

The Margate Community Redevelopment Agency

Commercial Property Façade Improvement Grant Program Application Form

(Please type or clearly print)

Address of Property to be Improved: 4701 COCONUT CREEK PKWY

Folio Number: 4842 30 03 0010

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

Name of Property or Center (if any): LESTERS DINER

Property Owner's Name: PETER DOGAGIS - 4701 Coconut Creek Pkwy

Property Owner's Address: 4701 COCONUT CREEK PKWY

Property Owner's Phone Number: 954-804-9075

Property Owner's E-mail: LESTERS DINER MARGATE @ GMAIL COM

Contact Name (if different from owner): _____

Contact Address: _____

Contact Phone Number: _____

Contact E-mail: _____

Anticipated Cost of All Improvements on site: \$ \$101,471

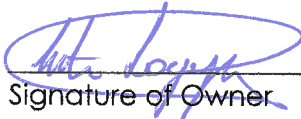
Anticipated Amount to be Requested from CRA: \$ 50,000

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

- ☐ Business Plan or Executive Summary, including a narrative describing the business, its operations, and its business principles
- ☐ Legal description of the property
- ☐ Narrative description of entire project being undertaken, including sources of financing
- ☐ Detailed budget for entire project with breakdown of exterior improvements for which reimbursement is being requested from Program
- ☐ Two bids/quotes from two licensed contractors
- ☐ Preliminary schedule
- ☐ Photograph of existing conditions with at least one photo showing adjacent properties- digital file and hard copy
- ☐ Site plan or survey that accurately reflects the existing property-digital file and hard copy
- ☐ Rendering of proposed improvements-digital file and hard copy

- ☐ Preliminary site plan, floor plans and elevations of proposed improvements that enable staff to determine quality of design- digital file and hard copy
- ☐ Color chips and material samples

I hereby submit this form and all required attachments as application to the Margate Community Redevelopment Agency (CRA) to be considered for a Grant under CRA's Commercial Property Façade Improvement Grant Program. I understand that no work may be performed nor any contracts for work entered into by the property owners or their agents until approval of this request is received in writing from the CRA. I further understand the Margate Community Redevelopment Agency Board has, at its sole discretion, the right to final determination for all aspects of the Commercial Property Façade Improvement Grant Program. This final determination may include, but not be limited to, ranking of applicants, final amount granted to any applicant, applications to be funded, all conditions of funding, approval of all architectural plans and materials to be used in any construction. I have read and understand the CRA's Commercial Property Façade Improvement Grant Program Policies and Procedures.


Signature of Owner

PETER DOGANIS
Print Name

11/04/15
Date



4701 Coconut Creek
Pkwy Margate , FL
33063 954-979-4722

NOVEMBER 4th , 2015

BUSINESS BRIEFING

Lester's Diner is an authentic 50's style restaurant and home to the infamous 14oz coffee cup. This signature landmark has been a family owned and operated business in South Florida for over 49 years. We have four locations serving Fort Lauderdale, Margate, Sunrise, & Pompano Beach.

BREAKFAST, LUNCH, DINNER! Whether you're on the go and just need a quick cup of coffee, a bowl of homemade soup, or decide you want to stay and enjoy a steak dinner with friends or family, Lester's provides all your dining needs not to mention our sweet delicious Cakes, Pies, Danish, and Cookies of all makes and models baked fresh daily right here on our premises. Don't forget whole cakes or pies are always available to take to your special occasions or holidays with family & friends as well.

PROJECT

Our Lester's Location in Margate has been around for well over 40 years . It was first Norris Catfish and then in 1991 we converted into a Lester's which our second location after our 49 year old location located in Fort Lauderdale. After 3 renovations we are coming to a point that we feel its time for another one. We are also very happy to be apart of the changes of what Margate and everyone behind the scenes are doing for our city.

We are looking at making roughly a total investment of \$350,000 .The improvements are not limited to the interior of the building but we are also doing the exterior. For the exterior building improvements our total estimated investment is around \$110,000 and for Landscaping around \$21,000.The improvements range for facade improvements , paint,signage,lighting, landscaping , parking lot improvements etc.

IN CLOSING

We feel that these improvements will give this location a different feel , it will be a retro 50's style diner but still maintain the classic diner atmosphere and quality .Our goal is too keep our current loyal customer following but to also attack our future generation of customers. We also see what Margate is doing to improve our city and we are also excited about this and can't wait to see the changes to our city.

