

ITEM II

10/28/15

Draft

Minutes

**DRAFT**  
**MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**OCTOBER 28, 2015 – 3:30 P.M.**

**Cumulative Attendance**  
**May 2015 - April 2016**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Steve Lucas, Chair	P	6	0
Ella Phillips, Vice Chair (ar. 3:39)	P	6	0
Jessie Adderley (arr. 3:44)	P	5	1
Leann Barber	P	5	0
Sonya Burrows	P	6	0
Ron Centamore	P	5	1
Alan Gabriel (dep. 5:30)	P	4	2
Mickey Hinton	A	2	3
John Hooper	P	4	2
Dylan Lagi (arr. 3:32)	P	5	1
Dev Motwani	P	1	0
Jacqueline Reed	P	3	0
Scott Strawbridge	P	6	0
John Wilkes (arr. 3:37)	P	6	0

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

**Staff**

Bob Wojcik, Planner III  
Sandra Doughlin, DSD/ECR  
Thomasina Turner-Diggs, Project Coordinator  
Antoinette Butler, Project Engineer  
Jenni Morejon, Director, Department of Sustainable Development  
Kevin Walford, Department of Transportation and Mobility  
Lisa Edmondson, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. Call to Order / Roll Call**

Chair Lucas called the meeting to order at 3:31 p.m. Roll was called and it was noted a quorum was present.

New member Dev Motwani introduced himself to the Board. Mr. Motwani is the president of Merrimac Ventures, a local real estate company with projects throughout Broward County and one property within the CRA. He has previously served on the City's Economic Development Advisory Board.

## **II. Approval of Minutes from September 23, 2015 Regular Meeting**

**Motion** made by Mr. Gabriel, seconded by Mr. Centamore, to approve. In a voice vote, the **motion** passed unanimously.

## **III. Draft Amended Community Redevelopment Plan**

Chair Lucas advised that the amended Community Redevelopment Plan was drafted following last month's Board meeting, which identified several changes necessary to this document to bring it into compliance with CRA activities. Kim Briesmeister of Redevelopment Management Associates (RMA) will present the draft document to the Board at today's meeting. Once the document has been finalized, it will be presented to the CRA Board on November 17, 2015 and to the City Commission in December. Once it has been approved by the City Commission, the Board may discuss spending of CRA funds for the initiatives and programs included in the amended Plan.

Ms. Briesmeister recalled that when a CRA is formed as an entity, it produces a CRA Plan that will serve as its governing document. This document determines what can be accomplished by the CRA during its term. If a CRA's advisory body wishes to work toward a goal not included in the Plan, the Plan may be updated or amended. She pointed out that most CRA Plans are generic in nature in order to provide flexibility.

The Northwest CRA Plan was most recently updated in 2001. Ms. Briesmeister stated that RMA reviewed all the CRA's documents between 2001 and the present, including incentive programs and strategic plans, to ensure that they were reflected in the CRA Plan. If they were not, RMA ensured that the Plan was updated with generic language to include these plans. The intent is to ensure that the CRA is in compliance. She emphasized that the Plan may be amended again if necessary.

Mr. Lagi requested clarification of funding changes listed for the CRA's Façade Grant program. Ms. Briesmeister recommended that grant programs in the CRA Plan not include actual budget figures, nor should it specify policy that would bring grant requests over a certain amount before the Board or City Commission for approval. These details may remain in the grant program guidelines themselves.

Mr. Strawbridge asked how the new programs could be reconciled considering the use of 1990 census data, which applied when the CRA began. Ms. Briesmeister replied that programs are not necessarily tied to this data, but are instead tied to activities that are either currently underway or planned. She emphasized that the CRA Plan gives the agency statutory authority to spend money on these programs.

Mr. Strawbridge explained that his concern was for how the CRA can eliminate slum and blight using 25-year-old census data, as demographics, income, and other data may have changed significantly since the beginning of the CRA. Ms. Briesmeister clarified that amending the CRA Plan is not the same as retroactively approving programs: the use of data is not necessarily tied to any specific program. The Plan provides flexibility to allocate based on current programs and marketing conditions.

Chair Lucas observed that updated demographics, which will provide the Board with direction on how to proceed, will be applied to the Plan in Phase 2. Ms. Briesmeister added that demographic information is included in the current plan to serve as a socioeconomic indicator. Using this data to create programs is a different exercise from updating the CRA Plan. She emphasized the importance of the Strategic Finance Plan in determining the budget.

Jenni Morejon, Director of the Department of Sustainable Development, advised that because City Staff and resources are limited, they often seek to contract with professional consultants to undertake demographic data collection. She advised that Staff's time is better spent working on incentive programs or redevelopment efforts than on Phase 2 of the CRA Plan update.

Ms. Briesmeister continued that once the draft Amended CRA Plan is approved, the CRA will be fully in compliance and may proceed with any efforts that are already underway. She strongly recommended that the Board annually review its Strategic Finance Plan and budget to ensure that CRA programming is effective.

Mr. Strawbridge concluded that he found the Amended CRA Plan to be challenging to understand in its current form. He expressed concern that residents and stakeholders in the CRA would also have difficulty understanding the Plan as a working document, as it did not include data to reinforce the decisions made by the Board.

Chair Lucas stated that he felt it would be helpful for Staff to present the Amended CRA Plan to the CRA Board and City Commission accompanied by a motion of support from the Board.

**Motion** made by Mr. Gabriel, seconded by Ms. Barber, to approve the recommended amendment as proposed. In a roll call vote, the **motion** passed 12-1 (Mr. Strawbridge dissenting).

The following Item was taken out of order on the Agenda.

#### **VI. Sun Trolley – Discussion -- TMA**

Chair Lucas introduced Robyn Chiarelli, Executive Director of the Downtown Fort Lauderdale Transportation Management Association (TMA), and Kevin Walford, representing the City's Department of Transportation and Mobility. The Chair explained that this Item was first presented earlier in 2015 as a funding request; however, today's presentation is intended to be an informational Item. He added that the two funding requests on today's Agenda relate to items already included in the CRA Plan.

Ms. Chiarelli stated that while she was aware the Board was not currently in a position to approve funding requests related to transportation, she hoped to show how the TMA's Sun Trolley serves the Fort Lauderdale community. The TMA and the City have partnered to hire a Mobility Manager, who will be charged with reviewing all routes and conducting outreach to determine whether or not the existing routes meet the community's needs.

Routes within the CRA include the Neighborhood Link, which provides riders with access to Broward County Transit (BCT), food programs, and Plantation General Hospital. This route serves approximately 35,000 passengers per year. Ms. Chiarelli advised that the TMA leases an additional bus from BCT to alleviate overcrowding on this route and double the amount of service.

The Northwest Community Link also operates in portions of the CRA and serves riders in the Lauderdale Manors community, as well as providing access to the 7<sup>th</sup> Avenue Health Center, the African American Research Library, and BCT. This route also has strong ridership, with over 110,000 riders per year and 21.7 passengers per hour.

The Downtown Link also crosses CRA boundaries and serves riders from Flagler Village to Broward General Hospital. It also accesses the South Andrews Avenue Business District. Ms. Chiarelli emphasized the importance of all three routes in providing riders with access to employment and employment opportunities. The previous year reflected ridership of over 90,000 for this route, with 15.1 passengers per hour.

Ms. Chiarelli continued that the TMA has requested additional funding for the next year to help fund the Downtown Link, as the federal funding that once supported this route is no longer available. The three routes described are free of charge, so there is no supporting farebox revenue.

She recalled that in the past, the Board has asked why the TMA does not offer service on Sistrunk Boulevard. BCT has expressed willingness to consider this change, as they no longer feel this access would mean the TMA is competing with them for service. The

Mobility Manager will work with the City, the TMA, BCT, and the Redevelopment Advisory Board to address this issue, which is important to the Board.

Ms. Chiarelli continued that the increase in this year's request would cover the funding gap currently existing for the Downtown Link. She added that while the Downtown Development Authority (DDA) contributes annually to the TMA, their contribution is not equitable in terms of route alignment. She plans to approach the DDA to determine whether or not they may be able to increase their contribution toward the Downtown Link.

The Board discussed the presentation, with Ms. Barber asking if it is reasonable to operate an additional bus system within Broward County when BCT service already exists. Ms. Chiarelli explained that community bus service provides connections that BCT is not able to provide for various reasons. It is also difficult for buses to maintain reasonable headways while serving several communities.

Mr. Walford added that while BCT has contracted with roughly 19 cities within Broward County to provide community bus service, it is difficult for some of its larger buses to operate within smaller neighborhoods. In addition, many community bus routes are free of charge. The intent of these routes is to connect riders to main BCT routes rather than providing duplicate service. BCT is currently reconsidering its stance on service to Sistrunk Boulevard because they provide no funding for the Northwest Community Link.

Mr. Walford continued that the Downtown Link operates in a loop on Andrews Avenue and 3<sup>rd</sup> Avenue; however, BCT vehicles operate on either Andrews Avenue or 3<sup>rd</sup> Avenue, but not on both. Ms. Chiarelli also noted that BCT provides \$15/hour to fund the Neighborhood Link. She again emphasized the need for greater community outreach to allow residents to more clearly communicate their transportation needs.

Mr. Strawbridge noted that the most recent proposal requests \$25,000 for the Downtown Link from the DDA and \$70,000 from the CRA, although only 21% of this route lies within the CRA. Ms. Chiarelli explained that most of the Downtown Link is funded by the Florida Department of Transportation (FDOT). She reiterated that the TMA plans to make an additional funding request of the DDA to address any inequity.

Mr. Strawbridge also addressed the formula by which funding requests are calculated, requesting clarification. Ms. Chiarelli replied that this formula would be reviewed further before a final funding request is made.

#### **IV. Moody Insurance – Funding Request: 725 Progresso Drive**

Mr. Wojcik explained that this funding request from Moody Insurance was for \$135,000 in CRA incentives as follows:

- \$100,000 for renovation of the building through the Business Investment Program
- \$15,000 from the Façade Program
- \$20,000 for related streetscape improvements

The business is relocating from the city of Hollywood and will bring some employees with them, with the possibility of hiring new employees as well. The location was previously used for automotive-related uses for many years and is now home to multiple retail and office uses. Staff recommends approval of the request.

**Motion** made by Mr. Gabriel, seconded by Mr. Hooper, to approve.

Chair Lucas asked if contamination exists on the site. Mr. Wojcik advised that this site was the previous location of a dry cleaning business. There is no obligation to clean the site at this time.

Mr. Centamore stated that the request was also presented to the Progresso Village Homeowners' Association, which gave the project its unanimous support.

In a voice vote, the **motion** passed unanimously.

**V. Fairfield at Flagler Village – Streetscape Funding Request – 673 NE 3<sup>rd</sup> Avenue**

Mr. Wojcik stated that this project occupies approximately three-quarters of a city block and includes right-of-way improvements along NE 3<sup>rd</sup> Avenue, NE 2<sup>nd</sup> Avenue, and NE 7<sup>th</sup> Street. The request is consistent with other requests the Board has funded in the past for similar projects. The Applicant requests reimbursement for 50% of the cost of streetscape improvements, which comes to \$368,919. The project will also include a small plaza or park, which will be open to the public. Staff recommends approval of the request.

The Board discussed the presentation, with Mr. Lagi stating that retail uses on the project's first floor would be more appropriate than residential or flexible units. Nectaria Chakas, representing the Applicant, advised that there are no retail uses planned for the building; however, several amenities are located on the ground floor of the project. Mr. Lagi asserted that he could not support the project if it lacked these retail uses.

Ms. Barber observed that the Board is still in the process of determining the CRA's priorities, and was not certain that the requested expense would help address the issues on the Sistrunk Corridor. Mr. Wojcik advised that projects such as this bring a great deal of TIF revenue into the CRA, which is likely to return the CRA's contribution within its first year.

Ms. Chakas reviewed the project's site plan, noting that the project has three frontages on 7<sup>th</sup> Street, NE 7<sup>th</sup> Street, and 3<sup>rd</sup> Avenue. There will be 15 on-street parking spaces, pavers, landscaping, irrigation, and DDA-approved lighting in order to promote a comfortable and safe pedestrian environment. The site will also include a pocket park, which was previously intended to be internal to the site but has been relocated to a corner of the property for public access.

