

7. **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) APPROVING THE STRATEGIC ENHANCEMENT GRANT AGREEMENT FOR PATIO ISLAND; AND PROVIDING AN EFFECTIVE DATE.  
(ATTACHMENT - # 7)**

**RESOLUTION NO. 2011-\_\_**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) APPROVING THE STRATEGIC ENHANCEMENT GRANT AGREEMENT FOR PATIO ISLAND; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, on February 24, 2010 the Commission adopted Resolution No. 2010-02 implementing the Grant Improvement Program which is designed to improve commercial property located within the Community Redevelopment Area; and

**WHEREAS**, the incentives are provided on a matching, reimbursement basis; and

**WHEREAS**, property owners submitted applications to improve their real property which is located within the Community Redevelopment Area; and

**WHEREAS**, the Commission has reviewed and approved an application for property enhancement for Patio Island; and

**WHEREAS**, said Strategic Enhancement Grant Agreement states that the grant incentive will be provided to the grant recipient on a reimbursement basis, and gives recipient permission to commence work; and

**WHEREAS**, the Agency staff recommends that the Agency approve said Strategic Enhancement Grant Agreement by and between the Riviera Beach Community Redevelopment Agency and Perfect Paradise 1, LLC, the owner of Patio Island for property improvement purposes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:**

**SECTION 1.** The Community Redevelopment Agency hereby approves the attached Strategic Enhancement Grant Agreement attached hereto as Exhibit "A".

**SECTION 2.** This resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of June 2011

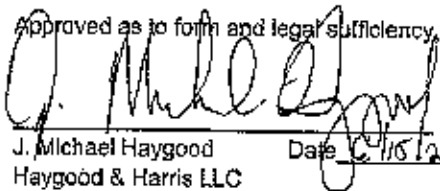
**RIVIERA BEACH COMMUNITY  
REDEVELOPMENT AGENCY**

ATTEST:

By: \_\_\_\_\_  
Name: Judy L. Davis  
Title: Chairperson

\_\_\_\_\_  
Executive Director

MOTION BY: \_\_\_\_\_  
SECONDED BY: \_\_\_\_\_  
  
D. PARDO \_\_\_\_\_  
J. DAVIS \_\_\_\_\_  
B. BROOKS \_\_\_\_\_  
C. THOMAS \_\_\_\_\_  
S. LOWE \_\_\_\_\_

Approved as to form and legal sufficiency.  
  
\_\_\_\_\_  
J. Michael Haygood Date 6/15/2011  
Haygood & Harris LLC  
General Counsel to CRA



**Riviera Beach Community Redevelopment Agency**  
**Staff Report: Strategic Enhancement Grant Application: Patio**  
**Island**

Meeting Date: June 22, 2011

**Attachments:**

- Resolution
- Grant Application
- Build Out Proposal

**Background:**

On June 23, 2010 Alan Broatman the owner of Patio Island submitted an application for the Strategic Enhancement Grant. Mr. Broatman's request was for funding to rehabilitate the exterior of his resort motel property located at 1166 E. Blue Heron Blvd. The total estimated costs for this project will be \$63,150, of which Mr. Broatman will invest \$23,150 of his own money, and the CRA will fund \$40,000 through the Strategic Enhancement Grant if the application is approved by the Board of Commissioners. Mr. Broatman plans on utilizing the funds to provide a new roof, new stucco on the windows and doors, replace glass doors, install new landscaping, new asphalt, new walkways and to paint the building, providing an updated look for this building that faces such an important corridor in the CRA.

