



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

#19-0679

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** October 2, 2019

**TITLE:** Quasi-Judicial – Ordinance – Rezone from Residential Midrise Multifamily/Medium-High Density (RMM-25) to Northwest RAC Mixed-Use west (NWRAC-MUw) – City of Fort Lauderdale / Anointed by Christ International Christian Center, Inc. / 220145, LLC. / URBANO 500, LLC. / Sistrunk 2245, LLC. – 501 NW 7<sup>th</sup> Street – Case No. Z19001 - (Commission District 3)

**Recommendation**

It is recommended the City Commission consider an ordinance rezoning 1.463 acres of land legally described as lots 27 through 46, Block 14, North Lauderdale Plat Book 1, Page 48, of the Public Records of Broward County, Florida, from RMM-25 to NWRAC-MUw.

**Background**

The applicant, Keith and Associates, under the authorization of the property owners, City of Fort Lauderdale; Anointed by Christ International Christian Center, Inc.; 220145, LLC.; URBANO 500, LLC.; Sistrunk 2245, LLC., request to rezone 1.463 acres of land located at 501 NW 7th Avenue from Residential Midrise Multifamily/Medium-High Density District (RMM-25) to Northwest RAC Mixed-Use west District (NWRAC-MUw) to unify the site under a consistent zoning designation. An associated Site Plan Level II development application (Case No. R19014) for a height bonus request, for the “West Village” mixed-use development is currently under review and will be subject to City Commission approval. The current proposed development consists of a six-story building with 455 multifamily units and 17,752 square feet of commercial use on the first floor.

The sketch and legal description of the area proposed to be rezoned is included as Exhibit 1. The application and applicant’s narrative are included as Exhibit 2. The associated development application (Case No. R19014) is attached as Exhibit 3. The planned building configuration proposes to utilize the adjacent alleyway, requiring a vacation of the right-of-way. The right-of-way vacation application associated with the proposed development is also scheduled on this agenda as CAM No. 19-0805.

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CAM #19-0679

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The application was reviewed by the Planning and Zoning Board (PZB) on June 19, 2019, and recommended for approval by a vote of 6-2. The staff report and minutes from the PZB meeting are available as Exhibits 4 and 5.

Per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The proposed rezone is generally consistent with the City's Goals, Objectives and Policies for the Northwest Regional Activity Center land use category. More specifically, the proposed rezoning and resulting development will be consistent and compatible the following Goals Objectives and Policies of the Fort Lauderdale Comprehensive Plan including Land Use Element GOAL 1, OBJECTIVE 1.7, OBJECTIVE 1.10, OBJECTIVE 1.21, and OBJECTIVE 1.32. Objective 1.10 of the Comprehensive Plan encourages redevelopment and the expansion of employment opportunities in the Northwest Regional Activity Center and POLICY 1.8.3 which encourages mixed-use projects and implementation of the City's streetscape design and urban enhancements for Sistrunk Boulevard and within close proximity to this corridor along NW 7th Avenue.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

The property's future land use designation of Northwest Regional Activity Center encourages mixed-use projects along main corridors such as Sistrunk Boulevard and NW 7th Avenue, which is consistent with the proposed zoning designation. The Sistrunk Boulevard corridor is beginning to undergo significant mixed-use redevelopment. The proposed rezoning will permit a mixed use project that will be consistent and compatible with the mixed-use nature of other projects in the area, as well as with the existing mix of uses along Sistrunk Boulevard and NW 7th Avenue.

3. The character of the area surrounding the parcel proposed to be rezoned is compatible with the uses permitted in the proposed zoning district.

The rezoning of the property to NWRAC-MUw is compatible with the existing mix of land uses along Sistrunk Boulevard and NW 7th Avenue. The property is surrounded by the following zoning districts:

- West – RMM-25
- East – NWRAC-MUw
- North – NWRAC-MUw
- South – NWRAC-MUw

The proposed rezoning expands the NWRAC-MUw mixed-use zoning westward along NW 7th Terrace, and does not intrude into the residential area to the west of the mixed use corridors. It would reinforce the 'main street' character of Sistrunk Boulevard that serves the adjacent residentially-zoned areas. In order to assure that mixed-use development of the parcel is compatible with the adjacent residential area, the development will be required to meet ULDR setback and screening requirements by providing a buffer between it and abutting residentially-zoned property.

Though the RMM-25 and NWRAC-MUw districts are clearly different, as detailed in the table below, the Sistrunk Boulevard and NW 7th Avenue corridors are currently comprised of a mix of uses, thus rezoning the RMM-25 portion of the parcel to NWRAC-MUw will not represent a change in the character. Nor will the rezoning change the area pattern of mixed-use corridors with immediately adjacent residential areas. To protect existing residential areas from adjacent development, building articulation, buffer and setback provisions as provided for in the NWRAC-MUw zoning designation will be assessed and applied through the Development Review Committee.

**Table 1 – Comparison of Permitted Uses**

Existing Zoning Districts		Proposed Zoning District
NWRAC-MUw	RMM-25	NWRAC-MUw
Automotive	Single Family Dwelling	Automotive
Boats, Watercraft and Marinas	Single Family Dwelling, Attached: Cluster Dwellings,	Boats, Watercraft and Marinas
Commercial Recreation	Existing Single Family Dwelling: Zero-lot-line.	Commercial Recreation
Food and Beverage Service	Single Family Dwelling, Attached: Duplex/Two (2) Family/Dwelling,	Food and Beverage Service
Lodging	Single Family Dwelling, Attached: Townhouses,	Lodging
Mixed Use Developments	Multifamily Dwelling: Coach Home,	Mixed Use Developments
Public Purpose Facilities	Multifamily use.	Public Purpose Facilities
Retail Sales	Community Residence, 3 residents maximum.	Retail Sales
Services/ Office Facilities	Community Residence, 4 to 10 residents; 1,000' distance separation	Services/ Office Facilities
Accessory Uses, Buildings and Structures	Urban Agriculture	Accessory Uses, Buildings and Structures
Urban Agriculture	Existing Multifamily Dwelling	Urban Agriculture
	Active and Passive Park	
	Social Service Residential Facility, Level I,	
	Family Day Care Home	
	Accessory Uses, Buildings and Structures	

**Table 2 – Comparison of Dimensional Requirements**

<b>Requirement</b>	<b>Existing Zoning District</b>	<b>Proposed Zoning District</b>
	<i>RMM-25 Residential Midrise Multifamily/Medium-High Density</i>	<i>NWRAC-MUw Northwest RAC Mixed-Use west</i>
<b>Building Height</b>	35 to 55 feet	45 feet 65 feet*
<b>Building Length</b>	200 feet	n/a
<b>Front Setbacks</b>	25 feet	none
<b>Rear Setback</b>	20 feet	15-feet when abutting residential
<b>Side Setback</b>	10 to 20 feet	15-feet when abutting residential
<b>Lot Size</b>	4000 to 10,000 square feet	n/a
<b>Landscape Area</b>	Minimum of 35% of the gross lot square footage	n/a

\*Structures exceeding the permitted height threshold of the NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified Land Development Regulations (ULDR), Section 47-13.52.B.

**Resource Impact**

There is no fiscal impact associated with this action.

**Strategic Connections**

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made of distinct, complementary, and diverse neighborhoods.
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
- Initiative 6: Amend the Northwest Regional Activity Center (NW RAC) zoning regulations and implement design guidelines

This item advances the Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous.

**Attachments**

- Exhibit 1 – Sketch & Legal Description
- Exhibit 2 – Application and Applicant’s Narratives
- Exhibit 3 – Associated Development Application Case No. R19014
- Exhibit 4 – June 19, 2019 PZB Meeting Minutes
- Exhibit 5 – June 19, 2019 PZB Staff Report Minutes
- Exhibit 6 – Ordinance

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Prepared by: Yvonne Redding, Urban Planner III, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development  
 10/02/2019  
 CAM #19-0679

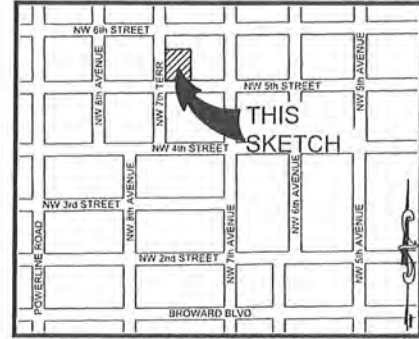
M.S. O.K.

### PETITION TO REZONE FROM "RMM-25" TO "NWRAC-MUw"

#### LEGAL DESCRIPTION:

LOTS 27 THRU 46, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 63,750 SQUARE FEET (1.463 ACRES) MORE OR LESS.



LOCATION MAP:  
NOT TO SCALE

#### SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

#### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2019 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

#### SKETCH & DESCRIPTION

LOTS 27 THRU 46  
BLOCK 14,  
NORTH LAUDERDALE  
PLAT BOOK 1, PAGE 48, D.C.R.

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 06555.01-SKETCH & DESCRIPTION 02.DWG

DATE 2/13/19

SCALE 1"=80'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE REVISIONS

DATE	REVISIONS





**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#19-0805**

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** October 2, 2019

**TITLE:** Quasi-Judicial Ordinance Vacating an Alley Right-of-Way Located between and perpendicular to NW 5th Street and NW 6th Street – 501 NW 7th Avenue – Fort Lauderdale Community Redevelopment Agency (CRA), Sistrunk 2245 LLC, 220145 LLC, Urbano 500 LLC, Anointed by Christ International Christian Center Inc. – 501 NW 7th Street - West Village - Case No. V19002 - (Commission District 3)

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**Recommendation**

It is recommended the City Commission consider an ordinance vacating a 15-foot-wide, approximately 633.70-foot-long portion of an alley right-of-way located between and perpendicular to NW 5th Street and of NW 6th Street.

**Background**

The applicant, Keith and Associates, under the authorization of the property owners, City of Fort Lauderdale Community Redevelopment Agency; Sistrunk 2245, LLC; 220145, LLC; Urbano 500, LLC; and Anointed by Christ International Christian Center Inc., requests a vacation of a 15-foot-wide, approximately 633.70-foot-long portion of a North/South alley right-of-way located between NW 5<sup>th</sup> Street and NW 6<sup>th</sup> Street. An associated Site Plan Level II development application (Case No. R19014) for a height bonus request, for the “West Village” mixed-use development is currently under review and will be subject to City Commission approval. The current proposed development consists of a six-story building with 455 multifamily units and 17,752 square feet of commercial use on the first floor. The planned building configuration proposes to utilize the adjacent alleyway, requiring a vacation of the right-of-way.

The sketch and legal description of the proposed vacation is attached as Exhibit 1. The Applicant’s Application, Narratives, and Utility Letters are attached as Exhibit 2. The associated development application (Case No. R19014) is attached as Exhibit 3. The rezoning application associated with the proposed development is also scheduled on this agenda as CAM No. 19-0679.

The vacation request was reviewed by the Planning and Zoning Board (PZB) on June 19, 2019. The PZB Staff Report and Minutes are attached as Exhibit 4 and 5, respectively. The PZB recommended approval of the vacation of the right-of-way by a vote of 6-2 including staff conditions of approval as listed herein.

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CAM #19-0805

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**REVIEW CRITERIA:**

**Vacation of Rights-of-Way:**

As per the Unified Land Development Regulations (ULDR), Section 47-24.6.A.4., Vacation of Right-of-Way, the request is subject to the following criteria:

- a. *The right-of-way or other public place is no longer needed for public purposes;*

The subject portion of the 15-foot-wide right-of-way is currently not needed for public purposes. The alley is not used by the public for pedestrian or vehicular access to the abutting properties. The alley bisects the proposed development site for the "West Village" development. The applicant has indicated that pedestrian and vehicular access and circulation will be provided by the current easement which will be repurposed, and access provided on other portions of the site. The applicant will also grant easements for relocated utilities existing in this portion of the alley, as needed and as required by conditions of utility holders.

- b. *Alternate routes if needed are available which do not cause adverse impacts to surrounding areas;*

The alley is not currently used for pedestrian or vehicle traffic. The surrounding areas and other abutting properties can be accessed from NW 6<sup>th</sup> Street, NW 7<sup>th</sup> Terrace, or NW 5<sup>th</sup> Street.

- c. *The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area;*

The alley cannot currently be used for vehicular traffic due to landscaping, utility poles, and development on the alley. Vehicles will be able to utilize NW 4<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, or NW 3<sup>rd</sup> Avenue to access the abutting properties.

- d. *The closure of a right-of-way shall not adversely impact pedestrian traffic;*

The alley is not currently used for pedestrian traffic. The proposed "West Village" development includes an east to west cross-access within the block. Finalization of location of said cross access is subject Final DRC Site Plan approval. The proposed development plans will enhance the sidewalk experience along all perimeters of the site, per the intent of the design standards for projects located within the North West Regional Activity Center District.

- e. *All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.*

Letters of no objection have been received from all applicable franchise utilities and the applicant is coordinating how to address existing facilities and future service. All providers state they have no objection to the proposed street vacation. AT&T and FPL have no objection to vacating the street as long as the existing facilities are relocated by the customer (owner/developer) including any new easements secured and facilities constructed to serve any existing FPL customers that may be affected by the request. Additionally, FPL will require a complete set of plans prior to construction for review and approval. The utility provider letters are attached as Exhibit 2, pages 36-40.

**Adequacy and Neighborhood Compatibility:**

The adequacy criteria of ULDR, Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed vacation. The proposed vacation does not adversely impact or create additional demand on public services and facilities.

The applicant has provided a narrative response regarding the project's compliance with ULDR, Sections 47-24.6.A.4., Vacation of Rights-of-Way and Section 47-25.2 Adequacy Requirements, which are provided and attached herein as Exhibit 2, pages 7-12, to assist the City Commission in determining if the proposal meets the criteria.

**Public Participation**

The right-of-way vacation request is subject to the public participation requirements established in ULDR, Section 47-27.4. According to the applicant, a public participation meeting was held on April 11, 2019 and May 6, 2019, to offer the neighborhood surrounding the property the opportunity to learn about the proposed project. Staff also received a letter from the Historic Dorsey Riverbend Civic Association dated June 10, 2019, regarding questions and concerns pertaining to the development project that they would like to be taken into consideration. The public participation meeting summary, affidavit and Historic Dorsey Riverbend Civic Association letter are attached as Exhibit 6.

In addition, this request is subject to mail notice and sign notification requirements established in ULDR, Section 47-27.4. The applicant has installed a total of 6 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 6 contains the mail notice, affidavit and photographs of the posted signs.

**Conditions**

Should the City Commission approve the proposed vacation, the following conditions apply:

1. The applicant shall provide concurrency/correspondence from all utility owners (i.e. Florida Power and Light (FPL), AT&T, Comcast and TECO), regarding proposed conceptual utility relocation plan and any easement requirements associated with the relocation/ removal of their facilities. Prior to Engineer certificate being executed, letters from these utility owners shall be provided to the City Engineer or designee, indicating relocation and/or removal of their facilities, additional provisions and easements have been completed to the utility owners

satisfaction;

2. A cross-access easement shall be recorded along east to west of property, exact location to be determined, prior to Final DRC Approval of Case Number R19014. Prior to Engineer certificate being executed, a copy of recorded document shall be submitted City Engineer or designee and to Department of Sustainable Development (DSD) Urban Design & Planning Division, indicating recorded cross-access easement;
3. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
4. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider; and,
5. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided by the applicant to the City.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 1: Be a pedestrian friendly, multi-modal City.
- Objective 2: Integrate transportation land use and planning to create a walkable and bikeable community.
- Initiative 3: Develop a citywide comprehensive public/private sidewalk polity and plan to improve sidewalks and connections.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

### **Related CAM**

#19-0679

### **Attachments**

Exhibit 1 - Sketch and Legal Description

Exhibit 2 - Applicant's Application, Narratives, and Utility Letters

Exhibit 3 - Associated Development Application Case No. R19014

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Exhibit 4 - PZB Staff Report  
Exhibit 5 - PZB Minutes  
Exhibit 6 - Public Participation, Mail Notice and Sign Notification  
Exhibit 7 - Ordinance

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Prepared by: Linda Mia Franco, AICP, Principal Urban Planner,  
Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development

10/02/2019  
CAM #19-0805

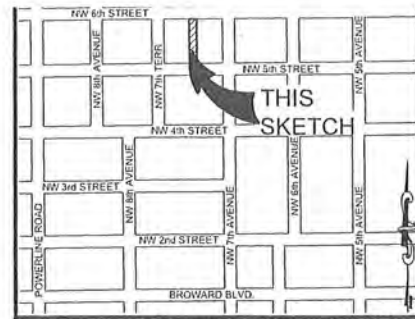
Page 5 of 5

**LEGAL DESCRIPTION:**

THAT CERTAIN 15.00 FOOT WIDE ALLEY IN BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE NORTH 16.30 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,506 SQUARE FEET (0.218 ACRES) MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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**CERTIFICATION:**

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KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

<p><b>SKETCH &amp; DESCRIPTION</b> <b>ALLEY VACATION</b> 15' ALLEY BLOCK 14, NORTH LAUDERDALE PLAT BOOK 1, PAGE 48, D.C.R. FT. LAUDERDALE, BROWARD COUNTY, FLORIDA</p>	<p>301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</p> <p>SHEET <u>1</u> OF <u>2</u> DRAWING NO. <u>0953501-SKETCH &amp; DESCRIPTION.DWG</u></p>	<p>DATE <u>2/13/19</u> SCALE <u>1"=80'</u> FIELD BK. <u>N/A</u> DWG. BY <u>DDB</u> CHK. BY <u>LP</u></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td>3/28/19</td> <td>TEXT HEIGHTS</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS	3/28/19	TEXT HEIGHTS						
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**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#19-0899**

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** October 15, 2019

**TITLE:** Quasi-Judicial - Resolution Approving an Affordable Housing Height Bonus for a Site Plan Level II Development Permit for a 65-foot High Mixed-Use Development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 Square Feet of Commercial Use in the North West Regional Activity Center – Mixed Use West (NWRAC-MUw) Zoning District, proposed at 501 NW 7th Avenue – Fort Lauderdale Community Redevelopment Agency (CRA), Sistrunk 2245 LLC, 220145 LLC, Urbano 500 LLC, Anointed by Christ International Christian Center Inc. – The Adderley (F.K.A. West Village) - Case No. R19014 - (Commission District 3)

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**Recommendation**

It is recommended the City Commission consider a resolution approving an Affordable Housing Height Bonus for a Site Plan Level II Development Permit for a 65-foot High Mixed-Use Development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 Square Feet of Commercial Use in the North West Regional Activity Center-Mixed Use west (NWRAC-MUw) zoning district, pursuant to Unified Land Development Regulations (ULDR), Section 47.13.52.B, "Special Regulations, Performance Standards and Criteria for Additional Height Bonus."

**Background**

On October 2, 2019, the City Commission approved an associated rezoning application (Case No. Z19001) to rezone 1.463 acres of the 3.56-acre parcel of land from Residential Midrise Multifamily/Medium-High Density (RMM-25) to the NWRAC-MUw zoning district for a proposed mixed-use project that includes 455 units with 10 percent of those units qualifying as affordable housing units. The proposed development also consists of a six-story building and 17,752 square feet of commercial use on the ground floor. The planned building configuration proposes to utilize the adjacent alleyway, which was approved for vacation by the City Commission on October 2, 2019.

The Application and Applicant's Narratives are attached as Exhibit 1. The Site Plans are included as Exhibit 2.

10/15/2019  
CAM #19-0899

Page 1 of 6

### **Review Criteria**

Pursuant to ULDR Section 47.24, Development Permits and Procedures, the proposed development requires Site Plan Level II Review by the Development Review Committee (DRC) and City Commission approval because the proposed building exceeds 45 feet in height Pursuant to ULDR Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MU District, Note B.

ULDR Section 47-13.52.B, outlines performance standards by which an applicant may request additional height above 45 feet up to a maximum height of 65-feet in the NWRAC-MUw Zoning District, when a project qualifies as an affordable housing development.

The applicant proposes to maintain 10 percent of the residential units as affordable and is requesting the maximum building height of 65 feet. The proposed development is subject to the Performance Standards of Section 47-13.52.B. and Adequacy Review requirements, per Section 47-25.2, as outlined below. The DRC reviewed the proposal on April 23, 2019. The complete application and DRC record is available on file with the Department of Sustainable Development.

### **Adequacy and NWRAC-MU Special Regulation Performance Standards**

The adequacy criteria of ULDR Section 47-25.2 is used to evaluate the demand created on public services and facilities by a proposed development. The proposed development does not adversely impact or create additional demand on public services and facilities.

The applicant has provided a narrative response regarding the project's compliance with ULDR Sections 47-13.52.B., Performance Standards and Criteria for Additional Height Bonus and Section 47-25.2 Adequacy Requirements, which are provided and attached herein as Exhibit 1, to assist the City Commission in determining if the proposal meets the criteria. The following is an excerpt from the applicant's narrative:

#### *B. Performance standards and criteria for additional height bonus.*

1. The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located or will be located in the community.
  - The proposed development incorporates a mix of residential units, designed for all income levels, that include market rate units and affordable housing units as defined in ULDR, Section 47-13.52. - NWRAC-MU special regulations. The project contains 455 rental residential units, of which 46 (10 percent) will be affordable and 409 will be market rate.

Unit Type	SF Range	Market Rate	Affordable	Total
STUDIO	487 - 570	77	9	86
1 BED	454 - 866	254	28	282
2 BED	774 - 881	64	7	71
TOWNHOUSE	1,282 - 1,754	14	2	16

- The project will be phased, with the north building containing 254 units comprising Phase 1 and the south building comprising 201 units as Phase 2. Affordable units will be 26 in Phase 1 and 20 in Phase 2, with units located throughout the project in the same proportion as the overall unit mix.
- The affordable units will be scattered throughout the project and not specifically designated but will be allocated in the same ratio of studios, one and two bedrooms as the overall project mix.

The Adderley development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area. The project supports the long-term future vision of the NWRAC-MU district of promoting and enhancing the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses.

The Northwest Regional Activity Center is experiencing rapid redevelopment and there is a recognized need for permanent supportive housing in Fort Lauderdale. The proposed use of residential apartments and commercial/retail is suitable to the mixed-use character of the area. Providing employment, shopping, services, cultural and residential opportunities further promote the goals, objectives and policies of the City of Fort Lauderdale.

The full-block development builds out the urban street wall fabric, while offering a variety of pedestrian experiences. The articulated facades, mini pocket art plazas, deeply carved reveals and varying building entrances create a dynamic streetscape and pedestrian interaction. The intersection of Sistrunk and NW 7th Avenue integrates a multi-story public plaza space that marks the gateway to the Sistrunk neighborhood while the intersection of NW 5th Street and NW 7th Avenue anchors the south end of the block with retail and residential entrances. The NW 5th Street and the NW 7th Terrace corridors are lined with walk-up units that anchor the pedestrian scale to the surrounding single-family homes, and the plan also envisions commercial spaces to activate the sidewalk and plaza. The interior courtyards were designed with controlled entrance locations and openings from the street, offering glimpses into the interior spaces and creating a sense of visual transparency throughout the block.

**Additional Height Criteria**

Per ULDR Section 47-13.52.B.4, land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;

The property is zoned North West Regional Activity Center-Mixed Use west (NWRAC-MUw) with an underlying future land use of North West Regional Activity Center. The surrounding areas include commercial uses along the Sistrunk Corridor, framed by residential uses to the south and west of the corridor. The vision and intent for this area, as established in the NWRAC-MU Illustration of Design Standards, Section 1 and Zoning Regulations, is to provide a road map by which streets and buildings are designed and built, such that they contribute to the creation of a dynamic, livable community, providing walkable, tree-lined streets; distinct public spaces; high quality buildings designed and oriented to provide light, air, and active uses at the street level; all in the service of creating an exceptional urban environment. The proposed development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area.

The proposed building design is subject to the Northwest-RAC Illustration of Design Standards. The application of the standards controls the massing of the proposed structure, by limiting floorplate size, requiring a maximum shoulder height of five stories that provides a defined streetwall and maintains a comfortable pedestrian scale. Table 1 provides a comparison of abutting zoning district dimensional requirements.

**Table 1. Dimensional Requirements**

<b>Zoning District</b>	<b>Permitted Height</b>	<b>Minimum Front Yard</b>	<b>Minimum Corner Yard</b>	<b>Minimum Side Yard</b>	<b>Minimum Rear Yard</b>
Residential Midrise Multifamily/Medium-High Density (RMM-25)	35 feet (Single Family) 55 feet (Multifamily)	25 feet	25 feet	10 feet	20 feet
NWRAC-MUw (west)	45 feet up to 65 feet with City Commission Approval *	0 feet primary street 5 feet secondary	N/A	15 feet when abutting residential	15 feet when abutting residential
NWRAC-MUe (east)	65 feet up to 110 feet with City Commission Approval *	0 feet primary street 5 feet secondary	N/A	15 feet when abutting residential	15 feet when abutting residential

\* Structures exceeding the permitted height threshold of the NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission

review and approval in accordance with the performance standards in the Unified Land Development Regulations (ULDR), Section 47-13.52.B.

### **Comprehensive Plan Consistency**

The proposed development is consistent with the City's Comprehensive Plan in that the residential development and commercial use are supported by the underlying future land use of the Northwest Regional Activity Center (NWRAC), and furthers the City's land use and housing goals, as follows:

The project is supported by Future Land Use Goal 1, by aligning with and promoting the distribution of land uses that "meet the social and economic needs" of the City of Fort Lauderdale, while ensuring compatibility of land uses and providing adequate services and facilities. Additional affordable housing facilities will enhance the City and community by providing essential services and resources to residents.

The project is further supported by Objective 1.10: Northwest Regional Activity Center (Northwest-RAC) Redevelopment Efforts and Objective 1.21: Encouraging Mixed Use Development, by providing a percentage of affordable housing opportunities to low and moderate-income households within the Northwest-RAC and supporting a live, work, and shopping environment to a rapidly redeveloping area within the Northwest-Progresso-Flagler Heights Community Redevelopment Area.

### **Notice Requirements**

The site plan approval is subject to the public notice requirements established in ULDR Section 47-27.3., requiring notice be given by agenda posting prior to the City Commission Meeting.

Please note that the associated rezoning and right-of-way vacation requests, which were approved by the City Commission on October 2, 2019, included a requirement for public participation as established in ULDR Section 47-27.4. As indicated in those approvals a public participation meeting was held on April 11, 2019 and May 6, 2019, to offer the neighborhood surrounding the property the opportunity to learn about the proposed project.

In addition, those requests met the mail notice and sign notification requirements established in ULDR Section 47-27.4.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made of distinct, complementary, and diverse neighborhoods.

- Objective 2: Ensure a range of housing options for current and future neighbors
- Initiative 2: Provide land use and zoning for a range of housing options to match community and business needs, such as accessory dwelling units and live-work units

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

**Attachments**

Exhibit 1 – Applicant’s Application and Narratives

Exhibit 2 – Site Plans

Exhibit 3 – Resolution of Approval

Exhibit 4 – Resolution of Denial

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Prepared by: Linda Mia Franco, AICP, Principal Urban Planner,  
Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development



**KEITH**

**Memorandum**

**To:** Benjamin Restrepo, PE  
City of Fort Lauderdale

**From:** Lisa Bernstein, PE

**Date:** March 8, 2019

**Re: West Village Parking Reduction Request – Sistrunk Redevelopment, SW Corner NW 6 Street and NW 7 Avenue (Avenue of the Arts)**

The developer is proposing to construct West Village, a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. They are requesting a parking reduction from the number of spaces required by City Code. The City of Fort Lauderdale requires a parking reduction analysis for this request. This memorandum will outline the parking reduction methodology and analysis for the request.