PETER DOGAGIS C.E.O.



Charles O. Buckalew

Consulting Engineering Services, Inc.

801 South Ocean Drive, Suite 201

Hollywood, Florida 33019

C.O.A. Number: 6255

Tele. : (954) 558-1189 Fax. : (954) 929-8988

DATE :: 10-25-2015

CHARLES WEIDNER
ENG. DESIGNER / PROJECT MANAGER

(954) 929-8988, FAX.
(954) 274-3810, CELL.

LESTERS DINER IMPROVEMENTS
PREPARED FOR:: PETE DOGAGIS
4701 COCONUT CREEK PARKWAY
MARGATE, FLORIDA 33063

ATTN.: PETE DOGAGIS

CHARLES O. BUCKALEW ; ENGINEER OF RECORD

REF.: SERVICES FOR TECHNICAL / CADD PLAN PACKAGE PREPARATION, CRA. SUBMITTAL
& IMPROVEMENT PLANS FOR PERMIT SUBMITTAL

PROJECT :	DESCRIPTION :	TOTAL :
LESTERS DINER MARGATE, FL.	FIELD SITE MEASUREMENTS (2 VISITS) FIELD MTGS. W/ G.C. (2 VISITS) EXIST. CONDITIONS FLOOR PLAN, IMPROVEMENT FLOOR PLAN GENERAL NOTES & SCOPE OF WORK DEMOLITION PLAN - INTERIOR SCOPE DOOR/WINDOW, N.O.A. PRODUCT APPRL'S. STRUCT. DETAILS & WALL SECTIONS FRONT COVERED SIDEWALK - SEATING & ENCL. ELECT.-LIGHTING CHANGE-OUTS C.B. PANELS DIAGRAMS, SERVICE LOAD CALCS. HVAC. DIFFUSER RELOCATION, REFLECTIVE CLG. PLAN OVERALL SITE PLAN - RESTRIPE PARKING LANDSCAPE PLAN, GENERAL NOTES & DETAILS EXTERIOR COLOR ELEVATION, SIGN ELEVATIONS FRONT SIGN & BLDG. SIGN, RENDERINGS ENGINEERS SIGN/SEAL & REVIEW (CITY PLAN REVISIONS INCLUDED) (2) SETS SIGNED/SEALED FOR BLDG. PERMIT (1) SETS FOR CONTRACTORS REF. & USE	7000.00
TOTAL FOR PROJECT :		7000.00

PLAN PREPARATION PACKAGE INCLUDES THE ABOVE LISTED
ITEMS & ALL CITY/REVIEWING AGENCIES COMMENTS AND/OR CORRECTIONS.
THE FOLLOWING ITEMS ARE NOT INCLUDED AND ARE THE RESPONSIBILITY
OF RESIDENCE OWNER OR CONTRACTOR. :

SITE SURVEY (PROPERTY SURVEY)
SOILS REPORT (ONLY AS REQ'D. BY CITY)
REVIEWING AGENCY / MUNICIPAL PERMITTING FEES
ABATEMENT REPORTS (AS APPLICABLE)
IN-FIELD PROGRESS INSPECTIONS (BILLED SEPARATELY)



555 SOUTH DIXIE HIGHWAY EAST, POMPANO BEACH, FL 33060-6985

NEW

BROWARD (954) 946-3474
MIAMI-DADE (305) 947-0631
PALM BEACH (561) 737-6304
FAX (954) 946-8051

CONTRACT NO:

19457

CONDITIONAL SALES AGREEMENT

DATE:

PAGE: 11/04/15

1

THIS AGREEMENT made in quadruplicate on the above date, between McNeill Signs, Inc., hereinafter called the "Seller" and

Name:

Address: LESTER'S DINER

4701 COCONUT CREEK PARKWAY MARGATE, FL 33063

Hereinafter called the "Purchaser."

WITNESSETH: The Seller agrees to the terms and conditions hereinafter contained to manufacture and install an advertising display, hereinafter called "installation" in conformity with the specifications and conditions hereinafter contained, including those on the reverse hereof, and with the plans, if any, approved this day in writing by the partners hereto, all of which are incorporated herein as part of this agreement.