At the December 22, 2010 meeting of the CRA Board of Commissioners, a motion was passed that accepted the grant applications with the provision that Patio Island, undergo a Police records search before any dollars are remitted. Previously, In our underwriting guidelines, Staff awarded 10 points to Patio Island for no adverse police records. The other option was zero points for adverse records. Initially, Staff pulled police calls on each property that submitted an application to determine if the property was a nuisance; this time Staff requested a higher level Police Records review only for the Patio Island property. The Riviera Beach Police Department provided input regarding the types and amount of Police Call records for several hotels in the area, including Patio Island and it was concluded that the nature of the calls are relevant to the type of business. Patio Island, for instance, had 30 calls for service in 2010. The Hilton in comparison had 233 police calls. The management of Patio Island initiated a third of the calls given suspicious activities in the surrounding area in an effort to assist the Riviera Beach Police Department. Staff was not advised of any condoned or alleged illegal activities by the management or the owner of the business. Given the aforementioned information, no points were deducted from any Round II applicants for police calls. At this point, it is not believed that Patio Island is a nuisance property or that management allegedly condones criminal activity and the CRA is prepared to award a Strategic Enhancement Grant for \$40,000.

**Recommendation:** The Riviera Beach Police Department provided staff with a report that determined that there were no issues with Patio Island (attached). Staff recommends that the Board approve the attached resolution approving the Strategic Enhancing Grant for the improvement of Patio Island.

# PATIO ISLAND RESORT

1166 E. BLUE HERON BLVD. ♦ SINGER ISLAND, FLORIDA 33404

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June 23, 2010

Scott Evans  
Riviera Beach CRA Interim Director  
Bank of America Financial Centre  
2001 Broadway, Suite 300  
Riviera Beach, Fl. 33404

Dear Mr. Evans

It gives me great pleasure to submit the Riviera Beach Community Redevelopment Agency, (CRA) commercial/business incentive grant application for Patio Island Resort 1 located at 1166 E. Blue Heron Boulevard, Riviera Beach, Florida. This grant will provide needed resources to improve exterior elements including façade, parking lot, landscaping, and a new roof.

Patio Island Resort 1 was opened under present ownership at its present location in May, 2005. This is a resort motel facility strategically located at the entrance to Singer Island.

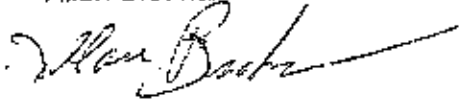
This Strategic Enhancement Grant request is for \$40,000 for substantial exterior work which will cost an estimated \$63,150 of which I will have invest \$23,150 of my own money.

The building exterior improvements for this project include façade changes including painting, façade redesign new door and entrance, blacktopping, signage and a new roof. The completion of this project will add improved visual beautification and improve the attractiveness and profitability of the business.

Phone.561-714-8833 Fax.561-848-1916  
EMAIL US AT [resort@patioisland.com](mailto:resort@patioisland.com)  
VISIT US ON THE WEB AT [www.patioisland.com](http://www.patioisland.com)

Respectfully submitted,

Allan Brotman

A handwritten signature in black ink, appearing to read "Allan Brotman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Owner, Patio Island Resort 1

**Riviera Beach Community Redevelopment Agency**  
**Strategic Enhancement Incentive Program Option**  
**Application Form**

**Date of Application:**

June 20, 2010

**1. Business Name/Project Address:**

Patio Island Resort Motel

1166 E. Blue Heron Blvd.

Riviera Beach, Fl. 33404

**2. Applicant Name: Alan Brotman**

**Address of Applicant:**

1166 E. Blue Heron Blvd. #107

Riviera Beach, Fl. 33404

**Phone: 714-8833**

**Fax: 848-1916**

**Email: rbcra@patioisland.com**

**3. Total Project Cost:**

\$

***Note: Attach 3 construction bids, signed  
& dated by licensed contractors***

***(CRA award cannot exceed 5% to 1% of applicants cost,  
maximum CRA award cannot exceed \$40,000)***

• **CRA Award:**

\$

• **Applicant Cost:**

\$

4. **Project Description:**

**Exterior façade enhancement- new roof stucco bands on windows & doors, replace glass doors, landscaping, blacktop, walkways, and paint**

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5. **Does the applicant own project property?**       **Yes**       **No**

**If No, has the applicant secured approval?**       **Yes**       **No**

*(If applicant does not own project property,  
list owner name and contact information):*

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Applicant Name: ALLAN BROTMAN

Applicant Signature & Date: Allan Brotman

Owners Name: ALLAN BROTMAN

Owners Signature & Date: \_\_\_\_\_  
(If different from applicant)

Please Note

Property to be improved must be free of all municipal liens and judgments. This provision can be waived by the CRA Board of Commissioners upon grant approval.

