COMMUNITY & ECONOMIC DEVELOPMENT
120 Malabar Rd. SE, Palm Bay, FL 32907
Phone: (321) 409-7187 | Email: EconDev@pbfl.org

The City of Palm Bay Florida

COMMERCIAL PROPERTY ENHANCEMENT PROGRAM
APPLICATION

Applicant Name: Aarya Sunshine Brevard LLC

Applicant Telephone Number: (256)394 4878 E-Mail: Kpatel 3182@gmail.com

Mailing Address: 832 Cattail Court, West Melbourne, FL 32904

Property Address: 1510 Palmbay Rd Ne, Palmbay, FL 32905

Property Owner Name: Kiran N. Patel Telephone: (256)394 4878

Business Name (if applicable): _____

Brief description of improvements to be made: Pressure Wash, re-chaulk Windows & Doors, Repair Stucco or wholes, Primer, Color, Rent Lift for Second Story, Contractors fees.

Total Estimated Project Cost: $22260

Grant Funds Requested: $10000

PLEASE ATTACH THE FOLLOWING (See Program Guidelines for more details):

- ☑ Copy of Deed/Proof of Ownership or Copy of Lease Agreement/Owner Authorization if applicant is a tenant or occupant on the property
- ☐ Copy of City Occupational/Business License (if applicable)
- ☑ Proof of property taxes paid on the property proposed for improvement, including current year's taxes, if due, and prior years
- ☑ Color Photographs/Slides of Current Condition
- ☐ Site Survey (required ONLY in the case of landscaping improvements)
- ☑ Estimates/quotes/bids for all costs associated with the project
- ☑ Complete, written scope of rehabilitation work
- ☑ Proof of insurance coverage. (Please ask your insurance agent to send the Accord Form)

GRANT CRITERIA:

- Shall not be a residential property or home-based business.
- Business and/or property owner shall be in good standing and have all required licenses, to include a City of Palm Bay Business Tax Receipt.
- New construction is ineligible.
- Not for Profits are ineligible unless engaged in commercial lease with a for-profit business.
- Properties located within the boundaries of the Bayfront Community Redevelopment Area (CRA) will be given first priority over the funds.
- The property must be located within the City Commercial properties located within the City of Palm Bay limits; and in accordance with the Program Guidelines set forth below:
- Applications for grant funds may be made by: (1) the owner of a building; or (2) the lessee of a building, in which case the lessee must be joined by an affidavit of the building owner with their consent to the program.
- All contracts for enhancement work must be in compliance with all applicable federal, state, and City of Palm Bay Code of Ordinances.
- If an eligible property has current code violations, the violations must be brought into compliance prior to reimbursement of funds.
- Any existing City liens must be satisfied prior to reimbursement of funds.
- Applicants shall apply for all required permits within sixty (60) days of award.
- Applicants shall be awarded a maximum of one (1) grant per fiscal year.

ELIGIBLE EXPENSES:

- Roof repair/replacement
- Installation of exterior permanent fixtures to include decorative lighting, fencing, and architectural features
- Exterior facade restoration
- Exterior painting
- Replacement of windows/glazing and doors
- Signage
- Awnings or canopies over doors, windows, or walkways
- Landscaping enhancements
- Asphalt removal/replacement and repaving/restriping
- Irrigation system and installation
- Dumpster enclosures

Contact the Community & Economic Development Department for questions related to this application.

The applicant understands and acknowledges the criteria required for grant approval.