Ms. Chakas continued that the CRA's contribution would assist with the cost of all streetscape improvements located within the public right-of-way. The funding request does not apply to the pocket park, as it is on private property. Improvements include parking spaces, sidewalks, trees, irrigation, and other features along the perimeter of the property. The total cost to the developer is approximately \$737,000. The project is six stories high and is consistent with the Downtown Master Plan's design guidelines.

Mr. Strawbridge stated he was not certain that public assistance should be necessary for the project. Ms. Chakas replied that there has been a pattern of incentivized development within the Flagler Village area, and throughout the Northwest CRA. She added that the CRA benefits from projects such as this through TIF revenue, citing the tax assessments of similar properties.

Mr. Strawbridge added that he also had philosophical issues with the creation of high-end housing opportunities rather than affordable housing for low- and middle-income families, which is included in the CRA charter.

Mr. Wojcik stated that the streetscape program sends a positive signal to the development community that the CRA wants to encourage and assist developments in this area. He reiterated that the requested amount would be repaid in TIF revenue within one year, and is less expensive than a streetscape program initiated and fully funded by the CRA. Ms. Barber expressed concern that a great deal of CRA money is being spent in the Flagler Village area, while there may be a greater need in other areas.

Mr. Motwani advised that while he had previously been involved with this project, he no longer has an economic interest in the development entity. The City Attorney's Office has confirmed that he may discuss and vote upon this Item.

Ms. Reed stated that she shared Ms. Barber's concern, as the CRA should distribute its funds in various neighborhoods where it is needed, such as the northwest corridor, where there has been little development. Mr. Wojcik noted that although the TIF revenue generated by the project will be generated within Flagler Village, it will be spent throughout the CRA.

Ms. Burrows commented that although the developer may have felt it was challenging to place ground floor retail uses in the project, she felt this was why incentives are offered.

She observed that it would be appropriate for the CRA to ask that the project feature retail uses in exchange for the requested funds.

Mr. Gabriel asked if the project is doing more than what is required under its zoning with regard to streetscape improvements. Ms. Morejon advised that the Downtown Regional Activity Center and Northwest Regional Activity Center (RAC) require streetscape standards that dictate the dimension of sidewalks and the placement of street trees and furniture. Specific features, such as the type of paver or fixture, are not dictated by these standards. Ms. Morejon added that Staff encourages developers to include extra enhancements, such as additional street trees or pocket parks, for developments within the CRA.

Mr. Gabriel commented that while the CRA may add conditions to grant requests, he did not feel it was appropriate to do so after the project has already begun. He pointed out that streetscape improvements are unrelated to retail, and that many properties within the CRA already have retail space that is not being used. Mr. Wilkes stated that if the Board decided to fund a project that does not demonstrate an actual need for money, he felt they should be able to ask for additional elements to be added to the project. Mr. Centamore asserted that he agreed with Mr. Lagi regarding the need for retail on 3<sup>rd</sup> Avenue in order to create a more walkable city.

Vice Chair Phillips advised that she would like the CRA to focus more closely on the Sistrunk Corridor, as this area continues to present a challenge. She emphasized the need for improvement within the CRA to benefit all its communities.

Mr. Wilkes requested additional information about the project's landscaping. Ms. Chakas explained that landscaping is both against the building and alongside the parallel parking spaces. Sidewalks along NE 2<sup>nd</sup> Avenue and NE 7<sup>th</sup> Street will be 8 ft. wide, with 9.5 ft. sidewalks along 3<sup>rd</sup> Avenue. Overhead utilities will be moved underground in order to allow the placement of shade trees within the streetscape. Mr. Wilkes noted, however, that features such as trees, Americans with Disabilities Act (ADA)-accessible parking, and bus stops will narrow these planned sidewalks. He reiterated that the CRA should be able to ask a developer to go beyond Code requirements if they will be funding these improvements.

Mr. Gabriel asked if the Application could be brought back at the next meeting after addressing some of the Board's concerns. Ms. Chakas noted that the project's streetscape plans are currently in accordance with the Downtown Master Plan, which meant she could not predict how many modifications could be made. Ms. Morejon added that the adjacent roadway is a State road, which presents additional challenges when planning streetscapes, including limited ability for expansion.

It was suggested that the CRA contribute 25% of the projected streetscape costs rather than 50%.

Charles King, member of the public, recalled that at one time, the subject property was intended to be used for low-income housing. He did not feel a lack of retail would affect the project or the area, asserting that density is more important than retail.

Ms. Morejon advised that the CRA should consider changes to policy decisions and program standards in a comprehensive manner rather than on a project-by-project basis. She felt it would send a mixed message to developers if the CRA begins adding requirements to the standards and guidelines of a program for individual projects.

**Motion** made by Mr. Gabriel, seconded by Mr. Hooper, to approve the recommendation as presented.

The Board discussed the motion, noting that there did not seem to be consensus among members to approve the project at this time. Chair Lucas proposed allowing the Applicant to review the project, determine whether or not modifications may be made, and present the Item again at a subsequent meeting.

Mr. Gabriel **withdrew** his **motion**.

**Motion** made by Mr. Wilkes, seconded by Mr. Gabriel, to table the Item.

Mr. Wilkes advised that the Applicant also provide information on the benefits delivered by the proposed improvements, such as undergrounding of utilities. It was noted that the CRA contribution toward streetscape improvements is not an automatic 50%, but can be up to 50%.

[The Item was tabled by unanimous consensus of the Board.]

#### **VII. NW 9<sup>th</sup> Avenue Project Update – Engineering Services**

Chair Lucas advised that this Item was deferred to the next meeting.

Mr. Gabriel left the meeting at 5:30 p.m.

#### **VIII. Progresso Neighborhood Improvements Update – Engineering Services**

Antoinette Butler, Project Engineer, reported that the lowest bid submitted was for \$1.85 million. The lighting portion of the project comes to \$870,000 and is included in the total. The contract will be awarded on November 17, 2015.

Ms. Butler continued that a memorandum to the City Commission has been drafted, which would require approval by the CRA Board. This proposed amendment would transfer additional funds to the project from both the CRA and Community Development

Block Grant (CDBG) programs. These funds would be \$571,000 from the CDBG program and \$524,000 from the CRA. The transfer of CRA funds would require a budget amendment. Mr. Wojcik noted that \$300,000 was provided through a grant from FDOT, which will be lost if it is not extended or the funds are not used by the March 30, 2016 deadline.

**Motion** made by Mr. Lagi, seconded by Ms. Adderley, to approve. In a roll call vote, the **motion** passed unanimously.

**IX. Communication to CRA Board**

None.

**X. Old / New Business**

Chair Lucas noted that one vacancy remains on the Board at this time. He continued that due to the next meeting's proximity to the Thanksgiving holiday, the Board has reserved time for Tuesday, November 24.

**Motion** made by Mr. Wilkes, seconded by Mr. Hooper, to approve. In a voice vote, the **motion** passed unanimously.

Mr. Wilkes requested an update on the proposal for a company called Retail Recruitment Strategists to conduct a study within the CRA. Ms. Morejon advised that this Item has been deferred twice by the CRA Board; in addition, there was discussion by the Commissioners as to whether or not the selection of this consultant would result in a conflict of interest, as this contract would be "piggybacking" off an existing contract with Lake Worth, as well as other concerns. The consultant is expected to be present at the next CRA Board meeting for further discussion of this proposed contract.

Ms. Morejon continued that a presentation by Mosaic is also on the November 2 City Commission Agenda. This presentation will include an update on deliverables under the marketing and branding contract.

Chair Lucas observed that he had believed Mosaic was charged with soliciting and recruiting retailers to the CRA. Ms. Morejon explained that Mosaic's contract does not focus on retail recruitment, while Retail Recruitment Strategists are intended to target the retail industry.

**XI. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 5:42 p.m.

Northwest Progresso-Flagler Heights  
Redevelopment Advisory Board  
October 28, 2015  
Page 11

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

# ITEM III


STREETSCAPE FUNDING  
REQUEST

FAIRFIELD @ FLAGLER VILLAGE



DATE: November 24, 2015

TO: CRA Advisory Board Members

FROM: Jeremy Earle, Deputy Director 

SUBJECT: Streetscape Grant Funding Request – \$329,503  
Fairfield at Flagler Village- 673 NE 3<sup>rd</sup> Avenue

The Developer, Fairfield Flagler LP is requesting a Streetscape Grant for the Fairfield at Flagler Village located at 673 NE 3<sup>rd</sup> Avenue (Southwest corner of NE 3<sup>rd</sup> Avenue and NE 7<sup>th</sup> Street) in the Flagler Village portion of the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA). The request is for \$329,503, which is 50% of the total cost of streetscape improvements of \$659,006. A copy of the Location Map is attached as **Exhibit A** and Broward County Property Appraiser Information is attached as **Exhibit B**. A copy of the Developer's Request for Funding and CRA Funding Application is attached as **Exhibit C**. This item was discussed at your last meeting on October 28, 2015. No action was taken by the Advisory Board at that time to allow the applicant to return with additional information requested by the Advisory Board.

#### **BACKGROUND**

Fairfield is a private national real estate company with over 25 years of experience in developing and managing multifamily properties, with more than ten communities located in Florida. The Fairfield at Flagler Village is a 6 story, 292 unit luxury rental apartment housing development, consisting of 16 efficiency units, 191 one bed units and 85 three bedroom units with a 410 unit parking garage. The property fronts NE 3<sup>rd</sup> Avenue, NE 2<sup>nd</sup> Ave and NE 7<sup>th</sup> Street on a 2.39 acre site. Supporting amenities will include a swimming pool at the ground level as well as a fitness center and resident lounge area. In addition, a plaza that serves as a pocket park will be created on NE 2<sup>nd</sup> Avenue at the request of the neighborhood association. The Developer originally provided a presentation on the project in January 2015 to get Advisory Board input before going through development review.

The Developer request for 50% funding is consistent with past approved funding request under the Streetscape Grant Program which was one of the four incentives approved by the CRA Board at their meeting of October 15, 2013 in conjunction with approving the CRA Five Year Strategic Program. The allowable grant is 50 % of the cost of improvements not to exceed \$500,000. When awarding a grant for streetscape improvements, the grant funds are disbursed on a reimbursement basis upon completion and acceptance of the streetscape improvements by the City when the project receives a Certificate of Occupancy.

Streetscape improvements include new curbing, pavers, 15 on-street parallel parking spaces, landscaping, decorative pedestrian level lighting along NE 3<sup>rd</sup> Avenue, NE 2<sup>nd</sup> Ave and NE 7<sup>th</sup> Street, undergrounding and upgrading utilities and street resurfacing. The project received development approval on April 2, 2015 and is expected to break ground in the fourth quarter of 2015.

### **TAX INCREMENT REVENUE EVALUATION**

The Streetscape Grant Program has been utilized since 2001 as a tool to leverage private capital investment into the NPF CRA and in turn produce a significant tax increment return on investment.

The projected capital investment of the Fairfield at Flagler Village is placed at approximately \$65 million. The current assessment of the property is \$1.99 million. The total estimated new assessment is conservatively estimated at \$42.25 million. Therefore based on the assumptions of a 11.65 millage rate, the project may generate approximately \$445,577 of tax increment revenues for the CRA in the first year after completion.

### **CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN**

The project is consistent with the NPF CRA Community Redevelopment Plan by providing upgrades and improvements to infrastructure to induce private investment and support development and increased densities and intensities of use in the Flagler Village Area.

Furthermore in accordance with the approved CRA Five Year Strategic Program, the CRA will “invest in development projects that improve the quality of life, create job opportunities for area residents, promote sustainability, promote public/private partnerships, and enhance tax increment revenues for redistribution and investment in the redevelopment area.”

### **RECOMMENDATION**

CRA staff recommends approval of a streetscape enhancement grant for 50% of the cost of the streetscape improvements not to exceed \$329,503 for the Fairfield at Flagler Village.

