

**REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT
ADVISORY BOARD**

December 10, 2024 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

- | | | |
|-------|--|---------------------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
- 11.12.2024 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Martin |
| iv. | Request for \$1,000,000 Increase in Development Incentive
Forgivable Loan for the Aldridge and Larimore Mixed-Used
Affordable Housing Developments, Located at 1204 Sistrunk
Boulevard and 1620 NW 6 Court | NPF Staff
Bob Wojcik |
| v. | Request to Amend the CRA's Property and Business
Investment Program Agreement and the Quality of Life Grant
Community Initiative Agreement with Broward College to
Extend the Time Period for Broward College to Complete
Improvements and Provide Scholarships to Residents | NPF Staff
Bob Wojcik |
| vi. | Sale and Development of CRA Property Located at
740 NW 10 Terrace (Property ID 4942 34 06 7960) and
NW 8 Street (Property ID 4942 34 06 7980) – Acceptance of
The Recommendation of the RFP Evaluation Committee to
Award an Agreement to Hibiscus Construction Co | CRA Staff
Bob Wojcik |
| vii. | Old/New Business | Rhoda Glasco F.
Chair |
| viii. | Public Comments | Rhoda Glasco F.
Chair |
| ix. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, January 14, 2024.**

Purpose: To review the Plan for the NPFCRA and recommend any changes to the Plan. To make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPFCRA. To receive input from members of the public interested in redevelopment of the NPFCRA and to report such information to the City Commission.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.

Note: *Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.*

Note: *Advisory Board members should disclose any discussions or site visits to any project that comes before the Advisory Board for a recommendation.*

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2024-May 2025	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	A	4	1
Jinny Bissainthe	A	4	1
Sonya Burrows	P	5	0
Kenneth Calhoun	P	5	0
Lisa Crawford [arrived 3:17]	P	4	1
Noel Edwards	P	2	3
Michael Lewin	A	2	3
Steffen Lue	A	1	4
Christopher Murphy	P	3	2
Alfredo Olvera	P	3	2
John Quailey, Vice Chair	P	5	0

Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.

Staff

Clarence Woods, III, NPF CRA Manager
 Bob Wojcik, Housing and Economic Development Manager
 Tania Bailey-Watson, CRA Senior Administrative Assistant
 Eleni Ward Jankovic, Housing and Economic Development Manager
 J. Oppерlee, Prototype Inc. Recording Secretary

Others

Larry Roberts, Robert Bethel American Legion Post #220
 Raymond Smith, Robert Bethel American Legion Post #220
 Ralph Campbell Sr., Robert Bethel American Legion Post #220

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Vice Chair Quailey called the meeting to order at 3:00 p.m. and roll was called and a quorum was present.

II. Approval of Minutes

NPF CRA Board

- September 10, 2024 Minutes

Motion made by Mr. Murphy, seconded by Mr. Olvera to approve the Board's September 10, 2024 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Mr. Woods said Ms. Martin was unavailable and they would provide the update next month.

**IV. Request for Funding Increase – American Legion
Robert Bethel Post #220 – 1455 Sistrunk Blvd. Fort
Lauderdale, FL 33311
\$79,200 – CRA Property and Business Improvement
Incentive Program**

Eleni Ward-Jankovic

Ms. Jankovic said the additional amount was now \$79,200 and would come from the Property and Business Improvement Incentive Program. The total new construction amount was approximately \$795,950, and this request would cover an additional 10%. She remarked that due to recent regulation changes in the Finance Department and Procurement, this request must come to the Board and to the Board of Commissioners.

Ms. Jankovic stated the building was 99% complete and this additional amount would cover change orders due to City requests to increase the parapet height, windows, doors, original site work, the electrical system, the HVAC system and interior roof structure.

Motion by Ms. Burrows, seconded by Mr. Olvera, to approve the funding increase as presented. In a voice vote, motion passed 6-0.

**V. Acceptance of the Instruments of Conveyance of a
Triplex residential Property Located at 1200 NW 3rd
Street (Folio ID 504204200450) from the City of Fort
Lauderdale**

Eleni Ward-Jankovic

Ms. Jankovic said this was a triplex, located at 1200 NW 3 Street, which was 2,952 square feet and zoned RMM-25 Residential.

Mr. Woods stated these two properties were owned by the City and housed the Minority Builders program, which managed the properties for the City. There was some deferred maintenance needed, and the City wanted to convey the property to the CRA, which would then dispose of the properties by giving them to Minority Builders, who would become responsible for the maintenance. Mr. Woods explained that Minority Builders already had a management agreement, which would continue during the transition.

Motion by Mr. Calhoun, seconded by Ms. Burrows, to accept the Instruments of Conveyance as requested. In a roll call vote motion passed **6-0**.

VI. Funding Request of \$500,000 - Water and Sewer Laterals

Clarence Woods

Ms. Crawford arrived at 3:17.

Mr. Woods stated many of the new affordable housing homes being built did not have laterals to connect water and sewer. It used to be that the City would come make the connection but it had stopped doing so, leaving it to the contractors. The cost could be as much as \$61,000 and Mr. Woods reminded the Board that the contractors could not afford to cover that additional cost. This \$500,000 would be set aside for the contractors to install the laterals. Mr. Wojcik stated the properties were averaging \$285,000 to \$325,000. Administratively, they could only approve 10% of the original proposal price. Mr. Wojcik said vacant lots had been left out of the City's program to put homes on sanitary sewers several years ago. They were working with Public Works, which had some contracts with outside contractors to do the work. Mr. Woods stated this was to keep the single-family scatter lots affordable.

Mr. Woods confirmed for Mr. Calhoun that any unspent funds would come back to the CRA.

Motion by Mr. Murphy, seconded by Mr. Olvera, to approve the funding request. In a roll call vote motion passed **7-0**.

VII. Old/New Business

Ms. Burrows asked about the Community Court property purchase and Mr. Woods said the City would not use the CRA's funds to purchase the property. He thought the City would still purchase it using a different source of funding. Mr. Woods described Community Court to Board members.

VIII. Public Comments

None

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:25 PM.

The next regular NPF-CRA meeting will be held **Tuesday – December 10, 2024**.

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

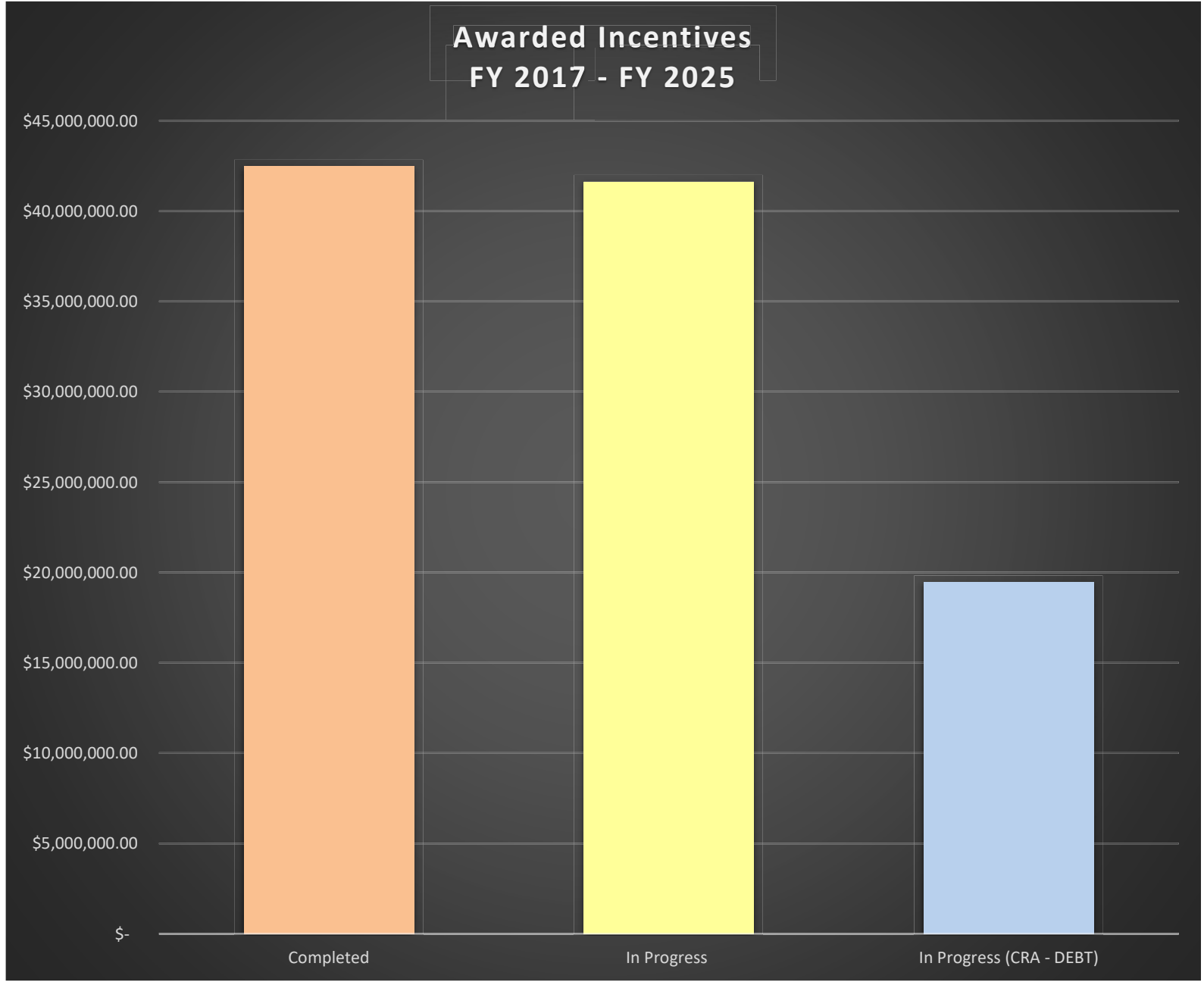
NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 12/2/2024 (FY2017 - FY2025)												
Vendor	VENDOR ADDRESS	Commission District	DATE Awarded	Memo # / Agreement / Administrative Approval	Index Title	Total Award	Total approved Encumbrance as of FY 25	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	STATUS SUMMARY
Robert Bethel American Legion Post 220	1455 NW 6th Street Fort Lauderdale, FL 33311	3	8/20/2019	19-0714/24-1041	Comm. Façade Improvement & Property & Business Improvement Program	\$ 846,100	\$ 846,100	\$ (741,285)	87.6%	\$ 104,815	Sept. 2024	Construction in progress. 80% complete. Additional request to increase costs \$79,200 approved on November 19, 2024
Rhythm 2.0	733-735 Sistrunk Blvd Fort Lauderdale, FL 33311	2	8/4/2019	Agreement/CAM 22-0038	Comm. Façade Improvement & Property & Business Improvement Program	\$ 350,000	\$ 350,000	\$ (150,783)	43.1%	\$ 199,217	Dec. 2024	Construction in progress. 50% complete. Pending permit.
V & R Enterprises	1227 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/5/2019 & 11/7/2023	19-1068 & 23-0295	Comm. Façade Improvement & Property & Business Improvement Program	\$ 750,000	\$ 750,000	\$ (458,281)	61.1%	\$ 291,719	Oct. 2025	Construction in progress. 45% complete. Owners portion pending. \$400,000 increase approved on 11.7.2023. Owner portion pending.
Dales Wheels & Tires	200-250 West Sunrise Blvd. Fort Lauderdale, FL 33311	2	4/19/2022	22-0309	Development Incentive	\$ 727,500	\$ 727,500	\$ -	0.0%	\$ 727,500	Dec. 2025	Agreement signed and mortgage recorded. Drawings pending DRC approval Phase I
Optimal Pharmacy	1409 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0732	Property & Business Improvement Program	\$ 293,000	\$ 293,000	\$ (133,451)	45.5%	\$ 159,549	Jan. 2025	Payment 1 issued. Construction in progress. 65% complete.
Food and Friends Catering, LLC	1310-1312 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0733	Development Incentive	\$ 1,125,000	\$ 1,125,000	\$ -	0.0%	\$ 1,125,000	Dec. 2025	Pending development agreement/ Executed Letter of Intent. Pending land transfer to owner.
Cravemadness - Jamaican Jerk Res.	560 NW 7th Avenue Fort Lauderdale, FL 33311	2	1/8/2019	19-0038	Property & Business Improvement Program	\$ 592,220	\$ 592,220	\$ -	0.0%	\$ 592,220	Dec. 2025	Construction scheduled to begin in August 2024.
Molly MaGuire/Irish Hospitality	550 NW 7th Avenue Fort Lauderdale, FL 33311	2	9/3/2019	19-0840	Property & Business Improvement Program	\$ 500,000	\$ 500,000	\$ -	0.0%	\$ 500,000	Jan. 2025	Approved plans, coordinating with Landlord to begin construction.
Avenue D'Arts - Comfort Suites	713 717 723 NW 3rd Street Fort Lauderdale, FL 33311	3	5/21/2019	19-0408	Development Incentive	\$ -	\$ -	\$ -	0.0%	\$ -		Project defunded on June 18, 2024. Property sold. CRA is received \$920,217 from sale.
Mount Hermon Housing	750 NW 4th Street Fort Lauderdale, FL 33311	3	9/1/2020	20-0645	Development Incentive	\$ 640,000	\$ 640,000	\$ -	0.0%	\$ 640,000	Sept. 2024	Under construction. 90% complete.
West Village - The Adderley	501 NW 7th Terrace Fort Lauderdale, FL 33311	3	1/21/2020	20-0011	Development Incentive	\$ 12,000,000	\$ 12,000,000	\$ (7,502,949)	62.5%	\$ 4,497,051	Sept. 2025	Under construction. 90% complete.
Omegas Broward	1108 Sistrunk Blvd Fort Lauderdale, FL 33311	3	12/15/2020 & 10/3/2023	20-0939 & 23-0294	Comm. Façade Improvement & Property & Business Improvement Program	\$ 585,000	\$ 585,000	\$ (172,375)	29.5%	\$ 412,625	Dec. 2024	2 invoices processed. Drawings complete. CRA board approved \$400k increase. Project 20% complete. Pending service water permit.
Wright Dynasty LLC	1217-1223 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/17/2020/ 12/6/2022/10/1/2024	20-0849 & 22-1011 & 24-0645	Development Incentive	\$ 5,000,000	\$ 5,000,000	\$ -	0.0%	\$ 5,000,000	Nov. 2025	Pending Florida Housing Finance Corp funding. Demolition of site completed. Award Increased from \$3M to \$3.5M. Development review and plans are completed and have been submitted to permitting. General contractor has been selected. \$1.5m increase approved by CRA board on October 1, 2024.
GreenMills Holding	Pantry Lofts	2	8/17/2021	21-0723	Development Incentive	\$ 640,000	\$ 320,000	\$ -	0.0%	\$ 320,000	To be determined	Design Phase. Vendor applying for tax credits/pending application approval.
FatVillage, LLC for the Gallery	600 N. Andrews Avenue Fort Lauderdale, FL 33311	2	11/1/2022 / 7/5/2023	22-0898/23-0632	Development Incentive	\$ 1,900,000	\$ 1,900,000	\$ (1,900,000)	100.0%	\$ -	Dec. 2025	Project under construction. Funding increased on July 5, 2023 by \$400,000. Wire Transfer disbursed October 2023. Multi-funding project.
Scattered Site Infill Housing	See Attached	2 & 3	6/15/2021	21-0531	Development Incentive	\$ -	\$ -	\$ -	0.0%	\$ -	To be determined	Under construction by: RFP BID# 12385-105 - Fort Lauderdale CDC/Ges Mac Development/Lemon City Development/Oasis of Hope & WWA Development
Provident Market 1937, LLC	900 NW 6th Street Unit C Fort Lauderdale, FL 33311	3	1/10/2023 & 24-1017	Agreement	Property & Business Improvement Program	\$ 223,500	\$ 223,500	\$ (92,064)	41.2%	\$ 131,436	April. 2025	Café/specialty food store - PBIP. Under construction - Will submit for the final balance after final walkthrough. Additional funds approved on November 7, 2024 for \$125,000
825 Progresso Drive, LLC	825-833 Progresso Drive	2	7/5/2023	23-0266	Property & Business Improvement Program/Commercial Façade/NPF Streetscape	\$ 309,960	\$ 309,960	\$ -	0.0%	\$ 309,960	June. 2025	Under construction.
New Hope	1316 Sistrunk Boulevard	3	5/2/2023	23-0267	Development Incentive	\$ 2,000,000	\$ 2,000,000	\$ -	0.0%	\$ 2,000,000	Nov. 2025	PO established. In development review.
Blue Diamond Fitness, LLC	710 NW 5th Street, Suite 1000. Fort Lauderdale FL 33311 (Thrive Progresso)	3	8/17/2023	Agreement	Property & Business Improvement Program	\$ 74,325	\$ 74,325	\$ (40,975)	55.1%	\$ 33,350	April. 2024	PO issued. Invoice 1 & 2 submitted. Pending final payment.
Regal Development, Inc	733 NW 6th Street Fort Lauderdale, FL 33311	3	8/26/2023	Agreement	Comm. Façade Improvement & Property & Business Improvement Program	\$ 180,000	\$ 180,000	\$ (77,542)	43.1%	\$ 102,458	Dec. 2025	Under construction. 40% complete. \$90,000 PBIP / \$90,000 façade.
Arcadian - Sunshine Shipyard	640 NW 7th Avenue	3	10/17/2023	23-0958	Development Incentive	\$ 6,000,000	\$ 6,000,000	\$ (2,894,139)	48.2%	\$ 3,105,861	April. 2025	CAM 23-0958 - Approved 11/7/2023. Parking garage under construction - 50% complete. 1st payment made from CRA Loan funds
Pleasant Image Distributing	710 NW5th Ave. Unit 1071 Fort Lauderdale, FL 33311	3	2/27/2024	Agreement	Property & Business Improvement Program	\$ 98,100	\$ 98,100	\$ (75,351)	76.8%	\$ 22,749	April. 2025	Purchase order received 4.4.2024.
Boys and Girls Club of Broward	832 NW 2nd Street Fort Lauderdale, FL 33311	3	5/7/2024	24-0373	Development Incentive	\$ 307,663	\$ 307,663		0.0%	\$ 307,663	June. 2024	Approved for funding - Completed pending final payment. 40 % complete. 2nd phase interior buildout
Art Exchange	1429-1435 Sistrunk Blvd	3	6/4/2024	24-0558	Development Incentive	\$ 6,000,000	\$ 6,000,000	\$ -	0.0%	\$ 6,000,000	Nov. 2025	Approved for funding.
West Sistrunk Plaze, LLC for Poderosa Plaza	2201 Sistrunk Boulevard	3	10/1/2024	24-0818	Property & Business Improvement Program & Streetscape Improvement Program	\$ 800,000	\$ 800,000	\$ -	0.0%	\$ 800,000	Nov. 2025	Approved for funding on October 1, 2024.
TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 12/2/2024						\$ 41,942,368	\$ 41,622,368	\$(14,239,195)	34.2%	\$ 27,383,173		

* PBIP - Property & Business Improvement

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 12.2.2024 (FY2017 - FY2025)												
Vendor	VENDOR ADDRESS	Commission District	DATE Awarded	Commission Agenda Memo # /Agreement /Administrative Approval	Index Title	Total Award	Total approved Encumbrance as of FY 25	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	STATUS SUMMARY
909 Sistrunk Blvd - Mixed use Commercial Dev.- (AMEND to fund Arcadian)	909 NW 6th Street	3	11/16/2021	21-0319	Comm. Façade Improvement & PBIP	\$ -	\$ -	\$ -	0%	\$ -	To be determined	Approved. Amended letter of intent on 12.5.2023.
Arcadian - Sunshine Shipyard	640 NW 7th Avenue	3	10/17/2023	23-0958	Development Incentive	\$ 4,000,000	\$ 4,000,000	\$ (2,504,415)	63%	\$ 1,495,585	April. 2025	Awarded 11/7/2023. Construction started. 50% Complete
The Aldridge and The Laramore - Mixed use	1204 Sistrunk Blvd/1620 NW 6 Court	3	11/16/2021	21-0321	Development Incentive	\$ 8,000,000	\$ 8,000,000	\$ -	0%	\$ 8,000,000	Aug. 2025	Development agreement is complete and approved by Invest FLL. Project is in development review.
Victory Entertainment Complex - Increase TIF	1017 Sistrunk Blvd	3	11/16/2021	21-0320 & 24-0859	Development Incentive	\$ 2,450,000	\$ 2,450,000	\$ -	0%	\$ 2,450,000	Oct. 2025	On CRA Advisory Board agenda for an additional \$1M request. Agreement Executed. Development review completed.
Sistrunk View LLC	538 NW 8 Avenue, 547 NW 7 Terrace, 551 NW 7 Terrace, and 537 NW 7 Terrace	3	11/7/2024	24-0817	Development Incentive	\$ 5,000,000	\$ 5,000,000	\$ -	0%	\$ 5,000,000	Nov. 2025	Pending
TOTAL INCENTIVE PROJECTS IN PROGRESS (DEBT) as of 12.2.2024						\$ 19,450,000	\$ 19,450,000	\$ (2,504,415)	13%	\$ 16,945,585		

NORTHWEST PROGRESSO FLAGLER HEIGHTS INCENTIVE SUMMARY - FISCAL YEAR 2025 SUMMARY			
INCENTIVE STATUS	Awarded Incentives FY2017 - FY2025	SPEND as of 12.2.2024	Remaining Awarded Incentives
Completed	\$ 42,474,381.93	\$ (41,783,337.82)	\$ 691,044.11
In Progress	\$ 41,622,367.89	\$ (14,239,195.03)	\$ 27,383,172.86
<i>In Progress (CRA - DEBT)</i>	\$ 19,450,000.00	\$ (2,504,415.00)	\$ 16,945,585.00
INCENTIVE SUMMARY	\$ 103,546,749.82	\$ (58,526,947.85)	\$ 45,019,801.97

** CRA DEBT - \$20,000,000 Bank Loan



MEMORANDUM

DATE: December 10, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Request for \$1,000,000 Increase in Development Incentive Forgivable Loan for the Aldridge and Larimore Mixed-Use Affordable Housing Developments, Located at 1204 Sistrunk Boulevard and 1620 NW 6 Court

FUNDING REQUEST

The CRA received a request from Sistrunk Apartments LLC for a \$1,000,000 funding increase in the Development Incentive Program (DIP) forgivable loan for the Aldridge and Larimore mixed-use affordable housing projects located at 1204 Sistrunk Boulevard and 1619 Sistrunk Boulevard (**Exhibit 1**). An updated Sources and Uses and Operating Proforma is attached as **Exhibit 2 and 3**. A Location Map of the project is attached as **Exhibit 4** and Broward County Property Appraiser information is attached as **Exhibit 5**.

BACKGROUND

On November 16, 2021, the CRA Board approved a \$8,000,000 DIP loan and CRA land contribution to Sistrunk Apartments, LLC and in 2022 replaced Sistrunk Apartments LLC with Co-Developer Invest Fort Lauderdale, LLC and Magellan Housing, (acting through Sistrunk Apartments, LLC) as Guarantor to fund two projects on Sistrunk Boulevard consisting of two six story “green certified” buildings with thirty six (36) rental units in each building, structured parking and approximately 3,000 square feet of commercial space. The project will provide affordable rents for a minimum of 30 years for eligible persons or families whose income is not greater than 60% of the Broward County Area median income with rent payments not exceeding thirty percent (30%) of the occupant’s gross monthly income including utility charges. NPF CRA Economic Development Corporation Invest Fort Lauderdale is a 20% partner in the project. The projects provides the exclusive right and option to them to lease all the commercial space in both building for a minimum of 15 years at a rate of \$5.00 per square foot for years 1 through 5, \$6.00 per square foot for years 6 through 10 and \$7.00 per square foot for years 11 through 15, and allow the Co-Developer to sublet all or a portion of the commercial space to small businesses as part of its initiative to support and sustain small business and economic development. Project Plans and Illustrations for the Aldridge are attached as **Exhibit 6**. Project Plans and Illustrations for the Larimore are attached as **Exhibit 7**.

The project is a 4% Low Income Housing Tax Credit (LIHTC) project and the additional gap funding request is primarily driven by the significant drop in Low-Income Housing Tax Credit pricing, which has reached a 20 year low in South Florida. The initial proforma for

the project anticipated \$15,820,102 in tax credit equity based on tax credit equity at 95 cents, consistent with historic price levels. Unfortunately, post-election LIHTC pricing in Broward County has fallen to 83 cents. At 83 cents the project will only receive \$14,471,718 in LIHRTC equity, a drop of approximately 1.4 million. Both buildings are in the second round of permit comments and the additional \$1,000,000 in gap financing will allow the project to move forward and break ground by April 2025.

CONSISTENCY WITH NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan promotes programs and projects that will have a positive impact on neighborhood residents and low and moderate income households within the NPF CRA. The Redevelopment Program will assist in providing incentives as inducements to stimulate development to upgrade and replace incompatible land uses and blighting conditions affecting the area, and the Redevelopment Plan will help preserve and expand the supply of affordable housing and provide improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunities.

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand affordable housing in the entire redevelopment area. Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA Program identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that create job opportunities, promote public private partnerships and investment in the redevelopment area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low, very low, and moderate-income households within the Northwest RAC should be encouraged.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board approve a \$1,000,000 Increase in Development Incentive Forgivable Loan for the Aldridge and Larimore Mixed-Use Affordable Housing Developments, Located at 1204 Sistrunk Boulevard and 1620 NW 6 Court.

ATTACHMENTS

- Exhibit 1 – Request for Gap Financing – Sistrunk Apartments, LLC
- Exhibit 2 – Updated Sources and Uses
- Exhibit 3 – Updated Operating Proforma
- Exhibit 4 – Property Location Map
- Exhibit 5 – Broward County Property Appraiser Information
- Exhibit 6 – Albridge Project Plans and Illustrations
- Exhibit 7 – Larimore Project Plans and Illustrations

Exhibit 1

SISTRUNK APARTMENTS, LLC

November 8th, 2024

Mr. Bob Cass Wojcik, AICP
CRA Housing and Economic Development Manager
Fort Lauderdale Community Redevelopment Agency
City of Fort Lauderdale
914 NW Sixth Street, Suite 200
Fort Lauderdale, FL 33311
Via E-Mail: bwojcik@fortlauderdale.gov

RE: REQUEST FOR ADDITIONAL GAP FINANCING

Dear Mr. Wojcik,

We are writing to respectfully request additional gap financing in the amount of \$1,000,000 (one million dollars) for Sistrunk Apartments (the "Project"). The Project consists of two separate buildings: one located at NW 12th Avenue and Sistrunk Blvd.; and the other located a few blocks West at NW 16th Avenue and Sistrunk Blvd. Each building contains 36 apartments, for a combined total of 72 affordable housing homes. All of the Project's units are set-aside at 60% AMI or below. We are pushing aggressively on all fronts to get the Project closed and under construction. Permitting for both buildings is underway, and we expect to have building permits by the end of the first quarter of 2025.

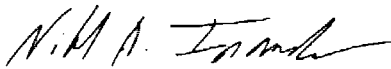
We are pleased to report significant progress in overcoming recent challenges. First, 3-phase power is currently unavailable at one of the project sites (NW 12th Ave and Sistrunk Blvd). This infrastructure is essential for our project, so we are collaborating with FPL to bring 3-phase power to the location. FPL has provided cost estimates, and their team is preparing the necessary engineering plans. Importantly, this upgrade will also benefit the surrounding community. Second, to address flood concerns, we worked closely with the City of Fort Lauderdale to design both buildings above the flood plain. This approach positions the project to receive a Letter of Map Revision (LOMR) from FEMA, ensuring enhanced resilience against flooding. Finally, our team has focused on mitigating the substantial rise in construction costs in recent years. Despite these challenges, we have managed to largely maintain our cost.

This request for additional gap funding is primarily driven by the significant drop in Low-Income Housing Tax Credit (LIHTC) pricing, which has reached a 20-year low in South Florida. Our initial pro forma estimated the Project's tax credit equity at 95 cents, which is consistent with historic price levels. At this rate, the Project would have secured \$15,820,102 in LIHTC equity, as reflected in the pro forma attached to our Development Agreement. Unfortunately, post-election LIHTC pricing in Broward County has fallen to 83 cents (pricing has hovered in the mid-80 cent range this year). At 83 cents, the Project will receive only \$14,471,718 in LIHTC equity—a significant shortfall of nearly \$1.4 million. While we continuously monitor LIHTC equity pricing closely, it remains uncertain if, or when, it will improve.

Please see attached an updated proforma reflecting our request for an additional \$1,000,000 in gap financing, for a total commitment from the Fort Lauderdale CRA of \$9,000,000. This additional gap financing will enable us to move forward immediately, allowing us to close and begin construction under current market conditions.

We greatly appreciate the Fort Lauderdale CRA's ongoing partnership on this essential affordable housing project. Please let us know if you have any questions or if you need any further information from us.

Best Regards,

A handwritten signature in black ink, appearing to read 'N. A. Inamdar', with a stylized flourish at the end.

Nikul A. Inamdar

CC: Clarence Woods
Ryan Grindler

Exhibit 2

Sistrunk Apartments
4% LIHTC - 72 Units
SOURCES AND USES OF FUNDS

SOURCES AND USES OF FUNDS

SOURCES

	<u>Perm</u>
Financing	
LIHTC Equity	14,471,718
First Mortgage	5,000,000
Broward County	3,960,000
The United Way of Broward County	1,400,000
Fort Lauderdale CRA	9,000,000
Fort Lauderdale CRA Land Contribution	570,000
Deferred Developer Fee	3,715,503
	<u>38,117,221</u>

TOTAL SOURCES 38,117,221

USES Total

Acquisition - Land	570,000
Demolition	0
Construction - Hard	22,800,000
Construction - Retail Build Out	0
FPL Expenses	255,000
FF&E	200,000
Construction - Contingency	1,140,000
Architect - Design	420,000
Architect - Supervision	127,000
Engineering Fee	461,100
Survey	45,000
Legal	570,000
Marketing and Lease-up	157,768
Title Insurance	55,000
Closing Costs	34,800
N/A	0
Accounting Fees	50,000
Appraisal	15,000
Market Study	15,000
Environmental	50,000
Contingency - Soft Costs	341,450
Inspection Fees	20,000
Impact Fees	438,758
Building Permit	506,000
Taxes - Construction	75,000
Insurance	150,000
Interest - Construction	1,500,000
Interest - Bridge Loan	0
Loan Fees/Costs - Const/Perm	841,566
Interest - Predevelopment Loan	50,000
Compliance Fees	25,000
Tax Credit Fees - Administrative	125,000
Tax Credit Fees - Application	3,000
Tax Credit Fees - Underwriting	35,000
Tax Credit Fees - Compliance	150,000
Replacement Reserves	0
Utility Connection Fee	159,000
Bond Costs	750,000
Lender Required Reserve	300,000
	<u>32,435,442</u>
N/A	0
Developer's Fee & Overhead	5,681,780
	<u>5,681,780</u>

TOTAL USES 38,117,221

SURPLUS/(DEFICIT) 0

DEBT STRUCTURE AND SOURCES OF FUNDS

First Mortgage

Amount	\$5,000,000
Rate	6.50%
Term/Amortization Period	40
Debt Service	\$351,274
Per Unit	\$69,444

Broward County

Amount	\$3,960,000
Rate	0.00%
Term	30
Debt Service	\$0
Per Unit	\$55,000

The United Way of Broward County

Amount	\$1,400,000
Rate	0.00%
Term	30
Debt Service	\$0
Per Unit	\$19,444

Fort Lauderdale CRA

Amount	\$9,000,000
Rate	0.00%
Term	30
Debt Service	\$0
Per Unit	\$125,000

PROJECT SCHEDULE

Construction Loan Closing/Admission Date	Mar-25
Certificate of Occupancy (Mid Rise)	18 mos. Sep-26
First Unit Occupancy	Oct-26
Units Occupied per Month	25
100% Occupancy	Dec-26
Stabilization Date	Mar-27

CREDIT CALCULATION

Eligible Basis	33,533,749
130% if QCT/DDA	<u>130%</u>
Qualified Basis	43,593,874
Tax Credit Percentage	<u>4.00%</u>
Projected Annual Net Tax Credit	1,743,755
x Number of Years Available	<u>10</u>
Projected Total Tax Credits	17,437,549
x Percentage to Investment Partnership	<u>99.99%</u>
Total Potential Credits to ILP	17,435,805
x Credit Price	<u>\$0.830</u>
Amount Payable to Operating Partnership	<u>14,471,718</u>

Exhibit 3

SISTRUNK APARTMENTS (The Aldridge and The Laramore)
OPERATING PROFORMA

RENTAL AND OTHER INCOME

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Residential																		
0	0 Bed/1 Bath	33% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0 Bed/1 Bath	60% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0 Bed/1 Bath	80% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0 Bed/1 Bath	120% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0 Bed/1 Bath	140% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0 Bed/1 Bath	Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	1 Bed/1 Bath	Low HOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
40	1 Bed/1 Bath	60% Median	1,119	537,120	547,862	558,820	569,996	581,396	593,024	604,884	616,982	629,322	641,908	654,746	667,841	681,198	694,822	708,718
0	1 Bed/1 Bath	High Home	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	1 Bed/1 Bath	120% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	1 Bed/1 Bath	140% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	1 Bed/1 Bath	Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	2 Bed/1 Bath	Low HOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
32	2 Bed/1 Bath	60% Median	1,344	516,096	526,418	536,946	547,685	558,639	569,812	581,208	592,832	604,689	616,782	629,118	641,701	654,535	667,625	680,978
0	2 Bed/1 Bath	High Home	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	2 Bed/1 Bath	120% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	2 Bed/1 Bath	140% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	2 Bed/1 Bath	Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	3 Bed/2 Bath	33% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	3 Bed/2 Bath	60% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	3 Bed/2 Bath	80% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	3 Bed/2 Bath	120% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	3 Bed/2 Bath	140% Median	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	3 Bed/2 Bath	Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
72 Total Residential Rent			1,053,216	1,074,280	1,095,766	1,117,681	1,140,035	1,162,836	1,186,092	1,209,814	1,234,010	1,258,691	1,283,864	1,309,542	1,335,733	1,362,447	1,389,696	
TOTAL GROSS INCOME																		
Retail Income - Assuming \$5 plus \$3 in recoveries			23,432	23,432	23,432	23,432	23,432	26,361	26,361	26,361	26,361	26,361	29,290	29,290	29,290	29,290	29,290	
Miscellaneous Income			47,520	48,470	49,440	50,429	51,437	52,466	53,515	54,586	55,677	56,791	57,927	59,085	60,267	61,472	62,702	
			1,124,168	1,146,183	1,168,638	1,191,542	1,214,904	1,241,662	1,265,969	1,290,761	1,316,049	1,341,842	1,371,081	1,397,917	1,425,289	1,453,209	1,481,688	
Less Vacancy/Bad Debt 5.00%			56,208	57,309	58,432	59,577	60,745	62,083	63,298	64,538	65,802	67,092	68,554	69,896	71,264	72,660	74,084	
EFFECTIVE GROSS INCOME			1,067,960	1,088,874	1,110,206	1,131,965	1,154,159	1,179,579	1,202,670	1,226,223	1,250,246	1,274,750	1,302,527	1,328,021	1,354,025	1,380,549	1,407,603	
LESS OPERATING EXPENSES																		
Payroll			134,400	138,432	142,585	146,863	151,268	155,806	160,481	165,295	170,254	175,362	180,622	186,041	191,622	197,371	203,292	
Utilities			81,504	83,949	86,468	89,062	91,733	94,485	97,320	100,240	103,247	106,344	109,535	112,821	116,205	119,691	123,282	
Repair/Maintenance			28,800	29,664	30,554	31,471	32,415	33,387	34,389	35,420	36,483	37,577	38,705	39,866	41,062	42,294	43,563	
Management Fee			64,078	65,332	66,612	67,918	69,250	70,775	72,160	73,573	75,015	76,485	78,152	79,681	81,241	82,833	84,456	
Administrative			36,000	37,080	38,192	39,338	40,518	41,734	42,986	44,275	45,604	46,972	48,381	49,832	51,327	52,867	54,453	
Taxes			95,400	98,262	101,210	104,246	107,374	110,595	113,913	117,330	120,850	124,475	128,210	132,056	136,018	140,098	144,301	
Insurance			158,400	163,152	168,047	173,088	178,281	183,629	189,138	194,812	200,656	206,676	212,876	219,263	225,841	232,616	239,594	
Reserves			23,400	24,102	24,825	25,570	26,337	27,127	27,941	28,779	29,642	30,532	31,448	32,391	33,363	34,364	35,395	
Total Expenses (per unit)			\$8,639	621,982	639,974	658,493	677,555	697,175	717,538	738,327	759,725	781,751	804,423	827,928	851,951	876,679	902,134	928,336
NET OPERATING INCOME			445,978	448,900	451,713	454,410	456,983	462,041	464,343	466,498	468,495	470,327	474,599	476,070	477,346	478,415	479,267	
CASH FLOW BEFORE DEBT SERVICE			\$445,978	\$448,900	\$451,713	\$454,410	\$456,983	\$462,041	\$464,343	\$466,498	\$468,495	\$470,327	\$474,599	\$476,070	\$477,346	\$478,415	\$479,267	
LESS DEBT SERVICE																		
First Mortgage			351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	
Broward County			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
The United Way of Broward County			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fort Lauderdale CRA			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Debt Service			351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	351,274	
DSC ► First Mortgage			1.27	1.28	1.29	1.29	1.30	1.32	1.32	1.33	1.33	1.34	1.35	1.36	1.36	1.36	1.36	
DSC ► All Debt			1.27	1.28	1.29	1.29	1.30	1.32	1.32	1.33	1.33	1.34	1.35	1.36	1.36	1.36	1.36	
NET CASH FLOW			94,704	97,626	100,439	103,136	105,709	110,767	113,069	115,224	117,221	119,053	123,325	124,796	126,072	127,141	127,993	

Exhibit 4

LOCATION MAP

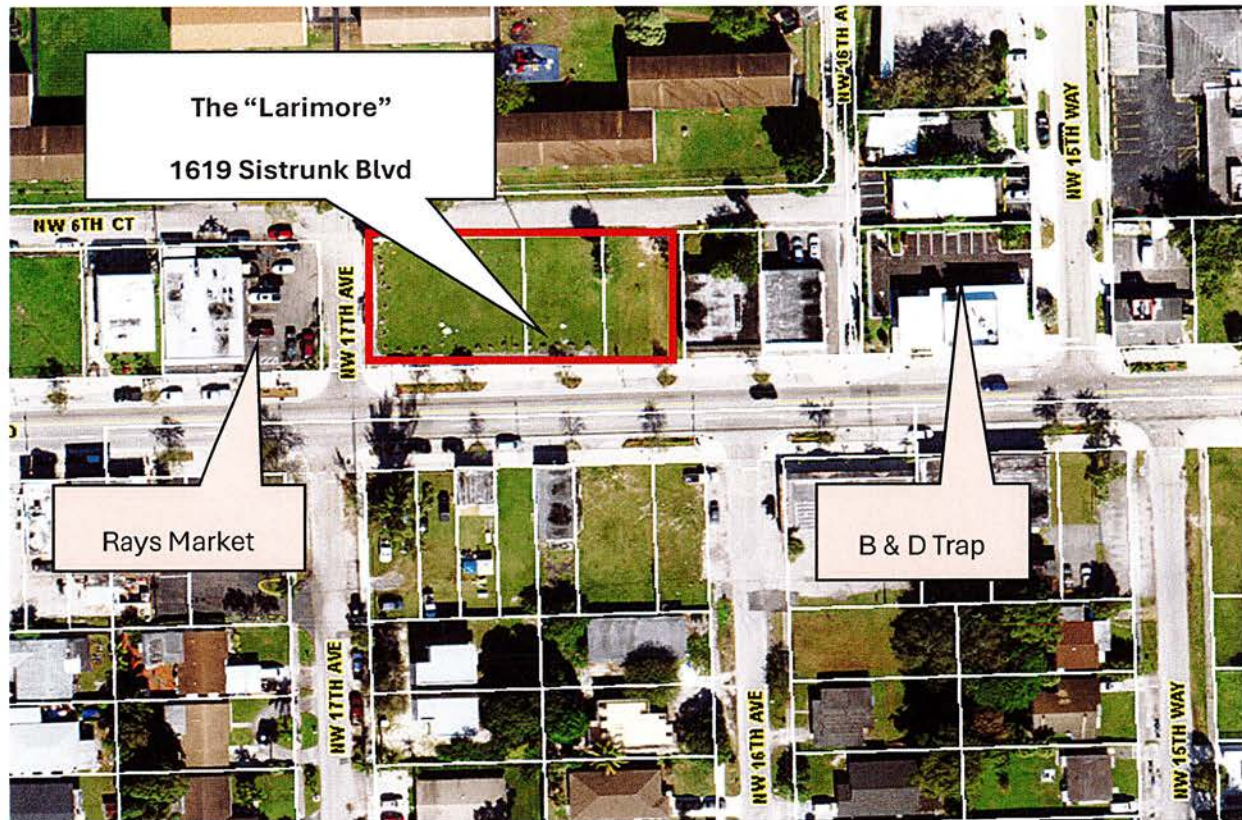


Exhibit 5



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 04 06 0930
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016	Use	80-01
Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 2 LESS RD RW BLK 5		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$121,890		\$121,890	\$53,900	
2024	\$121,890		\$121,890	\$49,000	
2023	\$89,390		\$89,390	\$44,550	

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$121,890	\$121,890	\$121,890	\$121,890
Portability	0	0	0	0
Assessed/SOH	\$53,900	\$121,890	\$53,900	\$53,900
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$53,900	\$121,890	\$53,900	\$53,900
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
5/14/2008	WD-D	\$68,400	45369 / 952
7/1/1990	QCD	\$18,000	17958 / 193

Land Calculations

Price	Factor	Type
\$30.00	4,063	SF
Adj. Bldg. S.F.		

Special Assessments

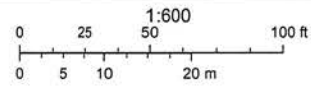
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1								

Property Id: 504204060930

**Please see map disclaimer



December 3, 2024

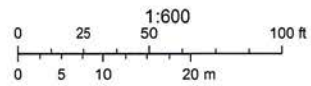


Property Id: 504204060940

**Please see map disclaimer



December 3, 2024

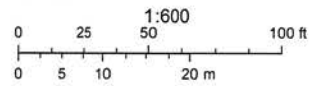


Property Id: 504204060950

**Please see map disclaimer



December 3, 2024



Flight Date : Jan 1, 2024 & Jan 29, 2024 Broward County Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 04 06 0960
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016	Use	80-01
Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 5 LESS RD R/W, 6 LESS RD R/W BLK 5		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$243,030		\$243,030	\$118,600	
2024	\$243,030		\$243,030	\$107,820	
2023	\$178,220		\$178,220	\$98,020	

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$243,030	\$243,030	\$243,030	\$243,030
Portability	0	0	0	0
Assessed/SOH	\$118,600	\$243,030	\$118,600	\$118,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$118,600	\$243,030	\$118,600	\$118,600
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
10/30/2008	WD-D	\$284,000	45803 / 1264
6/1/1993	WD	\$47,500	21038 / 170
5/1/1986	SWD	\$20,000	

Land Calculations

Price	Factor	Type
\$30.00	8,101	SF
Adj. Bldg. S.F.		

Special Assessments

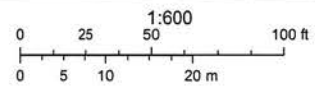
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1								

Property Id: 504204060960

**Please see map disclaimer



December 3, 2024





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1620 NW 6 COURT, FORT LAUDERDALE FL 33311	ID #	5042 04 12 0050
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016	Use	80-01
Abbr Legal Description	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 9 TO 12 LESS RD R/W BLK 11		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$269,490		\$269,490	\$131,500	
2024	\$269,490		\$269,490	\$119,550	
2023	\$197,630		\$197,630	\$108,690	

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$269,490	\$269,490	\$269,490	\$269,490
Portability	0	0	0	0
Assessed/SOH	\$131,500	\$269,490	\$131,500	\$131,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$131,500	\$269,490	\$131,500	\$131,500
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/2/2003	SWD	\$55,000	35351 / 12	\$30.00	8,983	SF
6/1/2002	QCD	\$100	33300 / 1049			
1/28/2002	CET	\$100	32778 / 1301			
4/27/2001	CET	\$1,000	31604 / 1863			
2/13/1990	QC*	\$127	23653 / 60			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

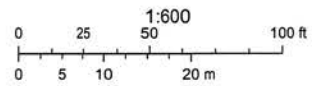
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
X								
1								

Property Id: 504204120050

**Please see map disclaimer



December 3, 2024

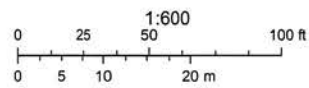


Property Id: 504204120040

**Please see map disclaimer



December 3, 2024





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1620 NW 6 COURT, FORT LAUDERDALE FL 33311	ID #	5042 04 12 0030
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016	Use	80-01
Abbr Legal Description	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOTS 5,6,LESS RD BLK 11		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2025 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$134,280		\$134,280	\$65,510	
2024	\$134,280		\$134,280	\$59,560	
2023	\$98,470		\$98,470	\$54,150	
2025 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$134,280	\$134,280	\$134,280	\$134,280	
Portability	0	0	0	0	
Assessed/SOH	\$65,510	\$134,280	\$65,510	\$65,510	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type 15	\$65,510	\$134,280	\$65,510	\$65,510	
Taxable	0	0	0	0	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
2/25/2009	WD-T		46047 / 1752	\$30.00	4,476
2/25/2009	WD-D	\$79,900	46047 / 1751		
8/16/1996	QCD	\$100	33273 / 1954		
9/16/1996	QCD	\$100	33273 / 1953		
2/10/1999	QCD	\$100	33273 / 1952		
				Adj. Bldg. S.F.	
Special Assessments					
Fire	Garb	Light	Drain	Impr	Safe
03					F3
X					
1					

Property Id: 504204120030

**Please see map disclaimer



December 3, 2024

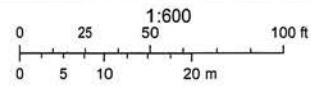


Exhibit 6

Exhibit 6

THE ALDRIDGE Site Plan Level II IN RAC

1204 NW 6TH STREET, FORT LAUDERDALE, FL 33311
UDP-S24031

SHEET INDEX

	SURVEY PLAT
C0.1	SITE PLAN
A001	CONTEXT PHOTOS
A002	CONTEXT PHOTOS
A003	RENDERING
A004	RENDERING
A005	GENERAL NOTES & PROJECT DATA
A006	GROSS AREA DIAGRAMS, PARKING & UNIT MATRIX
A101	OVERALL LEVELS 1 & 2 FLOOR PLANS
A102	OVERALL LEVELS 3 - ROOF PLANS
A201	NORTH & EAST ELEVATIONS
A202	SOUTH & WEST ELEVATIONS
A203	FIRST FLOOR CLEAR GLAZING
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS & DETAILS
A501	EXTERIOR DETAILS & MATERIALS
A502	FLOODPROOFING PLANS AND DETAILS
LS0.01	LIFE SAFETY
LS0.02	LIFE SAFETY
LAPL-0	TREE DISPOSITION PLAN
LAPL-1	TREE DISPOSITION LIST
LAPL-2	PLANTING DETAILS
LAPL-3	PLANT LIST AND CALCULATIONS
LAPL-4	PLANTING DETAILS
L1	LIGHTING STUDY - NORMAL MODE
L2	LIGHTING STUDY - EM MODE
C1	CONCEPTUAL PAVEMENT MARKING AND SIGNAGE PLAN
C2	CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN
C3	CONCEPTUAL WATER & SEWER PLAN
X1	ROW EASEMENT EXHIBIT
X2	SIDEWALK EASEMENT EXHIBIT
X3	MAINTENANCE EASEMENT EXHIBIT
X4	OPEN SPACE EXHIBIT
X5	CIRCULATION EXHIBIT



Site Location



PROJECT TEAM:

OWNER
FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY
100 N Andrews Ave
Fort Lauderdale, Florida 33301

MAGELLAN HOUSING
2100 Coral Way, Suite 405
Miami, Florida 33145
786.246.8481

LAND USE ATTORNEY
LOCHRIE & CHAKAS
1401 E Broward Blvd, Suite 303
Fort Lauderdale, FL 33301
954.779.1119

ARCHITECT
STUDIO MC+G ARCHITECTURE
7500 NE 4th Court, Studio 102
Miami, Florida 33138
305.573.2728

CIVIL ENGINEER/LAND PLANNER
FLYNN ENGINEERING SERVICES
241 Commercial Blvd., L.B.T.S., FL
954.522.1004

LANDSCAPE ARCHITECT
ECOPLAN
310 SE 18th Street
Fort Lauderdale, Florida 33316
954.524.3722

TRAFFIC ENGINEER
DC ENGINEERS
12743 NW 13th Court
Coral Springs, Florida 33071
954.798.0926

UTILITY CONSULTANT
M. JOHNSTON CONSULTING
305.298.5500

FRANCHISE UTILITY PROVIDERS:

FP&L	AT&T
COMCAST	TECO
CITY OF FORT LAUDERDALE	

FLYNN ENGINEERING	Drawn By:	004
	Proj. Mgr:	04/12/24
	Appr. By:	07/19/24
	Rev. No.	0.1-1.7.1.00
241 COMMERCIAL BLVD., LAUDERDALE-FL-33308 PHONE (954) 522-1004 WWW.FLYNNENGINEERING.COM EIR 6376		





THE ALDRIDGE

1204







Scale: 1"=200'

A PORTION OF SECTION 04-505-42E, BROWARD COUNTY, FLORIDA
LEGAL DESCRIPTION

(LOT 2, BLOCK 5, LESS ROAD, FIRST ADDITION TO TUSKEGEE PARK, A SUBDIVISION OF SECTION FOUR (4), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY-TWO (42) EAST, A SUBDIVISION ACCORDING TO THE PLAT THERE RECORDED IN PLAT BOOK 9, PAGE 65, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 3 AND 4, BLOCK 5, LESS ROAD, FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THERE
RECORDED IN PLAT BOOK 9, PAGE 65, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

RECORDED IN PLAT BOOK 9, PAGE(S) 65, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM
THAT PORTION OF LOTS 5 AND 6, BLOCK 5, OF "FIRST ADDITION TO FUSKEE PARK", ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 65, BROWARD COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE GO SOUTH BY 45°50' EAST ALONG THE NORTH LINE OF LOTS 9 AND 5, 7.71 FEET TO THE NORTHEAST CORNER OF LOT 5, THENCE SOUTH 04°10' WEST ALONG THE EAST LINE OF LOT 5, 33.18 FEET; THENCE NORTH 89°55'50" EAST, BEARING NORTH TO AN INTERSECTION WITH A CIRCULAR ARC CONCAVE TO THE SOUTHWEST, THE TANGENT OF SAID ARC, 5.2 FEET TO 04°10' EAST, THENCE NORTHWESTERLY ALONG SAID ARC HAVING A RADIUS OF 20 FEET AND A CENTRAL ANGLE OF 88° 48", AN ARC DISTANCE OF 31.33 FEET TO A POINT OF TANGENCY ON A LINE 35 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 5, 35 FEET; THENCE NORTH 88°41'50" EAST, BEARING NORTH, 42 FEET; THENCE NORTH 88°41'50" EAST ALONG SAID PARALLEL LINE, 50.62 FEET TO THE WEST LINE OF LOT 5; THENCE NORTH 60° 00' EAST ALONG SAID WEST LINE, 13.19 FEET TO THE POINT OF BEGINNING.