The West Village proposed development is located on the southwest corner of NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts). The property is bounded by NW 6 Street to the north, NW 7 Avenue to the east, NW 5 Street to the south and NW 7 Terrace to the west in Fort Lauderdale, Florida.

West Village will be a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. There will be a maximum of 470 apartment units (384 studio/one-bedroom, 73 two-bedroom and 13 two-bedroom/one den/two bath) and 16,575 Square Feet (SF) of Retail use. The project will provide 498 parking spaces. The provided parking spaces are less than the number required per City Code. The following analysis will compare the City Code required parking spaces for a Mid-Rise Apartment building with a retail component and the spaces required per the Institute of Transportation Engineers (ITE), *Parking Generation*, 4<sup>th</sup> Edition.

Corporate Office  
301 E. Atlantic Blvd  
Pompano Beach  
FL 33060  
954.788.3400

Miami-Dade County  
2160 N.W. 82 Ave  
Doral  
FL 33122  
305.667.5474

Broward County  
2312 S. Andrews Ave  
Fort Lauderdale  
FL 33316  
954.788.3400

Palm Beach County  
120 N. Federal Hwy  
Suite 208  
Lake Worth, FL 33460  
561.469.0992

St. Lucie County  
2325 S.E. Patio Cir.  
Port St. Lucie  
FL 34952  
954.788.3400

Orange County  
2948 E. Livingston St.  
Orlando  
FL 32803  
954.788.3400

**City Code Requirements**

The proposed development is in the City’s Northwest Regional Activity Center (NWRAC). The City’s *Unified Land Development Code, Section 47-20.0 Parking and loading zone requirements*, provides information in Table 3 for the NWRAC. Table 3 states that for the NWRAC, the parking space requirements for residential are the same for the uses in Table 1. Table 1 states that the parking requirement for multifamily efficiency and one-bedroom are 1.75 spaces per unit and for multifamily two-bedroom its is 2 spaces per unit.

Table 3 states that nonresidential use greater than 2,500 SF shall be required to provide 60% of the parking space requirements for the uses provided in Table 1. Retail sales, service requires one space per 250 SF of gross floor area (gfa). The first 2,500 SF of Retail space is not counted per Table 3, which would result in 14,075 SF used for the parking calculation. The City Code information is included.

Based on the City Code criteria, the following number of spaces would be required:

Multifamily Studio/One-bedroom	1.75 spaces/unit	384 units	672 spaces
Multifamily Two-bedroom	2.0 spaces/unit	73 units	146 spaces
Multifamily Two-bedroom/One Den/Two Bath	2.1 spaces/unit	13 units	28 spaces
Retail Space	1space/250 gfa	14,075 SF	57 spaces (60%) = 35 spaces
<b>Total Spaces Required per Code</b>			<b>881 spaces</b>

With more reliance on different modes of transportation and the multitude of available transit along NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts), the code required spaces are excessive for the proposed development. Alternative travel modes which will reduce roadway congestion are being encouraged.

The City Code required parking is compared to the data provided by the *ITE Parking Generation, 4<sup>th</sup> Edition* for the same uses.

### ITE Parking Generation, 4<sup>th</sup> Edition

The *ITE Parking Generation, 4<sup>th</sup> Edition*, provides an estimate of parking demand based on parking demand studies submitted to ITE by public agencies, consulting firms, universities, association and local sections, districts and student chapters of ITE.

The parking demand data used in this evaluation is for the Land Use Code (LUC) 221, Low/Mid-Rise Apartment. The Traffic Impact Study also used LUC 221 for the project’s Trip Generation. The condition evaluated is the Average Peak Period Parking Demand vs. Dwelling Units, on a Weekday in an Urban Area. The information from the *ITE Parking Generation, 4<sup>th</sup> Edition* is included with this memorandum.

The peak demand for parking for a Mid-Rise Apartment is from 10:00 PM to 5:00 AM. The data provides an equation to determine the number of parked vehicles based on the number of dwelling units. The equation is based on study sites with an average of less than 1.5 bedrooms per dwelling unit, so will only be applied to the Studio and one-bedroom units. Study sites with an average of 2.0 or greater bedrooms per dwelling unit reported peak demand at 13 percent greater. The two-bedroom dwelling units will use the equation plus 13 percent.

The Retail Space in the *ITE Parking Generation, 4<sup>th</sup> Edition* is based on Land Use 820 – Shopping Center. This use is for large retail shopping centers with an average SF of over 500,000 SF. The retail for this project is more localized with 16,575 SF. The City Code allows for the parking requirement for Retail Space to be reduced, therefor the same information from the City Code is used for these number of parking spaces. Based on the *ITE Parking Generation*, the following number of spaces would be required:

Multifamily Studio/One-bedroom	$P = 0.92X + 4$	384 units	358 spaces
Multifamily Two-bedroom	$P = (0.92X + 4) * 1.13$	86 units	94 spaces
Retail Space (City Code)	1space/250 gfa	14,075 SF	57 spaces (60%) = 35 spaces
<b>Total Spaces Required per Code</b>			<b>487 spaces</b>

Per *ITE Parking Generation, 4<sup>th</sup> Edition*, 487 spaces are required for the proposed project. There will be 498 spaces provided and the Retail spaces will not be needed at night and may be used for the residential overnight parking.

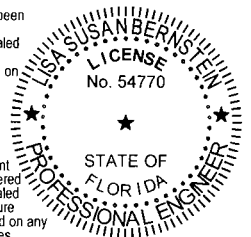
## Conclusions

The developer is proposing to construct a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. There will be a maximum of 470 apartment units (384 studio/one-bedroom, 73 two-bedroom and 13 two-bedroom/one den/two bath) and 16,575 Square Feet (SF) of Retail use. The project will provide 498 parking spaces.

The provided parking spaces are less than the number required per City Code. The analysis shows that the City Code required parking spaces for a Mid-Rise Apartment building with a retail component would require 881 spaces, far more than available or needed on site. The parking spaces required per the Institute of Transportation Engineers (ITE), *Parking Generation*, 4<sup>th</sup> Edition for the same land uses are 487, which are less than what is being provided. The additional spaces and retail spaces would be available at night during the peak parking demand time for the residential. With the available alternative modes of transportation in the area, the reduced parking spaces would be appropriate for this project.

This item has been electronically signed and sealed by Lisa Susan Bernstein, P.E. on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Project Budget -- West Village, Ft. Lauderdale

Exhibit 8

<i>Line Item</i>		<i>Cost</i>	<i>Per Unit</i>
Land		\$18,200,000	\$40,000
Land Improvements		\$4,000,000	\$13.51
Hard Construction Costs			
Residential/Retail		\$47,324,940	\$104,011
Parking		\$10,660,000	\$23,429
Demolition		\$60,000	\$132
New Retail Tenant Improvements		\$1,265,220	\$2,781
Sub-Total, Hard Costs		\$59,310,160	\$130,352
Soft Costs			
Architectural -- Design		\$1,900,000	\$4,176
Architectural -- Supervision		\$250,000	\$549
Engineering and Testing		\$350,000	\$769
Residential Marketing (branding, website, ads)		\$150,000	\$330
Retail Leasing Commissions		\$244,569	\$538
Construction period taxes		\$75,000	\$165
Construction insurance (builder's risk & supervision)		\$350,000	\$769
Ownership Insurance (liability, etc.)		\$10,000	\$22
Construction Loan Fee		\$505,538	\$1,111
Investment Banking Fee		\$719,963	\$1,582
Title and Recording and Legal		\$125,000	\$275
Permits		\$500,000	\$1,099
Impact Fees		\$617,000	\$1,356
Printing and Miscellaneous		\$45,000	\$99
Market Study and Appraisal		\$50,000	\$110
Phase 1 Environmental		\$25,000	\$55
Ownership Organizational Costs		\$55,000	\$121
Working Capital -- Lease Up Period		\$1,241,820	\$2,729
FF & E		\$250,000	\$549
Sub-Total, Soft Costs		\$7,463,889	\$16,404
Contingency	5.00%	\$2,965,508	\$6,518
Development Fee	5.00%	\$4,596,978	\$10,103
Sub-Total Costs before Interest Reserve		\$96,536,535	\$212,168
Interest Reserve (construction and lease-up)		\$7,163,427	\$15,744
<b>Total Costs for Entire Project</b>		\$103,699,961	\$227,912
	<b>rounded</b>	<b>\$103,700,000</b>	<b>\$227,912</b>



Estimate Summary-Opinion of Cost  
Kaufman Lynn Construction

8/9/2019

PROJECT GROSS SQUARE FOOTAGE  
PROJECT NET SQUARE FOOTAGE  
UNIT COUNT  
PARKING SPACES

563778  
278382  
455

SISTRUNK AND 7TH

CSI #	DESCRIPTION	QTY	UT	UT \$	TOTAL		\$/GSF	\$/NSF	\$/UNIT COUNT	
<b>01-000</b>	<b>GENERAL REQUIREMENTS</b>					\$	321,077.99	0.55	1.15	705.67
01-001	Site General Conditions-Building	347,978	GSF	0.55	191,389		0.33	0.69	420.63	
01-001	Site General Conditions-Garage	235,800	GSF	0.55	129,690		0.22	0.47	285.03	
<b>02-000</b>	<b>SITE WORK (2.5 Acres)</b>					\$	2,574,320.00	4.41	9.25	5,687.85
02-001	Stework Allowance	3.60	ACRES	675,000.00	2,430,000		4.16	8.73	5,340.66	
02-006	Building Demolition	1	LS	50,000.00	50,000		0.09	0.18	109.89	
02-008	Site Demolition	0	ACRES	0.00	0		0.00	0.00	0.00	
02-009	Erosion Control	0	ACRES	0.00	0		0.00	0.00	0.00	
02-010	Site Grading	0	ACRES	0.00	0		0.00	0.00	0.00	
02-010	Wheelstops at garage	786	SPACES	120.00	94,320		0.16	0.34	207.30	
02-010	Retaining Walls	1	LS	0.00	0		0.00	0.00	0.00	
02-011	Site Paving and Walks	1	LS	0.00	0		0.00	0.00	0.00	
02-019	Site Amenities	1	LS	0.00	0		0.00	0.00	0.00	
02-023	Landscaping/Irrigation Allowance	1	LS	0.00	0		0.00	0.00	0.00	
<b>03-000</b>	<b>CONCRETE</b>					\$	17,893,348.00	30.31	63.54	38,866.47
03-001	Structural Concrete/Foundations-Building	347,978	GSF	30.00	10,439,340		17.68	37.50	22,943.60	
03-001	Vibrator Compaction	97,300	GSF	1.85	180,005		0.31	0.65	395.62	
03-001	Structural Concrete/Foundations-Garage	235,800	GSF	30.00	7,074,000		12.12	25.41	15,547.25	
<b>04-000</b>	<b>MASONRY</b>					\$	2,021,963.30	3.46	7.26	4,443.88
04-001	Masonry-Building	347,978	GSF	3.85	1,339,716		2.29	4.81	2,944.43	
04-001	Masonry-Garage	786	SPACES	858.00	682,248		1.17	2.45	1,499.45	
<b>05-000</b>	<b>METALS</b>					\$	1,851,636.00	2.83	5.93	3,629.97
05-001	Structural Steel/Misc Steel/Stairs-Building	347,978	GSF	2.00	695,956		1.19	2.50	1,529.57	
05-001	Structural Steel/Misc Steel/Stairs-Garage	786	SPACES	400.00	314,400		0.54	1.13	690.88	
05-003	Unit Railings-Class	732	LF	195.00	142,740		0.24	0.51	313.71	
05-003	Unit Railings-Mesh	2,924	LF	85.00	248,540		0.43	0.89	546.24	
05-004	Metal Awnings & Canopies	1	LS	250,000.00	250,000		0.43	0.90	549.45	
<b>06-000</b>	<b>WOOD &amp; PLASTICS</b>					\$	8,627,992.00	11.70	24.53	15,066.58
06-001	Structural Framing	0	GSF	0.00	0		0.00	0.00	0.00	
06-002	Project Carpenter & Laborer and Safety	347,978	GSF	1.00	347,978		0.60	1.25	764.76	
06-002	Decorative Exterior Panels	8,960	SF	70.00	627,200		1.07	2.25	1,378.46	
06-005	EXTERIOR PANEL ALLOWANCE	93,177	GSF	25.00	2,329,425		3.99	8.37	5,119.62	
06-005	Wood Exterior Systems	20,256	GSF	65.00	1,316,640		2.26	4.73	2,893.71	
06-005	Interior Trimwork	455	UNITS	650.00	295,750		0.51	1.06	650.00	
06-007	Casework	455	UNITS	3,200.00	1,456,000		2.49	5.23	3,200.00	
06-008	Countertops	455	UNITS	1,000.00	455,000		0.78	1.63	1,000.00	
<b>07-000</b>	<b>THERMAL/MOISTURE PROTECTION</b>					\$	2,272,048.16	3.89	8.16	4,993.51
07-001	Insulation-in Drywall	347,978	GSF	0.90	313,180		0.54	1.13	688.31	
07-002	Roofing-Building (950 SQ)	347,978	GSF	2.32	807,309		1.38	2.90	1,774.31	
07-002	Roofing-Garage	786	SPACES	75.00	58,950		0.10	0.21	129.56	
07-002	Amenities Pavers	7,304	SF	30.00	219,120		0.38	0.79	481.58	
07-004	Weather Protection	1	LS	30,000.00	30,000		0.05	0.11	65.93	
07-007	Waterproofing-Building	347,978	GSF	0.30	104,393		0.18	0.38	229.44	
07-007	Waterproofing-Garage	235,800	GSF	2.00	471,600		0.81	1.69	1,036.48	
07-008	Caulking & Sealants-Building	347,978	GSF	0.20	69,596		0.12	0.25	152.96	
07-008	Caulking & Sealants-Garage	235,800	GSF	0.50	117,600		0.20	0.42	259.17	
07-009	Envelope Consultant	1	LS	80,000.00	80,000		0.14	0.29	175.82	
<b>08-000</b>	<b>DOORS &amp; WINDOWS</b>					\$	4,255,200.00	7.29	15.29	9,352.09
08-001	Door/Frames/Hardware-Building	455	UNITS	2,800.00	1,274,000		2.18	4.58	2,800.00	
08-001	Door/Frames/Hardware-Garage	786	SPACES	50.00	39,300		0.07	0.14	86.37	
08-002	Overhead Doors-Garage	1	LS	25,000.00	25,000		0.04	0.09	54.95	
08-004	Exterior Glazing Systems	48,615	SF	60.00	2,916,500		5.00	10.48	6,410.77	
<b>09-000</b>	<b>FINISHES</b>					\$	7,577,553.50	12.88	27.22	16,653.96
09-001	Drywall and Framing Package	347,978	GSF	13.50	4,697,703		8.65	16.88	10,324.62	
09-002	Final Cleaning of Buildings	563,778	GSF	0.25	141,945		0.25	0.52	320.76	
09-004	Hard Tile	455	UNITS	2,000.00	910,000		1.56	3.27	2,000.00	
09-005	Requirt & Carpet Flooring	455	UNITS	1,800.00	819,000		1.40	2.94	1,800.00	
09-006	Painting-Building	347,978	GSF	2.00	695,956		1.19	2.50	1,529.57	
09-006	Painting-Garage	235,800	GSF	0.25	58,950		0.10	0.21	129.56	
09-700	Amenities Fit-up Premium	1	LS	250,000.00	250,000		0.43	0.90	549.45	
<b>10-000</b>	<b>SPECIALTIES</b>					\$	873,540.00	1.50	3.14	1,919.87
10-001	Signs-Building	1	LS	25,000.00	25,000		0.04	0.09	54.95	
10-001	Signs-Garage	1	LS	35,000.00	35,000		0.06	0.13	76.92	
10-002	Monumental Signs	1	LS	0.00	0		0.00	0.00	0.00	
10-003	Monks	455	UNITS	215.00	97,825		0.17	0.35	215.00	
10-004	Fire Extinguishers and Cabinets	455	UNITS	105.00	47,775		0.08	0.17	105.00	
10-005	Mail Boxes	455	UNITS	118.00	53,800		0.09	0.19	118.00	
10-006	Shower Doors	455	UNITS	350.00	159,250		0.27	0.57	350.00	
10-007	Wire Shaving	455	UNITS	200.00	91,000		0.16	0.33	200.00	
10-007	Storage Lockers	455	UNITS	650.00	295,750		0.51	1.06	650.00	
10-008	Toilet & Bath Acc	455	UNITS	150.00	68,250		0.12	0.25	150.00	
<b>11-000</b>	<b>EQUIPMENT</b>					\$	1,824,150.00	3.12	6.55	4,099.12
11-001	Unit Appliances	455	UNITS	3,800.00	1,747,000		2.65	5.56	3,800.00	
11-003	Access Control	455	UNITS	350.00	158,250		0.27	0.57	350.00	
11-003	Access Control	786	SPACES	150.00	117,900		0.26	0.42	259.12	
<b>12-000</b>	<b>FURNISHINGS</b>					\$	150,250.00	0.27	0.57	350.00
12-001	Window Treatments	455	UNITS	350.00	159,250		0.27	0.57	350.00	
<b>13-000</b>	<b>SPECIAL CONSTRUCTION</b>					\$	200,000.00	0.34	0.72	439.56
13-001	Swimming Pool	1	LS	200,000.00	200,000		0.34	0.72	439.56	
<b>14-000</b>	<b>CONVEYANCE SYSTEMS</b>					\$	843,000.00	1.44	3.03	1,852.75
14-001	Elevators-Building	24	STOPS	23,000.00	552,000		0.95	1.99	1,213.16	
14-001	Elevators-Garage	12	STOPS	23,000.00	276,000		0.47	0.96	606.56	
14-002	Temporary Elevator Costs	1	LS	15,000.00	15,000		0.03	0.05	32.97	
<b>15-000</b>	<b>MECHANICAL</b>					\$	7,650,315.60	13.10	27.48	16,813.88
15-300	Fire Protection-Building	347,978	GSF	2.25	782,951		1.34	2.81	1,720.77	
15-300	Fire Protection-Garage	235,800	GSF	1.21	285,318		0.49	1.02	627.07	
15-400	Basic Plumbing-Building	347,978	GSF	9.50	3,305,791		5.46	11.88	7,265.47	
15-400	Basic Plumbing-Garage	235,800	GSF	1.15	271,170		0.46	0.97	595.98	
15-500	H.V.A.C.-Building	347,978	GSF	7.45	2,592,436		4.44	9.31	5,697.66	
15-500	H.V.A.C.-Garage	235,800	GSF	1.75	412,650		0.71	1.48	906.92	
15-501	Smoke Evacuation Systems	1	LS	0.00	0		0.00	0.00	0.00	
<b>16-000</b>	<b>ELECTRICAL</b>					\$	6,568,503.00	11.25	23.60	14,438.27
16-001	Basic Electrical-Building	347,978	SF	13.90	4,697,703		8.05	16.88	10,324.62	
16-001	Residential Electrical Fixtures	455	UNITS	1,650.00	750,750		1.29	2.70	1,650.00	
16-001	Basic Electrical-Garage	235,800	SF	4.75	1,120,050		1.92	4.02	2,461.66	
<b>BUDGET HARD COSTS</b>						\$	63,313,895			63,313,895
<b>SUBCONTRACTOR DEFAULT</b>										
1.25%					791,424		1.36	2.84	1,739.35	
1.50%	<b>PROJECT CONTINGENCY</b>				949,768		0.00	0.00	0.00	
<b>GENERAL CONDITIONS (21) Month Construction</b>					3,150,000		5.40	11.32	6,923.08	
1.33%	<b>GENERAL LIABILITY INSURANCE</b>				978,339		1.68	3.51	2,150.20	
<b>BUILDERS RISK</b>										
<b>SUBTOTAL</b>						\$	69,183,287			69,183,287
4.75%	<b>MANAGEMENT FEE</b>				3,266,210		116.68	245.11	149,964.88	
0.60%	<b>PERFORMANCE AND PAYMENT BONDS</b>				0		0.00	0.00	0.00	
<b>GRAND TOTAL</b>						\$	72,469,577			72,469,577

Project Financial Projections -- West Village, Ft. Lauderdale

Exhibit 9

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Revenues											
Apartment Rents/sq ft	\$2.55	\$2.63	\$2.71	\$2.79	\$2.88	\$2.96	\$3.05	\$3.14	\$3.24	\$3.33	\$3.43
Apartment Rent	\$0	\$0	\$2,049,608	\$4,644,412	\$7,393,059	\$9,910,505	\$10,496,176	\$10,811,062	\$11,135,394	\$11,469,455	\$11,813,539
Apartment - Other	\$0	\$0	\$41,067	\$93,059	\$148,132	\$198,574	\$210,308	\$216,618	\$223,116	\$229,810	\$236,704
Retail Rent	\$0	\$0	\$63,438	\$263,433	\$282,596	\$291,074	\$299,806	\$308,800	\$318,064	\$327,606	\$337,435
Parking Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Regular Meeting	\$0	\$0	\$18,660	\$74,153	\$78,399	\$79,967	\$81,566	\$83,197	\$84,861	\$86,558	\$88,290
Reimbursements	\$0	\$0	\$0	(\$49,391)	(\$56,519)	(\$713,560)	(\$875,863)	(\$943,974)	(\$1,001,462)	(\$1,031,506)	(\$1,031,506)
less: vacancy *	\$0	\$0	\$2,172,772	\$5,025,666	\$7,845,667	\$9,766,559	\$10,211,994	\$10,475,703	\$10,789,142	\$11,111,967	\$11,444,461
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenses											
Operating (utils, R&M, taxes, ins)	\$0	\$0	\$3,395,687	\$3,549,365	\$3,702,122	\$4,208,742	\$4,338,240	\$4,425,005	\$4,513,505	\$4,603,775	\$4,695,851
CAM Expenses	\$0	\$0	\$18,660	\$74,153	\$78,399	\$79,967	\$81,566	\$83,197	\$84,861	\$86,558	\$88,290
Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$53,083	\$91,000	\$91,000	\$91,000	\$91,000	\$91,000
Total Expenses	\$0	\$0	\$3,414,346	\$3,623,519	\$3,780,520	\$4,341,791	\$4,510,806	\$4,599,202	\$4,689,367	\$4,781,334	\$4,875,141
Net Operating Income	\$0	\$0	(\$1,241,574)	\$1,402,147	\$4,065,147	\$5,424,768	\$5,701,187	\$5,876,500	\$6,099,775	\$6,330,633	\$6,569,320
Less: Debt Service -- Loan	\$0	\$0	\$2,341,886	\$3,237,112	\$3,313,284	\$4,466,555	\$4,466,555	\$4,466,555	\$4,466,555	\$4,466,555	\$4,466,555
Debt Service -- City Funds	\$0	\$0	\$0	\$180,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
Cash Flow	\$0	\$0	(\$3,583,460)	(\$2,014,965)	\$391,863	\$598,213	\$874,632	\$1,049,945	\$1,273,220	\$1,504,079	\$1,742,765
Less: Tenant Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Project Cash Flow	\$0	\$0	(\$3,583,460)	(\$2,014,965)	\$391,863	\$598,213	\$874,632	\$1,049,945	\$1,273,220	\$1,504,079	\$1,742,765

\* no vacancy factor during lease-up period until fully leased

## Developer and Team Qualifications

Prepared for:

West Village

Fort Lauderdale NWCRA





**PETER FLOTZ, PE, AICP**  
**PRINCIPAL**



**Education**

B.S.-Civil and Environmental Engineering, UW-Madison, 1980

**Experience**

Mr. Flotz is Managing Member and a Principal of Lansing Melbourne Group LLC (LMG). He is a registered planner in the institutional development and parking consulting practice and has most recently led the institutional investment initiative at LMG Family Holdings.

Mr. Flotz brings over 35 years of experience to bear through widely varied assignments encompassing all aspects of system and project development including planning, financial feasibility, functional design, management, architectural design, engineering, bidding, construction, and operations for parking and mixed-use projects. His clients have ranged from universities and colleges to private developers, municipalities and institutions along with LMG's own portfolio. Mr. Flotz' accomplishments include:

- A key role in the development of the Urban Land Institute Shared Parking Study, which has become the industry standard for mixed use development and remains state of the art to this day.
- Served as Past Eastern Regional Chairman of the National Parking Association's Parking Consultant Council
- Led the Committee on Standards for Parking Financial Feasibility Studies under the Parking Consultant's Council development of the update to "Dimensions of Parking"
- Served as an instructor for ULI programs on Shared Parking
- Facilitator for "Best Practices for Campus Transportation and Parking" sponsored by the Society of College and University Planners.

Mr. Flotz has conducted numerous projects for clients throughout the western hemisphere and now focuses his activities on assisting clients in structuring and financing of transactions along with development implementation. His efforts have moved the firm into world-class institutional grade parking development and investment, although he still maintains an active role in the parking consulting practice.

**Selected Project Experience – Finance**

- Managing Partner for Private Placement to Qualified Investors, Legacy Southeast Investments
- Financial Feasibility Study, City of Columbia Bond Issue
- Chairman, Business Improvement District and Economic Restructuring, Melbourne Main Street



**CLAYTON FLOTZ**  
**ASSOCIATE**



#### **Education**

B.A. - Cultural Anthropology, University of South Florida-Tampa, 2008

#### **Experience**

Mr. Flotz is an associate with Lansing Melbourne Group LLC (LMG) and its affiliated companies. He is responsible for project management and execution. He focuses his efforts on delivering revenue projections, project budget management, and financial models; complementing the firm's well-known parking economics practice.

Mr. Flotz brings a broad base of experience to bear through widely varied assignments encompassing all aspects of system and project development including planning, financial feasibility, functional design, and operations for multi family, parking and mixed-use projects. He has worked with both public and private clients.

His current work effort is focused on project specific accounting.

#### **Selected Project Experience**

- Columbia, SC. Performed field work for a Parking Master Plan and market survey to discover rates and best practices. Facilitated in the transition from traditional cash pay to park methods to pay by phone service.
- Kannapolis, NC. Currently serving as the project accountant for a 280 unit, mixed use apartment/garage.
- Pompano Beach, Fl. Served as the City's Owner's Representative for the planning and construction of Pompano Beach's first public garage.
- Lansing Township, MI. Served as Owner's Representative for the planning and construction of a 125 key Hyatt Place hotel.



## **EXPERIENCE AND REFERENCES**

September 6, 2019

The following pages describe projects in which the principals are developing or have developed mixed use facilities with public agencies. It should be noted that since its inception, Lansing Melbourne Group has approached parking as an economic development tool, and this project is squarely in the heart of LMG's professional strength. Institutional and public owners throughout the world have relied on LMG's trusted advisory and development services to achieve projects that focus on parking solutions as their foundation. Urbanoco has joined forces in this project with LMG to bring financial strength and development experience that serves our public and institutional partners well through their proven track record of project delivery.

**EXPERIENCE AND REFERENCES**

September 6, 2019

**PROJECT BRIEF  
"VIDA"**

Project Name:	VIDA
Location:	Kannapolis, NC
Primary Agency:	City of Kannapolis
Scope:	420 Space City-Owned Garage 280 Apartment Units 17,929 SF of Retail
Developer's Role	Fee developer for Public Garage Owner for Apartments
Capital Sources:	Apartments are being financed via combination of debt and equity Mixed Use Project Cost is \$56,000,000 Opportunity Zone Equity
Status:	Construction is Currently Underway
Contact info:	Mike Legg, City Manager, City of Kannapolis 704-920-4309 <a href="mailto:mlegg@kannapolisnc.gov">mlegg@kannapolisnc.gov</a>

This project centers around the redevelopment of the City's existing West Avenue into a serpentine lane that preserves many of the beautiful large trees while creating large pedestrian areas for seating, walking, and dining for the future. The block contains a central parking garage to be owned by the City that allows for new residential buildings to cascade over the deck and create a ground level structure with a strong retail presence. This state of the art design allows for a mixed-use experience which will anchor the street frontage and complement the existing retail.