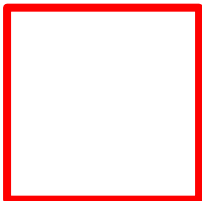
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### **Attachments**

Exhibit A: Location Map

Exhibit B: Broward County Property Appraiser Information

Exhibit C: Developers Request for Funding and CRA Funding Application



## LOCATION MAP

FAIRFIELD AT FLAGLER VILLAGE – 673 NE 3 Avenue



Site Address	626-630 NE 2 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5800
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	08

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 37 TO 41 BLK 317
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$135,000	\$205,870	\$340,870	\$340,870	
2015	\$135,000	\$205,870	\$340,870	\$198,550	
2014	\$135,000	\$183,510	\$318,510	\$194,410	\$4,943.49

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$340,870	\$340,870	\$340,870	\$340,870
Portability	0	0	0	0
Assessed/SOH	\$340,870	\$340,870	\$340,870	\$340,870
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$340,870	\$340,870	\$340,870	\$340,870

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SWD-T	\$100	113011305
6/15/2000	SWD	\$230,000	30608 / 920
7/3/1998	SWD	\$130,000	28528 / 425
1/15/1997	WD	\$84,000	25932 / 253
5/18/1996	QCD	\$100	24965 / 871

Land Calculations		
Price	Factor	Type
\$8.00	16,875	SF
Adj. Bldg. S.F. (Card, Sketch)		3901
Units		6

\* Click here for old map program \*

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

03								
R								
6								

**LORI PARRISH**  
**BROWARD**  
 COUNTY  
**PROPERTY**  
**APPRAISER**



Site Address	NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5640
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 1,2,LESS E 10 FOR ST BLK 317
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$109,380		\$109,380	\$109,380	
2015	\$109,380		\$109,380	\$109,380	
2014	\$109,380		\$109,380	\$103,120	\$2,106.58

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$109,380	\$109,380	\$109,380	\$109,380
Portability	0	0	0	0
Assessed/SOH	\$109,380	\$109,380	\$109,380	\$109,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$109,380	\$109,380	\$109,380	\$109,380

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 485
9/5/2002	WD*	\$650,000	33774 / 97
4/1/1971	WD	\$20,877	445 / 367

Land Calculations		
Price	Factor	Type
\$17.50	6,250	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)  
 \* Click here for old map program \*

Special Assessments
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Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5650
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 3,4,LESS E 10 FOR ST BLK 317
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$109,360		\$109,360	\$109,360	
2015	\$109,360		\$109,360	\$109,360	
2014	\$109,360		\$109,360	\$103,110	\$2,106.31

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$109,360	\$109,360	\$109,360	\$109,360
Portability	0	0	0	0
Assessed/SOH	\$109,360	\$109,360	\$109,360	\$109,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$109,360	\$109,360	\$109,360	\$109,360

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 485
9/5/2002	WD*	\$650,000	33774 / 97
4/1/1971	WD	\$14,120	445 / 367

Land Calculations		
Price	Factor	Type
\$17.50	6,249	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)  
\* Click here for old map program \*

Special Assessments
---------------------

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

**LORI PARRISH**  
**BROWARD COUNTY**  
**PROPERTY APPRAISER**



Site Address	NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5660
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 5,6,7 N 3 OF E1/2,LESS E 10 FOR ST BLK 317
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$112,400		\$112,400	\$112,400	
2015	\$112,400		\$112,400	\$112,400	
2014	\$112,400		\$112,400	\$105,980	\$2,164.91

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$112,400	\$112,400	\$112,400	\$112,400
Portability	0	0	0	0
Assessed/SOH	\$112,400	\$112,400	\$112,400	\$112,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$112,400	\$112,400	\$112,400	\$112,400

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 483
1/22/2003	WD*	\$750,000	34599 / 1360
10/1/1979	WD	\$60,000	5565 / 357

Land Calculations		
Price	Factor	Type
\$17.50	6,423	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)  
 \* Click here for old map program \*

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

**LORI PARRISH**  
**BROWARD**  
 COUNTY  
**PROPERTY**  
**APPRAISER**



Site Address	NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5670
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 7 LESS N 3 OF E1/2 LESS E 10 FOR ST,8 & 9 BLK 317
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$161,050		\$161,050	\$161,050	
2015	\$161,050		\$161,050	\$161,050	
2014	\$161,050		\$161,050	\$151,850	\$3,101.92

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$161,050	\$161,050	\$161,050	\$161,050
Portability	0	0	0	0
Assessed/SOH	\$161,050	\$161,050	\$161,050	\$161,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$161,050	\$161,050	\$161,050	\$161,050

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 483
1/22/2003	WD*	\$750,000	34599 / 1360
10/1/1979	WD	\$63,000	5565 / 357

Land Calculations		
Price	Factor	Type
\$17.50	9,203	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)  
 \* Click here for old map program \*

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	636 NE 2 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5810
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 42 TO 44 BLK 317
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$167,060		\$167,060	\$167,060	
2015	\$167,060		\$167,060	\$118,590	
2014	\$167,060		\$167,060	\$107,810	\$2,594.41

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$167,060	\$167,060	\$167,060	\$167,060
Portability	0	0	0	0
Assessed/SOH	\$167,060	\$167,060	\$167,060	\$167,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$167,060	\$167,060	\$167,060	\$167,060

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 483
1/22/2003	WD*	\$750,000	34599 / 1360
4/1/1988	WD	\$110,000	15394 / 822

Land Calculations		
Price	Factor	Type
\$16.50	10,125	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

\* Click here for old map program \*

Special Assessments
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Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

**LORI PARRISH**  
**BROWARD**  
 COUNTY  
 PROPERTY  
 APPRAISER



Site Address	NE 7 STREET, FORT LAUDERDALE	ID #	4942 34 07 5820
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 45 TO 48 BLK 317
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$222,730		\$222,730	\$222,730	
2015	\$222,730		\$222,730	\$158,080	
2014	\$222,730		\$222,730	\$143,710	\$3,458.65

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$222,730	\$222,730	\$222,730	\$222,730
Portability	0	0	0	0
Assessed/SOH	\$222,730	\$222,730	\$222,730	\$222,730
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$222,730	\$222,730	\$222,730	\$222,730

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 485
9/5/2002	WD*	\$650,000	33774 / 97
12/1/1975	WD	\$70,500	445 / 367

Land Calculations		
Price	Factor	Type
\$16.50	13,499	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

\* Click here for old map program \*

Special Assessments
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Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	625 NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5680
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	17

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 10 TO 12 LESS E 10 FOR ST BLK 317
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$224,980	\$151,030	\$376,010	\$376,010	
2015	\$224,980	\$151,030	\$376,010	\$376,010	
2014	\$224,980	\$148,990	\$373,970	\$373,970	\$7,816.74

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$376,010	\$376,010	\$376,010	\$376,010
Portability	0	0	0	0
Assessed/SOH	\$376,010	\$376,010	\$376,010	\$376,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$376,010	\$376,010	\$376,010	\$376,010

Sales History			
Date	Type	Price	Book/Page or CIN
5/21/2015	SW*-T	\$100	113011307
5/29/2008	QC*-T	\$100	45422 / 465
6/1/1980	WD	\$107,500	8948 / 739
2/1/1978	WD	\$75,000	
2/1/1974	WD	\$18,500	

Land Calculations		
Price	Factor	Type
\$24.00	9,374	SF
Adj. Bldg. S.F. (Card, Sketch)		1906

\* Denotes Multi-Parcel Sale (See Deed)  
\* Click here for old map program \*

Special Assessments
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Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
1906								

**LORI PARRISH**  
**BROWARD**  
 COUNTY  
**PROPERTY**  
**APPRAISER**



Site Address	625 NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5680
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	17

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 10 TO 12 LESS E 10 FOR ST BLK 317
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$224,980	\$151,030	\$376,010	\$376,010	
2015	\$224,980	\$151,030	\$376,010	\$376,010	
2014	\$224,980	\$148,990	\$373,970	\$373,970	\$7,816.74

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$376,010	\$376,010	\$376,010	\$376,010
Portability	0	0	0	0
Assessed/SOH	\$376,010	\$376,010	\$376,010	\$376,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$376,010	\$376,010	\$376,010	\$376,010

Sales History			
Date	Type	Price	Book/Page or CIN
5/21/2015	SW*-T	\$100	113011307
5/29/2008	QC*-T	\$100	45422 / 465
6/1/1980	WD	\$107,500	8948 / 739
2/1/1978	WD	\$75,000	
2/1/1974	WD	\$18,500	

Land Calculations		
Price	Factor	Type
\$24.00	9,374	SF
Adj. Bldg. S.F. (Card, Sketch)		1906

\* Denotes Multi-Parcel Sale (See Deed)  
 \* Click here for old map program \*

Special Assessments
---------------------

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
1906								

**LORI PARRISH**  
**BROWARD COUNTY**  
**PROPERTY APPRAISER**



Site Address	625 NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5690
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	17

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 13 TO 15, LESS E 10 FOR ST BLK 317
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$225,000	\$182,400	\$407,400	\$407,400	
2015	\$225,000	\$182,400	\$407,400	\$407,400	
2014	\$225,000	\$179,520	\$404,520	\$404,520	\$8,427.07

**IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.**

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$407,400	\$407,400	\$407,400	\$407,400
Portability	0	0	0	0
Assessed/SOH	\$407,400	\$407,400	\$407,400	\$407,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$407,400	\$407,400	\$407,400	\$407,400

Sales History			
Date	Type	Price	Book/Page or CIN
5/21/2015	SW*-T	\$100	113011307
5/29/2008	QC*-T	\$100	45422 / 465
1/1/1982	WD	\$75,000	10011 / 361
10/1/1969	WD	\$22,500	

Land Calculations		
Price	Factor	Type
\$24.00	9,375	SF
Adj. Bldg. S.F. (Card, Sketch)		1834

\* Denotes Multi-Parcel Sale (See Deed)

\* Click here for old map program \*

Special Assessments
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Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
1834								



03								
L								
1								

**FAIRFIELD RESIDENTIAL COMPANY**  
**Fairfield at Flagler Village**

November 18, 2015

Owner/Developer: Fairfield Flagler LP / Fairfield Residential Company  
Project Name: Fairfield at Flagler Village  
Address: 673 NE 3<sup>rd</sup> Avenue (Southwest corner of NE 3<sup>rd</sup> Avenue and NE 7<sup>th</sup> Street)  
Development: 292 units, 6-story building  
Request: Streetscape Funding Request

1. **Developer information.** Fairfield Residential Company (“Fairfield”), an Atlanta-based development company specializing in the development and management of luxury apartment communities in over 39 markets across the country, with more than 10 communities located in the State of Florida. Fairfield has an operating history of over 25 years and offers a fully integrated national multifamily platform that provides acquisition, development, construction, renovation, asset and property management, and disposition services. Additional information about Fairfield is included in the Corporate Overview attachment included with this application.

2. **Description of proposed development.** On April 2, 2015, Fairfield obtained final approval from the City for a 6-story, 292-unit development to be located on a 2.39 acre parcel at 673 NE 3<sup>rd</sup> Ave. An aerial of the development site is provided below.



The dwelling units will be a combination of studio, one and two bedroom floor plans together with common area amenities such as fitness center, a swimming pool, and other resident amenities typically associated with luxury multifamily developments. The unit breakdown as currently proposed is as follows: Studio: 20 units; One Bedroom: 182 units; Two Bedrooms: 90 units. The Project provides 8'-10' wide sidewalks along the street frontage accentuated with pavers, shade trees in tree grates and other landscaping to foster pedestrian activity and further beautify the neighborhood. In addition, the Project will be constructing 15 public parallel parking spaces along NE 2<sup>nd</sup> Avenue and NE 7<sup>th</sup> Street. The total cost of the project, including land is estimated at \$65 million, and upon completion will be a significant addition to the Flagler Village community.