Job Name:

Address: LESTER'S DINER

City, State: 4701 COCONUT CREEK PARKWAY

MARGATE, FL

Phone:

954 979 4722

Contact Name:

PETER DOGAGIS, A/P

(A) REMOVE AND DISPOSE OF EXISTING ONE (1) SET OF 36" (+/-) ILLUMINATED LESTERS CHANNEL LETTERS AND SEVEN (7) DECORATIVE METAL ARCHES. PATCH HOLES AND LEAVE PRIMARY ELECTRIC IN A SAFE MANNER. WALL REPAINTING AND RESTORATION BY OTHERS.
\$1,367.16

(B) FABRICATE AND INSTALL ONE (1) SET OF 72" TRIPLE TO SINGLE STROKE LED ILLUMINATED PLASTICE FACE CHANNEL LETTERS FLUSH MOUNTED TO BUILDING ELEVATION UTILIZING REMOTE POWER SUPPLIES AS DESCRIBED ON DRAWING # 15367.
\$7,769.87

(C) FABRICATE AND INSTALL 1'-4" X 181'-0" BRUSHED ALUMINUM BANDING SECURED TOP AND BOTTOM FLAGNE INTO FULL LENGTH MOUNTING ANGLE.
\$13,590.72

(D) FURNISH AND INSTALL ONE HUNDRED EIGHTY-ONE (181) FEET OF SINGLE STROKE LED ILLUMINATED BLUE OUTLINE BORDER TUBE ALONG ABOVE (C) FASCIA BANDING UTILIZING REMOTE POWER SUPPLIES.
\$16,134.01

<<<<< CONTINUED ON NEXT PAGE >>>>>

PRICE\$
Sales Tax\$
TOTAL\$
Deposit\$
Balance\$

(price valid for 30 days)

Terms:

COST OF PERMITS ADDITIONAL

Balance due immediately upon completion

.....\$
.....\$

Subject to warranty and conditions on back side of this Agreement

(Salesman)

(Purchaser)

☐ Corporation
☐ Partnership
☐ Individual

Signature: _____

Signature: _____

Accepted By: _____

Title: _____

Date: _____ Title _____

Date: _____



555 SOUTH DIXIE HIGHWAY EAST, POMPANO BEACH, FL 33060-6985

NEW

BROWARD (954) 946-3474
MIAMI-DADE (305) 947-0631
PALM BEACH (561) 737-6304
FAX (954) 946-8051

CONTRACT NO: 19457

CONDITIONAL SALES AGREEMENT

DATE: 11/04/15
PAGE: 2

THIS AGREEMENT made in quadruplicate on the above date, between McNeill Signs, Inc., hereinafter called the "Seller" and

Name: LESTER'S DINER

Address: 4701 COCONUT CREEK PARKWAY MARGATE, FL 33063

Hereinafter called the "Purchaser."

WITNESSETH: The Seller agrees to the terms and conditions hereinafter contained to manufacture and install an advertising display, hereinafter called "installation" in conformity with the specifications and conditions hereinafter contained, including those on the reverse hereof, and with the plans, if any, approved this day in writing by the partners hereto, all of which are incorporated herein as part of this agreement.

Job Name: LESTER'S DINER

Address: 4701 COCONUT CREEK PARKWAY

City, State: MARGATE, FL

Phone: 954 979 4722 Contact Name: PETER DOGAGIS, A/P

(E) REMOVE AND DISPOSE OF EXISTING FREESTANDING SIGN AND STEEL COLUMN TO GRADE.
\$ 995.42

(F) FABRICATE AND INSTALL ONE (1) 8'-0" X 7'-0" X 2'-0" DEEP DOUBLE FACE LED ILLUMINATED FREESTANDING SIGN CABINET, REVEALS, ADDRESS NUMERALS, BASE COVER AND STEEL COLUMN SET IN REINFORCED CONCRETE FOUNDATION AS DESCRIBED ON DRAWING

15509.

\$11,921.63

-PLUS PERMITS

-CONNECT TO EXISTING PRIMARY ELECTRIC AT SIGN BASE. ADEQUATE 120 VOLT DEDICATED CIRCUIT AND GROUNDING CONDUCTOR AT SIGN BASE IS THE RESPONSIBILITY OF THE PURCHASER.

-TIME CLOCK INSTALLATION ADDITIONAL IF REQUIRED.

-LANDSCAPING REQUIREMENTS UNDER SEPARATE CONTRACT.