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N89°55'10"E ALONG THE SOUTH

3. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
4. AREAS OF THE PROPERTY DESCRIBED HEREON ARE: 18.758 SQ. FT. (0.43 ACRE)
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENRIRES SHOWN HEREON. THE ATTACHED CERTIFICATION DOES NOT GUARANTEE THAT THE SURVEY HAS NO UNPAID PARTIES.
6. UNLESS OTHERWISE NOTED, THIS PLOW HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
7. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL ZONING OF "R-1". PER FLOOR FINISHES, BASE MAP NO. 12/25/2018, COUNTY MAP NO. 12/25/2018, AND 1/2006 SOUTH 1/4 OF FEDERAL EASEMENT.
8. UNLESS OTHERWISE NOTED, THIS SURVEY IS BASED ON THE FOLLOWING:
9. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON; HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UTILITIES.
10. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
11. THE SURVEY REFLECTS ALL PUTATIVE EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS LISTED AS: EASEMENTS ON PLAT 2018-001. THIS DOCUMENT NUMBER 17550797 MAY BE ISSUED BY THE MISSOURI TITLE INSURANCE COMPANY DATED 05/05/2024 AT 11:00 PM.
12. THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE EXPRESSED IN FEET AND INCHES.
13. VERTICAL DATUM CONVERSION: 1928 = 1.58' - NAVD 88
14. BECKMAN'S:
15. ELEVATION OF CORNER: 6' 0.58" PM & BRASS NAIL ON TOP OF CURB & NORTH SIDE OF N.W. CORN. STREET - - - 838' EAST OF EAST BUILDING LINE #1997.
16. ELEVATION 48'44" NAVD 88 (28'64" NASH 88)
17. CITY OF LUTHERVILLE: NAVD 88 @ 5'28" PM & BRASS NAIL ON TOP OF CURB & N.W. COR. OF THE INTERSECTION OF N.W. 1/4 AND N. 1/4 CORNER.
18. ELEVATION 48'205" NAVD 88 (27'40" NASH 88)

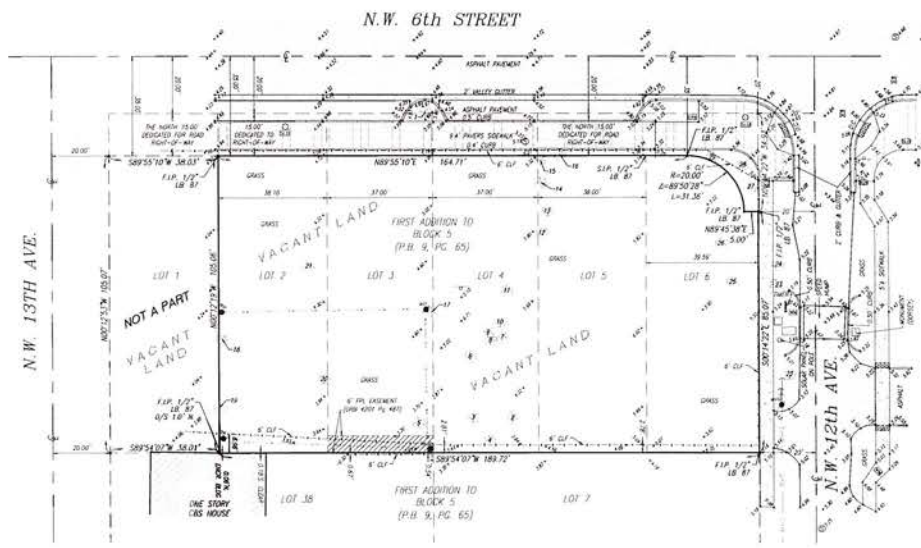
- SISTRUNK APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- BILLY SUMBERG BREW PRICE & ASSOCIATES LLP

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALA-MINNS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MINNS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 50-12, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

BY Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

Mr. Murray has been electronically signed and sealed by Mark Stepien, Attorney, PLLC on the date noted herein. All signatures must be verified on electronic copies. Printed copies are not notarized signed and sealed, unless they include an additional raised embossed seal of the court.



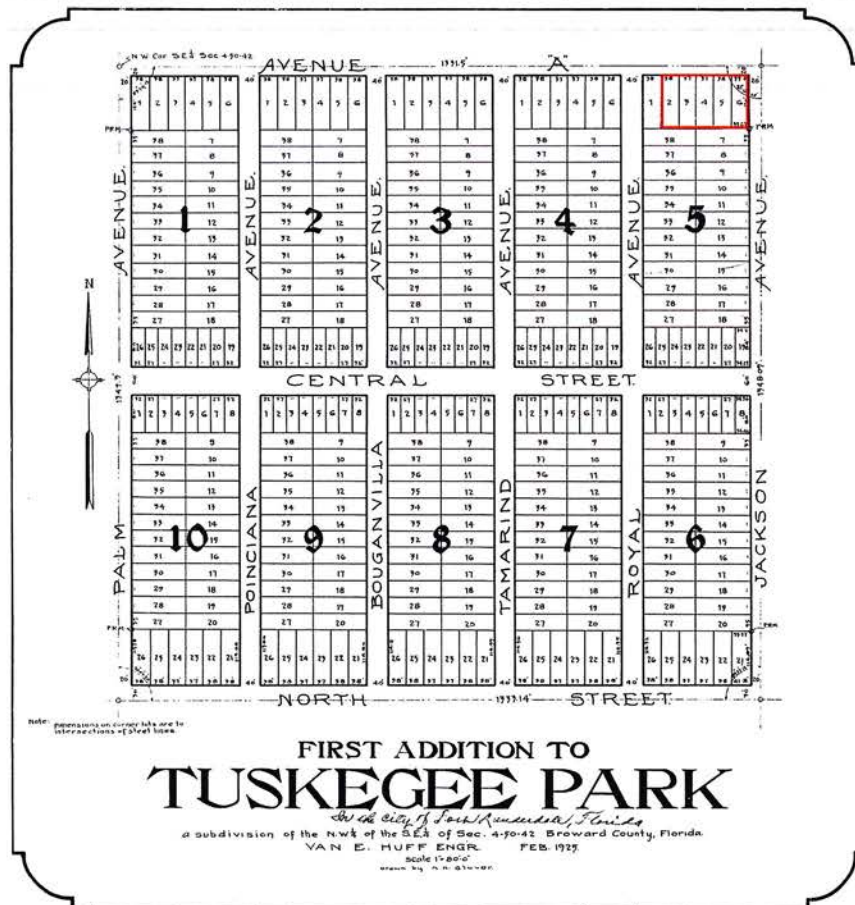
5 City of Fort Lauderdale Resolution No. 95-86 recorded November 16, 2004, in Official Records Book 38544, Page 1743. - AFFECTS PROPERTY AS A WHOLE, NOT PLOTTABLE.

6. Easement in favor of Florida Power & Light Company, recorded in Official Records Book #201, Page 457
PLOTTED HEREON

FRSE ID	COMMON NAME	SEEDS	SW	HT	CMF	F
			WT	FT		FT
1	WILD CARROT	"Common orange"	15	25		
2	MANGOLD	"Red globe variety"	15	25		
3	BRUSSELS L.	"Common variety"	15	25		
4	MANGOLD	"Red globe variety"	3	15		
5	RAISIN CARROT	"Red globe variety"	3	15		
6	RAISIN CARROT	"Red globe variety"	13	20		
IMPROVED POTATOE						
8	CARROT PALM	"Red globe variety"	30	28		
9	CARROT PALM	"Red globe variety"	30	28		
10	CARROT PALM	"Red globe variety"	30	28		
11	BRUSSELS L.	"Common variety"	15	25		
12	CARROT PALM	"Red globe variety"	15	25		
13	CARROT PALM	"Red globe variety"	15	25		
14	CARROT PALM	"Red globe variety"	15	25		
15	CARROT PALM	"Red globe variety"	15	25		
16	CARROT PALM	"Red globe variety"	15	25		
17	BLUE CARROT	"Common orange"	30	35		
18	BLUE CARROT	"Common orange"	30	35		
19	BLUE CARROT	"Common orange"	30	35		
20	BLUE CARROT	"Common orange"	30	35		
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22	BLUE CARROT	"Common orange"	30	35		
23	BLUE CARROT	"Common orange"	30	35		
24	BLUE CARROT	"Common orange"	30	35		
25	BLUE CARROT	"Common orange"	30	35		
26	BLUE CARROT	"Common orange"	30	35		
27	BLUE CARROT	"Common orange"	30	35		
28	BLUE CARROT	"Common orange"	30	35		
29	BLUE CARROT	"Common orange"	30	35		
30	BLUE CARROT	"Common orange"	30	35		
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53	BLUE CARROT	"Common orange"	30	35		
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74	BLUE CARROT	"Common orange"	30	35		
75	BLUE CARROT	"Common orange"	30	35		
76	BLUE CARROT	"Common orange"	30	35		
77	BLUE CARROT	"Common orange"	30	35		
78	BLUE CARROT	"Common orange"	30	35		
79	BLUE CARROT	"Common orange"	30	35		</

NOTE:
THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY
SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH
SIMILAR EXPERTISE

ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET AND HUNDRETHS THEREOF.



KNOW ALL MEN BY THESE PRESENTS:-
 That A. L. Thompson and Julia Thompson his wife, H. E. Foster and Mary Helen Foster his wife, and K. H. Foster single, known to me to be the persons who executed the foregoing dedication and they acknowledged the execution thereof to be their free act and deed for the purpose therein expressed, and I further certify that the said Julia Thompson and Mary Helen Foster on a separate and private examination taken and made by me apart from their husbands, did acknowledge that they executed the foregoing dedication freely and voluntarily.

IN WITNESS WHEREOF the above named parties have hereunto set their hands and seals this 10th day of March, A.D. 1925.

Witness my hand and seal of office this 10th day of March, A.D. 1925.

Notary Public, State of Florida.

STATE OF FLORIDA,) ss.

I hereby certify that on this day personally appeared before me A. L. Thompson and Julia Thompson, his wife, H. E. Foster and Mary Helen Foster, his wife, and K. H. Foster, single, known to me to be the persons who executed the foregoing dedication and they acknowledged the execution thereof to be their free act and deed for the purpose therein expressed, and I further certify that the said Julia Thompson and Mary Helen Foster on a separate and private examination taken and made by me apart from their husbands, did acknowledge that they executed the foregoing dedication freely and voluntarily.

WITNESS my hand and official seal this 10th day of March, A.D. 1925.

My commission expires 12/31/28.

Notary Public, State of Florida.

STATE OF FLORIDA,) ss.
 COUNTY OF BROWARD.
 I hereby certify that the attached plat has been approved and accepted for record by ordinance No. 163 passed by the City Council of the City of Ft. Lauderdale.

City Clerk.

Approved by the County Engineer.

I hereby certify that the attached plat of FIRST ADDITION TO TUSKEGEE PARK is true and correct plat of said property as recently surveyed and plotted under my direction, and that permanent reference monuments have been set as shown.

Registered Engineer No. 529.

Notary Public, State of Florida.

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Notary Public, State of Florida.

SOLID WASTE / RECYCLING MANAGEMENT:

1. THE COLLECTION WILL OCCUR FROM NW 12TH AVENUE WHEELED OUT BY ON-STREET PERSONNEL.
2. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM ADJACENT TO THE BUILDING.
3. SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING.
4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING. WASTE REMOVAL WILL BE 3 DAYS/PER OR AS NEEDED-(2) 2YD CONTAINERS.
5. THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
WASTE REMOVAL WILL BE 3 DAYS/PER OR AS NEEDED-(2) 2YD CONTAINERS.
RECYCLE REMOVAL WILL BE 3 DAYS/PER OR AS NEEDED-(2) 2YD CONTAINERS.

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE. (SEE STRUCTURAL SOIL AND PAVING CRATE DETAILS PROVIDED ON LANDSCAPE PLANS).

FLOOD DATA:

SEE CIVIL PLAN SHEET C2.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	UNDEVELOPED
CURRENT ZONING DESIGNATION	RS-8
PROPOSED LAND USE DESIGNATION	RS-8
CURRENT ZONING DESIGNATION	RS-8
PROPOSED ZONING DESIGNATION	RS-8
ADJACENT ZONING DESIGNATION-NORTH	RS-8
ADJACENT ZONING DESIGNATION-SOUTH	RS-8
ADJACENT ZONING DESIGNATION-EAST	RS-8
ADJACENT ZONING DESIGNATION-WEST	RS-8

SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (NORTH)- 125' BROAD BLVD	0' TO PL	0' TO PL
SIDE YARD (EAST)- NW 12TH AVE	5' TO PL	10' TO PL
SIDE YARD (WEST)- ADJ. PROP.	0' TO PL	0' TO PL
REAR YARD (SOUTH)- ADJ. PROP.	10' TO PL	15' TO PL

LEGAL DESCRIPTION

LESS AND EXCEPT THEREFROM:

THAT PORTION OF LOTS 5 AND 6, BLOCK 5, OF FIRST ADDITION TO TURKEYE PARK, A SUBDIVISION OF SECTION FOUR (4), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY-TWO (42) EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 68, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 5 AND 6, BLOCK 5, LESS ROAD, FIRST ADDITION TO TURKEYE PARK, A SUBDIVISION OF SECTION FOUR (4), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY-TWO (42) EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 68, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 5 AND 6, FIRST ADDITION TO TURKEYE PARK, A SUBDIVISION OF SECTION FOUR (4), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY-TWO (42) EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 68, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP

N.T.S.

TOTAL GROSS AREA (A.C.)	2.45 ACRES TOTAL / 107,576 SF
TOTAL GROSS AREA (A.C.)	1.48 ACRES TOTAL / 64,500 SF
TOTAL PERMITTED PROPOSED LANDSCAPE	2,894 SF / 12%
TOTAL PERMITTED EXISTING LANDSCAPE	19,716 SF / 100%
TOTAL PERMITTED EXISTING	2,220 SF / 1%
TOTAL BUILDING FOOTPRINT PROPOSED	15,321 SF / 7%
TOTAL BUILDING FOOTPRINT EXISTING	0 SF / 0%
TOTAL BUILDING SQUARE FOOTAGE (INC. GARAGE)	45,811 SF
FLOOR AREA RATIO (F.A.R.)	45,811 / 107,576 = 0.43
PROPOSED BUILDING SIZE (TOTAL BLDG. AREA)	45,811 SF
PROPOSED BUILDING SIZE (RESIDENTIAL)	20,750 SF
PROPOSED BUILDING SIZE (COMMERCIAL)	1,500 SF
PROPOSED BUILDING SIZE (GARAGE)	3,300 SF
PROPOSED BUILDING SIZE (LANDSCAPE)	4,341 SF
PROPOSED BUILDING SIZE (INC. GARAGE, ONLY)	6,545 SF
TOTAL NUMBER UNITS	36 UNITS
PROPOSED PROJECT RATE	0.001%
PROPOSED AFFORDABLE UNITS	36 UNITS
BUILDING HEIGHT PROPOSED (SEE CITY CHART BELOW)	65'-0"
NUMBER OF STORIES	6 STORIES
BUILDING HEIGHT (SEE CITY CHART BELOW)	65'-0"
LOT COVER	15,321 SF / 7%
PERMITTED MAX. & PLAZAS	1,840 SF / 1%
LOT AREA	111,716 SF / 5%
TOUR FLOORS	6,187 SF / 3%

OPEN SPACE - REQUIRED & PROVIDED

OPEN SPACE (10% OF GROSS)	25,156 SF	REQUIRED	PROVIDED
	25,156 SF	25,156 SF	25,156 SF

PARKING DATA:

RESIDENTIAL - 1980	12	1,200 SF	12.0	34.0
RESIDENTIAL - 2000	12	1,200 SF	12.0	34.0
COMMERCIAL - RETAIL	1,840 SF	1,840 SF	0.0	0.0
	24	2,400 SF	24.0	34.0

- * PARKING PER USER SEC. 47-20.3 F, REDUCTIONS & EXEMPTIONS, BROWARD COUNTY.
- ** AIR CREDIT FOR NON-RESIDENTIAL OVER 2,500 SF (USAR SEC. 47-20.2)

PARKING - BY AREA:

GROUND LEVEL PARKING	PROPOSED	270	INC.
ON-STREET PARKING - INC.	0	0	0
NOTE: NO ON-STREET PARKING	0	0	0
PROPOSED AT THIS TIME	270	270	270

BIKE REQUIREMENTS:

BIKE PARKING (17'0" X 5'0" - RESIDENTIAL)	REQUIRED	PROVIDED
BIKE PARKING (17'0" X 5'0" - COMMERCIAL)	0 BIKES / 0 BIKES	0 BIKES / 0 BIKES
	0 BIKES / 0 BIKES	0 BIKES / 0 BIKES

LOADING REQUIREMENTS:

RESIDENTIAL	0	0	0
COMMERCIAL	1,840 SF	1,840 SF	1,840 SF
	1,840 SF	1,840 SF	1,840 SF

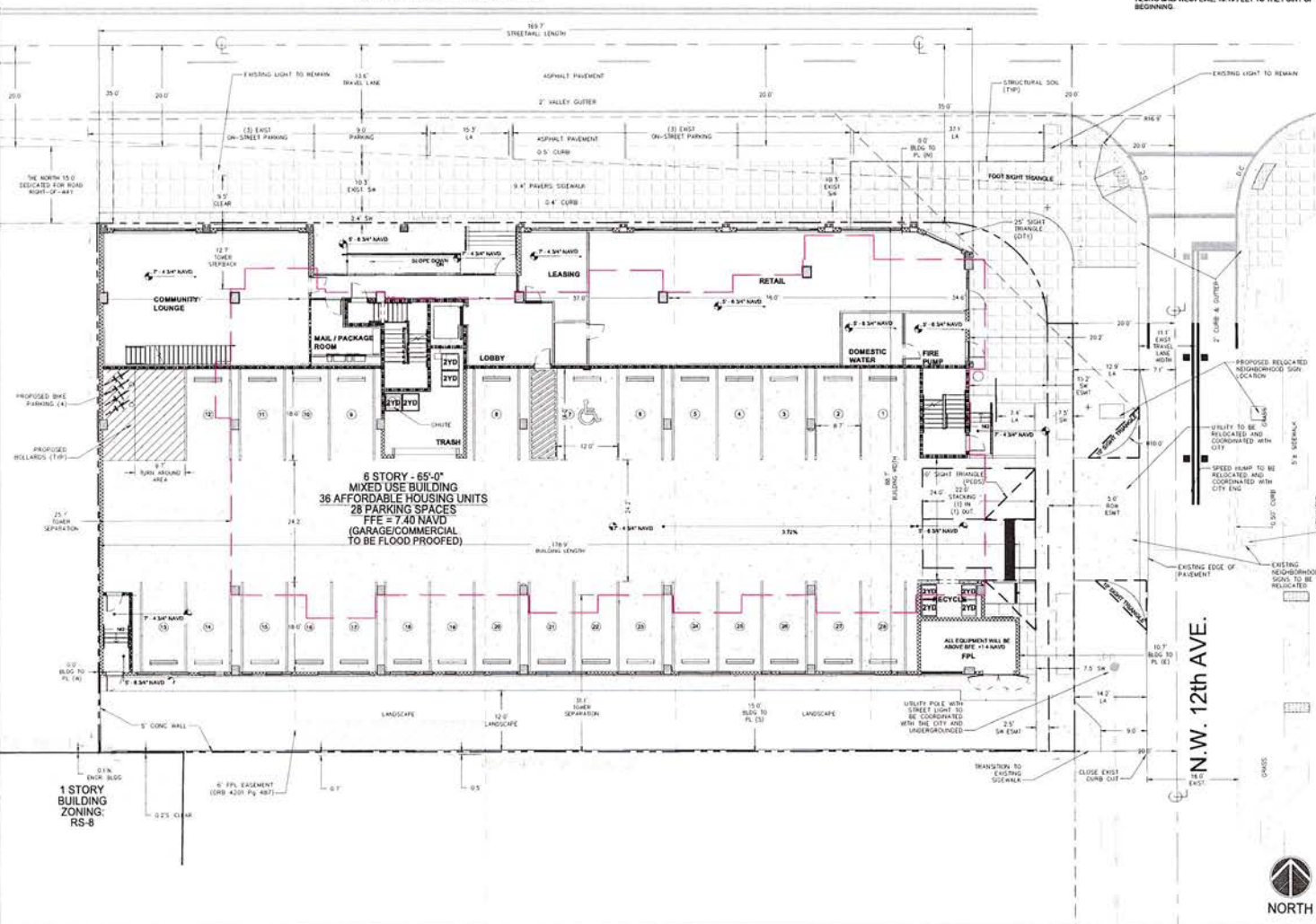
* LOADING REQ. FOR NON-RESIDENTIAL <20,000 SQ. FT. NOT REQUIRED (USAR SEC. 47-20.2)

STACKING REQUIREMENTS:

IN-BOUND	IN-BOUND	OUT-BOUND	OUT-BOUND
REQUIRED	REQUIRED	REQUIRED	REQUIRED
0	0	0	0

* STACKING REQUIREMENT PER USAR SEC. 47-20.3 C.

N.W. 6th STREET



N.W. 12th AVE.





NORTH EAST VIEW



MAIN ENTRY VIEW



SOUTH EAST VIEW



NORTH WEST VIEW

REVISIONS

NO.	DATE	DESCRIPTION
01	06/11/24	FINAL COMMENTS

SCALE

DATE	06/17/2024
------	------------



NORTH ELEVATION VIEW



SOUTH ELEVATION VIEW

STUDIO
MCG
ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER

MAGELLAN
HOUSING

PROJECT NAME

THE ALDRIDGE

PROJECT ADDRESS

DRAWING

PROPOSED
RENDERINGS

PHASE

DRC SET
06/17/2024

SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	06/17/24	DRC Comments
2	06/20/24	DRC Comments

SCALE:
DRAWN:
CHECKED:
DATE: 06/17/2024

SHEET NUMBER

A004

NO.	DATE	REVISIONS
1	06/17/24	DRG. COMPLETE

SIGN: 3/32" = 1'-0"

CHECK:

DATE: 06/17/2024

BY: [Signature]

PROJECT NUMBER

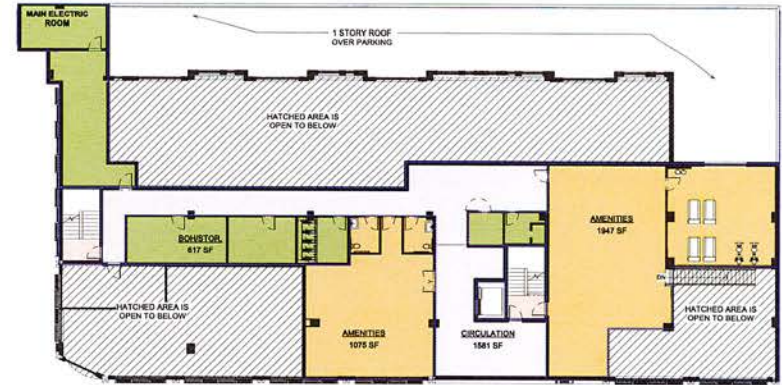
A006

PARKING SCHEDULE	
ADA: 1	
SINGLE: 27	
STREET: 6	
Grand total: 34	

GROSS FLOOR AREA (GFA)	
Level	Area
GROUNDO	14692 SF
LEVEL 2	6374 SF
LEVEL 3	8768 SF
LEVEL 4	8768 SF
LEVEL 5	8768 SF
LEVEL 6	8768 SF
	56256 SF

UNIT TYPE MATRIX	
Name	Comments
TYPE A1	1BR/1BA
TYPE A2	1BR/1BA
TYPE C1	2BR/1BA
TYPE C2	2BR/2BA
TYPE C3	2BR/2BA
TYPE C4	2BR/2BA
Grand total:	36

ALL AREAS	
Name	Area
1 BR / 1 BA	16822 SF
2 BR / 2 BA	12620 SF
AMENITIES	4126 SF
BOH/STOR.	3162 SF
CIRCULATION	1881 SF
CORRIDOR	2798 SF
LOBBY	426 SF
PARKING	9729 SF
RETAIL	1783 SF
STAIR	2166 SF
	56256 SF



Building Area Legend

- AMENITIES
- BOH/STOR.
- CIRCULATION
- STAIR

2 LEVEL 2
3/32" = 1'-0"



Building Area Legend

- 1 BR / 1 BA
- 2 BR / 2 BA
- BOH/STOR.
- CORRIDOR
- STAIR

3 LEVELS 3-6
3/32" = 1'-0"

NOTE: AREAS ARE TO EXTERIOR FACE OF BUILDING ENVELOPE.



Building Area Legend

- AMENITIES
- BOH/STOR.
- LOBBY
- PARKING
- RETAIL
- STAIR

1 GROUND
3/32" = 1'-0"

PROJECT NUMBER

MAGELLAN
HOUSING

PROJECT NAME

THE ALDRIDGE

PROJECT ADDRESS

DRAWING

OVERALL LEVELS
1 & 2 FLOOR
PLANS

PHASE
DRC SET
06/17/2024

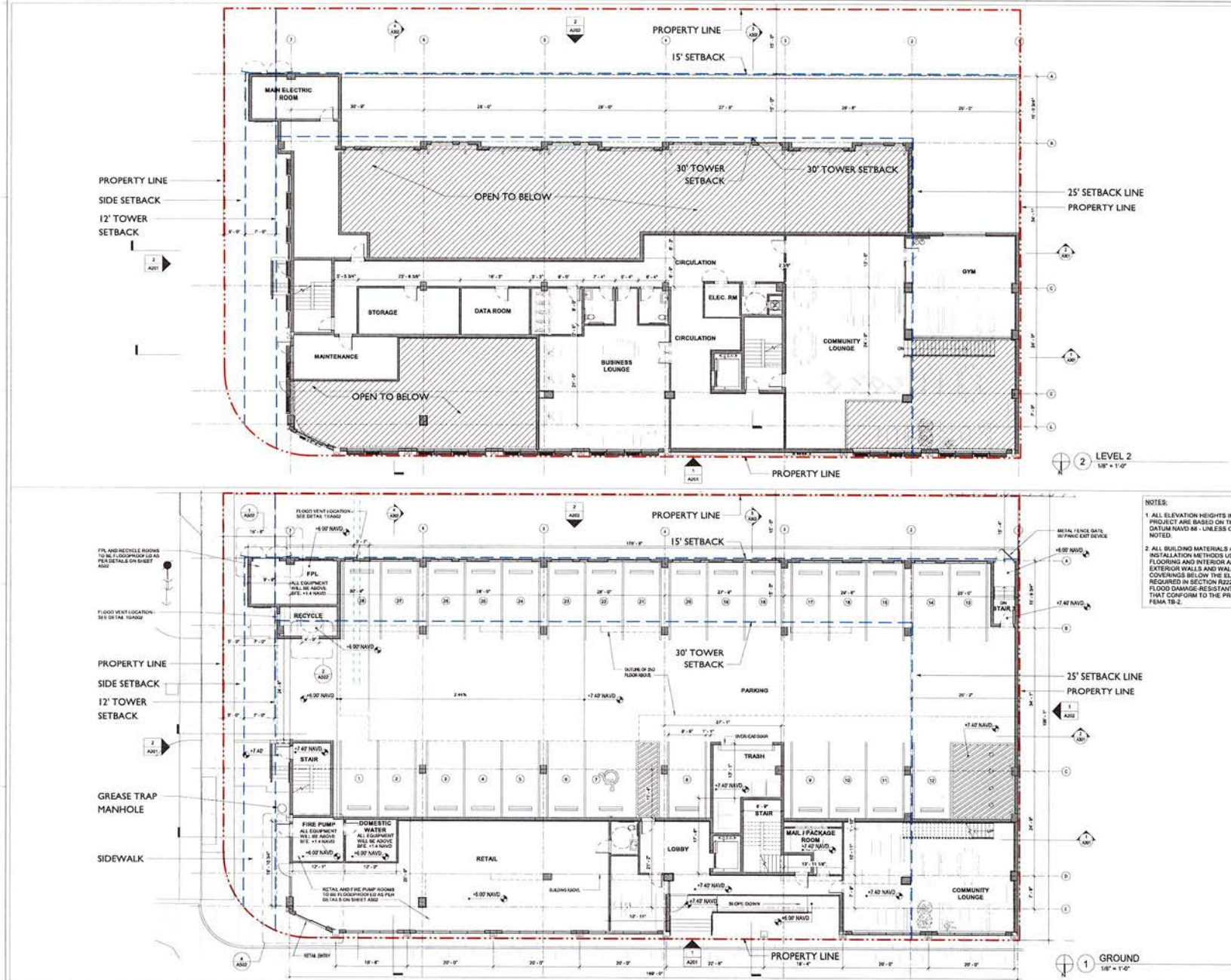
SCALE

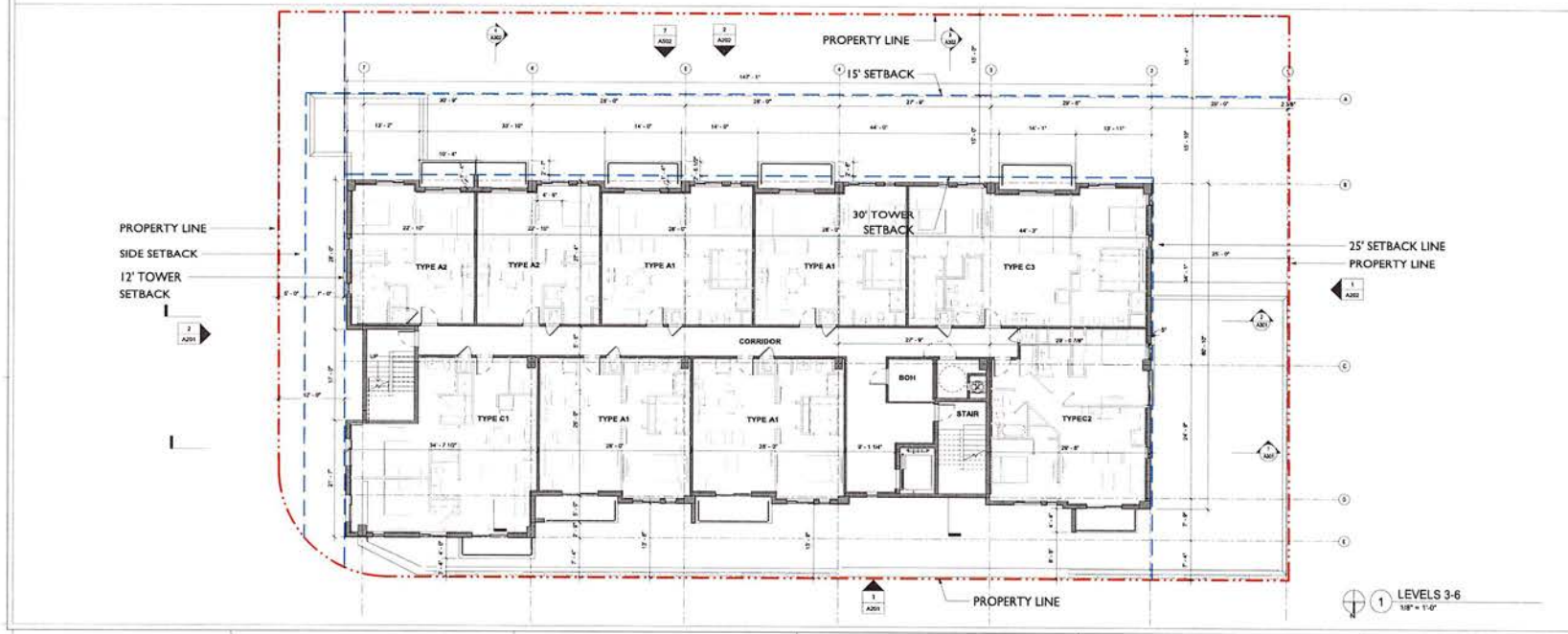
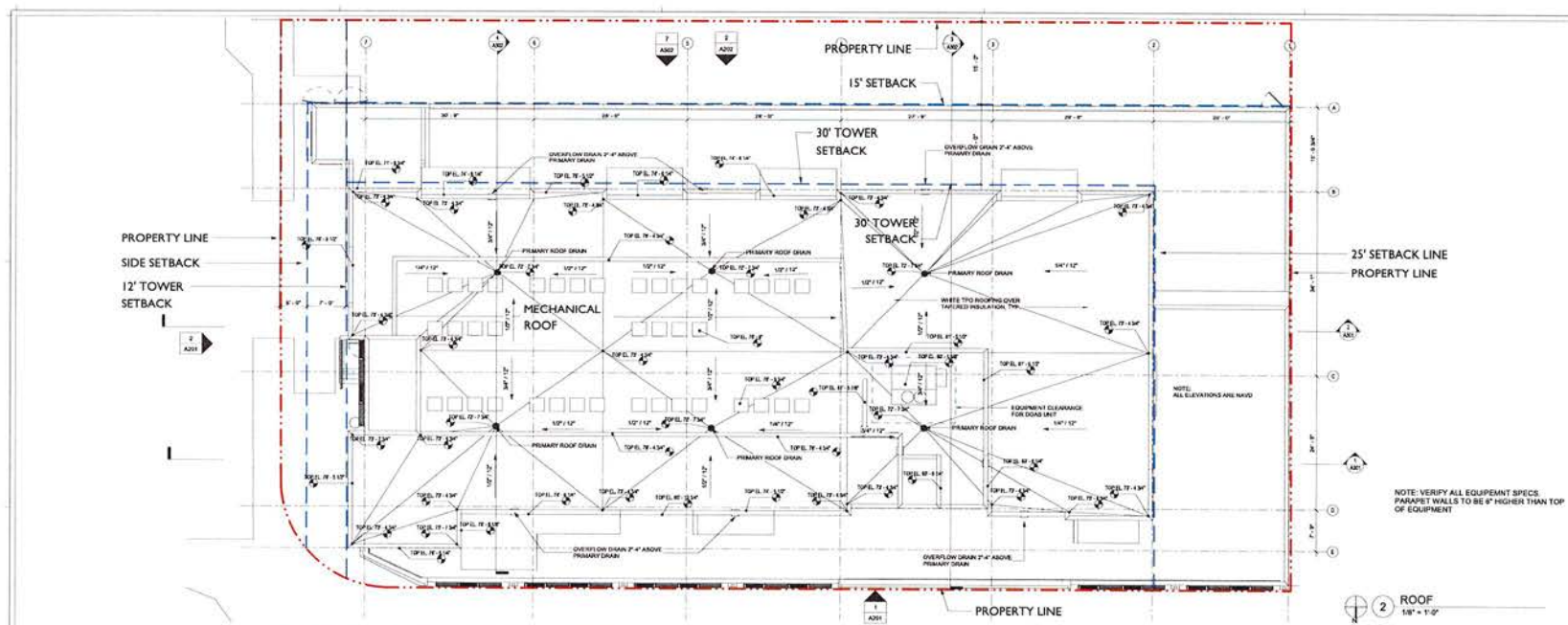
NO.	DATE	DESCRIPTION
1	06/17/24	DRG. COMMENTS
2	06/17/24	DRG. COMMENTS

SCALE: 1/8" = 1'-0"
CHECKED: DATE: 06/17/24

SHEET NUMBER

A101





NO.	DATE	DESCRIPTION
1	06/17/24	DWG Comments
2	06/26/24	DWG Comments
3		
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49		
50		

PROJECT NUMBER

MAGELLAN
HOUSING

PROJECT NAME

THE ALDRIDGE

PROJECT ADDRESS

DRAWING

NORTH & EAST
ELEVATIONS

PHASE

DRC SET
06/17/2024

SCALE

REVISIONS

REV	DATE	DESCRIPTION
1	06/17/24	DRC Comments
2	06/17/24	DRC Comments

SCALE: AS SHOWN

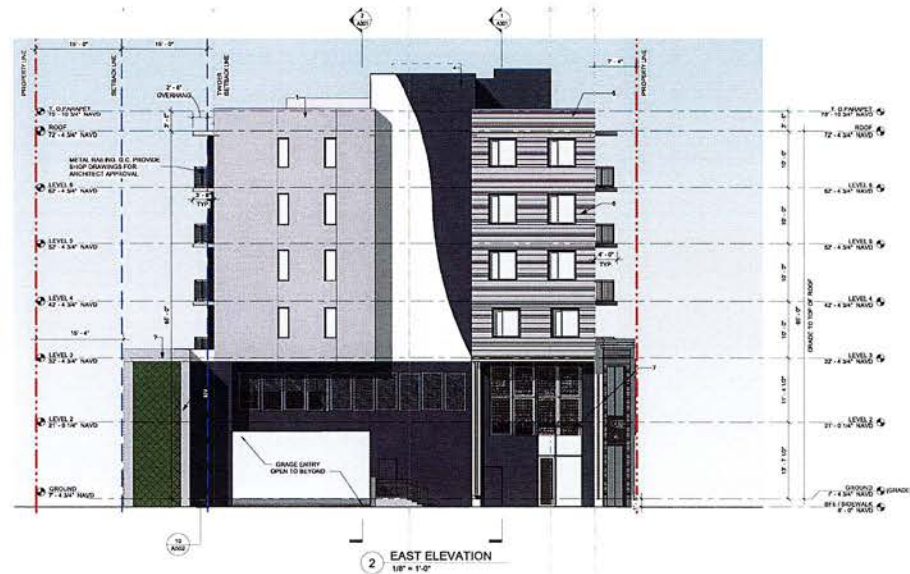
DRAWN: [Signature]

CHECK: [Signature]

DATE: 06/17/2024

SHEET NUMBER

A201



ELEVATION LEGEND:

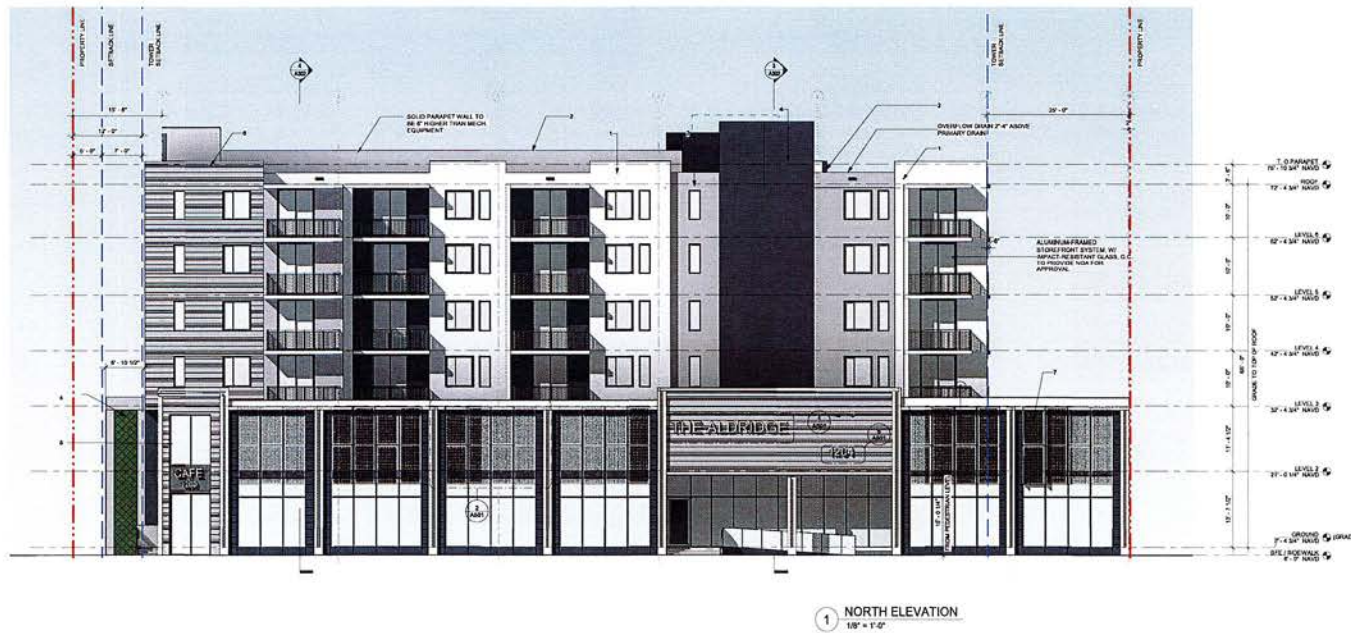
1. SMOOTH STUCCO FINISH, PAINTED COLOR 1 (WHITE)
2. SMOOTH STUCCO FINISH, PAINTED COLOR 2 (LIGHT GREY)
3. SMOOTH STUCCO FINISH, PAINT COLOR 3 (BLUE)
4. WALL WITH SUPPORT FOR VINYL
5. STUCCO REVEAL - ARCH. DETAIL
6. PORCELAIN TILE FINISH
7. STRUCTURE FLEX FABRIC SCREEN ON FRAMES



PAINTED STUCCO COLORS



ACCENT WALL PORCELAIN TILE #6



PROJECT NUMBER

MAGELLAN
HOUSING

PROJECT NAME

THE ALDRIDGE

PROJECT ADDRESS

DRAWING

SOUTH & WEST
ELEVATIONS

PHASE

DRC SET
06/17/2024

SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	06/17/24	DRC Comments
2	06/18/24	DRC Comments

SCALE: AS INDICATED

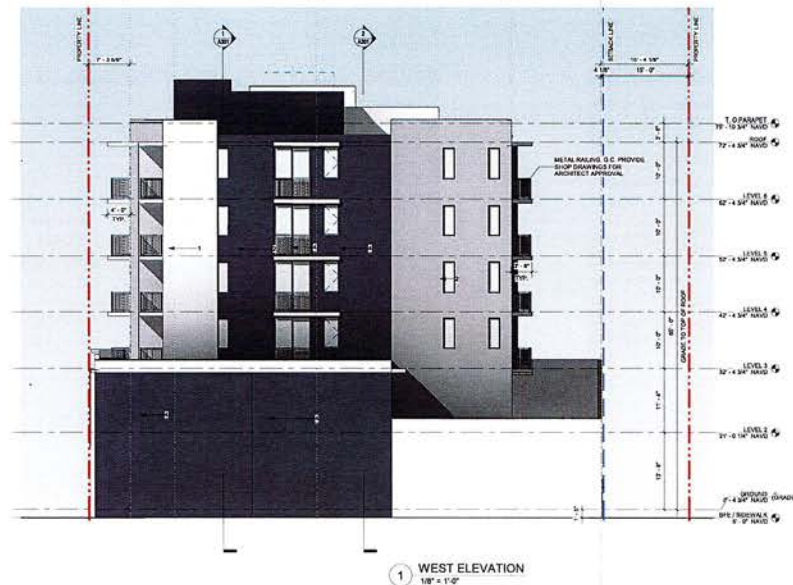
CHECK:

DATE: 06/17/2024

BY: [Signature]

PROJECT NUMBER

A202

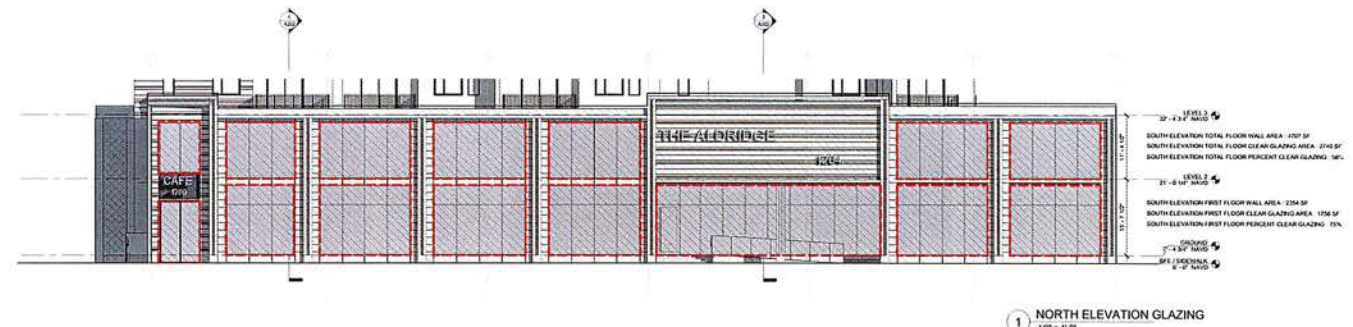
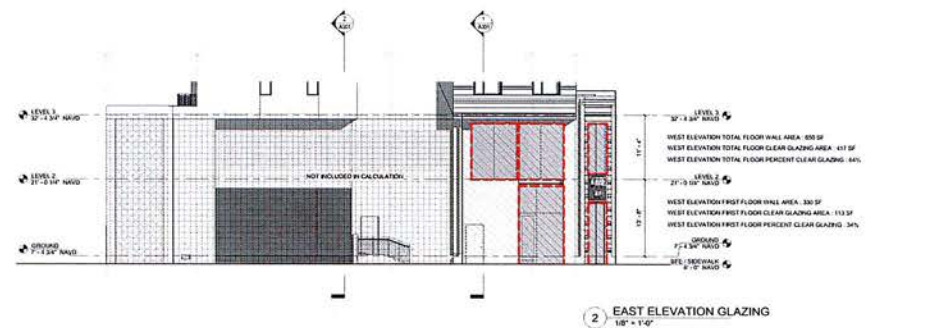