**3. Financial Information.**

**a. Investment and Estimated Assessment.** The majority of the development site was vacant for many years, while two parcels included improvements. With the development of this project, the assessment will dramatically increase, thereby increasing the revenue generated to the CRA. Below is breakdown of the investment and the estimated assessment:

Current Assessed Value:	\$1,998,350
New Capital Investment Dollars:	\$65,000,000
Total estimated new assessment:	\$42,250,000

**b. Mortgage information.** Fairfield expects to obtain a construction loan in the amount of \$42,250,000.

**c. Requested contribution.** Fairfield is requesting 50% contribution toward the cost of the streetscape improvements as follows:

Total cost of streetscape = \$659,006
50% CRA Contribution = \$329,503

This request is consistent with other streetscape funding requests that have been granted to other projects in the Flagler Heights area. Below is a list of the other streetscape awards granted by the CRA (the last item on the list is this application for Fairfield):

<b>Previous Streetscape Grant Awards</b>			
<b><u>Project</u></b>	<b><u>Estimated Capital Investment</u></b>	<b><u>Grant</u></b>	<b><u>Grant Award Percentage</u></b>
Avenue Lofts	\$20M	\$499,000	60%
Jefferson Place/Sole Condo	\$27M	\$710,620	80%
Foundry/Mill	\$25M	\$356,949	50%
Bamboo Flats	\$16.5M	\$230,681	50%
Specialty Automotive	\$4M	\$161,500	50%
Alexan and 440 Flagler	\$150M	\$875,032.50	50%
Pearl Flagler Village	\$72.5M	\$451,707.50	50%
Related – Henry Square	\$85.8M	\$293,176.50	50%
<b><i>Fairfield</i></b>	<b><i>\$65.0M</i></b>	<b><i>\$329,503</i></b>	<b><i>50%</i></b>

**4. Description of improvements included in streetscape.** The project fronts 3 streets (NE 2<sup>nd</sup> Avenue, NE 3<sup>rd</sup> Avenue and NE 7<sup>th</sup> Street). The development plan proposes several improvements that will improve the functionality, aesthetics and overall pedestrian experience in this area. Among the improvements are the following:

Installation of new curbing around the site, pavers, on-street parallel parking, landscaping, lighting, new sidewalks, undergrounding utilities (electric, cable, phone), upgrading of underground utilities (drainage) milling and resurfacing of the streets.

In addition to the above improvements within the public realm, Fairfield is also constructing a pocket park along NE 2<sup>nd</sup> Avenue. Although this pocket park is not eligible for streetscape funding request (and is not included in the cost estimates attached to this application), the pocket park will connect to the sidewalk along NE 2<sup>nd</sup> Avenue.

**5. Project construction schedule.** Fairfield expects to break ground in the fourth quarter of 2015. Construction is expected to take approximately 19 months.

**6. Conclusion.** The proposed Project is consistent with and furthers the objectives of the Northwest-Progresso-Flagler Heights Redevelopment Plan by expanding housing opportunities and improving the streetscape and walkability of the Flagler Village neighborhood. The Project also furthers the goals and objectives of the Downtown Master Plan and meets the intent of the Master Plan's design guidelines.

**Flagler Village**

CRA 50% Contribution Budget

Section / Scope	Qty / SF	UOM	Cost/UOM	Total	NE 2nd Ave	NE 7th St.	NE 3rd Ave
Erosion Control	1060	LF	\$3.33	\$3,530	\$1,415	\$866	\$1,249
Site Demolition	1	LS	\$12,081.00	\$12,081	\$4,027	\$4,027	\$4,027
Sitework - Grading	19276	SF	\$2.94	\$56,671	\$33,813	\$9,090	\$13,768
Utilities (Storm)	643	LF	\$214.37	\$137,840	\$81,032	\$56,808	\$0
Asphalt Paving	8139	SF	\$1.00	\$8,139	\$4,847	\$3,292	\$0
Curb and Gutter	778	LF	\$35.00	\$27,230	\$15,995	\$9,905	\$1,330
Striping	1	LS	\$4,011.00	\$4,011	\$2,006	\$2,006	\$0
4" and 6" Sidewalk	6441	SF	\$4.25	\$27,374	\$13,859	\$0	\$13,515
Accessible Ramps	240	SF	\$6.00	\$1,440	\$840	\$600	\$0
Landscaping & Irrigation (Site)	1	LS	\$28,396.08	\$28,396	\$12,354	\$7,223	\$8,819
Hardscape M&L (Site) Grates, benches, bike racks, etc	1	LS	\$52,829.00	\$52,829	\$29,381	\$8,538	\$14,910
Pavers (Parking and Approach)	2250	SF	\$8.00	\$18,000	\$14,000	\$4,000	\$0
FPL Power Line Conversion to Underground	810	LF	\$85.18	\$68,996	\$51,278	\$17,717	\$0
AT&T Conversion to Underground	810	LF	\$38.35	\$31,064	\$23,087	\$7,977	\$0
Comcast Conversion to Underground	810	LF	\$16.80	\$13,608	\$10,114	\$3,494	\$0
Fairfield Conversion Costs for Underground	810	LF	\$107.54	\$87,107	\$64,739.08	\$22,368.32	\$0
FPL Permanent Power Infrastructure (Estimate)	1	LS	\$40,000.00	\$40,000	\$10,000	\$30,000	\$0
Bus Stop Retrofit	280	SF	\$4.25	\$1,190	\$0	\$0	\$1,190
Lighting M&L (Site)	54	EA	\$500.00	\$27,000	\$9,000	\$9,000	\$9,000
Professional Services							
Surveying	1	LS	\$7,500.00	\$7,500	\$2,500	\$2,500	\$2,500
Materials Testing	1	LS	\$5,000.00	\$5,000	\$1,666.67	\$1,666.67	\$1,666.67
Estimate Subtotal				\$659,006	\$385,953	\$201,079	\$71,974
			Permits	\$0	\$0	\$0	\$0
			Temporary Utilities	in above	\$0	\$0	\$0
			Traffic Control and Barricades	in above	\$0	\$0	\$0
			G/L Insurance	in above	\$0	\$0	\$0
			Umbrella Insurance	in above	\$0	\$0	\$0
			Builders Risk Insurance	in above	\$0	\$0	\$0
			Contractors OH&P	n/a	\$0	\$0	\$0
			Contractors Contingency	n/a	\$0	\$0	\$0
Estimate Total				\$659,006	\$385,953	\$201,079	\$71,974

50% REIMBURSEMENT = \$329,503

**Flagler Heights Strategic Investment Streetscape Program  
Application Form  
PLEASE SUBMIT FOUR COPIES OF THE APPLICATION PACKAGE**

**1. Address of project requesting CRA investment:**

673 SE 3<sup>rd</sup> Ave (Southwest corner of NE 3<sup>rd</sup> Ave and NE 7<sup>th</sup> St)

**2. Name of Applicant:** Fairfield Flagler LP

**Address of Applicant:** 1110 N. Glebe Rd., Suite 650, Arlington, VA 22201

**Phone:** 703-414-8411

**Fax:** 214-574-1359

**Email:** bcondie@ffres.com

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

If "no" box is checked, when will property be in control (own or long-term lease) of the applicant?

---

Indicate the owning entity of the property (i.e. name on property title):

---

**4. What is the total estimated project investment?**

Current assessed value: \$1,998,350

New capital investment dollars: \$65,000,000

Total estimated new assessment: \$42,250,000

**5. What is the percentage (%) amount of ownership equity relative to total estimated investment?**

20% or more

10% to 19.9%

Less than 10%

None

6. When is it anticipated that construction will begin, assuming project receives funding assistance from this program?

Less than 12 months

12 to 16 months

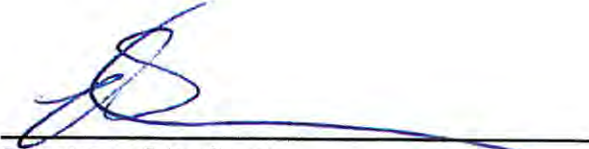
16 to 24 months

Longer

7. Include with the application:

- Description of proposed development/ improvement to the property
- Preliminary site plan, floor plans and rendering that enable staff to determine quality of design; parking must be included in the site plan and meet current code regulations
- Infrastructure improvements, if any, in either the public ROW or on private property
- Preliminary project schedule
- Tenant makeup
- Resume of developer indicating related development experience
- Business and Financial information:
  - Business Plan
  - Pro Forma
  - Mortgage on Property
  - Lease agreements
  - Letter of intent from lending institutions
  - Partnership and/or ownership information with equity positions

The Flagler Heights Strategic Investment Streetscape Program benefits are contingent on funding availability and CRA approval, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/ CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.

  
\_\_\_\_\_  
Signature of Applicant

September 16, 2015  
\_\_\_\_\_  
Date

# FAIRFIELD RESIDENTIAL



Cerano Apartments | Milpitas, CA

## Corporate Overview 2013

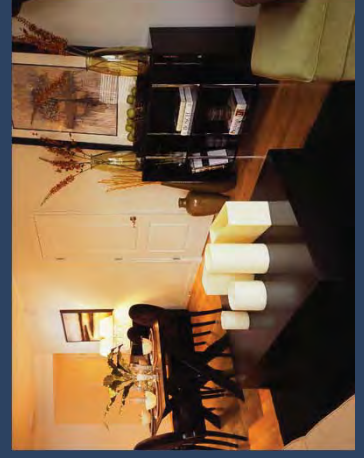
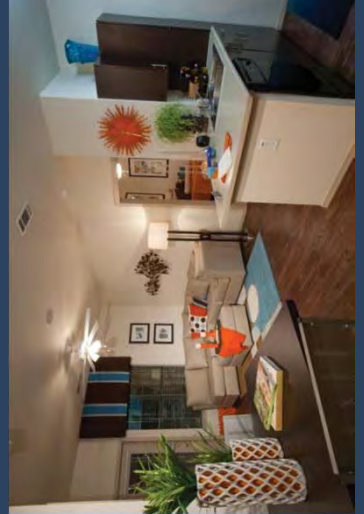
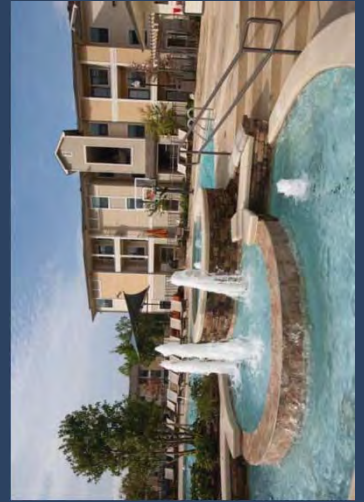
*For Institutional and Qualified Investor Use Only*