**EXPERIENCE AND REFERENCES**  
September 6, 2019

**PROJECT BRIEF**  
"VIDA"



**EXPERIENCE AND REFERENCES**  
September 6, 2019

**PROJECT BRIEF**  
"VIDA"



**EXPERIENCE AND REFERENCES**

September 6, 2019

**PROJECT BRIEF**

**POMPANO BEACH PIER GARAGE**

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Project Name:	Pompano Beach Pier Garage	
Location:	Pompano Beach, FL	
Primary Agency:	City of Pompano Beach	
Scope:	663 Car Garage 6,200 SF of Retail Iconic Sail Superstructure Tourism Center and Additional Retail Pads	
Developer's Role:	Fee Developer for Public Parking	
Capital Sources:	Public Garage:	G.O. Bond
	Project Cost:	\$21,000,000
Status:	Completed July 2016	
Contact info:	Suzette Sibble, Assistant City Manager, City of Pompano Beach 954-786-4606 <a href="mailto:Suzette.Sibble@copbfl.com">Suzette.Sibble@copbfl.com</a>	

The City of Pompano Beach selected Lansing Melbourne Group as it's Owner's Representative to facilitate in the development of the City's first public parking garage. LMG negotiated a GMP and provided Owner's Representative services during the planning, bid qualification, and construction phases of the garage. The garage features architectural sails on each façade of the structure, a glass enclosed elevator, rooftop landscaping, and sea turtle friendly lighting. The ground floor of the garage provides leasable pads for future retail expansion.

**EXPERIENCE AND REFERENCES**  
May 31, 2018

**PROJECT BRIEF**  
**POMPANO BEACH PIER GARAGE**



**EXPERIENCE AND REFERENCES**

September 6, 2019

**PROJECT BRIEF**

**BEDFORD STREET HOTEL AND GARAGE**

Project Name: Bedford Street Hotel and Garage  
 Location: Manchester, NH  
 Primary Agency: City of Manchester

Scope: 250 car garage  
 10,000 feet of retail  
 1.0 acre sitework  
 116 room Hilton Hotel

Developer’s Role: Fee Developer for Public Parking  
 Owner for Hotel/Retail

Capital Sources: Public Garage – revenue bonds  
 Hotel Project Cost: \$ 20,134,336 Total Cost  
 \$ 13,087,318 Construction Loan  
 \$ 7,047,017 Equity

Status: Construction is Currently Underway

Contact info: Will Craig, Director of Economic Development, City of Manchester  
 603-540-5142  
[wcraig@manchesternh.gov](mailto:wcraig@manchesternh.gov)

For two centuries the Millyard area has been the economic foundation of Manchester. Most recently, the Millyard buildings have seen a renaissance of high-tech companies moving from Boston to enjoy the lower rents and a no income tax environment. The challenge for the City is to accommodate this growth in an area that was developed before the automobile existed, when workers in the Mill buildings were housed in company apartments built nearby. A small surface parking lot, holding 100 parking spaces, was owned by the City in the center of the 2.5 million square feet of office users within a three-block walk. After an unsuccessful RFP process seeking development proposals, the City approached LMG to implement a mixed-use project that would augment the Millyard parking supply and create a catalyst to support existing users.

**EXPERIENCE AND REFERENCES**  
September 6, 2019

**PROJECT BRIEF**  
**BEDFORD STREET HOTEL AND GARAGE**



**EXPERIENCE AND REFERENCES**

September 6, 2019

**PROJECT BRIEF****SNHU Administrative Headquarters**

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Project Name:	Southern New Hampshire University Administrative Headquarters
Location:	Manchester, NH
Primary Agency:	City of Manchester
Scope:	1,700 Car Garage 3.6 acre Sitework 220,000 SF Office
Developer's Role:	Owner/Developer
Capital Sources:	\$58MM Credit Tenant Financing through TIAA/CREF
Status:	Open and Occupied
Contact info:	Mary Dukakis, Vice President, Southern New Hampshire University 603-626-9100 ext 2562 <a href="mailto:m.dukakis@snhu.edu">m.dukakis@snhu.edu</a>

For two centuries the Millyard area has been the economic foundation of Manchester. Most recently, the Millyard buildings have seen a renaissance of high tech companies moving from Boston to enjoy the lower rents and a no income tax environment. The challenge for the City is to accommodate this growth in an area that was developed before the automobile existed, when workers in the Mill buildings were housed in company apartments built nearby.

After being approached by SNHU to assist in reducing off-site transit and parking costs for scattered operations throughout the Millyard, LMG secured a purchase contract for a Historic Mill Building and adjacent acreage. LMG offered SNHU a development solution that provided a long-term lease for an entire building plus adequate parking with room for growth for less cost than the University was paying for off-site parking and shuttle buses.

**EXPERIENCE AND REFERENCES**  
September 6, 2019

**PROJECT BRIEF**  
SNHU Administrative Headquarters



## **FINANCIAL CAPACITY**

September 6, 2019

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The request for proposals indicated a desire to show particular evidence of financial capacity. The LMG team offers the following response:

- In various forms and LLCs, the development team is currently executing projects with values of up to \$200MM, and obtaining financing and equity structures for those projects with specific financial partners.
- The lead development company is not a public company and therefore does not produce audited financial statements. We have not yet finalized the investor structure for the equity and debt but will be happy to discuss specific assurances required to satisfy the City.
- No team member has defaulted on any project or financing.

**DISCLOSURES**

September 6, 2019

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No team member has any conflicts that could be relevant to this project.

No one on the team has judgments within the past 10 years for the breach of contracts for governmental or nongovernmental construction or development.

The developer has not been in substantial noncompliance with the terms and conditions of prior construction contracts with a public body.

No team member has been convicted in the past 10 years of any crime related to financial fraud or to governmental or nongovernmental construction or contracting.

No team member is currently debarred pursuant to an established debarment procedure from bidding or contracting by any public body, agency of another state, or agency of the federal government.



**ATTACHMENT A**  
September 6, 2019

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Development Team firm overviews are contained in the following pages.

Project Source & Uses/Returns -- West Village, Ft. Lauderdale

Sources of Funds		Uses of Funds	
Debt	\$67,544,750	Site Acquisition	\$18,200,000
Mezzanine	\$0	Hard Costs	\$59,310,160
Sponsor Equity	\$10,000,000	Soft Costs & Contingency	\$26,404,840
Investor Equity	\$26,370,250	Total	\$103,915,000
City Funds	\$0		
Total Equity	\$36,370,250		
Total	\$103,915,000		

Sources of Funds		Uses of Funds	
Debt	\$67,544,750	Site Acquisition	\$18,200,000
Mezzanine	\$0	Hard Costs	\$59,310,160
Sponsor Equity	\$10,000,000	Soft Costs & Contingency	\$26,404,840
Investor Equity	\$26,370,250	Total	\$103,915,000
City Funds	\$0		
Total Equity	\$36,370,250		
Total	\$103,915,000		

Returns	Sales Price Based on Market Exit Cap of 5.50%											
	Project Start	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income	\$0	\$0	\$0	(\$1,241,574)	\$1,402,147	\$4,065,147	\$5,424,768	\$5,701,187	\$5,876,500	\$6,099,775	\$6,330,633	\$6,569,320
Less: Debt Service (yrs 1-4 included in loan)	\$0	\$0	\$0	\$2,348,191	\$3,243,540	\$3,319,727	\$4,475,815	\$4,475,815	\$4,475,815	\$4,475,815	\$4,475,815	\$4,475,815
Cash Flow	\$0	\$0	\$0	(\$3,589,765)	(\$1,841,393)	\$745,420	\$948,952	\$1,225,372	\$1,400,685	\$1,623,960	\$1,854,818	\$2,093,505
Equity												
Sale Price												
Less: cost of sale @ 3.0%												
Less: loan balance												
Net Sale Proceeds												
Total Distributable Cash--Sale Year 10			\$0	\$0	\$1,402,147	\$745,420	\$948,952	\$1,225,372	\$1,400,685	\$1,623,960	\$1,854,818	\$2,093,505

Sale in Year 10 Returns:	
Stabilized Development Yield =	5.5%
Project IRR =	4.9%
Equity Multiple =	0.1

Project Source & Uses/Returns -- West Village, Ft. Lauderdale

Sources of Funds		Uses of Funds	
Debt	\$67,405,000	Site Acquisition	\$18,200,000
Mezzanine	\$0	Hard Costs	\$59,310,160
Sponsor Equity	\$10,000,000	Soft Costs & Contingency	\$26,189,840
Investor Equity	\$14,295,000	Total	\$103,700,000
CRA total	\$12,000,000		
Of CRA Funds:	\$8,400,000		
and payable over 10 years, int. free:	\$3,600,000		
Total Equity	\$36,295,000		
Total	\$103,700,000		

Sources of Funds		Uses of Funds	
Debt	\$67,405,000	Site Acquisition	\$18,200,000
Mezzanine	\$0	Hard Costs	\$59,310,160
Sponsor Equity	\$10,000,000	Soft Costs & Contingency	\$26,189,840
Investor Equity	\$14,295,000	Total	\$103,700,000
CRA total	\$12,000,000		
Of CRA Funds:	\$8,400,000		
and payable over 10 years, int. free:	\$3,600,000		
Total Equity	\$36,295,000		
Total	\$103,700,000		

Returns	Sales Price Based on Market Exit Cap of 5.50%											
	Project Start	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income	\$0	\$0	\$0	(\$1,241,574)	\$1,402,147	\$4,065,147	\$5,424,768	\$5,701,187	\$5,876,500	\$6,099,775	\$6,330,633	\$6,569,320
Less: Debt Service (yrs 1-4 included in loan)	\$0	\$0	\$0	\$2,341,886	\$3,237,112	\$3,313,284	\$4,466,555	\$4,466,555	\$4,466,555	\$4,466,555	\$4,466,555	\$4,466,555
City Fund Repayment	\$0	\$0	\$0	\$0	\$180,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
Cash Flow	\$0	\$0	\$0	(\$3,583,460)	(\$2,014,965)	\$391,863	\$598,213	\$874,632	\$1,049,945	\$1,273,220	\$1,504,079	\$1,742,765
Equity												
Sale Price												
Less: cost of sale @ 3.0%												
Net Sale Proceeds												
Total Distributable Cash--Sale Year 10				\$0	\$1,402,147	\$391,863	\$598,213	\$874,632	\$1,049,945	\$1,273,220	\$1,504,079	\$1,742,765

Sale in Year 10 Returns:	
Stabilized Development Yield =	5.5%
Project IRR =	9.0%
Equity Multiple =	2.3

# City of Fort Lauderdale

Exhibit 12

## Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA)



### APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge <b>Felipe Yalale</b>		Tel. No. <b>9542022033</b>	E-Mail Address <b>felipeyalale@urbanoco.com</b>
Primary Contact for this CRA Request <b>Peter Flotz</b>		Tel. No. <b>3213022930</b>	E-Mail Address <b>pflotz@imgroup.us</b>
Name of Business <b>West Village, LLC</b>		Tax I.D. No. <b>applied for</b>	Company Website <b>n/a</b>
Business Address <b>500 W Cypress Creek #455</b>		Tel. No. <b>9542022033</b>	Fax No.
City <b>Fort Lauderdale</b>		State <b>FL</b>	Zip Code <b>3330</b>
Commencement Date to Begin Project: <small>4Q2020</small>		<b>JOB INFORMATION</b>	
Completion Date for Project: <b>4Q2024</b>			
Check Appropriate Description †Existing Business <input type="checkbox"/> †New Business <input checked="" type="checkbox"/>		Project Type †Expansion <input type="checkbox"/> †Relocation <input type="checkbox"/>	
Facility Description Existing Space <sup>0</sup> sq. ft. New Space <b>278,38</b> sq. ft.		Full Time Equivalent (FTE) Jobs to be created <b>est up</b> Existing Jobs <b>0</b> Total FTE Jobs _____	
NAICS Code / Industry Type <b>531110</b>		Date of Incorporation <b>9/2019</b> State where the business was incorporated <b>FL</b>	
Proposed Project Location/City <b>Fort Lauderdale</b>		Proposed Address <b>NW 7th Ave/Sistrunk</b>	
Property Control Number(s) <b>see attached</b>		Property Owner <b>see attached</b>	
Owner Tel. No. (include Area Code) <b>9542022033</b>		Is there a lien on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Bank(s) Where Business Accounts for Projects Are Held			
1.		2.	
Name of Participating Bank/Lender			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Project Purpose and Economic Impact <b>To bring workforce housing opportunities to NWCRA and anchor the retail and entertainment critical mass.</b>			

**NOTE 1:** If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

**NOTE 2:** If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

**Management:** Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
Felipe Yalale , 500 W Cypress Creek, FT LAUD, 100%				
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 103,000,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 103,000,000
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	see attached		
City funds			
CRA funds			
Company's current cash assets			
Owner equity (specify)			
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Sources</b>			
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Uses</b>			

**NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees**

- 26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
- 27. Existing Leases, Lease commitments and tenant makeup (if applicable).
- 28. Copy of Environmental Report showing there are no Environmental issues (if applicable).
- 29. Copy of Appraisal Report (if applicable).

**THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS**

- 30. Evidence that all funds are in-place to fully fund the project.
- 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
- 32. Scope of work and all project costs
- 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

**APPLICANTS CERTIFICATION**

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: West Village, LLC

By: \_\_\_\_\_  
 Signature and Title Date

**Guarantors:**

- \_\_\_\_\_  
Signature and Title Date
- \_\_\_\_\_  
Signature and Title Date
- \_\_\_\_\_  
Signature and Title Date
- \_\_\_\_\_  
Signature and Title Date
- \_\_\_\_\_  
Signature and Title Date



## Northwest-Progresso-Flagler Heights Community Redevelopment Agency

### APPLICATION REQUEST SUPPLEMENTAL INFORMATION

**CRA Incentive Programs**

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

<input type="checkbox"/>	COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/>	DEVELOPMENT INCENTIVE PROGRAM	\$ 12,000,000
<input type="checkbox"/>	PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

**Please provide a supplement sheet responding to the following numbered questions:**

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

**If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:**

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I \_\_\_\_\_ attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

\_\_\_\_\_  
Property Owner or Business Owner

Signature of

\_\_\_\_\_  
Print Name



## Supplement to Application

1. West Village, LLC is a single purpose entity created solely for the development of the project. Based on the demand for multi family housing in downtown Fort Lauderdale and the lack of product priced for workforce level families, the project was conceived as a solution to that need. In addition, the creation of public parking at this key location is critical to the development of a vibrant commercial corridor.
2. The project principals are Felipe Yalale and Peter Flotz. Both parties have extensive experience in the real estate field. Mr. Yalale has been an investor and active in the South Florida market for 25 years. Mr. Flotz has been active in the development of real estate both in South Florida and other US markets since 1985.
3. Tax returns have been provided under separate cover along with financial statements.
4. As an SPE the applicant does not have employees nor does it intend to. However, it is anticipated that the project will have significant impact on employment in the local area and the greater regional market. Construction employment is estimated to be approximately 500 workers over a 36 month period. Permanent employment in the commercial portions of the project is estimated to be well over 100 persons. An economic impact study has been commissioned and is underway for submittal to the CRA upon completion.
5. No machinery or equipment will be purchased.
6. The business is not a franchise.
7. No commitment is available at this time.
8. The business is not a non profit.
9. No resolution is required.
10. Articles are attached showing the principals are managers of the LLC.
11. Deeds are attached.
12. Not applicable.
13. Signed documents are attached.
14. We have provided a conceptual cost estimate. The project is not yet designed in sufficient form to obtain multiple or accurate estimates. The DRC submittal packages are attached and contain the requested information and photos.
15. Attached is an exhibit with all the lots, folio numbers and legals.
16. Project schedule is under development. We have currently assumed a construction period beginning in 3Q2020 with completion in 3Q2024.
17. The SPE is newly formed and has no financial statements.
18. N/A
19. Projections are attached for sources and uses and cash flow
20. See #19
21. Land is currently owned by entities controlled by the principals.
22. N/A
23. The affiliated companies that hold the land are 220145, LLC and tax returns are attached.
24. DSD has furnished directly to CRA staff.

25. Development team includes: Lansing Melbourne Group, LLC (developer – principal is Peter Flotz), Built Form Architecture, Keith Associates (engineering, landscape, planning), Greenwich Capital (investment banking), General Contractor is not yet selected.
26. Assessed values are on the attached documents. Projected assessed value is \$100,000,000
27. No existing leases.
28. Environmental study is underway, not yet complete.
29. Appraisal will be obtained when financing is imminent.

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L19000243574  
FILED 8:00 AM  
September 26, 2019  
Sec. Of State  
zmbrown

**Article I**

The name of the Limited Liability Company is:  
WEST VILLAGE LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL. 33309

The mailing address of the Limited Liability Company is:  
500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL. 33309

**Article III**

The name and Florida street address of the registered agent is:  
FELIPE YALALE  
500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL. 33309

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: FELIPE YALALE

## Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR  
FELIPE YALALE  
500 W CYPRESS CREEK ROAD, #455  
FORT LAUDERDALE, FL. 33309 US

Title: MGR  
PETER FLOTZ  
500 W CYPRESS CREEK ROAD, #455  
FORT LAUDERDALE, FL. 33309 US

L19000243574  
FILED 8:00 AM  
September 26, 2019  
Sec. Of State  
zmbrown

Signature of member or an authorized representative

Electronic Signature: FELIPE YALALE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

## Detail by Entity Name

Florida Limited Liability Company

WEST VILLAGE LLC

### Filing Information

**Document Number** L19000243574  
**FEI/EIN Number** NONE  
**Date Filed** 09/26/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL 33309

### Mailing Address

500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL 33309

### Registered Agent Name & Address

YALALE, FELIPE  
500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL 33309

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

YALALE, FELIPE  
500 W CYPRESS CREEK ROAD, #455  
FORT LAUDERDALE, FL 33309

Title MGR

FLOTZ, PETER  
500 W CYPRESS CREEK ROAD, #455  
FORT LAUDERDALE, FL 33309

### Annual Reports

**No Annual Reports Filed**

### Document Images

[09/26/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

### Detail by Entity Name

Florida Limited Liability Company  
LANSING MELBOURNE GROUP, LLC

Filing Information

<b>Document Number</b>	L03000021434
<b>FEI/EIN Number</b>	87-0701850
<b>Date Filed</b>	06/13/2003
<b>State</b>	FL
<b>Status</b>	ACTIVE

Principal Address

2420 E. Sunrise Blvd.  
#90  
Fort Lauderdale, FL 33304

Changed: 01/06/2017

Mailing Address

2420 E. Sunrise blvd.  
#90  
Fort Lauderdale, FL 33304

Changed: 01/06/2017

Registered Agent Name & Address

FLOTZ, PETER  
2420 E. Sunrise Blvd.  
#90  
Fort Lauderdale, FL 33304

Address Changed: 01/06/2017

Authorized Person(s) Detail

**Name & Address**

Title MGR

FLOTZ, PETER  
2420 E. Sunrise Blvd.  
#90  
Fort Lauderdale, FL 33304

Annual Reports

Report Year	Filed Date
2017	01/06/2017
2018	01/04/2018
2019	02/03/2019

**Document Images**

<a href="#">02/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/22/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/06/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/09/2008 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/13/2003 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

This document prepared by:  
Peter M. Hockman, Esq.  
Law Office of Peter Hockman  
80 SW 8<sup>th</sup> Street, Suite 3100  
Miami, Florida 33130

Folio No. 5042 03 01 1520

---

## WARRANTY DEED

This Warranty Deed executed this 26 day of June, 2018 by

**International Longshoreman's Association Local Union No. 1526 a/k/a Broward County Longshoremen's Association, Inc. a Florida Corporation**  
whose post office address is: 440 NW 6 Street, Fort Lauderdale, FL 33311

party of the first part and hereinafter referred to as the grantor; to

**220145, LLC, a Florida limited liability company**  
whose post office address is: 90 N. Compass Drive Fort Lauderdale, Florida 33308  
party of the second part and hereinafter referred to as the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals).

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land, and the improvements erected thereon, situate and lying in Broward County, Florida, to wit (the "Property"):

**Lot 42 and 43, Block 14, North Lauderdale, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Broward County, Florida.**

SUBJECT TO: Taxes for the year 2018 & subsequent years; restrictions, conditions, limitations and easements of record, if any, none of which are re-imposed by this conveyance; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities without seeking to re-impose same.

TOGETHER with all the tenements, hereditaments, 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 the Property in fee simple; that the grantor has good right and lawful authority to sell and convey the Property; that the grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in presence of us:

C. Glenn Leonard  
Witness #1 Signature  
C. Glenn Leonard  
Witness #1 Print Name  
Elizabeth Russell  
Witness #2 Signature  
Elizabeth Russell  
Witness #2 Print Name

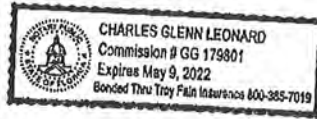
Christopher Roland  
Christopher Roland, President of  
International Longshoreman's  
Association Local Union No. 1526 a/k/a  
Broward County Longshoremen's  
Association, Inc. a Florida Corporation

STATE OF FLORIDA        )  
                                  ss.:    )  
COUNTY OF BROWARD    )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments **Christopher Roland, President of the International Longshoremen's Association Local Union No. 1526 a/k/a Broward County Longshoremen's Association, Inc., a Florida corporation**, to me well known to be the person described in and who executed the foregoing Warranty Deed, or who has produced FL Drivers License, as identification, and acknowledged before me that the Warranty Deed was executed freely and voluntarily for the purpose therein expressed and did so by taking an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 20 day of June, 2018.

C. Glenn Leonard  
Notary Public, State of Florida



Prepared by:

Lawyers 1st Title  
2817 E. Oakland Park Blvd., Suite 201-A  
Fort Lauderdale, Florida 33306

File Number: 17-5237-DB

### General Warranty Deed

Made this 18 July, 2019 A.D. By **Anointed By Christ International Christian Center, Inc., a non-profit Florida corporation**, whose address is: 2338 NW 13th Street, Fort Lauderdale, Florida 33311, hereinafter called the grantor, to **220145 LLC**, a Florida limited liability company, whose post office address is: 500 W Cpress Creek, #455, Fort Aluderdale, FL 33309, hereinafter called the grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of \$10.00, (Ten Dollars and no/100ths) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lot 29, Block 14, NORTH LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Broward County, Florida.

Parcel ID Number: 5042 03 01 1440

**Subject to** real estate taxes for the year 2019 and all subsequent years; conditions, restrictions, limitations and easements of record, if any, provided that this shall not serve to reimpose the same; and all applicable building and zoning regulations and ordinances imposed by applicable governmental authorities.

**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, 2018.

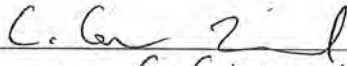
Prepared by:


Lawyers 1st Title  
2817 E. Oakland Park Blvd., Suite 201-A  
Fort Lauderdale, Florida 33306

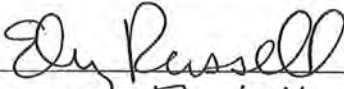
File Number: 17-5237-DB

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
 Witness Printed Name C. Glenn Leonard

  
 Anointed By Christ International Christian Center, Inc., by  
 Johnny N. Gaines - its President  
 Address: 2338 NW 13th Street, Fort Lauderdale, Florida 33311

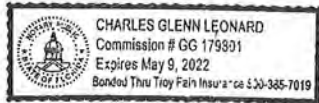
  
 Witness Printed Name Elizabeth Russell

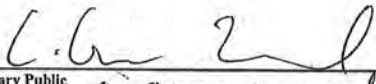
Address: \_\_\_\_\_ (Seal)

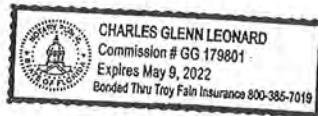
State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me this 18 day of July, 2019, by Johnny N. Gaines as president of Anointed By Christ International Christian Center, Inc., who is/are personally known to me or who has produced FL Drivers Lic. as identification.

SEAL



  
 Notary Public  
 Print Name: C. Glenn Leonard  
 My Commission Expires: May 9, 2022



00-246

Prepared By & Return to:  
Michael O. Albertine, Esquire  
2200 West Commercial Boulevard, Suite 301  
Ft. Lauderdale, Florida 33309  
Property Appraiser's Parcel  
Identifying #10203-01-15900

INSTR # 100368748  
OR BK 30630 PG 0404  
RECORDED 06/29/2000 11:35 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 140.00  
DEPUTY CLERK 1006

473

**WARRANTY DEED**

THIS INDENTURE, made this 15 day of JUNE, 2000 by 4417 NW 185 STREET, INC., whose post office address is 1201 S. OCEAN DRIVE #2006 HOLLYWOOD FL 33019, herein called Grantor, to FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY whose post office address is 100 N. ANDREWS AVENUE, FT. LAUDERDALE, FL 33301, hereinafter called the Grantee\*;

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 County of BROWARD, State of Florida, to wit:

THE EAST 40 FEET OF LOTS 50, 51 AND 52, BLOCK 14, LESS THE NORTH 16.3 FEET THEREOF, OF NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO: Restrictions, reservations, easements and limitations of record; zoning and/or restrictions and prohibitions imposed by governmental authority; and taxes for the year 2000 and thereafter; and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument, the singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and other legal entities, wherever the context so admits or requires.)

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: 4417 N.W. 185 STREET INC.

Heather Dykstra  
Witness Heather Dykstra

BY: Jack Arias, Pres. (SEAL)

Nancy O. Eder  
Witness Nancy O. Eder

\_\_\_\_\_ (SEAL)

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of JUNE, 2000, BY Jack Arias AS, President OF 4417 NW 185 STREET, INC. who is known to me or has produced Valid FL Drivers License as identification.

My Commission Expires:

Nancy O. Eder  
NOTARY PUBLIC



58

PREPARED BY AND RETURN TO:  
Cynthia A. Everett, Esq.  
City Attorney's Office  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, Florida 33301

Folio Number: 5042-03-01-1500

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

**CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION**, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency** created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

**Lot 40, Block 14, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, page 48, of the Public Records of Miami-Dade County, Florida, said land lying and being in Broward County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

*Signed, sealed and delivered in the presence of:*

2

[Signature]  
Witness Signature  
Printed Name: Maxine A. Swett

[Signature]  
Witness Signature  
Printed Name: Gina Rizzuti Smith

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

[Signature]  
John P. "Jack" Seiler, Mayor

[Signature]  
Lee R. Feldman, City Manager

ATTEST:

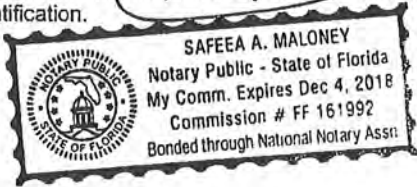
[Signature]  
Name: Jeffrey A. Modarelli, City Clerk

Approved as to form (Cynthia A. Everett, City Attorney)

[Signature]  
Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced \_\_\_\_\_ as identification.