ELEVATION LEGEND:

1. SMOOTH STUCCO FINISH, PAINTED COLOR 1 (WHITE)
2. SMOOTH STUCCO FINISH, PAINTED COLOR 2 (LIGHT GREY)
3. SMOOTH STUCCO FINISH, PAINT COLOR 3 (BLUE)
4. WALL WITH SUPPORT FOR VINES
5. STUCCO REVEAL - ARCH DETAIL
6. PORCELAIN TILE FINISH
7. STRUCTURE FLEX FABRIC SCREEN ON FRAMES



REV	DATE	DESCRIPTION
1	06/17/24	50% Complete



PROJECT NUMBER

MAGELLAN
HOUSING

PROJECT NAME

THE ALDRIDGE

PROJECT ADDRESS

DRAWING

BUILDING
SECTIONS

PHASE

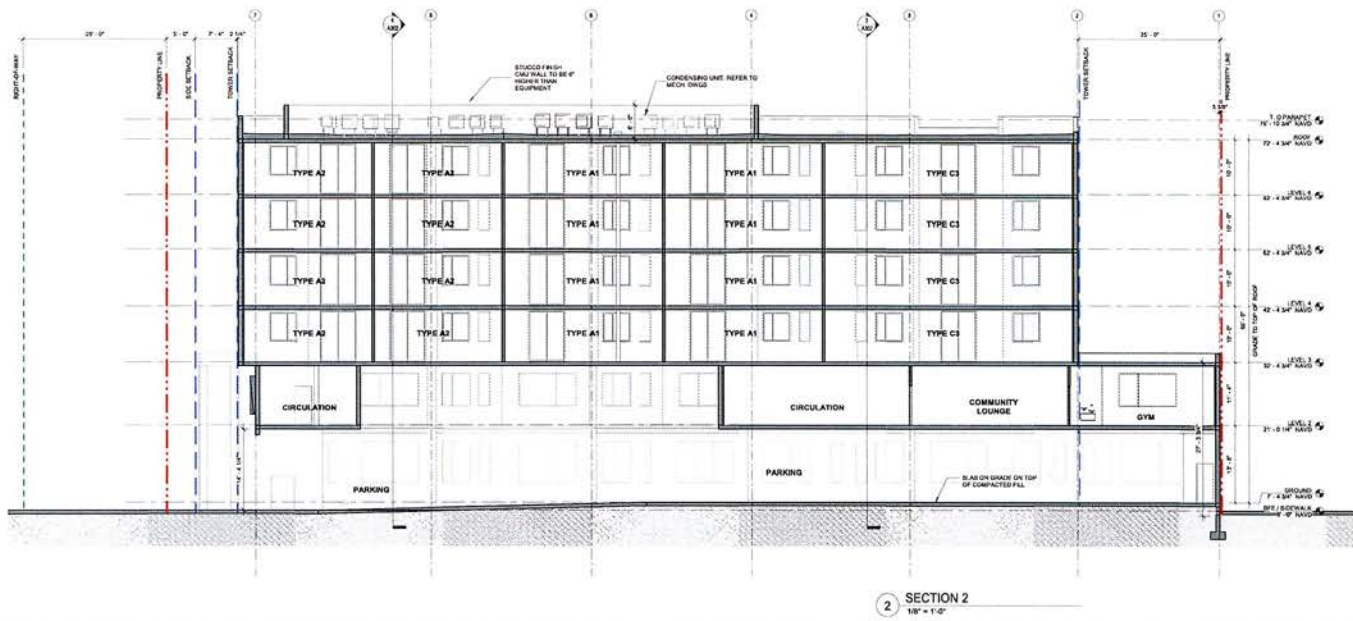
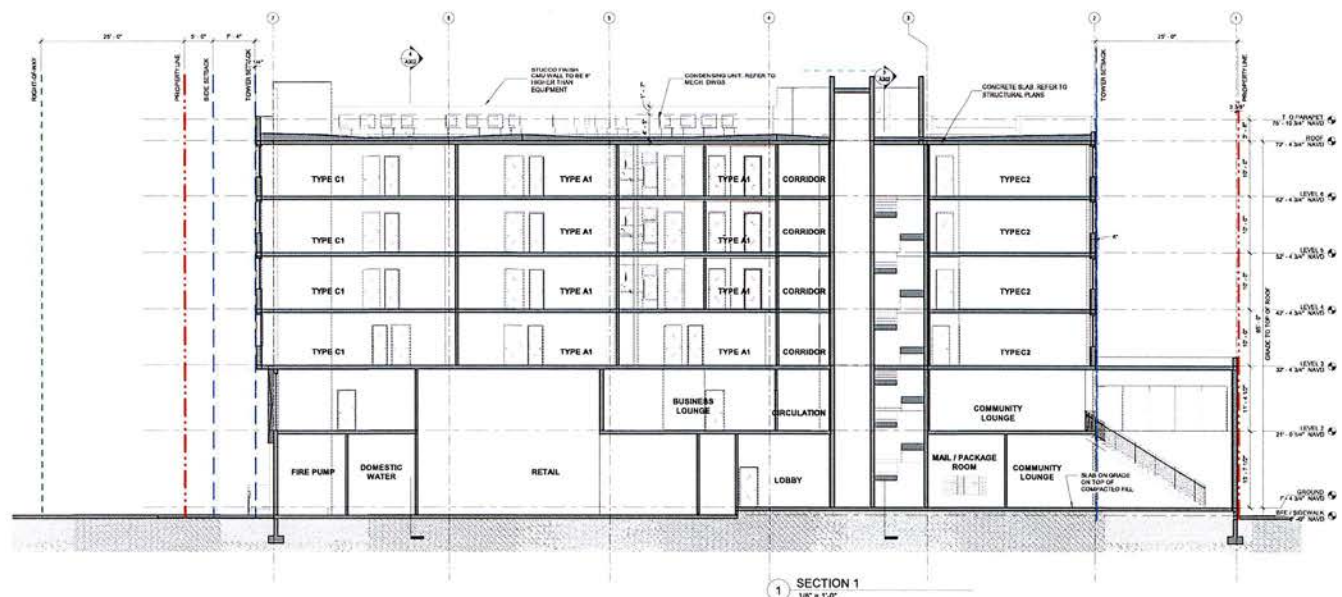
DRC SET
06/17/2024

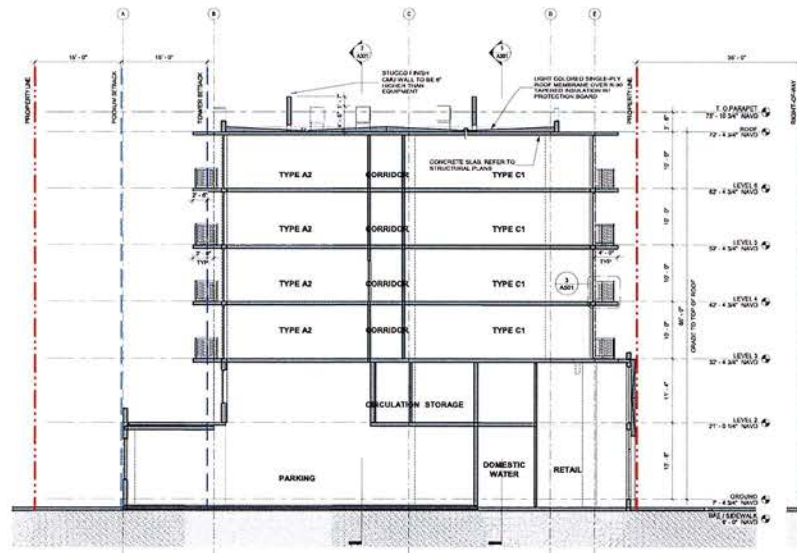
SCALE

NO.	DATE	REVISIONS
1	06/17/24	DRC Comments
2	06/26/24	DRC Comments

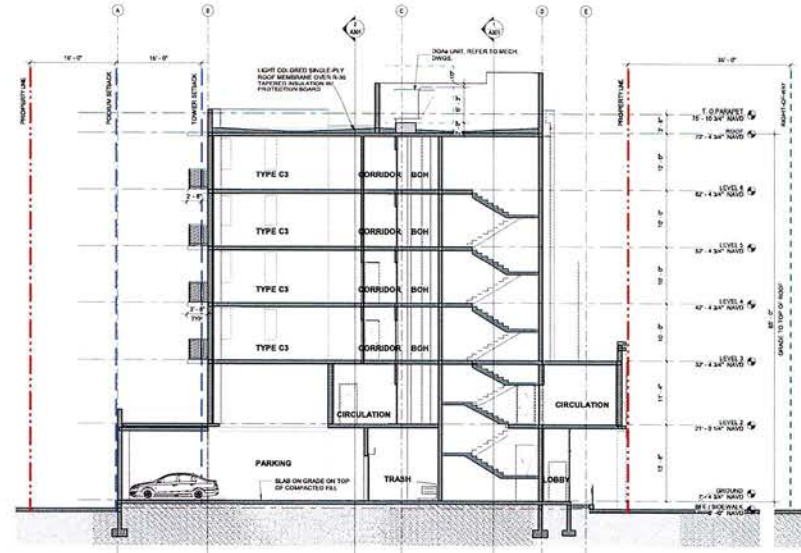
SCALE: 1/8" = 1'-0"
DRAWN: [blank]
CHECK: [blank]
DATE: 06/17/2024
PROJECT: THE ALDRIDGE
SHEET NUMBER

A301





SECTION 4
1/8" = 1'-0"



SECTION 3
1/8" = 1'-0"

PROJECT NUMBER

MAGELLAN
HOUSING

PROJECT NAME

THE ALDRIDGE

PROJECT ADDRESS

DRAWING

BUILDING
SECTIONS &
DETAILS

PHASE

DRC SET
06/17/2024

SEAL

REV#	DATE	DESCRIPTION
1	06/17/24	DWG Comments
2	06/26/24	DWG Comments

SCALE: 1/8" = 1'-0"
DESIGN:
CHECK:
DATE: 06/17/2024

SHEET NUMBER

A302



PAINTED STUCCO COLORS



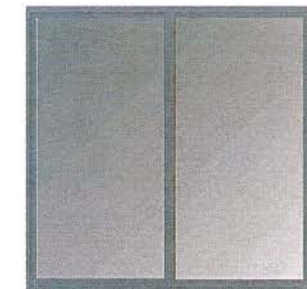
ACCENT WALL PORCELAIN TILE



VINE SUPPORT ATTACHEMENT



VINE SUPPORT ATTACHEMENT



ES WINDOWS WITH SUNSTORM SILVER STORM (DARK GREY) MULLIONS AND GREY TINTED GLAZING



5 TYPICAL SIGNAGE NUMBER
12' x 1' 4" REF.: 1/ A201

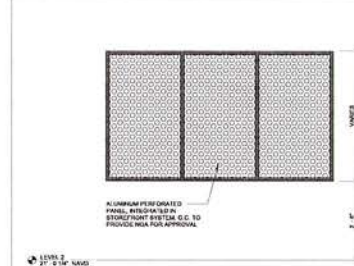


SIGNAGE UNDER SEPARATE PERMIT: 24" HIGH LETTERS, BACKLIT LED

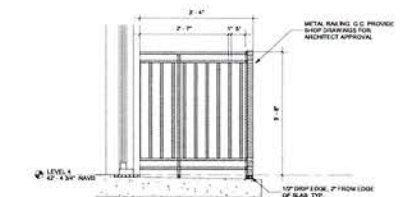
1 TYPICAL SIGNAGE
12' x 1' 4" REF.: 1/ A201



2 NORTH ELEVATION - ENLARGED STRUCTURFLEX SCREEN
12' x 1' 4" REF.: 1/ A201



4 GARAGE SCREEN ELEVATION
12' x 1' 4" REF.: 2/ A202



3 BALCONY SECTION
12' x 1' 4" REF.: 4/ A302

Level	Width	Length
GROUND	OPEN	117'-7"
LEVEL 2	OPEN	78'-11"
GROUND	OPEN	187'-7"

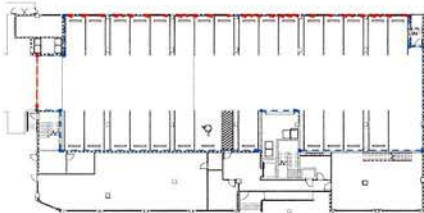
GARAGE PERIMETER = 467'
MIN OPEN SPACE REQUIRED = 187'
MIN OPEN SPACE PROVIDED WITH DOUBLE HEIGHT OPENINGS = 187'-2"



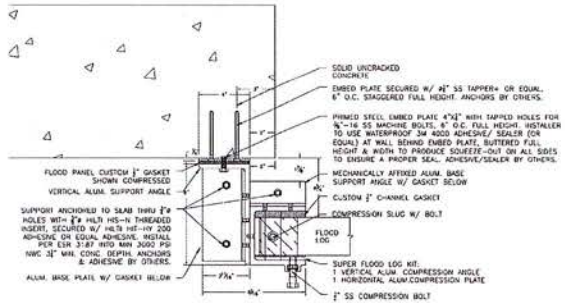
7 PARTIAL SOUTH ELEVATION AT GARAGE OPENINGS
1" = 20'-0"



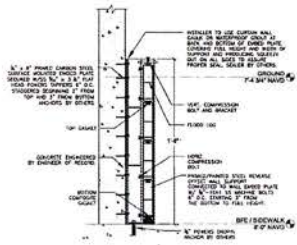
8 LEVEL 2 - GARAGE OPEN AIR PLAN
1" = 20'-0"



9 GROUND LEVEL - GARAGE OPEN AIR PLAN
1" = 20'-0"



5 FLOODPANEL JAMB DETAIL
12" = 1'-0"

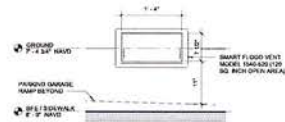


6 FLOODPANEL SECTION DETAIL
12" = 1'-0"

FLOOD OPENING CALCULATION			
ROOM NAME	AREA BELOW BFE	REQUIRED OPENING AREA	PROVIDED OPENING AREA
PARKING GARAGE	3,677 SF	1" PER 1 SF = 3,677 SQ. INCH	4,518 (OPEN ENTRANCE) + 126 (FLOOD VENT) = 4,644 SQ. INCH
RECYCLE ROOM	90 SF	1" PER 1 SF = 90 SQ. INCH	872 (OPEN ENTRANCE) + 126 (FLOOD VENT) = 998 SQ. INCH

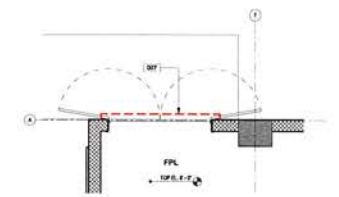


10 FLOOD VENT AT RECYCLE ROOM
1" = 1'-0"

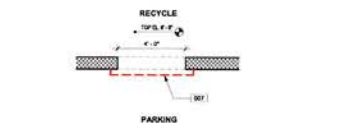


11 FLOOD VENT AT PARKING GARAGE
1" = 1'-0"

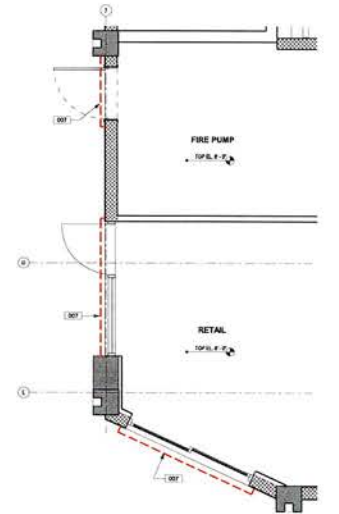
Key Value	Keynote Text
007	FLOOD LOG PANELS BY FLOODPROOFING.COM PROTECTING ALL EXTERIOR OPENINGS. SECURED TO SIDEWALK AND WALLS. REFER TO DETAILS THIS SHEET. GC TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. GC TO COORDINATE WITH MANUFACTURERS RECOMMENDATIONS. PANEL HEIGHT TO EXCEED 7' 4" NAVD OR 30" MIN ABOVE LOWEST GRADE ELEVATION.



1 ENLARGED FLOOR PLAN AT FPL DOORS
3/8" = 1'-0"



2 ENLARGED FLOOR PLAN AT RECYCLE ROOM
3/8" = 1'-0"



4 ENLARGED RETAIL & FIRE PUMP ENTRANCE
3/8" = 1'-0"

REVISIONS	DATE	BY	CHK
NEW	06/17/2024	DAVE	DRC
01	06/17/2024	DAVE	DRC
02	06/17/2024	DAVE	DRC
03	06/17/2024	DAVE	DRC
04	06/17/2024	DAVE	DRC
05	06/17/2024	DAVE	DRC
06	06/17/2024	DAVE	DRC
07	06/17/2024	DAVE	DRC
08	06/17/2024	DAVE	DRC
09	06/17/2024	DAVE	DRC
10	06/17/2024	DAVE	DRC
11	06/17/2024	DAVE	DRC
12	06/17/2024	DAVE	DRC
13	06/17/2024	DAVE	DRC
14	06/17/2024	DAVE	DRC
15	06/17/2024	DAVE	DRC
16	06/17/2024	DAVE	DRC
17	06/17/2024	DAVE	DRC
18	06/17/2024	DAVE	DRC
19	06/17/2024	DAVE	DRC
20	06/17/2024	DAVE	DRC
21	06/17/2024	DAVE	DRC
22	06/17/2024	DAVE	DRC
23	06/17/2024	DAVE	DRC
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25	06/17/2024	DAVE	DRC
26	06/17/2024	DAVE	DRC
27	06/17/2024	DAVE	DRC
28	06/17/2024	DAVE	DRC
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30	06/17/2024	DAVE	DRC
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40	06/17/2024	DAVE	DRC
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43	06/17/2024	DAVE	DRC
44	06/17/2024	DAVE	DRC
45	06/17/2024	DAVE	DRC
46	06/17/2024	DAVE	DRC
47	06/17/2024	DAVE	DRC
48	06/17/2024	DAVE	DRC
49	06/17/2024	DAVE	DRC
50	06/17/2024	DAVE	DRC



MAGELLAN
HOUSING

DRAWING

LIFE SAFETY

SEAL

REVIEWS

[illegible]

1/8" = 1'-0"

06-1710124

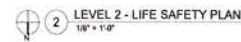
SHEET NUMBER

LS102



Level	Room Name	Room Number	Area	Comp. R. Type	OCCL
LEVEL 3	BOH	750	64 SF	D-2 300	1
LEVEL 3	BOH	801	58 SF	D-2 300	1
Grand Total					2

☐ R-2
☐ S-2 300



OCCUPANCY LOAD 300 - LEVEL 2					
Level	Room Name	Room Number	Area	Occupants in Total	OCCUP

☐ A-3 15
☐ B-150
☐ R-2
☐ S-2 200
☐ S-2 300

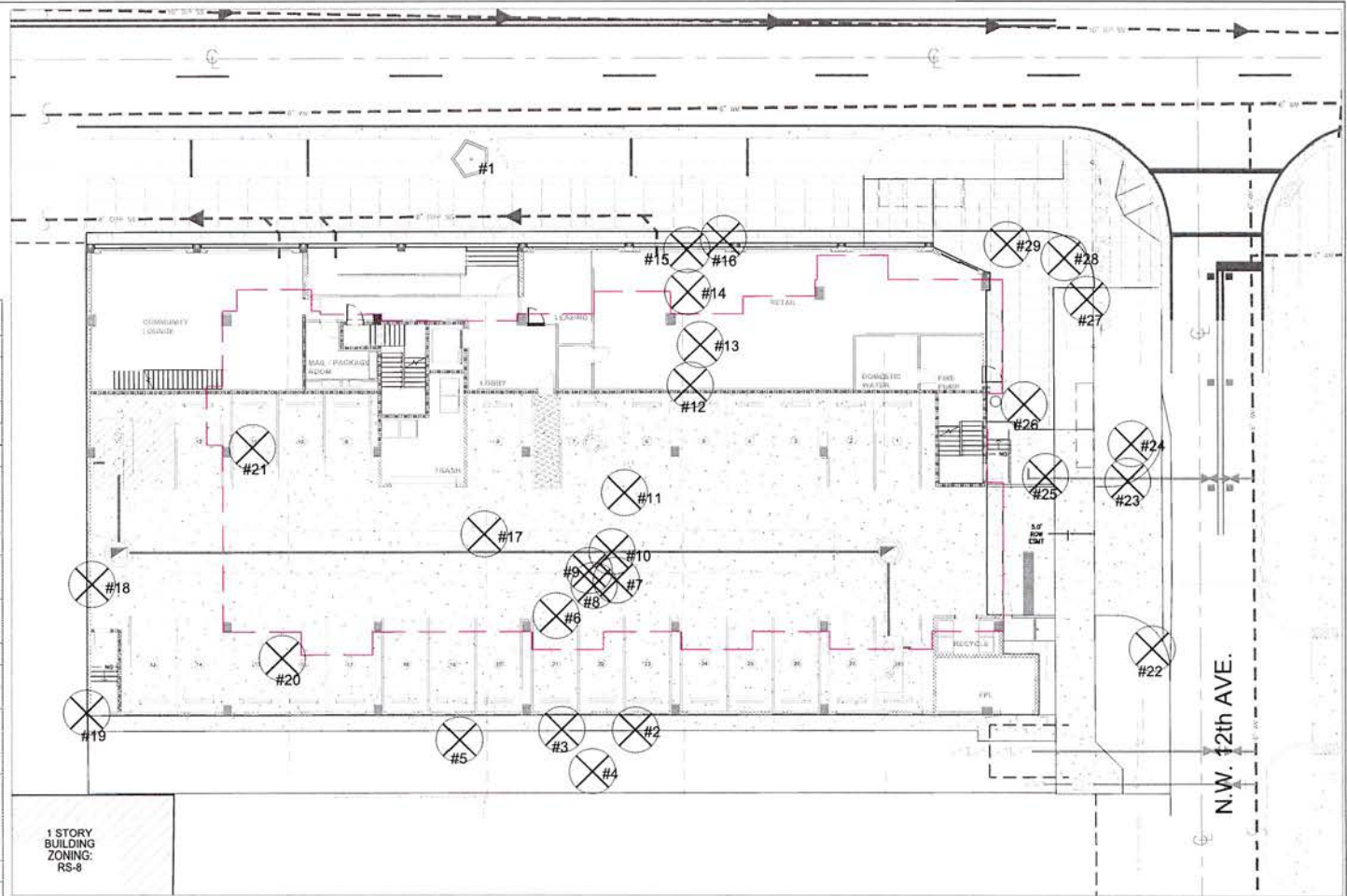
Scale: 1" = 10'-00"



LEGEND



TREE #	COMMON NAME	BOTANICAL NAME	LANDSCAPE ARCHITECT'S DISPOSITION
1	Live Oak	<i>Quercus virginiana</i>	REMAIN
2	Mango	<i>Mangifera indica</i>	REMOVE
3	Carrotwood	<i>Cupanopsis anacardioides</i>	REMOVE
4	Carrotwood	<i>Cupanopsis anacardioides</i>	REMOVE
5	Royal Poinciana	<i>Delonix regia</i>	REMOVE
6	Dead Tree		REMOVE
7	Lead Tree	<i>Leucanea leucocephala</i>	REMOVE
8	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
9	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
10	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
11	China Berry	<i>Melia azadirach</i>	REMOVE
12	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
13	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	REMOVE
14	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
15	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
16	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
17	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
18	Live Oak	<i>Quercus virginiana</i>	REMOVE
19	Mango	<i>Mangifera indica</i>	REMOVE
20	Royal Poinciana	<i>Delonix regia</i>	REMOVE
21	Mango	<i>Mangifera indica</i>	REMOVE
22	Live Oak	<i>Quercus virginiana</i>	REMOVE
23	Montgomery Palm	<i>Veitchia arecina</i>	REMOVE
24	Montgomery Palm	<i>Veitchia arecina</i>	REMOVE
25	Green Buttonwood	<i>Conocarpus erectus</i>	REMOVE
26	Solitaire Palm	<i>Ptychosperma elegans</i>	REMOVE
27	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
28	Sabal Palm	<i>Sabal palmetto</i>	REMOVE
29	Sabal Palm	<i>Sabal palmetto</i>	REMOVE



PREPARED BY
ECOPLAN
LANDSCAPE ARCHITECTS
1202 NW 6TH STREET - FORT LAUDERDALE, FLORIDA 33311
TEL: 954-575-1111
WWW.ECOPLANFLA.COM

DRC
SUBMITTAL

THE ALDRIDGE
1202 NW 6TH STREET - FORT LAUDERDALE, FLORIDA 33311

TREE
DISPOSITION
PLAN

DATE: 8/28/2024
PROJECT #: 2338
DRAWN BY: JF
CHECKED BY: JF
SCALE:

REVISIONS:

SEAL:



SHEET NUMBER
LAPL-0

Scale: 1" = 10'-00"



LEGEND



1/11/2024 Aldridge Site Fort Lauderdale, FL

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS
1	Live Oak	Quercus virginiana	18	14	8		Fair	60%	N	Confined root space, insufficient root ball for relocation
2	Mango	Mangifera indica	26	14	15		Poor	38%	N	Poor structure, deadwood storm damage, visual evidence of decay
3	Carrowood	Cupaniptera anacardioidea	23	10	20		Dead	0%	N	Florida Invasive Species Council Category I Invasive
4	Carrowood	Cupaniptera anacardioidea	29	15	6		Good	62%	N	Florida Invasive Species Council Category I Invasive
5	Royal Poinciana	Delonix regia	28	22	13		Poor	37%	N	Poor structure, trunk lean, uplited root zone
6	Dead Tree				12		Dead	0%	N	Dead tree
7	Lead Tree	Leucaena leucocephala	23	26	13		Fair	47%	N	Florida Invasive Species Council Category I Invasive
8	Sabal Palm	Sabal palmetto	22	8	12	18	Good	65%	Y	
9	Sabal Palm	Sabal palmetto	22	8	13	18	Good	65%	Y	
10	Sabal Palm	Sabal palmetto	12	12	12	3	Good	65%	Y	Immature Palm
11	China Berry	Melia azadirachti	21	14	11		Fair	48%	N	Florida Invasive Species Council Category II Invasive, canopy dieback
12	Sabal Palm	Sabal palmetto	27	8	11	24	Good	65%	Y	
13	Brazilian Beautyleaf	Calophyllum brasiliense	20	17	10		Fair	55%	N	Poor structure trunk lean, canopy dieback
14	Sabal Palm	Sabal palmetto	28	8	12	24	Good	65%	Y	
15	Sabal Palm	Sabal palmetto	23	8	12	19	Fair	54%	N	Penciling
16	Sabal Palm	Sabal palmetto	15	8	13	11	Fair	54%	N	Penciling
17	Sabal Palm	Sabal palmetto	16	8	15	12	Good	65%	Y	Strangler Fig parasite
18	Live Oak	Quercus virginiana	40	48	29		Fair	55%	N	Poor structure, large diameter deadwood, canopy dieback, canopy crowding
19	Mango	Mangifera indica	37	38	24		Fair	54%	N	Poor structure, deadwood, canopy crowding
20	Royal Poinciana	Delonix regia	24	40	28		Fair	53%	N	Poor structure canopy crowding, deadwood, carrowood parasite, vines
21	Mango	Mangifera indica	22	20	14		Fair	46%	N	Poor structure deadwood visual evidence of decay
22	Live Oak	Quercus virginiana	22	17	11		Fair	47%	N	Poor structure canopy dieback deadwood, over lifted canopy
23	Montgomery Palm	Veitchia arctica	26	11	8	22	Good	65%	Y	
24	Montgomery Palm	Veitchia arctica	21	11	6	17	Good	65%	Y	
25	Green Buttonwood	Conocarpus erectus	23	27	13		Fair	52%	N	Trunk lean, canopy dieback storm damage
26	Solitaire Palm	Ptychosperma elegans	20	6	4	17	Fair	52%	N	Penciling
27	Sabal Palm	Sabal palmetto	26	8	13	22	Fair	54%	N	Penciling
28	Sabal Palm	Sabal palmetto	18	8	11	14	Fair	52%	N	Penciling
29	Sabal Palm	Sabal palmetto	21	8	13	17	Fair	54%	N	Penciling

I certify that all statements of fact are true, complete and correct to the best of my knowledge and belief and that they are made in good faith.

Mark C. Williams FL-3221 AM, ISA Certified Arborist Municipal Specialist (Tremendous Consulting Group LLC)

LANDSCAPE ARCHITECT'S INFORMATION				
LANDSCAPE ARCHITECT'S DISPOSITION	COMMENT	TREE CLASS	TREE REPLACEMENT (INCHES)	EQUIVALENT PALM REPLACEMENT (IN)
REMAIN	EXISTING STREET TREE	A	N/A	N/A
REMOVE	NOT SUITABLE FOR RELOCATION	C	3.4	\$222.30
REMOVE	INVASIVE/DEAD	F	0.0	\$0.00
REMOVE	INVASIVE	F	0.0	\$0.00
REMOVE	NOT SUITABLE FOR RELOCATION	B	3.8	\$250.12
REMOVE	DEAD	N/A	0.0	\$0.00
REMOVE	INVASIVE	F	0.0	\$0.00
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	INVASIVE	E	1.1	\$68.04
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NOT SUITABLE FOR RELOCATION	D	2.2	\$143.00
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NOT SUITABLE FOR RELOCATION	A	16.1	\$836.55
REMOVE	NOT SUITABLE FOR RELOCATION	C	7.8	\$873.92
REMOVE	NOT SUITABLE FOR RELOCATION	B	11.9	\$771.68
REMOVE	NOT SUITABLE FOR RELOCATION	C	3.9	\$251.16
REMOVE	NOT SUITABLE FOR RELOCATION	A	5.3	\$343.09
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NO ROOM FOR HOLDING	PALM		1.0
REMOVE	NOT SUITABLE FOR RELOCATION	A	8.8	\$439.40
REMOVE	NOT SUITABLE FOR RELOCATION	PALM		1.0
REMOVE	NOT SUITABLE FOR RELOCATION	PALM		1.0
REMOVE	NOT SUITABLE FOR RELOCATION	PALM		1.0
REMOVE	NOT SUITABLE FOR RELOCATION	PALM		1.0
		52 17 INCHES	14 PALMS	\$6 520.48

DESIGNED BY
ECOPLAN
LANDSCAPE ARCHITECTS, INC.
1202 NW 6TH STREET, SUITE 200
FORT LAUDERDALE, FL 33311
(954) 575-1111
www.ecoplan.com

DEC SUBMITTAL

THE ALDRIDGE
1202 NW 6TH STREET - FORT LAUDERDALE, FLORIDA 33311

TREE DISPOSITION LIST

DATE: 9/30/2024
PROJECT #: 2308
DRAWN BY: JI
CHECKED BY: JI
SCALE:
REVISIONS:

SEAL:

Digitally signed by John Hargan
DN: cn=John Hargan,
o=ECOPLAN, ou=ECOPLAN, email=jhargan@ecoplan.com,
c=US
Date: 2024.09.10 10:09:49 -0400

SHEET NUMBER
LAPL-1

PLANT SCHEDULE ALDRIDGE									
SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	SIZE	COMMENTS		
	BS	2	Bursera simarubra	Gumbo Limbo	FG/BB	20' HT x 8" SPB x 8" CT			
	PD	3	Pinus elliotii densa	Slash Pine	FG/BB	16' 18" HT	6" CAL - SPECIMEN TREE		
	QV	2	Quercus virginiana	Southern Live Oak	FG/BB	20' HT x 8" SPB x 8" CT	6.5" MIN		
	QC	3	Quercus virginiana "SOLIV"	Cathedral™ Live Oak	300 gal min.	18' HT x 7" SPB x 8" CT	5"		
LANDSCAPE TREES									
	QVE	1	Quercus virginiana	Southern Live Oak	EXISTING	Existing	OFF SITE TREE		
PALM TREES									
	SS	8	Sabal palmetto	Cabbage Palmetto	FG/BB	18'-22' HT x 8-30" CW MIN	HEAVY SPECIMEN		
	FR	1	Thrinax radiata	Florida Thatch Palm	65 Gal. Min.	9'-12' CT SPECIMEN	VARY HEIGHTS		
SHRUBS									
	CR	12	Chrysobalanus icaco Red Tip	'Red Tip' Coccolup	7 gal	30" HT x 24" W			30" o.c.
LANDSCAPE GRASSES									
	MW	80	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	3 gal.	18" x 18"			24" o.c.
	ME	180	Nephrolepis exaltata	Boston Fern	1 Gal.	12"x12"			18" o.c.
	RI	71	Rhaphiolepis indica	Indian Hawthorn	3 gal, 12"x12"	12"x12"			15" o.c.
	TD	520	Tropaeolum floridanum	Florida Gumsgrass	3 gal.	18" x 18"			24" o.c.
	ZF	157	Zamia floridana	Florida Coonzie	3 gal.	12"x15"			18" o.c.

NOTE:
 1. PLANT PALLETTE IS 100% NATIVE AND CONTAINS (1) LOW WATER USE "HYDROZONE".
 2. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. IRRIGATION PLANS TO BE PROVIDED AT THE TIME OF PERMIT SUBMITTAL.

Landscape Calculations - The Aldridge				
		Site Area (net)=19738 sf	Walks & Plazas = 2152 sf	
		Bldg Footprint=15182 sf	VUA = 430 sf	
		Pavement / Net Lot Area = 3023 sf		
Sec. 47-18.21-H.2 - Mixed Use Development Open Space			Required	Provided
50% of open space shall be in living materials (landscaping)	Open space = 4,556 sf		2278 sf	2404
Sec. 47-21.8-R			Required	Provided
Irrigated turfgrass no more than 50% of the landscaped area	1364 sf		<682 sf turf	0 sf
Sec. 47-21.8-S			Required	Provided
Native and drought-tolerant landscaping must be a minimum of 50% of the non-turfgrass landscaped area	2727 sf		50% or >1364 sf	100%
Sec. 47-21.12-A-1			Required	Provided
Landscaping shall be provided in a square foot area equal to a minimum of 20% of the gross VUA	VUA = 430 sf		86 sf	>155 sf
Sec. 47-21.12-C-1			Required	Provided
One (1) tree and (8) shrubs shall be required for every one thousand (1,000) sf of VUA	VUA = 430 SF		1 TREE, 6 SHRUBS	1 PALM, +6 SHRUBS
25% of the required trees shall be shade species with 3.5" minimum caliper. 25% with 2.5" shade species, 20% should be flowering, 20% should be palm, 10% optional species.			1 TREE	1 PALM (utilities)
Sec. 47-21.13-1			Required	Provided
There shall be at least (1) tree for each one thousand (1,000) sf of net lot area - in addition to VUA requirements - 20% shall be shade trees	2404 sf		3 trees (1 shade)	10 trees
Sec. 47-21.13-10			Required	Provided
Diversity of tree mix - Of the overall number of trees required, not more than one-half of the required tree count can be of (1) genus. At least 40% of all required trees shall consist of native species.			13 required trees total = 7 of one species and >40% native	7 of one species and 100% native trees
Sec. 47-21.13-15			Required	Provided
Min 12 shrubs per 1,000sf of net lot area. Min 40% native	12 PER 1000 sf min 40% native		36 required shrubs total & min 15 native	>36 required shrubs total and 100% native
Sec. 47-21.13-16			Required	Provided
Street trees shall be planted in an area located between the roadway and the property line. A minimum of 50% of the required street trees shall be shade trees. Street trees shall be provided at a ratio of one street tree per 40 feet of street frontage. If overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20 feet of street frontage. Minimum heights in Section 47-21.	Net Lot Street = 184' NW 12th Ave. = 130'		184' / 40 = 5 trees 130' / 40 = 3 trees	Net Lot Street = 3 trees NW 12th Ave. = 2 trees (1 tree) 3 palm cluster

PREPARED BY
EcoPLAN
 LANDSCAPE ARCHITECT
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 Fort Lauderdale, FL 33311
 PHONE: 954-561-1111
 FAX: 954-561-1112
 WWW.ECOPLAN.COM

DATE SUBMITTED

THE ALDRIDGE
 1202 NW 6TH STREET - FORT LAUDERDALE, FLORIDA 33311

PLANT LIST
 AND
 CALCULATIONS

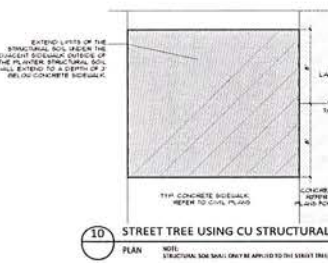
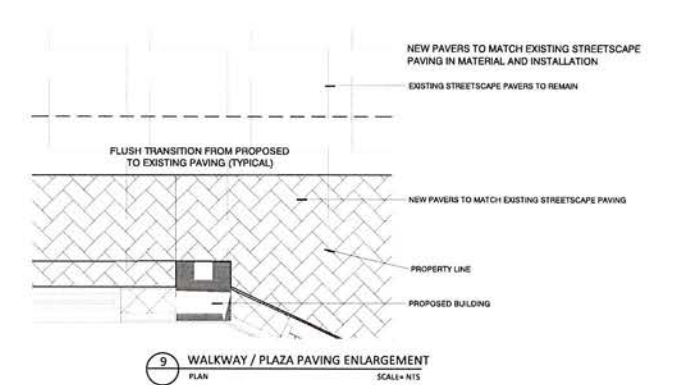
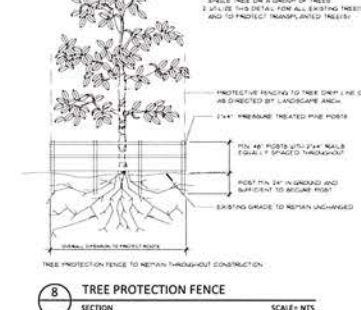
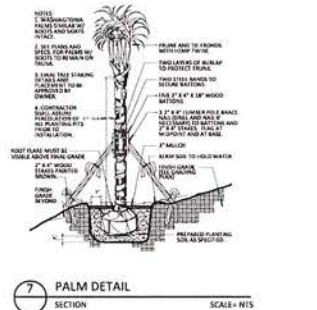
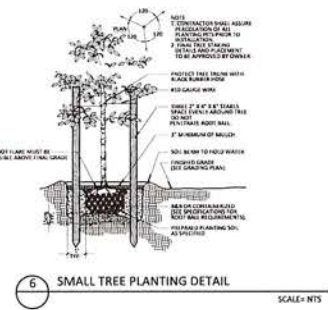
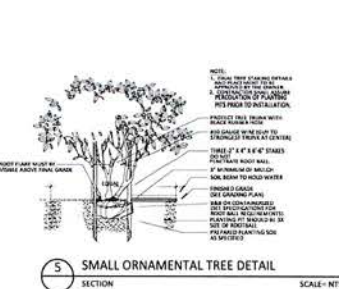
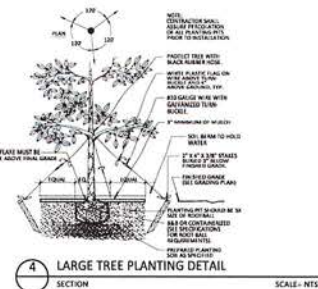
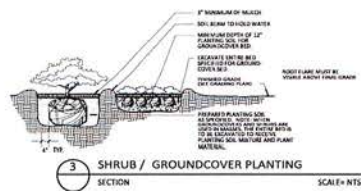
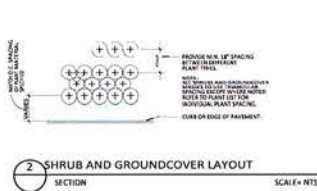
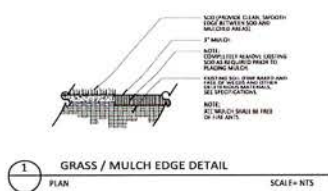
DATE 9/18/2024
 PROJECT # 2338
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE

REVISIONS:

SEAL:
 Digitally signed by
 John Hangan
 DN: cn=John
 Hangan,
 o=Quinn-Kelly
 & Associates, Inc.,
 ou=ECOPLAN
 INC., c=US
 Date: 2024.09.
 10:10:20-0409

SHEET NUMBER
LAPL-3





STRUCTURAL SOIL SPECIFICATION

FROM CORNELL UNIVERSITY

The structural soil material is designed as follows. The three components of the structural soil are mixed in the following proportions by weight, crushed stone: 100; clay: 20; hydrogel: 0.03. Total moisture at mixing should be 10% (ASHTO T-99 optimum moisture).

Crushed stone (granite or limestone) should be narrowly graded from 3/4" to 1 1/2" inch, highly angular with no fines. The clay should conform to the USDA soil classification system (gravel <5%, sand 25-30%, silt 20-45%, clay 20-45%). Organic matter should range between 2% and 5%. The hydrogel, a potassium polyacrylate-propenamide copolymer is added in a small amount to act as a soil conditioner, preventing separation of the stone and soil during mixing and installation. Mixing can be done on a paved surface using front and backhoes. Typically the stone is spread in a layer, the dry hydrogel is spread evenly on top and the screened moist loam is the top layer. The entire pile is tamped and mixed until a uniform blend is produced. The structural soil is then installed and compacted to 8 inch lifts.

The Urban Horticulture Institute continues to work on refining the specification for producing a structural soil material to make the system cost effective. It is patent pending and will be sold with the trademark 'CU-Soil' for future quality control.

LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION. ON THESE PLANS, FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
6. ALL PLANTING BEDS WITHIN FOOT RIGHT OF WAYS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FOOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND 9 kg FERTILIZER PER CUBIC METER, WELL MIXED.
9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDING AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.
17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.



PREPARED BY
ECCOPLAN
 LANDSCAPE ARCHITECTS
 1202 NW 6TH STREET - FORT LAUDERDALE, FLORIDA 33311
 PHONE: 954.371.1111
 FAX: 954.371.1112
 WWW.ECCOPLAN.COM

THE ALDRIDGE
 1202 NW 6TH STREET - FORT LAUDERDALE, FLORIDA 33311

DATE: 9/30/2024
 PROJECT #: 2108
 DRAWN BY: J.P.
 CHECKED BY: J.L.
 SCALE:
 REVISIONS:

SEAL:

SHEET NUMBER
LAP-4

N.W. 6th STREET



Photometric Calculation Software Generated Luminance Schedule									
Scene: NORMAL MODE									
Qty	Label	Arrangement	Lum. Lumens	Air Lum. Lumens	LF	Lum. Watts	Air Watts		
7	S1	Single	2667	2667	0.900	18.6			
4	S2	Single	3779	3779	0.900	28	28		
6	S2E	Single	3779	3779	0.900	28	28		

Calculation Summary									
Scene: NORMAL MODE									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
PARKING	Illuminance	Fc	4.25	8.8	0.9	4.73	11.00		
PROPERTY LINE	Illuminance	Fc	0.05	0.5	0.0	N/A	N/A		

LIGHT OUTPUT SUMMARY				
Scene: NORMAL MODE				
Channel	Switched	Output	# Lamps	
S1	On	1.00	7	
S2	On	1.00	4	
S2E	On	1.00	6	

ALDRIDGE LIGHTING FIXTURE SCHEDULE											
SYM	DESCRIPTION	MPN	CATALOG NUMBER	UNITS	COLOR TEMP	LUMENS	LAMPS	WATTS	DIMENSIONS	MOUNTING	REMARKS
S1	ADJUSTABLE SLIPWALL PACK	LUMIN	ADAPTECH	120/27	4000K	2667	LED	18.6	0.100	WALL	
S2	CANOPY LED LUMINAIRE	LUP	CP/LUMPS-FINISH	120/27	4000K	3779	LED	28	0.100	SURFACE	NOTE 1
S2E	CANOPY LED LUMINAIRE W/ BATTERY	LUP	CP/LUMPS-FINISH-BATT	120/27	4000K	3779	LED	28	0.100	SURFACE	NOTE 1

FIXTURE SCHEDULE NOTES

1. ADJUST FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUANTITIES@LIGHTINGDYNAMICS.COM (954) 944-0286



Based on the information provided, all dimensions and fixture quantities shown are approximate and not guaranteed. The engineer shall not be responsible for the accuracy of the lighting design. The engineer shall not be responsible for the accuracy of the lighting design. The engineer shall not be responsible for the accuracy of the lighting design.

NOTES

1	PHOTOMETRIC STUDY	04/30/2024
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

ALDRIDGE
LIGHTING STUDY - NORMAL
MODE
Fort Lauderdale, FL

TITLE P/PROJECT92024/APR
DATE STUDIO MOD

Project	ALDRIDGE	Sheet	L1
Date	04/30/2024	Drawn by	ML
Scale	3/32" = 1'	Checked by	

N.W. 6th STREET



Photometric Calculation Software Generated Luminaire Schedule

Scene: EM MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	7	S1	Single	2667	2667	0.900	19.8	19.8
	4	S2	Single	3779	3779	0.900	28	28
	6	S2E	Single	3779	3779	0.900	28	28

Calculation Summary

Scene: EM MODE

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
PARKING - DRIVE/VALE	Brightness	Fc	1.40	2.8	0.1	14.00	28.00
PROPERTY LINE	Brightness	Fc	0.00	0.1	0.0	N.A.	N.A.

LIGHT OUTPUT SUMMARY

Scene: EM MODE

Channel	Switched	Output	# Lums
S1	Off	1.00	7
S2	On	1.00	4
S2E	On	0.36	6

ALDRIDGE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	WES	DATA/NO NUMBER	WTS	VOLTS	COLOR TEMP	LUMENS	LAMPS	WATTS	SHROUD	HEIGHT/FT	REMARKS
S1	ADJUSTABLE SLIM WALL PACK	LUMARK	ASAP/PLETUS	120-277	480VAC	2667	LED	19.8	2-10V	WALL		
S2	CONCEPT LED LUMINAIRE	SLP	CPFLUMPS FINISH	120-277	480VAC	3779	LED	28	2-10V	SURFACE		NOTE 1
S2E	CANOPY LED LUMINAIRE W/ BATTERY	SLP	CPFLUMPS FINISH-EMIS	120-277	480VAC	3779	LED	28	2-10V	SURFACE		NOTE 1

FIXTURE SCHEDULE NOTES

1. ALL FIXTURES TO BE FLOOD PROOFED

2. FOR QUOTATIONS REFERENCED TO THIS FIXTURE SCHEDULE, PLEASE CONTACT QUOTATIONS@LIGHTINGDYNAMICS.COM (954) 944-0266



Based on the information provided, all drawings and luminaire schedules were prepared in accordance with the requirements of the International Illumination Engineering Society (IES) and the Illuminating Engineering Society (IES). The information provided is for informational purposes only and does not constitute a contract. The information provided is for informational purposes only and does not constitute a contract.