*Please see Notice to Recipients on page 1*

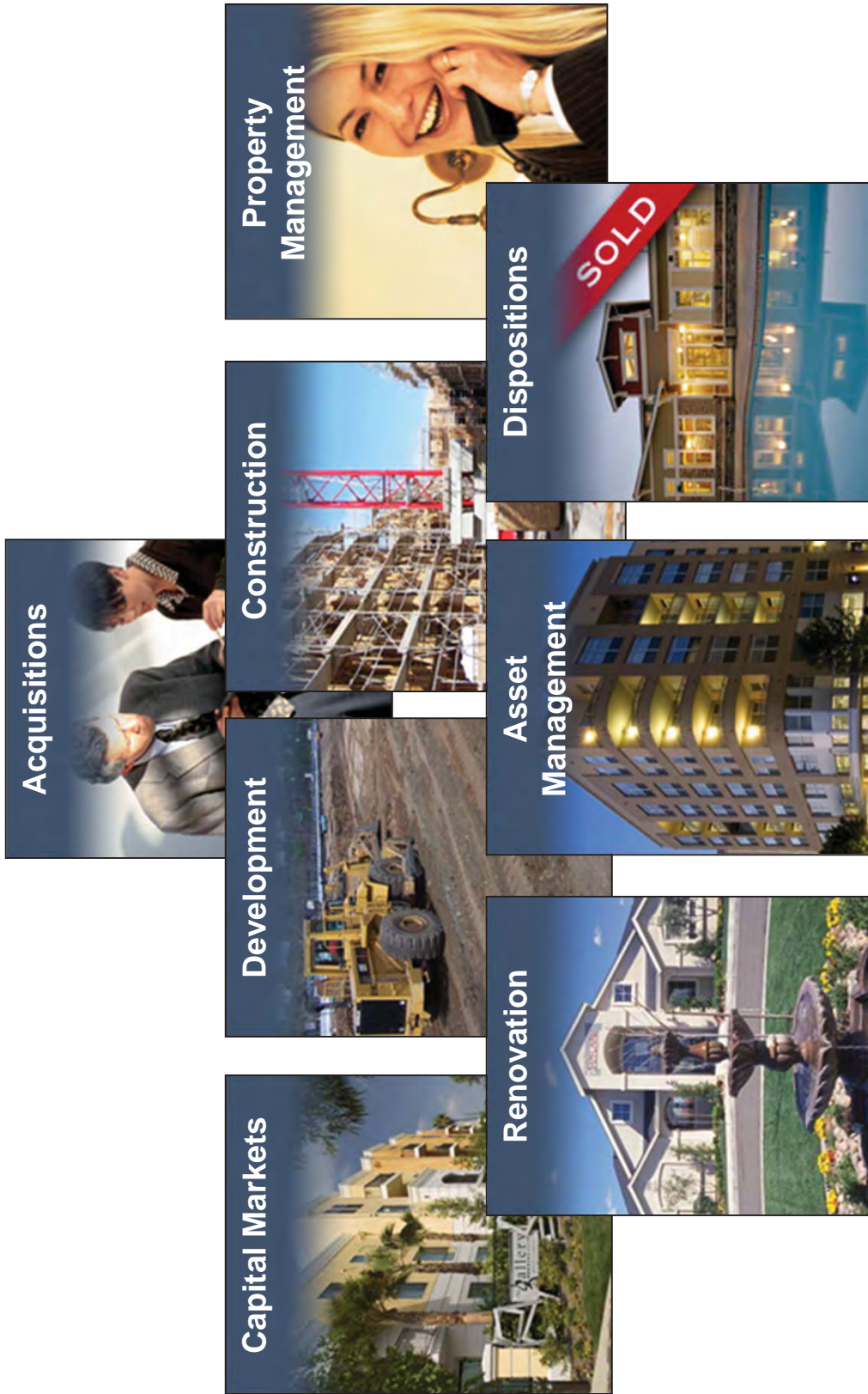
## Fairfield is a National Multifamily Real Estate Operating Company

- offers a fully integrated national multifamily platform that provides acquisition, development, construction, renovation, asset and property management, and disposition services across the United States
- operating history of over 25 years acquiring and developing \$22 billion of multifamily properties
- level of activity provides Fairfield in-depth transactional knowledge of U.S. apartment markets
- offers what Fairfield believes to be one of the most active in-house research groups in the apartment industry, which drives market selection and strategy
- acts as general partner or managing member of investment partnerships or LLCs; co-invests with its investors in each investment to create alignment
- partnered with our majority owner, Brookfield Asset Management, a global asset manager focused on real estate, renewable power, and infrastructure assets, and CalSTRS, the world's largest educator-only pension fund and the second largest U.S. public pension fund<sup>(1)</sup>

(1) Source: CalSTRS (<http://www.calstrs.com/investments-overview>)



**Fairfield is a Full-Service Real Estate Operating Company**



**Fairfield was founded in 1985, and since then has acquired and developed over 680 multifamily communities consisting of over 199,000 apartment homes with equity of \$6.9 billion and total project costs of \$22 billion.**

*For Institutional and Qualified Investor Use Only*



## Fairfield's Senior Management Team

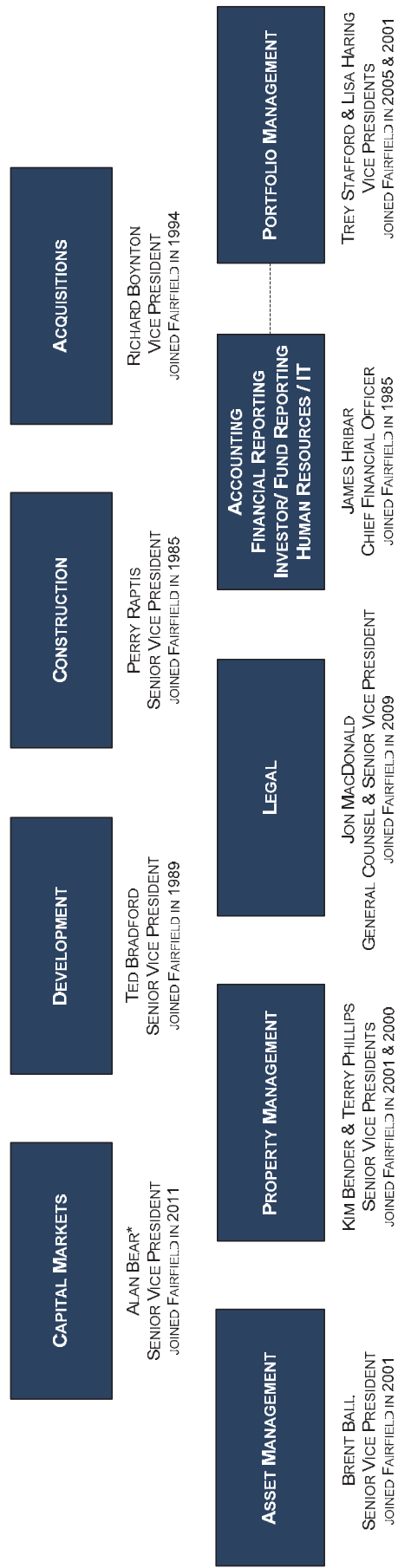
- has worked together successfully for over 20 years
- understands all aspects of residential multifamily real estate from land acquisitions and entitlements through construction, apartment home acquisitions, asset and property management, and property dispositions
- co-invests alongside Fairfield as an equity partner to align Fairfield's interests with our investors

Fairfield employs over 1,600 people nationwide and numerous subcontractors in the markets in which it acquires, builds, manages, and owns properties.

## Executive Organization Structure

PRESIDENT & CEO  
**CHRISTOPHER HASHIOKA**  
FOUNDED FAIRFIELD COMPANIES 1985

CHIEF OPERATING OFFICER  
**GREG PINKALLA**  
JOINED FAIRFIELD 1994



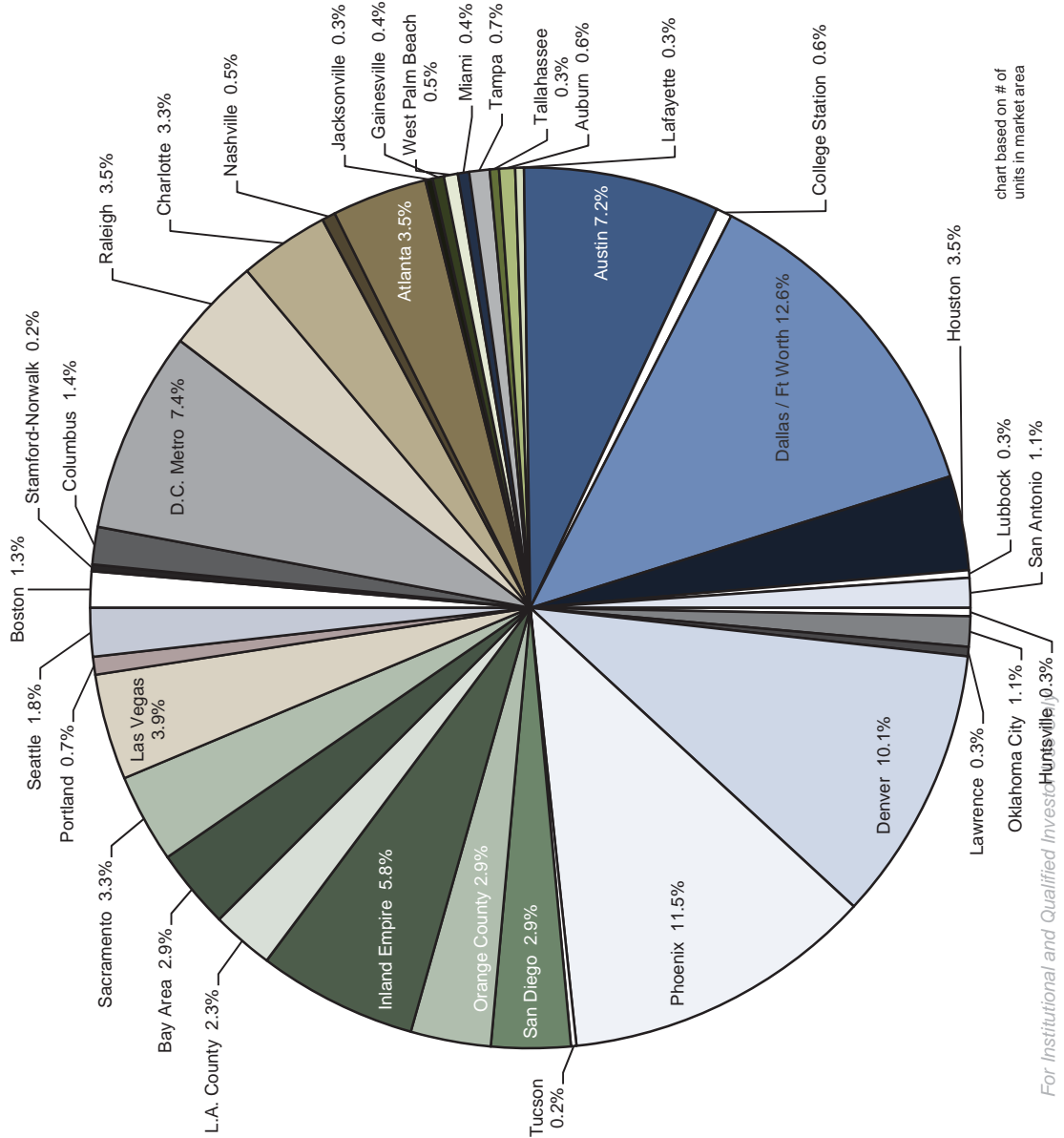
\* Fairfield Residential Company LLC is an affiliate of Brookfield Private Advisors LLC ("BPAL"), a FINRA member. Alan Bear is a registered representative of BPAL



**Development / Construction**

- specialists in developing, entitling, and building large-scale transit-oriented, mixed-use, mixed-income, and student housing communities across the country in both master-plan and urban infill developments
- completed over 300 multifamily communities (over 98,000 apartment homes) with total project costs of \$11.0 billion
- development is research driven; our in-house research team tracks geographic and product markets to ensure that we are in the right place at the right time
- acts as its own general contractor; with in-house entitlement and design teams to manage designs, budgets, and timelines to seek to ensure new construction meets stringent quality control measures