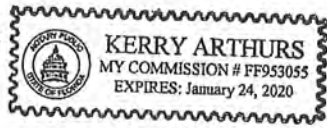


[Signature]  
Signature of Notary  
Printed Name: Safeea A. Maloney  
My commission expires: 12/4/18

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2017, by ~~John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager~~, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me ~~or who have produced~~ \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary  
Printed Name:  
My commission expires:



4

Prepared by: C. Glenn Leonard  
Leonard & Morrison  
2817 East Oakland Park Blvd, Suite 201-A  
Fort Lauderdale, FL 33306  
Folio Numbers on Exhibit A attached

**WARRANTY DEED**

**This Indenture**, Made this 2 day of March, 2016 A.D., Between 220145 LLC, a Florida limited liability company, owner by merger of 2245 NORTH MIAMI AVENUE, LLC, a Florida limited liability company, whose address is 90 North Compass Drive, Fort Lauderdale, Florida 33308, and , SISTRUNK 2245, LLC, a Florida limited liability company, whose address is 90 North Compass Drive, Fort Lauderdale, Florida 33308, Grantee,

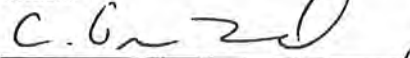
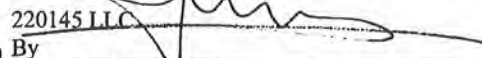
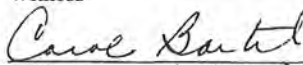
**Witnesseth** that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantees heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida:

Legal Description - see Exhibit A attached

The property being conveyed is free and clear of any encumbrances. The ownership of the grantor is the same ownership of the grantee in the same percentages, therefore, this transaction is exempt from documentary stamps pursuant to Crescent Miami Center LLC v. Florida Department of Revenue.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the grantor has hereunto set its hand and seal the day and year first above written.

	220145 LLC
Printed Name: <u>C. Glenn Leonard</u>	By 
Witness	Felipe Yalale, Manager
	(Owner of 2245 North Miami Avenue, LLC by Merger)
Printed Name: <u>CAROL BARETEL</u>	90 North Compass Drive
Witness	Fort Lauderdale, Florida 33308

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2 day of March, 2016 by Felipe Yalale, Manager of 220145 LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

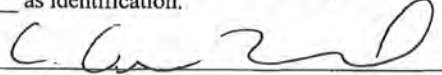
  
Printed Name:  
Notary Public  
My Commission expires:



Exhibit A

Lots 1, 2, 3, 4, 46, 47, 48, 49, 50, 51 and 52, Block 14 of NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, less the East 40 feet of Lots 50, 51 and 52 and subject to right of way for N.W. 6<sup>th</sup> Street and N.W. 7<sup>th</sup> Terrace, said lands situate, lying and being in Broward County, Florida. Folio numbers, 504203011280, 504203011580, 504203011570, 504203011560, and 504203011270

Lots 5 and 6, Block 14, North Lauderdale, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. Folio No. 504203011290

Lots 7, 8, 9, 10, 11 and 12, less the East 20 feet thereof in Block 14 of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. Folio No. 504203011300

Lot 13, less the East 15 feet thereof, in Block 14 of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. Folio No. 504203011320

Lots 14, 15, 16 and 17, less the East 15 feet for Street, Block 14, NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County. Folio Nos. 504203011330, 504203011340, 504203011350 and 504203011360

Lots 18, 19 and 20, less the East 15 feet thereof, Block 14, NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County. Folio No. 504203011370

Lot 23, less the East 15 feet and Lot 24, less the East 15 feet; in Block 14 of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County.. Folio No. 504203011390

Lot 27 and 28, Block 14 of NORTH LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County. Folio No. 504203011420

Lots 30, 31, 32 and 33, Block 14, NORTH LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.  
Folio No. 504203011450

Lots 36 and 37, Block 14, NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County. Folio No. 504203011480

Lots 38 and 39, Block 14, NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County.  
Folio No. 504203011490

Lot 41, Block 14, NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, said lands situate, lying and being in Broward County.  
Folio No. 504203011510

Lots 44 and 45, Block 14 of NORTH LAUDERDALE, according to the Plat thereof in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, said lands situate, lying and being in Broward County.  
Folio Nos. 504203011540 and 504203011550

M:\WP51\CGL\Y\yalale block 14.wpd

THIS INSTRUMENT PREPARED BY  
MARC BROWN, ESQ.  
1995 East Oakland Park Boulevard  
Suite 310  
Fort Lauderdale, Florida 33306  
Our File No. MEB587

Record & Return to:  
Lawyers 1<sup>st</sup> Title Company  
2817 East Oakland Park Blvd., Suite 201-A  
Fort Lauderdale, FL 33306

Property Appraiser's  
Parcel ID: 504203-01-1460 & 504203-01-1470

WARRANTY DEED

THIS INDENTURE, made this 27<sup>th</sup> day of August, 2018 by **HOME 4 U, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 1800 West Broward Blvd., Fort Lauderdale, FL 33312, **GRANTOR**, to **URBANO 500 LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is 500 W. Cypress Creek Road, Suite 455, Fort Lauderdale, FL 33309, **GRANTEE**.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the grantee, and the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

**Lots 34 and 35, Block 14, NORTH LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida.**

SUBJECT TO:

1. ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY
2. RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT OR OF RECORD
3. TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Witness #1

Sign: *Louise E Quinn*  
Print: LOUISE E QUINN

HOME 4 U, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: DACA MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: *[Signature]*  
ANDREW LETOURNEAU, MEMBER  
DACA MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

Witness #2

Sign: *[Signature]*  
Print: KORAYNE BROECKELMANN

STATE OF FLORIDA }  
                                  } SS:  
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2018 by ANDREW LETOURNEAU, as Member of DACA MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

Personally Known X OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

*Louise E Quinn*  
NOTARY PUBLIC





Estimate Summary-Opinion of Cost  
Kaufman Lynn Construction

8/9/2019

PROJECT GROSS SQUARE FOOTAGE 583778  
PROJECT NET SQUARE FOOTAGE 276382  
UNIT COUNT 455  
PARKING SPACES

SISTRUNK AND 7TH

CSI #	DESCRIPTION	QTY	UT	UT #	TOTAL	\$/GSF	1/NSF	\$/UNIT COUNT	
<b>01-000</b>	<b>GENERAL REQUIREMENTS</b>								
01-001	Site General Conditions-Building	347,978	GSF		151,388	0.33	0.05	420.63	
01-001	Site General Conditions-Garage	235,800	GSF	0.55	129,690	0.22	0.47	265.03	
<b>02-000</b>	<b>SITE WORK (D &amp; Acre)</b>								
02-001	Sitework Allowance	3.65	ACRES		675,000.00	2,430,000	4.16	6.73	5,340.66
02-006	Building Demolition	1	LS		50,000.00	50,000	0.09	0.18	109.85
02-008	Site Demolition	0	ACRES		0.00	0	0.00	0.00	0.00
02-009	Erosion Control	0	ACRES		0.00	0	0.00	0.00	0.00
02-010	Site Grading	0	ACRES		0.00	0	0.00	0.00	0.00
02-010	Wheelstops at garage	766	SPACES		120,000	94,320	0.16	0.34	207.30
02-010	Retaining Walls	1	LS		0.00	0	0.00	0.00	0.00
02-011	Site Paving and Walks	1	LS		0.00	0	0.00	0.00	0.00
02-019	Site Amenities	1	LS		0.00	0	0.00	0.00	0.00
02-023	Landscape/Irrigation Allowance	1	LS		0.00	0	0.00	0.00	0.00
<b>03-000</b>	<b>CONCRETE</b>								
03-001	Structural Concrete/Foundations-Building	347,978	GSF	30.00	10,439,340	37.50	17.88	22,943.00	
03-001	Vibr Compaction	97,300	GSF	1.85	180,005	0.31	0.65	393.62	
03-001	Structural Concrete/Foundations-Garage	235,800	GSF	30.00	7,074,000	12.12	25.41	15,547.25	
<b>04-000</b>	<b>MASONRY</b>								
04-001	Masonry-Building	347,978	GSF	3.85	1,339,715	2.29	4.81	2,944.43	
04-001	Masonry-Garage	766	SPACES		662,248	1.17	2.45	1,499.45	
<b>05-000</b>	<b>METALS</b>								
05-001	Structural Steel/Misc Steel/Stairs-Building	347,978	GSF	2.00	695,956	1.19	2.50	1,529.57	
05-001	Structural Steel/Misc Steel/Stairs-Garage	766	SPACES		400,000	0.54	1.13	690.99	
05-003	Unit Railings-Glass	732	LF		195,000	142,740	0.24	0.51	313.71
05-003	Unit Railings-Mesh	2,524	LF		85,000	248,840	0.43	0.89	546.24
05-004	Metal Awnings & Canopies	1	LS		250,000.00	250,000	0.43	0.90	549.45
<b>06-000</b>	<b>WOOD &amp; PLASTICS</b>								
06-001	Structural Framing	0	GSF	0.00	0	0.00	0.00	0.00	
06-002	Project Carpenter & Laborer and Safety	347,978	GSF	1.00	347,978	0.60	1.25	764.79	
06-002	Decorative Exterior Panels	8,960	SF		76,000	627,200	1.07	2.25	1,378.46
06-005	EXTERIOR PANEL ALLOWANCE	83,177	GSF	25.00	2,329,425	3.99	8.37	5,119.62	
06-005	Wood Exterior Systems	20,256	GSF		65,000	1,316,640	2.26	4.73	2,893.71
06-005	Interior Trimwork	455	UNITS		650,000	295,750	0.51	1.06	650.00
06-007	Casework	455	UNITS		3,200,000	1,456,000	2.49	5.23	3,200.00
06-008	Countertops	455	UNITS		1,000,000	455,000	0.78	1.63	1,000.00
<b>07-000</b>	<b>THERMAL/MOISTURE PROTECTION</b>								
07-001	Insulation-In Drywall	347,978	GSF	0.90	313,180	0.54	1.13	688.31	
07-002	Roofing-Building (950 S2)	347,978	GSF	2.32	807,309	1.38	2.90	1,774.31	
07-002	Roofing-Garage	766	SPACES		75,000	58,950	0.10	0.21	129.56
07-002	Amenities Pavers	7,354	SF		30,000	215,120	0.38	0.79	481.58
07-004	Weather Protection	1	LS		30,000.00	30,000	0.05	0.11	65.93
07-007	Waterproofing-Building	347,978	GSF	0.20	104,353	0.18	0.39	229.44	
07-007	Waterproofing-Garage	235,800	GSF	2.00	471,600	0.81	1.69	1,038.48	
07-008	Caulking & Sealants-Building	347,978	GSF	0.20	65,596	0.12	0.25	153.86	
07-008	Caulking & Sealants-Garage	235,800	GSF	0.50	117,500	0.20	0.42	259.12	
07-009	Envelope Consultant	1	LS		80,000.00	80,000	0.14	0.29	175.82
<b>08-000</b>	<b>DOORS &amp; WINDOWS</b>								
08-001	Doors/Frames/Hardware-Building	455	UNITS		2,800,000	1,274,000	2.18	4.58	2,800.00
08-001	Doors/Frames/Hardware-Garage	766	SPACES		50,000	39,300	0.07	0.14	86.37
08-002	Overhead Doors-Garage	1	LS		25,000.00	25,000	0.04	0.09	54.95
08-004	Exterior Glazing Systems	48,615	SF		60,000	2,916,900	3.00	10.48	6,410.77
<b>09-000</b>	<b>FINISHES</b>								
09-001	Drywall and Framing Package	347,978	GSF	13.50	4,697,703	8.05	16.80	10,324.82	
09-002	Final Cleaning of Buildings	583,778	GSF	0.25	145,945	0.25	0.52	320.76	
09-004	Hard Tile	455	UNITS		2,000,000	910,000	1.56	3.27	2,000.00
09-005	Resilient & Carpet Flooring	455	UNITS		1,800,000	816,000	1.40	2.94	1,800.00
09-008	Painting-Building	347,978	GSF	2.00	695,956	1.19	2.50	1,529.57	
09-008	Painting-Garage	235,800	GSF	0.25	58,950	0.10	0.21	129.56	
09-700	Amenities Fit-up Premium	1	LS		250,000.00	250,000	0.43	0.90	549.45
<b>10-000</b>	<b>SPECIALTIES</b>								
10-001	Signs-Building	1	LS		25,000.00	25,000	0.04	0.09	54.95
10-001	Signs-Garage	1	LS		35,000.00	35,000	0.06	0.13	76.92
10-002	Monumental Signs	1	LS		0.00	0	0.00	0.00	0.00
10-003	Mirrors	455	UNITS		216,000	97,825	0.17	0.35	216.00
10-004	Fire Extinguishers and Cabinets	455	UNITS		105,000	47,775	0.08	0.17	105.00
10-005	Mail Boxes	455	UNITS		118,000	53,690	0.08	0.19	118.00
10-006	Shower Doors	455	UNITS		350,000	159,250	0.27	0.51	350.00
10-007	Wire Sheaving	455	UNITS		200,000	91,000	0.16	0.33	200.00
10-007	Storage Lockers	455	UNITS		650,000	295,750	0.51	1.06	650.00
10-008	Toilet & Bath Acc.	455	UNITS		150,000	68,250	0.12	0.25	150.00
<b>11-000</b>	<b>EQUIPMENT</b>								
11-001	Unit Appliances	455	UNITS		3,400,000	1,547,000	2.65	5.56	3,400.00
11-003	Access Control	455	UNITS		350,000	156,250	0.27	0.57	350.00
11-003	Access Control	766	SPACES		150,000	117,900	0.20	0.42	299.12
<b>12-000</b>	<b>FURNISHINGS</b>								
12-001	Window Treatments	455	UNITS		350,000	159,250	0.27	0.57	350.00
<b>13-000</b>	<b>SPECIAL CONSTRUCTION</b>								
13-001	Swimming Pool	1	LS		200,000.00	200,000	0.34	0.72	439.56
<b>14-000</b>	<b>CONVEYANCE SYSTEMS</b>								
14-001	Elevators-Building	24	STOPS		23,000.00	552,000	0.95	1.98	1,213.18
14-001	Elevators-Garage	12	STOPS		23,000.00	276,000	0.47	0.98	626.59
14-002	Temporary Elevator Costs	1	LS		15,000.00	15,000	0.03	0.05	32.97
<b>15-000</b>	<b>MECHANICAL</b>								
15-300	Fire Protection-Building	347,978	GSF	2.25	782,651	1.34	2.81	1,720.77	
15-300	Fire Protection-Garage	235,800	GSF	1.21	285,318	0.49	1.02	627.07	
15-400	Basic Plumbing-Building	347,978	GSF	9.50	3,326,791	6.66	11.89	7,265.47	
15-400	Basic Plumbing-Garage	235,800	GSF	1.15	271,170	0.46	0.97	595.86	
15-500	H V A C-Building	347,978	GSF	7.45	2,592,436	4.44	9.31	5,897.66	
15-500	H V A C-Garage	235,800	GSF	1.75	412,650	0.71	1.48	926.92	
15-501	Smoke Evacuation Systems	1	LS		0.00	0	0.00	0.00	
<b>16-000</b>	<b>ELECTRICAL</b>								
16-001	Basic Electrical-Building	347,978	SF	13.50	4,697,703	8.05	16.88	10,324.82	
16-001	Residential Electrical Features	455	UNITS		1,650,000	750,750	1.29	2.70	1,650.00
16-001	Basic Electrical-Garage	235,800	SF	4.75	1,130,650	1.92	4.02	2,461.85	
<b>BUDGET HARD COSTS</b>					<b>\$ 63,313,895</b>	<b>\$ 63,313,895</b>	<b>108.48</b>	<b>227.44</b>	<b>135,151.42</b>
1.25%	SUBCONTRACTOR DEFAULT				791,424		1.36	2.84	1,738.39
1.50%	PROJECT CONTINGENCY				949,703		0.00	0.00	0.00
1.50%	GENERAL CONDITIONS (2) Month Construction				3,150,000		5.40	11.32	6,923.08
1.35%	GENERAL LIABILITY INSURANCE				978,339		1.68	3.51	2,150.20
	BUILDERS RISK					BY OWNER	0.00	0.00	0.00
	SUBTOTAL				<b>\$ 69,163,267</b>	<b>116.88</b>	<b>245.11</b>	<b>149,954.08</b>	
4.75%	MANAGEMENT FEE				3,286,210		5.63	11.80	7,222.44
0.00%	PERFORMANCE AND PAYMENT BONDS						0.00	0.00	0.00
	<b>GRAND TOTAL</b>				<b>\$ 72,449,577</b>	<b>122.51</b>	<b>256.91</b>	<b>157,186.52</b>	

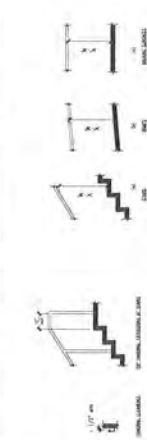
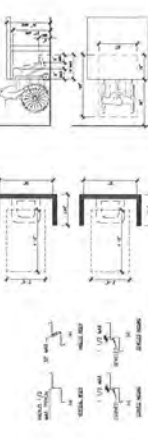
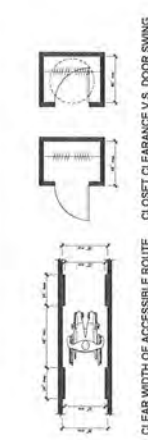
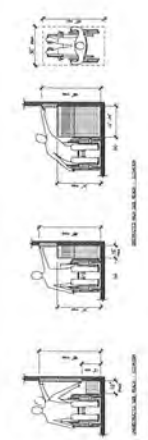
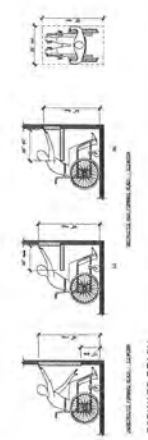
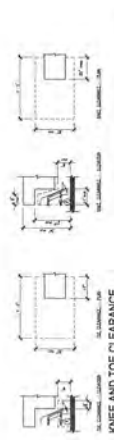


# BUILDING AND ACCESSIBLE REQUIREMENTS

ALL CONSTRUCTION TO FOLLOW IRC 6TH EDITION / 2018 IRC AND ALL APPLICABLE FIRE PROTECTION, PLUMBING, ELECTRICAL AND MECHANICAL CODE REQUIREMENTS  
 ALL LIMITS TO PROVIDE MINIMUM DESIGN REQUIREMENTS PER THE FAIR HOUSING ACT AND ALL IRC ACCESSIBILITY REQUIREMENTS AS OUTLINED BUT NOT LIMITED TO CRITERIA ON A-22

## Public Space General Accessibility Requirements

- NOTES:
1. FOLLOW THE 2018 IRC FOR ACCESSIBLE DESIGN
  2. PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN O.P.F. PARTITIONS. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE LOCATED IN FIRE RATED PARTITIONS.
  3. BLOCKING FOR CHAIR BENCH SHALL BE 1/2" DIA. GALV. STEEL & REST ON A MAX. OF 3/4" U.S. FINISH IN ALL DIRECTIONS. PROVIDE 1/2" DIA. GALV. STEEL BLOCKING FOR CHAIR BENCH.
  4. EACH ACCESSIBLE TOILET OR CONTROL MUST BE ON AN ACCESSIBLE ROUTE COMPLIANT WITH 305.2 AND HAVE CLEAR FLOOR OR GROUND SPACE FOR A PERSON USING A WHEELCHAIR COMPLIANT WITH 305.2.

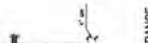


# BUILDING AND ACCESSIBLE REQUIREMENTS

ALL CONSTRUCTION TO FOLLOW IRC 6TH EDITION / 2018 IRC AND ALL APPLICABLE FIRE PROTECTION, PLUMBING, ELECTRICAL AND MECHANICAL CODE REQUIREMENTS  
 ALL LIMITS TO PROVIDE MINIMUM DESIGN REQUIREMENTS PER THE FAIR HOUSING ACT AND ALL IRC ACCESSIBILITY REQUIREMENTS AS OUTLINED BUT NOT LIMITED TO CRITERIA ON A-22

## Public Space General Accessibility Requirements

- NOTES:
1. FOLLOW THE 2018 IRC FOR ACCESSIBLE DESIGN
  2. PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN O.P.F. PARTITIONS. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE LOCATED IN FIRE RATED PARTITIONS.
  3. BLOCKING FOR CHAIR BENCH SHALL BE 1/2" DIA. GALV. STEEL & REST ON A MAX. OF 3/4" U.S. FINISH IN ALL DIRECTIONS. PROVIDE 1/2" DIA. GALV. STEEL BLOCKING FOR CHAIR BENCH.
  4. EACH ACCESSIBLE TOILET OR CONTROL MUST BE ON AN ACCESSIBLE ROUTE COMPLIANT WITH 305.2 AND HAVE CLEAR FLOOR OR GROUND SPACE FOR A PERSON USING A WHEELCHAIR COMPLIANT WITH 305.2.



# BUILT FORM

**PROJECT DESIGN TEAM:**  
 ARCHITECT: BUILT FORM LLC  
 INTERIOR DESIGN: BUILT FORM LLC  
 STRUCTURAL ENGINEER: BUILT FORM LLC  
 M.E.P. ENGINEER: BUILT FORM LLC  
 CIVIL ENGINEER / LANDSCAPE ARCHITECT: BUILT FORM LLC  
 OWNER'S REPRESENTATIVE: LMG



SEAL:  
 FIRM LIC. AA 26603278  
 ISSUED FOR: - DRC REVISIONS  
 DATE: - 7.1.19

REVISIONS:  
 NO. DATE REMARKS

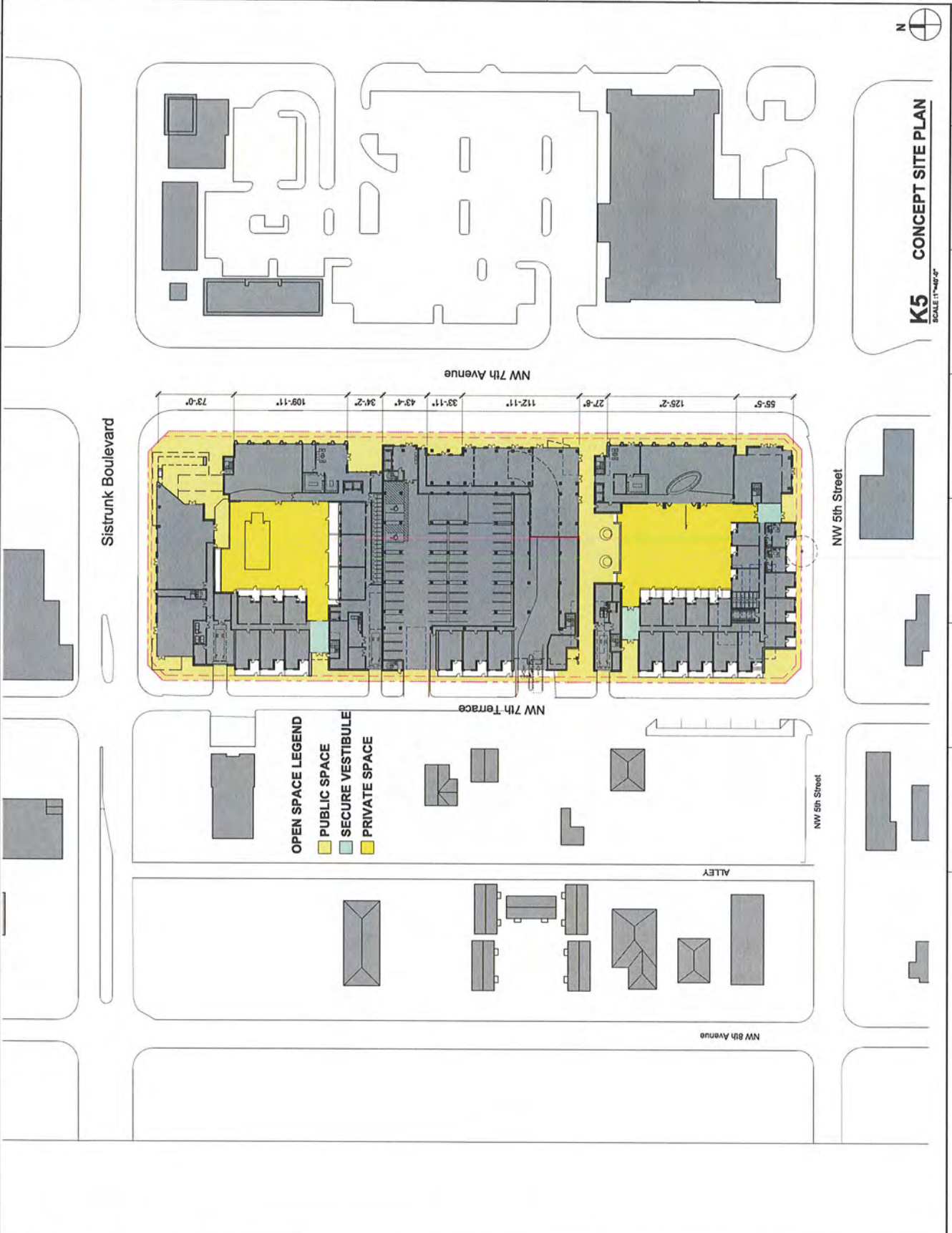
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**ACCESSIBLE REQUIREMENTS**

DATE:  
 SCALE:  
 DRAWN BY:  
 CHECKED BY:  
 JOB NO.:

SHEET NO.:  
**A-02**

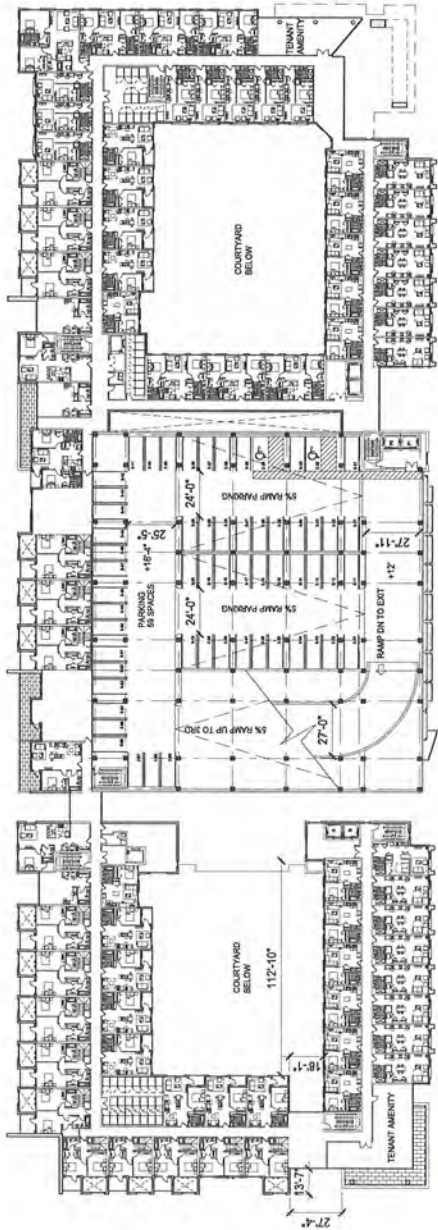


<b>B U I L T F O R M</b> A R C H I T E C T U R E	<b>PROJECT DESIGN TEAM:</b>	<b>URBANO CO</b> OWNER	<b>PROJECT:</b> THE ADOLEY APARTMENTS	<b>SEAL:</b>	<b>FROM LIC. AA 26002278</b>	<b>ISSUED FOR: - DRC REVISIONS</b> DATE: 8.8.19	<b>REVISIONS:</b> NO. DATE REMARKS	<b>SHEET TITLE:</b> FIGURE GROUND DIAGRAM	<b>DATE:</b> <b>SCALE:</b> <b>DRAWN BY:</b> <b>CHECKED BY:</b> <b>JOB NO.:</b>	<b>SHEET NO.:</b> <b>A-04</b>
	<b>ARCHITECT:</b> DAVE CORNELL 10000 NE 10th Ave Suite 1000 Miami, FL 33138									