PRICE	\$	
Sales Tax	\$	51,769.81
TOTAL	\$.00
Deposit	\$	51,769.81
Balance	\$	25,884.91
	\$	25,884.90

(price valid for 30 days)

Terms:

COST OF PERMITS ADDITIONAL

Balance due immediately upon completion

.....\$

.....\$

Subject to warranty and conditions on back side of this Agreement

WALTER BATCHELLER

(Salesman)

LESTER'S DINER

(Purchaser)

Signature: _____

Signature: _____

Accepted By: _____

Title: _____

Date: _____ Title: _____

Date: _____

Corporation
Partnership
Individual

PROPOSAL



FOR QUESTIONS OR
CONCERNS, CONTACT
JERRY AT:
954-341-2400

OFFICE: 954-720-9605

MOBILE: 954-647-9847

FAX: 954-722-6600

1472 N. W. 81ST. AVENUE

CORAL SPRINGS, FL 33071

WWW.BROWARDBOYS.COM

PAINTTOWN@AOL.COM

PROPOSAL #: 66575

DATE : 10/15/15

PROPOSAL SUBMITTED TO:

NAME: MR. PETER DOGAGIS

ADDRESS:

CITY

PHONE: 954-804-9075 954-979-4722

E-MAIL: lestersdineroffice@gmail.com

WORK TO BE PERFORMED AT:

LESTER'S DINER MARGATE

4701 COCONUT CREEK PKWY

MARGATE, FL., 33063

WE HEREBY PROPOSE TO FURNISH MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

SCOPE OF WORK: PAINTING EXTERIOR OF LESTER'S OF MARGATE:

1. APPLY AN APPROVED MILDECIDE TO SANITIZE ALL MILDEW AND ALGAE
2. COMPLETELY PRESSURE CLEAN ALL SURFACES USING A MINIMUM OF 3,500 P.S.I.
3. APPLY SPRINKLER RUST REMOVER TO ANY AREAS, AS NEEDED.
4. SCRAPE ALL LOOSE AND PEELING PAINT.
5. APPLY A FULL **SEAL COAT** TO ALL STUCCO WALL SURFACE AREAS TO BE PAINTED.
6. REPAIR CRACKS ON STUCCO SURFACES WITH ELASTOMERIC PATCHING COMPOUND.
7. PRIME AND PAINT ANY BARE CONDUIT AND ELECTRICAL BOXES.
8. APPLY **FINISH COAT** OF **SHERWIN WILLIAMS SATIN FINISH PAINT**.
9. EXISTING METAL FAÇADE IS PEELING BADLY, WE WILL GET OFF AS MUCH AS POSSIBLE, THAN PRIME WITH PRO-CRYL METAL BODING PRIMER.
10. APPLY **TWO (2) COATS** OF SHER-CRYL FINISH COAT TO METAL STANDING SEAM ROOF.
11. DUMPSTER ENCLOSURE & SIGNAGE INCLUDED, OF COURSE.

NOTE: ADD A SHEET METAL EDGE TO COVER EXISTING RUSTED UNDER EDGE, AS DISCUSSED.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF: **\$18,500.**

WITH PAYMENTS TO BE MADE AS FOLLOWS:

TOTAL \$18,500.

DEPOSIT \$ 8,500.

BALANCE 10,000. DUE UPON COMPLETION.

RESPECTFULLY SUBMITTED:

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING 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. OWNER TO CARRY FIRE, HURRICANE AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMP. INSURANCE TO BE TAKEN OUT BY CONTRACTOR.

PER: JERRY POLIS

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US
IF NOT ACCEPTED WITHIN **60** DAYS.

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.

SIGNATURE

DATE

Dan Tennis Roofing, Inc.