K. N. Patel
Signature of Applicant

7/25/2024
Date

American Quality construction inc.
1750 Hayworth Cir Nw
Palm Bay, FL 32907 US
lamfam35@aol.com

Estimate

ADDRESS
Aarya Sunshine Brevard LLC 1510 Palm Bay RD Ne Palm Bay Fl 32905

ESTIMATE #	DATE	
1014	06/11/2024	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	will pressure wash entire two story building will use mildew remove where needed	1	1,850.00	1,850.00
	Services	will re-chaulk windows and doors	1	500.00	500.00
	Services	will repair stucco or holes where needed	1	450.00	450.00
	Services	will apply 1 coat of primer to entire 2 story building	1	7,500.00	7,500.00
	Services	will apply 1 coat of finish color to be chosen by customer	1	7,500.00	7,500.00
	Services	will rent lift for second floor painting	1	750.00	750.00
	Services	a 20% contractors fee for overhead and labor	1	3,710.00	3,710.00

TOTAL **$22,260.00**

Accepted By

Accepted Date

Savage Ink
TATTOO
Body Piercings
Savage Ink
Tattoo Co
(321) 802-3179
Ink Your Life
3
1510
BIS BEAUT
FACIALS & EYE LAS
AL
TEETH W
1
OPEN
BARBER
SHOP
B.I.S.
BEAUTY SUPPLIES
(321) 977-9014
Needed
Barbers
Nail Techs
Braider

Savage Ink
TATTOO
Savage Ink
Tattoo Co
(321) 802-3179
Ink Your Life
1510
BIS BEAUTY SALON
FACIALS & EYE LASH EXTENSIONS
ALL HAIR
TEETH WHITENING

Prepared by and return to:
Jack B. Spira
Spira, Beadle & McGarrell, P.A.
5205 Babcock Street, NE
Palm Bay, Florida 32905

CFN 2020101301, OR BK 8737 PAGE 1175,
Recorded 05/08/2020 at 01:19 PM, Scott Ellis, Clerk of Courts, Brevard County
Doc D: $0.70 # Pgs:2

(Space Above This Line For Recording Data)

Corrective Warranty Deed

This Warranty Deed made this 6th **day of May, 2020,** between **Elizabeth A. Lenti, A Married Woman,** whose post office address is 6672 Babcock Street Southeast, Palm Bay, FL 32909, grantor, to **AARYA SUNSHINE BREVARD, LLC, a Florida limited liability company,** whose post office address is 832 Cattail Court, West Melbourne, FL 32904, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrwnent and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being **in the Brevard County, Florida,** to-wit:

Lots 45, 46 and 47, Block 1692, Port Malabar, Unit Thirty-Three, according to the Plat thereof, recorded in Plat Book 17, Page(s) 84, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 28-37-21-50-1692-45 & 28-37-21-50-1692-46

Said property does not constitute the homestead property of the grantor nor is it contiguous thereto.

N.B. This Corrective Warranty Deed corrects the Grantee's name in that Warranty Deed recorded in Official Records Book 8718, Page 766, Public Records of Brevard County, Florida

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

Print Name: Christine Burns

Print Name: Eleanor L Moran

ELIZABETH A. LENTI

STATE OF FLORIDA
COUNTY OF BREVARD

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of May, 2020, by Elizabeth A. Lenti who is personally known to me or produced FL DL as identification.

NOTARY PUBLIC

ELEANOR L. MORAN
MY COMMISSION # GG019683
EXPIRES August 09, 2020

Estimate Property Taxes

Account: 2831145

Owners:
AARYA SUNSHINE BREVARD LLC
Wrong ownership? Maybe this is why...

Mail Address:
832 CATTAIL CT WEST MELBOURNE FL 32904

Site Address:
1510 PALM BAY RD NE PALM BAY FL 32905

Parcel ID:
28-37-21-50-1692-45

Taxing District:
34U0 - PALM BAY

2024 Exemptions:
NONE
Wrong exemption? Maybe this is why...

Property Use:
1110 - RETAIL STORE - MULTIPLE UNITS

Total Acres:
0.21

Site Code:
0331 - PALM BAY ROAD

Plat Book/Page:
0017/0084

Subdivision Name:
PORT MALABAR UNIT 33

Land Description:
PORT MALABAR UNIT 33 LOT 45 BLK 1692

Value

Category	2024	2023	2022
Market Value:	$267,080	$233,130	$230,480
Agricultural Classified Use Value:	$0	$0	$0
Assessed Value Non-School:	$256,440	$233,130	$230,480
Assessed Value School:	$267,080	$233,130	$230,480
Homestead Exemption:	$0	$0	$0
Additional Homestead:	$0	$0	$0
Other Exemptions:	$0	$0	$0
Taxable Value Non-School:	$256,440	$233,130	$230,480

Category	2024	2023	2022
Taxable Value School:	$267,080	$233,130	$230,480

Sales/Transfers

Don't see your sale/transfer here? Maybe this is why...