The Strategic Enhancement Incentive Program Option awards are contingent on funding availability and CRA Commission approval, and are not an entitlement. Approvals and conditions of the grant award are at the sole discretion of the CRA Commission and must be consistent with the Community Redevelopment Plan.

Owner Name: **PERFECT PARADISE I LLC**  
 PCN Number: **56-43-42-27-04-000-5080**  
**Building Structural Data and Drawing are for the Current Tax Roll.**

**BUILDING 1 | BUILDING 2 | BUILDING 3 | BUILDING 4**

Structural Element for Building 1		Subarea and Sq. Footage for Building 1	
No.	Description	No. Code	Sq. Footage
1.	YEAR BUILT 1971	1.	APARTMENT 750
2.	APARTMENT 750	2.	APARTMENT 2045
3.	APARTMENT 2045	3.	APARTMENT 2795
4.	APARTMENT 2795	Total Square Footage : 5590	

[Drawing/Map](#)

**Extra-Feature**

Description	Year Built	Units
PAVING- ASPHALT	1971	4352

Unit may represent the perimeter, square footage, linear footage, total number or other measurement of the feature depending on the feature described.

**Detailed Land Information**

Land Line #	Description	Zoning	Front	Depth	Sq. Footage	Acres
1.	COMMERCIAL	OP	73.00	130.00	9490	0.2179



**Property Details**

**Owner Information**

PCN: 56434227040005080  
[View Property Details](#)  
 Name: PERFECT PARADISE ILLC  
 Location: 1166 E BLUE HERON BLVD  
 Mailing: 200 VILLAGE SQUARE XIN # 102  
 PALM BEACH GARDENS, FL 33410

**Preliminary Appraisal Value**

Market Value:	\$484,246
Assessed Value:	\$484,246
Exempt Amnt:	\$0
Taxable:	\$484,246

**Preliminary Tax Value**

Ad Valorem:	\$11,082.26
Non ad valorem:	\$1,000.05
Total:	\$12,452.31

**Sales Info**

Sale Date	Sale Price
05/31/2006	\$1,000,000
04/22/2002	\$427,000
04/22/2002	\$10
04/22/2002	\$10

