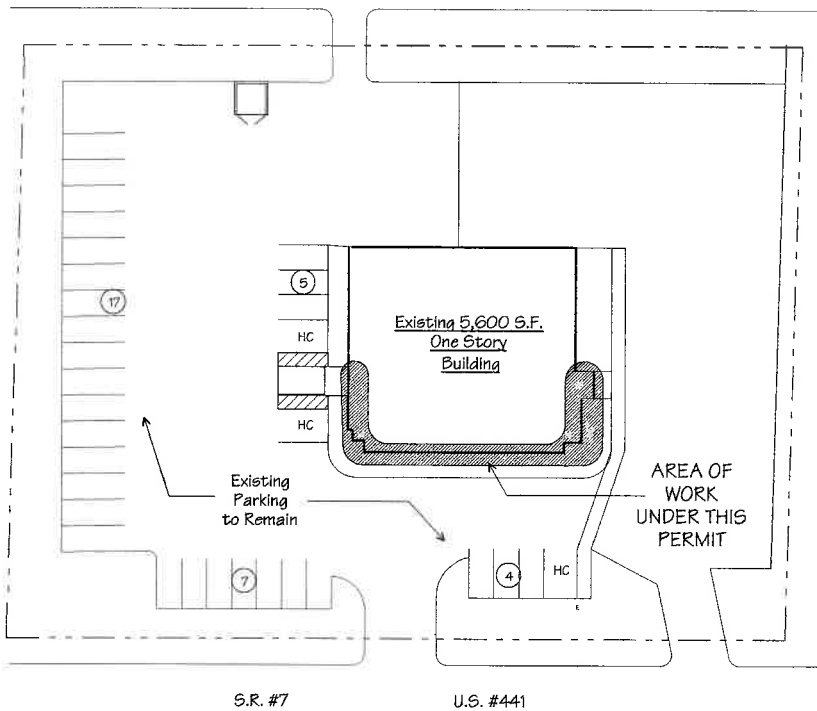
RE: Business Plan

Diane Colonna:

Tropical Development Group, LLC, a long time Margate business and property owner, proposes to modernize a building built in the mid 80s with the sole purpose of having a modernized mini-strip mall appealing to both tenants and customers. The total Economic Impact of the improvement is approximately \$250,000. Our business plan is to make the building more appealing to higher, more affluent tenants with the possibility of National tenants. In conclusion, Tropical Development Group, LLC plans to bring the building back to it's fullest potential and to increase the property value, as well as, enhance the 441 corridor.

Regards,

TROPICAL DEVELOPMENT GROUP LLC



EXISTING SITE PLAN

NTS

SCOPE OF WORK

- DEMOLISH EXISTING CANOPY
- CONSTRUCT NEW ENHANCED CANOPY / ENTRANCE FEATURES
- EXTERIOR CONSTRUCTION ONLY NO INTERIOR WORK

FLORIDA BUILDING CODE (FBC), 2010 EDITION

ALTERATION LEVEL II PER FBC CHAP. 4 SECT. 404

CONSTRUCTION AND ALTERATION TO COMPLY WITH NFPA 241

OCCUPANCY CLASSIFICATION OF STRUCTURE (Per Table 500)

Per Florida Building Code (FBC), 2010 Edition

TYPE OF CONSTRUCTION (Per Table 500)

EXISTG BUILDING

Type V B

OCCUPANCY TYPE

EXISTING B (BUSINESS) / M (MERCHANTILE)

AREA OF EXISTING BUILDING

5,600 SF

TENANT'S SIGNAGE CONTRACTOR SHALL PREPARE SIGNAGE SHOP DRAWINGS AND SUBMIT TO BUILDING DEPT. & LANDLORD FOR APPROVAL. ALL SIGNAGE IS UNDER SEPARATE PERMIT.

ZONING INFORMATION

DESIGNATION	EXISTING
PERMITTED USE	YES
LEGAL DESCRIPTION	EXISTING
2010 FBC CODE EDITIONS	
BUILDING	FLORIDA BUILDING CODE - BUILDING 2010
PLUMBING	FLORIDA BUILDING CODE - PLUMBING 2010
MECHANICAL	FLORIDA MECHANICAL CODE - MECHANICAL 2010
ELECTRICAL	NATIONAL ELECTRIC CODE 2008
ENERGY	FLORIDA BUILDING CODE - BUILDING 2010
FIRE	FLORIDA FIRE PREVENTION CODE 2010 & NFPA 101, 2009
ACCESSIBILITY	FBC 2012 "FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION"

BUILDING DATA CHART



Jonathan Thomas Developers, LLC
 Margate, FL 33063
 Lic# CGC 1515092
 Lic # CGC1515092