**Fairfield has Completed Over 300 New Apartment Home Communities**

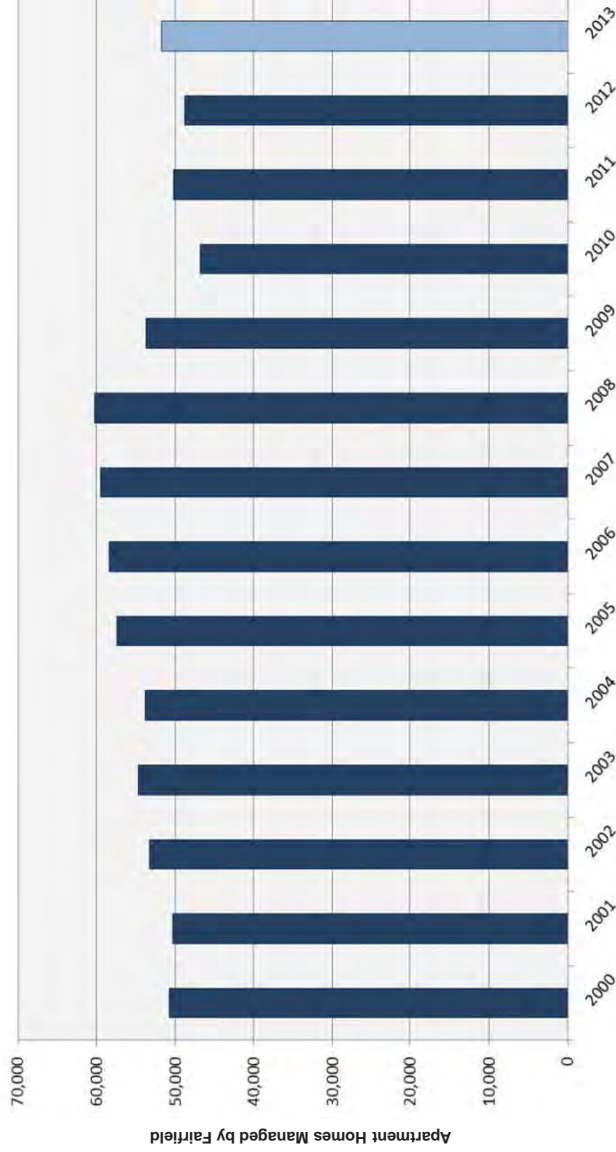


**Property Management**

- manages over 51,000 apartment homes
- seeks to create value through operational improvements
- offers in-house property marketing team adept at developing marketing and promotional campaigns for both new and repositioned properties
- negotiates contracts for property services on a large scale allowing for a competitive advantage
- properties typically benefit from latest technology to optimize rents and gain operational efficiencies:
  - > property websites allow potential renters to view apartments and floor plans on the internet, then lease and make payments on line
  - > revenue management software for pricing rents seeks to optimize rents
  - > primary property management accounting and reporting software is Yardi Voyager

**Fairfield is One of the Nation's Largest Property Management Companies**

Fairfield consistently (for over a decade) ranks among the top 20 property managers on the NMHC list of the 50 largest apartment home management companies in the country.



Fairfield believes its team of professional property managers offers expertise in repositioning apartment home communities, which leads to increased rents, reduced vacancies, and greater profits for its investors.



Alterra at Grossmont Trolley, La Mesa, CA | LEED Certified Gold

# LIVING GREEN™

Fairfield is committed to implementing cost effective “green” building programs wherever feasible.

As a national leader in multifamily development and management, we are changing the way we design and operate our communities.

We are proud to have several LEED Certified properties around the country awarded by the U.S. Green Building Council.



# FAIRFIELD RESIDENTIAL



5510 Morehouse Drive, Suite 200 | San Diego, California 92121 | M 858-457-2123

[www.fairfieldresidential.com](http://www.fairfieldresidential.com)

*For Institutional and Qualified Investor Use Only*

# FAIRFIELD AT FLAGLER VILLAGE

ALL RIGHTS RESERVED

CITY OF FORT LAUDERDALE, FLORIDA  
DEPARTMENT OF SUSTAINABLE DEVELOPMENT

## PROJECT TEAM

**DEVELOPER / OWNER:** FAIRFIELD RESIDENTIAL, LLC.  
200 Galleria Parkway, Suite 1560  
Atlanta, Georgia 30339  
Ph: 404.442.3900  
Fax:

**ARCHITECT:** DORSKY YUE INTERNATIONAL, LLC.  
101 NE 3rd Avenue Suite 500,  
Ft. Lauderdale Florida 33301  
Ph: 954.524.8686  
Fax: 954.524.8604

**LANDSCAPE ARCHITECT:** ARCHITECTURAL ALLIANCE  
612 SW 4th Avenue  
Fort Lauderdale, Florida 33315  
Ph: 954.764.8858  
Fax: 954.764.0731

**CIVIL ENGINEER:** FLYNN ENGINEERING SERVICES, P.A.  
241 Commercial Blvd.  
Lauderdale by the Sea, Florida 33308  
Ph: 954.522.1004  
Fax: 954.522.7630



PREPARED FOR:

**FAIRFIELD**  
RESIDENTIAL

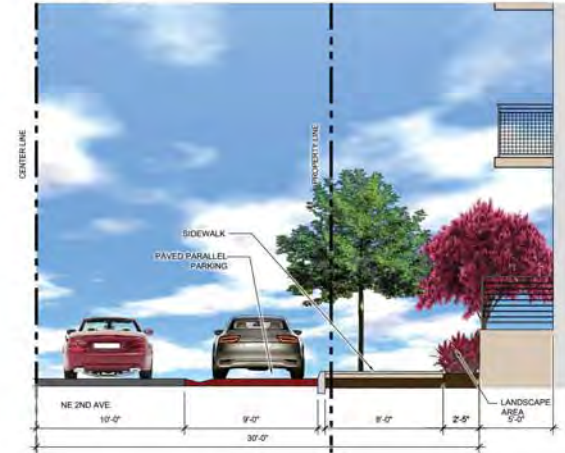
**DORSKY + YUE INTERNATIONAL**  
ARCHITECTURE



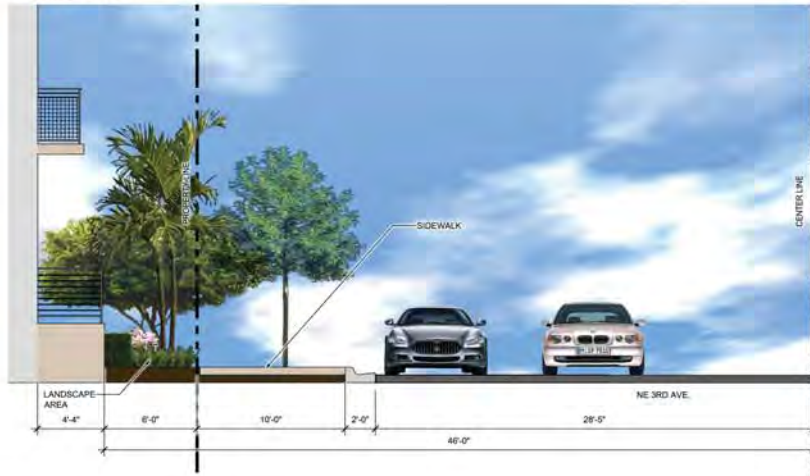
Exhibit C  
Fairfield Funding Req



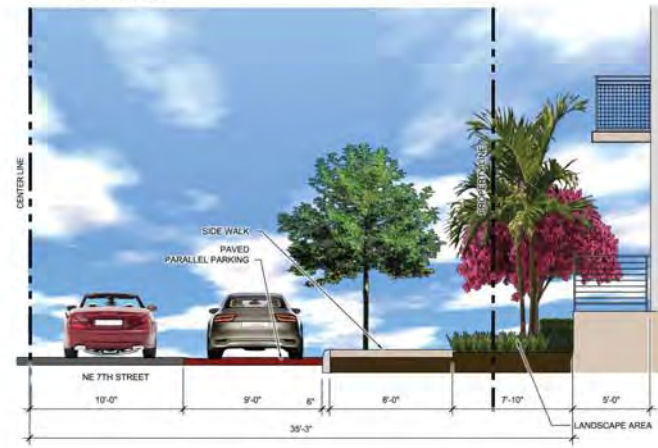
SECTION B



SECTION A



SECTION C



SITE PLAN AND SECTIONS  
**FAIRFIELD AT FLAGLER VILLAGE**  
 FORT LAUDERDALE, FLORIDA

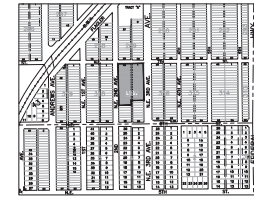


SELECTED PROPERTY FOLIO: 50400000010

004 AFFIAL 0



241 COMMERCIAL BLVD.  
LAUDERHURST, FL 33088  
PHONE: (954) 522-1004  
FAX: (954) 522-7830  
www.flynnengineering.com  
EIR# 65718



LOCATION MAP  
SCALE: 1"=40'

TWP. 50  
RNG. 42  
SEC. 03

LAND DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 LESS right-of-way TOGETHER WITH Lots 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, ALL being in Block 317, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 104.250 square feet or 2.3932 acres, more or less.

SITE PLAN INFORMATION

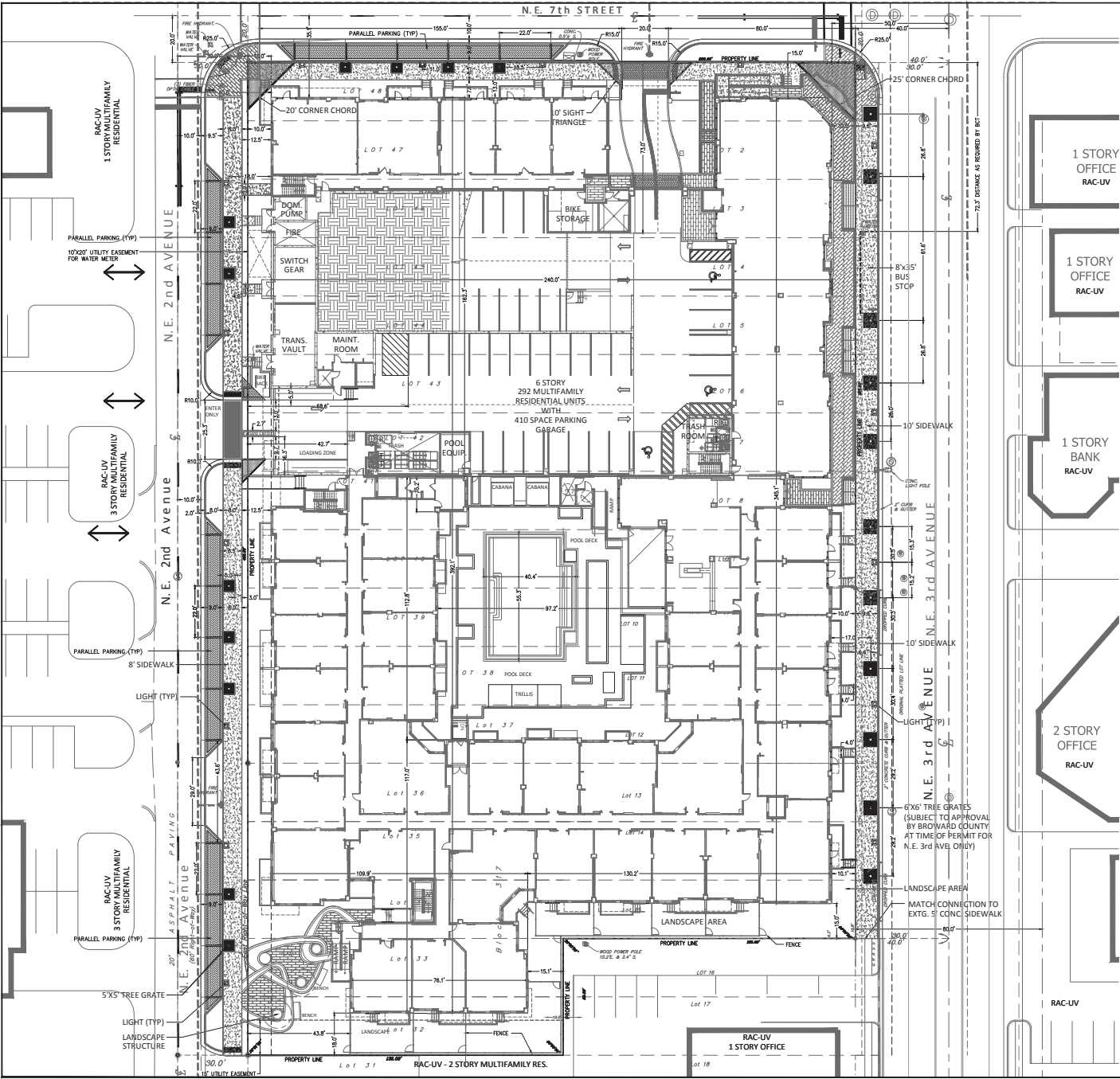
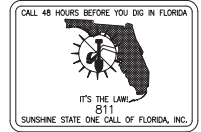
CURRENT USE OF PROPERTY	NONE
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-UV
PROPOSED ZONING DESIGNATION	RAC-UV
ADJACENT ZONING DESIGNATION	RAC-UV
<b>TOTAL SITE AREA</b>	<b>23.39 ACRES (TOTAL) ± 104,250 SF</b>
TOTAL PERVIOUS EXISTING (LANDSCAPE)	81,762 S.F. 78.4%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	17,901 S.F. 17.1%
TOTAL IMPERVIOUS EXISTING	14,865 S.F. 14.3%
TOTAL IMPERVIOUS PROPOSED	12,834 S.F. 12.4%
TOTAL BUILDING FOOT PRINTS EXISTING	7,623 S.F. 7.3%
TOTAL BUILDING FOOT PRINT PROPOSED	73,515 S.F. 70.5%
WATER / WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL BUILDING SQUARE FOOTAGE	442,528 G.S.F.
FLOOR AREA RATIO (F.A.R.)	442,528 / 104,250 = 4.2
BUILDING HEIGHT - BLDG.	65'-0"
NUMBER OF STORES - BLDG.	6 STORES
BUILDING WIDTH & LENGTH - BLDG.	392' x 240'
PEDESTRIAN WALKS & PLAZAS	10,896 S.F. 10.45%
AVIA AREA	0 S.F. 0.000%
OPEN SPACE (REQ. 1/1000' (A/R) - 29,200')	30,258 S.F. 29.0%
LANDSCAPE (DOOR OPEN SPACE - 30,268SF)	17,801 S.F. 17.1%