Date	Price	Type	Instrument
04/13/2020	$400,000	WD	8718/766
05/22/2019	--	WD	8447/1714
03/01/2019	--	WD	8411/1036
12/05/2016	--	WD	7768/640
12/22/2014	--	WD	7297/477
06/16/2006	$1,050,000	WD	5662/3965
09/22/2000	--	QC	4225/1268
04/28/1989	--	QC	2994/1557
03/06/1989	--	QC	2983/3305
08/30/1984	$23,000	WD	2546/862

Buildings

Wrong building data? Maybe this is why...

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	WOOD TRUSS

DETAILS

Description	Value
Bldg. Use:	1110 - RETAIL STORE - MULTIPLE UNITS
Year Built:	1988
Story Height:	10
Floors:	2
Residential Units:	0
Commercial Units:	4

SUB-AREAS

Description	Square-Feet
Balcony	184
Base Area 1st	1,260
Base Area 2nd	1,260
Open Porch	184
Total Base Area	2,520
Total Sub Area	2,888

EXTRA FEATURES

Description	Units
Paving - Concrete	3,324
Wood Deck	168

Detail by Entity Name

Florida Limited Liability Company
AARYA SUNSHINE BREVARD, LLC

Filing Information

Document Number	L20000111941
FEI/EIN Number	85-0964807
Date Filed	04/24/2020
Effective Date	04/24/2020
State	FL
Status	ACTIVE

Principal Address

1516 Palmbay Rd Ne
Palmbay, FL 32905

Changed: 02/01/2024

Mailing Address

832 CATTAIL COURT
WEST MELBOURNE, FL 32904

Registered Agent Name & Address

PATEL, KIRAN N
832 CATTAIL COURT
WEST MELBOURNE, FL 32904

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, KIRAN N
832 CATTAIL COURT
WEST MELBOURNE, FL 32904

Annual Reports

Report Year	Filed Date
2022	01/29/2022
2023	02/04/2023
2024	02/01/2024

Document Images

02/01/2024 -- ANNUAL REPORT	View image in PDF format
02/04/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
04/24/2020 -- Florida Limited Liability	View image in PDF format

LISA CULLEN, CFC

BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2831145		34U0

Pay your taxes online at www.brevardtc.com

Aarya Sunshine Brevard LLC
832 Cattail CT
West Melbourne, FL 32904-8147

1510 PALM BAY RD

PORT MALABAR UNIT 33 LOT 45 BLK 1692

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.0486	233,130	0	233,130	710.72
BREVARD LIBRARY DISTRICT	0.3467	233,130	0	233,130	80.83
BREVARD MOSQUITO CONTROL	0.1427	233,130	0	233,130	33.27
S BREVARD REC DIST	0.2286	233,130	0	233,130	53.29
SCHOOL - BY STATE LAW	3.1350	233,130	0	233,130	730.86
SCHOOL - BY LOCAL BOARD	0.7480	233,130	0	233,130	174.38
BPS VOTED TEACHER PAY	1.0000	233,130	0	233,130	233.13
SCHOOL - CAPITAL OUTLAY	1.5000	233,130	0	233,130	349.70
CITY OF PALM BAY	7.0171	233,130	0	233,130	1,635.90
ST JOHNS RIVER WATER MGMT DST	0.1793	233,130	0	233,130	41.80
FLA INLAND NAVIGATION DIST	0.0288	233,130	0	233,130	6.71
SEBASTIAN INLET DISTRICT	0.1066	233,130	0	233,130	24.85
ENV END LD/WTR LTD	0.0488	233,130	0	233,130	11.38
ENV END LD/WTR LTD(DBTP)	0.0163	233,130	0	233,130	3.80
S BREVARD REC DIST (DBTP)	0.0345	233,130	0	233,130	8.04
PALM BAY ROAD (DBTP)	0.9084	233,130	0	233,130	211.78