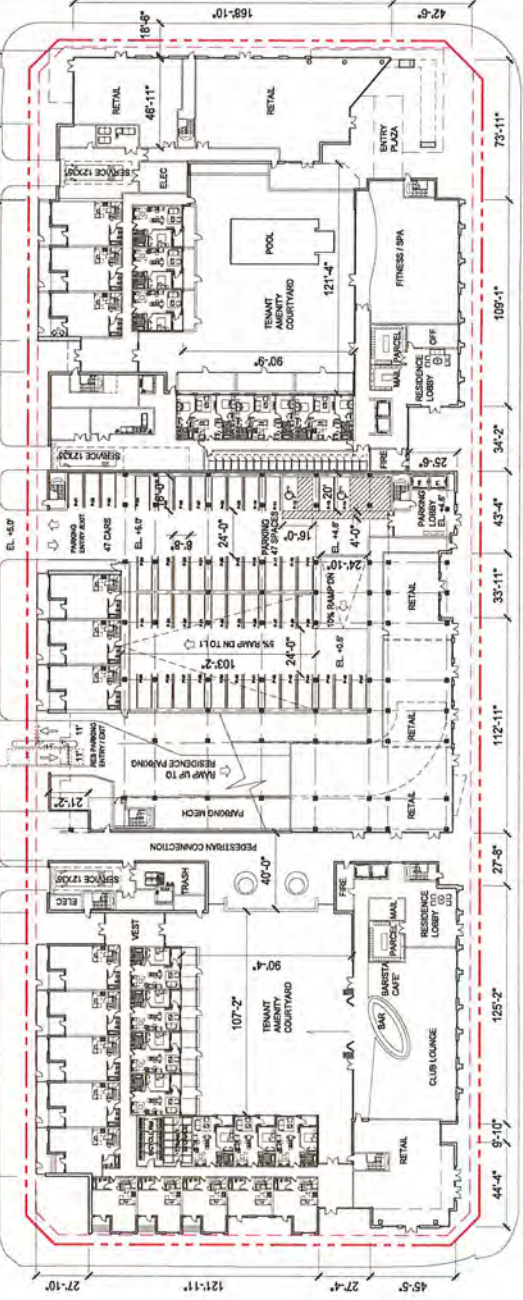




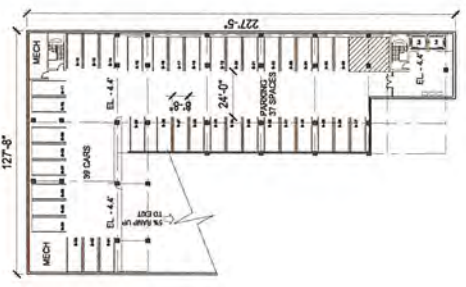
<b>BUILT FORM ARCHITECTURE</b> PROJECT DESIGN TEAM: ARCHITECT BUILT FORM LLC 1710 BROADWAY SUITE 200 DENVER, CO 80202 (303) 733-1111 WWW.BUILTFORM.COM	PROJECT:  THE ADDRESS BY	SEAL:  FROM LIC. AA 2600278 ISSUED FOR: DRC REVISIONS DATE: 8.5.19 REVISIONS: NO. DATE REMARKS	SHEET TITLE: <b>FLOOR PLANS</b>	DATE: SCALE: DRAWN BY: CHECKED BY: JOB NO.:	SHEET NO.: <b>A-101</b>



**D7 SECOND FLOOR**  
SCALE: 1/8"=8'-0"



**K7 FIRST FLOOR**  
SCALE: 1/8"=8'-0"



**K1 PARKING LEVEL L1**  
SCALE: 1/8"=8'-0"  
PARTIAL BASEMENT

**B U I L T F O R M**  
 PROJECT DESIGN TEAM:  
 ARCHITECT  
 INTERIOR DESIGN  
 MECHANICAL ENGINEER  
 ELECTRICAL ENGINEER  
 M.E.P. ENGINEER  
 CIVIL ENGINEER / LANDSCAPE ARCHITECT  
 OWNER'S REPRESENTATIVE

**URBANO CO**  
 PROJECT:  
 THE ADDERLEY

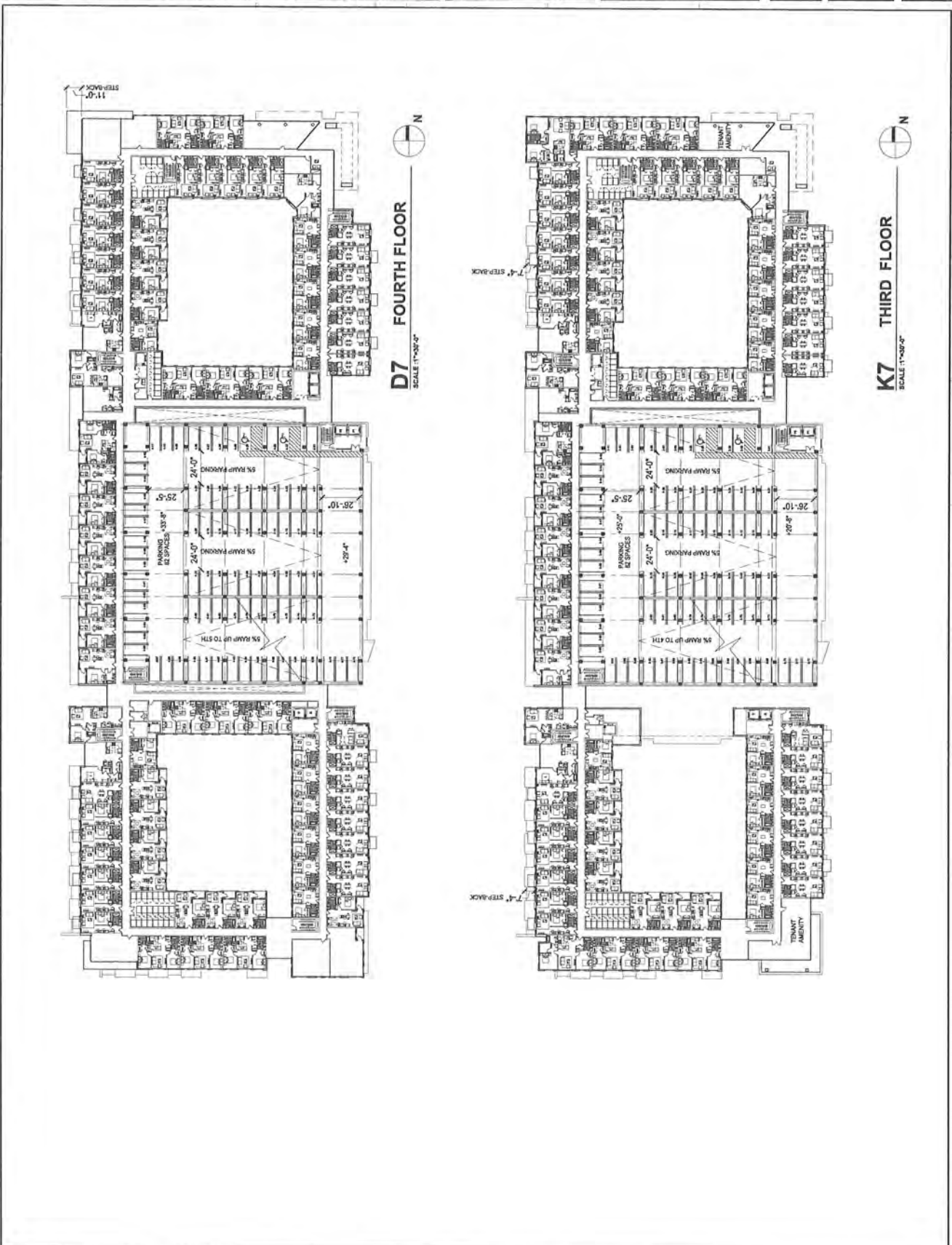
SEAL:  
 FROM LIC. AA 26003278  
 ISSUED FOR: - DRC REVISIONS  
 DATE: - 8.8.19

REVISIONS:  
 No. DATE REMARKS

SHEET TITLE:  
**FLOOR PLANS**

DATE:  
 SCALE:  
 DRAWN BY:  
 CHECKED BY:  
 JOB NO.:

SHEET NO.:  
**A-102**



**B U I L T F O R M**

**PROJECT DESIGN TEAM:**

**ARCHITECT**  
 B&B DESIGN LLC  
 10000 N. 10th Ave, Suite 100  
 Denver, Colorado 80231

**INTERIOR DESIGN**  
 B&B DESIGN LLC  
 10000 N. 10th Ave, Suite 100  
 Denver, Colorado 80231

**STRUCTURAL ENGINEER**  
 M&P ENGINEERS  
 1700 Sherman Street, Suite 200  
 Denver, Colorado 80202

**M.E.P. ENGINEER**  
 M&P ENGINEERS  
 1700 Sherman Street, Suite 200  
 Denver, Colorado 80202

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
 LMG  
 10000 N. 10th Ave, Suite 100  
 Denver, Colorado 80231

**OWNER'S REPRESENTATIVE**  
 LMG  
 10000 N. 10th Ave, Suite 100  
 Denver, Colorado 80231

**OWNER:**  
**URBANO CO**

**PROJECT:**  
**THE ADDERLEY**

**SEAL:**

**FIRM LIC. NO. 26003278**

**ISSUED FOR: - DRC REVISIONS**

**DATE: - 8.8.19**

REVISIONS:	NO.	DATE	REMARKS

**SHEET TITLE:**  
**FLOOR PLANS**

**DATE:**

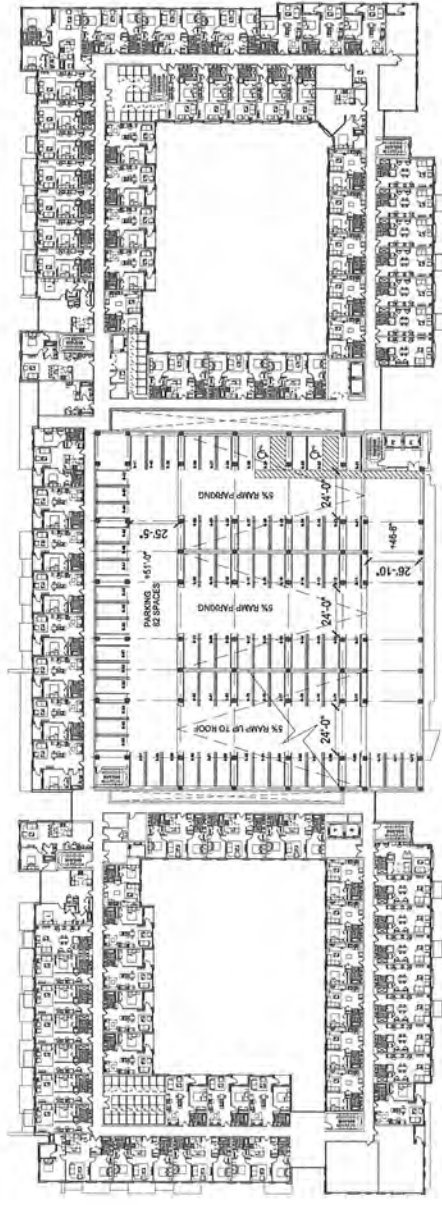
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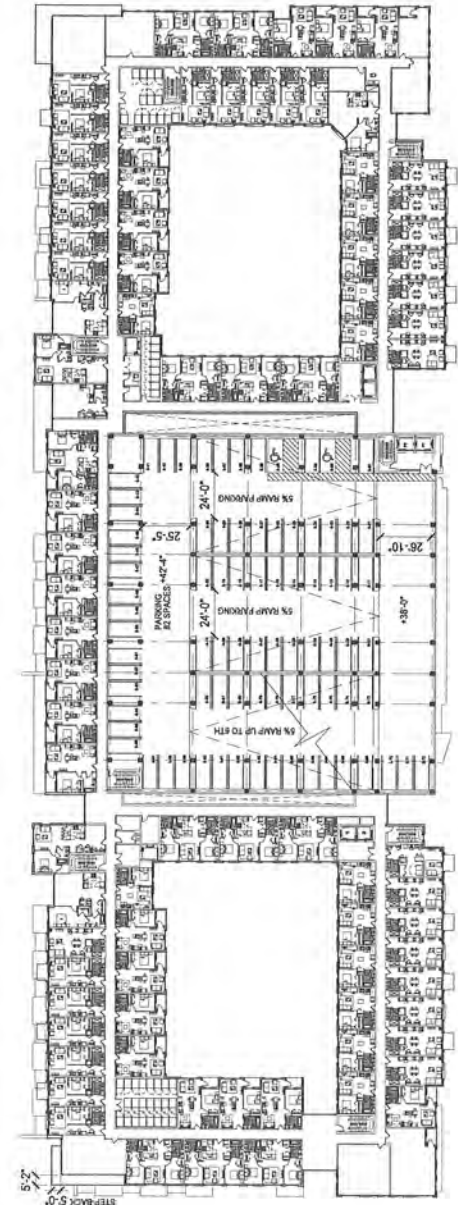
**CHECKED BY:**

**JOB NO.:**

**SHEET NO.:**  
**A-103**



**D7 SIXTH FLOOR**  
 SCALE: 1"=30'-0"



**K7 FIFTH FLOOR**  
 SCALE: 1"=30'-0"





**B U I L T F O R M**

**PROJECT DESIGN TEAM:**

**ARCHITECT**  
 B&T CONSULTING  
 1000 N. 10TH ST., SUITE 100  
 DENVER, CO 80202

**INTERIOR DESIGN**  
 B&T CONSULTING  
 1000 N. 10TH ST., SUITE 100  
 DENVER, CO 80202

**STRUCTURAL ENGINEER**  
 B&T CONSULTING  
 1000 N. 10TH ST., SUITE 100  
 DENVER, CO 80202

**M.E.P. ENGINEER**  
 B&T CONSULTING  
 1000 N. 10TH ST., SUITE 100  
 DENVER, CO 80202

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
 B&T CONSULTING  
 1000 N. 10TH ST., SUITE 100  
 DENVER, CO 80202

**OWNER'S REPRESENTATIVE**  
 LMG  
 1000 N. 10TH ST., SUITE 100  
 DENVER, CO 80202

**OWNER:**  
 URBANO CO

**PROJECT:**  
 THE ADVELEY  
 PHASE 1

**SEAL:**

**FRM LIC. AA 30003278**

**ISSUED FOR: - DRC REVISIONS**

**DATE: - 7.1.18**

REVISIONS:	DATE	REMARKS

**SHEET TITLE:**  
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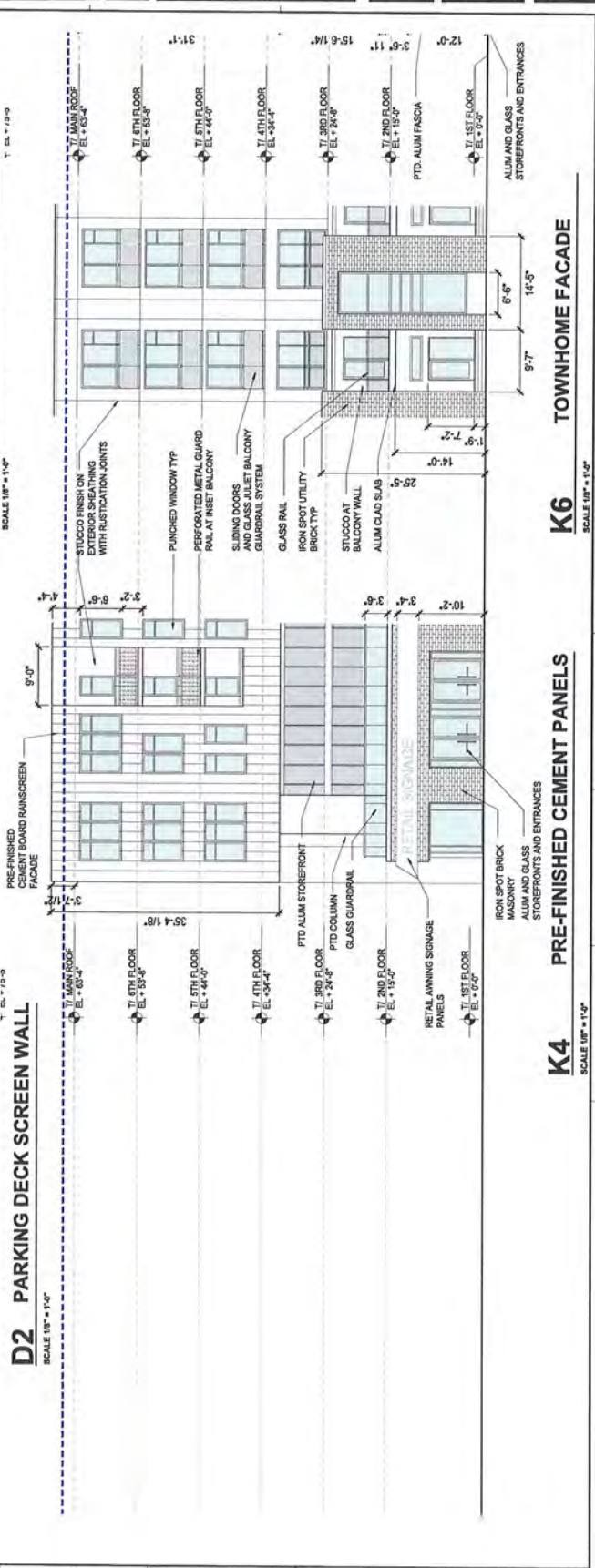
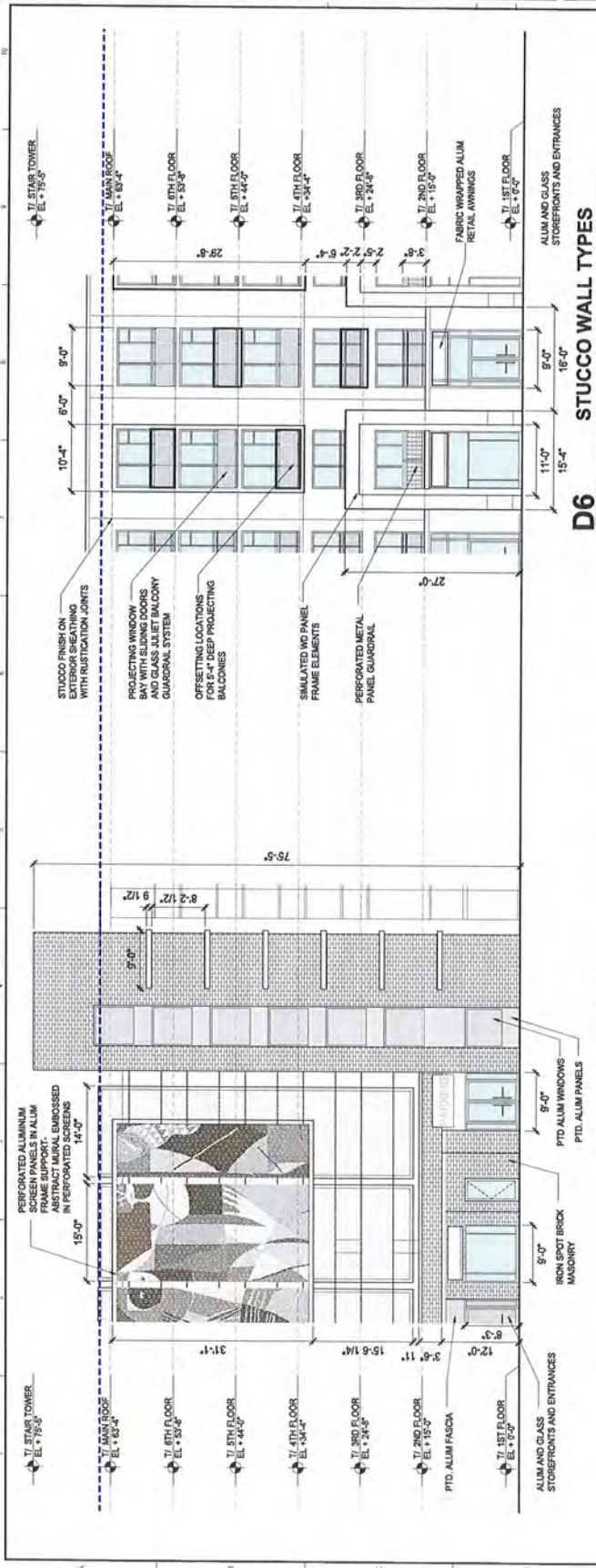
**DATE:**

**DRAWN BY:**

**CHECKED BY:**

**JOB NO.:**

**SHEET NO.:**  
 A-201





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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** October 15, 2019

**TITLE:** Quasi-Judicial - Resolution Approving an Affordable Housing Height Bonus for a Site Plan Level II Development Permit for a 65-foot High Mixed-Use Development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 Square Feet of Commercial Use in the North West Regional Activity Center – Mixed Use West (NWRAC-MUw) Zoning District, proposed at 501 NW 7th Avenue – Fort Lauderdale Community Redevelopment Agency (CRA), Sistrunk 2245 LLC, 220145 LLC, Urbano 500 LLC, Anointed by Christ International Christian Center Inc. – The Adderley (F.K.A. West Village) - Case No. R19014 - (Commission District 3)

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**Recommendation**

It is recommended the City Commission consider a resolution approving an Affordable Housing Height Bonus for a Site Plan Level II Development Permit for a 65-foot High Mixed-Use Development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 Square Feet of Commercial Use in the North West Regional Activity Center-Mixed Use west (NWRAC-MUw) zoning district, pursuant to Unified Land Development Regulations (ULDR), Section 47.13.52.B, "Special Regulations, Performance Standards and Criteria for Additional Height Bonus."

**Background**

On October 2, 2019, the City Commission approved an associated rezoning application (Case No. Z19001) to rezone 1.463 acres of the 3.56-acre parcel of land from Residential Midrise Multifamily/Medium-High Density (RMM-25) to the NWRAC-MUw zoning district for a proposed mixed-use project that includes 455 units with 10 percent of those units qualifying as affordable housing units. The proposed development also consists of a six-story building and 17,752 square feet of commercial use on the ground floor. The planned building configuration proposes to utilize the adjacent alleyway, which was approved for vacation by the City Commission on October 2, 2019.

The Application and Applicant's Narratives are attached as Exhibit 1. The Site Plans are included as Exhibit 2.

### **Review Criteria**

Pursuant to ULDR Section 47.24, Development Permits and Procedures, the proposed development requires Site Plan Level II Review by the Development Review Committee (DRC) and City Commission approval because the proposed building exceeds 45 feet in height Pursuant to ULDR Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MU District, Note B.

ULDR Section 47-13.52.B, outlines performance standards by which an applicant may request additional height above 45 feet up to a maximum height of 65-feet in the NWRAC-MUw Zoning District, when a project qualifies as an affordable housing development.

The applicant proposes to maintain 10 percent of the residential units as affordable and is requesting the maximum building height of 65 feet. The proposed development is subject to the Performance Standards of Section 47-13.52.B. and Adequacy Review requirements, per Section 47-25.2, as outlined below. The DRC reviewed the proposal on April 23, 2019. The complete application and DRC record is available on file with the Department of Sustainable Development.

### **Adequacy and NWRAC-MU Special Regulation Performance Standards**

The adequacy criteria of ULDR Section 47-25.2 is used to evaluate the demand created on public services and facilities by a proposed development. The proposed development does not adversely impact or create additional demand on public services and facilities.

The applicant has provided a narrative response regarding the project's compliance with ULDR Sections 47-13.52.B., Performance Standards and Criteria for Additional Height Bonus and Section 47-25.2 Adequacy Requirements, which are provided and attached herein as Exhibit 1, to assist the City Commission in determining if the proposal meets the criteria. The following is an excerpt from the applicant's narrative:

#### *B. Performance standards and criteria for additional height bonus.*

1. The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located or will be located in the community.
  - The proposed development incorporates a mix of residential units, designed for all income levels, that include market rate units and affordable housing units as defined in ULDR, Section 47-13.52. - NWRAC-MU special regulations. The project contains 455 rental residential units, of which 46 (10 percent) will be affordable and 409 will be market rate.

<b>Unit Type</b>	<b>SF Range</b>	<b>Market Rate</b>	<b>Affordable</b>	<b>Total</b>
STUDIO	487 - 570	77	9	86
1 BED	454 - 866	254	28	282
2 BED	774 - 881	64	7	71
TOWNHOUSE	1,282 - 1,754	14	2	16

- The project will be phased, with the north building containing 254 units comprising Phase 1 and the south building comprising 201 units as Phase 2. Affordable units will be 26 in Phase 1 and 20 in Phase 2, with units located throughout the project in the same proportion as the overall unit mix.
- The affordable units will be scattered throughout the project and not specifically designated but will be allocated in the same ratio of studios, one and two bedrooms as the overall project mix.

The Adderley development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area. The project supports the long-term future vision of the NWRAC-MU district of promoting and enhancing the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses.

The Northwest Regional Activity Center is experiencing rapid redevelopment and there is a recognized need for permanent supportive housing in Fort Lauderdale. The proposed use of residential apartments and commercial/retail is suitable to the mixed-use character of the area. Providing employment, shopping, services, cultural and residential opportunities further promote the goals, objectives and policies of the City of Fort Lauderdale.

The full-block development builds out the urban street wall fabric, while offering a variety of pedestrian experiences. The articulated facades, mini pocket art plazas, deeply carved reveals and varying building entrances create a dynamic streetscape and pedestrian interaction. The intersection of Sistrunk and NW 7th Avenue integrates a multi-story public plaza space that marks the gateway to the Sistrunk neighborhood while the intersection of NW 5th Street and NW 7th Avenue anchors the south end of the block with retail and residential entrances. The NW 5th Street and the NW 7th Terrace corridors are lined with walk-up units that anchor the pedestrian scale to the surrounding single-family homes, and the plan also envisions commercial spaces to activate the sidewalk and plaza. The interior courtyards were designed with controlled entrance locations and openings from the street, offering glimpses into the interior spaces and creating a sense of visual transparency throughout the block.

**Additional Height Criteria**

Per ULDR Section 47-13.52.B.4, land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;

The property is zoned North West Regional Activity Center-Mixed Use west (NWRAC-MUw) with an underlying future land use of North West Regional Activity Center. The surrounding areas include commercial uses along the Sistrunk Corridor, framed by residential uses to the south and west of the corridor. The vision and intent for this area, as established in the NWRAC-MU Illustration of Design Standards, Section 1 and Zoning Regulations, is to provide a road map by which streets and buildings are designed and built, such that they contribute to the creation of a dynamic, livable community, providing walkable, tree-lined streets; distinct public spaces; high quality buildings designed and oriented to provide light, air, and active uses at the street level; all in the service of creating an exceptional urban environment. The proposed development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area.

The proposed building design is subject to the Northwest-RAC Illustration of Design Standards. The application of the standards controls the massing of the proposed structure, by limiting floorplate size, requiring a maximum shoulder height of five stories that provides a defined streetwall and maintains a comfortable pedestrian scale. Table 1 provides a comparison of abutting zoning district dimensional requirements.

**Table 1. Dimensional Requirements**

Zoning District	Permitted Height	Minimum Front Yard	Minimum Corner Yard	Minimum Side Yard	Minimum Rear Yard
Residential Midrise Multifamily/Medium-High Density (RMM-25)	35 feet (Single Family) 55 feet (Multifamily)	25 feet	25 feet	10 feet	20 feet
NWRAC-MUw (west)	45 feet up to 65 feet with City Commission Approval *	0 feet primary street 5 feet secondary	N/A	15 feet when abutting residential	15 feet when abutting residential
NWRAC-MUe (east)	65 feet up to 110 feet with City Commission Approval *	0 feet primary street 5 feet secondary	N/A	15 feet when abutting residential	15 feet when abutting residential

\* Structures exceeding the permitted height threshold of the NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission

review and approval in accordance with the performance standards in the Unified Land Development Regulations (ULDR), Section 47-13.52.B.