PARKING DATA	SF/UNIT	RATIO	REQUIRED	PROVIDED
PER RAC-UV USER 47.35'				
RESIDENTIAL UNITS - EFFICIENCY	16	1.2/UNIT	19.2	
RESIDENTIAL UNITS - 1 BEDROOM	191	1.2/UNIT	229.2	
RESIDENTIAL UNITS - 2 BEDROOM	85	1.2/UNIT	102.0	
TOTAL UNITS	292			
TOTAL BED.			351	
TOTAL GARAGE PARKING PROVIDED				402
TOTAL GARAGE HANDICAP PARKING				8
TOTAL PARKING			REQUIRED	PROVIDED
			351	410

SETBACK TABLE

	REQUIRED	REQUIRED	PROVIDED
FRONT YARD (EAST) - NE 3rd AVE.	47'-13.21'	10'	10'
FRONT YARD (NORTH) - NE 7th ST.	NONE	10'	15'
FRONT YARD (WEST) - NE 2nd AVE.	NONE	10'	15'
SIDE YARD (SOUTH)	10'	N/A	18'



1 STORY OFFICE  
RAC-UV

1 STORY OFFICE  
RAC-UV

1 STORY BANK  
RAC-UV

2 STORY OFFICE  
RAC-UV

RAC-UV  
1 STORY OFFICE

RAC-UV - 2 STORY MULTIFAMILY RES.

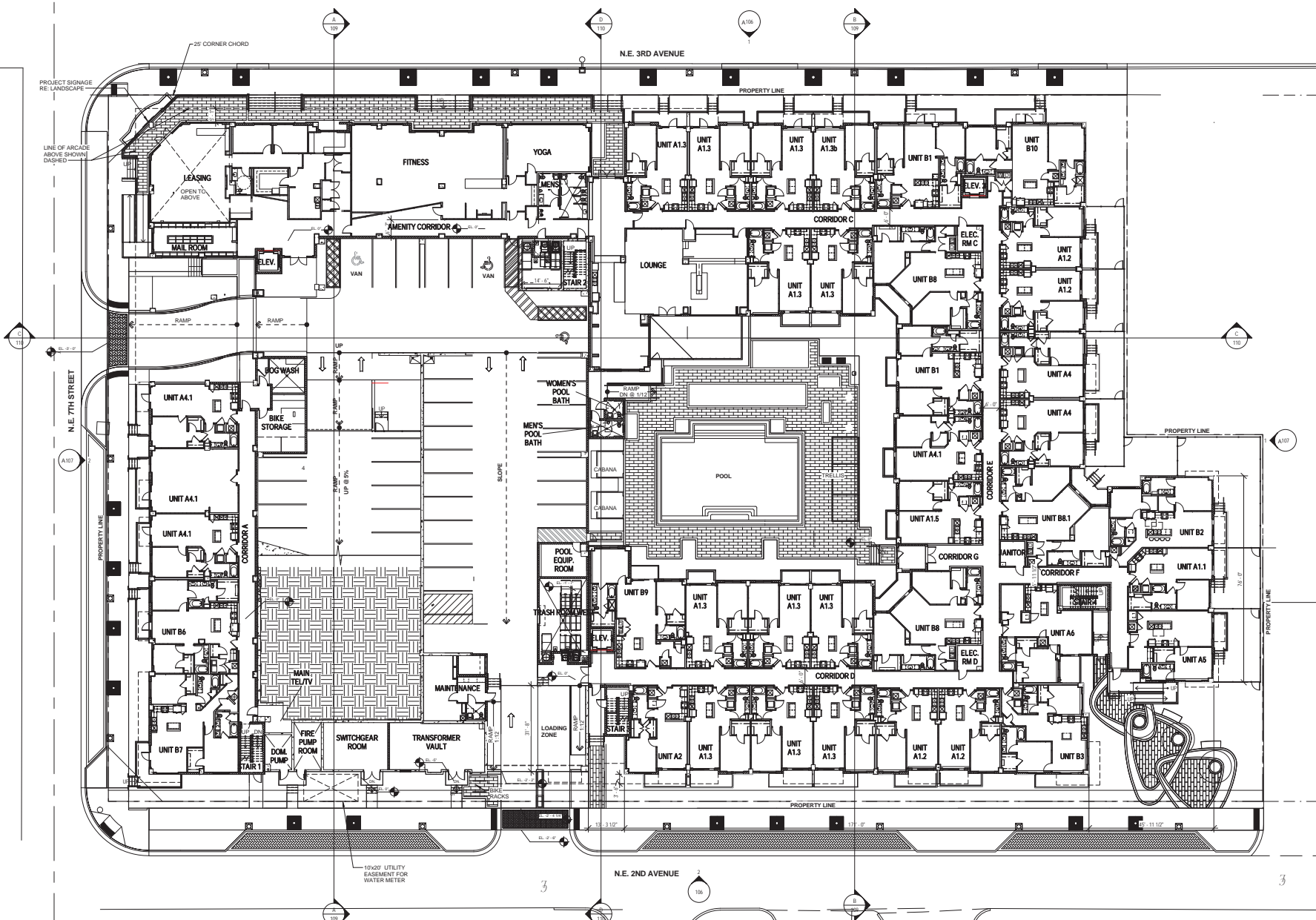
SHEET TITLE  
SITE PLAN

PROJECT TITLE  
FAIRFIELD at FLAGLER VILLAGE

Phase:  
DRC SUBMITTAL

Revisions

SCALE:	Date:
1" = 20.0'	09/18/15
JOB NO. 14-1177.00	REV Date
Drawn by DTR	09/18/15
Proj. Mgr. DTR	Sheet No.
App. by JMF	<b>C1</b>
	1 of 1



1  
A101  
1/16" = 1'-0"  
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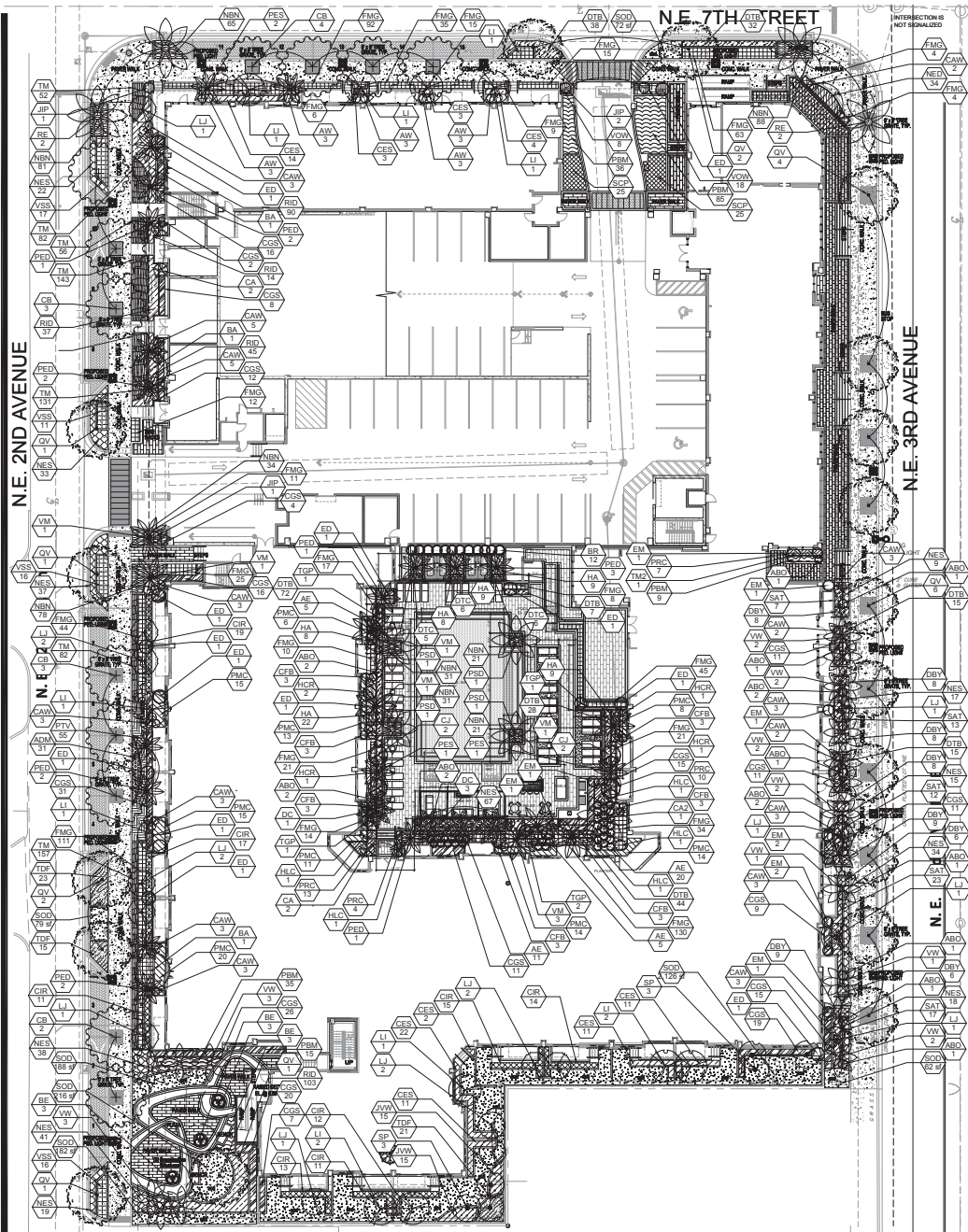
Victor K. Yue  
AR 0013087

AA 2000345  
DORSKY+YUE INTERNATIONAL  
ARCHITECTURE  
1000 W. UNIVERSITY BLVD., SUITE 500  
ATLANTA, GEORGIA 30319  
P: 404.525.1000  
F: 404.525.1001

FAIRFIELD AT FLAGLER VILLAGE  
671 N.E. 3rd Avenue  
Ft. Lauderdale, FL 33304  
**FAIRFIELD**  
RESIDENTIAL  
ALL RIGHTS RESERVED

GROUND FLOOR PLAN  
Project number: DY201430  
Drawn by: JTF  
Checked by: [blank]  
Date: 2015.03.24  
Checker: [blank]  
Scale: 5/8" = 1'-0"