TOTAL MILLAGE 18.4894 — AD VALOREM TAXES $4,310.44

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
101 MELB/TILLMAN WATER DISTRICT	52.50
158 SOLID WASTE DISPOSAL	191.87

PAY ONLY ONE AMOUNT IN BOXES BELOW — NON-AD VALOREM ASSESSMENTS $244.37

If Paid By	Nov 30, 2023				
Please Pay	$4,372.62				

LISA CULLEN, CFC

BREVARD COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2831145		34U0

Pay your taxes online at www.brevardtc.com

RETURN WITH PAYMENT

Aarya Sunshine Brevard LLC
832 Cattail CT
West Melbourne, FL 32904-8147

PAYING ONLINE VIA E-CHECK IS FREE

"PAY ONLINE. NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2023				
Please Pay	$4,372.62				

11/06/2023 Receipt # 000-24-00044690 $4,372.62 Paid By Aarya Sunshine Brevard LLC
Paid

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

All Life Needs Insurance Agency
674 MAITLAND AVE
ALTAMONTE SPRINGS Fl 32701
321-214-0007

CONTACT NAME:
PHONE (A/C, No, Ext): 321-214-0007 **FAX (A/C, No):** 1-877-790-2024
E-MAIL ADDRESS: alllifeneed@gmail.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Ategrity Specialty Insurance Company	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

AARYA SUNSHINE BREVARD,LLC
1516 PALMBAY RD NE & 1510 PALM BAY RD NE
PALM BAY , FL 32905

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		01-C-PK-P20080477-0	06/19/2024	06/19/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ Excluded
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	Liquor Liability						Each COM CAUSE GEN.AGG LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Palm Bay
120 MALABAR ROAD
PALMBAY, FL 32907

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
DHAVAL SHAH

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From: Bernadette Joseph
To: Robert McKinzie; Code Compliance
Cc: Danielle Crotts
Subject: RE: Code Violations or Liens Check - 1510 Palm Bay Road NE, Palm Bay, FL 32905
Date: Monday, July 29, 2024 11:52:54 AM
Attachments: image003.png

Hello,
As of today, our record shows no open/active Code violations or Code liens for the above referenced property.

Have a Great Day - Be Safe!

THANK YOU,

Bernadette Joseph
City of Palm Bay
Code Compliance Division
120 Malabar Road SE
Palm Bay, FL 32907
Phone: (321) 952-3430
Email: Bernadette.Joseph@palmbayflorida.org
Web: www.palmbayflorida.org

Please let us know how effective we were in assisting you:
www.pbfl.org/GMFeedback

From: Robert McKinzie <Robert.McKinzie@palmbayflorida.org>
Sent: Monday, July 29, 2024 8:20 AM
To: Code Compliance <Code.Compliance@palmbayflorida.org>
Cc: Danielle Crotts <Danielle.Crotts@palmbayflorida.org>
Subject: Code Violations or Liens Check - 1510 Palm Bay Road NE, Palm Bay, FL 32905

Good morning,

We have received an application for the Commercial Property Enhancement Program (CPEP) and wanted to ensure that the subject property does not have any current violations or liens.

Subject property: **1510 Palm Bay Road NE, Palm Bay, FL 32905 (Aarya Sunshine Brevard LLC is the applicant)**

Thank you!
Robert

The City of Palm Bay Florida

Community & Economic Development

Down to Earth And Up To Great Things™

Robert McKinzie
Economic Development Specialist
321.952.3400 ext. 4664 321.616.4398