NOTES:

1	PHOTOMETRIC STUDY	04/30/2024
No.	Revision/Issue	Date

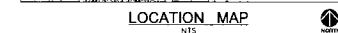
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0266
www.lightingdynamics.com

ALDRIDGE
LIGHTING STUDY - EM MODE
Fort Lauderdale, FL

TITLE PROJECT: 2024HAPR
CLIENT: STUDIO MCG

Project	ALDRIDGE	Scale	1"=1'
Date	04/30/2024	Drawn By	ML

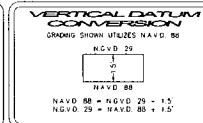
1. **Identify the main components of the system.**



	PROPOSED ELEVATION (H&V)	- - -	WATER MAIN
	EXISTING ELEVATION (H&V)	- - -	SANITARY FORCE MAIN
	PROPOSED CATCH BASIN		VALVE
	PROPOSED PLUG		FIRE HYDRANT
	MANHOLE		SHALLOW CONNECTION
	PIPE		CLEANOUT
	WATER METER		EDGE OF PROPOSED PAVEMENT (ASPHALT)
	DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE OR DOWNSTREAM DETECTOR		DIRECTION OF SURFACE DRAIN
	REDUCED PRESSURE BACKFLOW PREVENTION		SANITARY POINT
	DIRECTIONAL FLOW ARROW AND GRAVITY SEWER		NOT TO BE ABANDONED IN PLACE

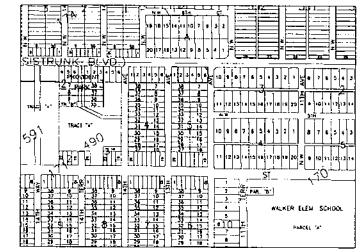
3. ALL SIGNAGE AND DEMENT MARKSIDE SIGNAL

- 1 ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND BCTED STANDARD (CURRENT EDITION)
- 2 ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION)
- 3 REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY BCTED
- 4 ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STRIPING WHICH SHALL BE REGULAR PAINT

SEAL

N.W. 6th STREET

DRAINAGE LAMPING TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR AND ENGINEER OF RECORD.



LOCATION MAP

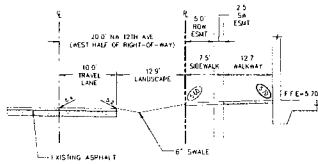
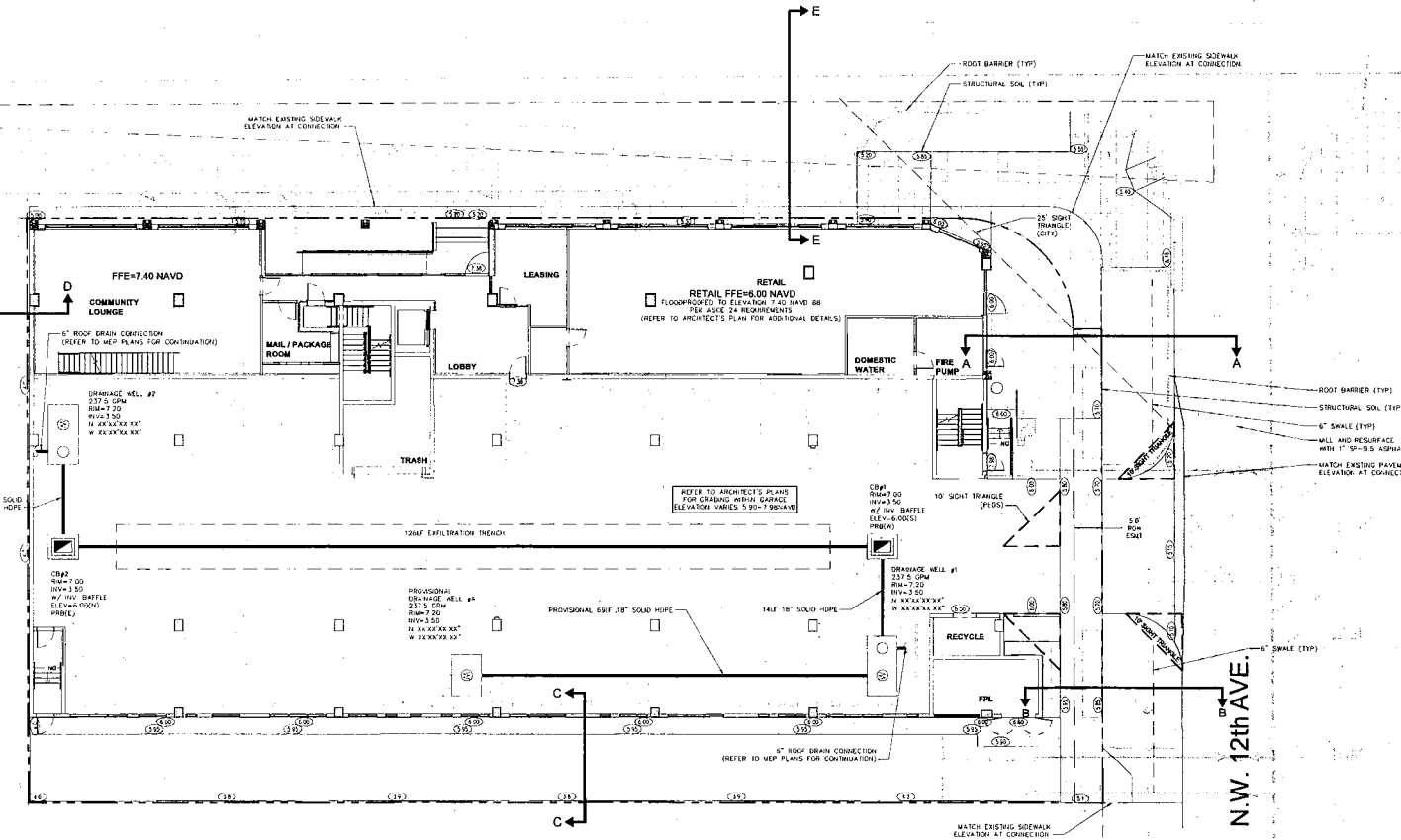
LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVEL COVER
- PROPOSED MANHOLE
- WATER MARK
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SEWER CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- CHIMNEY POINT
- EXIST. WATER MARK
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

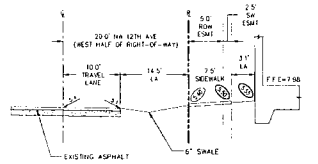
FLOOD ZONE - "A" ELEV. (5.0) NAVD
ON FIRM MAP #20000000-0 DATED DECEMBER 31, 2019
BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTINGENCY ELEV. (7.0) NAVD
DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM - ELEV. (7.40) NAVD
AVERAGE NET SEASON WATER LEVEL - ELEV. (3.5) NAVD

GRADING AND DRAINAGE NOTES:

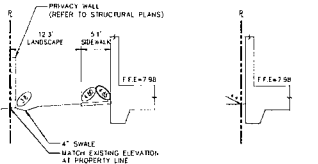
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
- ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAD @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
- CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN WELLS. FIELD ADJUST GRADING AS REQUIRED.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER, AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLEL TO THE CLOSEST ADJACENT PARK, ROAD, DRIVE WAY, PROPERTY LINE, OR ROADWAY.
- COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
- COVERLINE OF YARD DRAINS & BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
- SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN HANDICAPPED PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN CROSSLANDS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SURVEY INFORMATION BASED ON SURVEY PROVIDED BY SONENSHINE - SHIMM & ASSOCIATES, INC. DATED JANUARY 13, 2021.
- ELEVATIONS SHOWN ARE NAVD83.
- FINAL FIN. ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.
- FINAL FIN. ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.
- DRAINAGE WELLS TO BE DRILLED IN THE ORDER THAT THEY ARE NUMBERED ON PLANS UNTIL TOTAL CAPACITY OF 117.5 GPM IS MET. WELL CAPACITY TO BE CONFIRMED WITH ENGINEER AFTER DRILLING EACH DRAINAGE WELL. CONTRACTOR IS RESPONSIBLE FOR ALLOWING ACCESS AND CLEARANCE FOR DRILLING OF ALL DRAINAGE WELLS WITH CAPACITY 2 MET.
- ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.



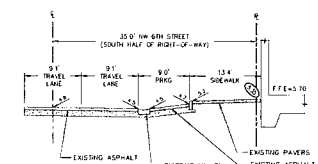
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D



VERTICAL DATUM CONVERSION	
GRADING SHOWN UTILIZES NAVD 88	
8.0 29	8.0 29
NAVD 88	NAVD 88
NAVD 88 + NAVD 29 - 15	NAVD 29 + NAVD 88 - 15



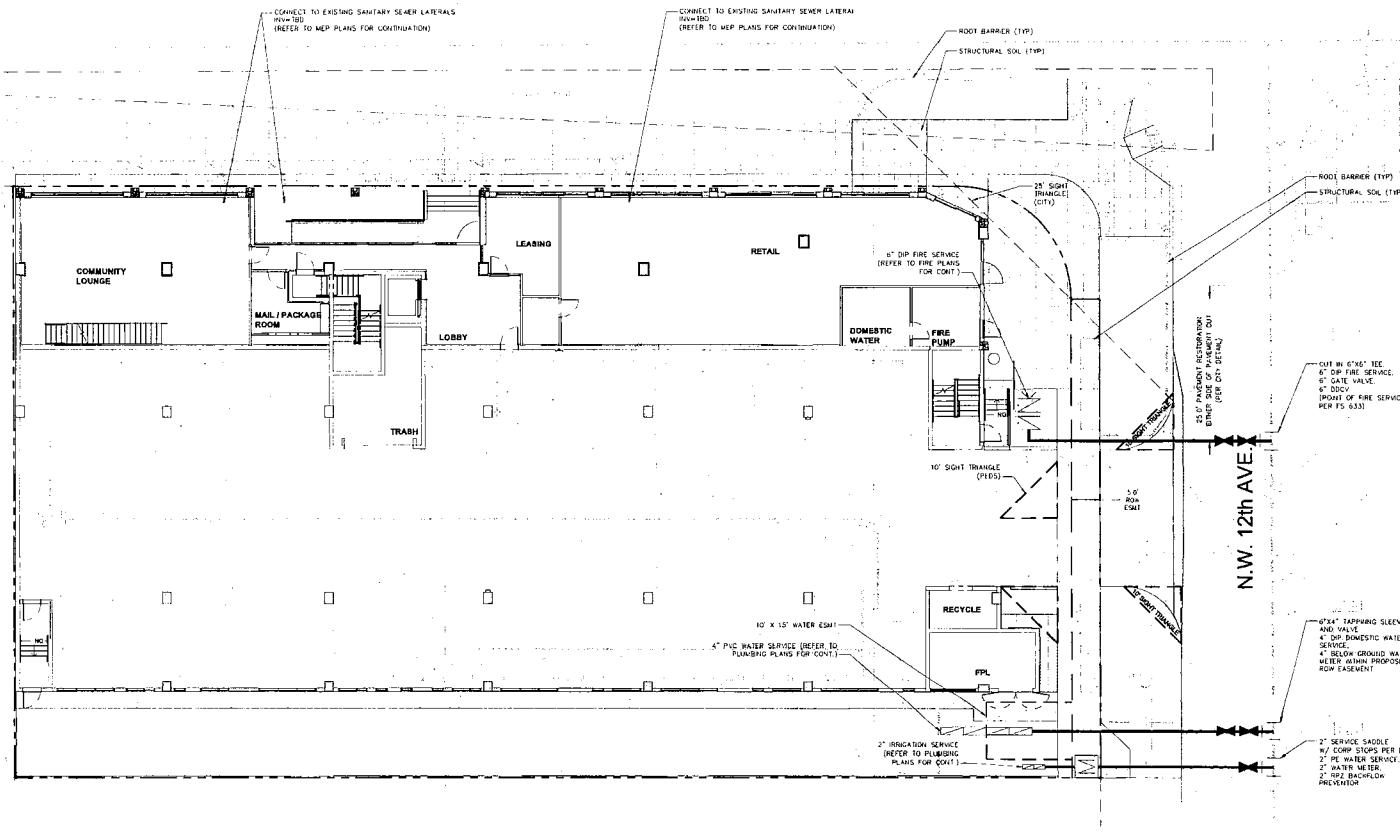
Revisions	
1	ISSUED
2	REVISED
3	REVISED

Phase
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DOCUMENTS

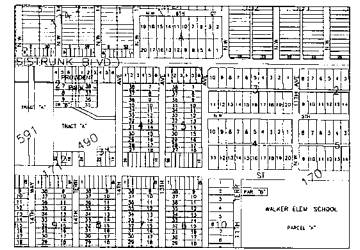
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Scale	1"=10'	Date	04/12/24
Job No.	23-1771-00	Rev	11/25/24
Drawn by	402	Sheet No.	C2
Proj. No.	SHS		
App. by	SHS		
		2	of 11

N.W. 6th STREET



PUMP STATION START UP, EXFILTRATION TESTING, LAMPING, AND VIDEO SURVEY OF SANITARY SEWER TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR. PRESSURE TESTING AND CANNON FLUSH OF WATER MAIN TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR.



- LEGEND:**
- PROPOSED ELEVATION (NAVD)
 - EXISTING ELEVATION (NAVD)
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - TEE
 - WATER MAIN
 - DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSIDE
 - REDUCED PRESSURE BACKFLOW PREVENTER
 - DIRECTIONAL FLOW ARROW
 - PROPOSED MANHOLE
 - WATER MAIN
 - SANITARY FORCE MAIN
 - VALVE
 - FIRE HYDRANT
 - SHAMSE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST WATER MAIN
 - EXIST UTILITY LINE TO BE ABANDONED IN PLACE

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PROVIDE FITTINGS (WELLS, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION. PROVIDING ANY BACKFLOW PREVENTERS, MANHOLES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SUPERVISOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL REQUIRED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
 - WATER MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W/ P.S. MAINS MUST BE LOCATED 5' FROM TREES. P.S.'S MUST HAVE A 1.5' CLEAR RADII FROM ALL OBSTRUCTIONS.
 - PRELIMINARY TESTING AND CERTIFICATION SHALL FOLLOW THE FDEP, CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.
 - 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR ALL 18" CROSSINGS. CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE THERE ARE NO RECORDS. WATER MAINS MUST CROSS BELOW THE SEWER. A MINIMUM OF 12" SEPARATION SHALL BE PROVIDED A 20 FOOT SECTION OF UTILITY FROM FIRE MAINS. EXISTING CROSSINGS IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.
 - ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE LATERALS OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL CAP OFF AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL VERIFY AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
 - CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
 - PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SHAMSE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
 - FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
 - STATE LICENSED FIRE LINE CONTRACTOR UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A LICENSED UNDERGROUND TEST CERTIFICATE PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
 - CONING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
 - ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER LID AND COVER.
 - THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
 - EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.
 - ALL WATER AND SEWER WORK IS IN THE PUBLIC RIGHT-OF-WAY. PRIVATE UNDERGROUND OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR IN BROWARD COUNTY.
 - FINAL SEWER MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH FINAL PAVEMENT ELEVATIONS AND MATCH PAVEMENT SLOPE AS APPLICABLE.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES NAVD 88

NAVD 29	+	1.5	=	NAVD 88
NAVD 88	+	NAVD 29 - 1.5	=	NAVD 88

Scale: 1"=10'

North Arrow

Revision Table:

Rev.	Date	By	Check
1	04/12/24	AKS	AKS
2	11/25/24	AKS	AKS

Project: 23-1771-00

Sheet: 36 of 36

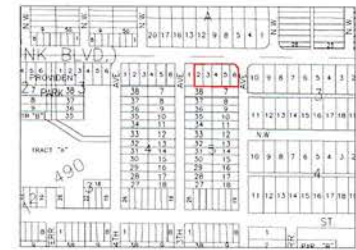
Author: AKS

Checker: SHC

Appr: 01

Scale: 3 of 11

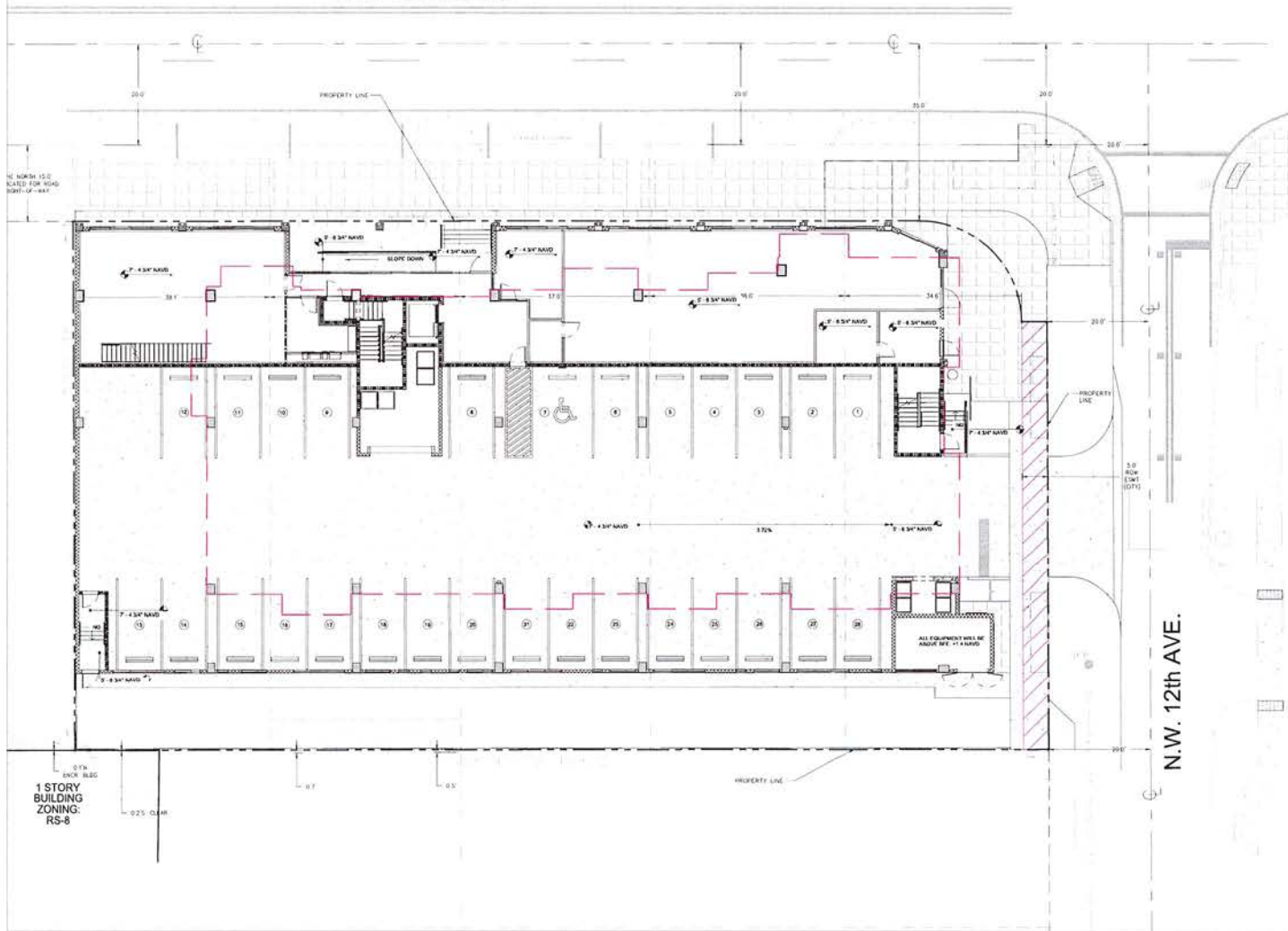
N.W. 6th STREET



LOCATION MAP
NTS

LEGEND:

 PROPOSED ROW EASEMENT (CITY)



N.W. 12th AVE.

1 STORY
BUILDING
ZONING:
RS-8

Revisions	
1. 11/10/24	REV 1
2. 11/15/24	REV 2
3. 11/15/24	REV 3

Project:
DRG
DOCUMENTS

SEAL

Scale:	1"=20'	Date:	04/12/24
Drawn By:	AKC	Plot Date:	11/25/24
Proj. No:	23-1771-00	Sheet No:	X1
App. By:	AKC		

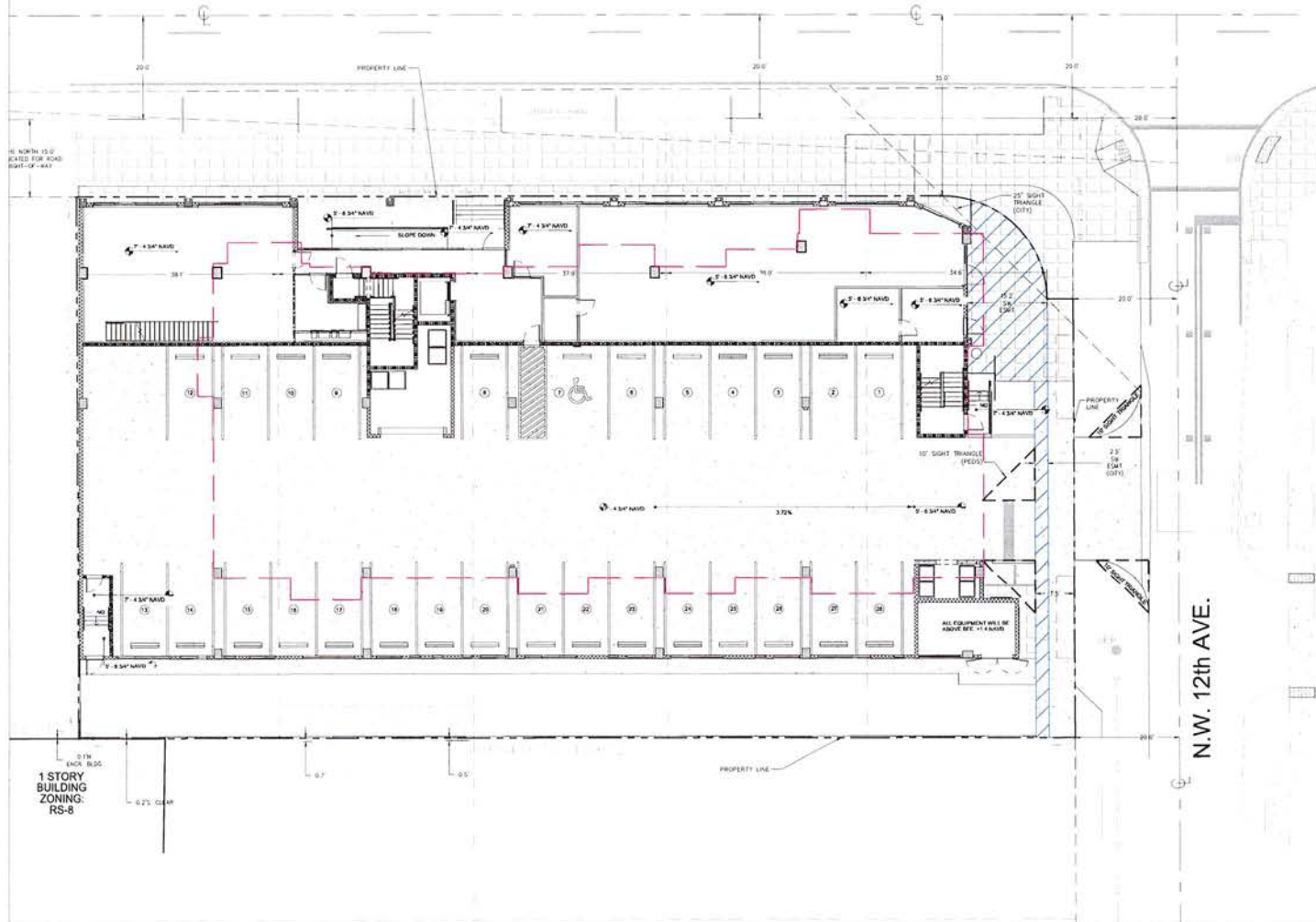
N.W. 6th STREET



LOCATION MAP

LEGEND:

 PROPOSED SIDEWALK EASEMENT (CITY)



N.W. 12th AVE.

Revisions	
1.1/13/24	REV 1
1.1/13/24	REV 2
1.1/13/24	REV 3
1.1/13/24	REV 4
1.1/13/24	REV 5
1.1/13/24	REV 6
1.1/13/24	REV 7
1.1/13/24	REV 8

Phase:
DRC
DOCUMENTS

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App. by	FLYNN	Sheet No.	
App. by	FLYNN	Sheet No.	

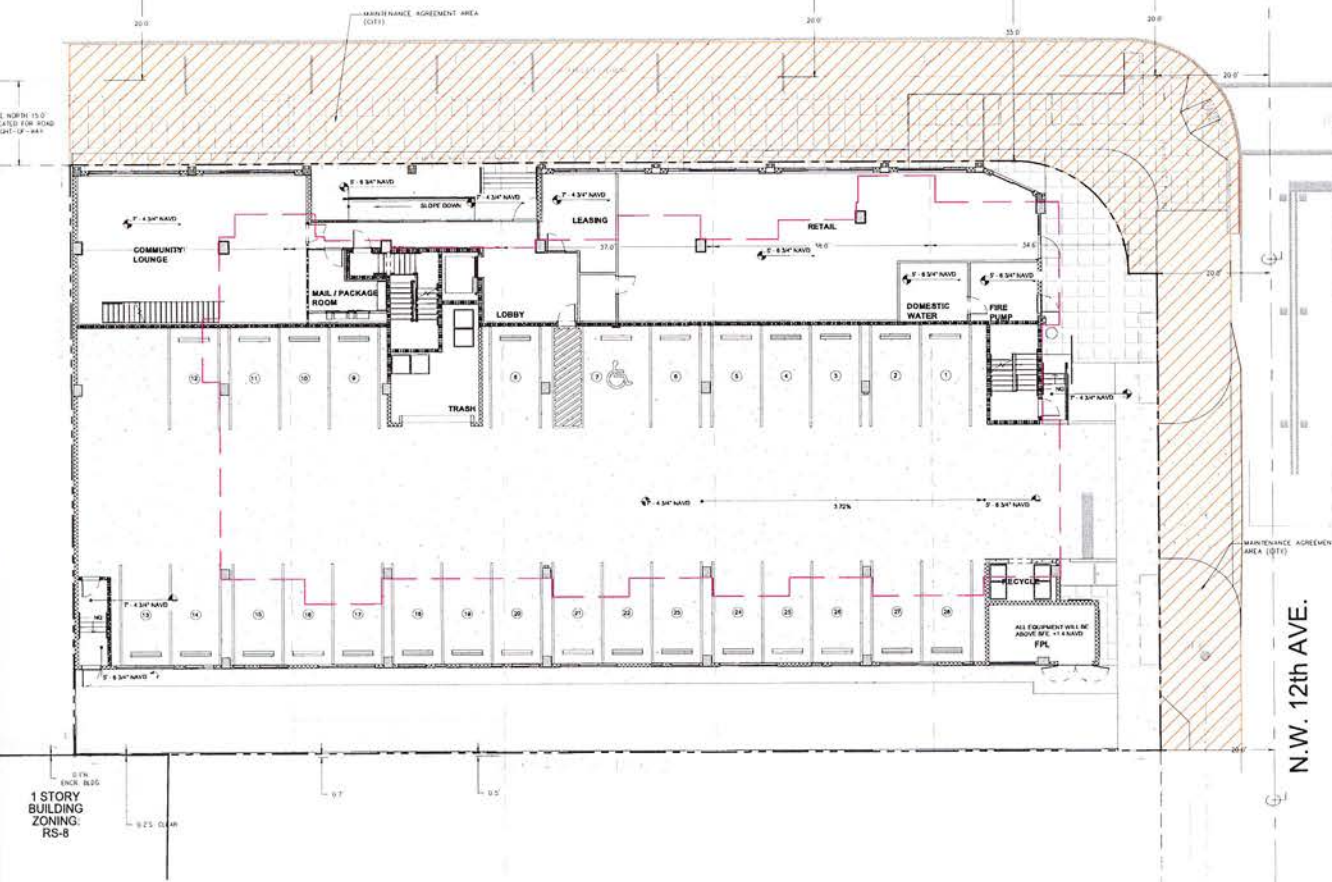
N.W. 6th STREET



LOCATION MAP

LEGEND:

 MAINTENANCE AGREEMENT AREA (CITY)



N.W. 12th AVE.

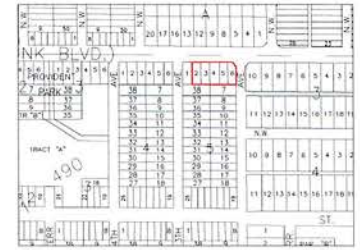
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2	11/15/24	REV 2
3	11/15/24	REV 3
4		
5		
6		
7		
8		
9		
10		

Phase
DRG DOCUMENTS

SEAL

Scale	Date
1"=20'	04/12/24
24"=1'	11/25/24
24"=1771.00'	11/25/24
Drawn By	Sheet No.
Rev. No.	X3
Appr. By	1 of 1

N.W. 6th STREET



LEGEND:

- OPEN SPACE AREA
- OPEN SPACE (PERVIOUS)
- OPEN SPACE (PERVIOUS IN RIGHT-OF-WAY)

OPEN SPACE - PROVIDED & REQUIRED

	REQUIRED	PROVIDED
10% GROSS LOT AREA (29,358 SF)	2,358 SF	3,843 SF
		+1,485 SF SURPLUS
OPEN SPACE (AT GRADE) 40% REQ.	943 SF	3,880 SF

PERVIOUS LANDSCAPE AREA - PROVIDED & REQUIRED

	REQUIRED	PROVIDED
TOTAL PERVIOUS LANDSCAPE AREA IN OPEN SPACE (25% OF 943 SF)	236 SF	3,303 SF
		+3,067 SF SURPLUS
PERVIOUS LANDSCAPE AREA AT-GRADE		2,389 SF
PERVIOUS LANDSCAPE AREA (ROW) 75% OF 1,219		914 SF

N.W. 12th AVE.

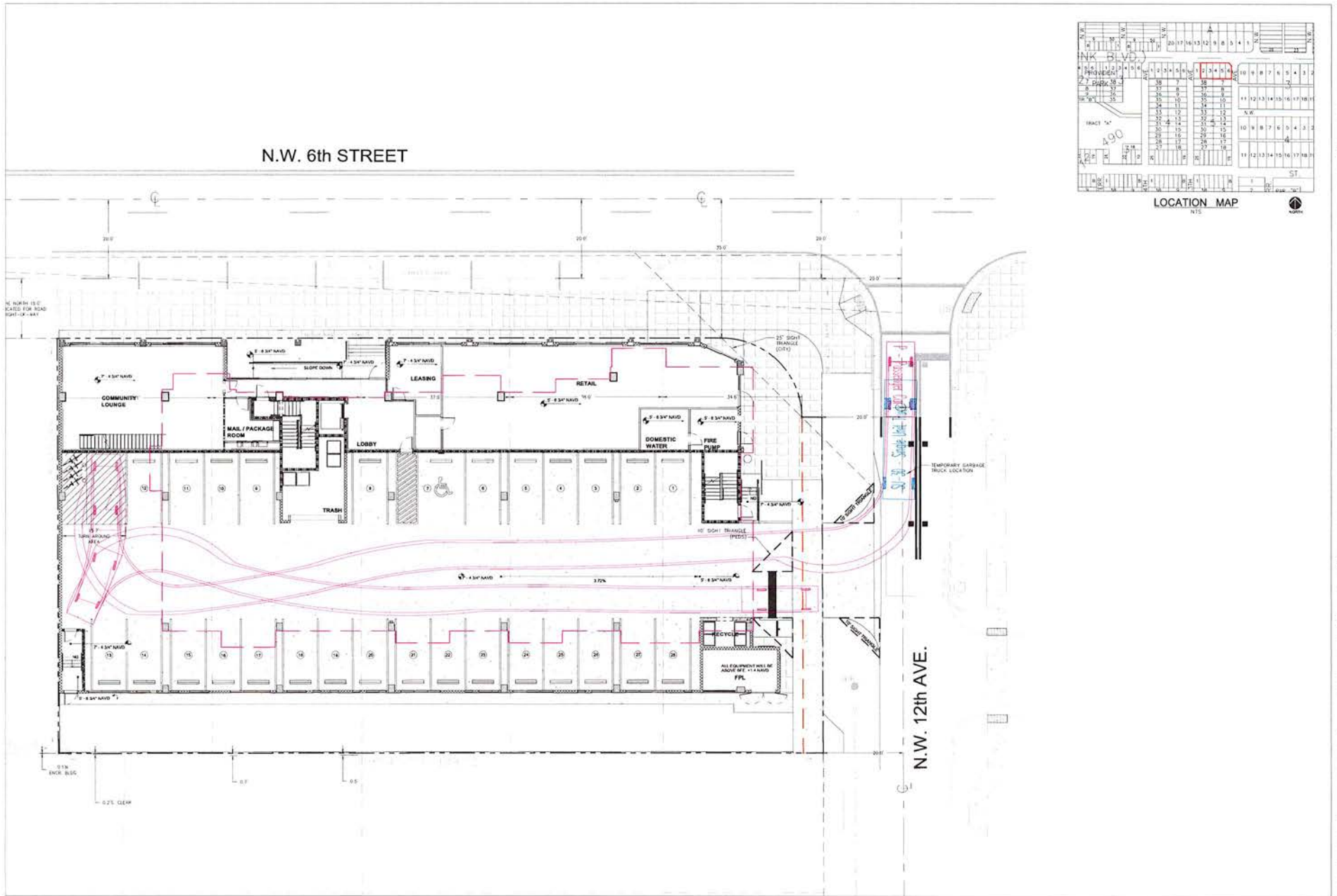
Revisions

1	1/10/24	REV 1
2	3/10/24	REV 2
3	3/10/24	REV 3
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Phase
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DOCUMENTS

SEAL

Scale	1"=20'	Date	04/12/24
2d No.	23-1771-00	Rev No.	11/25/24
Drawn By	KJS	Sheet No.	X4
Proj. Mgr	SPG		
Appr. By	SPG		



Revisions	
1	05/01/2024
2	05/01/2024
3	05/01/2024
4	05/01/2024
5	05/01/2024
6	05/01/2024

Phase
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DOCUMENTS

Scale	1"=20'	Date	04/12/24
Drawn by	23-1171-00	Rev	11/25/24
Drawn by	AJS	Sheet No.	X5
Proj. Mgr	SHD	Appr. by	1 of 1
Appr. by	SHD		

Exhibit 7

THE LARAMORE Site Plan Level II IN RAC

1620 NW 6TH COURT, FORT LAUDERDALE, FL 33311
UDP-S23---

SHEET INDEX

	SURVEY PLAT
C0.1	SITE PLAN
A001	CONTEXT PHOTOS
A002	CONTEXT PHOTOS
A003	RENDERING
A004	RENDERING
A005	RENDERING
A006	GENERAL NOTES & PROJECT DATA
A007	GROSS AREA DIAGRAMS, PARKING & UNIT MATRIX
A101	OVERALL LEVELS 1 & 1.5 FLOOR PLANS
A102	OVERALL LEVELS 2 - ROOF PLANS
A201	SOUTH & WEST ELEVATIONS
A202	NORTH & EAST ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS & DETAILS
A501	EXTERIOR DETAILS & MATERIALS
LAPL-0	TREE DISPOSITION PLAN
LAPL-1	PLANTING DETAILS
LAPL-2	PLANTING DETAILS
L0	SITE LIGHTING STUDY
L1G-D	GARAGE LIGHTING STUDY - DAY TIME
L1G-N	GARAGE LIGHTING STUDY - NIGHT TIME
L1G-E	GARAGE LIGHTING STUDY - EM MODE
C1	CONCEPTUAL PAVEMENT MARKING AND SIGNAGE PLAN
C2	CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN
C3	CONCEPTUAL WATER & SEWER PLAN
ESC	EROSION & SEDIMENT CONTROL PLAN
X2	SIDEWALK EASEMENT EXHIBIT
X3	MAINTENANCE EASEMENT EXHIBIT
X4	OPEN SPACE EXHIBIT
X5	CIRCULATION EXHIBIT



Site Location

LOCATION MAP:

N/T
SECTION, TOWNSHIP, RANGE: 04-50-42



PROJECT TEAM:

OWNER
FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY
100 N Andrews Ave
Fort Lauderdale, Florida 33301

LAND USE ATTORNEY
LOCHRIE & CHAKAS
1401 E Broward Blvd, Suite 303
Fort Lauderdale, FL 33301
954.779.1119

ARCHITECT
STUDIO MC+G ARCHITECTURE
7500 NE 4th Court, Studio 102
Miami, Florida 33138
305.573.2728

CIVIL ENGINEER/LAND PLANNER
FLYNN ENGINEERING SERVICES
241 Commercial Blvd., L.B.T.S. FL
954.522.1004

LANDSCAPE ARCHITECT
ECOPLAN
310 SE 18th Street
Fort Lauderdale, Florida 33316
954.524.3722

TRAFFIC ENGINEER
DC ENGINEERS
12743 NW 13th Court
Coral Springs, Florida 33071
954.798.0926

UTILITY CONSULTANT
M. JOHNSTON CONSULTING
305.298.5500

FRANCHISE UTILITY PROVIDERS:

FP&L	AT&T
COMCAST	TECO
CITY OF FORT LAUDERDALE	

FLYNN ENGINEERING 241 COMMERCIAL BLVD., FORT LAUDERDALE, FL 33301 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM (EPA 608)	Drawn By	JDG	Date	12/27/23
	Proj. Mgr.	95003	Per. Rev.	
	Appr. By			01/23/23
	Scale			2.5"=17'0"00"







SYMBOL	DESCRIPTION
1	IRON PIPE
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LEGAL DESCRIPTION
A PORTION OF SECTION 04-50-42E, BROWARD COUNTY, FLORIDA
LOT 2, BLOCK 5, LESS ROAD FIRST ADDITION TO TUSKEGEE PARK, A SUBDIVISION OF SECTION 04 (A), TOWNSHIP 17TH (20) SOUTH, RANGE 42TH (20) EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 65, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
TOGETHER WITH
LOTS 3 AND 4, BLOCK 5, LESS ROAD FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 65, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
TOGETHER WITH
LOTS 5 AND 6, BLOCK 5, FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 65, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
LESS AND EXCEPT THEREFROM
THAT PORTION OF LOTS 5 AND 6, BLOCK 5, OF FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 65, BROWARD COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE GO SOUTH BY 45° 50' EAST ALONG THE NORTH LINE OF LOTS 5 AND 6, 77.52 FEET TO THE NORTHEAST CORNER OF LOT 6, THENCE SOUTH 02° 04' 10" EAST ALONG THE EAST LINE OF LOT 6, 33.18 FEET, THENCE NORTH 89° 50' WEST, 5 FEET TO AN INTERSECTION WITH A CIRCULAR ARC CONFORMING TO THE SOUTHWEST, THE RADIUS OF SAID ARC BEARING NORTH 02° 04' 10" EAST, THENCE NORTHEASTERLY ALONG SAID ARC, HAVING A RADIUS OF 70 FEET AND A CENTRAL ANGLE OF 89° 48', AN ARC DISTANCE OF 11.81 FEET TO A POINT OF TANGENCY ON A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SE 1/4 OF SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST, THENCE NORTH 89° 47' 50" WEST ALONG SAID PARALLEL LINE, 32.62 FEET TO THE WEST LINE OF LOT 5, THENCE NORTH 08° 10' EAST ALONG SAID WEST LINE, 17.78 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF NORTH 55° 10' ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.W. 6th STREET BETWEEN N.W. 12th AVENUE AND N.W. 13th AVENUE.
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- AREAS OF THE PROPERTY DESCRIBED HEREON ARE 19.730 SQ. FT. (1/4 ACRES).
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12017CBHSH, COMMUNITY NO. 12505, HAVE NO DAMAGE, SUFFICIENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP DATED AUGUST 18, 2014.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES.
- THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS AS NOTED IN SCHEDULE B-II OF THE TITLE COMMITMENT REFLECTED HEREON.
- THE ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET AND HUNDRETHS THEREOF.
- VERTICAL DATUM CONVERSION: NAD 83 - 1.58' = NAD 88.
- BENCHMARKS
- CITY OF FORT LAUDERDALE BM # 528, PK. & BRASS WASHIN. IN TOP OF CURB @ NORTH SIDE OF N.W. 6th STREET --- 45° EAST OF EAST BUILDING LINE #1291.
ELEVATION = 48.444' N.A.V.D. 88.
- CITY OF FORT LAUDERDALE BM # 529, PK. & BRASS WASHIN. IN TOP OF CURB @ N.W. COR. OF THE INTERSECTION OF N.W. 6th STREET AND N.W. 13th AVENUE.
ELEVATION = 48.055' N.A.V.D. 88.

CERTIFIED TO:
SUSAN J. JOHNSON, LLC, a Florida limited liability company
BY: MARK STEVEN JOHNSON, P.S.W. #4775
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION

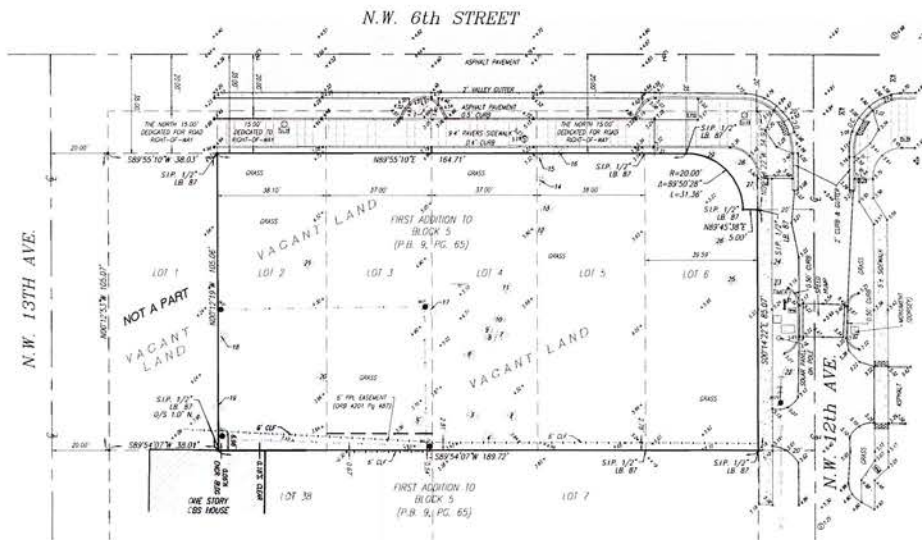
I, HEREBY CERTIFY THAT MY "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECEIVED BY ME AND I HAVE NOT BEEN ADVISED OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE ME TO BELIEVE THAT THE SURVEY DOES NOT COMPLY WITH THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5-17.051 AND 5-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.001, FLORIDA STATUTES.

Schwabke-Shelton & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.W. #4775

BY: **Mark Steven Johnson**
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR NO. 4775
STATE OF FLORIDA

This Survey has been electronically signed and sealed by Mark Steven Johnson, P.S.W. #4775 on the date indicated herein. All signatures must be verified on electronic records. Printed copies are not considered signed and sealed, unless they include an additional signed electronic seal of the surveyor.



EXCEPTIONS TO TITLE AS NOTED IN SCHEDULE B-II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 11502721, EFFECTIVE 09/08/2023 AT 11:00 AM

- City of Fort Lauderdale Resolution No. 95-89 recorded November 16, 2004, in Official Records Book 38544, Page 1745 - AFFECTS PROPERTY AS A WHOLE, NOT PLOTTABLE.
- Easement in favor of Florida Power & Light Company, recorded in Official Records Book 4201, Page 487 PLOTTED HEREON.

TREE TABLE

DATE	COMMON NAME	SPECIES	DBH	HT	CANOPY
1	LINE OAK	"Quercus virginiana"	8	15	10
2	MASTIFF	"Mastiffia indica"	10	20	15
3	MASTIFF	"Mastiffia indica"	10	20	15
4	MASTIFF	"Mastiffia indica"	10	20	15
5	MASTIFF	"Mastiffia indica"	10	20	15
6	MASTIFF	"Mastiffia indica"	10	20	15
7	MASTIFF	"Mastiffia indica"	10	20	15
8	MASTIFF	"Mastiffia indica"	10	20	15
9	MASTIFF	"Mastiffia indica"	10	20	15
10	MASTIFF	"Mastiffia indica"	10	20	15
11	MASTIFF	"Mastiffia indica"	10	20	15
12	MASTIFF	"Mastiffia indica"	10	20	15
13	MASTIFF	"Mastiffia indica"	10	20	15
14	MASTIFF	"Mastiffia indica"	10	20	15
15	MASTIFF	"Mastiffia indica"	10	20	15
16	MASTIFF	"Mastiffia indica"	10	20	15
17	MASTIFF	"Mastiffia indica"	10	20	15
18	MASTIFF	"Mastiffia indica"	10	20	15
19	MASTIFF	"Mastiffia indica"	10	20	15
20	MASTIFF	"Mastiffia indica"	10	20	15
21	MASTIFF	"Mastiffia indica"	10	20	15
22	MASTIFF	"Mastiffia indica"	10	20	15
23	MASTIFF	"Mastiffia indica"	10	20	15
24	MASTIFF	"Mastiffia indica"	10	20	15
25	MASTIFF	"Mastiffia indica"	10	20	15
26	MASTIFF	"Mastiffia indica"	10	20	15
27	MASTIFF	"Mastiffia indica"	10	20	15
28	MASTIFF	"Mastiffia indica"	10	20	15
29	MASTIFF	"Mastiffia indica"	10	20	15
30	MASTIFF	"Mastiffia indica"	10	20	15

NOTE:
THE TREE INFORMATION AS INDICATED ON THE "TREE TABLE" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET AND HUNDRETHS THEREOF.

Schwabke-Shelton & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 1204 N.W. 6th Street, Fort Lauderdale, FL 33311
 Phone: 954-551-1234
 Fax: 954-551-1235
 Email: info@schwabke-shelton.com
 Website: www.schwabke-shelton.com

BOUNDARY SURVEY
 1204 N.W. 6th Street, Fort Lauderdale, FL 33311
 Section 04, Township 50 South, Range 42 East, Broward County, Florida

REVISIONS

NO.	DATE	DESCRIPTION
1	09/08/2023	Initial Survey

AS SHOWN
 Date: 09/08/2023
 By: Mark Steven Johnson, P.S.W. #4775

AS SHOWN
 Date: 09/08/2023
 By: Mark Steven Johnson, P.S.W. #4775

5-1

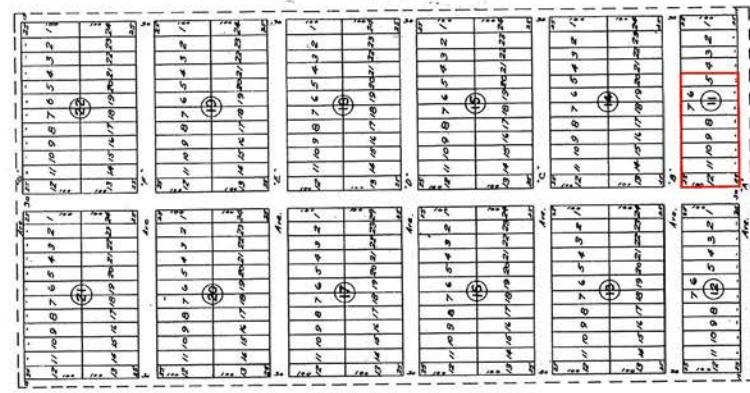
**FIRST ADDITION
LINCOLN PARK**
A SUBDIVISION OF TRACES 31, 32, 41 AND 42 OF BLOCK A,
CITRUS PARK FARM, A SUBDIVISION OF PART OF SEC. 4, T30S1R42E,
BROWARD COUNTY - FLORIDA.

This Plat is being recorded for the purpose of conveying
the description of the plat hereon, and is subject to the
53 of the Public Records of Broward County, Florida.



Know All Men By These Presents:
That Lewis Borkdull Co. Inc. owners
of the land described on this plat, do hereby
dedicate to the perpetual use of the public
all streets and avenues shown on the plat
hereto attached.
In witness whereof said company has
caused this instrument to be signed by its
President and attested by its Secretary this
... day of ... A.D. 1924

[Signature]
PRESIDENT
[Signature]
SECRETARY



29165

I hereby certify that on this day
personally appeared before me, the President
and Secretary of Lewis Borkdull Co. Inc. and they
acknowledged to me the execution of the
forgoing dedication. In witness whereof I have set
my hand and seal this 29th day of May, A.D. 1924.