1166 E. Blue Heron

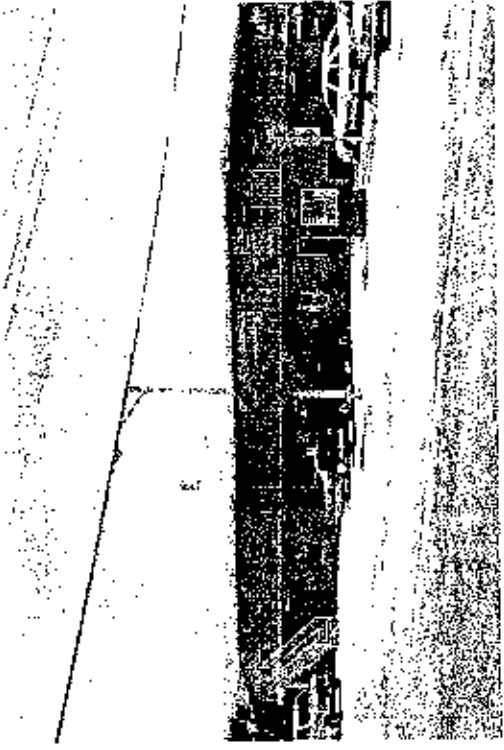
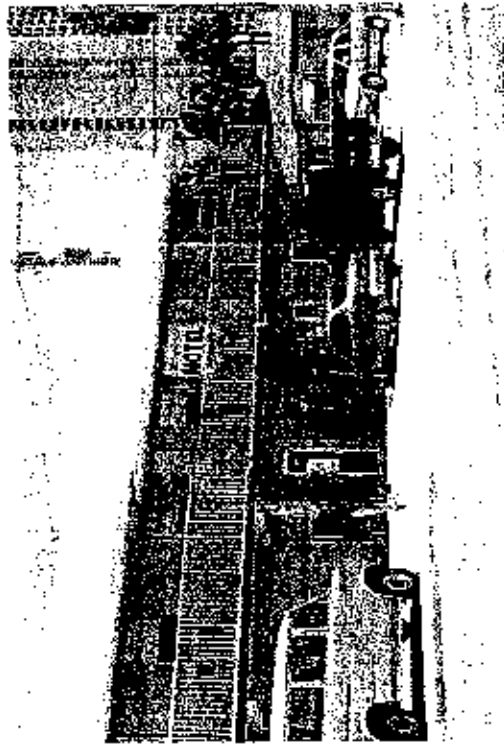
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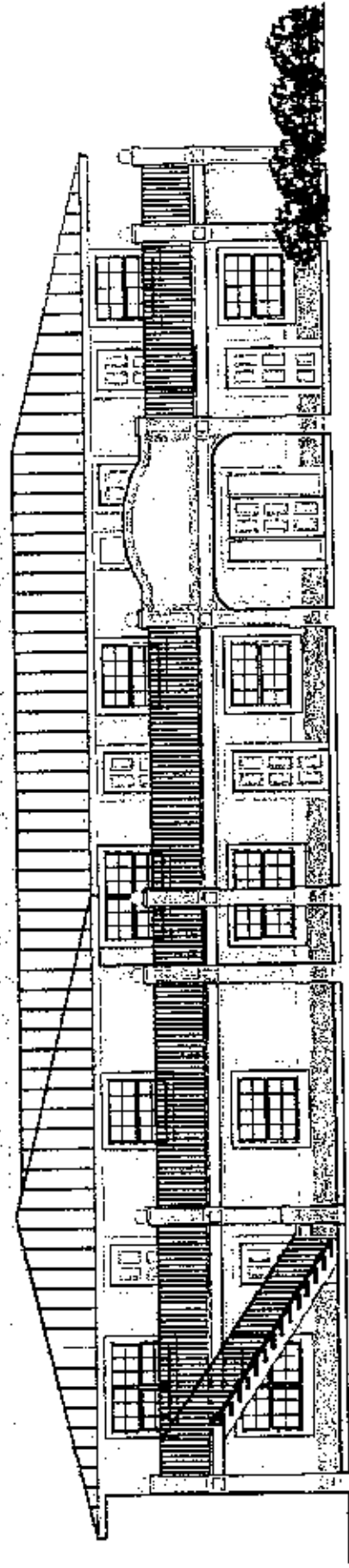
Palm Beach County  
 Property Appraiser  
 Gary R. Nikolits, CFA



**1166 E. Blue Heron- Patio Island Resort Motel**



**Before**



**After**

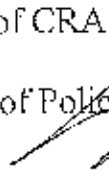
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**POLICE DEPARTMENT****INTER-DEPARTMENTAL COMMUNICATION**

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To: Tony Brown , Executive Director of CRA  
From: Leonard B. Mitchell. Commander of Police   
Date: May 12, 2011  
Re: CDW11-207

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IN reference to CDW11-207, during the past 12 months the Patio Island Resort has had over thirty calls for police services. The management of the Patio Island Resort initiated a third of these calls for service. The remainders of the calls were business checks initiated by officers assigned to that PSA.

Year to date there has been only one call for police services at 1166 East Blue Heron Blvd. The one call for service was a business check initiated by the officer assigned to that PSA. The owner of the Patio Island Resort has installed a surveillance system on his property as an extra layer of protection. The owner of the Patio Island Resort has worked closely with the officers assigned to his PSA to deter criminal activity in the area surrounding his business.

The Riviera Beach police Department have work very hard to foster a positive police presence with the owner of the Patio Island Resort. Year to date there have been no arrest at this address.