5312 NW 22 Ave., Tamarac, FL. 33309

Phone: 954-485-7778 • Cell: 954-560-4749

CCC # 1326116

Customer Name:

Lester's Diner
4701 Coconut Creek Pkwy
Margate, FL 33063
Attn: Peter

- Commercial
- Industrial
- Residential

Customer Telephone

954-804-9075

Date: October 22, 2015
Salesman: Bobby Marks

PROPOSAL/CONTRACT

**APPLY HYDRO-STOP WHITE ELASTOMERIC COATING OVER ENTIRE FLAT ROOF SURFACE
MEASURING 10,000 SQ/FT & MAINTENANCE FLAT ROOF SURFACE WHERE NEEDED.**

1. REMOVE ALL GRASS, ALGAE & GRAVEL FROM FLAT ROOF SURFACE.
2. PRESSURE WASH ENTIRE FLAT ROOF AREA FROM DIRT & DEBRIS.
3. SEAL & WATERPROOF ANY OPEN SEAMS, CRACKS & CUTS ON EXISTING ROOF SURFACE WITH HYDRO-STOP FOUNDATION COAT, 6" POLYESTER FABRIC & HYDRO-STOP FOUNDATION COAT ALL IN ONE STEP TO SEAL NEEDED AREAS.
4. APPLY TWO COATS OF HYDRO-STOP WHITE ELASTOMERIC COATING OVER ENTIRE FLAT ROOF AND FLASHING AREAS.
5. APPLY TWO COATS OF HYDRO-STOP WHITE ELASTOMERIC COATING OVER ALL ROOF PENETRATIONS.
6. ALL ROOF PITCH PANS WILL BE FILLED & SEALED WITH HYDRO-STOP WHITE ELASTOMERIC COATING
7. METAL COPING ON TOP OF FLASHINGS WILL BE SEALED WITH HYDRO-STOP WHITE ELASTOMERIC COATING.
- 8) ALL ROOFING DEBRIS WILL BE REMOVED & HAULED AWAY FROM JOB SITE.

WARRANTY: 1 YEAR ON MATERIAL & LABOR @ REPAIR AREAS ONLY

**Proposal to furnish material and labor- complete in accordance with above specifications for the sum of
Twenty One Thousand Dollars (\$ 21,000.00)**

Payment to be made as follows: 1/3 To start, 1/3 during project, Balance due upon completion

Note: This proposal is valid for 30 days from above date.

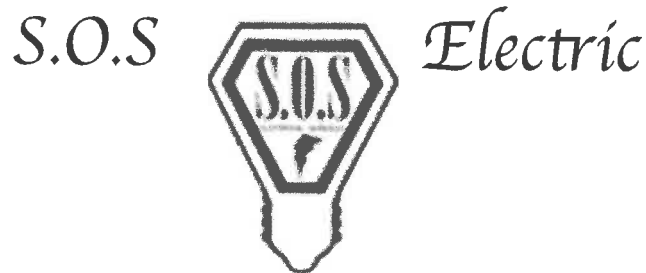
Salesman Signature _____

Acceptance of proposal - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer Agreement Signature _____ Date of Acceptance _____

561-749-7671 Palm
Beach County

954-482-7671
Broward County



20423 SR 7, Suite F6-120
Boca Raton, FL 33498
E.C. 13002639
Fax 1-866-497-1577
www.sos-1.com

Bill To: Lester's Diner

Job Name:

Billing Address: 4701 Coconut Creek Parkway

Job Address:

City: Margate

State: FL

Zip: 33063

Phone: 954-979-4722

2ND Phone:

ACCT. REP:

E-Mail:

Electrician: Jimmy

Inspector:

Outdoor and Canopy Lighting

Canopy Lighting 6x 48" LED Weatherproof outdoor fixtures @ \$325.00 installed per unit...6 x 325.00 = \$1950.00

Remove and replace:

1 Damaged landscape light remove and replace and provide 1 LED spot for South East corner Palm at \$295.00 installed

Provide and install 5 LED 12v spots on East building wall with 120 to 12v transformer off existing time clock, remove

Total final \$3020.00 + tax 181.20= \$3201.20

For more info regarding this job please contact Jimmy at 561-866-1938

Thank You for Choosing S.O.S Electric

Payment: ☐ Cash ☐ Check ☐ Credit Card

Job Amount \$3201.20

C.C.# EXP: CVV:

Deductible \$

Check# Check Account:

Deposit \$

Date Completed:

Financed \$

Work Ordered By:

Balance due
upon completion \$

I Authorize SOS Electric, LLC to do this work and agree that SOS Electric is not responsible for any other existing code violations. I agree to pay SOS Electric its reasonable collection costs and attorney fee if I do not pay this bill when due. I authorize SOS Electric to apply the total amount due to my credit card. You the customer may have a right to cancel the transaction at any time prior to the third business day after the date of this transaction. Unless said work was already started and or completed at which time all monies due will be paid upon completion.

Date:

Signature X_____