### **Comprehensive Plan Consistency**

The proposed development is consistent with the City's Comprehensive Plan in that the residential development and commercial use are supported by the underlying future land use of the Northwest Regional Activity Center (NWRAC), and furthers the City's land use and housing goals, as follows:

The project is supported by Future Land Use Goal 1, by aligning with and promoting the distribution of land uses that "meet the social and economic needs" of the City of Fort Lauderdale, while ensuring compatibility of land uses and providing adequate services and facilities. Additional affordable housing facilities will enhance the City and community by providing essential services and resources to residents.

The project is further supported by Objective 1.10: Northwest Regional Activity Center (Northwest-RAC) Redevelopment Efforts and Objective 1.21: Encouraging Mixed Use Development, by providing a percentage of affordable housing opportunities to low and moderate-income households within the Northwest-RAC and supporting a live, work, and shopping environment to a rapidly redeveloping area within the Northwest-Progresso-Flagler Heights Community Redevelopment Area.

### **Notice Requirements**

The site plan approval is subject to the public notice requirements established in ULDR Section 47-27.3., requiring notice be given by agenda posting prior to the City Commission Meeting.

Please note that the associated rezoning and right-of-way vacation requests, which were approved by the City Commission on October 2, 2019, included a requirement for public participation as established in ULDR Section 47-27.4. As indicated in those approvals a public participation meeting was held on April 11, 2019 and May 6, 2019, to offer the neighborhood surrounding the property the opportunity to learn about the proposed project.

In addition, those requests met the mail notice and sign notification requirements established in ULDR Section 47-27.4.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made of distinct, complementary, and diverse neighborhoods.

- Objective 2: Ensure a range of housing options for current and future neighbors
- Initiative 2: Provide land use and zoning for a range of housing options to match community and business needs, such as accessory dwelling units and live-work units

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

**Attachments**

Exhibit 1 – Applicant’s Application and Narratives

Exhibit 2 – Site Plans

Exhibit 3 – Resolution of Approval

Exhibit 4 – Resolution of Denial

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Prepared by: Linda Mia Franco, AICP, Principal Urban Planner,  
Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development

INSTR # 116117201  
Recorded 10/16/19 at 04:55 PM  
Broward County Commission  
6 Page(s)  
#5

**CERTIFICATION**  
I certify this to be a true and correct  
copy of the record of the City of  
Fort Lauderdale, Florida.  
WITNESSETH my hand and official seal of  
the City of Fort Lauderdale, Florida, this  
16<sup>th</sup> day of October, 2019  
*Wanda L. Hoover* City Clerk

ORDINANCE NO. C-19-32

AN ORDINANCE VACATING THE 15.00 FOOT ALLEY IN BLOCK 14, "NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE NORTH 16.30 FEET THEREOF, LOCATED NORTH OF NORTHWEST 5<sup>TH</sup> STREET, SOUTH OF NORTHWEST 6<sup>TH</sup> STREET, EAST OF NORTHWEST 7<sup>TH</sup> TERRACE AND WEST OF NORTHWEST 7<sup>TH</sup> AVENUE, ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicants, City of Fort Lauderdale, Anointed by Christ International Christian Center, Inc., 220145, LLC, Urbano 500, LLC and Sistrunk 2245, LLC, applied for the vacation of a right-of-way more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Board, at its meeting of June 19, 2019 (PZ Case No. V19002), recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that they approve the application for the vacation of a public right-of-way as more particularly described and shown on Exhibit "A" attached hereto, subject to the conditions listed on Exhibit "B" which is attached hereto and incorporated herein; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, September 17, 2019 and Wednesday, October 2, 2019 at 6:00 o'clock P.M. in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment to the vacation of the right-of-way; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law; and

WHEREAS, the City Commission has determined that the application for vacation of right-of-way meets the criteria in Section 47-24.6.A.4 of the City of Fort Lauderdale Unified Land Development Regulations ("ULDR") as enunciated and memorialized in the minutes of its meeting of September 17, 2019, and October 2, 2019, a portion of those findings expressly listed as follows:

(u)



1. The subject portion of the 15-foot-wide right-of-way is currently not needed for public purposes. The alley is not used by the public for pedestrian or vehicular access to the abutting properties; and
2. The alley is not currently used for pedestrian or vehicle traffic. The surrounding areas and other abutting properties can be accessed from NW 6<sup>th</sup> Street, NW 7<sup>th</sup> Terrace, or NW 5<sup>th</sup> Street; and
3. The alley cannot currently be used for vehicular traffic due to landscaping, utility poles, and development on the alley. Vehicles will be able to utilize NW 4<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, or NW 3<sup>rd</sup> Avenue to access the abutting properties; and
4. The alley is not currently used for pedestrian traffic.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true and correct and incorporation herein.

SECTION 2. That the public right-of-way located north of Northwest 5<sup>th</sup> Street, south of Northwest 6<sup>th</sup> Street, east of Northwest 7<sup>th</sup> Terrace and west of Northwest 7<sup>th</sup> Avenue, as more particularly described in Exhibit "A" attached hereto, is hereby vacated, abandoned, and closed and shall no longer constitute a public right-of-way.

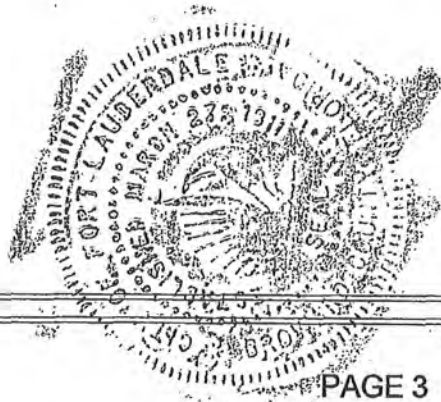
SECTION 3. That portions of said vacated 15-foot alley shall be retained for a cross-access easement also described in Exhibit "B" attached hereto and made a part hereof.

SECTION 4. That a copy of this Ordinance shall be recorded in the Public Records of Broward County by the City Clerk within 30 days from the date of final passage.

SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 6. That all ordinances or parts of ordinances in conflict herewith, are hereby repealed.

SECTION 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant



ORDINANCE NO. C-19-32

PAGE 3

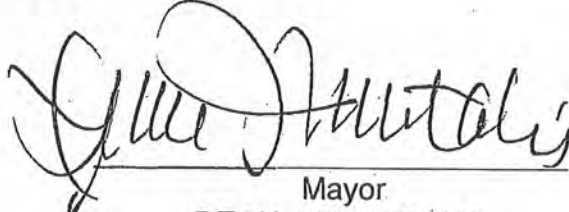
fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**SECTION 8.** This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

**SECTION 9.** That this Ordinance shall be in full force and effect immediately upon recordation in the public records of Broward County, Florida, of a certificate executed by the City Engineer evidencing that all conditions listed on Exhibit "B" attached hereto have been met. The applicant shall provide a copy of the recorded certificate to the City.

PASSED FIRST READING this the 17th day of September, 2019.

PASSED SECOND READING this the 2nd day of October, 2019.

  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI

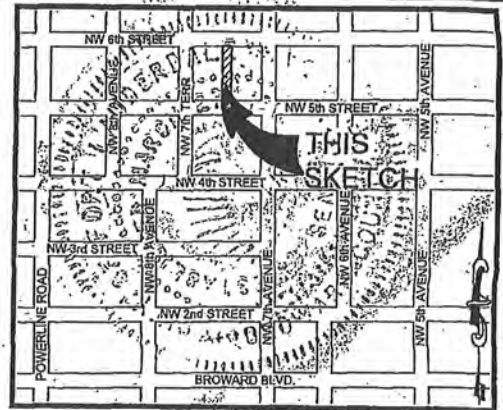
**ALLEY VACATION**

**LEGAL DESCRIPTION:**

THAT CERTAIN 15.00 FOOT WIDE ALLEY IN BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE NORTH 16.30 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,506 SQUARE FEET (0.218 ACRES) MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2019 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

**SKETCH & DESCRIPTION  
ALLEY VACATION**

15' ALLEY  
BLOCK 14,  
NORTH LAUDERDALE  
PLAT BOOK 1, PAGE 48, D.C.R.  
FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09535.01-SKETCH & DESCRIPTION.DWG

DATE 2/13/19

SCALE 1"=80'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS
3/28/19	TEXT HEIGHTS



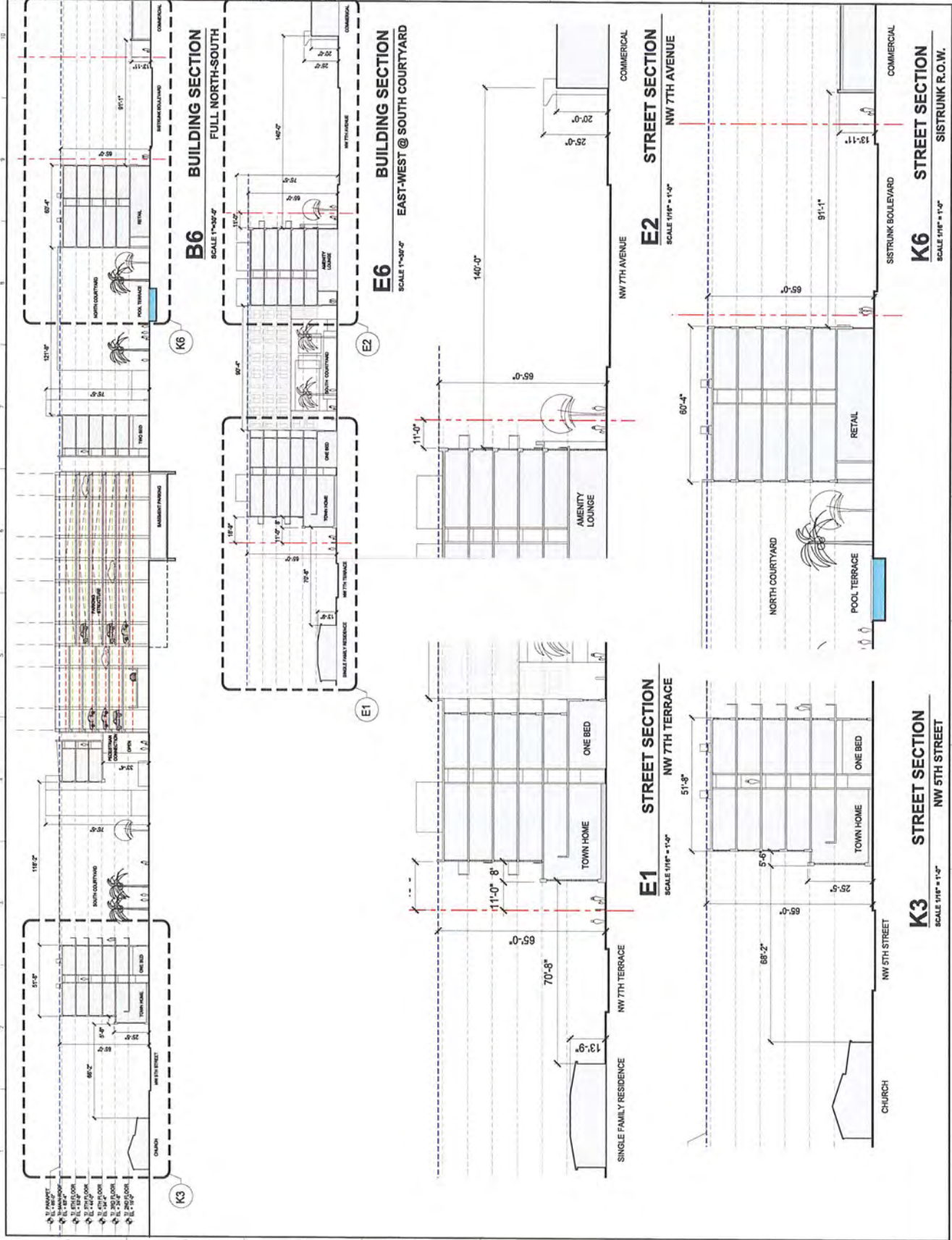
EXHIBIT "B"

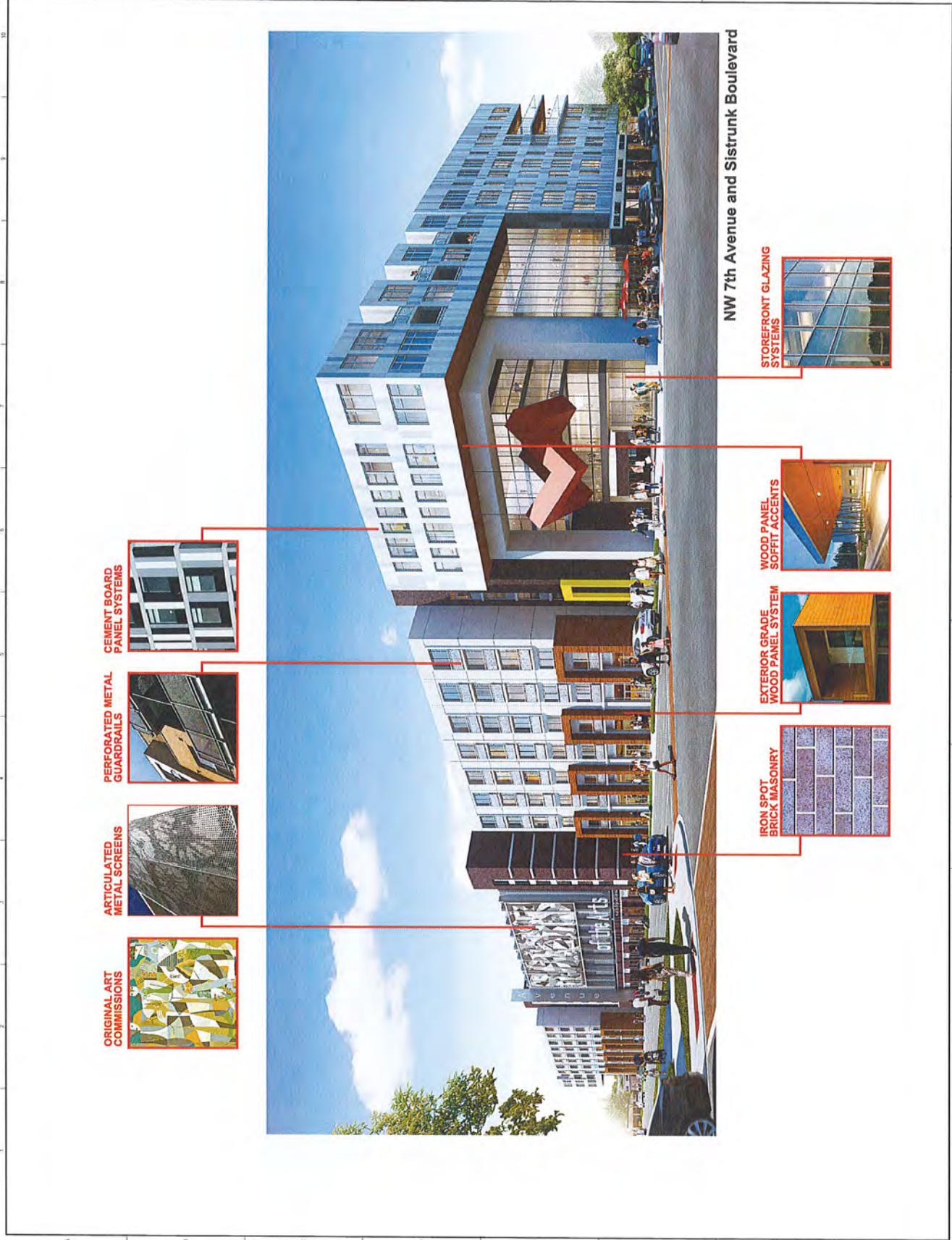
**CONDITIONS OF APPROVAL  
CASE NO. V19002**



1. The applicant shall provide concurrency/correspondence from all utility owners (i.e. Florida Power and Light (FPL), AT&T, Comcast and TECO), regarding proposed conceptual utility relocation plan and any easement requirements associated with the relocation/removal of their facilities. Prior to Engineer certificate being executed, letters from these utility owners shall be provided to the City Engineer or designee, indicating relocation and/or removal of their facilities; additional provisions and easements have been completed to the utility owners satisfaction;
2. A cross-access easement shall be recorded along east to west of property, exact location to be determined, prior to Final DRC Approval of Case Number R19014. Prior to Engineer certificate being executed, a copy of recorded document shall be submitted City Engineer or designee and to Department of Sustainable Development (DSD) Urban Design & Planning Division, indicating recorded cross-access easement;
3. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
4. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider; and,
5. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided by the applicant to the City.

<b>B U I L T F O R M</b> PROJECT DESIGN TEAM: ARCHITECT SHULTZ FORNALLA INTERIOR DESIGN STRUCTURAL ENGINEER M.E.P. ENGINEER CIVIL ENGINEER / LANDSCAPE ARCHITECT OWNER'S REPRESENTATIVE <b>LMG</b> OWNER: <b>URBANCO CO</b>	PROJECT:  THE ADDELEY	SEAL:  FROM LIC. AA 20003278 ISSUED FOR: - DRC REVISIONS DATE: - 8.6.19	REVISIONS: No. DATE REMARKS
		SHEET TITLE: <b>BUILDING SECTIONS</b>	DATE: SCALE: DRAWN BY: CHECKED BY: JOB NO.:
SHEET NO.: <b>A-300</b>			







<b>B U I L T F O R M</b>	<b>PROJECT DESIGN TEAM:</b>
	ARCHITECT: <b>THE ADDRESSLEY</b> 1000 1st Avenue, Suite 1000 Seattle, WA 98101 PHONE: 206.461.1111 WWW: THEADDRESSLEY.COM
	<b>INTERIOR DESIGN:</b> INTERIOR DESIGN 1000 1st Avenue, Suite 1000 Seattle, WA 98101 PHONE: 206.461.1111 WWW: THEADDRESSLEY.COM
	<b>STRUCTURAL ENGINEER:</b> STRUCTURAL ENGINEER 1000 1st Avenue, Suite 1000 Seattle, WA 98101 PHONE: 206.461.1111 WWW: THEADDRESSLEY.COM
	<b>M.E.P. ENGINEER:</b> M.E.P. ENGINEER 1000 1st Avenue, Suite 1000 Seattle, WA 98101 PHONE: 206.461.1111 WWW: THEADDRESSLEY.COM
	<b>CIVIL ENGINEER / LANDSCAPE ARCHITECT:</b> CIVIL ENGINEER / LANDSCAPE ARCHITECT 1000 1st Avenue, Suite 1000 Seattle, WA 98101 PHONE: 206.461.1111 WWW: THEADDRESSLEY.COM
	<b>OWNER'S REPRESENTATIVE:</b> OWNER'S REPRESENTATIVE 1000 1st Avenue, Suite 1000 Seattle, WA 98101 PHONE: 206.461.1111 WWW: THEADDRESSLEY.COM
	<b>OWNER:</b> <b>URBANO CO</b> 1000 1st Avenue, Suite 1000 Seattle, WA 98101 PHONE: 206.461.1111 WWW: THEADDRESSLEY.COM
	<b>PROJECT:</b> 
	<b>SEAL:</b>  
	<b>FRM LIC. NO.:</b> AA 2003278
	<b>ISSUED FOR:</b> DRC REVISIONS
	<b>DATE:</b> 7.12.18
	<b>REVISIONS:</b> NO. DATE REMARKS
	<b>SHEET TITLE:</b> <b>FAÇADE CONCEPTS</b>
	<b>DATE:</b> <b>SCALE:</b> <b>DRAWN BY:</b> <b>CHECKED BY:</b> <b>JOB NO.:</b>
	<b>SHEET NO.:</b> <b>A-402</b>

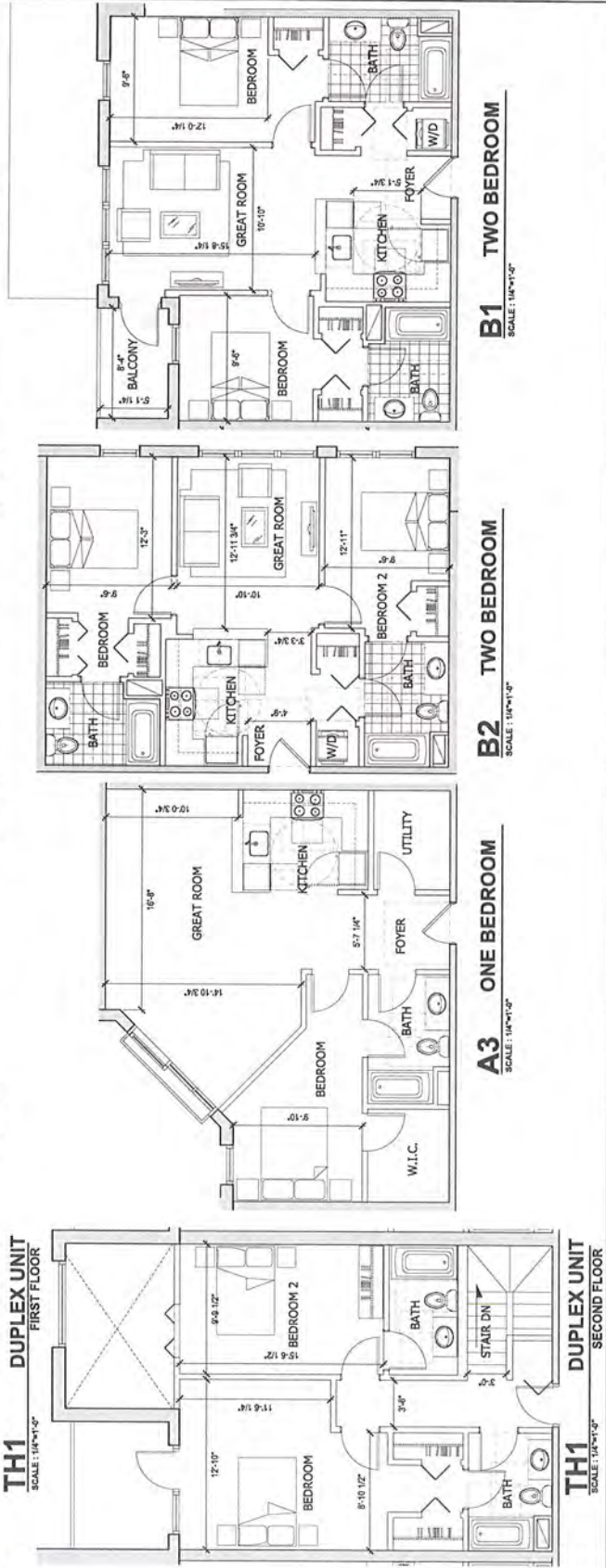
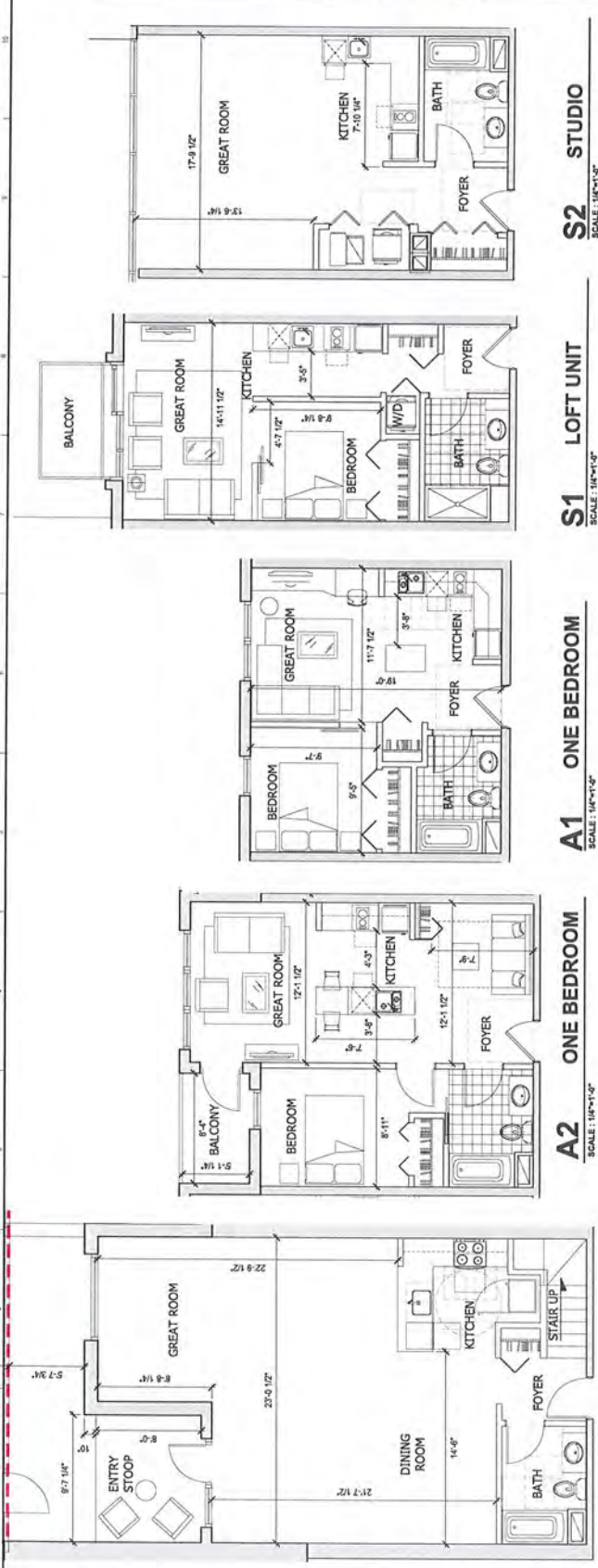


<b>B U I L T F O R M</b> PROJECT DESIGN TEAM: <b>ARCHITECT</b> BUILT FORM LLC 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>INTERIOR DESIGN</b> BUILT FORM LLC 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>STRUCTURAL ENGINEER</b> BUILT FORM LLC 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>M/E/P ENGINEER</b> BUILT FORM LLC 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>CIVIL ENGINEER / LANDSCAPE ARCHITECT</b> BUILT FORM LLC 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>OWNER'S REPRESENTATIVE</b> BUILT FORM LLC 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>LMG</b> LANDSCAPE MANAGEMENT GROUP 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>OWNER:</b> <b>URBANCO</b> 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>PROJECT:</b> <b>THE ADDERLEY</b> 10000 NE 10th Ave Denver, CO 80231 303.733.1100 <b>SEAL:</b> FIRM LIC. AA 20003278 ISSUED FOR: . DRC REVISIONS DATE: 7.12.19 REVISIONS: No. DATE REMARKS SHEET TITLE: <b>FACADE CONCEPTS</b> DATE: SCALE: DRAWN BY: CHECKED BY: JOB NO.: SHEET NO.: <b>A-403</b>
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<b>B U I L T F O R M</b> PROJECT DESIGN TEAM: ARCHITECT: BOWEN COLWELL INTERIOR DESIGN: BOWEN COLWELL STRUCTURAL ENGINEER: BOWEN COLWELL M.P.E. ENGINEER: BOWEN COLWELL CIVIL ENGINEER / LANDSCAPE ARCHITECT: BOWEN COLWELL OWNER'S REPRESENTATIVE: LMG OWNER: URBANO CO PROJECT: THE ADDRESSLEY	SEAL: _____ FIRM LIC. AA 20002378 ISSUED FOR: DRC REVISIONS DATE: 7.26.19	REVISIONS: NO. DATE REMARKS _____ _____ _____	SHEET TITLE: <b>TYPICAL RESIDENCE          UNIT PLANS</b>	
	SCALE: _____ DRAWN BY: _____ CHECKED BY: _____ JOB NO.: _____	SHEET NO.: <b>A-500</b>		





# WALTER DUKE + PARTNERS

COMMERCIAL  
REAL ESTATE VALUATION

ECONOMIC IMPACT ANALYSIS  
**WEST VILLAGE**  
A PROPOSED MIXED-USE MULTIFAMILY & RETAIL  
DEVELOPMENT WITHIN HISTORIC SISTRUNK

**TO BE LOCATED AT**  
701 Sistrunk Boulevard  
Fort Lauderdale, Broward County, Florida 33311

**FOR**  
Lansing Melbourne Group  
2420 East Sunrise Boulevard #90  
Fort Lauderdale, Florida 33304  
Attention: Mr. Clayton Flotz, Associate

**PREPARED BY**  
Walter B. Duke, III, MAI, CCIM  
Andrew S. Rolf, MAI  
2860 W State Road 84, Suite 109  
Fort Lauderdale, FL 33312-4804

**DATED**  
December 6, 2019

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## Executive Summary

The client has proposed to construct a six-story, 455-unit mixed-use multifamily rental apartment community with 17,752 square feet of ground floor commercial area at 701 West Sistrunk Boulevard, Fort Lauderdale, Florida within the Historic Sistrunk neighborhood.