A101  
9/4/2015 2:56:02 PM



**PLANT SCHEDULE FAIRFIELD AT FLAGLER VILLAGE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
UB	12	BROUSSAIEA BRASILIENSE	BRAZILIAN BEAUTYLEAF	30 GAL	3'CAL	12-18" HT. X 8" SPR. 6' CT	NO	MEDIUM	
ED	13	ELAEOCARPUS DECIPRENS	JAPANESE BLUEBERRY TREE	30 GAL	3'CAL	8' OA. FULL TO BASE	NO	HIGH	
LJ	15	LIQUISTRUM JAPONICUM	TREE LIQUISTRUM	FOGBAB	MULTI STEM	10' HT. X 5" SPR.	NO	MEDIUM	
OV	18	QUERCUS VIRGINIANA	LIVE OAK	FOGBAB	16' OA. 7" SPD. 8' CT.	YES	HIGH		
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT <td>CAL <td>SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td></td>	CAL <td>SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td>	SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td>	NATIVE <td>DROUGHT <td>SPACING</td> </td>	DROUGHT <td>SPACING</td>	SPACING
BJ	3	BILIBESA ARBorea	VERAWOOD	FOGBAB	2'CAL	12" HT X 6" SPR	YES	HIGH	
CA	4	CALLISTEMON CITRINUS 'JEFFERSII'	BOTTLEBRUSH	45 GAL	4'CAL	7' OA. HT.	NO	MEDIUM	
LI	11	LAGERSTRÖMIA INDICA 'TUSCARORA'	TUSCARORA CRAPHE MYRTLE 'STANDARD'	FOGBAB	3'CAL	14" HT X 6" SPR. STD	NO	MEDIUM	
TOP	5	TIBOUCHONA GRANULOSA	PURPLE GLORY TREE	25 GA.	3'CAL	6' HT OA. STANDARD	NO	MEDIUM	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT <td>CAL <td>SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td></td>	CAL <td>SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td>	SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td>	NATIVE <td>DROUGHT <td>SPACING</td> </td>	DROUGHT <td>SPACING</td>	SPACING
COZ	1	CARPENTARIA ALBIMINATA	CARPENTARIAS PALM	FOGBAB	FOGBAB	18-24" OA. MULTIPLE TRUNKS	NO	LOW	
CA	3	COCOTHRINAX ALTA	SILVER THATCH PALM	FOGBAB	8' OA.	8' OA. SINGLE HEAVY	YES	HIGH	
DC	4	DYPSSIS CADABEA	CABADA PALM	FOGBAB	14-20' OA.	VARY HEIGHTS	NO	MEDIUM	
PSD	4	PHOENIX SYLVESTRIS	WILD DATE PALM	FOGBAB	12' CT.	MATCHED HEIGHTS	NO	HIGH	
PES	4	PHYCOSPERMA ELEGANS	SOLITAIRE PALM	FOGBAB	16-20' OA.	SINGLE TRUNK	NO	HIGH	
PED	14	PHYCOSPERMA ELEGANS	SOLITAIRE PALM	FOGBAB	16-24' OA.	DBL TRUNKS	NO	HIGH	
RE	4	ROYSTONIA ELATA	FLORIDA ROYAL PALM	FOGBAB	14' GW.	MATCHED	YES	HIGH	
SP	6	SABAL PALMETTO	CABBAGE PALMETTO	FOGBAB	14-20' OA.	VARY HEIGHTS	YES	HIGH	
TM2	1	THRINAX MORRISII	KEY THATCH PALM	FOGBAB	7' OA.	HT.	YES	HIGH	
VM	8	VEITCHA MONTGOMERYANA	MONTGOMERY PALM	FOGBAB	20-24' OA.	DBL TRUNKS	NO	HIGH	
VM	18	VEITCHA WINN	WINN PALM	FOGBAB	16-20' OA.	SINGLE TRUNK	NO	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT <td>CAL <td>SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td></td>	CAL <td>SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td>	SIZE <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td>	NATIVE <td>DROUGHT <td>SPACING</td> </td>	DROUGHT <td>SPACING</td>	SPACING
AW	15	ACALYHA WILKESIANA 'HOFFMANI'	COPPERLEAF	7 GAL	3'CAL	30" HT. X 30" SPR.	NO	MEDIUM	30" o.c.
ABO	18	ALCHEMIA ELANCHETIANA 'HAGIENDA'	'BURNT ORANGE' BROMELIAD	7 GAL	3'CAL	30" HT. X 30" SPR.	NO	MEDIUM	30" o.c.
AE	41	ALPINA PURPURATA 'EILEEN MCDONALD'	PINK GINGER	7 GAL	3'CAL	30" HT. X 30" SPR.	NO	MEDIUM	30" o.c.
BR	12	BAMBUSA MULTIPLEX 'RIVERDORUM'	CHINESE GOODNESS BAMBOO	6' OA.	6' OA.	6' OA.	NO	HIGH	48" o.c.
BF	9	BOUGAINVILLEA X BARBARA KARST	BARBARA KARST BOUGAINVILLEA TRELIS	7 GAL	5-6' OA.	HT. TRELIS	NO	HIGH	36" o.c.
CB	21	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	7 GAL	5' OA. 3-4' SPR.	NO	HIGH	36" o.c.	
CAW	49	CRinum ASIATICUM	WHITE CRinum LILY	7 GAL	30" OA.	3'CT.	YES	HIGH	36" o.c.
EM	10	EUSENIA MYRTIFOLIA	BRUSH CHERRY	15 GAL	7' OA.	FULL TO BASE	NO	MEDIUM	48" o.c.
HCR	5	HELICONIA CARIBAEA X BHAI JACUINI	ORANGE CLUMP 'HELICONIA'	15 GAL	6' OA.	6' OA.	NO	MEDIUM	60" o.c.
HLC	5	HELICONIA ROSTRATA	LOBSTER CLAW	7 GAL	4' OA.	4' OA.	NO	LOW	48" o.c.
JIP	4	JATROPHA INTEGERRIMA 'COMPACTA'	COMPACT SPICY JATROPHA	15 GAL	6' HT. X 3' SPR.	STD. TREE FORM	NO	MEDIUM	48" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT <td>CAL <td>SIZE</td> <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td>	CAL <td>SIZE</td> <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td>	SIZE	NATIVE <td>DROUGHT <td>SPACING</td> </td>	DROUGHT <td>SPACING</td>	SPACING
RED	112	CHRYSEMOERAS 'RACCO' 'REDTIP'	RED TIP COCKSPUR	3 GAL.	3'CAL	20" HT. X 24" SPR.	YES	MEDIUM	24" o.c.
ODS	244	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3 GAL.	3'CAL	24" HT. X 24" SPR.	NO	HIGH	24" o.c.
CEB	81	CONOCARPUS DRECTUS BERGELSI	SILVER BUTTON WOOD	3 GAL.	3'CAL	24" HT. X 24" SPR.	YES	HIGH	24" o.c.
FMG	746	FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	3 GAL.	3'CAL	14" HT. X 16" SPR.	NO	HIGH	18" o.c.
HA	65	HELICONIA PITTACORUM 'ANDROMEDA'	PARTOT BEAN HELICONIA	3 GAL.	3'CAL	20" HT. X 20" SPR.	NO	MEDIUM	24" o.c.
JW	50	JASMINUM VOLUBILE	WAX JASMINE	3 GAL.	3'CAL	18" HT. X 18" SPR.	NO	MEDIUM	24" o.c.
FMB	180	PHILODENDRON X 'BURLIE MARK'	PHILODENDRON	3 GAL.	3'CAL	24" HT. X 24" SPR.	NO	MEDIUM	24" o.c.
PRC	34	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL.	3'CAL	24" HT. X 24" SPR.	NO	MEDIUM	24" o.c.
FTV	55	PITTOSPORIUM 'TOBERA' VARIEGATA	VAREGATED PITTOSPORIUM	3 GAL.	3'CAL	24" HT. X 24" SPR.	NO	MEDIUM	24" o.c.
FMC	116	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL.	3'CAL	30" HT. X 24" SPR.	NO	MEDIUM	24" o.c.
RND	289	RAPHANOPSIS INDICA 'DWARF'	DWARF INDIA HAWTHORN	3 GAL.	3'CAL	14" HT. X 16" SPR.	NO	HIGH	18" o.c.
SAT	17	SCHEFFLERA ARBORICOLA 'TRINETTE'	TRINETTE SCHEFFLERA	3 GAL.	3'CAL	24" HT. X 24" SPR.	NO	MEDIUM	24" o.c.
SCF	50	SPATHOPHYLLUM CANNIFOLIUM	PEACE LILY	3 GAL.	3'CAL	18" HT. X 18" SPR.	NO	LOW	24" o.c.
TOP	59	TRIPSACULUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL.	3'CAL	24" HT. X 24" SPR.	YES	HIGH	24" o.c.
VDS	26	'VIBURNUM OBOVATUM' 'DWARF WALTER'S'	DWARF WALTER'S VIBURNUM	3 GAL.	3'CAL	14" HT. X 16" SPR.	YES	HIGH	24" o.c.
YOB	60	VIBURNUM SUSPENSUM	SANDANOKA VIBURNUM	3 GAL.	3'CAL	24" HT. X 24" SPR.	NO	LOW	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT <td>CAL <td>SIZE</td> <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td>	CAL <td>SIZE</td> <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td>	SIZE	NATIVE <td>DROUGHT <td>SPACING</td> </td>	DROUGHT <td>SPACING</td>	SPACING
NON	31	ASPENAGLES BEBER	FORTAL FERN	1 GAL.	1'CAL	15" HT. X 12" SPR @	NO	HIGH	18" o.c.
OTC	17	DANIELLA TASMANICA	FLAX LILY 'CASSA BLUE'	1 GAL.	1'CAL	15" HT. X 12" SPR @	NO	MEDIUM	18" o.c.
DTB	251	DANIELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL.	3'CAL	15" HT. X 16" SPR @	NO	MEDIUM	18" o.c.
DBY	62	DIETES BICOLOR	YELLOW AFRICAN IRIS	1 GAL.	1'CAL	15" HT. X 16" SPR @	NO	MEDIUM	18" o.c.
NBN	40	NEOREGELIA X BOSSA NOVA	GREEN & WHITE BROMELIAD	1 GAL.	1'CAL	12" HT. X 12" SPR @	NO	HIGH	12" o.c.
NED	34	NEOREGELIA X 'DONGER'	RED DWARF BROMELIAD	1 GAL.	1'CAL	12" HT. X 12" SPR @	NO	HIGH	12" o.c.
NES	350	NEPHELOPSIS EXALTATA	BOSTON FERN	1 GAL.	1'CAL	12" HT. X 12" SPR @	YES	HIGH	18" o.c.
TM	753	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	1 GAL.	1'CAL	4" HT. X 12" SPR @	NO	MEDIUM	12" o.c.
SODSEED	QTY	BOTANICAL NAME	COMMON NAME	CONT <td>CAL <td>SIZE</td> <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td></td>	CAL <td>SIZE</td> <td>NATIVE <td>DROUGHT <td>SPACING</td> </td></td>	SIZE	NATIVE <td>DROUGHT <td>SPACING</td> </td>	DROUGHT <td>SPACING</td>	SPACING
SOD	2,305 SF	STENOPTERUM SECUNDATUM 'FLORITAM'	FLORITAM ST. AUGUSTINE SOD	1 GAL.	1'CAL	12" HT. X 12" SPR @	NO	HIGH	12" o.c.

**NOTES:**

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET LP-2 FOR LANDSCAPE NOTES AND DETAILS
4. SEE SHEET LP-2 FOR PLANTING SCHEDULE AND SPECIFICATIONS
5. STRUCTURAL SOIL SHALL BE USED FOR ALL TREES AND PALMS PLANTED WITHIN THE TREE GRATES ALONG ALL RIGHTS-OF-WAYS.

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HIGH/JOHNSON  
RIA R0000237

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1 DRC/COMA 1-25-15  
2 DRC/REV SHI 9-11-15

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Revision: Deets

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DRC SUBMITTAL SET  
**Fairfield at Flagler Village**  
FAIRFIELD RESIDENTIAL, LLC.  
Fort Lauderdale, Florida

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Sheet Description  
LANDSCAPE LAYOUT  
PLAN

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Release Date  
11-7-2014

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Project Number  
1450

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Drawing Number  
**LP-1**

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Sheet 1 of 1



SCALE: 1"=20'-0"



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Date:

A114



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