[Signature]
NOTARY PUBLIC

My commission expires
December 18, 1925



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true
and correct copy of a map or plat as the same
appears of record in Plat Book ... of the
public record of Broward County Florida.
WITNESS my hand and official seal in the City of
Fort Lauderdale, FL this ... day of May, A.D. 1924.
L. A. JENSEN, County Administrator



STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was filed for recording
on the ... day of ... A.D. 1924.
at ...
...
Deputy Clerk

Plat 12-5 59165



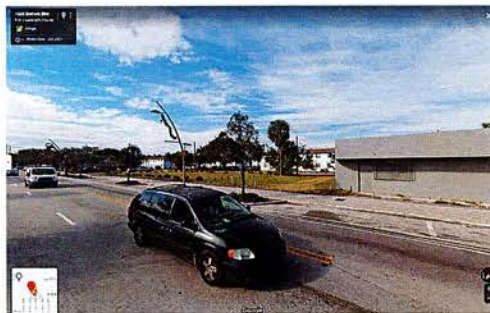
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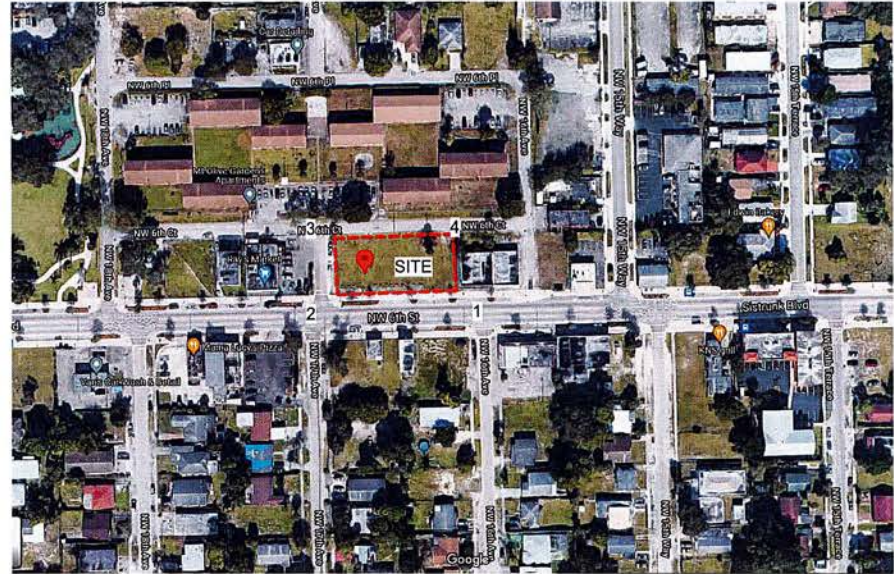
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2



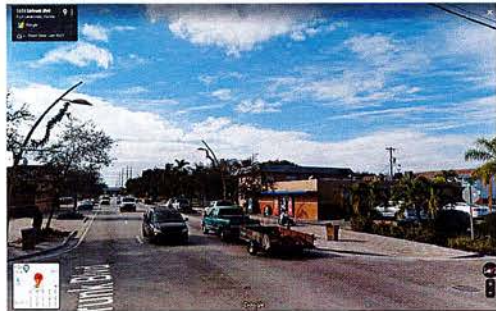
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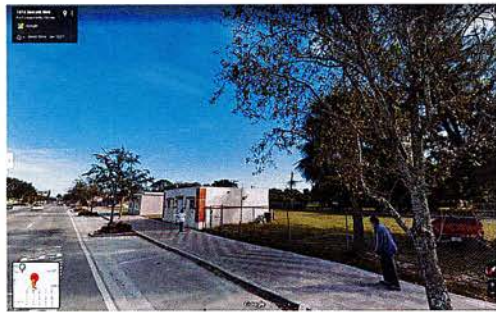
REV.	DATE	DESCRIPTION



4



3



2



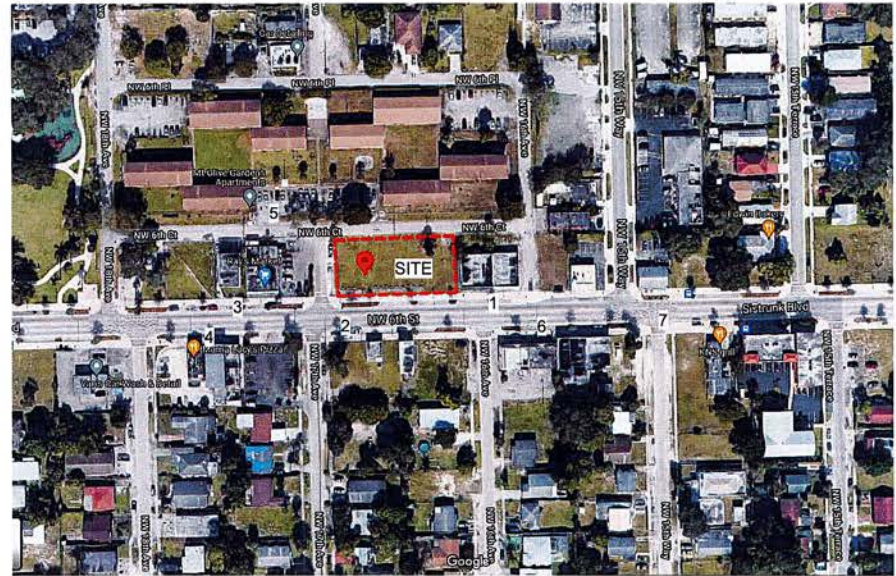
1



6



5



8



8



7

REV.	DATE	DESCRIPTION

SCALE:
DRAWING: ACJ
CHECK: JMC
DATE: 12/22/2023

25. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY FIRMED EQUIPMENT, A.C. GRILLS OR MECHANICAL UNITS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE

- ## TYPICAL GENERAL NOTES

16. G.C. TO PROVIDE A 34" RECESSED

- [illegible]



LOCATION OF PROJECT

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TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FIRE SECTION 116 AND CHAPTER 853 OF THE FLORIDA STATUTES.

BUILDING:	FLORIDA BUILDING CODE	2023 8TH EDITION
MECHANICAL:	FLORIDA MECHANICAL CODE	2023 8TH EDITION
ELECTRICAL:	NATIONAL ELECTRICAL CODE	2023
PLUMBING:	FBC PLUMBING	2023 8TH EDITION
LIFE SAFETY:	NFPA: 101 LIFE SAFETY CODE FLORIDA FIRE PREVENTION CODE	2023 EDITION 2023 8TH EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE (COMMON SPACES) FHA DESIGN GUIDELINES (A111)	2023 8TH EDITION

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BUILDING OCCUPANCY CLASSIFICATION : MIXED-USE BUILDING
R-2 RESIDENTIAL (MULTY-FAMILY)
M MERCANTILE
S-2 STORAGE LOW HAZARD (PARKING GARAGE)
THE NEW BUILDING IS PROTECTED FULLY PROTECTED - STANDPILDERED WITH FIRE ALARM SYSTEM
CONSTRUCTION TYPE - IA

GROUND FLOOR / GRADE	7'-0"
MEZZANINE FLOOR 1.5	18'-0"
2ND FLOOR	32'-0"
3RD FLOOR	42'-0"
4TH FLOOR	52'-0"
5TH FLOOR	62'-0"
TOP OF ROOF	72'-0"

STUDIO
MCG
ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2202

MAGELLAN
HOUSINGPROJECT NAME
THE LARAMORE

1619 NW 6TH ST.,
FT. LAUDERDALE,
FLORIDA

DRAWING

GENERAL NOTES
& PROJECT DATA

PHASE
DRC SET
01/25/2024

SEAL

11

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[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SCALE 12" = 1'-0"

DRAWN:	ACJ
CHECK:	JMG

DATE 12/22/2023

ALL TELEPHONE AND POSTER NUMBERS APPEARING
HEREIN BELONG TO THE UNIVERSITY OF CALIFORNIA

WOMEN OF COLOR HAVE MADE SIGNIFICANT AND
NOT NEGLIGIBLE CONTRIBUTIONS TO THE
DEVELOPMENT OF THE NATION'S CULTURAL AND

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SHEET NUMBER
02/15/2015

A006

71000

REV#	DATE	DESCRIPTION

SCALE: 3/32" = 1'-0"
DRAWN: ACJ
CHECK: JAC/O
DATE: 12/22/2023

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS
SHOWN ON THIS DRAWING ARE THE FINAL DIMENSIONS.
NOTES OR CONDITIONS SHALL PREVAIL OVER THE SCALE.
NOTES OR CONDITIONS SHALL PREVAIL OVER THE SCALE.
NOTES OR CONDITIONS SHALL PREVAIL OVER THE SCALE.

SHEET NUMBER

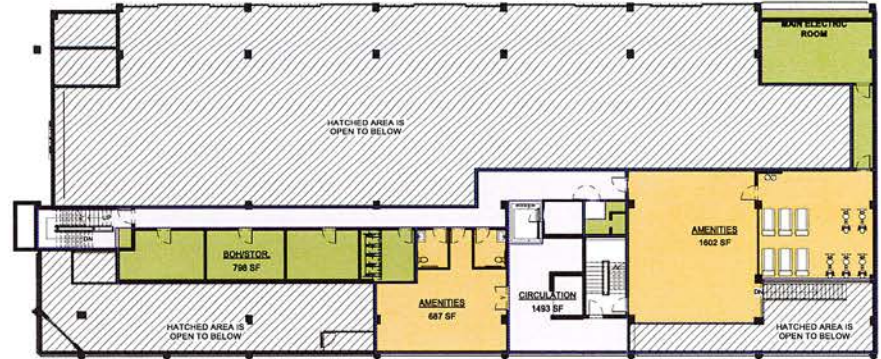
A007

PARKING SCHEDULE	
ADA	1
ADA 1	
SINGLE	27
SINGLE 27	
STREET	5
STREET 5	
Grand total	33

UNIT TYPE MATRIX	
Name	Comments
TYPE A1	1BR/1BA
20	
TYPE B1	2BR/1BA
4	
TYPE C1	2BR/2BA
4	
TYPE C2	2BR/2BA
4	
TYPE C3	2BR/2BA
4	
Grand total	36

GROSS FLOOR AREA (GFA)	
Level	Area
LEVEL 1	14078 SF
LEVEL 1.5	5159 SF
LEVEL 2	9230 SF
LEVEL 3	9230 SF
LEVEL 4	9230 SF
LEVEL 5	9230 SF
	56159 SF

COMMON AREAS	
Name	Area
AMENITIES	2290 SF
BOH/STOR.	2290 SF
BOH/STOR.	3158 SF
CIRCULATION	3189 SF
CIRCULATION	1493 SF
CORRIDOR	1493 SF
CORRIDOR	5230 SF
LOBBY	5230 SF
LOBBY	1431 SF
PARKING	1431 SF
PARKING	9944 SF
RETAIL	9944 SF
RETAIL	1164 SF
STAIR	1164 SF
STAIR	478 SF
	25217 SF



Building Area Legend

- AMENITIES
- BOH/STOR.
- CIRCULATION

2 LEVEL 1.5
3/32" = 1'-0"



Building Area Legend

- 1 BR / 1 BA
- 2 BR / 1 BA
- 2 BR / 2 BA
- BOH/STOR.
- CORRIDOR

3 LEVELS 2-5
3/32" = 1'-0"

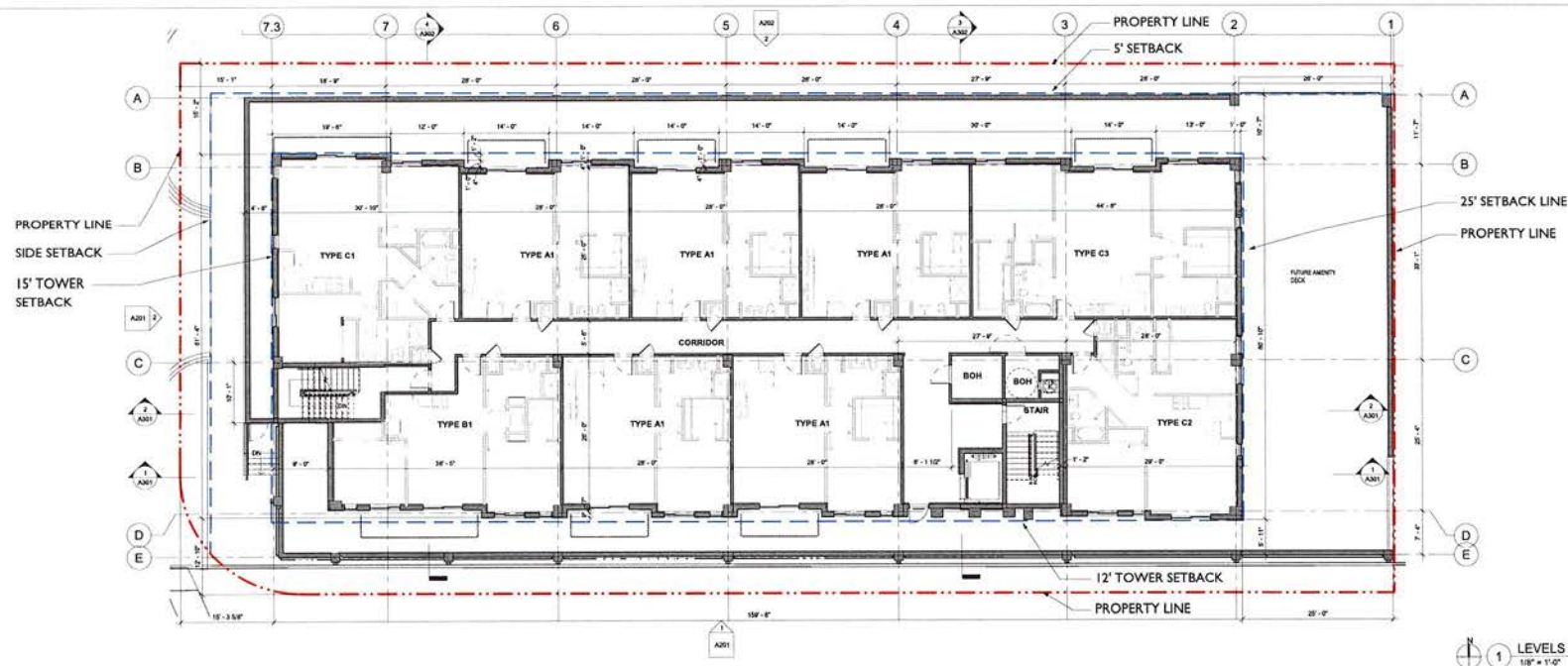
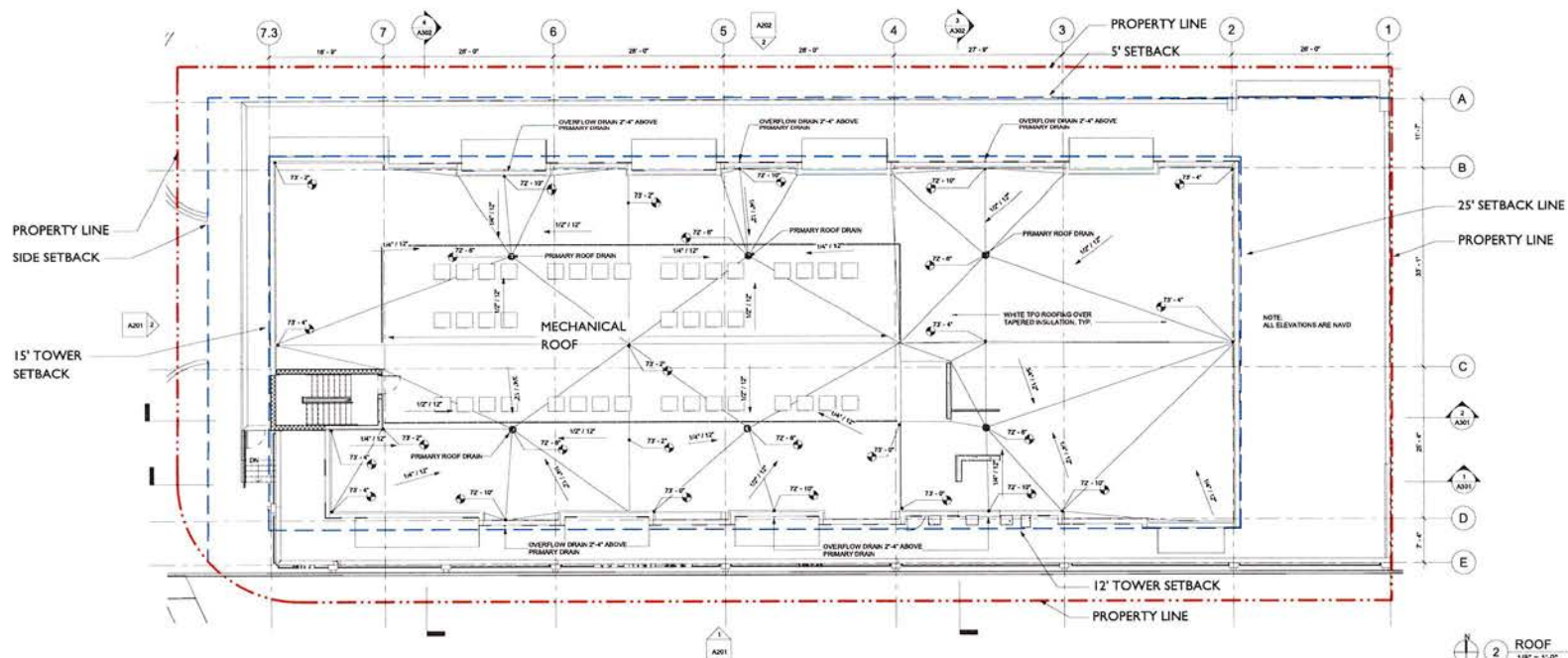
NOTE: AREAS ARE TO EXTERIOR FACE OF BUILDING ENVELOPE.



Building Area Legend

- BOH/STOR.
- LOBBY
- PARKING
- RETAIL
- STAIR

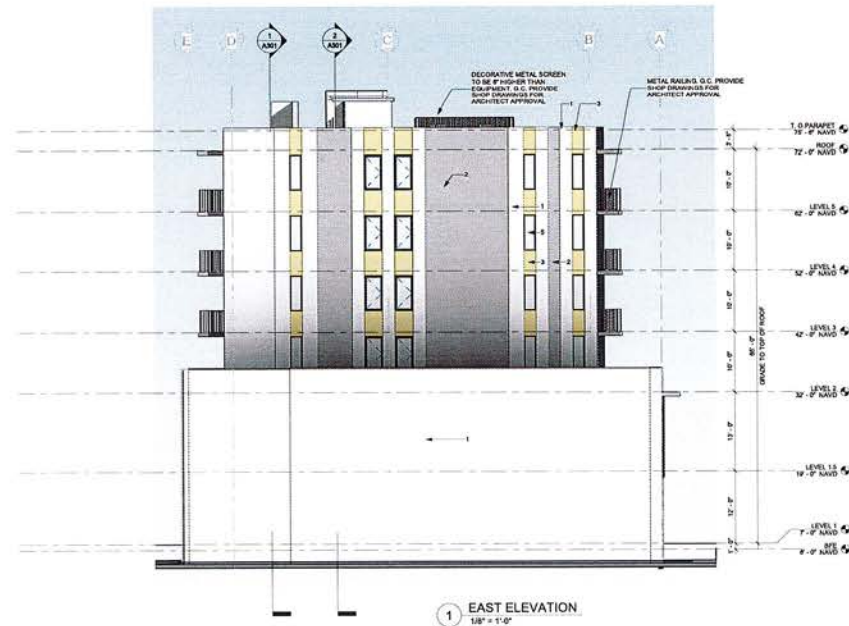
1 LEVEL 1
3/32" = 1'-0"



1 SOUTH ELEVATION

REV.	DATE	DESCRIPTION

SCALE: As indicated
DRAWN: ACJ
CHECK: JNO
DATE: 12/22/2023

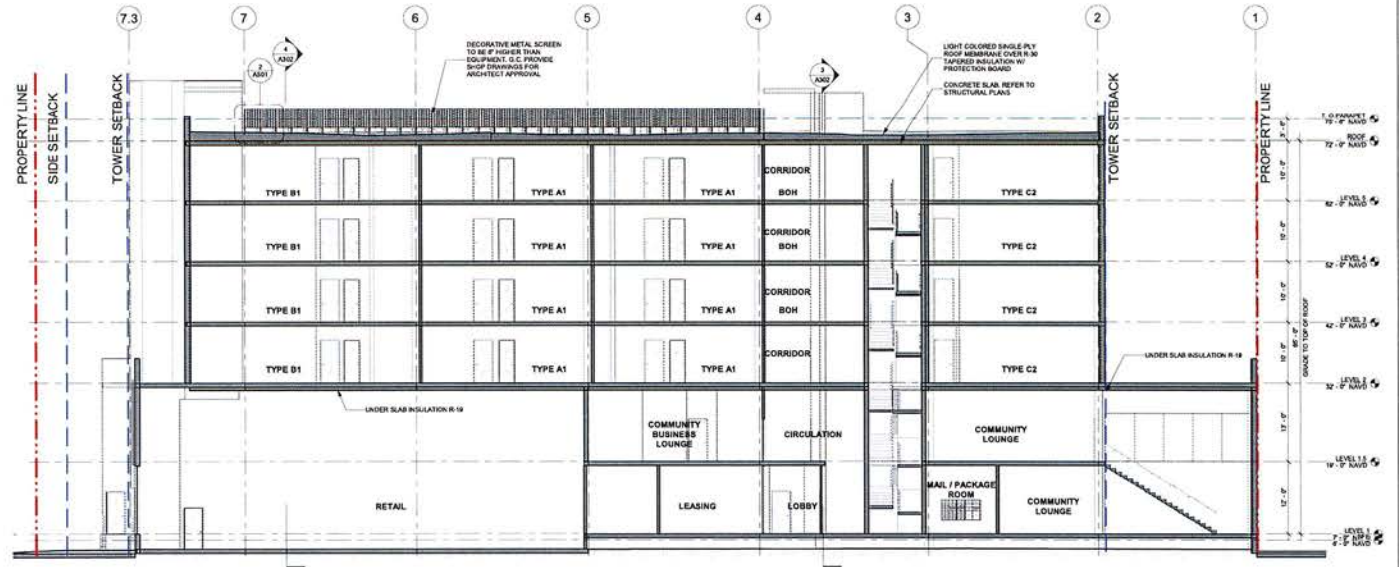


REV.	DATE	DESCRIPTION

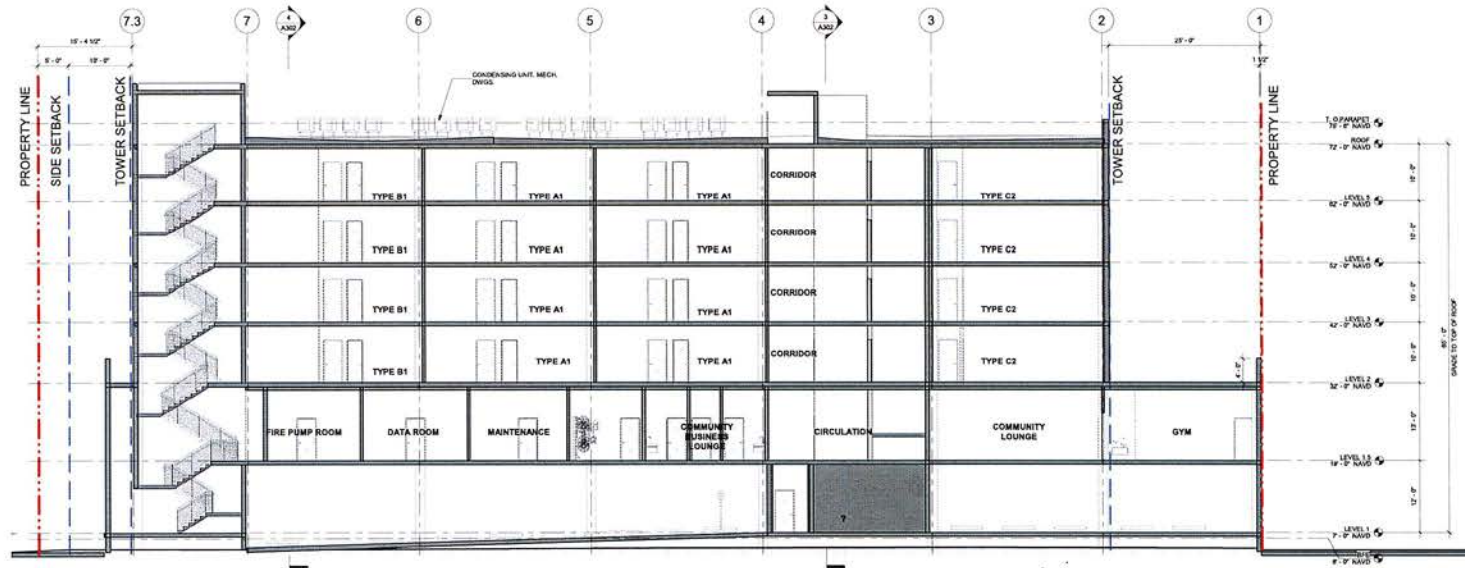
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CHECK: JMO
DATE: 12/22/2023

SHEET NUMBER

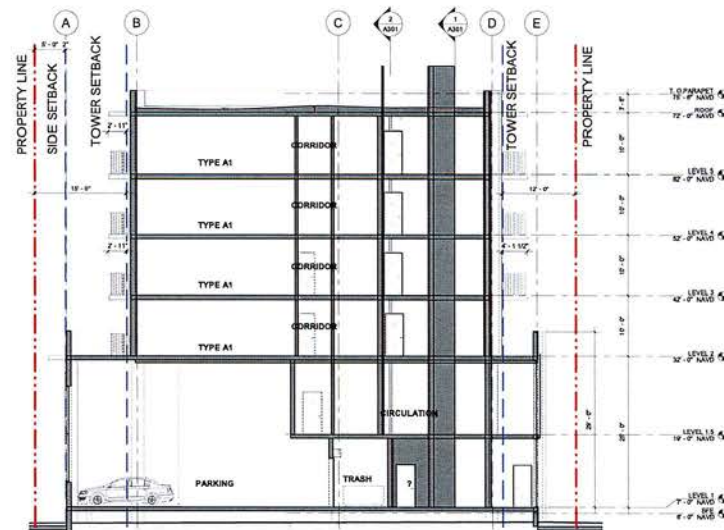
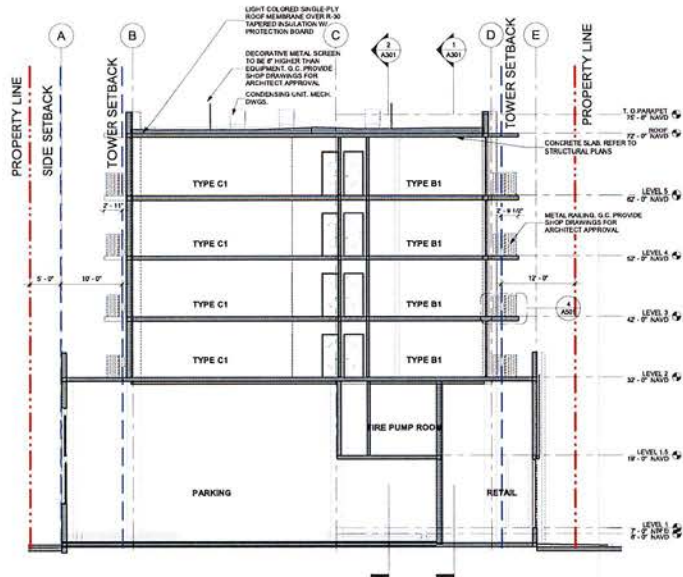
A301



1 SECTION 1 - EAST / WEST
1/8" = 1'-0"



2 SECTION 2 - EAST / WEST
1/8" = 1'-0"



REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
DRAWN: ACJ
CHECK: JMG
DATE: 12/22/2023

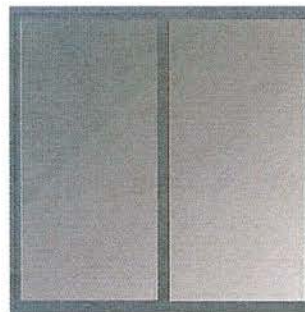
ALL DIMENSIONS UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE IN FEET AND INCHES
DIMENSIONS ARE SHOWN TO THE CENTERLINE
DIMENSIONS ARE SHOWN TO THE FACE UNLESS NOTED OTHERWISE
DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS NOTED OTHERWISE



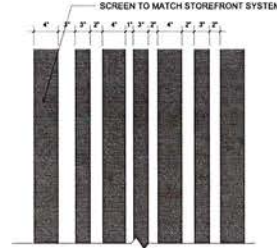
PAINTED STUCCO COLORS



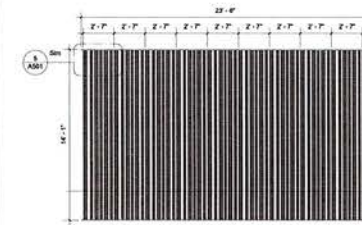
SCREEN TO MATCH STOREFRONT SYSTEM



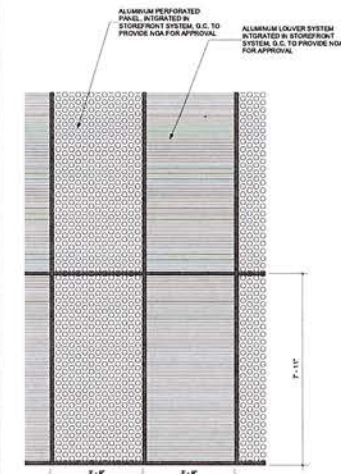
ES WINDOWS WITH SUNSTORM SILVER STORM MULLIONS AND GREY TINTED GLAZING



5 ENLARGED SCREEN DETAIL
1 1/2\"/>



6 GARAGE DOOR SCREEN
1 1/4\"/>

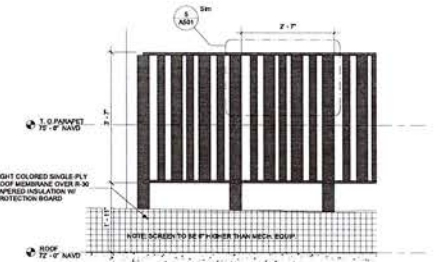


7 GARAGE SCREEN DETAIL
1/2\"/>

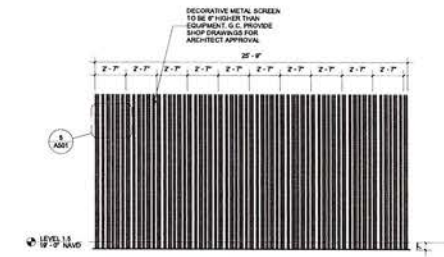
THE LARAMORE

SIGNAGE UNDER SEPARATE PERMIT: 18\"/>

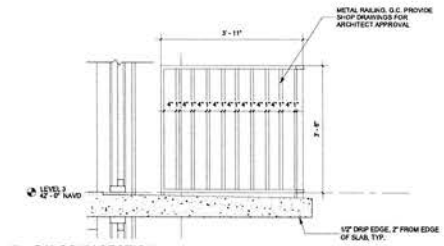
1 TYPICAL SIGNAGE
1/2\"/>



2 ROOF EQUIPMENT SCREEN
3/4\"/>



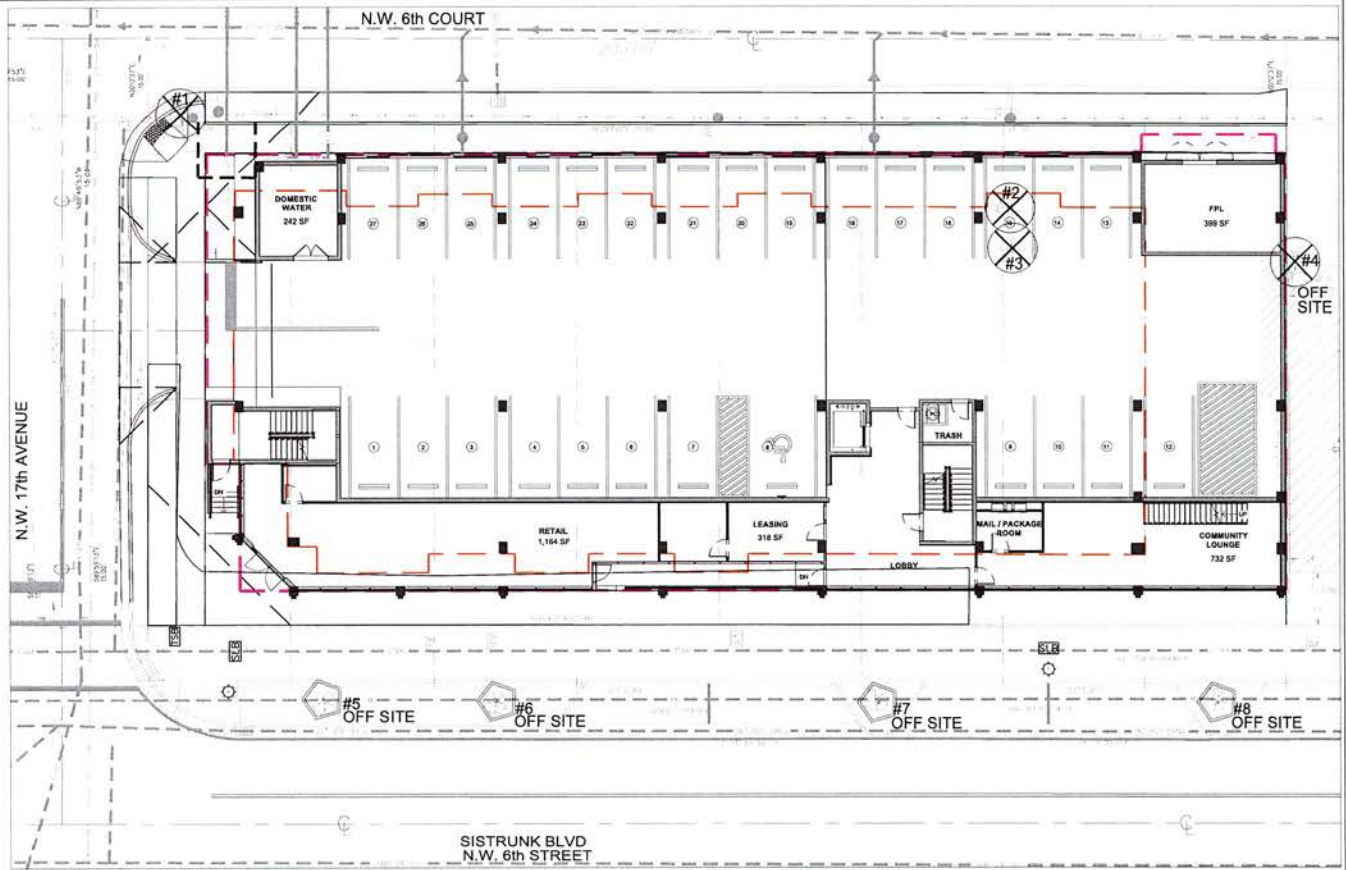
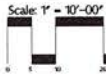
3 SOUTH ELEVATION - ENLARGED SCREEN
1 1/4\"/>



4 BALCONY SECTION
3/4\"/>

REV#	DATE	DESCRIPTION

SCALE: As Indicated
DRAWN: ACJ
CHECK: JMG
DATE: 10/23/2023
As Indicated and 1/8\"/>



TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	CLEAR TRUNK (ft)	DBH (in)	DISPOSITION	OBSERVATIONS
1	Sabal Palm	<i>Sabal palmetto</i>	15	8	7		REMOVE	Volunteer - between hydrant and utility pole
2	Sabal Palm	<i>Sabal palmetto</i>	17	9	9		REMOVE	Volunteer
3	Sabal Palm	<i>Sabal palmetto</i>	22	10	12		REMOVE	Volunteer
4	Quercus Lembo	<i>Quercus virginiana</i>	18	25		10	OFFSITE	OFFSITE - volunteer growing against exist building
5	Lime Oak	<i>Quercus virginiana</i>	18	16	6		OFFSITE	Street Tree TO REMAIN
6	Lime Oak	<i>Quercus virginiana</i>	15	17	5		OFFSITE	Street Tree TO REMAIN
7	Lime Oak	<i>Quercus virginiana</i>	14	15	4		OFFSITE	Street Tree TO REMAIN
8	Lime Oak	<i>Quercus virginiana</i>	15	15	4		OFFSITE	Street Tree TO REMAIN

PREPARED BY
ECOPLAN
LANDSCAPE ARCHITECTS AND PLANNERS
1619 NW 6TH STREET, FORT LAUDERDALE, FLORIDA 33311
TEL: 954.466.1111
WWW.ECOPLAN.COM

DRG
SUBMITTAL

THE LARAMORE
1619 NW 6TH STREET - FORT LAUDERDALE, FLORIDA

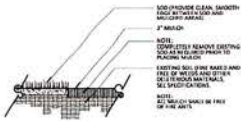
TREE
DISPOSITION
PLAN

DATE: 12/20/2023
PROJECT #: 230
DRAWN BY: JF
CHECKED BY: JF
SCALE:

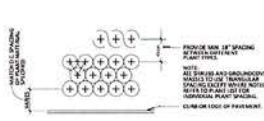
REVISIONS:

SEAL
Professional Engineer
State of Florida
No. 12345
Name: John Doe
Title: Engineer
Date: 12/20/2023

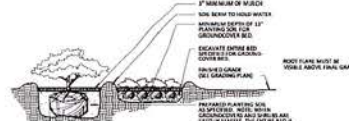
SHEET NUMBER
LAPL-0



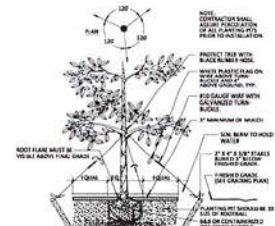
1 GRASS / MULCH EDGE DETAIL
PLAN SCALE= NTS



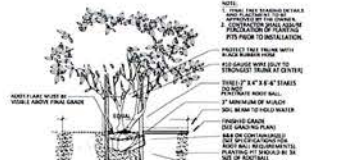
2 SHRUB AND GROUNDCOVER LAYOUT
SECTION SCALE= NTS



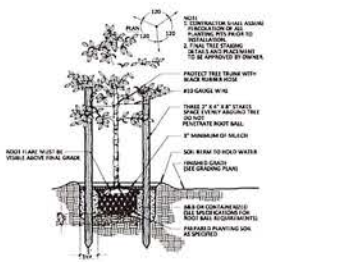
3 SHRUB / GROUNDCOVER PLANTING
SECTION SCALE= NTS



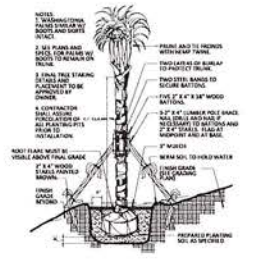
4 LARGE TREE PLANTING DETAIL
SECTION SCALE= NTS



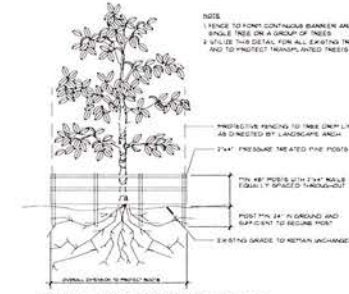
5 SMALL ORNAMENTAL TREE DETAIL
SECTION SCALE= NTS



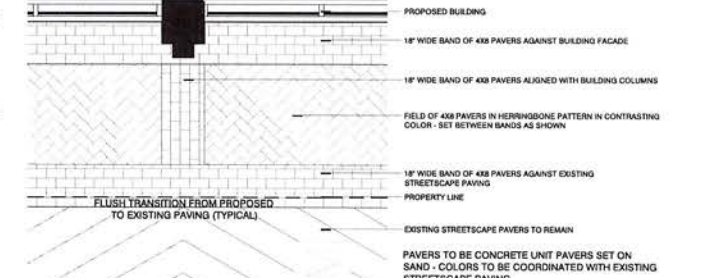
6 SMALL TREE PLANTING DETAIL
SECTION SCALE= NTS



7 PALM DETAIL
SECTION SCALE= NTS



8 TREE PROTECTION FENCE
SECTION SCALE= NTS



9 WALKWAY / PLAZA PAVING ENLARGEMENT
PLAN SCALE= NTS

LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION. ON THESE PLANS, FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
2. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
3. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
4. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
5. ALL PLANTING BEDS WITHIN FOOT RIGHT OF WAYS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FOOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

6. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST. IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
7. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND 9 kg FERTILIZER PER CUBIC METER, WELL MIXED.
8. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
9. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDING AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
10. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
11. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
12. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
13. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

14. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
15. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.
16. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.

17. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
18. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.





Based on the information provided, all photometric calculations assume proper fixture installation and operation. The engineer makes no warranty regarding the suitability of the lighting system for the intended use. The lighting system is designed to meet the minimum requirements for the intended use. The engineer makes no warranty regarding the suitability of the lighting system for the intended use. The lighting system is designed to meet the minimum requirements for the intended use.

NOTES:

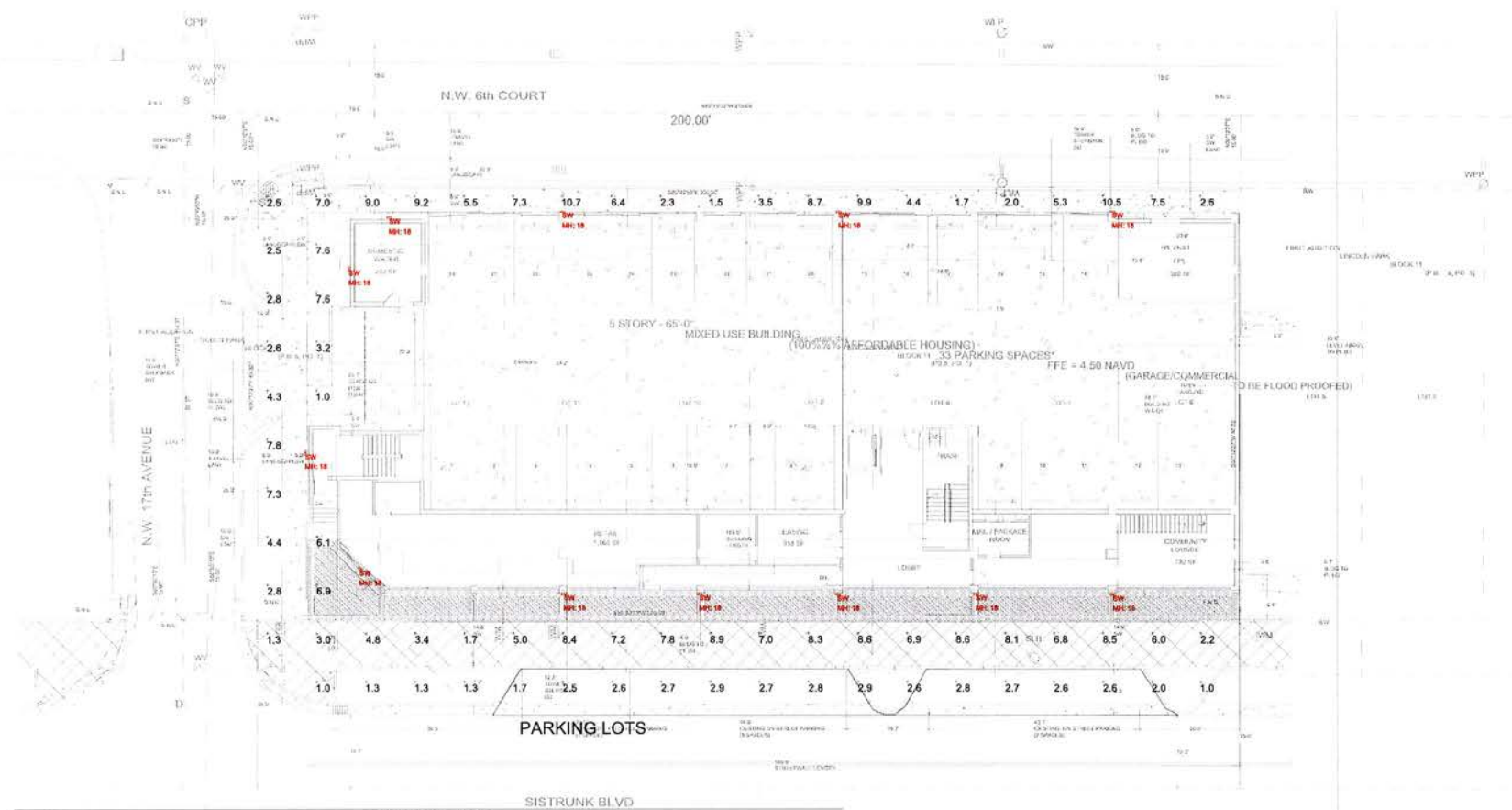
2	PHOTOMETRIC STUDY	01/04/24
1	PHOTOMETRIC STUDY	12/20/23
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name: 1619 Sistrunk Blvd
1619 SISTRUNK BLVD
SITE LIGHTING STUDY
Fort Lauderdale, FL

Project Number: P190220DEC
Client: FLYNN ENGINEERING

Project: 1619 SISTRUNK BLVD
Date: 01/04/2024
Scale: 3/32" = 1'
Sheet: LO
Drawing: 24



1619 SISTRUNK BLVD

LIGHTING FIXTURE SCHEDULE

TYPE	WEB LINK	DESCRIPTION	APPLICATION	MFR	CATALOG NUMBER	VOLTS	LUMENS	LAMPS	WATTS	FINISH MOUNTING	DIMMING	NOTES
SITE & GARAGE												
SW		ADJUSTABLE SLIM WALL PACK	OUTDOOR WALL PACK	LUMARK AP	ASWPLED2S	120-277	SELECTABLE LUMENS 5000/10000	SELECTABLE CCT (3000K, 4000K, 5000K)	40 UP TO 75	WALL	0-10V	NOTE 1
G		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 12600V 17600	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120	SURFACE	0-10V	NOTE 2
OE		CANOPY LED LUMINAIRE ON GENERATOR	PARKING GARAGE / CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 12600V 17601	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120	SURFACE	0-10V	NOTE 2
G1		CANOPY LED LUMINAIRE	PARKING GARAGE / CANOPY LIGHT - DAY TIME	LUMARK AP	CLCS40S	120-277	SELECTABLE LUMENS 12600V 17602	SELECTABLE CCT (3000K, 4000K, 5000K)	90-120	SURFACE	0-10V	NOTE 2

FIXTURE SCHEDULE NOTES

NOTE 1: CALC'S MADE USING TSW / 10000 LUMENS / 4000K IES FILE

NOTE 2: CALC'S MADE USING TSW / 17600 LUMENS / 4000K IES FILE

CONTACT LIGHTING DYNAMICS [QUOTATIONS@LIGHTINGDYNAMICS.COM OR (954) 763-1103] FOR PROJECT QUOTATIONS.
CONTACT GUSTAVO D MACIAS, L.C. LEED AP BD+C [GMACIAS@LIGHTINGDYNAMICS.COM OR (954) 763-7571] WITH FIXTURE QUESTIONS.

Photometric Calculation Software Generated Luminaire Schedule

Source: NORMAL MODE	Label: 12	Unit: GW	Arrangement: Single	Lum. Lumens: 10002	Adj. Lum. Lumens: 10002	LLF: 0.900	Lum. Watts: 74.4	Adj. Watts: 74.4
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Calculation Summary

Source: NORMAL MODE	CalcType: Burnance	Units: Ps	Avg: 4.76	Max: 16.7	Min: 1.0	Angles: 4.76	MaxMin: 10.75
Label: SITE	CalcType: Burnance	Units: Fe	Avg: 2.60	Max: 2.9	Min: 1.7	Angles: 1.53	MaxMin: 1.71
Label: PARKING LOTS	CalcType: Burnance	Units: Fe	Avg: 2.60	Max: 2.9	Min: 1.7	Angles: 1.53	MaxMin: 1.71



Based on the photometric analysis of the proposed lighting system, the lighting system is designed to provide uniform illumination of the subject area. The lighting system is designed to provide uniform illumination of the subject area. The lighting system is designed to provide uniform illumination of the subject area.