In support of the development, Lansing Melbourne Group has retained Walter Duke + Partners to model the Economic Benefits of the construction and operations on the surrounding areas, particularly the City of Fort Lauderdale. For purposes of this analysis the Primary Study Area includes the zip codes of 33301, 33304, 33305, 33306, 33311, 33312, 33315 and 33316, which generally includes the areas east of Interstate 95, south of Oakland Park Boulevard, north of Interstate 595 and west of the Atlantic Ocean and it is reflective of the study area.

The direct project construction costs associated within the proposed development is \$85,500,000 and will be spent on hard and soft construction costs that filter into the local

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**WALTER DUKE + PARTNERS**

COMMERCIAL REAL ESTATE VALUATION

economy. The construction period is expected to take 18 to 24 months which is typical for mid-rise multifamily projects in this market. Local economic impacts of the mixed-use multifamily rental community construction plus multiplier effects of the project construction will exceed \$126 million. Construction and related service employment plus induced and indirect employment will support 871 jobs over the construction period, as well as supporting an additional 90 non-construction jobs.

Permanent economic impacts of the project include 90 permanent jobs and just under \$8 million in ongoing local activity including direct, indirect, and induced economic effects. Retail sales were estimated to support 17 to 18 permanent jobs as well as over \$1.4 million in ongoing local activity including direct, indirect, and induced economic effects. Apartment resident spending was estimated to support 72 permanent jobs, as well as over \$6.5 million in ongoing local activity including direct, indirect, and induced economic effects. The data within this Economic Benefits Study and the Executive Summary reflect the following economic impacts:

Economic Impacts – Construction

Economic Activity - \$126,515,128 during construction  
 Labor Income - \$42,329,693  
 Employment – 871 persons employed during construction

Economic Impacts – Retail Operations

Retail Sales - \$200/SF Building Area or \$3,550,000  
 Total Economic Activity - \$1,466,479  
 Total Employee Earnings - \$553,432  
 Total Employment – 17 to 18 jobs

Economic Impacts – Apartment Resident Spending

Total Economic Activity - \$6,514,023  
 Total Employee Earnings - \$2,751,398  
 Total Employment – 72 jobs

**1.0 Introduction**

Under the current plan, Lansing Melbourne Group has proposed to construct a six-story, 455-unit mixed-use multifamily rental apartment community with 17,752 square feet of ground floor commercial area at 701 West Sistrunk Boulevard, Fort Lauderdale, Florida. This analysis examines the economic impact of the construction of the apartment project and the ongoing operations of the development. Economic impacts detail the income, employment, and multiplier of these activities.

---

## 2.0 Economic Impact Analysis

Walter Duke + Partners conducted the necessary analysis to determine the economic impacts of construction and operation of the proposed 455-unit mixed-use multifamily apartment community with 17,752 square feet of ground floor commercial area. The analysis relies upon data gathered from the following sources:

- Primary data for construction and operation as provided by Mr. Clayton Flotz of Lansing Melbourne Group
- Economic Impact Modeling using IMPLAN

A systematic analysis of local level economic impacts is essential for effective planning in the public- and private-sectors. Walter Duke + Partners have used IMPLAN multipliers for this analysis for the following Zip Codes that make up the study area: 33301, 33304, 33305, 33306, 33311, 33312, 33315 and 33316.

Consistent with standard practice for these types of economic impact studies, our analysis considers the direct (i.e., onsite) impacts associated with the proposed multi-family rental community development, as well as “multiplier” impacts within the Fort Lauderdale economy (these “indirect” and “induced” impacts are calculated for the zip codes listed above). These multiplier impacts have been projected using the IMPLAN model. The IMPLAN model was originally developed by researchers at the University of Minnesota and is widely used throughout the United States for economic impact analysis. The model estimates impacts at the city and county levels (based on data that are specific to Fort Lauderdale).

The programmatic data used in the IMPLAN analysis were derived from the developer’s pro forma projections developed for the Value Enhancement Analysis (VEA) for the project. Economic benefits were estimated through the following process.

- Construction Phase – Based on data from the VEA pro forma, construction value the proposed project was matched to the appropriate IMPLAN construction sector. Construction costs do not include land acquisition costs, as this is simply an asset swap and does not produce any economic activity.
- Operations Phase – Operations phase impacts are based on the operation of the ground floor retail area. The estimated annual gross sales are used as inputs in the IMPLAN model to estimate ongoing impacts associated with the proposed commercial area.

- 
- Resident Spending – Impacts are based on the estimated annual spending by apartment residents in the local economy. The IMPLAN model is again utilized to estimate ongoing impacts associated with spending by apartment residents.

The mixed-use multifamily rental community project will generate the following types of economic benefits in the regional economy:

- Direct Benefits – Direct benefits relate to: a) the short-term business activity of general contractors involved in the project construction, and b) the ongoing business activity of retailers and other firms located within the developed project.
- Indirect Benefits – Indirect benefits will result when local firms directly impacted by the project in turn purchase materials, supplies or services from other firms. An example would include increased sales of building materials as a result of construction activity.
- Induced Benefits – Induced benefits relate to the consumption spending of employees of firms that are directly or indirectly affected by the project. These would include all of the goods and services normally associated with household consumption (e.g., housing, retail purchases, local services, etc.).

The analysis quantifies the above benefits in terms of the following measures:

- Total industry output – the increase in gross industry receipts, representing the total economic activity generated by the project;
- Total value added – The difference between an industry's total output and the cost of its intermediate inputs. It is the portion of total output that most accurately reflects local economic activity (i.e., local payrolls and profits, as distinct from gross output which may include the value of raw materials purchased outside the region);
- Employment – Expressed as new full-time equivalent (FTE) jobs; and
- Labor Income – Payroll and benefits associated with the created jobs, along with additional proprietor income (payments received by self-employed individuals and unincorporated business owners).

### 3.0 **Construction Impacts**

The construction cost of the proposed apartment building less land acquisition is \$85,500,000 and will be spent on hard and soft construction costs in the local economy. Local economic impacts of the construction plus multiplier effects of the construction will exceed \$126 million. There are economic impacts benefiting the community from this local construction activity. The economic impacts of construction take place during the construction period only. These impacts will cease after the construction period estimated to be no more than two years. For purposes of this analysis and in order to estimate the impact as of the analysis date, the construction period was estimated to commence in 2019.

Walter Duke + Partners estimates the average number of construction and related service employment plus induced and indirect employment will support 871 jobs over the construction period as well as supporting an additional 90 non-construction jobs. Walter Duke + Partners estimated the annual number of construction workers that will be required to complete the construction of the apartment project using the IMPLAN modeling system to determine employment and economic impacts. The table below summarizes the total impact of the construction of the proposed apartment community:

**Table 1. Total New Construction Benefits Estimates**

<b>Impact Type</b>	<b>Employment</b>	<b>Labor Income (\$)</b>	<b>Value Added (\$)</b>	<b>Output (\$)</b>
Direct Effect	520.0	\$26,872,867	\$40,202,456	\$83,891,698
Indirect Effect	217.2	\$10,049,187	\$15,411,133	\$25,683,895
Induced Effect	133.6	\$5,407,638	\$10,068,389	\$16,939,535
<b>Total Effect</b>	<b>870.8</b>	<b>\$42,329,693</b>	<b>\$65,681,978</b>	<b>\$126,515,128</b>

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The direct economic output of the construction, combined with the indirect and induced impacts, which ripple throughout the local economy, will result in an estimated \$126 million in total economic output. This includes \$42.3 million in wage earnings and total direct, indirect and induced employment of ±871 jobs. The total economic output was calculated using the IMPLAN impact model and includes the output, earnings and employment associated with the construction of the proposed apartment community.

Construction is a major employment sector in South Florida. The new construction impacts can be described among different key construction related industries and areas of business. The table below highlights the most prominent industries, which will benefit from the construction of the proposed apartment community:

**Table 2. New Construction Impact – Selected Key Sectors**

Sector	Description	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
60	Construction of new multifamil...	520.0	\$26,872,867	\$40,202,456	\$83,891,698
406	Retail - Miscellaneous store r...	25.1	\$580,367	\$653,807	\$1,024,251
403	Retail - Clothing and clothing...	19.7	\$457,331	\$987,741	\$1,635,206
401	Retail - Health and personal c...	19.6	\$842,121	\$1,209,994	\$1,892,976
395	Wholesale trade	18.0	\$1,633,614	\$3,152,196	\$4,604,281
399	Retail - Building material and...	17.8	\$807,056	\$1,259,687	\$1,933,779
440	Real estate	14.3	\$222,314	\$1,681,521	\$2,517,262
398	Retail - Electronics and appli...	14.3	\$733,262	\$564,367	\$898,415
449	Architectural, engineering, an...	11.1	\$837,766	\$841,198	\$1,696,680
404	Retail - Sporting goods, hobby...	10.9	\$287,049	\$402,390	\$615,071
<b>Total Effect</b>		<b>670.8</b>	<b>\$33,273,747</b>	<b>\$50,955,357</b>	<b>\$100,709,620</b>

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The impact of the construction of the apartment community is felt throughout the local economy, benefitting a variety of industries and supporting economic diversity. Key industries benefitting from the construction of the apartment include construction firms, engineers, architects, real estate services, materials and retail sales, which comprise a large percentage of the current labor force in Fort Lauderdale.

#### 4.0 **Retail Sales Impact**

Gross sales from the retail operation were estimated to total \$200 per square foot of building area or \$3,550,000. Gross sales were estimated to support a \$20.00 per square foot, gross rental rate or  $\pm 10\%$  of sales and were supported by data from *Dollar & Cents of Shopping Centers*. IMPLAN modeling indicates that the retail operation is estimated to support 14 permanent jobs as well as an additional 3 jobs unrelated to the retail operation. The ongoing total employment income is estimated to be \$553,432 by IMPLAN with total ongoing economic output of more than \$1,466,479. The table below summarizes the total impact of the retail operation of the larger mixed-use:

**Table 3. Annual Economic Impacts – Ground Floor Commercial Operations**

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	14.1	\$384,125	\$608,008	\$967,919
Indirect Effect	1.8	\$100,701	\$168,177	\$283,653
Induced Effect	1.7	\$68,606	\$127,638	\$214,908
<b>Total Effect</b>	<b>17.6</b>	<b>\$553,432</b>	<b>\$903,823</b>	<b>\$1,466,479</b>

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The direct economic output of the retail operation, combined with the indirect and induced impacts, which ripple throughout the local economy, will result in an estimated \$1,466,479 in total economic output. This includes \$553,432 in wage earnings and total direct, indirect and induced employment of 17 to 18 jobs. The total economic output was calculated using the IMPLAN impact model and includes the output, earnings and

employment associated with the ongoing operation of the proposed 17,752 square feet of ground floor commercial area.

The ongoing impacts of the retail operation can be described among different industries and areas of business. The table below highlights the most prominent industries, which will benefit from the ongoing operation of the proposed retail component:

**Table 4. Community Economic Impacts – Selected Key Sectors**

Sector	Description	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
405	Retail - General merchandise s...	14.1	\$385,536	\$610,242	\$971,475
440	Real estate	0.4	\$6,432	\$48,648	\$72,827
416	Warehousing and storage	0.3	\$13,984	\$16,866	\$27,921
461	Management of companies and en...	0.3	\$31,351	\$39,411	\$66,207
411	Truck transportation	0.1	\$5,627	\$6,673	\$16,956
501	Full-service restaurants	0.1	\$2,914	\$3,191	\$5,725
502	Limited-service restaurants	0.1	\$1,962	\$5,039	\$8,738
454	Management consulting services	0.1	\$5,117	\$5,065	\$8,753
395	Wholesale trade	0.1	\$6,928	\$13,368	\$19,526
464	Employment services	0.1	\$3,802	\$5,872	\$7,309
<b>Total Effect</b>		<b>15.7</b>	<b>\$463,652</b>	<b>\$754,373</b>	<b>\$1,205,437</b>

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The impact of the retail operation will primarily impact the general merchandise sector where the majority of the employment and labor income will be created. However, retail employees will spend their earnings at a number of places including real estate, warehousing and storage, restaurants, shopping and local services. Thus, the ongoing operation of the retail area will create new employment in Fort Lauderdale and support new and existing employment in other fields within Fort Lauderdale. Therefore, the ongoing operation of the ground floor commercial area is a positive for the City of Fort Lauderdale in terms of employment and total economic impact.

## 5.0 **Apartment Resident Spending**

Revenue from apartment resident spending was estimated by IMPLAN to total \$6,514,023. Resident spending was estimated from household expenditures and spending in a three-mile ring surrounding the subject. The data was compiled from the *Site to do Business*. Considering the status of the majority of the proposed apartment units, Walter Duke + Partners has determined resident spending on the lower end of the range of household expenditures within the neighborhood. Resident spending is estimated to support 72 permanent jobs. The ongoing total employment income is estimated to be \$2,751,398 by IMPLAN. The table below summarizes the total impact of resident spending of the proposed apartment community:

**Table 5. Annual Economic Impacts – Apartment Resident Spending**

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	56.4	\$2,040,547	\$2,681,830	\$4,338,814
Indirect Effect	7.5	\$366,664	\$655,832	\$1,097,049
Induced Effect	8.5	\$344,187	\$640,488	\$1,078,160
<b>Total Effect</b>	<b>72.4</b>	<b>\$2,751,398</b>	<b>\$3,978,150</b>	<b>\$6,514,023</b>

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The direct economic output of resident spending combined with the indirect and induced impacts, which ripple throughout the local economy, will result in an estimated \$6.5 million in total economic output. This includes \$2,751,398 in wage earnings and total direct, indirect and induced employment of 72 jobs. The total economic output was calculated using the IMPLAN impact model and includes the output, earnings and employment associated with apartment resident spending.

The ongoing impacts of resident spending can be described among different industries and areas of business. The table below highlights the most prominent industries, which will benefit from the ongoing operation of the proposed multi-family rental community:

**Table 6. Community Economic Impacts – Key Industries**

Sector	Description	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
501	Full-service restaurants	10.8	\$292,804	\$320,553	\$575,216
400	Retail - Food and beverage sto...	9.7	\$284,221	\$429,555	\$653,564
502	Limited-service restaurants	6.9	\$132,125	\$339,370	\$588,491
475	Offices of physicians	5.9	\$571,832	\$567,662	\$854,608
503	All other food and drinking pl...	5.2	\$151,189	\$146,797	\$238,773
487	Child day care services	4.9	\$91,918	\$110,160	\$182,525
403	Retail - Clothing and clothing...	3.9	\$90,872	\$196,265	\$324,917
496	Other amusement and recreation...	3.6	\$88,831	\$134,546	\$229,094
398	Retail - Electronics and appli...	2.2	\$114,526	\$88,147	\$140,321
402	Retail - Gasoline stores	2.1	\$91,154	\$108,197	\$163,524
	<b>Total Effect</b>	<b>55.1</b>	<b>\$1,909,473</b>	<b>\$2,441,252</b>	<b>\$3,951,032</b>

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The impact of apartment resident spending will primarily impact food and beverage sales, including restaurants, but will also impact services such as doctors and retail sales. Fort Lauderdale has a number of destination style shopping locations including the Galleria Mall, Las Olas Boulevard and 17<sup>th</sup> Street that will undoubtedly benefit from resident spending from the proposed apartment. Further, restaurants and bars at the same location, as well as locations along Fort Lauderdale Beach, the Fort Lauderdale CBD, and the Fort Lauderdale CRA, particularly Flagler Village, will also benefit from resident spending from the proposed apartment. Resident spending at the most prominent industries will support 55 jobs and labor income of just under \$4 million. Therefore, the estimated resident spending is a positive for the City of Fort Lauderdale in terms of employment and total economic impact.

**WALTER DUKE + PARTNERS**

COMMERCIAL REAL ESTATE VALUATION

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## 6.0 Summary of Economic Impacts

The construction and ongoing operation of the proposed mixed-use apartment development including ground floor commercial uses provides a significant contribution to the local economy. From the time the construction of the project is started, until the end of the first year of operation, economic impact on the local economy is estimated to be just under \$135 million by IMPLAN.

Construction impacts will exceed \$126 million but will cease after 18 to 24 months. The ongoing operation of the mixed-use multifamily community was estimated to create over \$7.9 million in total economic benefits by IMPLAN along with supporting 90 jobs and supporting \$3.3 million in employee wages. Based on the analysis conducted within this economic benefit study it is Walter Duke + Partners conclusion that the construction and ongoing operation of the proposed mixed-use multifamily community is an economically positive project for the City of Fort Lauderdale, particularly within the study area. Inasmuch as there is a tremendous pent up demand for housing in affordable areas of Fort Lauderdale the intangible value of the affordable rental apartment units over the life span of the 30-year agreement with the City of Fort Lauderdale is a positive as well.

**ADDENDA**

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# IMPLAN

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## **Economic Impact Methodology - IMPLAN**

### On General Input-Output

Economic Impact Analysis (EIA) refers to any number of processes that trace how changes in spending, such as business closures, new industrial or infrastructural developments, natural disasters, and conventions, move through an economy. An impact study measures the cumulative effects of that spending on a defined geographic region.

EIA can also provide information about the effects of policy and employment changes such as reports on job creation estimates related to the American Recovery and Reinvestment Act of 2009, to the effects of a local business' opening or closing, the impacts of job exportation to other countries, or the tax revenue associated to certain policy decisions made by local, state or federal governments.

Typically, whenever the phrase the "estimated impact on the economy/community is that X jobs are created" is used, these are the results of an economic impact analysis report.

### Impact Analysis Tells Us About Changes in Jobs, Income and Production

Economic impact studies generate large amounts of information about local industries, employment, wages, profits, labor spending, and taxes that may be useful for a variety of purposes and circumstances.

Economic impact analysis looks backwards rather than forwards through the economy. In other words, to determine the effect of increased production in a local industry, economic analysis looks at the industries, which supply the producing industry with the items and services for its production. Thus, an increase in window production will result in the manufacturer purchasing a variety of supplies including wood, glass, and furnishings for the windows, all of which will be incorporated into the final product.

Increases in labor dollars also have economic effects, because increased labor dollars typically translate into increased income spending. EIA provides a measurement of the impacts of employee spending of all employees of the firm seeing the sales change, and all the employees of subsequent impacted Industries in the supply chain, as long as these employees live within the defined geography of the study.

The accumulation of business-to-business and labor purchases can be tracked until the resultant spending of the original sale is completely removed from the economy by imports, savings, taxes and profits.

Information from economic impact studies may be used to apply for grants to expand businesses, as a marketing tool, or to estimate how an increase in his sales, due to a

county-wide 'buy local' program could the community as a whole. EIA are also often requirements of various legislative acts or permitting requirements.

What is IMPLAN

IMPLAN is an acronym for IMPact analysis for PLANning, and our products represent the culmination of 35 years of experience and expertise in economic modeling.

IMPLAN produces several data and analysis products, but the IMPLAN System is our core. The IMPLAN System is a general input-output model that is comprised of software and regional data sets. IMPLAN is designed so that users of varying skill levels and backgrounds in economics can create cost effective, accurate economic reports. We provide two tools to address customer specific needs: IMPLAN Pro for those customers who want to customize and modify the data to do in-depth advanced analyses and the IMPLAN-Online System for those customers looking to do general economic impact analysis and those who want to access IMPLAN online.

One of the most powerful aspects of IMPLAN is that input-output Models for specific regional economies can be created, and the data sources behind them are continually improved and updated. Rather than extrapolating regional data from national averages, IMPLAN® measures economic impacts from data on actual local economies. IMPLAN® data sets are available from the ZIP Code level to the national level, and regional files can be combined to create precise geographic definitions when calculating impacts. The IMPLAN Pro System also allows you to examine impact in Canada and other OECD regions.

IMPLAN Data tracks all the available industry groups in every level of the regional data. This permits detailed impact breakdowns and helps ensure accuracy of inter-industry relationships. If a study involves the introduction of an industry group that does not already exist in the local area, IMPLAN provides tools and methods for examining the potential impacts of that new industry. If the industry exists in IMPLAN, but does not exactly match the sales and employment information for the firm you are working with, the IMPLAN Industry relationships may be updated to match the known values, while still maintaining the local regional sales and employment averages for examining the Indirect and Induced impacts. In addition to analysis, you can also view all the data that lies behind your IMPLAN Model.

IMPLAN® results are recorded in easy to read tables that demonstrate the impact for a variety of economic variables. Reports can provide both detailed and summary information related to job creation, income, production, and taxes. Several options exist so you can specify the level of detail and the type of information that will be most interesting to, or productive for, the intended audience to be easily pulled into a report.

While we do not have visualization tools at this time, all reports export to Excel where they can be easily manipulated into charts and graphs to meet your needs.

Where Does the Data Come From?

IMPLAN data sets are constructed annually by Implan Group LLC. Regional data is derived from many different sources, primarily federal agencies responsible for data collection.

The primary sources for data derivation include:

- the U.S. Bureau of Labor Statistics (BLS) Covered Employment and Wages (CEW) program;
- the U.S. Bureau of Economic Analysis (BEA) Regional Economic Information System (REA) program;
- the U.S. Bureau of Economic Analysis Benchmark I/O Accounts of the U.S.
- the BEA Output estimates;
- the BLS Consumer Expenditure Survey;
- the U.S. Census Bureau County Business Patterns (CBP) program;
- the U.S. Census Bureau Decennial Census and Population Surveys;
- the U.S. Census Bureau Economic Censuses and Surveys; and
- the U.S. Department of Agriculture Census.

When combined, these sources provide all the elements needed to assemble a complete U.S. data set. Assembly of these elements into a cohesive and complete U.S. IMPLAN data set requires about five months. Since the BLS CEW data is not released until July of the following year (i.e. 2015 data was released in July of 2016), IMPLAN data sets are also released one year after the current calendar year, typically in the month of December.

# DEMOGRAPHICS

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# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 26.12859  
 Longitude: -80.15079

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	26,391	31,792	5,401	3.79%
Households	11,455	14,378	2,923	4.65%
Median Age	34.9	35.4	0.5	0.28%
Average Household Size	2.25	2.17	-0.08	-0.72%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	11,455	100%	14,378	100%
<\$15,000	2,430	21.2%	2,275	15.8%
\$15,000-\$24,999	1,381	12.1%	1,370	9.5%
\$25,000-\$34,999	1,351	11.8%	1,430	9.9%
\$35,000-\$49,999	1,360	11.9%	1,607	11.2%
\$50,000-\$74,999	1,630	14.2%	2,430	16.9%
\$75,000-\$99,999	1,074	9.4%	1,476	10.3%
\$100,000-\$149,999	1,123	9.8%	1,749	12.2%
\$150,000-\$199,999	407	3.6%	831	5.8%
\$200,000+	700	6.1%	1,209	8.4%
Median Household Income	\$40,181		\$53,773	
Average Household Income	\$70,342		\$86,590	
Per Capita Income	\$30,528		\$39,121	

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 36.12518  
 Longitude: -80.14018

## 2019 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	661	2,715	2,193	1,889	1,973	1,319	705
<\$15,000	204	407	328	351	490	371	280
\$15,000-\$24,999	106	229	178	180	252	271	166
\$25,000-\$34,999	95	321	258	224	223	154	76
\$35,000-\$49,999	80	354	283	236	229	133	44
\$50,000-\$74,999	81	470	337	277	280	135	50
\$75,000-\$99,999	46	348	266	175	153	59	26
\$100,000-\$149,999	35	362	228	200	156	98	43
\$150,000-\$199,999	7	110	129	75	41	36	9
\$200,000+	7	115	184	172	150	62	10
Median HH Income	\$26,657	\$51,723	\$52,581	\$46,324	\$36,086	\$25,868	\$18,164
Average HH Income	\$40,738	\$72,143	\$86,499	\$82,503	\$69,944	\$55,920	\$36,415

## Percent Distribution

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	30.9%	15.0%	15.0%	18.6%	24.8%	28.1%	39.7%
\$15,000-\$24,999	16.0%	8.4%	8.1%	9.5%	12.8%	20.5%	23.5%
\$25,000-\$34,999	14.4%	11.8%	11.8%	11.9%	11.3%	11.7%	10.8%
\$35,000-\$49,999	12.1%	13.0%	12.9%	12.5%	11.6%	10.1%	6.2%
\$50,000-\$74,999	12.3%	17.3%	15.4%	14.7%	14.2%	10.2%	7.1%
\$75,000-\$99,999	7.0%	12.8%	12.1%	9.3%	7.8%	4.5%	3.7%
\$100,000-\$149,999	5.3%	13.3%	10.4%	10.6%	7.9%	7.4%	6.1%
\$150,000-\$199,999	1.1%	4.1%	5.9%	4.0%	2.1%	2.7%	1.3%
\$200,000+	1.1%	4.2%	8.4%	9.1%	7.6%	4.7%	1.4%

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 1 mile radius

Prepared by Esri

12/10/2019 10:13:33 AM

Location: 33.15177

## 2024 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	883	3,495	2,874	2,137	2,173	1,745	1,071
<\$15,000	211	348	290	280	396	389	361
\$15,000-\$24,999	103	211	163	151	218	308	216
\$25,000-\$34,999	109	322	272	208	213	189	118
\$35,000-\$49,999	113	415	329	244	241	186	78
\$50,000-\$74,999	158	711	522	342	367	230	101
\$75,000-\$99,999	83	462	365	214	202	93	57
\$100,000-\$149,999	72	557	347	282	224	170	98
\$150,000-\$199,999	14	235	270	134	81	74	23
\$200,000+	18	234	317	282	231	107	20
Median HH Income	\$36,759	\$63,472	\$66,412	\$61,304	\$50,855	\$34,122	\$22,345
Average HH Income	\$53,067	\$87,471	\$104,577	\$105,982	\$89,640	\$69,416	\$46,183
<b>Percent Distribution</b>							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	23.9%	10.0%	10.1%	13.1%	18.2%	22.3%	33.7%
\$15,000-\$24,999	11.7%	6.0%	5.7%	7.1%	10.0%	17.7%	20.2%
\$25,000-\$34,999	12.3%	9.2%	9.5%	9.7%	9.8%	10.8%	11.0%
\$35,000-\$49,999	12.8%	11.9%	11.4%	11.4%	11.1%	10.7%	7.3%
\$50,000-\$74,999	17.9%	20.3%	18.2%	16.0%	16.9%	13.2%	9.4%
\$75,000-\$99,999	9.4%	13.2%	12.7%	10.0%	9.3%	5.3%	5.3%
\$100,000-\$149,999	8.2%	15.9%	12.1%	13.2%	10.3%	9.7%	9.2%
\$150,000-\$199,999	1.6%	6.7%	9.4%	6.3%	3.7%	4.2%	2.1%
\$200,000+	2.0%	6.7%	11.0%	13.2%	10.6%	6.1%	1.9%

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 26.12839  
 Longitude: -80.15079