COSTS EXPENDED
 THRU 2-24-15

INVOICE

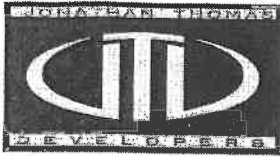
Date	Invoice #
2/24/2015	2494

Bill To
Tropical Development Group, LLC 1900 Banks Road #4 Margate, FL 33063

Proposal No.	Project
	Tropical - Facade

Description	Current Amount
Concrete Installation - Adams Concrete - Inv 142	315.00
Special Doors Installation - JB Garage Doors - Inv 92964	1,190.00
Trash Removal/Dumpster - MI Bobcat - Inv 11955	400.00
Tie Beam Installation - Big Dog Construction - Inv 3013	5,830.00
Tie Beam Materials - Big Dog Construction - Inv 3014	1,095.62
Temp Toilet - All Star Toilet - Inv 3581008	81.20
Painting - Progressive Plastering - Inv 17299	4,158.00
Tie Beam Installation - Big Dog Construction - Inv 3015	6,761.62
Engineering/Testing - CBB Engineering - Inv 14720	800.00
Tie Beam Installation - Big Dog Construction - Inv 3016a	2,160.00
Tie Beam Installation - Big Dog Construction - Inv 3016b	3,953.95
Trash Removal/Dumpster - MI Bobcat - Inv 12042	400.00
Tie Beam Installation - Big Dog Construction - Inv 3020	9,574.85
Trash Removal/Dumpster - MI Bobcat - Inv 12002	400.00
Metal Package Materials - Big Dog Construction - Inv 2321	615.29
Roofing Installation - Big Dog Construction - Inv 3019	3,615.00
Roofing Materials - Big Dog Construction - Inv 3020	2,822.00
Temp Fencing - National Construction Rental - Inv 4049400	481.50
Lumber Materials - Big Dog Construction - Inv 12/03/14	816.58
Misc Materials - Facade - Home Depot - Auth#08445J	104.24
Roofing Installation - Big Dog Construction - Inv 3022	2,018.01
Roofing Installation - Big Dog Construction - Inv 3022	5,241.65
Trash Removal/Dumpster - MI Bobcat - Inv 11996	400.00
Roofing Installation - Big Dog Construction - Inv 3028	6,516.96
Misc Supplies - Facade - HD Supply - Inv 15529816	238.79
Specialties Installation - Titan Welding - Inv 1405	300.00
Total	
Payments/Credits	
Balance Due	

Phone #	Fax #	E-mail
Phone# (954) 977-...	Fax# (954) 977-4611	info@jonathanthomasdevelopers.com



Jonathan Thomas Developers, LLC
 Margate, FL 33063
 Lic# CGC 1515092
 Lic # CGC1515092

INVOICE

Date	Invoice #
2/24/2015	2494

Bill To
Tropical Development Group, LLC 1900 Banks Road #4 Margate, FL 33063

Proposal No.		Project
		Tropical - Facade
Description	Current Amount	
Electrical Installation - PLA Electric - Inv 3692	700.00	
Electrical Installation - PLA Electric - Inv 3692	144.32	
Tropical - Facade - Padlock - Home Depot - Auth#04340J	35.98	
Specialties Installation - Titan Welding - Inv 1419	715.50	
Trash Removal/Dumpster - MI Bobcat - Inv 12071	400.00	
Temp Fencing - National Construction Rental	-4.50	
Painting - Progressive Plastering - Inv 17568	1,040.00	
Masonry Installation - Big Dog Construction - Inv 3029	240.00	
Roofing Installation - Action Roofing - Inv 16040	5,000.00	
Roofing Installation - Action Roofing - Inv 16040	13,100.00	
Temp Toilet - All Star Toilet - Inv 3515173	81.20	
Equipment Rental - Big Dog Construction - Inv 3033a	2,847.76	
Tropical - Salsa - Misc Mat - Big Dog Construction - Inv 3030	34.30	
Temp Toilet - All Star Toilet - Inv 3615193	81.20	
Drywall Installation - Progressive Plastering - Inv 17589	17,712.00	
Permit Cost/Regulatory - City of Margate - Check 10957	1,134.00	
Trash Removal/Dumpster - MI Bobcat - Inv 12137	400.00	
Roofing Installation - Action Roofing - Inv 16152	20,000.00	
Temp Toilet - All Star Toilet - Inv 3652349	89.15	
Inspection - DBR Consulting Engineers - Inv 2014-067-02	400.00	
Glass & Glazing Installation - Miller Glass & Glazing - Inv 4278-R	4,854.00	
Glass & Glazing Installation - Miller Glass & Glazing - Inv 4278-1	43,686.00	
Total		\$172,981.17
Payments/Credits		\$0.00
Balance Due		\$172,981.17

Phone #	Fax #	E-mail
Phone# (954) 977-...	Fax# (954) 977-4611	info@jonathanthomasdevelopers.com

BEFORE