NOTES:

1	PHOTOMETRIC STUDY	12/20/23
Rev	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 844-0266
www.lightingdynamics.com

1619 SISTRUNK BLVD
GARAGE LIGHTING STUDY
DAY TIME
Fort Lauderdale, FL
FLYNN ENGINEERING

Project	1619 SISTRUNK BLVD	Sheet	L1G-D
Date	12/20/2023	Project #	JV
Scale	3/32" = 1'		



1619 SISTRUNK BLVD LIGHTING FIXTURE SCHEDULE									
TYPE	WIRING	DESCRIPTION	APPLICATION	MANUFACTURER	MODEL NUMBER	VOLTS	LUMENS	LAMPS	NOTES
BOTS & GARAGE									
BW		ADJUSTABLE SURFALL PACE	OUTDOOR WALL PACK	LUMARK AP	ALP-2205	120-277	12,000	10	NOTE 1
G		CANOPY LED LUMINAIRE	PARKING GARAGE - CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS485	120-277	12,000	10	NOTE 2
GA		CANOPY LED LUMINAIRE ON DIMMER	PARKING GARAGE - CANOPY LIGHT - NIGHT TIME	LUMARK AP	CLCS485	120-277	12,000	10	NOTE 2
GA		CANOPY LED LUMINAIRE	PARKING GARAGE - CANOPY LIGHT - DAY TIME	LUMARK AP	CLCS485	120-277	12,000	10	NOTE 2

FIXTURE SCHEDULE NOTES:
NOTE 1: GALLIES HAVE 70W T8 (3000 K) LUMENS: 12000 (5' x 10')

CONTACT LIGHTING DYNAMICS, INC. FOR MORE INFORMATION OR QUOTATIONS. CONTACT OUR T&E DEPT. AT 954-844-0266 OR VISIT US AT WWW.LIGHTINGDYNAMICS.COM OR 844-844-0266 FOR PROJECT QUOTATIONS.

Photometric Calculation Software Generated Luminaire Schedule									
Source: DAY TIME									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Adj. Lum. Lumens	LLF	Lum. Watts	Adj. Watts	
1	4	D	Single	17627	17627	0.900	118.7	118.7	
2	16	G	Single	17627	17627	0.900	118.7	118.7	
3	5	GE	Single	17627	17627	0.900	118.7	118.7	

Calculation Summary									
Source: DAY TIME									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
GARAGE	Bumance	Ft	13.65	41.9	4.3	3.13	9.74		
GARAGE ENTRY	Bumance	Ft	34.87	62.5	49.7	1.10	1.25		

LIGHT OUTPUT SUMMARY			
Source: DAY TIME			
Label	Switched	Output	# Lume
G	On	1.00	4
G1	On	1.00	16
GE	On	1.00	5



Based on the information provided, all drawings and calculations are based on the information provided. The information is not intended to be a substitute for professional engineering services. The information is not intended to be a substitute for professional engineering services. The information is not intended to be a substitute for professional engineering services.

NOTES:

1	PHOTOMETRIC STUDY	12/29/23
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

1619 SISTRUNK BLVD
GARAGE LIGHTING STUDY
EM MODE
Fort Lauderdale, FL
FNL: P:\PROJECTS\2022DEC
BLN: FLYNN ENGINEERING

Project	1619 SISTRUNK BLVD	Sheet	L1G-E
Date	12/29/2023	Drawn by	JV
Scale	3/32" = 1'	Checked by	



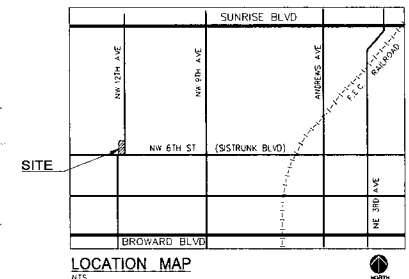
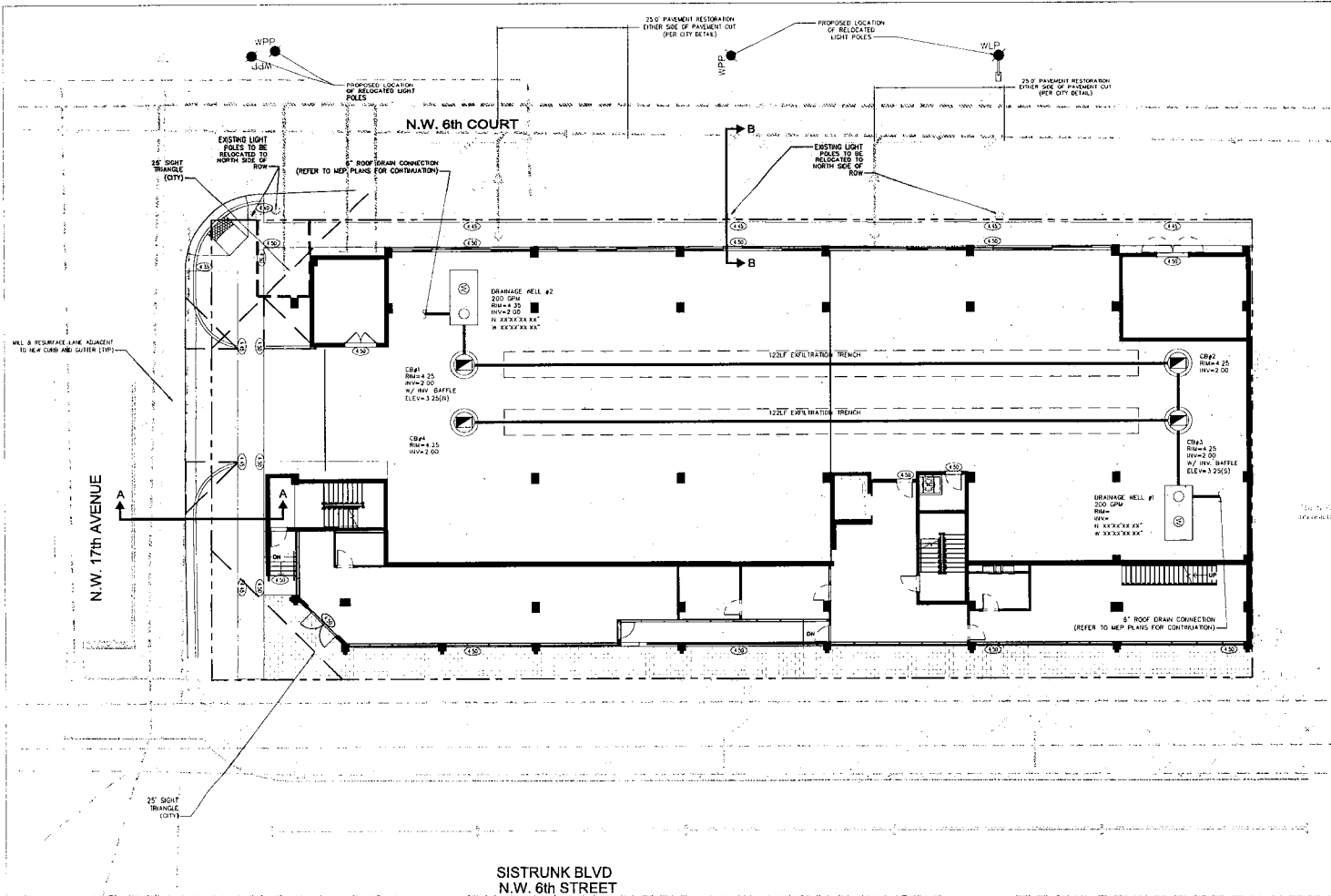
1619 SISTRUNK BLVD									
LIGHTING FIXTURE SCHEDULE									
ITEM	SYMBOL	DESCRIPTION	APPLICATION	EMF	CATALOG NUMBER	VOLTS	LOADS	LAMPS	NOTES
1		ADJUSTABLE SUNRILL PACK	CANOPY HALL PACK	LUMARK AT	REMP-EDS	120-277	SELECTABLE LUMENS (300K, 400K, 500K, 600K)	SELECTABLE CCT (3000K, 4000K, 5000K)	NOT 1
2		CANOPY LED LIGHTING	PARKING GARAGE - CANOPY LIGHT - NIGHT TIME	LUMARK AT	CLIS-40S	120-277	SELECTABLE LUMENS (300K, 400K, 500K, 600K)	SELECTABLE CCT (3000K, 4000K, 5000K)	NOTE 2
3		CANOPY LED LIGHTING	PARKING GARAGE - CANOPY LIGHT - NIGHT TIME	LUMARK AT	CLIS-40S	120-277	SELECTABLE LUMENS (300K, 400K, 500K, 600K)	SELECTABLE CCT (3000K, 4000K, 5000K)	NOTE 2
4		CANOPY LED LIGHTING	PARKING GARAGE - CANOPY LIGHT - DAY TIME	LUMARK AT	CLIS-40S	120-277	SELECTABLE LUMENS (300K, 400K, 500K, 600K)	SELECTABLE CCT (3000K, 4000K, 5000K)	NOTE 3

FIXTURE SCHEDULE NOTES
NOTE 1: CALLS OUT USING FOR 11000 LUMENS - 1000K CCT
NOTE 2: CALLS OUT USING FOR 11000 LUMENS - 4000K CCT
CONTACT LIGHTING DYNAMICS QUOTATIONS@LIGHTINGDYNAMICS.COM OR (954) 944-0286 FOR PROJECT QUOTATIONS
CONTACT GUSTAVO D. MACHIN, LLC LEED AP BD+C (GDMACHIN@LIGHTINGDYNAMICS.COM OR (954) 944-0286) WITH FUTURE QUESTIONS.

Photometric Calculation Software Generated Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Art. Lum. Lumens	LLF	Lum. Watts	Art. Watts	
1	4	O	Single	17627	17627	0.990	118.7	118.7	
2	9	O	Single	17627	17627	0.990	118.7	118.7	
3	5	GE	Single	17627	17627	0.990	118.7	118.7	

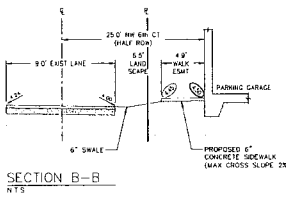
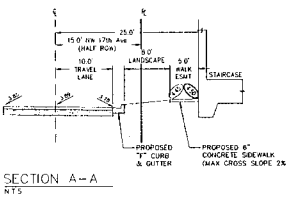
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
GARAGE	Bumance	Fc	4.33	10.8	0.5	8.66	21.20		
GARAGE ENTRY	Bumance	Fc	8.23	7.5	4.8	1.27	1.53		

LIGHT OUTPUT SUMMARY			
Label	Switched	Output	# Lums
O	Off	1.00	4
O	On	1.00	10
GE	On	1.00	5



GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
6. CONTRACTOR SHALL PROVIDE FITTINGS (JELTS, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, DRIVE WAY, PROPERTY LINE, OR ROADWAY.
10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
11. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALSO WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE: ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
12. SLOPE ON DRIVEWAYS SHALL NOT EXCEED 2% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
13. SLOPE IN HANDICAP PARKING AND ACCESS AREAS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY SCHWENKE-SWENIN & ASSOCIATES, INC. DATED JANUARY 15, 2021.
16. ELEVATIONS SHOWN ARE HANDB.
17. FINAL FIN. ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.
18. DRAINAGE WELLS TO BE DRILLED IN THE ORDER THAT THEY ARE NUMBERED ON PLANS UNTIL TOTAL CAPACITY OF 200 GPM IS MET. WELL CAPACITY TO BE CONFIRMED WITH ENGINEER AFTER DRILLING EACH DRAINAGE WELL. CONTRACTOR RESPONSIBLE FOR ALLOWING ACCESS AND CLEARANCE FOR DRILLING OF ALL DRAINAGE WELLS UNTIL CAPACITY IS MET.
19. ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.



DRAINAGE LAMPING TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR AND ENGINEER OF RECORD.

CALL 48 HOURS BEFORE YOU DO IN FLORIDA

IT'S THE LAW
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES NAVD 88

NAVD 88

NAVD 88 = NGVD 26 - 1.5'

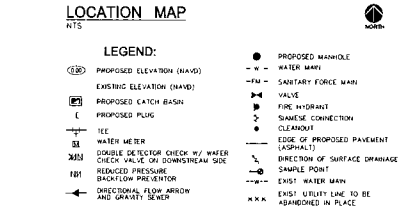
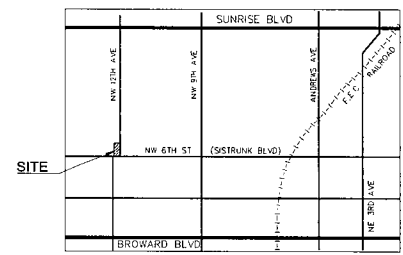
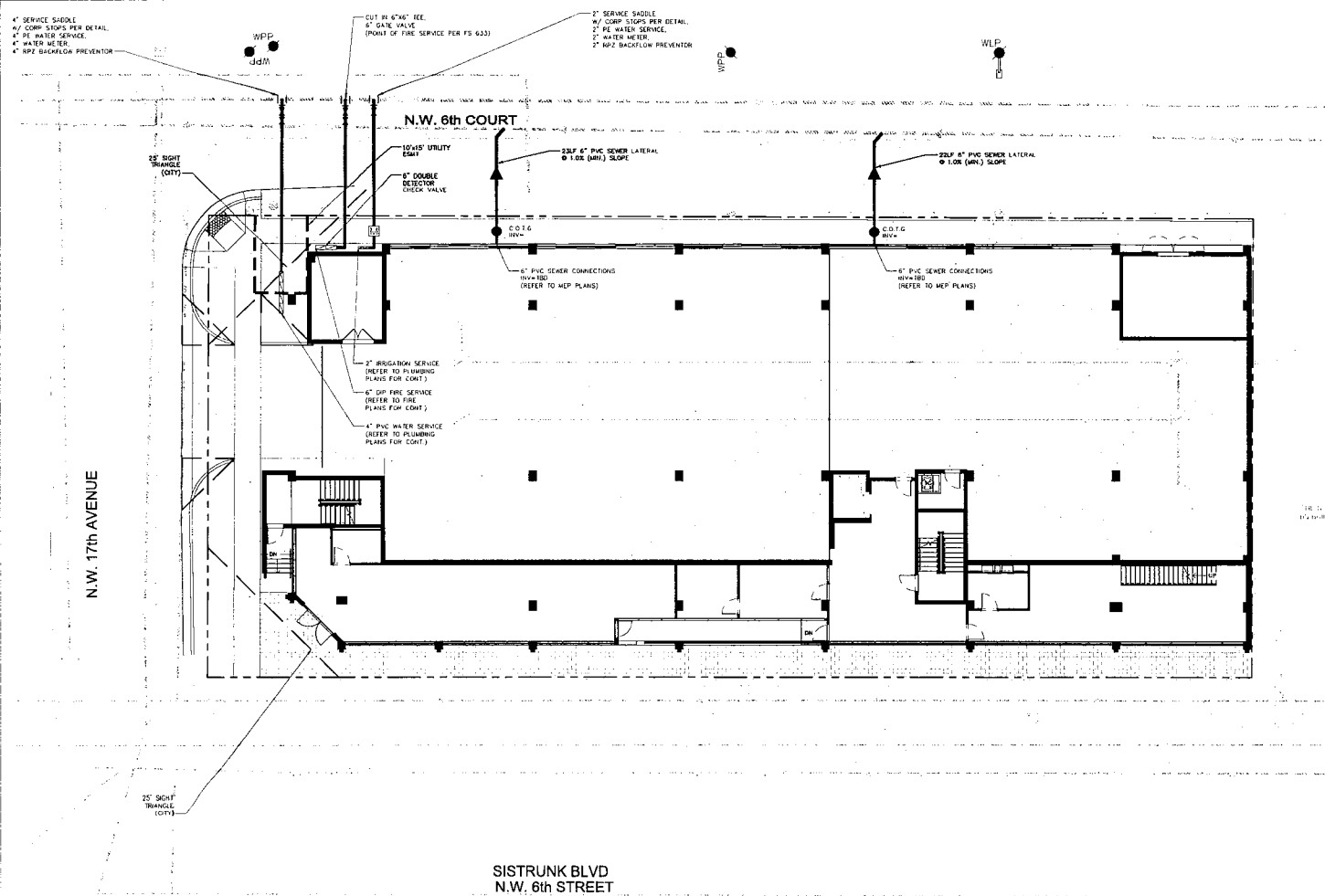
NGVD 26 = NAVD 88 + 1.5'

Revision	By	Date
1	AS	12/20/23
2	AS	12/20/23
3	AS	12/20/23
4	AS	12/20/23
5	AS	12/20/23
6	AS	12/20/23

Phose
ORC
DOCUMENTS

SEAL

Scale	Date
1"=40'	12/20/23
Job No.	Rev Date
23-1770-05	12/20/23
Drawn By	Drawn No.
AS	
Proj. Mgr	Proj. No.
SM	
App. By	App. No.
SM	



- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE PUMPING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND M.S. BACKFLOW PREVENTORS, WATERMETERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL REQUIRED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
 - M/S S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CONCRETS, ETC. M/S S. MAINS MUST BE LOCATED 5' FROM INCHES 12" S. MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
 - PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE DEPT. CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.
 - 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR M/S M. CROSSING. ONLY WHEN CROSSING CONTRACTOR SHALL CALL FOR AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE APPROPRIATE. IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12" SEPARATION SHALL BE PROVIDED. A 20' FOOT SECTION OF DUCTILE IRON PIPE (DIP) SHALL BE PROVIDED. CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.
 - ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT HAS IRREVERSIBLE AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL NOTIFY AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
 - CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
 - PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SHAMICE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 832.
 - FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
 - STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
 - CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE. AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
 - ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.
 - THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
 - EXFILTRATION TESTING AND LAUNCHING OF THE GRABBY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.
 - ALL WATER AND SEWER WORK IN THE PUBLIC RIGHT-OF-WAY, PRIVATE DISCHARGES OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR IN BROWARD COUNTY.

PUMP STATION START UP, EXFILTRATION TESTING, LAUNCHING, AND VIDEO SURVEY OF SANITARY SEWER TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR. PRESSURE TESTING AND CANNON FLUSH OF WATER MAIN TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES NAVD 88

NAVD 29	+	1.17	=	NAVD 88
NAVD 88	-	NAVD 29	=	- 1.17
NAVD 29	-	NAVD 88	=	- 1.17

FLYNN ENGINEERING
741 COMMERCIAL BLVD. LAUDERDALE, FL 33308
PHONE (954) 337-7777
FAX (954) 337-7777
WWW.FLYNNENGINEERING.COM

CONCEPTUAL WATER & SEWER PLAN

THE LARAMORE
N.W. 6TH STREET
FORT LAUDERDALE, FLORIDA

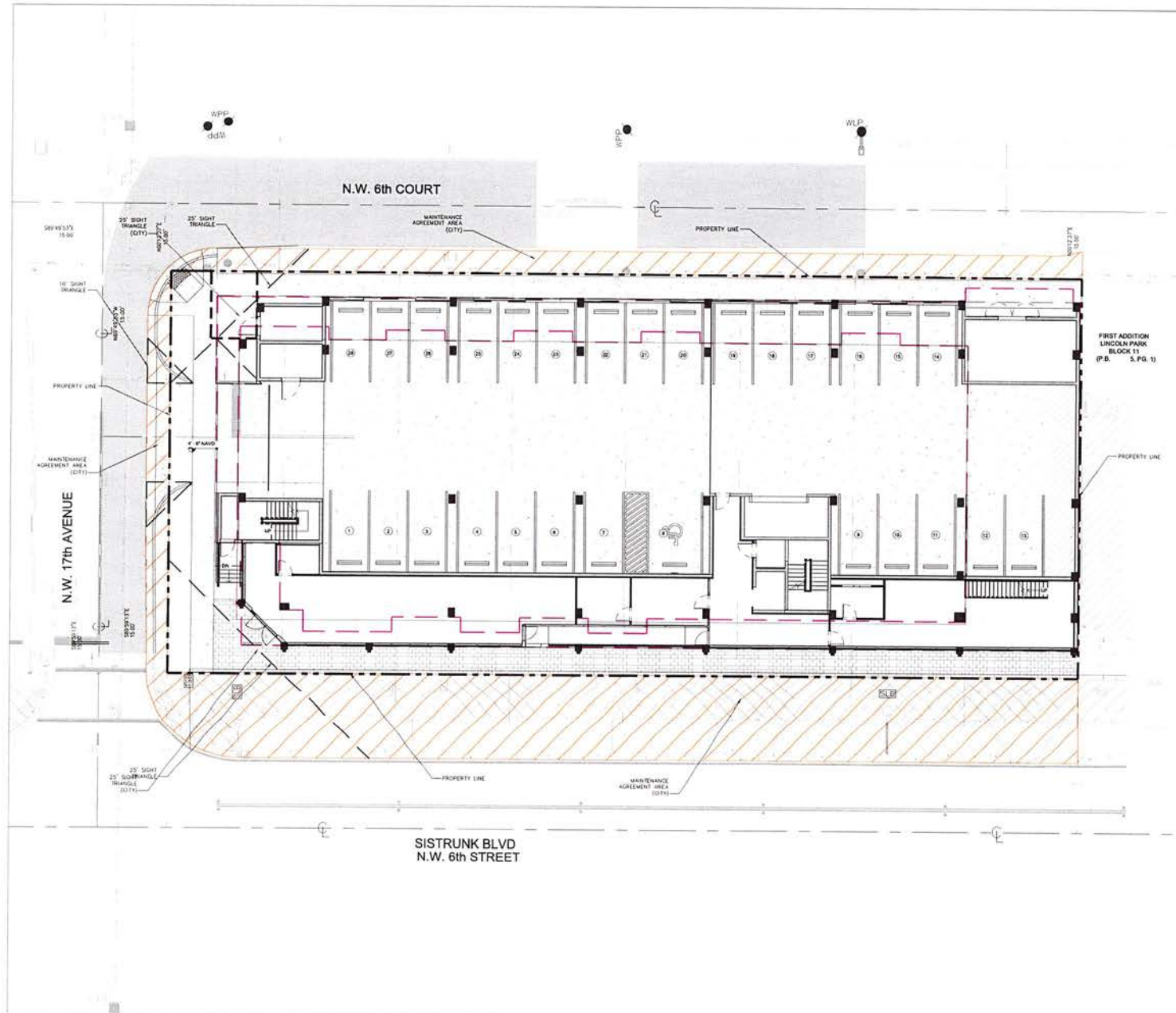
Sheet Title: CONCEPTUAL WATER & SEWER PLAN
Job Title: JAC
North Arrow: NORTH

Revisions:

Rev	Description
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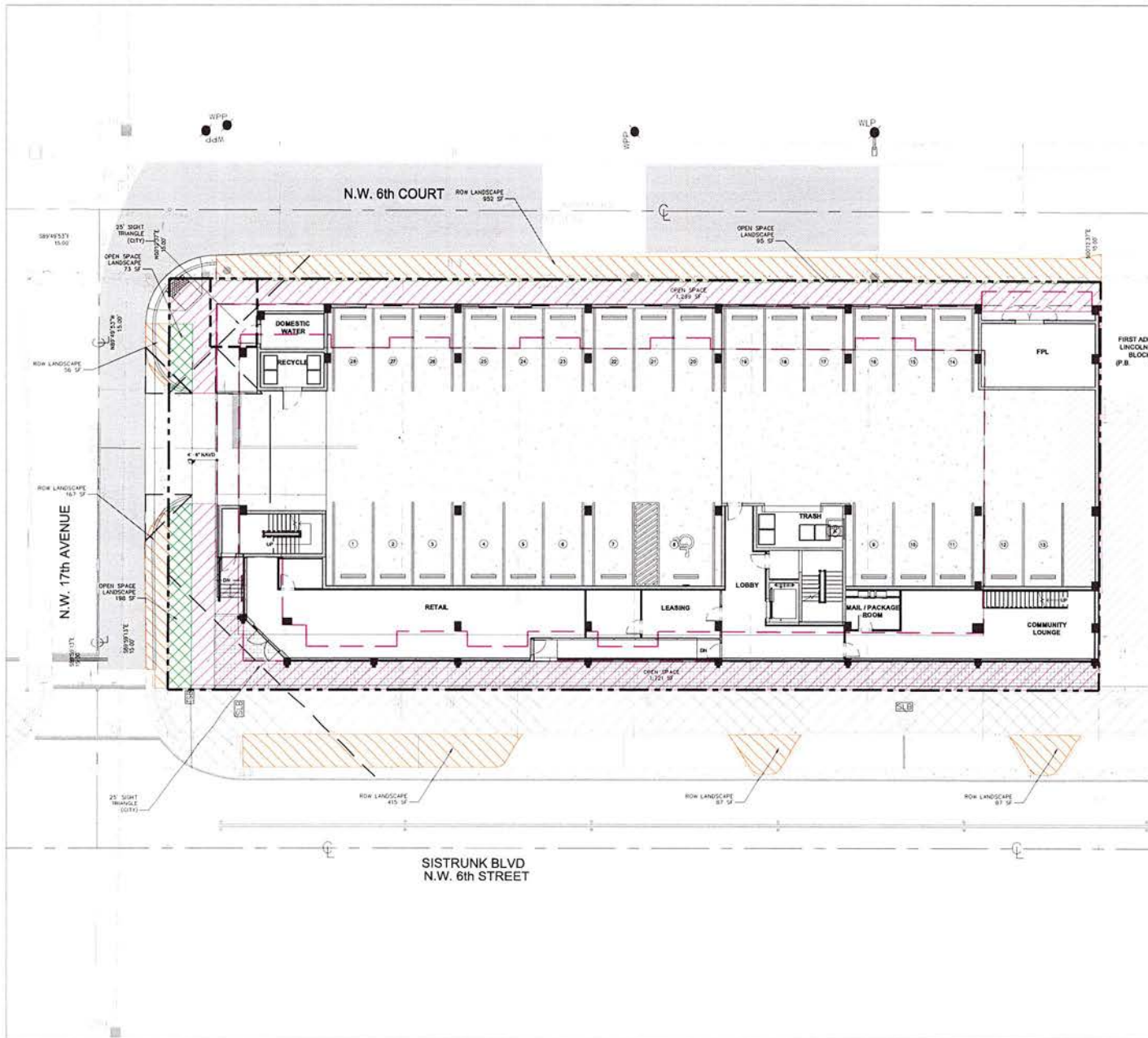
Phase: ORC
Documents: SEAL

Scale: 1"=10'
Date: 12/28/23
Drawn by: SHG
Checked by: SHG
Project No: 23-1770-00
Sheet No: 12/28/23
Project Name: SHG
App By: SHG
Scale: C3



LEGEND:

MAINTENANCE AGREEMENT AREA (CITY)



LEGEND:

- OPEN SPACE AREA
- OPEN SPACE (PERVIOUS)
- OPEN SPACE (PERVIOUS IN RIGHT-OF-WAY)

OPEN SPACE - PROVIDED & REQUIRED

100% GROSS LOT AREA (29,911 SF)	REQUIRED	PROVIDED
	2,891 SF	3,020 SF
		+29 SF SURPLUS
OPEN SPACE (AT GRADE), 40% REQ	1,196 SF	3,020 SF

PERVIOUS LANDSCAPE AREA - PROVIDED & REQUIRED

TOTAL PERVIOUS LANDSCAPE AREA IN OPEN SPACE (25% OF 3,196 SF)	REQUIRED	PROVIDED
	299 SF	1,689 SF
		+1,390 SF SURPLUS
PERVIOUS LANDSCAPE AREA AT-GRADE		366 SF
PERVIOUS LANDSCAPE AREA (ROW), 75% OF 1,764		1,323 SF

Revisions
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7
8

Project:
ERIC
DOCUMENTS

SEAL

Scale	Date
1"=10'	01/23/24
Job No.	Per Set
23-1770-00	01/23/24
Drawn By	Check No.
JAC	X4
Proj. Mgr.	Appr. By
SHS	JAC

MEMORANDUM

DATE: December 10, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Request to amend the CRA's Property and Business Investment Program Agreement and the Quality of Life Grant/Community Initiative Agreement With Broward College to Extend the Time Period for Broward College to Complete Improvements and Provide Scholarships to Residents at Broward College in the L.A. Lee YMCA – Mizell Community Center at 1409 Sistrunk Boulevard in the Northwest Progresso Flagler Heights Community Redevelopment Area.

FUNDING REQUEST

The CRA received a request from Broward College to amend the Property and Business Investment Program Agreement and the Quality of Life Grant/Community Initiative Agreement to Extend the Time Period for Broward College to complete improvements and provide scholarships to residents at Broward College in the L.A. Lee YMCA – Mizell Community Center at 1409 Sistrunk Boulevard in the Northwest Progresso Flagler Heights Community Redevelopment Area.

BACKGROUND

On December 2, 2020, the CRA approved a Property and Business Investment Program (PBIP) Agreement and a Quality of Life/Community Initiative Grant Agreement with Broward College. The Quality of Life Grant/Community Initiative Agreement provided \$500,000 in funding for workforce education scholarships for CRA residents for job readiness training to supplement federal COVID funding they received under an Education Rapid Credentialing Grant. Classes would be held at the new 10,000 square foot branch of Broward College in the L.A. Lee YMCA – Mizell Community Center at 1409 Sistrunk Boulevard.

The Property and Business Investment Program Agreement provided \$500,000 to Broward College at the YMCA for improvements to the space such as the computer network, wireless access point improvements and equipment needed for the educational programs. While Broward College was able to spend \$469,136 of the \$500,000 PBIP funding for improvements to the space for workforce educational use at Broward College under the Property and Business Investment Program Agreement, they were unable to get CRA residents to enroll in the program, with a target of providing scholarships to 200 residents. Attached as **Exhibit 1** is a Location Map of Broward College at the L.A. Lee YMCA – Mizell Community Center. Attached as **Exhibit 2** is a Letter from Steve Tinsley,

Ph.D, Vice President of Workforce Education and Strategic Partnership at Broward College requesting an extension of time through June 30 , 2025 to draw down on the remaining CRA PBIP funds and CRA Quality of Life Grant/Community Initiative funds for these scholarships. Dr Tinsley describes the obstacles that prevented them from meeting their goal and provides an action plan in to meet their target to secure the CRA applicants and expend the funds. Attached as **Exhibit 3** is the existing funding agreement with The District Board of Trustees of Broward College Florida.

CONSISTENCY WITH NPF CRA COMMUNITY REDEVELOPMENT PLAN

The project is consistent with the NPF CRA Community Redevelopment Plan is designed which provides for direct physical improvements to enhance the overall environment, improve the quality of life, and attract sound business and commercial development that provides employment and job opportunities. Quality of Life programs can include various projects that support the overall economic health and wealth of residents and businesses in the CRA district.

Per the CRA Plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA Plan strategic objectives and goals include investing in development projects and create job opportunities for area residents, promote public private partnerships and investments in the redevelopment area.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board amend the Property and Business Investment Program Agreement and the Quality of Life Grant/Community Initiative Agreement to Extend the Time Period for Broward College to complete improvements and provide scholarships to residents at Broward College in the L.A. Lee YMCA – Mizell Community Center at 1409 Sistrunk Boulevard in Northwest Progresso Flagler Heights Community Redevelopment Area.

ATTACHMENTS

Exhibit 1 – Location Map

Exhibit 2 – Letter From Broward College

Exhibit 3 – Existing Funding Agreement with Broward College.

Exhibit 1

LOCATION MAP



**Broward College at the
L.A. Lee YMCA – Mizell Community Center
1409 Sistrunk Boulevard**

Exhibit 2

Office of the Vice President
Workforce Education and Strategic Partnerships
Willis Holcombe Center
111 East Las Olas Boulevard
Fort Lauderdale, FL 33301
Phone: 954-201-7811

November 1, 2024

Jonelle Adderley, Project Coordinator
City of Fort Lauderdale, Community Redevelopment Agency (CRA)
914 Sistrunk Boulevard
Fort Lauderdale, FL 33311

Re: Agreement between CRA and Broward College, dated February 11, 2022

Dear Ms. Adderley,

I am writing to request that the agreement between CRA and Broward College, entitled "Fort Lauderdale CRA Property and Business Investment Program Agreement and Qualify of Life Grant" and dated February 11, 2022, be amended to extend the time period in which Broward College can provide scholarships to 200 residents in the CRA boundaries.

Broward College was not able to utilize the funds for scholarships in FY2023 and FY2024, as originally intended, for several reasons. In FY2023, the program was in a planning and incubation period, while work on the L.A. Lee YMCA/Mizell Community Center, where many of our courses for community members are now offered, was being completed. In FY2024, there was a change in leadership at the College, as well as a change in staff working on the program, which further delayed our recruitment efforts of eligible residents.

In FY2023 and FY2024, staff promoted the scholarships primarily through word of mouth. Broward College has a strong network of community partners serving designated CRA areas, and we informed these community partners about the scholarship opportunities and asked them to share it with their members. Our career pathway navigators, who directly engage community members, also shared news about the scholarships in one-on-one meetings with community members.

In FY2025, Broward College will launch a more comprehensive and aggressive promotional campaign in order to meet our target of providing scholarships to 200 residents. This will include continuing to work with our community partners and career pathway navigators to connect students with scholarship opportunities. We will also distribute fliers and attend community meetings in the CRA boundaries to ensure that as many residents as possible are aware of the scholarships, and we will expand the type of programs that students can use the scholarships for, to include GED programs, CDL training, and other accelerated workforce training.

Jonelle Adderley
November 1st, 2024
Page 2

The additional needed time to draw down the funds for the scholarships will begin on July 1, 2024, and extend through June 30, 2025.

We thank you for your consideration of this request, and we look forward to an ongoing, strong partnership with CRA.

Sincerely,

Steven Tinsley, Ph.D.
Vice President
Workforce Education and Strategic Partnerships

Exhibit 3

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
PROPERTY AND BUSINESS INVESTMENT IMPROVEMENT PROGRAM
AGREEMENT
AND
QUALITY OF LIFE GRANT**

THIS AGREEMENT is made and entered into this 11th day of February, 2022 by and between:

**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY**, a Community
Redevelopment Agency created pursuant to Chapter
163, Part III, Florida Statutes, hereinafter referred to as
"Agency",

and

**THE DISTRICT BOARD OF TRUSTEES OF
BROWARD COLLEGE, FLORIDA**, a Florida College
System Institution, hereinafter referred to as
"Developer" or "College",

WHEREAS, pursuant to Motion approved at its meeting of October 15, 2013, the Agency authorized the creation of the Property and Business Investment/Improvement Program (the " PBIP Program"); and

WHEREAS, the Program was subsequently amended by Motion on June 7, 2016, and on April 17, 2018; and

WHEREAS, the redevelopment plan of the Northwest-Progresso-Flagler Heights area allows the Agency to support programs which "improves the economic health and wealth of [its] residents" ("Quality of Life"); and

WHEREAS, the College is the tenant in the new YMCA facility located at 1409 Sistrunk Blvd, Fort Lauderdale, Florida, 33311 and intends to operate an educational and training program for a minimum of four (4) years in several high demand fields such as hospitality, information technology, business and entrepreneurship, graphic design and film technology (the "Program"); and

WHEREAS, the College has received partial funding for the Program under the Florida Department of Education's Rapid Credentialing Program; and



WHEREAS, to encourage wealth building and educational opportunities, the Agency will contribute funding for the Program; and

WHEREAS, the College will leverage resources from the State of Florida and the Agency and commits to operating the Program for a minimum of four (4) years; and

WHEREAS, the College will process and enroll a minimum of 200 eligible Community Redevelopment Area residents within the Program with the expectation that each enrollee will receive quality training that can lead to an Associates degree or a nationally recognized certification or license in certain high demand industries or professions; and

WHEREAS, on October 13, 2020, the Advisory Board, as defined below, recommended approval of funding for this Program; and

WHEREAS, on November 17, 2020, the Agency recommended approval of funding for this Program.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereby agree as follows:

ARTICLE 1 RECITALS

- 1.1 The foregoing recitals are true and correct are hereby incorporated herein.

ARTICLE 2 DEFINITIONS

2.1 For the purposes of this Agreement the following initially capitalized terms when used in this Agreement (except as herein and otherwise expressly provided or required by the context) shall have the following meanings:

2.2 Advisory Board. The Northwest Progresso Flagler Heights Redevelopment Advisory Board.

2.3 Act. Part III, Chapter 163, Florida Statutes, and any amendments or revisions thereto.



2.4 Agency. The Fort Lauderdale Community Redevelopment Agency, and its successors or assigns.

2.5 Agency Funds or Funding. One Million and No/100 Dollars (\$1,000,000).

The Agency Funds shall be allocated as follows:

During years one (1) and two (2) of the Program, an amount not to exceed \$500,000 shall be allocated to reimburse for eligible costs of the Project under the Property and Business Investment Improvement Program. A copy of the budget and description of the furniture, equipment, computers and software is attached hereto as Exhibit "D". Payments made by the College to a licensed General Contractor or other licensed engineer, architect or surveyor prior to the Effective Date of this Agreement shall be eligible for reimbursement provided the College provides adequate documentation that the materials and/or labor was provided for the Project Site and is a line item reflected on Exhibit "D" and is not otherwise covered by another funding source; and

During years three (3) and four (4), an amount not to exceed \$500,000 shall be allocated to pay for scholarships for no less than 200 Area residents who are enrolled in the Program. During the four (4) year period up to thirty percent (30%) of the 200 students may attend classes remotely according to the Developer policies and procedures.

2.6 Agreement. This Agreement and any exhibits or amendments thereto.

2.7 Area or Community Redevelopment Area. The community redevelopment area, known and referred to as the Northwest-Progresso-Flagler Heights Redevelopment Area, located within the corporate limits of the City and constituting an area in which conditions of blight exist and in which the Agency may carry out community redevelopment projects pursuant to Part III, Chapter 163, Florida Statutes, as amended, as found and declared by the City Commission in this Resolution No. 95-86 adopted on June 20, 1995, as amended by Resolution No. 01-121, adopted on July 10, 2001, and established as the area of operation of the Agency by Resolution No. 95-86 and for which a community redevelopment plan for the Northwest Progresso Flagler Heights Redevelopment Area was approved by the City Commission in Resolution No. 95-170 on November 7, 1995, as amended on May 15, 2001 by Resolution No. 01-86 and as subsequently amended by Resolution 13-137 ("Plan") and as amended by Resolution 16-52 on March 15, 2016 and as subsequently amended.

2.8 Authorized Representative. For Agency, the Executive Director of the Agency. For Developer, Dr. Mildred Coyne, SVP of Workforce Education and Innovation, Authorized Representative. The Authorized Representative shall be the person designated and appointed to act on behalf of a party as provided in this Development Agreement. In the administration of this Agreement, as contrasted with matters of policy,



all parties may rely upon instructions or determinations made by the Authorized Representative to the extent not in conflict with the terms of this Agreement.

2.9 Building Permit. The one or more permits, required by the City or any other applicable governmental authority having jurisdiction over the Project, to be issued after the Permits have been obtained, but required before commencement of any construction of the Project, including demolition of any structure located on the Project Site.

2.10 Certificate of Occupancy. Means the certificate of occupancy or certificate of completion issued by the City or other appropriate Governmental Authority for the property developed by the Young Men's Christian Association, Inc. to be properly permitted, occupied, opened for business.

2.11 City. The City of Fort Lauderdale, a Florida municipal corporation, and its successors and/or assigns, and any officers, employees and agents thereof.

2.12 Commencement Date. Means the date the College legally takes possession of and occupy the Project Site after the Certificate of Occupancy is issued.

2.13 Completion Date. Means four (4) consecutive years following the Commencement Date.

2.14 Contractor. One or more individuals or firms licensed as a general contractor by the State of Florida, bonded to the extent required by applicable law, and hired by the Developer to construct any part of or the entire Project, or both.

2.15 Construction Contract. Contract or contracts between the Developer and the Contractor for the construction of all or any part of the Project.

2.16 Construction Period. Intentionally Omitted.

2.17 Developer or College. The District Board of Trustees of Broward College, Florida, a Florida College System Institution.

2.18 Developer's Architect. Such individuals, partnerships, firms or other persons retained by Developer as architects to prepare the plans and specifications for the Project, and any engineers, planners, designers, consultants, or others retained by the Developer or any architect retained by the Developer in connection with the preparation thereof.

2.19 Developer Interests. The Developer's interest in the Project Site and all improvements thereon, this Agreement and all related or appurtenant property and rights.

2.20 Effective Date. The date on which this Agreement is executed by both



parties as dated at the beginning of this Agreement.

2.21 Executive Director. The Executive Director of the Agency as designated and appointed by the governing body of the Agency.

2.22 Exhibits. The exhibits attached hereto and made a part of this Agreement.

2.23 Florida Statutes. References to Florida Statutes herein are to Florida Statutes (2016), as same shall be amended from time to time.

2.24 Force Majeure. The following described events that for the purposes of Article 15.1 of this Agreement result in delays in any performance contemplated by and set forth in this Agreement: fire, flood, earthquake, hurricane; unavailability of labor, materials, equipment or fuel; war, declaration of hostilities, terrorist attack, revolt, civil strife, altercation or commotion, strike, labor dispute, or epidemic; archaeological excavation; lack of or failure of transportation facilities; any law, order, proclamation, regulation, or ordinance of any government or any subdivision thereof except the City, or acts of God.

2.25 Including. As used herein, the term "include," "including" and similar terms shall be construed as if followed by the words "without limitation."

2.26 Project Improvement and Programming Costs. Costs for the Project and Program that are eligible for reimbursement with Agency Funds as shown on Exhibit "D" up to a maximum of One Million and No/100 Dollars (\$1,000,000). Reimbursement in an amount not to exceed \$500,000 under the Property and Business Investment Improvement Program are costs associated with interior improvements within the Project Site such as classroom furniture, computers, software, audio visual equipment, network, wireless access points and firewalls. Eligible Programming Costs are scholarships in the amount of not to exceed \$500,000 awarded to a minimum of 200 eligible residents of the Community Redevelopment Area. The Developer has represented that the total Project Improvement Cost under the Property and Business Investment Improvement Program is approximately \$616,821.00. As to the Property and Business Investment and Improvement Program, in no event shall reimbursement for Project Improvement Costs by the Agency exceed the lesser of \$500,000.00 or 90% of the total Project Improvement Cost. An updated accounting of the Project Improvement and Programming Cost will be provided to the Agency in conjunction with Developer reimbursement request for Agency Funds.

2.27 Loan Closing Date/ Closing Date/ Forgivable Loan Closing Date. The date the Developer and Agency close on the Agency Funding for the forgivable loan as described in Article 6.1.

2.28 Permits. Any permits, licenses, certificates or other approvals or consents



of the City or any other governmental authority having jurisdiction over the Project under the PBIP Program or the Project Site required to be issued or granted before issuance of the Building Permit and commencement of construction of the Project, including, without limitation, approvals or consents relating to the site plan, zoning, land use, or environmental regulations.

2.29 Plans and Specifications. Architectural, engineering and construction documents constituting the concept documents, preliminary plans and drawings, schematic design documents, design development documents and construction documents for the Project prepared by the Developer's Architect.

2.30 Project under the PBIP Program. Interior improvements, including equipment such as classroom furniture, computers, software, audio visual equipment, network, wireless access points and firewalls, located at 1409 Sistrunk Blvd., Fort Lauderdale, Florida 33311, more particularly described in Exhibit "B" improvements, necessary to operate the Program. The Project under the PBIP Program is a component under the College's Program.

2.31 Project Schedule. Intentionally Omitted.

2.32 Project Site. The leasehold property is located at 1409 Sistrunk Blvd., Fort Lauderdale, FL, 33311 and more particularly described in Exhibit "A".

2.33 Intentionally Omitted.

2.34 Site and Project Plans. Furniture, electrical, software, technology components, design plans, drawings, and other descriptions of the Project under the PBIP Program indicating the size and location of the Developer's proposed improvements to the Project Site which is attached hereto as Exhibit "B", as the same may be amended as approved by Agency subject to development review requirements under the City's Unified Land Development Regulations (ULDR) as applicable.

2.35 ULDR. The City of Fort Lauderdale Unified Land Development Regulations.

2.36 Use of Words and Phrases. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the singular shall include the plural as well as the singular number, and the word "person" shall include corporations and associations, including public bodies, as well as natural persons. "Herein," "hereby," "hereunder," "hereof," "hereinbefore," "hereinafter" and other equivalent words refer to this Agreement and not solely to the particular portion thereof in which any such word is used.



ARTICLE 3
FINDINGS

3.1. Findings. The Agency and the Developer do hereby find and acknowledge the following as of the Effective Date:

(a) The Developer represents that it is a tenant under a written lease for a portion of the Premises located at 1409 Sistrunk Blvd., Fort Lauderdale, Florida 3331.

(b) The Agency desires to encourage and assist redevelopment within the Area, and it is necessary for the Agency to financially assist projects providing such commercial use in the Area.

(c) The Developer qualifies for financial assistance under the Agency's Program as approved by the Agency. Further, operation of the Program within the Community Redevelopment Area will improve the quality of life for Area residents by providing job training in certain high demand industries and enhancing their opportunity to obtain sustainable wage paying jobs.

(d) The Developer needs assistance from the Agency and that but for the commitment by the Agency to loan funds as provided herein to be used to pay costs of developing the Project and providing scholarships to Area residents, the Developer would be unable to develop the Project and operate the Program as contemplated by this Agreement.

(e) The Project and Program is necessary for carrying out the community redevelopment objectives in the Area as set forth in the Plan.

(f) The public benefits accruing from the Project and the Program (i) warrant the contribution and expenditure of the Agency Funds, (ii) are for a public purpose, (iii) are in the public interest, and (iv) further the goals and objectives of the Plan.

ARTICLE 4
PROJECT SITE

4.1 The Developer represents to the Agency that the Project Site is appropriate and available for development of the Project thereon and is suitable for operation of the Program.

4.2 The Developer represents to the Agency that the Project Site does not contain any adverse environmental conditions that will prevent or adversely affect development of the Project thereon or the use of the Project and Program as described in this Development Agreement following the Commencement Date.

4.3 The Developer covenants and agrees with the Agency that it shall continue



to lease the Project Site and operate the Program for a period of no less than four (4) years commencing on the Project Commencement Date. During this four-year period, the Developer agrees to submit on the annual anniversary of the Commencement Date an affidavit executed by the Developer that the assets have not been sold. On a quarterly basis, the Developer shall further provide an Affidavit or certification regarding the number of scholarships awarded, the amount of each scholarship, the name and address, including zip code of the scholarship recipient and such other information regarding the scholarship recipient as reasonably requested by the Agency. The Developer shall collect and make available, if requested, additional data and demographics regarding the scholarship recipients such as the number of students who obtained a degree, license or certificate by industry, current salaries and wages, job placements, businesses created and other relevant data. Notwithstanding, it is not the intent of the Agency to cause the Developer to violate any privacy laws or regulations protecting the privacy or other rights of the students unless the appropriate releases have been obtained from the student. The Project shall be used only for non-residential uses unless approved by the Agency. Further Developer agrees that the building shall not be used for those non permitted uses as provided in Section 47-12 of the ULDR and shall not be used for the following (i) "adult uses" as such term is defined in Section 47-18.2 of the ULDR; (ii) tattoo parlors; or (iii) massage parlors (other than as an ancillary use to a health club or beauty salon or beauty space; or (iv) liquor store; or convenience kiosk as provided in the ULDR, during a four (4) year term commencing on the Commencement Date and will execute at Closing a restrictive covenant to be recorded in the public records of Broward County evidencing these restrictions.

ARTICLE 5

PROJECT PLANS AND GOVERNMENTAL APPROVALS

5.1 Site and Project Plans.

(a) The Developer will submit the project plans to the City, if required by and in accordance with the Unified Land Development Regulations and will diligently continue the review process until the project plans are approved by the City. The project plans shall be in substantial compliance with graphic representations of the Project by the Developer attached as Exhibit "B".

5.2 Permits. The Developer shall file, on or before occupancy of the Project Site, the Plans and Specifications to the City for review and approval in accordance with its customary procedures for review of plans and specifications required for issuance of any of the Permits and issuance of the Building Permit. Developer shall be responsible for any fees and costs associated with the application and approval of the required Permits.

5.3 Agency Assistance.



(a) The Agency's staff assistance and cooperation with the Developer shall not affect the City's right to act on regulatory matters in its governmental capacity in accordance with all applicable laws or ordinances. Nothing in this Agreement shall be construed or deemed to contractually or otherwise obligate the City to enact any ordinance or take any other regulatory action.