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	159,957	173,106	13,149	1.59%
Households	69,077	75,406	6,329	1.77%
Median Age	41.2	41.4	0.2	0.10%
Average Household Size	2.26	2.25	-0.01	-0.09%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	69,077	100%	75,406	100%
<\$15,000	10,077	14.6%	8,675	11.5%
\$15,000-\$24,999	6,534	9.5%	5,854	7.8%
\$25,000-\$34,999	7,106	10.3%	6,705	8.9%
\$35,000-\$49,999	9,206	13.3%	9,373	12.4%
\$50,000-\$74,999	11,435	16.6%	12,771	16.9%
\$75,000-\$99,999	7,652	11.1%	9,053	12.0%
\$100,000-\$149,999	7,377	10.7%	9,668	12.8%
\$150,000-\$199,999	3,586	5.2%	5,484	7.3%
\$200,000+	6,104	8.8%	7,822	10.4%
Median Household Income	\$52,498		\$61,582	
Average Household Income	\$85,367		\$99,648	
Per Capita Income	\$36,899		\$43,437	

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 3 mile radius

Prepared by Esri  
 Date: 12/02/2019  
 Esri Forecast

## 2019 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	2,405	10,975	11,505	12,878	14,098	10,532	6,683
<\$15,000	524	1,442	1,364	1,474	2,157	1,682	1,433
\$15,000-\$24,999	326	822	802	769	1,216	1,325	1,274
\$25,000-\$34,999	325	1,274	1,154	1,130	1,201	1,135	888
\$35,000-\$49,999	364	1,586	1,723	1,601	1,687	1,414	832
\$50,000-\$74,999	411	2,079	1,738	2,137	2,451	1,744	875
\$75,000-\$99,999	204	1,455	1,442	1,374	1,546	1,040	591
\$100,000-\$149,999	150	1,344	1,310	1,631	1,486	1,005	449
\$150,000-\$199,999	46	532	823	904	683	425	173
\$200,000+	54	441	1,149	1,859	1,672	762	167
Median HH Income	\$35,799	\$53,051	\$58,122	\$65,093	\$56,074	\$46,120	\$31,504
Average HH Income	\$52,120	\$72,808	\$93,933	\$108,454	\$94,941	\$76,469	\$52,559
<b>Percent Distribution</b>							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	21.8%	13.1%	11.9%	11.4%	15.3%	16.0%	21.4%
\$15,000-\$24,999	13.6%	7.5%	7.0%	6.0%	8.6%	12.6%	19.1%
\$25,000-\$34,999	13.5%	11.6%	10.0%	8.8%	8.5%	10.8%	13.3%
\$35,000-\$49,999	15.1%	14.5%	15.0%	12.4%	12.0%	13.4%	12.4%
\$50,000-\$74,999	17.1%	18.9%	15.1%	16.6%	17.4%	16.6%	13.1%
\$75,000-\$99,999	8.5%	13.3%	12.5%	10.7%	11.0%	9.9%	8.8%
\$100,000-\$149,999	6.2%	12.2%	11.4%	12.7%	10.5%	9.5%	6.7%
\$150,000-\$199,999	1.9%	4.8%	7.2%	7.0%	4.8%	4.0%	2.6%
\$200,000+	2.2%	4.0%	10.0%	14.4%	11.9%	7.2%	2.5%

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 26.12959  
 Longitude: -80.15079

## 2024 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	2,795	12,132	12,792	12,399	14,383	12,398	8,507
<\$15,000	528	1,170	1,105	1,066	1,647	1,579	1,581
\$15,000-\$24,999	302	684	651	564	972	1,318	1,363
\$25,000-\$34,999	316	1,156	1,049	884	1,036	1,192	1,072
\$35,000-\$49,999	427	1,622	1,707	1,389	1,576	1,577	1,075
\$50,000-\$74,999	535	2,368	1,995	1,972	2,520	2,172	1,209
\$75,000-\$99,999	286	1,744	1,715	1,409	1,718	1,329	852
\$100,000-\$149,999	236	1,823	1,731	1,858	1,850	1,419	751
\$150,000-\$199,999	82	896	1,303	1,162	1,011	697	331
\$200,000+	83	668	1,535	2,095	2,053	1,115	274
Median HH Income	\$42,619	\$62,722	\$73,085	\$79,663	\$67,729	\$54,482	\$37,575
Average HH Income	\$62,059	\$87,102	\$111,306	\$126,849	\$113,140	\$90,809	\$62,789
<b>Percent Distribution</b>							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	18.9%	9.6%	8.6%	8.6%	11.5%	12.7%	18.6%
\$15,000-\$24,999	10.8%	5.6%	5.1%	4.5%	6.8%	10.6%	16.0%
\$25,000-\$34,999	11.3%	9.5%	8.2%	7.1%	7.2%	9.6%	12.6%
\$35,000-\$49,999	15.3%	13.4%	13.3%	11.2%	11.0%	12.7%	12.6%
\$50,000-\$74,999	19.1%	19.5%	15.6%	15.9%	17.5%	17.5%	14.2%
\$75,000-\$99,999	10.2%	14.4%	13.4%	11.4%	11.9%	10.7%	10.0%
\$100,000-\$149,999	8.4%	15.0%	13.5%	15.0%	12.9%	11.4%	8.8%
\$150,000-\$199,999	2.9%	7.4%	10.2%	9.4%	7.0%	5.6%	3.9%
\$200,000+	3.0%	5.5%	12.0%	16.9%	14.3%	9.0%	3.2%

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 26.12959  
 Longitude: -80.15079

Summary	2019	2024	2019-2024	2019-2024
			Change	Annual Rate
Population	332,117	351,720	19,603	1.15%
Households	137,654	146,069	8,415	1.19%
Median Age	41.3	41.6	0.3	0.14%
Average Household Size	2.38	2.38	0.00	0.00%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	137,654	100%	146,069	100%
<\$15,000	18,710	13.6%	15,932	10.9%
\$15,000-\$24,999	13,856	10.1%	12,154	8.3%
\$25,000-\$34,999	15,122	11.0%	13,946	9.5%
\$35,000-\$49,999	19,629	14.3%	19,672	13.5%
\$50,000-\$74,999	23,392	17.0%	25,341	17.3%
\$75,000-\$99,999	15,325	11.1%	17,736	12.1%
\$100,000-\$149,999	14,625	10.6%	18,532	12.7%
\$150,000-\$199,999	6,855	5.0%	10,109	6.9%
\$200,000+	10,139	7.4%	12,647	8.7%
Median Household Income	\$51,100		\$58,893	
Average Household Income	\$80,438		\$93,543	
Per Capita Income	\$33,357		\$38,864	

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 26.12429  
 Longitude: -80.15473

## 2019 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	4,473	20,262	21,903	25,279	28,752	21,905	15,080
<\$15,000	872	2,549	2,540	2,599	4,069	3,105	2,976
\$15,000-\$24,999	617	1,694	1,707	1,592	2,577	2,723	2,946
\$25,000-\$34,999	715	2,607	2,402	2,291	2,557	2,489	2,061
\$35,000-\$49,999	729	3,170	3,495	3,334	3,598	3,221	2,082
\$50,000-\$74,999	805	3,847	3,358	4,507	5,278	3,699	1,898
\$75,000-\$99,999	347	2,612	2,709	2,883	3,237	2,230	1,307
\$100,000-\$149,999	238	2,266	2,582	3,305	3,133	2,099	1,001
\$150,000-\$199,999	71	848	1,364	1,778	1,467	886	442
\$200,000+	77	668	1,747	2,989	2,837	1,453	367
Median HH Income	\$35,453	\$50,469	\$54,482	\$63,386	\$55,532	\$46,507	\$32,312
Average HH Income	\$49,614	\$68,432	\$85,997	\$101,098	\$89,563	\$75,324	\$53,036
<b>Percent Distribution</b>							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	19.5%	12.6%	11.6%	10.3%	14.2%	14.2%	19.7%
\$15,000-\$24,999	13.8%	8.4%	7.8%	6.3%	9.0%	12.4%	19.5%
\$25,000-\$34,999	16.0%	12.9%	11.0%	9.1%	8.9%	11.4%	13.7%
\$35,000-\$49,999	16.3%	15.6%	16.0%	13.2%	12.5%	14.7%	13.8%
\$50,000-\$74,999	18.0%	19.0%	15.3%	17.8%	18.4%	16.9%	12.6%
\$75,000-\$99,999	7.8%	12.9%	12.4%	11.4%	11.3%	10.2%	8.7%
\$100,000-\$149,999	5.3%	11.2%	11.8%	13.1%	10.9%	9.6%	6.6%
\$150,000-\$199,999	1.6%	4.2%	6.2%	7.0%	5.1%	4.0%	2.9%
\$200,000+	1.7%	3.3%	8.0%	11.8%	9.9%	6.6%	2.4%

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



# Household Income Profile

701 W Sistrunk Blvd, Fort Lauderdale, Florida, 33311  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 26.12059  
 Longitude: -80.18078

## 2024 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	4,948	21,390	23,935	23,856	28,491	25,136	18,312
<\$15,000	859	2,029	2,105	1,875	3,071	2,854	3,139
\$15,000-\$24,999	559	1,376	1,406	1,147	2,000	2,599	3,066
\$25,000-\$34,999	680	2,283	2,186	1,757	2,156	2,518	2,366
\$35,000-\$49,999	821	3,146	3,483	2,874	3,285	3,515	2,548
\$50,000-\$74,999	983	4,206	3,771	4,121	5,329	4,452	2,480
\$75,000-\$99,999	459	3,046	3,209	2,927	3,478	2,807	1,809
\$100,000-\$149,999	350	2,997	3,373	3,639	3,736	2,880	1,556
\$150,000-\$199,999	122	1,354	2,109	2,233	2,077	1,436	778
\$200,000+	114	953	2,292	3,284	3,360	2,074	571
Median HH Income	\$40,595	\$58,643	\$66,661	\$76,008	\$65,400	\$54,424	\$37,647
Average HH Income	\$58,190	\$81,545	\$101,338	\$117,268	\$105,822	\$89,248	\$62,816
<b>Percent Distribution</b>							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	17.4%	9.5%	8.8%	7.9%	10.8%	11.4%	17.1%
\$15,000-\$24,999	11.3%	6.4%	5.9%	4.8%	7.0%	10.3%	16.7%
\$25,000-\$34,999	13.7%	10.7%	9.1%	7.4%	7.6%	10.0%	12.9%
\$35,000-\$49,999	16.6%	14.7%	14.6%	12.0%	11.5%	14.0%	13.9%
\$50,000-\$74,999	19.9%	19.7%	15.8%	17.3%	18.7%	17.7%	13.5%
\$75,000-\$99,999	9.3%	14.2%	13.4%	12.3%	12.2%	11.2%	9.9%
\$100,000-\$149,999	7.1%	14.0%	14.1%	15.3%	13.1%	11.5%	8.5%
\$150,000-\$199,999	2.5%	6.3%	8.8%	9.4%	7.3%	5.7%	4.2%
\$200,000+	2.3%	4.5%	9.6%	13.8%	11.8%	8.3%	3.1%

**Data Note:** Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

## QUALIFICATIONS

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# WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM  
*State Certified General Appraiser 375*

## QUALIFICATIONS OF WALTER B. DUKE, III, MAI, CCIM



Walter B. Duke, III, MAI, CCIM

### EDUCATION

University of Florida, Gainesville, Florida  
Major in Real Estate  
B.S. Degree in Business Administration

Appraisal Institute, American Institute of Real Estate Appraisers and Society of Real Estate Appraisers core course, electives, seminars and comprehensive examination.

### APPRAISAL/REAL ESTATE EXPERIENCE

1992 – Present	President & CEO, Walter Duke + Partners, Inc.
1988 – 1992	Senior Appraiser, Clobus Valuation Co., Inc.
1985 – 1987	Staff Appraiser, Clobus Valuation Co., Inc.
1983 – 1984	Broker-Salesperson, Carmel Bay Realty

Appraisal assignments include the valuation and/or evaluation of a wide variety of commercial, residential and industrial properties in Florida prepared for banks, savings and loans, savings bank, insurance companies, estates, governmental agencies, REIT's, mortgage bankers, attorneys and individual investors. Property types include, but are not limited to, proposed and existing office buildings, commercial condominiums, warehouse and industrial properties, shopping centers and retail development, market and tax credit apartments, acreage tracts, commercial/industrial land and special purpose properties including marinas, boatyards, religious and/or educational facilities, fixed base operations (FBO).

Qualified Real Estate Valuation Expert Witness:  
U.S. Bankruptcy Court, Southern District of Florida  
17th Judicial Circuit Court, Broward County

### PROFESSIONAL AND BUSINESS AFFILIATIONS

MAI – Member, Appraisal Institute, No. 8584  
CCIM – Certified Commercial Investment Member No. 7130  
Registered Real Estate Broker-Salesperson – State of Florida, No. 0398146  
Certified General Appraiser – State of Florida, No. RZ375  
Former Member – Review and Counseling Division – Region X South  
Florida-Caribbean Chapter of Appraisal Institute:  
President 2000, 2nd Vice President 1999, Secretary 1998, Treasurer 1997  
Regional Representative: Region X Leadership Fort  
Lauderdale – Class IV, 1998  
Appraisal Institute-Leadership Advisory Council, 1997  
Institute Affiliate Member – Realtor Association of Greater Fort Lauderdale Member –  
Society of Commercial Realtors of Greater Fort Lauderdale Member – Executives'  
Association of Fort Lauderdale  
Former Member – Appraisal Journal Editorial Review Board  
Member – Marine Industries Association of South Florida (MIASF)

# WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

## CIVIC AND CHARITABLE ACTIVITIES

Walter B. Duke, III, MAI, CCIM  
State Certified General Appraiser 375

Mayor, City of Dania Beach, 2012 - 2014  
City Commissioner – City of Dania Beach, 2009 – 2011, 2015-2016  
Chairman - Dania Beach Community Redevelopment Agency 2012 - 2014  
Member – Broward Metropolitan Planning Organization 2012 - 2016  
Director, Marine Industries Association of South Florida  
Trustee Member – Riverwalk Trust  
Leadership Fort Lauderdale – Class IV, 1998

## RECENT AWARDS AND RECOGNITION

Appraisal Institute – Recipient of the Volunteer of Distinction Award  
Jubilee Center of South Broward – Recipient of the Compassion Award  
Golden Anchor Award Recipient - Highest honor bestowed by the Marine Industries of South Florida, (MIASF)  
Dania Lions Club - Recipient of the Nicholas James Costello Award for service to the community  
Gold Coast Magazine Fort Lauderdale - named as a 2016 Power Couple along with wife Lisa  
Symphony of the Americas, honored along with wife Lisa as a couple of "Style and Substance"  
South Florida Business Journal - One of five notable figures who are "Making Waves in the Marine Industry"

## RECENT SPEAKING ENGAGEMENTS

Keynote - Commercial Real Estate Trends" - Berger Commercial Realty Lunch N Learn Series  
Keynote - Florida Commercial Real Estate Market" - South Florida Loan Committee  
Keynote - Market Update – South Florida Commercial Real Estate" South Florida Chapter of the American Society of Appraisers (ASA)  
Keynote - Commercial Real Estate and Dania Beach Development Overview" - Broward Council of the Miami Association of Realtors  
Panelist - Market Perspectives on Valuation, National Association of Office and Industrial Properties (NAIOP)  
Speaker - South Florida Commercial Real Estate Financing and Valuation" South Florida CCIM Chapter  
Panelist - MIASF Better Business Series" – Marine Industries of South Florida (MIASF)  
Speaker - 2040 Regional Transportation Plan Rollout - Southeast Florida Transportation Council  
Keynote Global Real Estate Trends Applicable to Fort Lauderdale – Fort Lauderdale Historical Society

## RECENT PUBLISHED ARTICLES AND INDUSTRY CONTENT

Author - Top 5 Misconceptions About Commercial Real Estate Appraisals Author –  
Dredging of the Dania Cut Off Canal Spurs Economic Growth Author – What Type of  
Commercial Lease is Best for You?  
Author – How Walkable Communities Increase Property Values  
Author – Selling Your Marina? 5 Key Factors to Consider  
Author – Millennials Finally Leaving the Nest – Fort Lauderdale Rental Market Booming  
Author – The Importance of LIHTC Market Feasibility Studies  
Author – When is the right time to sell a marina?" – Boating Industry Magazine – August 13, 2015  
Author – Business is Booming at Walter Duke + Partners  
Author – Top 10 Takeaways from this year's ICSC Conference  
Co-Author – Big Profits/Low Risk: 7 Bank Lease Deal Trends  
Author – Top 5 Misperceptions About Commercial Real Estate Appraisals  
Author – All you need to know about Florida Charter Schools  
Author – Top 4 Reasons Why Baby Boomers Still Own the Share of US Small Businesses  
Author – Three Reasons to be Happy in Your Upside Down Condo!

# WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM  
State Certified General Appraiser 375

Author – Three Troubling Trends in the South Florida Condo Market”  
Author – Free Beer Included in Your Office Space?  
Guest Columnist/South Florida Business Journal – Ask these questions before running for office, 2015  
Author – Low Income Housing Tax Credit: A Government Program That Works  
Contributor - Time to sell that Marina? – Trade Only Today Magazine – December, 2015 Issue  
Author – Boom Interrupted: Six Signs Commercial Real Estate Could Be Peaking  
Author – Thinking Outside the Box to Create Value in Church Property  
Author – From the Desk of Duke: SHIP and SAIL Big Winners!  
Guest Columnist/MIASF Soundings – Fort Lauderdale must be vigilant to maintain its title as Yachting Capital of the World  
Author - Is the Condo Market Keeping You Up at Night?  
Author - Top Three Reasons For An Improved Housing Market?  
Author - Sea Level Rise: Does the Business Community Care?  
Author – Nine Noteworthy Trends You Should Know

## RECERTIFICATION AND CONTINUING EDUCATION

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic education certification. I am currently certified under this program.

# WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM  
State Certified General Appraiser 375

## QUALIFICATIONS OF ANDREW S. ROLF, MAI

---

### EDUCATION

Florida Atlantic University, Boca Raton, Florida  
Master of Business Administration (MBA) – 2010

Florida State University, Tallahassee, Florida  
Bachelor of Science Degree – 2003  
Major – Real Estate and Finance

### REAL ESTATE APPRAISAL EDUCATION

Appraisal Institute:      Basic Income Capitalization – October 2004  
                                    Course 510 Advanced Income Capitalization – September 2008  
                                    Course 520 Market Analysis & Highest and Best Use – December 2009  
                                    Course 530 Advanced Sales Comparison & Coast Approaches – July 2010  
                                    Course 550 Advanced Applications – October 2009  
                                    General Appraiser Report Writing & Case Studies – October 2010  
                                    Separating Real Property, Personal Property & Intangible Assets – June 2012

### APPRAISAL/REAL ESTATE EXPERIENCE

2007 – Present	Senior Appraiser, Walter Duke + Partners, Inc., f/k/a, Clobus, McLemore & Duke, Inc.
2003 – 2007	Trainee Appraiser, Clobus, McLemore & Duke, Inc.

Appraisal assignments include the valuation and/or evaluation of a wide variety of commercial properties in Florida prepared for banks, savings and loans, insurance companies, estates, governmental agencies, REITs, mortgage bankers and individual investors. Property types include, but are not limited to, proposed and existing shopping centers, office buildings, warehouses and industrial properties, rental apartment projects, acreage tracts, commercial/industrial land, mixed-use properties, self-storage facilities and senior housing facilities.

### PROFESSIONAL AFFILIATIONS



MAI – Member, Appraisal Institute, No. 456819  
State-Certified General Appraiser – State of Florida No. RZ3092  
Real Estate Salesperson – State of Florida No. SL-3210795

### RECERTIFICATION AND CONTINUING EDUCATION

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs who meet the minimum standards of this program are awarded periodic education certification. I am currently certified under this program.

LICENSES


RICK SCOTT, GOVERNOR  
JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BD  
THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**DUKE, WALTER BRYAN III**  
2860 W STATE RD 84 STE 109  
FT LAUDERDALE FL 33312

LICENSE NUMBER: RZ375  
EXPIRATION DATE: NOVEMBER 30, 2020  
Always verify licenses online at MyFloridaLicense.com



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RICK SCOTT, GOVERNOR  
JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BD  
THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**ROLF, ANDREW SCOTT**  
11945 SW 15TH COURT  
DAVIE FL 33325

LICENSE NUMBER: RZ3092  
EXPIRATION DATE: NOVEMBER 30, 2020  
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**WALTER DUKE + PARTNERS**

COMMERCIAL REAL ESTATE VALUATION

# WALTER DUKE + PARTNERS

## COMMERCIAL REAL ESTATE VALUATION

### BANKS / LENDERS

Amerinational  
Amenillo National Bank  
Bank Leumi  
Bank of America, N.A.  
Bank of Florida  
Bank OZK  
Bank United, F.S.B.  
Banesco USA  
BB&T  
BBVA / Compass Bank  
Capital Bank  
Capital One Bank  
Catholic Order of Foresters  
Centerstate Bank  
CIBC World Markets  
Citibank, F.S.B.  
Citizens Bank  
City National Bank  
CLI Capital  
CNL Bank  
Coconut Grove Bank  
Comerica  
Commerce Bank, N.A.  
Credit Suisse  
Eastern Savings Bank  
ECCU  
Fidelity Bank of Florida  
Fifth Third Bank  
First American Bank  
First Housing  
First Republic Bank  
Florida Shores Bank  
First United Bank  
Flagler Bank  
Floridian Community Bank  
GE Capital  
Gibraltar Private Bank & Trust  
Grand Bank and Trust of Florida  
Heartland Bank  
Housing Trust Group  
HSBC Bank USA  
Hudson Valley Bank  
Iberia Bank  
International Finance Bank  
Ironstone Bank  
Key Bank, N.A.  
Landmark Bank  
Legacy Bank of Florida  
Mack RE Strategies  
Marquis Bank  
Mercantile Bank  
Mutual of Omaha Bank  
Northern Trust Bank of Florida  
Ocean Bank  
OptimumBank  
Pacific National Bank  
PNC Bank  
Popular Community Bank  
Professional Bank  
RBC Bank  
Regions Bank  
Sabadell United Bank  
Safra National Bank of New York  
Seacoast Bank  
Seltzer Management Group  
Stonegate Bank  
Sun State Bank  
SunTrust Bank  
Surety Bank  
Synovus  
Textron Financial

TD Bank  
The Private Bank  
TIAA Bank  
Total Bank  
U.S. Bank  
U.S. Century Bank  
United National Bank  
Valley Bank  
Valley National Bank  
Wells Fargo Bank  
Zeigler Capital Markets

### DEVELOPERS / INVESTORS

Allen Morris Commercial Real Estate  
Alliance Companies  
Alta Development  
Altman Companies  
American Land Company  
Atlantic Pacific Companies  
Bachow Ventures  
Bergeron Development  
Blue Water Developers  
Brandon Companies  
Bridge Development  
Centerline Homes  
Charter Schools USA  
Colliers International S Florida  
Cornerstone Group  
Cymbal Development  
Drury Development Corporation  
Easton & Associates  
Eden Multifamily  
EJS Capital Partners  
El Ad National Properties  
Flagler/Codina Development  
Florida Crystals  
Florida East Coast Industries  
Fort Partners  
Foundry Commercial  
Gatlin Development Company  
Genting Group  
Graham Companies  
Groupe Pacific  
Ireland Companies  
Hix Snedeker  
Hooper Construction  
Jeff Greene Partners  
Lincoln Property Company  
McCourt Development  
Mill Creek Residential Trust  
Milton & Associates  
M.R. McTigue & Co  
MRK Partners  
Netz Real Estate Fund  
New Urban Development  
Olen Properties  
Pebb Capital  
Pillar Multifamily  
Premier Developers  
RAM Real Estate Development  
Raza Development  
Red Apple Development  
Related Group  
Rilea Group  
Ross Realty Investments  
Segbro Companies  
Stiles Corporation  
Taplin Companies  
Trinsic Residential Group  
Woolbright Development  
ZOM Companies

### CORPORATE / COMPANIES

Aelion Enterprises  
AutoNation  
Avison Young  
BBX Capital  
Bradford Marine  
Budget Rent-A-Car Corporation  
Derektor Shipyards  
Holman Automotive  
Huizenga Holdings  
Lago Beach Resort & Club  
Lowe's Home Centers  
Miami Dolphins  
Pantropic Power  
Roscioli Yachting Center  
Seminole Indian Tribe of Florida  
Tampa Electric (TECO)  
Uniform Advantage  
Westrec Marinas  
Yacht Management Group

### GOVERNMENT / MUNICIPAL

Broward County Housing Authority  
Broward County Property Appraiser  
Broward County, Florida  
Broward Regional Health Planning Council  
City of Boca Raton  
City of Coral Springs  
City of Fort Lauderdale  
City of Hallandale Beach  
City of Hollywood  
City of Homestead  
City of Oakland Park  
City of Miramar  
City of Oakland Park  
City of Sunny Isles Beach  
City of Sunrise  
City of Wilton Manors  
Fort Lauderdale DDA  
Florida Housing Finance Corp.  
Housing Authority City of Ft. Laud.  
Miami Parking Authority  
Miami-Dade Housing Authority  
Palm Beach Housing Authority  
Pinecrest School  
School Board of Broward County  
Town of Southwest Ranches  
United States Department of Justice

### INSTITUTIONAL / NON-PROFIT

Aids Healthcare Foundation  
American Maritime Officers (AMO)  
Archdioceses of Miami  
Boca Raton Community Hospital  
Bonnet House Museum & Gardens  
CSCI of Broward County  
Dan Marino Foundation  
First Housing Corporation  
Florida Inland Navigation District  
Habitat for Humanity  
Holy Cross Hospital  
Memorial Healthcare Systems  
Nova Southeastern University  
Salvation Army  
South Broward Hospital District  
Urban League  
Volunteers of America  
Watchtower Bible and Tract Society of New

### LIFE COMPANIES

AEGON USA Realty Advisors  
Aetha Life Insurance

Allstate Life Insurance Company  
Berkshire Life Insurance Co.  
Genworth Financial  
Great American Life Insurance Co.  
Guardian Life Insurance  
ING Life Insurance  
John Hancock Mutual Life  
Life of Georgia Insurance Co.  
Lincoln National Life Ins. Co.  
Met Life Mortgage  
Mutual Life Insurance Co.  
Nationwide Life Insurance  
New York Life  
New England Mutual Life  
Northwestern Mutual Life  
Principal Real Estate Investors  
Provident Mutual  
Prudential Insurance Corporation  
State Farm Life Insurance  
Thrivent Financial for Lutherans  
TransAmerica Life

### LAW FIRMS

Akerman LLP  
Arnstein & Lehr LLP  
Berger Singerman LLP  
Buchanan Ingersoll & Rooney PC  
Cooney Trybus Kwavnick Peels  
Dunay, Miskel & Backman  
Frank Weinberg & Black, PL  
Greenberg Traurig  
Hackelman, Olive & Judd  
Lochrie & Chakas, PA  
Mastriana & Christiansen, PA  
Moskowitz, Mandell, Salim & Simowitz  
Nexterra Law  
Rice Pugatch Robinson Storfer & Cohen  
Saavedra Goodwin  
Shutts, LLP  
Tripp Scott  
White & Case, LLP

### MORTGAGE / WALL STREET

Ackman Ziff  
AGM Financial  
ASB Capital Management, Inc.  
Aztec Group  
Berkadia  
Berkshire Mortgage Finance  
Chrysler Credit Corporation  
Dockerty Romer & Company  
Florida Bond & Mortgage  
Gross Mortgage Finance  
Guggenheim Pillar Multifamily  
Holiday Fenoglio Fowler, L.P.  
InterBay Funding  
Mercury Capital Corporation  
Merrill Lynch Capital  
Midland Funding  
Morgan Stanley Mortgage Capital  
Northmarq Capital  
Thomas D. Wood & Company  
Walker & Dunlop