(b) The permitting, licensing and other regulatory approvals by the City shall be in accordance with the established procedures and requirements of the City for projects of a similar type and nature as the Project.

ARTICLE 6 PROJECT FINANCING

6.1 Project Financing. The Developer represents that in addition to Agency funds it will fund the remainder of the Project and Program through its own funds or through additional funding sources, including without limitation, the State of Florida Rapid Credentialing Grant.

Covenant to Fund. The Agency shall budget and appropriate legally available funds sufficient to fully fund the Project Improvement and Programming Costs not to exceed \$1,000,000 over four (4) years, beginning with fiscal year 2020/2021, subject to the approval as to form and substance by the CRA's General Counsel and City Auditor, as follows:

Fiscal Year- 2020/2021- \$250,000

Fiscal Year- 2021/2022- \$250,000

Fiscal Year- 2022/2023- \$250,000

Fiscal Year- 2023/2024 \$250,000

(a) Such obligations to annually appropriate and disburse are subordinate to overhead and administrative costs related to operating and managing the CRA and senior CRA debt and previously approved CRA projects. The agreement to budget and appropriate shall not constitute a lien, either legal or equitable, on the any of the Agency's tax increment revenue or other revenue, nor shall it preclude the Agency from pledging its tax increment revenue in the future and nor shall it give the College a prior claim on the revenue of the Agency.

6.2 Agency Funds-Forgivable Loan.

(a) Pursuant to the Agency's PBIP Program and Quality of Life Grant, and the



information submitted by the Developer and in consideration of the Developer developing the Project under the PBIP Program and operating the Program in accordance with the terms of this Agreement, the Agency agrees to provide Agency Funds, subject to the terms and conditions of this Agreement.

6.3 Interest Rate. The interest rate on the Principal amount of the loan shall be zero percent (0%) per annum, except in any event of default as described in Paragraph 15.

6.4 Term of Repayment. Payment on the principal amount of the loan shall not be required so long as the Developer commences and completes the Project under the PBIP Program, operates the Program and enrolls a minimum of 200 CRA residents in the Program for four (4) year period following the Commencement Date. The loan will be forgiven four (4) years after the Commencement Date. Repayment will become due and payable upon a material default of the terms of this Agreement. The maximum legal interest rate shall be applied to the principal amount due and owing commencing thirty (30) days after the date of an event of default.

(a) Closing on Agency Funds. The Closing on Agency Funds for the forgivable loan shall occur on or before the Commencement Date.

(b) Additional Conditions Precedent to the Agency's Obligation to Pay the Agency Funds. The duty of the Agency to pay the Agency Funds, and Agency's other duties under the terms, covenants, and conditions of this Agreement, are expressly subject to the fulfillment to the satisfaction of, or waiver as provided herein, prior to Closing of any of the Agency Funds of the conditions precedent set forth in this subsection. The Developer hereby covenants and agrees to satisfy each of the following obligations on or before the Closing Date, unless waived in writing by the Agency as to each covenant to be performed by the Developer.

The Developer shall have shown:

(1) Evidence that there is sufficient funding to cover Project Improvement Cost and Programming Cost for four (4) years, that Developer holds a leasehold interest in the Project Site and an affidavit of outstanding liens and mortgages on the Project Site. Satisfactory evidence that it has received final approval for the Department of Education Rapid Credentialing Grant and all preconditions for funding have been satisfied: and

(2) The site plan approval by the City, if required, and the Agency, which must be provided prior to the first reimbursement of Agency Funds for Project Improvement Cost and Programming Cost; and

(3) The Permits approved by the City or other appropriate governmental authority (which must be provided prior to the first reimbursement); and



(4) A Construction Contract with the Contractor, if required, for construction of the Project under the PBIP Program, a copy of which shall have been delivered to and approved by the Agency on or before the Closing Date. If the Agency is funding more than 60% of the Project Improvement Cost, then the Contractor must be selected from the Agency's approved list of Contractors. If the Developer does not use an approved Contractor, then funding is limited to 60% of the Project Improvement Cost. Further, if the Developer does not use an approved Contractor, then it must secure a minimum of two cost estimates from licensed and insured contractor and payment shall be made on a reimbursement basis only. In addition, the Contractor and scope of work must be selected and approved in accordance with the Agency's procurement policies and procedures.

(5) The Developer has executed a Promissory Note in the amount of the Agency Funds; and

(6) The Developer consents to filing a UCC-1 statement in substantially the form attached as Exhibit "G" securing the Agency Loan in the total amount to be provided by the Agency as provided in this Agreement; and

(7) No action or proceeding shall be pending (whether or not on appeal) or shall have been threatened, and no statute, regulation, rule or order of any federal, state or local governmental body shall be in effect or proposed, in each case, which in the good faith judgment of either party adversely affects (or if adopted, would adversely affect) the consummation of the transactions by the Developer contemplated by this Agreement; and

(8) The Developer shall not be in default of this Agreement; and

(9) Proof of all applicable insurance; and

(10) Proof of recording of a Notice of Commencement, if required by law, in the public records of Broward County, Florida according to Chapter 713, Florida Statutes; The Agency shall be listed on the Notice of Commencement as a party to receive Notice to Owner.

(c) It is understood and agreed that in the event that any of the conditions precedent provided in subsections (1) through (10) have not been met as provided on or before the Closing Date, then this Agreement may be terminated by Agency and be of no further force and effect.

(d) Security. The Agency's funds shall be secured by a security interest in all furniture, fixture and equipment on the Project Site. Developer grants, conveys, transfers, bargains and assigns to Agency a continuing priority security interest in and a lien upon all of the Developer's right, title and interest in and to all furniture, fixtures, equipment and intangible assets, receivables on the Project Site (collectively "Collateral"



or "Property").

The lien shall be secured by property, real and personal, presently in existence, wherever located, or whether it shall be acquired or created by Developer at any time hereafter, to remain in force so long as Developer, or its successor is, in any manner, obligated to Agency.

Such security interest shall give Agency a continuing lien in, on, and to all said Collateral, and the products thereof, and any replacements, additions, accessions, or substitutions thereof, after-acquired property, and the accounts or proceeds or products arising from the sale or disposition of any Collateral of Developer, including any returns thereof including, where applicable, the proceeds of insurance covering said Collateral or tort claims in connection with the Collateral or any substitutions, renewals and replacements therefore and all rights to receive any monies, payments or distributions from any person or source whatsoever in respect of the foregoing. The Agency shall secure the loan for this Agreement with a UCC-1 Financing Statement on the Collateral.

6.5 Closing. The Closing shall occur in the office of the Agency at which time evidence of all requirements shall be submitted and confirmed by the parties in writing. All applicable recording costs and taxes shall be paid by the Developer.

ARTICLE 7 PROJECT CONSTRUCTION

7.1 Contractor. Prior to the Closing Date, the Developer shall enter into a Construction Contract with a Contractor, if necessary, and provide a copy of the Construction Contract to the Agency. The Contractor shall not be an agent or contractor for or of the Agency.

7.2 Construction of Project. The Developer shall cause construction of the Project to begin upon execution of this Agreement. Developer shall diligently continue such construction to the Completion Date and shall not abandon the Project site. The Project shall be constructed in accordance with the Plans and Specifications and the Permits.

7.3 Encumbrances. While the Project is under construction, the Developer shall notify the Agency promptly of any lien or encumbrance which has been asserted, created on or attached to the leasehold interest in the Project Site, whether by the involuntary act of the Developer or otherwise, including mechanics liens.

7.4 Inspection. Developer shall permit reasonable inspection of the subject Property by inspectors of the City, Agency or their agents, for determining compliance with all applicable governmental regulations and for the purpose of approving reimbursement request.



ARTICLE 8 ADDITIONAL FUNDS

8.1 Administration. In the event that the Developer selects a contractor whose costs otherwise exceed the policies and guidelines on determining the maximum reasonable costs for the Project or for contract items or additional work which are at the sole cost of the Developer, Developer shall provide evidence at the time of Closing that sufficient funds are available to complete the Project.

ARTICLE 9 DISBURSEMENTS

9.1 Procedures for Invoicing and Payment. Reimbursements by the Agency for Project Improvement and Programing Costs as reflected on Exhibit "D" under the Property and Business Investment Improvement Program shall be made no more frequently than once a month upon satisfactory compliance, as determined by the Agency in its sole discretion with the conditions of this Agreement. Fifteen (15) business days prior to funding each reimbursement request, Developer shall supply Agency with a written request (in form acceptable to Agency) executed by an authorized representative of the Developer which request shall set forth the amount sought together with a description of the assets purchased or improvement completed, the amount paid for the item, along with copies of cancelled checks, receipts, invoices and such other documents reasonably requested by the Agency. The request for reimbursement shall certify (i) that the amount of undisbursed Agency Funds is sufficient to pay the cost of completing the improvements in accordance with the Site and Project Plans, as same may have been amended or evidence that Developer has sufficient funds to cover the cost overruns and (ii) the warranties and representations contained in this Agreement are correct and true, all the covenants, terms and conditions of this Agreement remain satisfied, all conditions contained in Article VI, Section 6.4 have been satisfied, and no unmatured event of default or event of default has occurred as of the date of the reimbursement.

Disbursements. Disbursements by Agency shall be made to Developer, or at the election of the Agency in its sole discretion directly to the general contractor or vendor providing the labor, material, furniture, equipment or software.

Developer's Contribution. Developer shall be obligated to fund the balance of the Project Improvement and Programming Costs in excess of the Agency Funds and any costs overruns. Developer shall advance its funds for approved Project Improvement and Programming Costs before Agency will make any disbursement under this Agreement. Alternatively, Agency in its sole discretion shall have the option to fund approved Project Improvement and Programming Costs pari parsu with Developer's funds.



Final Advance. Within ten (10) days of the completion of the improvements being funded with Agency Funds, in addition to satisfying all of the conditions and supplying all of the documents required under this Agreement, Developer shall supply Agency with the following documents prior to payment of the final reimbursement and, in form and substance reasonably acceptable to Agency:

1) Certificates from Developer's architect, engineer, contractor, certifying that the improvements (including any off-site improvements) have been completed in accordance with, and as completed comply with, the Plans and all laws and governmental requirements; and Agency shall have received two (2) sets of detailed "as built" Plans approved in writing by Developer, Developer's architect, and each contractor;

2) Final affidavits (in a form approved by Agency) from architect, engineer, general contractor and each contractor certifying that each of them and their subcontractors, laborers, and materialmen has been paid in full for all labor and materials for construction of the improvements; and final lien releases or waivers (in a form approved by Agency) by architect, engineer, general contractor, and all subcontractors, materialmen, and other parties who have supplied labor, materials, or services for the construction of the improvements, or who otherwise might be entitled to claim a contractual, statutory or constitutional lien against the Property;

3) Evidence satisfactory to Agency that all laws and governmental requirements have been satisfied, including receipt by Agency of all necessary governmental licenses, certificates and permits (including certificates of occupancy) with respect to the completion, use, occupancy and operation of the improvements, together with evidence satisfactory to Agency that all such licenses, certificates, and permits are in full force and effect and have not been revoked, canceled or modified;

4) Policies of fire, lightning and extended coverage insurance, and such other types of insurance as may be reasonably required by Agency in such amounts and containing such terms as required in this Agreement or as otherwise required by Agency, endorsed to show the interests of Agency and in form and substance and written by companies satisfactory to Agency.

- b. The Agency's Authorized Representative without further approval from the governing body of the Agency shall have the discretion to waive certain requirements relating to disbursements and draw request which are considered cumbersome or excessive in its sole discretion given the size, scope and nature of the Project.
- c. Disbursements for Programming Costs. Scholarships for CRA residents shall be disbursed;

at the end of fiscal year three (3) and fiscal year four(4), provided satisfactory evidence is provided to the Agency that at least 100



students at the end of fiscal year three (3) year and another 100 students at the end of fiscal year 4 who are verified residents of the Community Redevelopment Area have been enrolled in the Program.

ARTICLE 10 MAINTENANCE, REPAIR AND REPLACEMENT

10.1 Maintenance and Repairs by the Developer. The Developer shall, at its own expense and subject to reasonable construction conditions and activities, keep the Project and Project Site in good and clean order and condition and will promptly make all necessary or appropriate repairs, replacements and renewals, thereof, whether interior or exterior, structural or non-structural, ordinary or extraordinary, foreseen or unforeseen. All repairs, replacements and renewals shall be equal in quality and class to the original work. When making such repairs, replacements and renewals, the Developer shall comply, if legally required, with all laws, ordinances, codes and regulations then applicable to the Project or Project Site.

10.2 Waste. The Developer shall not permit, commit or suffer waste or impairment of the Project under the PBIP Program or the Project Site except as may be due to construction activity on the Project Site.

10.3 Project Alterations or Improvements. Before the Completion Date, the Developer may, from time to time, make such alterations and improvements, structural or otherwise, to the Project under the PBIP Program as the Developer deems desirable and in accordance with the Site and Project Plans and the Plans and Specifications; provided, however, that prior to the commencement of any such alterations or improvements of sufficient size and scope as to require a Building Permit, the Developer shall submit its plans and specifications for such alterations or improvements to the Agency for review in accordance with the appropriate provisions of this Agreement and receive approvals thereof from the Agency, City or both, as required by the Unified Land Development Regulations prior to undertaking such alterations and improvements.

10.4 Post Completion Maintenance and Repair. Notwithstanding anything else contained in this Agreement, the Developer shall, at its own expense and subject to reasonable construction conditions and activities, keep the Project under the PBIP Program and Project Site in good and clean order and condition and will promptly make all necessary or appropriate repairs, replacements, and renewals, thereof, whether interior or exterior, structural or non-structural, ordinary or extraordinary, foreseen or unforeseen. All repairs, replacements and renewals shall be equal in quality and class to the original work. When making such repairs, replacements and renewals, the Developer shall comply, if legally required, with all laws, ordinances, codes and regulations then applicable to the Project under the PBIP Program or Project Site.



ARTICLE 11 INSURANCE

11.1 Insurance to be Carried by the Developer/Contractor. The Developer/Contractor shall purchase and maintain at its own expense, the following types and amounts of insurance, in forms and companies reasonably satisfactory to the Agency.

(a) During the term of this Agreement, the Developer, at its expense, shall keep all of the insurable buildings, property and equipment located on the Project Site insured under a Builder's Risk Insurance policy providing for "all risk property coverage" for loss or damage including the perils of fire, wind, flood, tropical storm or hurricane, theft, vandalism, and malicious mischief. Such insurance shall be in a face amount not less than one hundred percent (100%) of the cost of construction of the Project, as set forth in the Construction Contract, and the insurer shall be obligated to pay one hundred percent (100%) of the cost of restoring the improvements constructed, from time to time, during the term of this Agreement. Each insurance policy shall include the Agency and such project lenders as request it as insured, as the interest of each may appear, and shall provide for loss to be payable to Developer or, to the extent required under the Project Financing, the project lenders.

(b) Following any Commencement Date and during the term of this Agreement, the Developer, or its successors, at their expense, shall keep all of the insurable buildings, structures, property and equipment on the Project Site insured under an All-Risk property policy for loss or damage including the perils of fire, wind, flood, tropical storm or hurricane, theft, vandalism, and malicious mischief. Such insurance shall be in an amount of no less than the replacement value of said insurable real property, including structures, property and equipment. As provided in Article 11 for any loss or damage to the Project, to the extent that insurance proceeds are available and the necessary or contemplated repairs are feasible, the Developer shall repair any damage or destruction to the Project. Each insurance policy shall name the Agency and such project lenders as request it as additional insured and loss payee, as the interest of each may appear, and provide for the loss to be payable to the Developer or, to the extent provided, the project lenders.

(c) During the term of this Agreement the Developer or Contractor shall secure and maintain or cause to be secured and maintained in full force and effect such commercial general liability insurance including coverage for operations, independent contractors, products, completed operations, broad form property damage and personal injury as will protect the Developer, the Agency, and their agents and employees from any and all claims and damages for injury to persons or death or damage to any property of the Agency, or of the public, which may arise out of or in connection with the performance of any work or operations by the Developer in, on, under, or over the Project Site during the construction of the Project, whether said work or operations shall be by the Developer, the Contractor, or by anyone directly or indirectly contracted, employed or retained by any



of them. The amounts of such insurance shall not be less than limits of \$1,000,000.00 per occurrence for injury to persons or death, or for property damage or such larger amount as determined by Developer. The limit of liability for personal injury shall be no less than \$1,000,000.00 and the limit of liability for contractual liability shall be no less than \$1,000,000.00. Each policy shall name the Agency and such project lenders, as request it, as additional insured.

(d) After the Commencement Date and during the term of this Agreement, the Developer shall secure and maintain, or cause to be secured and maintained, in full force and effect, commercial general liability insurance, in an amount not less than \$500,000 per occurrence, and including coverage for premises, completed operations, independent contractors, broad form property damage and personal injury from any and all claims for damages for injury to persons or death, or for damage to any property of the Agency or the public which may arise out of the Developer's use and occupancy of the Project Site and the operation of the project on the Project Site. Developer may provide this insurance by adding the Agency and their agents and employees as an "additional insured" on any and all policies provided.

(e) During the term of this Agreement, the Contractor shall secure and maintain or cause to be secured and maintained in full force and effect auto liability insurance in compliance with State law.

(f) The Developer, Contractor and all subcontractors shall each secure and maintain in full force and effect Workers' Compensation insurance, if applicable, for all their respective personnel, employed at the site of the work or in any way connected with the work that is the subject of this Agreement if such insurance is required by law to be provided. The insurance required by this provision shall comply fully with the Florida Worker's Compensation law shall include statutory limits on worker's compensation, as well as Employees Liability Insurance with limits of no less than \$500,000.00 per occurrence.

(g) All insurance and lesser amounts for insurance need to be approved in writing by the City's Risk Manager based on City's insurance requirements for similarly situated developments.

11.2 Non-Cancellation Clause. All insurance policies or agreements required by Article 12.1 hereof shall provide that such policies or agreements cannot be substantially modified, canceled or terminated until after at least thirty (30) days' notice has been given to the Agency and the Developer, to the effect that such insurance policies or agreements are to be substantially modified (including the terms of such modification), canceled or terminated at a particular stated time thereafter.

11.3 Certificate of Insurance. The Developer shall provide or cause to be provided to the Agency policies or certificates of insurance or other acceptable proof of



compliance with the insurance provisions of this Agreement at such times as shall be reasonably required and shall endeavor to file replacement certificates thirty (30) days prior to expiration or termination of the required insurance during the term of this Agreement.

11.4 Right of Parties to Obtain Insurance. In the event the Developer at any time during the term of this Agreement refuses, neglects or fails to secure and maintain in full force and effect any or all of the insurance required by this Agreement, the Agency may procure or renew such insurance and after notice to the Developer that it shall endeavor to such insurance within thirty (30) days of such notice, all amounts of money paid by the Agency for procurement or renewal of such insurance shall be due and payable forthwith by the Developer to the Agency to the extent either paid the cost of any such insurance together with interest, at the statutory rate, to the date of payment thereof by the Developer. The Agency shall notify the Developer in writing of the date, purposes, and amounts of any such payments made by it pursuant to this Article.

11.5 Non-Waiver of Developer's Obligations. No acceptance or approval of any insurance policy or policies by the Agency or the Developer shall relieve or release or be construed to relieve or release any other party from any liability, duty or obligation assumed by or imposed upon it by the provisions of this Agreement.

11.6 Reasonable Deductible. Any insurance policy required by this Article may contain a reasonable deductible provision provided advance notice of said deductible provision is given by the Developer to the Agency and approval from the Agency is given in writing, which approval shall not be unreasonably withheld or delayed. In the event that the Agency fails to approve or disapprove such deductible provision pursuant to this Article 11.6, within thirty (30) days of the notice from the Developer as required by this Article 11.6, such failure shall be deemed an approval of such deductible provision by the Agency.

ARTICLE 12 REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE DEVELOPER

12.1 Representations and Warranties. The Developer represents and warrants to the Agency that each of the following statements is presently true and accurate.

- (a) The Developer is a Florida College System Institution created pursuant to the laws of the State of Florida, duly organized and validly existing, and has all requisite power and authority to carry on its business as now conducted, to own or hold under lease or otherwise, its properties and to enter into and perform its obligations hereunder and under each instrument described herein to which it is or will be a party.
- (b) This Agreement and each of the Exhibits have been duly authorized by all



necessary action on the part of, and have been duly executed and delivered by the Developer and neither the execution and delivery thereof, nor its compliance with the terms and provisions of this Agreement at any time such action is necessary (i) requires the approval and consent of any other party, except such as have been duly obtained, certified copies thereof having been delivered to the Agency, or (ii) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on the Developer, or (iii) contravenes or results in any breach of, default under, or the creation of, any lien or encumbrance upon any property of the Developer under any indenture, mortgage, deed of trust, bank loan or credit agreement, or any other agreement or instrument in existence on the date of this Agreement to which the Developer is a party.

(c) This Agreement and each of the Exhibits hereto constitute legal, valid and binding obligations of the Developer, enforceable against the Developer in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time, which affect creditors' rights generally and are subject to usual equitable principles in the event that equitable remedies are involved.

(d) There are no pending, or to the knowledge of the Developer, threatened actions or proceedings before any court or administrative agency against the Developer, or against any officer, employee, partner or shareholder of the Developer, which question the validity of this Agreement or any Exhibit hereto, or which are likely in any case, or in the aggregate, to materially adversely affect the consummation of the transactions contemplated hereunder or the financial condition of the Developer.

(e) All written information and other documentation relating to the Project and Program and the Developer delivered by the Developer to the Agency are true and correct to the extent such information and documentation has not been superseded by this Agreement.

(f) The chief place of business and offices of the Developer are in Broward County, Florida, and the office where it keeps its records concerning the Project and all contracts, licenses and similar documents or instruments relating thereto is in Broward County, Florida.

12.2 Covenants. In addition to covenants of the Developer expressly set forth within the four corners of this Agreement, including all exhibits, attachments and addenda, the Developer covenants with the Agency that:

(a) During the term of this Agreement, the Developer shall cause to occur and continue to be in effect at the appropriate times as contemplated by this Agreement the following:

(1) all governmental permits, licenses, grants and approvals necessary for the construction or operation by the Developer of the Project and Program that are the



responsibility of the Developer to obtain;

- (2) construction of the Project;
- (3) financing necessary to complete the Project;
- (4) all insurance as required by Article 11 hereof;

(b) The Developer shall perform, or cause to be performed, the construction, development, and operation of the Project and Program in accordance with the requirements of this Agreement and will not violate any laws, ordinances, rules, regulations or orders applicable thereto. (c) The Developer shall use, or cause to be used, and operate or cause to be operated, the Project and Program in accordance with this Agreement. All other principal or accessory uses are prohibited unless expressly permitted by the Agency pursuant to Developer's request.

(d) The Developer shall maintain and repair the Project after the Commencement Date through and including the Completion Date.

12.3. Developer Good Faith Efforts: The Developer shall use Good Faith Efforts in hiring employees for its business from the Northwest-Progresso Flagler-Heights Community Redevelopment (NPF CRA) Area. Developer will be required to report to the Agency annually on its hiring efforts for a period of four (4) years following the Commencement Date, by providing a report on a form prepared by the Authorized Representative. Good faith efforts means that the Developer through their solicitation and advertising for jobs have tried to hire employees from the NPF CRA Area.

ARTICLE 13

REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE AGENCY

13.1 Representation and Warranties. The Agency represents and warrants to the Developer that each of the following statements is presently, and will during the term of this Agreement be, true and accurate.

(a) The Agency is a validly existing body politic and corporate authority under the laws of the State of Florida, has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement and each document contemplated hereunder to which it is or will be a party.

(b) This Agreement and each of the Exhibits have been duly authorized by all necessary action on the part of, and has been or will be duly executed and delivered by the Agency, and neither the execution and delivery of this Agreement nor the Agency's



compliance with the terms and provisions of said Agreement (i) requires the approval and consent of any other party, except such as have been duly obtained and certified copies thereof having been delivered to the Developer, or (ii) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on the Agency, or (iii) contravenes or results in any breach of, default under, or the creation of any lien or encumbrance upon any part of the Agency, under any indenture, mortgage, deed of trust, bond(s), note(s), loan or credit agreement, ordinance(s), resolution(s), interlocal agreement, regulation(s), code(s), or policy(ies), or any other agreement or instrument to which the Agency is a party.

(c) This Agreement and each of the Exhibits hereto, will constitute a legal, valid and binding obligation of the Agency enforceable against the Agency in accordance with the terms thereof.

(d) There are no pending or, to the knowledge of the Agency, threatened actions or proceedings before any court or administrative agency to which the Agency is a party questioning the validity of this Agreement or any document or action contemplated hereunder, or which are likely in any case or in the aggregate to materially adversely affect the consummation of the transactions contemplated hereunder or the financial condition of the Agency.

(e) No further action, notice, public hearing, or other prerequisite or condition is required to be initiated, commenced, undertaken, completed, or waived prior to the approval and execution by the Agency of this Agreement.

ARTICLE 14 DEFAULT; TERMINATION

14.1 Default by the Developer.

(a) There shall be an "event of default" by the Developer under this Agreement upon the occurrence of any one or more of the following:

(1) The Developer shall fail to perform or comply with any provision of this Agreement and such failure materially and adversely affects the successful and timely development and completion of the Project or materially and adversely affects the rights, duties or responsibilities of the Agency under this Agreement and such failure shall continue for more than sixty (60) days after the Agency shall have given the Developer written notice of such failure (hereinafter sometimes referred to as the "non-monetary default cure period"); provided, however, that if such failure can reasonably be cured within said sixty (60) days of said notice by the Agency, then the event of default under this paragraph shall be suspended if and for so long as the Developer proceeds diligently to cure such default within the said sixty (60) days and diligently continues to proceed with curing such default until so cured. The Developer fails to operate the Program for a



minimum of four (4) years and fails to provide a scholarship for a minimum of 200 CRA Area residents.

(2) Developer fails to complete the Project by the Completion Date, unless extended by the Agency.

3) Developer sells or otherwise transfers its leasehold interest in the Property prior to the expiration of a four (4) year term as described in this Agreement.

(4) Developer is in default under its grant with the Florida Department of Education Rapid Credentialing Program.

(b) Upon the occurrence of an event described in Article 14.1(a) hereof, but subject to the rights of any project lender, the Agency may, at any time thereafter if such event of default has not been cured, at its election bring an action in a court of competent jurisdiction for specific performance by the Developer, or other injunctive relief including repayment of funds contributed by Agency, to the fullest extent permitted by law, or give a written notice of termination of this Agreement to the Developer, and on the date specified in such notice, this Agreement shall terminate and all rights of the Developer hereunder shall cease and Agency shall be released from any and all obligations, unless before such date all other events of default by the Developer hereunder occurring or existing at the time shall have been cured, however, that this Agreement may not be terminated by the Agency unless and until the project lender has notified the Agency of their election not to cure said defaults. Agency must be provided the name, title and address of project lender by Developer as a condition of this obligation not to terminate.

14.2 Default by the Agency; Remedies.

(a) There shall be an "event of default" by the Agency under this Agreement upon the occurrence of the following: Provided all conditions precedent have been satisfied or waived, the Agency shall fail to timely pay the amounts of the Agency Funds to the Developer set forth in this Agreement, or if any representation and warranty of the Agency hereunder fails to be true and correct, and such failure adversely affects the Developer or the Project and such failure shall continue for a period of forty-five (45) days after the Developer shall have given the Agency written notice of such failure; provided, however, that if such failure can reasonably be cured within said forty-five (45) days, then the event of default under this Article shall be suspended if and for so long as the Agency proceeds diligently to cure such default within the said forty-five (45) days and diligently continues to proceed with curing such default until so cured.

(b) Upon the occurrence of an event described in Article 14.1(a), but subject to the rights of any project lender, the Developer may, at any time thereafter, at its election either institute an action for specific performance of the Agency's obligations hereunder, or other injunctive relief, to the fullest extent permitted by law, or give a written notice of termination



of this Agreement to the Agency, and on the date specified in such notice, which shall be not less than forty-five (45) days, this Agreement shall terminate and all rights of the Agency hereunder shall cease and the Developer shall be released from any and all obligations hereunder, unless before such date sums payable to the Developer under this Agreement shall have been paid and all other defaults by the Agency hereunder existing at that time shall have been remedied, including, without limitation, such damages or suits for damages to which the Developer may be entitled as a result of any breach or event of default by the Agency. Notwithstanding, in any action, suit, cause of action or litigation for damages, the Agency liability shall not exceed \$50,000.00 which shall include reasonable attorney's fees and costs. Notwithstanding, the Agency shall not be liable for consequential, speculative or punitive damages.

14.3 Obligations, Rights and Remedies Cumulative. The specified rights and remedies to which either the Agency or the Developer may resort under the terms of this Agreement are in addition to any other remedies or means of redress to which the Agency or the Developer may lawfully be entitled at law or in equity.

14.4 Non-Action on Failure to Observe Provisions of this Agreement. The failure of the Agency or the Developer to insist upon strict performance of any term, covenant, condition or provision of this Agreement shall not be deemed a waiver of any right or remedy that the Agency or the Developer may have and shall not be deemed a waiver of a subsequent default or nonperformance of such time, covenant, condition or provision.

ARTICLE 15 FORCE MAJEURE

15.1 Force Majeure. If any party is delayed in the performance of any act or obligation pursuant to or required by this Agreement as a result of any one or more of the events of Force Majeure which are beyond the control of the party being delayed, the time for required substantial completion of such act or obligation shall be extended by the number of calendar days equal to the total number of calendar days, if any, that such party is actually delayed by such event(s) of Force Majeure. The party seeking excuse for nonperformance and delay in performance as the result of an occurrence of an event of Force Majeure shall give written notice to the other party and the project lender, specifying the cost of the anticipated delay and its actual or anticipated duration, and if such delay shall be continuing thereafter no less than bi-weekly so long as such event of Force Majeure continues, similar written notice stating that the condition continues and its actual or anticipated duration. Any party seeking delay in nonperformance due to an event of Force Majeure shall use its best efforts to rectify or limit the effect of any condition causing such delay and shall cooperate with the other parties, except for the incidence of unreasonable additional costs and expenses, to overcome any delay that has resulted.



ARTICLE 16
INDEMNIFICATION

16.1 Indemnification.

(a) Subject to the statutory limitations on liability as set forth in Section 768.28, Florida Statutes and without waiving its sovereign immunity, Developer agrees to indemnify, defend and hold harmless the Agency, its respective agents, officers, or employees from any and all liabilities, damages, penalties, judgments, claims, demands, costs, losses, expenses or attorneys' fees through appellate proceedings, arising out of this Agreement, or by reason of any act or omission of the Developer, its agents, employees or contractors arising out of, in connection with or by reason of, the performance of any and all obligations covered by this Agreement, or which are alleged to have arisen out of, in connection with or by reason of, the performance of any and all obligations covered by this Agreement, or which are alleged to have arisen out of, in connection with, or by reason of, the performance or non-performance of such obligations. Developer further agrees to investigate, handle, respond to, provide defense for, and defend (with counsel selected by Agency) any such claims at its sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the Agency, Developer shall assume and defend not only itself but also the Agency in connection with any claims, suits or causes of action, and any such defense shall be at no cost or expense whatsoever to Agency, provided that Agency, exercisable by Agency's General Counsel (the "Risk Manager") shall retain the right to select counsel of its own choosing.

(b) The Developer's indemnification under subsection (a) shall survive the Completion Date or termination of this Agreement.

(c) The Developer's indemnity hereunder is in addition to; and not limited by any insurance policy and is not and shall not be interpreted as an insuring agreement between or among the parties to this agreement, nor as a waiver of sovereign immunity for any party entitled to assert the defense of sovereign immunity.

ARTICLE 17
MISCELLANEOUS

17.1 Notices.

(a) Unless and to the extent otherwise provided for in this Agreement, all notices, demands, requests for approvals or other communications which may be or are required to be given by either party to the other(s) in writing shall be deemed given and delivered on the date delivered in person or on the fourth (4th) business day after being mailed by registered or certified mail, postage prepaid, return receipt requested, or on the first (1st) business day after being sent by nationally recognized overnight courier service and addressed:



DEVELOPER: Dr. Mildred Coyne
Senior Vice President of Workforce Education and Innovation
Broward College
111 E. Las Olas Blvd.
Fort Lauderdale, Florida 33301

With a copy to: Office of General Counsel
111 E. Las Olas Blvd.
Suite 500
Fort Lauderdale, Florida 33301

AGENCY: Fort Lauderdale Community Redevelopment Agency
100 North Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301
Attention: Executive Director

With a copy to: City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

(b) The person and address to which notices are to be sent may be changed from time to time by written notice to such effect delivered to the other parties hereto. Until such a notice of change is received, a party may rely upon the last person or address given.

17.2 Severability. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the requirements of applicable laws and if the remainder of this Agreement can substantially be reasonably performed without material hardship, so as to accomplish the intent and the goals of the parties hereto.

17.3 Applicable Law. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement.

17.4 Not An Offer. The submission of this Agreement to the parties hereto for examination thereby does not and did not constitute an offer to sell or lease, or a reservation of or option for the Project Site, or any part thereof.

17.5 Agreement Negotiated by All Parties. This Agreement has been negotiated by the Agency and the Developer, and this Agreement shall not be deemed to have been prepared by either the Agency or the Developer, but by all equally.

17.6 Complete Agreement. This Agreement constitutes the full and complete agreement between the parties hereto, and supersedes and controls any and all prior



agreements, understandings, representations, and statements, whether written or oral.

17.7 Submission to Jurisdiction.

(a) Each party to this Agreement hereby submits to the jurisdiction of the State of Florida, Broward County and the courts thereof, for the purposes of any suit, action or other proceeding arising out of or relating to this Agreement, and hereby agrees not to assert by way of a motion as a defense or otherwise that such action is brought in an inconvenient forum or that the venue of such action is improper or that the subject matter thereof may not be enforced in or by such courts.

(b) Intentionally Omitted.

17.8 Estoppel Certificates. The Developer or the Agency shall, from time to time, upon not less than twenty (20) days prior notice by any other party to this Agreement, execute, acknowledge and deliver to the other parties a statement in recordable form certifying that this Agreement is unmodified and in full force and effect (or if there has any modification that the same as so modified is in full force and effect and setting forth such modification), the dates to which any charges have been paid in advance, if any, and, to the knowledge of such party, that neither it nor any other party is then in default hereof, (or if a party is then in default hereof, stating the nature and details of such default) and certifying as to such other matters as are reasonably requested by the party requesting the statement in question. The Authorized Representative of the party is authorized to execute such statement on behalf of such party. It is the intent of the parties hereto that any such statement delivered pursuant to this Article may be relied upon by the other parties hereto and current or prospective project lenders or any prospective purchaser, mortgagee, assignee of any mortgage or assignee of the respective interests in the Project, if any, of either party hereto. It is agreed that Developer shall pay Agency for the time and costs associated with the production of an estoppel letter and shall pay to Agency's estimated cost of producing the letter prior to Agency commencing the production of such letter.

17.9 Captions. The Article and Section headings and captions of this Agreement and the table of contents preceding this Agreement are for convenience and reference only and in no way define, limit, or describe the scope or intent of this Agreement, or any part thereof, or in any way affect this Agreement, or construe any Article or Section hereof.

17.10 Successors and Assigns.

(a) The Developer may not assign any or all of its rights, duties and obligations under this Agreement to any other person unless and until the Agency has agreed to such assignment. The Agency may assign this Agreement to the City or to any successor to the Agency at any time without any prior approval by the Developer, provided that notice of such assignment shall be given by the Agency to the Developer as provided in Article



17.1.

(b) The terms herein contained shall bind and inure to the benefit of the Agency and its successors and assigns and the Developer and its successors and assigns, except as may be otherwise specifically provided herein.

17.11 Holidays. It is hereby agreed and declared that whenever a notice or performance under the terms of this Agreement is to be made or given on a Saturday or Sunday or on a legal holiday observed in the City of Fort Lauderdale, Florida, it shall be postponed to the next following business day not a Saturday, Sunday, or legal holiday.

17.12. Exhibits. Each Exhibit referred to in and attached to this Agreement is an essential part of and is incorporated as a part of this Agreement. The Exhibits, and any amendments or revisions thereto, even if not physically attached hereto, shall be treated as if a part of this Agreement.

17.13 No Brokers. The Agency and the Developer hereby represent, agree and acknowledge that, as of the date hereof, no real estate broker or other person is entitled to claim or to be paid a commission by the Agency or the Developer as a result of the execution and delivery of this Agreement, including any of the Exhibits, or any proposed improvement, use, disposition, lease, or conveyance of any or all of the Project Site.

17.14 Failure To Address Particular Matters. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

17.15 Developer Not Agent of Agency. During the term of this Agreement, the Developer and the Contractor are not individually or collectively and shall not be deemed to be individually or collectively, an agent or contractor of the Agency. Nothing contained in the Agreement shall be construed or deemed to name, designate, or cause (directly, indirectly, or implicitly) the Developer or the Contractor to be an agent for the City or the Agency.

17.16 Recordation of Development Agreement. The Agency or the Developer may record this Agreement or a memorandum of this Agreement in the public records of Broward County, Florida, as soon as possible after the execution hereof and thereof. The party recording this Agreement or a memorandum of this Agreement shall pay the cost of such recording. Upon the termination or expiration of this Agreement and upon request of the Developer the Agency agrees to record in the public records of Broward County, Florida, a notice that this Agreement has terminated or expired and is no longer in effect.

17.17 Public Purpose. This Agreement satisfies, fulfills, and is pursuant to and for a public purpose and municipal purpose, is in the public interest, and is a proper



exercise of the Agency's power under the Act.

17.18 Technical Amendments. If, due to minor inaccuracies in this Agreement or in any other agreement contemplated hereby, or changes are needed resulting from technical matters arising during the term of this Agreement, it becomes necessary to amend this Agreement to correct such minor inaccuracies or to make such technical changes, the parties agree that such changes which are required due to unforeseen events or circumstances or which do not change the substance of this Agreement, the Executive Director of the Agency, or his designee, is authorized to approve such changes and execute any required instruments to make and incorporate such amendment or change to this Agreement or any other agreement contemplated hereby.

17.19 Expiration of Agreement. Unless otherwise earlier terminated as provided herein, or by agreement of the parties, this Agreement shall expire on the Completion Date, except for those provisions hereof that specifically state they survive the Completion Date.

17.20 Agency Approvals. Whenever Agency approval is required as provided in this Agreement, the Agency will not unreasonably withhold such approval.

17.21 Time of the Essence. In all matters affecting this Agreement, time is of the essence.

17.22 Not A Development Agreement. The parties acknowledge, agree and represent that this Agreement, including without limitation, any of the Exhibits, is not a development agreement as described in Sections 163.3220-163.3243, Florida Statutes.

17.23 Audit Right and Retention of Records. Agency shall have the right to audit the books, records, and accounts of Developer that are related to this Agreement. Developer shall keep, and such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement. All books, records, and accounts of Developer shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, Developer shall make same available at no cost to City in written form.

Developer shall preserve and make available, at reasonable times for examination and audit by Agency in Broward County, Florida, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida public records law, Chapter 119, Florida Statutes, as may be amended from time to time, if applicable, or, if the Florida Public Records Act is not applicable, for a minimum period of three (3) years after termination of this Agreement. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three (3) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings. If the Florida public records law is determined by City to be applicable to Developer shall comply with all requirements



thereof; however, Contractor and Contractor's subcontractors shall violate no confidentiality or non-disclosure requirement of either federal or state law. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for Agency's disallowance and recovery of any payment upon such entry.

The Developer shall maintain during the term of the contract all books of account, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this contract. The Developer shall maintain all records which are pertinent to the activities funded under this Agreement. These records shall include a full description of each activity undertaken, eligibility for the activity, the benefits provided and the recipient of the benefits.

17.24 Public Records. Each party shall maintain its own respective records and documents associated with this Agreement in accordance with the records retention requirements applicable to public records. Each party shall be responsible for its compliance with any public documents request served upon it pursuant to Chapter 119, Florida Statutes, as same may be amended from time to time and any resultant award of attorney's fees for the respective party's non-compliance with that law.

Developer and all contractors or subcontractors (the "**Contractor**") engaging in services in connection with construction and/or maintenance of the Project shall:

- (a) Keep and maintain public records that ordinarily and necessarily would be required by Agency in order to perform the services rendered.
- (b) Upon request from Agency's custodian of public records, provide Agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2016), as may be amended or revised, or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law and as to Developer for the duration of the Agreement and as to Contractor for the duration of the contract term and following completion of said contract if Contractor does not transfer the records to Agency.
- (d) Upon completion of said construction or maintenance at the Project, transfer, at no cost, to Agency all public records in possession of Developer or Contractor or keep and maintain public records required by Agency to perform the service. If Contractor transfers all public records to Agency upon completion of the Project, Developer and Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Developer or Contractor keeps and maintains public records upon completion of the Project, Developer and Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must



be provided to Agency, upon request from Agency's custodian of public records, in a format that is compatible with the information technology systems of Agency.

(e) If Developer or any contractor has questions regarding the application of Chapter 119, Florida Statutes, to Developer or Contractor's duty to provide public records relating to its contract, contact the Agency's custodian of public records by telephone at 954-828-5002 or by e-mail at PRRCONTRACT@FORTLAUDERDALE.GOV or by mail at 100 North Andrews Avenue, Fort Lauderdale, FL 33301 Attention: Custodian of Public Records.

17.24 Not A General Obligation.

(a) Neither this Agreement nor the obligations imposed upon the Agency hereunder shall be or constitute an indebtedness or general obligation of the Agency or other Governmental Authority within the meaning of any constitutional, statutory or charter provisions requiring the Agency or other Governmental Authority to levy ad valorem taxes nor a lien upon any properties or funds of the Agency or other Governmental Authority. The Developer agrees that the obligation of the Agency to make any payments by the Agency to the Developer pursuant to this Agreement shall be subordinate to the obligations of the Agency to pay debt service on any bonds to be issued by the Agency up to the principal amount of the first issuance of such bonds and to general and administrative expenses and overhead of the Agency.

(b) Nothing contained herein shall be deemed, construed or applied to cause any Governmental Authority, specifically including the Agency, to waive its right to exercise its governmental power and authority or to consider any request causing the exercise of its governmental powers in any manner other than that which is customary for the exercise of such governmental powers.

17.25. Sovereign Immunity. Nothing herein shall be deemed a waiver of sovereign immunity in favor of the Agency or Developer.

17.26 Sunset Date. If all disbursements have not been made by the sunset date (November 7, 2025) of the Agency, then the Agency shall have no obligation to make any disbursements after its sunset date.



SIGNATURE PAGE TO FOLLOW



IN WITNESS WHEREOF, the parties hereto have set their hands effective as of the date set forth in the introductory paragraph.

WITNESSES:

Aimee Lauro

Aimee Lauro
[Witness print or type name]

Donna Varisco

Donna Varisco
[Witness print or type name]

AGENCY:

**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY**, a body
corporate and politic of the State of Florida
created pursuant to Part III, Chapter 163

By: Christopher J. Lagerbloom

Christopher J. Lagerbloom, ICMA-CM
Executive Director

ATTEST:

Jeffrey A. Modarelli
Jeffrey A. Modarelli, CRA Secretary
David R. Solomon

APPROVED AS TO FORM:

Alain E. Boileau, CRA General
Counsel

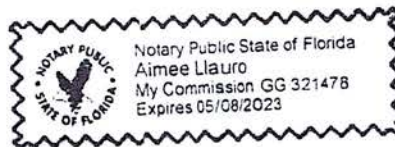
Lynn Solomon, Assistant General Counsel

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by means of ☒ physical presence or ☐ online, this 10th day of February, 2022, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, Executive Director of the Fort Lauderdale Community Redevelopment Agency, a body corporate and politic of the State of Florida created pursuant to Part III, Chapter 163 on behalf of the Agency.

Aimee Lauro
Notary Public, State of Florida

Aimee Lauro
Name of Notary Typed, Printed or Stamped



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



WITNESSES:

DEVELOPER:

THE DISTRICT BOARD OF TRUSTEES OF
BROWARD COLLEGE, FLORIDA, a Florida
College System Institution

Mildred H. Coyne

Dr. Mildred Coyne
SVP of Workforce Education and Innovation

Lacey Hofmeyer

Lacey Hofmeyer

[Witness print or type name]

Elizabeth Beavin

Elizabeth Beavin

[Witness print or type name]

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online this 3rd day of February, 2022 by Dr. Mildred Coyne as SVP of Workforce Education and Innovation of The District Board of Trustees of Broward College, Florida College System Institution, on behalf of the institution.

Ashanti Messias-Smith

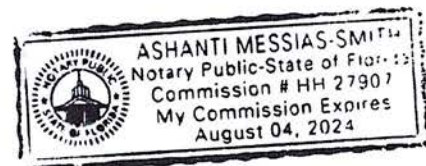
Notary Public, State of Florida

Ashanti Messias-Smith

Name of Notary Typed, Printed or Stamped

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced n/a



MEMORANDUM

DATE: December 10, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Sale and Development of CRA Property Located at 740 NW 10 Terrace (Property ID 4942 34 06 7960) and NW 8 Street (Property ID 4942 34 06 7980) – Acceptance of the Recommendation of the RFP Evaluation Committee to Award an Agreement to Hibiscus Construction Co., for the Conveyance and Development of the Property

SUMMARY

In 2022, the City of Fort Lauderdale transferred surplus property sites to the CRA at no cost at 740 NW 10 Terrace (Property ID 4942 34 06 7960) and NW 8 Street (Property ID 4942 34 06 7980). The property consists of two 25 foot wide lots, each containing approximately 3,375 square feet. They are not adjacent to each other and unbuildable unless assembled with other property. The small lots are zoned RMM-25 Multi-Family Midrise/Medium High Density. They have been off the tax rolls and publicly maintained for over 20 years.

In response to community stakeholder interest in being able to participate in the redevelopment process, on September 19, 2024, the CRA issued a Notice of Intent to Accept Proposals to acquire and develop the two parcels that was published in the Sun Sentinel and Westside Gazette, attached as **Exhibit 1**. A copy of the location map, Broward County Property Appraiser information and photos of the property are attached as **Exhibits 2 and 3**,

On November 4, 2024, a single proposal from Hibiscus Construction Co in collaboration with Believers Trust Ministries, Inc was received for the property. Believers Trust Ministries owns the property between the two CRA parcels at 742 NW 10 Terrace. A copy of the Proposal is attached as **Exhibit 4**. Their proposal is to purchase the property for \$100.00 and to combine the property owned by Believers Trust Ministries, Inc with the two CRA parcels, demolish the small building that exist on the Believers Trust Ministries property and construct a new multi-family rental development, which subject to development review, may include up to eight 2 bedroom, 2 bath units. Hibiscus Construction Co will provide financing, design and construction, and ownership and management of the property will be shared between Hibiscus Construction and Believers Trust Ministries, Inc. The development team also includes Millon Architectonics (Architecture) C4D Corp (Construction Management) and SMK Consultants

(Engineering). Rents are projected at approximately \$2,200 per month, which would make them affordable to families between 80% TO 100% AMI.

Total project cost is estimated at \$883,000. Attached as **Exhibit 5** is a copy of a loan pre-approval from Top Class Mortgage Inc in the amount of \$800,000. A copy of the Financing Plan, Development Cost, Detail Construction Budget and 5 Year Proforma is attached as **Exhibits 6, 7, 8 and 9**. Conceptual Plans for the project are attached as **Exhibit 10**.

The CRA parcels each have a fair market value of \$49,000 based on an appraisal by Calloway and Price, Inc Vance Real Estate Service as of June 6, 2023 (**Exhibit 11**).

An Evaluation Committee was established and met on November 20, 2024 to review and score the proposal based on the Evaluation Criteria below as stated in the RFP.

RFP WEIGHED EVALUATION CRITERIA	Wt.
Is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP;	33.33%
Demonstrates quality construction, materials and features of the structure and site; and.	33.33%
Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry such proposal.	33.33%
TOTAL PERCENT AVAILABLE:	100%

The Evaluation Committee consisted of:

- Vanessa Martin, Community Redevelopment Agency Business Manager
- Cija Omengebar, CRA Planner, and
- Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager and State Certified General Contractor

The Evaluation Committee scored the proposal the maximum possible points, recommending awarding the property to the sole proposer.

CONSISTENCY WITH NPF CRA COMMUNITY REDEVELOPMENT PLAN

The Redevelopment Program seeks to preserve and expand housing, commercial development and job opportunities. The NPF CRA Community Redevelopment Plan is designed in part to stimulate private development of areas. The Project is consistent with NPF CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, promote public private partnerships, and investment in the area.

Land assembly may be used as a government intervention technique or predominant method of redevelopment programming to foster private redevelopment. In connection with those programs, projects or activities where land assembly for private disposition and use is deemed appropriate, the purpose, intent and objectives of the Redevelopment Plan shall be protected. Prior to disposition of any such public property acquired directly in connection with the Redevelopment Plan, the City or CRA shall approve conditions of control deemed appropriate at the time to facilitate the intended program, project or activity while adequately protecting the intent and objectives of the Redevelopment Plan.

RECOMMENDATION

It is recommended that the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking of the CRA Evaluation Committee and award an Agreement to Hibiscus Construction Co., for the conveyance and development of CRA property at 740 NW 10 Terrace (Property ID 4942 34 06 7960) and NW 8 Street (Property ID 4942 34 06 7980).

ATTACHMENTS

- Exhibit 1 – Notice of Intent to Accept Proposals
- Exhibit 2 – Location Map
- Exhibit 3 – Broward County Property Appraise Information and Photos
- Exhibit 4 – Proposal by Hibiscus Construction in Cooperation with
Believers Trust Ministries
- Exhibit 5 – Loan Pre-Approval Letter – Top Class Mortgage
- Exhibit 6 – Financing Plan
- Exhibit 7 – Development Cost
- Exhibit 8 – Detailed Construction Budget
- Exhibit 9 – Five Year Proforma
- Exhibit 10 – Conceptual Project Plans
- Exhibit 11 – Property Appraisal – Calloway and Price, Inc

Exhibit 1

**NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTY ON
NW 10 TERRACE AND ON NW 8th STREET IN THE NORTHWEST PROGRESSO
FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA AND NOTICE OF
PUBLIC HEARING ON TUESDAY, DECEMBER 17, 2024, AT 2:30 PM AT THE
BROWARD CENTER FOR THE PERFORMING ARTS,
MARY N. PORTER RIVERVIEW BALLROOM,
201 SW 5TH AVENUE, FORT LAUDERDALE, FLORIDA 33312**

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2021), as amended from time to time, of its intent to accept proposals for the sale and development of real property within the Northwest Progresso Flagler Heights Community Redevelopment Area pursuant to the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Area (NPF CRA Plan) in accordance with the terms, conditions, and specifications contained in this Notice of Intent issued by the CRA. The Property consists of two 25 by 135-foot vacant residential lots offered for purchase in "As Is", "With all Faults" condition by the CRA. The properties are zoned RMM-25 Multi-Family Mid Rise/Medium High Density, and each contain approximately 3,375 square feet. Proposals shall include the purchase price and plan for development of the properties subject to land use, zoning, building code requirements and Fort Lauderdale Unified Land Development Regulations.

The real property referred to herein is identified and is legally described as:

740 NW 10 Terrace

Lot 45, of Block 275, of PROGRESSO, According to the Plat Thereof, Recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida, Said Lands Situate, Lying and Being in Broward County, Florida.

(Property ID 4942 34 06 7960)

Together with:

XXX NW 8 Street

Lot 48, of Block 275, of PROGRESSO, According to the Plat Thereof, Recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida, Said Lands Situate, Lying and Being in Broward County, Florida.

(Property ID 4942 34 06 7980)

(The "Property")

The Property was conveyed to the CRA by the City of Fort Lauderdale in "As-Is" condition on May 27, 2022, by Quit Claim Deed.

Files containing information regarding the Property are available on the CRA web site at www.fortlauderdalecra.com under NOTICES - NOTICE OF INTENT TO ACCEPT PROPOSALS AND DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTY ON NW 10 TERRACE AND ON NW 8 AVENUE IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA – Files, consisting of Notice of Intent to Accept Proposals, Exhibit 1 (Location Map), Exhibit 2 (Broward County Appraiser Property Information), Exhibit 3 (Surveys), Exhibit 4 (Deeds), Exhibit 5 (Appraisal of Property) and Exhibit 6 (NPF CRA Community Redevelopment Plan)

For information concerning procedures for responding to this invitation, contact Bob Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521 or email bwojcik@fortlauderdale.gov Such contact shall be for clarification purposes only.

Submission Deadline

All proposals for the development and purchase of this Property shall be submitted on or before 4:00 P.M. on Monday, November 4, 2024, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Submission must include:

- One (1) signed original Cover Letter with a Purchase Offer for the Property,
- and
- Two (2) copies of the Development Proposal, including all attachments plus one (1) electronic copy on a thumb drive in a sealed envelope and marked:

“Property on NW 10 Terrace and on NW 8 Street Proposal”

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA shall not be responsible for the proposer's cost and expense to assemble and prepare a response to this invitation. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

It is the intent of the CRA to select the proposer who submits an offer to purchase and development proposal that, as determined by the CRA Board of Commissioners, in its sole discretion:

- 1) Is in the best public interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan; and is Most Responsive to the Requirements of the RFP;
- 2) Demonstrates quality construction, materials and features of the structure and site; and
- 3) Demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.

All three evaluation criteria will have equal weight. Proposals must address the evaluation criteria of this invitation to submit an offer and development proposal in compliance with the CRA plan.

Development Proposals shall include:

- 1) An Executive Summary that summarizes the project,
- 2) Information on the Proposer including name, address, email and telephone number, background information, ownership and management structure of proposer, type of entity, if any e.g. corporation, partnership, limited liability company;
- 3) Background information on Proposer's development team;
- 4) Proof of Financial Capacity including tax returns for the last three years and bank statements;
- 5) Proposed financing plan and detailed projected Sources and Uses of funding for the project;
- 6) Development cost of construction including all hard and soft cost;
- 7) For rental property, a minimum 5 year proforma of projected income, expenses, debt service and profit. If for sale units, the estimated purchase price.
- 8) Conceptual plans of the project including site plans, floor plans, elevations, features and amenities; and
- 9) A timeline/schedule for completion of project

The CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this notice of intent or to make the award that is in the best interest of the CRA as determined by the CRA Board of Commissioners.

Proposers are responsible for ensuring compliance with all State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected proposer will be required to enter into several agreements with the CRA, including without limitation, a Letter of Intent, Development Agreement and Purchase and Sale Agreement and such other appropriate agreements. The selected proposer will be required to complete the project within 18 months of execution of the Development

Agreement. Negotiation of the Development Agreement must be completed within six (6) months of award by the governing body. The Development Agreement may include, but not limited to approval rights over development, rights of reverter, development plan and completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and the public. Restrictive covenants will be required to ensure continuity of the proposed uses.

This invitation for proposal shall serve as a notice to the public of the CRA's intent to accept a proposal and convey the Property to the successful proposer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan., and to enter into a Development Agreement, Purchase and Sale Agreement and such other appropriate agreements with the selected Developer and to transfer fee simple title to the Property to the Developer selected by the CRA.

It is the intent to present the proposal to the CRA Board of Commissioners on Tuesday, December 17, 2024, at 2:30 pm, or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5th Avenue, Fort Lauderdale, Florida 33312. The Public may make comments at that time on the project and sale of the Property.

Anyone needing auxiliary services to assist in participation at the meeting, please contact the CRA Secretary at (954) 828-5002 at a minimum of two days prior to the meeting.

Dated: September 19, 2024

Exhibit 2

LOCATION MAP



The "Property"

Exhibit 3



MARTY KIAR
BR **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	740 NW 10 TERRACE, FORT LAUDERDALE FL 33311	ID #	4942 34 06 7960
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	80
Abbr Legal Description	PROGRESSO 2-18 D LOT 45 BLK 275		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$84,380		\$84,380	\$29,860	
2023	\$84,380		\$84,380	\$27,150	
2022	\$50,630		\$50,630	\$24,690	

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$84,380	\$84,380	\$84,380	\$84,380
Portability	0	0	0	0
Assessed/SOH	\$29,860	\$84,380	\$29,860	\$29,860
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$29,860	\$84,380	\$29,860	\$29,860
Taxable	0	0	0	0

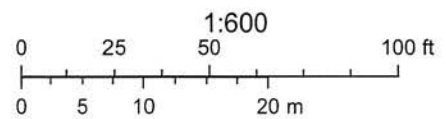
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2022	QC*-T		118182603	\$25.00	3,375	SF
7/17/2000	QCD	\$100	31401 / 1414			
1/26/1982	WD*	\$20,000	10005 / 448			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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



December 2, 2024





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 8 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 06 7980
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	28-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 48 BLK 275		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$84,380	\$1,700	\$86,080	\$50,130	
2023	\$43,880	\$1,700	\$45,580	\$45,580	
2022	\$43,880	\$1,700	\$45,580	\$42,880	

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$86,080	\$86,080	\$86,080	\$86,080
Portability	0	0	0	0
Assessed/SOH	\$50,130	\$86,080	\$50,130	\$50,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$50,130	\$86,080	\$50,130	\$50,130
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2022	QC*-T		118182603	\$25.00	3,375	SF
12/6/1999	TXD	\$6,800	30142 / 974			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

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



December 2, 2024

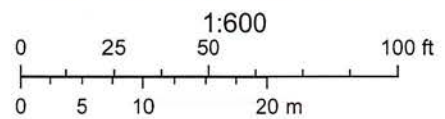


Exhibit 4

PURCHASE OFFER & DEVELOPMENT PROPOSAL

Pursuant to:

NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND
DEVELOP FORT LAUDERDALE COMMUNITY REDEVELOPMENT
AGENCY PROPERTY ON NW 10 TERRACE AND ON NW 8th STREET
IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY
REDEVELOPMENT AREA

Submitted to:

**Fort Lauderdale
Community Redevelopment Agency**

Submitted by:

Hibiscus Construction Co.



PROPERTY ON NW 10 TERRACE AND ON NW 8 STREET
PROPOSAL

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COVER LETTER AND PURCHASE OFFER

FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
914 NW 6TH STREET, SUITE 200
FORT LAUDERDALE, FL 33311

NOVEMBER 4, 2024

TO WHOM IT MAY CONCERN:

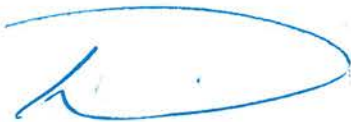
I AM FORMALLY TRANSMITTING THIS LETTER NOTIFYING THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF MY INTEREST IN PURCHASING THE PROPERTY LOCATED 740 NW 10 TERRACE (PROPERTY ID 4942 34 06 7960) AND XXX NW 8 STREET (PROPERTY ID 4942 34 06 7980), COLLECTIVELY REFERRED TO AS THE "PROPERTY" OWNED BY THE CRA.

PURSUANT TO THE CRA'S NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP THE PROPERTY, I HAVE PREPARED THE ACCOMPANYING SUBMITTAL FOR APPROVAL BY THE CRA BOARD OF COMMISSIONERS. ENCLOSED IS A PURCHASE OFFER IN THE AMOUNT OF \$100.00 FOR THE PROPERTY.

THE DEVELOPMENT PROPOSAL INCLUDES CONSTRUCTION OF A 2-STORY, 8-UNIT MULTI-FAMILY RESIDENTIAL PROJECT ON A UNIFIED DEVELOPMENT SITE IN COLLABORATION WITH BELIEVERS TRUST MINISTRIES INC, TO INCLUDE ITS LAND WHICH IS SITUATED BETWEEN THE CRA'S PROPERTY.

THANKS IN ADVANCE FOR YOUR CONSIDERATION.

SINCERELY,

A blue ink signature of Phaion Hicks, PE, consisting of a stylized 'P' followed by a horizontal line and a small dot.

PHAION HICKS, PE
HIBISCUS CONSTRUCTION CO

A blue ink signature of Carlisle Dunbar, featuring a large, stylized 'C' and 'D' with a long horizontal flourish extending to the right.

CARLIE DUNBAR
BELIEVERS TRUST MINISTRIES INC

COVER LETTER AND PURCHASE OFFER



Vacant Land Contract

1. **Sale and Purchase ("Contract"):** Fort Lauderdale Community Redevelopment Agency ("Seller")
and HIBISCUS CONSTRUCTION CO ("Buyer")
(the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
described as:
Address: 740 NW 10th Terrace, Fort Lauderdale, FL, 33311 - and- NW 8th Street, Fort Lauderdale, FL, 33311
Legal Description: PROGRESSO 2-18 D-LOT 45 BLK 275 - and - PROGRESSO 2-18 D-LOT 48 BLK 275
Property IDs No: 494234067960 and 494234067960
SFC: /TWP / /RNG of Broward County Florida Real Property ID No
including all improvements existing on the Property and the following additional property:
2. **Purchase Price:** (U.S. currency) \$ 100.00
All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
Escrow Agent's Name: TBD
Escrow Agent's Contact Person:
Escrow Agent's Address:
Escrow Agent's Phone:
Escrow Agent's Email:
- (a) Initial deposit (\$0 if left blank) (Check if applicable)
☐ accompanies offer
☐ will be delivered to Escrow Agent within _____ days (3 days if left blank)
after Effective Date \$
(b) Additional deposit will be delivered to Escrow Agent (Check if applicable)
☐ within _____ days (10 days if left blank) after Effective Date
☐ within _____ days (3 days if left blank) after expiration of Due Diligence Period \$
(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) \$
(d) Other: \$
(e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations)
to be paid at closing by wire transfer or other Collected funds \$ 100.00
(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify):
prorating areas of less than a full unit. The purchase price will be \$ per unit based on a
calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the
calculation:
3. **Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer and an executed copy
delivered to all parties on or before March 31, 2025, this offer will be withdrawn and Buyer's deposit, if
any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is
delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer
has signed or initialed and delivered this offer or the final counter-offer.
4. **Closing Date:** This transaction will close on upon seller's approval ("Closing Date"), unless specifically
extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including,
but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday,
Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
other items.
5. **Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not
available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is 1 of 8 pages.

COVER LETTER AND PURCHASE OFFER

("CFPB Requirements"), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (Check as applicable)

(a) ☒ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be returned.

(1) ☐ **New Financing:** **Buyer** will secure a commitment for new third party financing for \$ _____ or _____ % of the purchase price at (Check one) ☐ a fixed rate not exceeding _____ % ☐ an adjustable interest rate not exceeding _____ % at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and **Broker** fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and **Broker**.

(2) ☐ **Seller Financing:** **Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of \$ _____, bearing annual interest at _____ % and payable as follows:

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

(3) ☐ **Mortgage Assumption:** **Buyer** will take title subject to and assume and pay existing first mortgage to

LN# _____ in the approximate amount of \$ _____ currently payable at \$ _____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____ % which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____ % or the assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

7. **Assignability:** (Check one) **Buyer** ☐ may assign and thereby be released from any further liability under this Contract, ☐ may assign but not be released from liability under this Contract, or ☐ may not assign this Contract.

8. **Title:** **Seller** has the legal capacity to and will convey marketable title to the Property by ☒ statutory warranty deed ☐ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____ provided there exists at closing no violation of the foregoing.

(a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at

(Check one) ☐ **Seller's** ☐ **Buyer's** expense and

(Check one) ☐ within _____ days after Effective Date ☐ at least _____ days before Closing Date.

(Check one)

(1) ☐ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 2 of 6 pages.

COVER LETTER AND PURCHASE OFFER

amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

- (2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

- (b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within _____ days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

- (c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

- (d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

9. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

- (a) **Inspections: (Check (1) or (2))**

- (1) ☐ **Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within _____ days (30 days if left blank) ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 3 of 8 pages.

COVER LETTER AND PURCHASE OFFER

- 165 * (2) ☒ **No Due Diligence Period:** Buyer is satisfied that the Property is suitable for Buyer's purposes,
166 including being satisfied that either public sewerage and water are available to the Property or the
167 Property will be approved for the installation of a well and/or private sewerage disposal system and that
168 existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions,
169 concurrency, growth management, and environmental conditions, are acceptable to Buyer. This
170 Contract is not contingent on Buyer conducting any further investigations.
- 171 (b) **Government Regulations:** Changes in government regulations and levels of service which affect Buyer's
172 intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has
173 expired or if Paragraph 9(a)(2) is selected.
- 174 (c) **Flood Zone:** Buyer is advised to verify by survey, with the lender, and with appropriate government agencies
175 which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to
176 improving the Property and rebuilding in the event of casualty.
- 177 (d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as
178 defined in Section 161.053, Florida Statutes, Seller will provide Buyer with an affidavit or survey as required
179 by law delineating the line's location on the Property, unless Buyer waives this requirement in writing. The
180 Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that
181 govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach
182 nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida
183 Department of Environmental Protection, including whether there are significant erosion conditions associated
184 with the shore line of the Property being purchased.
- 185 * ☐ Buyer waives the right to receive a CCCL affidavit or survey.
- 186 **10. Closing Procedure; Costs:** Closing will take place in the county where the Property is located and may be
187 conducted by mail or electronic means. If title insurance insures Buyer for title defects arising between the title
188 binder effective date and recording of Buyer's deed, closing agent will disburse at closing the net sale proceeds to
189 Seller (in local cashier's check if Seller requests in writing at least 5 days before closing) and brokerage fees to
190 Broker as per Paragraph 21. In addition to other expenses provided in this Contract, Seller and Buyer will pay the
191 costs indicated below.
- 192 (a) **Seller Costs:**
193 Taxes on deed
194 Recording fees for documents needed to cure title
195 Title evidence (if applicable under Paragraph 8)
196 Estoppel Fee(s)
197 * Other: _____
- 198 (b) **Buyer Costs:**
199 Taxes and recording fees on notes and mortgages
200 Recording fees on the deed and financing statements
201 Loan expenses
202 Title evidence (if applicable under Paragraph 8)
203 Lender's title policy at the simultaneous issue rate
204 Inspections
205 Survey
206 Insurance
207 * Other: BUYER WILL PAY ALL RECORDING FEES
- 208 (c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real
209 estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and
210 other Property expenses and revenues. If taxes and assessments for the current year cannot be determined,
211 the previous year's rates will be used with adjustment for any exemptions.
- 212 (d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, Seller will
213 pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the
214 last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not
215 resulted in a lien before closing; and Buyer will pay all other amounts. If special assessments may be paid in
216 * installments, ☐ Seller ☒ Buyer (Buyer if left blank) will pay installments due after closing. If Seller is
217 checked, Seller will pay the assessment in full before or at the time of closing. Public body does not include a
218 Homeowners' or Condominium Association.
- 219 (e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT
220 PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO
221 PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is 4 of 8 pages.

COVER LETTER AND PURCHASE OFFER

IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

- (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.
- (g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. Computation of Time: Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103) shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this Contract.**

12. Risk of Loss; Eminent Domain: If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this Contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this Contract and receive all payments made by the governmental authority or insurance company, if any.

13. Force Majeure: **Seller** or **Buyer** will not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. Notices: All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this Contract, regarding any contingency will render that contingency null and void, and this Contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. Complete Agreement; Persons Bound: This Contract is the entire agreement between **Seller** and **Buyer**. Except for brokerage agreements, no prior or present agreements will bind **Seller**, **Buyer**, or **Broker** unless incorporated into this Contract. Modifications of this Contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "**Broker**" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and **Broker**.

16. Default and Dispute Resolution: This Contract will be construed under Florida law. This Paragraph will survive closing or termination of this Contract.

- (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is 5 of 8 pages.

COVER LETTER AND PURCHASE OFFER

from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

- (b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this Contract.

- 17. Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.
- 18. Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.
- 19. Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value.** **Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.

- 20. Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.
- 21. Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any offer of compensation made by **Seller** or listing broker to cooperating brokers.

Seller's Sales Associate/License No. _____

Buyer's Sales Associate/License No. _____

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is 6 of 8 pages.

COVER LETTER AND PURCHASE OFFER

329*	_____	_____
330	Seller's Sales Associate Email Address	Buyer's Sales Associate Email Address
331	_____	_____
332*	_____	_____
333	Seller's Sales Associate Phone Number	Buyer's Sales Associate Phone Number
334	_____	_____
335*	_____	_____
336	Listing Brokerage	Buyer's Brokerage
337	_____	_____
338*	_____	_____
339	Listing Brokerage Address	Buyer's Brokerage Address
340	22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract	
341	(Check if applicable)	
342*	☐ A. Back-up Contract	
343*	☐ B. Kick Out Clause	
344*	☐ C. Other _____	
345*	23. Additional Terms: <u>Buyer will pay all closing costs and recording fees.</u>	
346	_____	
347	_____	
348	_____	
349	_____	
350	_____	
351	_____	
352	_____	
353	_____	
354	_____	
355	_____	
356	_____	
357	_____	
358	_____	
359	_____	
360	_____	
361	COUNTER-OFFER/REJECTION	
362*	☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and	
363	deliver a copy of the acceptance to Seller).	
364*	☐ Seller rejects Buyer's offer	
367	[The remainder of this page is intentionally left blank.	
368	This Contract continues with Line 367 on Page 8 of 8.]	

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 7 of 8 pages.

VAC-14xxx Rev 5/24
Serial#: 034440-700173-0492261

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Form
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COVER LETTER AND PURCHASE OFFER

367 This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before
368 signing.

ATTENTION: SELLER AND BUYER

370 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
371 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
372 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
373 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
374 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property**
375 **in violation of the Act.**

376 **At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.**
377 **Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.**

378
379 * **Buyer:** _____ **Date:** _____

380 * **Print name:** _____

381 * **Buyer:** _____ **Date:** _____

382 * **Print name:** _____

383 **Buyer's address for purpose of notice:**

384 * **Address:** _____

385 * **Phone:** _____ **Fax:** _____ **Email:** _____

386 * **Seller:** _____ **Date:** _____

387 * **Print name:** _____

388 * **Seller:** _____ **Date:** _____

389 * **Print name:** _____

390 **Seller's address for purpose of notice:**

391 * **Address:** _____

392 * **Phone:** _____ **Fax:** _____ **Email:** _____

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EXECUTIVE SUMMARY

THE INTENT OF THIS PROPOSAL IS FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT SERVING TO BEAUTIFY THE REDEVELOPMENT AREA, PROVIDE NEW HOUSING INVENTORY, AND INCREASE THE TAX BASE.

THE PROJECT SITE WILL CONSIST OF THE TWO SUBJECT PROPERTIES CURRENTLY OWNED BY THE FORT LAUDERALE COMMUNITY REDEVELOPMENT AGENCY (CRA) IN ADDITION TO THE ABUTTING PRIVATELY OWNED PROPERTY LOCATED AT 742 NW 10 TERRACE, FOR A 13,500 SF UNIFIED DEVELOPMENT SITE. THE PRIVATELY OWNED SITE IS SITUATED BETWEEN THE CRA'S VACANT PROPERTIES AND WILL REQUIRE DEMOLITION OF A SMALL STRUCTURE.

THE PROJECT WILL BE A COLLABORATION AND JOINT VENTURE BETWEEN BELIEVERS TRUST MINISTRIES INC (OWNER OF 742 NW 10 TERRACE) AND HIBISCUS CONSTRUCTION CO. WHEREAS BELIEVERS TRUST MINISTRIES INC WILL PROVIDE THE LOT LOCATED AT 742 NW 10 TERRACE AND HIBISCUS CONSTRUCTION CO WILL PROVIDE FINANCING, DESIGN, AND CONSTRUCTION MANAGEMENT. OWNERSHIP AND MANAGEMENT OF THE FINALIZED PROJECT SHALL BE SHARED BETWEEN HIBISCUS CONSTRUCTION CO AND BELIEVERS TRUST MINISTRIES INC.

HIBISCUS CONSTRUCTION CO WILL SERVE AS GENERAL CONTRACTOR FOR DEVELOPMENT OF A 2-STORY, 8-UNIT MULTI-FAMILY STRUCTURE ON THE SOUTHEAST CORNER OF NW 8 STREET AND NW 10 TERRACE. EACH UNIT IS DESIGNED WITH TWO BEDROOMS, TWO BATHROOMS, A LIVING ROOM AND A KITCHEN. ALL UNITS WILL BE RENTED FOR APPROXIMATELY \$2,200 PER MONTH, ENCOURAGING ATTAINABLE HOUSING IN THE REDEVELOPMENT AREA.

THE DEVELOPMENT TEAM WILL ALSO INCLUDE MILLON ARCHITECTONICS (ARCHITECTURE), C4D CORP (CONSTRUCTION MANAGEMENT) AND SMK CONSULTANTS (ENGINEERING). CONSTRUCTION COSTS ARE ESTIMATED AT \$883,000 OF WHICH THERE IS ALREADY PRE-APPROVAL FOR A \$800,000 CONSTRUCTION LOAN. HIBISCUS CONSTRUCTION CO WILL MAKE AN \$83,000 EQUITY CONTRIBUTION. THE PROJECT WILL TAKE APPROXIMATELY SIX MONTHS TO COMPLETE AFTER GROUNDBREAKING.

PROPOSER INFORMATION



Hibiscus Construction Co was established in 2006 by Phaion Hicks, PE, GCG, providing quality residential and commercial construction services. At Hibiscus Construction Co, our mission is to build with integrity and excellence, delivering high-quality construction solutions that enhance the communities we serve. We are committed to safety, sustainability, and innovation in every project we undertake and deliver.

Hibiscus Construction Co offers clients the knowledge and expertise of licensed General, Plumbing and Mechanical Contractors as well as providing Roofing services through our sister company, Hibiscus Roofing LLC.

- COMPANY NAME - HIBISCUS CONSTRUCTION CO.
- ADDRESS - 57 NW 154 ST MIAMI, FL 33169
- EMAIL - PH@HIBISCUSCONSTRUCTION.COM
- TELEPHONE NUMBER - 305-815-6870
- OWNERSHIP - PHAION HICKS, PRESIDENT
- TYPE OF ENTITY - S CORPORATION

DEVELOPMENT TEAM



PRIME CONTRACTOR

57 NW 14 ST
MIAMI FL 33169

CERTIFIED GENERAL CONTRACTOR
CERTIFIED PLUMBING CONTRACTOR
CERTIFIED UNDERGROUND UTILITY CONTRACTOR
CERTIFIED MECHANICAL CONTRACTOR

PREVIOUS PROJECT SAMPLE:

- PIXL - PLANTATION, FL:
6 BUILDINGS, 330-UNIT MID-RISE - PLUMBING CONTRACTOR
- STRATA - PLANTATION, FL:
147 TOWNHOMES - ROOFING AND PLUMBING CONTRACTOR
- ENVY - POMPANO BEACH, FL:
2 BUILDINGS, 214-UNIT HI-RISE - PLUMBING CONTRACTOR
- PORT ST LUCIE, FL:
MULTIPLE SINGLE-FAMILY RESIDENCES - GENERAL CONTRACTOR
- LEE COUNTY, FL:
MULTIPLE SINGLE-FAMILY RESIDENCES - GENERAL CONTRACTOR



ARCHITECT

511 SW 6 ST
PLANTATION FL 33317

REGISTERED ARCHITECT

MILLON ARCHITECTONICS IS KNOWN FOR ITS FORWARD THINKING ARCHITECTURAL PROCESS AND INNOVATIVE DESIGN APPROACH WHICH INFUSES PROJECT CONSTRUCTABILITY AT ALL PHASES OF PROJECT DEVELOPMENT. WITH OVER 12 YEARS OF EXPERIENCE IN MULTI-FAMILY DEVELOPMENT, FOUNDING PRINCIPAL LUIS MILLON HAS SUCCESSFULLY LED DESIGN TEAMS AND QUALIFIED OVER 1 MILLION SQUARE FEET / 750 UNITS OF MULTI-FAMILY PROJECTS. MILLON ARCHITECTONICS SPECIALIZES IN WORKING WITH DEVELOPERS THROUGH THE ARCHITECTURAL SCHEMATIC DESIGN, DESIGN DEVELOPMENT, SITE PLAN DEVELOPMENT, AND CONSTRUCTION DOCUMENTATION OF PROJECTS



PROJECT MANAGEMENT

20150 NW 59 CT SUITE G
MIAMI LAKES FL 33015

CERTIFIED GENERAL CONTRACTOR
PROJECT MANAGEMENT

SMK Consultants. LLC

ENGINEERING

57 NW 14 ST
MIAMI FL 33169

CERTIFIED PROFESSIONAL ENGINEER
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

FINANCING PLAN :

The projected source of funding is primarily from a construction loan for the project. Pre-Approval for a loan in the amount of \$800,000.00 has been obtained. See copy of preapproval letter below.



NOTICE OF LOAN PRE-APPROVAL

October 22nd 2024

RE: Hibiscus Construction Co.

CONGRATULATIONS!

Property Address:	742 NW 10th Terrace Ft.Lauderdale, FL. 33311
Value:	\$1,143,000
Loan Amount:	\$800,000
LTC	70%
Loan Type	Construction
Loan Term:	18
Rate	Floating

I am pleased to inform you that the mortgage loan application you submitted has been approved! This approval is subject to certain terms and conditions as specified below. Since you have not selected a property, we cannot guarantee your interest rate at this time. Changes in the interest rate can substantially affect your buying power. At this time please take a moment to carefully review the conditions and itemized documentation requested. In order to comply with your loan approval, I will need you to provide me with the documentation specified.

- Verification of employment as stated (Verified).
- Verification of sufficient funds necessary for closing (Verified).
- Appraised value to support sales price.
- Final underwriting.
- Fully Executed Contract
- Compliance with all standard loan conditions contain in mortgage commitment letter
- Availability of loan program you have chosen at the time you selects a property

Please feel free to contact me should you have any questions. My cellular number is (954) 663-1560 or you can fax any information to 754-231-1128

Sincerely,

MAX BELLOMO

Mortgage Loan Originator| NMLS 1189087

Top Class Mortgage, Inc.

Cell: **954.663.1560**

Email: max@tcmlloans.com

2640 Hollywood Blvd Suite 100 Hollywood, FL. 33020

www.tcmlloans.com



1125 NE 125 Street, Suite 300-8, Miami, FL 33161

Direct telephone: (1888) 360-0030

FINANCING PLAN :

SOURCES AND USES

Source

Developer Investment	\$83,000
Construction Loan	\$800,000
Total Source	\$883,000

Uses

Building Construction	\$883,000
Total Uses	\$883,000

DEVELOPMENT COSTS

ESTIMATED PROJECT COST

DESCRIPTION	CONSTRUCTION EXPENSE
SOFT COSTS	\$123,000.00
HARD COSTS	\$760,000.00
EXPECTED CONSTRUCTION BUDGET	\$883,000.00

SOFT COST BREAKDOWN

DESCRIPTION	PERCENTAGE	CONSTRUCTION EXPENSE
Legal and Accounting fees	10%	\$12,300
Architect/Engineering - Construction/Design Plans	22%	\$27,060
Project Management/Administration	40%	\$49,200
Permit and Impact Fees	22%	\$27,060
Surveying and Land Permitting	6%	\$7,380
Total Soft Costs	100%	\$123,000

DEVELOPMENT COSTS

HARD COST BREAKDOWN

 Stage 1
  Stage 2
  Stage 3
  Stage 4

Description of Work		Value
Demo,Rough,Grade,Fill,Soil Density Tests & Poison	3%	\$22,800.00
Underground Plumbing Rough-in, Electric Rough In	3%	\$22,800.00
Monolithic or Stemwall Foundation & Floor Slab	6%	\$45,600.00
Concrete Blocks & Tie Beam or Ext. Wall framed	6%	\$45,600.00
Roof Trusses, Fascia & Plywood Sheathing Installed	6%	\$45,600.00
Roof dried in & Metal Flashing Installed	3%	\$22,800.00
Partition Wall Studs, Furring Strips, Ceiling Strips	5%	\$38,000.00
Plumbing Top-out, Tubs Set	4%	\$30,400.00
Above Ground Electrical Rough-in	3%	\$22,800.00
HVAC Ducts; Refrigerant Tubing, Thermostat Wire	3%	\$22,800.00
Install Wire Lath , Exterior Trim	2%	\$15,200.00
Windows, Ext. Doors; Sliding Glass Doors, Garage Doors	4%	\$30,400.00
Water and sewer, Electrical Service Laterals	3%	\$22,800.00
Exterior Stucco, Sliding, Roof Covering	5%	\$38,000.00
Exterior Prime/Seal & Painting	2%	\$15,200.00
Wall & Attic Insulation	2%	\$15,200.00
Drywall - Hang, Finish, Spray	7%	\$53,200.00
Roofing Compete, Shingles or Concrete Tile	4%	\$30,400.00
Ext. Concrete Patio, Pavers, Driveway and Walks	3%	\$22,800.00
Interior Doors, Trim & Base Mouldings, Paneling	3%	\$22,800.00
Cabinets & Counter Tops, Vanities & Tops	3%	\$22,800.00
Bath Tile, Marble Sills	4%	\$30,400.00
Plumbing Fixtures, Trim	2%	\$15,200.00
HVAC Air Handler(s) & Condenser(s), Galles	2%	\$15,200.00
Interior Prime/Seal & Final Paint	1%	\$7,600.00
Light Fixures, Electric Trim, Circuit Breakers	1%	\$7,600.00
Flooring, Vinyl, Carpet, Tile, Marble, Other	2%	\$15,200.00
Mirror, Shelving, Bath accessories, Finish Hardware	2%	\$15,200.00
Irrigation Systems, Landscape, Screens, Fences	4%	\$30,400.00
Appliances, Trash Haul, Final Clean	2%	\$15,200.00

TOTAL HARD COST: 100% **\$760,000.00**

PROFORMA

INCOME:

APT #	BR/BA	RENT/ MONTH	RENT/ YEAR
1	2/2	\$2,200.00	\$26,400.00
2	2/2	\$2,200.00	\$26,400.00
3	2/2	\$2,200.00	\$26,400.00
4	2/2	\$2,200.00	\$26,400.00
5	2/2	\$2,200.00	\$26,400.00
6	2/2	\$2,200.00	\$26,400.00
7	2/2	\$2,200.00	\$26,400.00
8	2/2	\$2,200.00	\$26,400.00

TOTAL GROSS ANNUAL INCOME \$211,200.00

NET OPERATING INCOME/YEAR \$110,880.00

MORTGAGE EXPENCE DEBT SERVICE/YEAR \$83,532.00

BEFORE TAX CASH FLOW/YEAR \$27,348.00

EXPENSES:

(Based on percentage of annual Gross Income)

ITEM		AMOUNT / YEAR
Property Management	8%	\$16,896.00
Vacancy	6%	\$12,672.00
Repairs	5%	\$10,560.00
Insurance	8.5%	\$17,952.00
Landscape / Maintenance	4%	\$8,448.00
RE Taxes	12%	\$25,344.00
Utilities/Trash	4%	\$8,448.00

TOTAL ANNUAL OPERATING EXPENSES \$100,320.00

5 YEAR PROFORMA

DESCRIPTION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
TOTAL GROSS INCOME	\$211,200.00	\$215,424.00	\$219,732.48	\$224,127.13	\$228,609.67
TOTAL EXPENSES	\$100,320.00	\$102,326.40	\$104,372.93	\$106,460.39	\$108,589.59
MORTGAGE EXPENCE DEBT SERVICE /YEAR	\$83,532.00	\$83,532.00	\$83,532.00	\$83,532.00	\$83,532.00
BEFORE TAX CASH FLOW	\$27,348.00	\$29,565.60	\$31,827.55	\$34,134.74	\$36,488.08

*based on 2% annual inflation rate

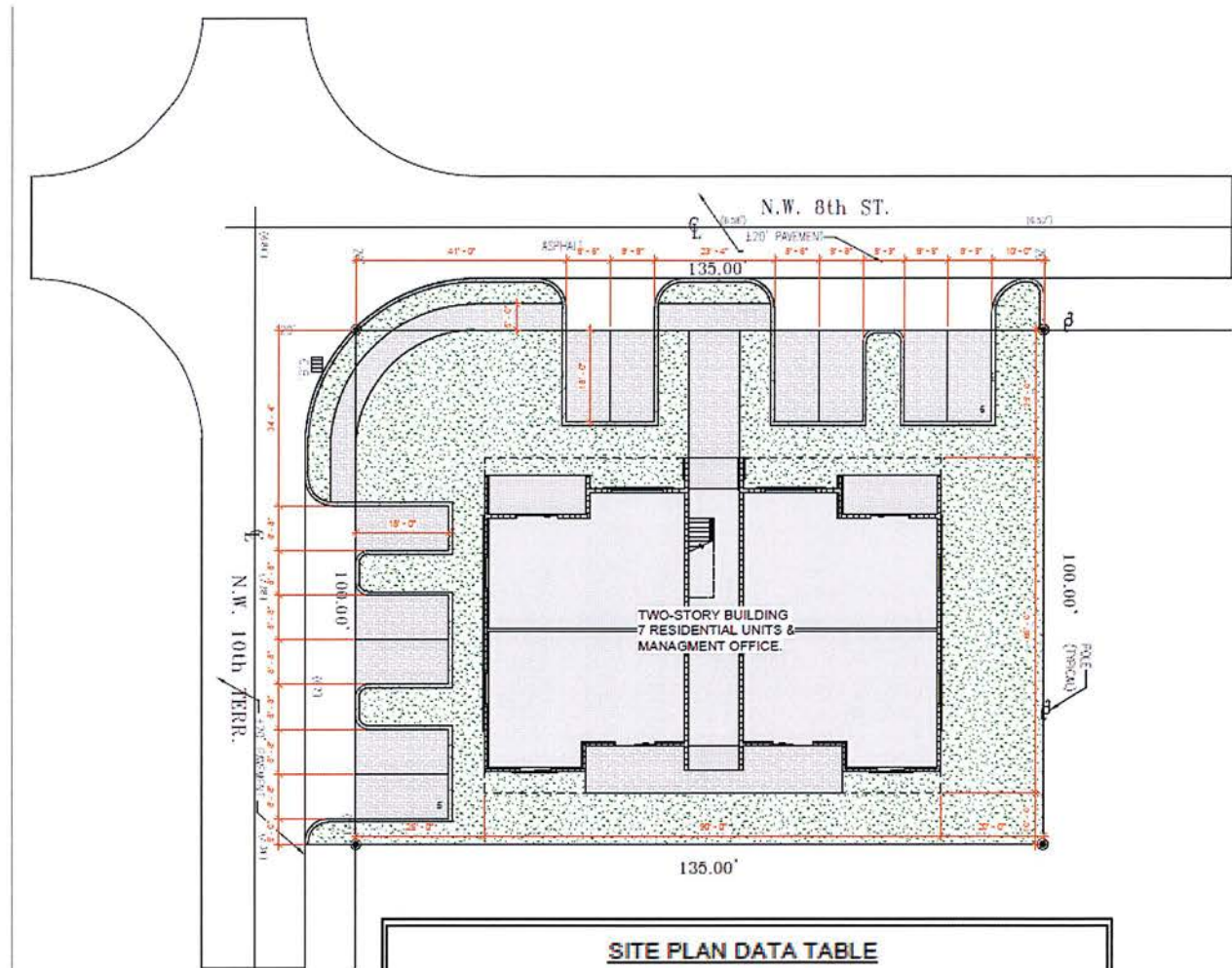
CONCEPTUAL PLAN

See Appendix for additional details



CONCEPTUAL PLAN

See Appendix for additional details



MILLON ARCHITECTS LLC
LIFE F. MILLON, P.A. ARCH.
301 S.W. 8th Street
Fort Lauderdale, FL 33311
LIFE@millon.com

SUBMITTALS		
1	2	3
4	5	6

ISSUANCES:		
No.	Description	Date
1		
2		
3		
4		

PROJECT	742 MILB FAMILY	BUILDING SITE PLAN
ADDRESS	742 NW 10 TERR FT. LAUDERDALE, FL	
SHEET		
DESCRIPTION		

LIFE F. MILLON
ARCHITECTS

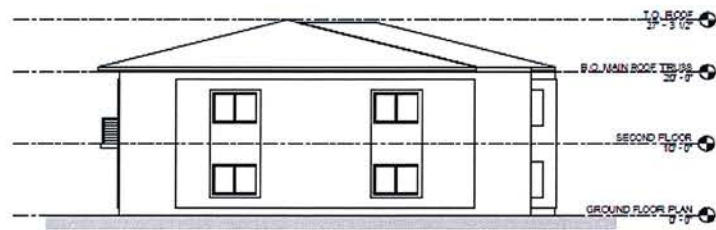
DATE	06/17/2023	DATE	06/17/2023
DRAWN	N.R.	CHECKED	L.M.
JOB #	MA019		

A020

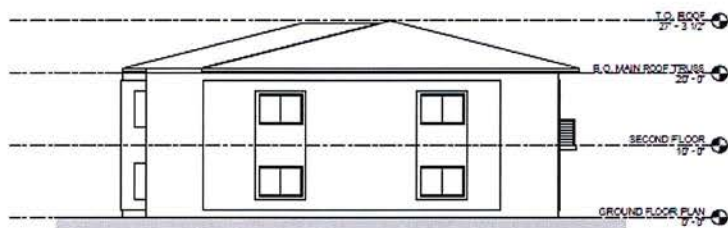
SITE PLAN DATA TABLE		
GOVERNING CODE: CITY OF FORT LAUDERDALE, FL UNIFIED LAND DEVELOPMENT CODE		
PROPERTY ADDRESS: 742 NW 10 TERR FORT LAUDERDALE, FL		
LAND USE DESIGNATION: RESIDENTIAL DWELLINGS		
ZONING DESIGNATION: RM-25 RESIDENTIAL MID RISE MULTIFAMILY MEDIUM HIGH DENSITY DISTRICT		
WATER/WASTEWATER SERVICE PROVIDER: CITY OF FORT LAUDERDALE		
SITE AREA: 13,500 SQ. FT. OR 0.31 ACRE		
BUILDING FOOT PRINT: 4,833 SQ. FT. / 35.8%		
	CODE REQUIREMENT	PROVIDED
MIN. LOT SIZE	5,000 SQ. FT.	13,500 SQ. FT.
MAX. DENSITY	25 DU / ACRE	25 DU / ACRE (7 UNITS)
MAX. BLDG. HEIGHT	25 FEET	20 FEET
SETBACKS		
FRONT (W)	FRONT: 25'	FRONT: 25'
REAR (R)	REAR: 25'	REAR: 25'
SIDE/CORNER (S)	SIDE: 25'	SIDE: 25'
SIDE (S)	SIDE: 10'	SIDE: 10'
OPEN SPACE & HARDSCAPE		
PERVIOUS AREA	NA	6,367 SQ. FT. = 47.2%
IMPERVIOUS AREA	NA	7,133 SQ. FT. = 52.8%
PARKING		
1 BR: 1.75 / DU X 5 DU X 1.75 = 8 SPACES 2 BR: 2 / DU X 3 DU X 2 = 4 SPACES TOTAL REQUIRED: 13 SPACES		11 SPACES (WAIVER OR AFFORDABLE HOUSING REQUIRED)
BUILDING SQUARE FOOTAGE:		
FIRST FLOOR: 4,528 SF SECOND FLOOR: 4,588 SF TOTAL: 9,116 SF		
LEGAL DESCRIPTION:		
LOT 45, 46, 47, 48, BLOCK 375, PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		

CONCEPTUAL PLAN

See Appendix for additional details



EAST ELEVATION ①
1/8" = 1'-0"



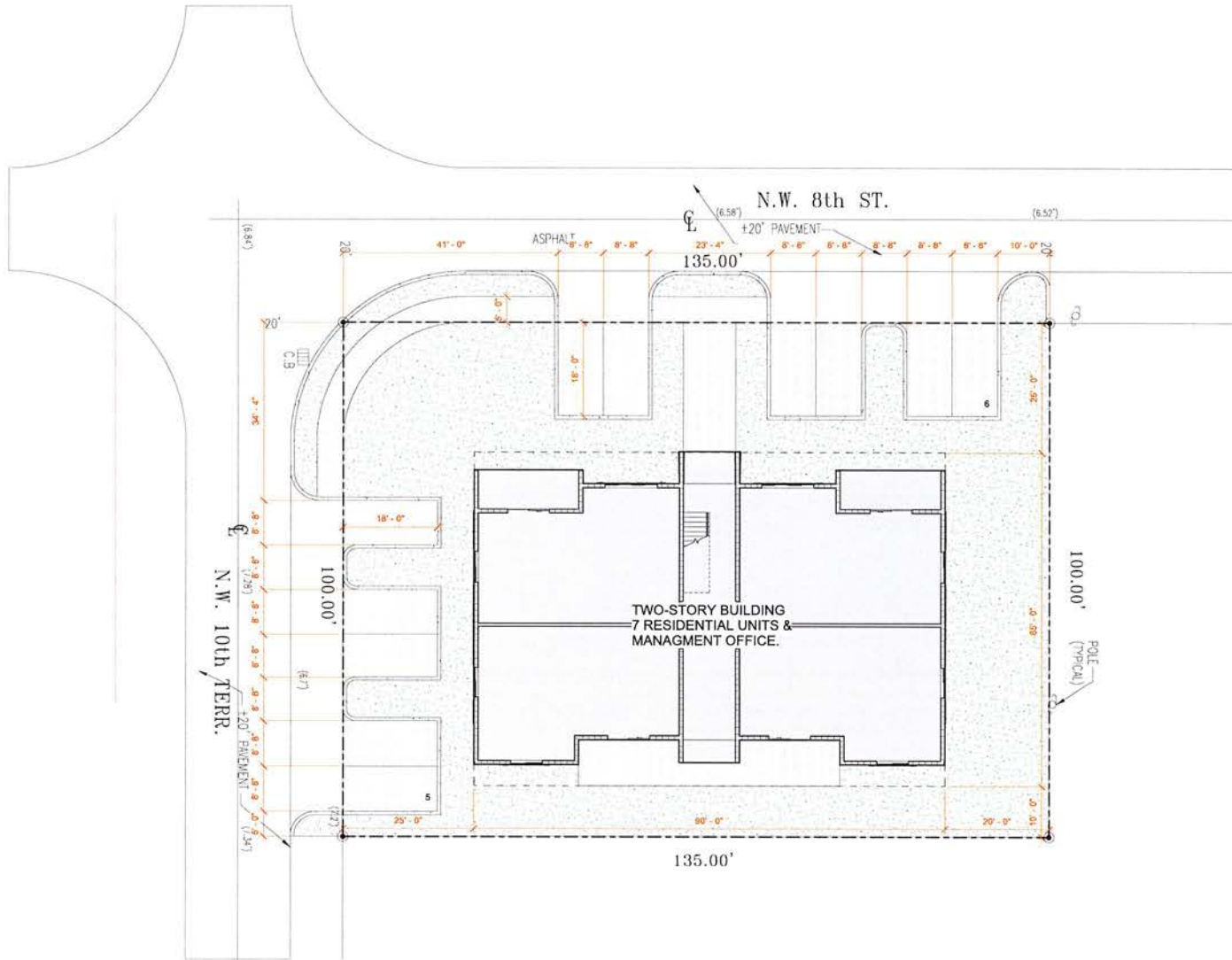
WEST ELEVATION ②
1/8" = 1'-0"



NORTH ELEVATION ③
1/8" = 1'-0"



SOUTH ELEVATION ④
1/8" = 1'-0"



#	DESCRIPTION



MILTON ARCHITECTONIC LLC
AR 100029
LISE F. MILTON, P.A. AIA
9612 SW 10th Street
Fort Lauderdale, FL 33317

SUBMITTALS

ISSUANCES:

No Description

742 MULTI-FAMILY
742 NW 10 TERR
FT. LAUDERDALE, FL

PROJECT ADDRESS

DATE 04/17/2023
JOB #
DRAWN
M.R.

M.

A02

SITE PLAN DATA TABLE

GOVERNING CODE: CITY OF FORT LAUDERDALE, FL UNIFIED LAND DEVELOPMENT CODE

PROPERTY ADDRESS: 742 NW 10 TERR
FORT LAUDERDALE, FL

LAND USE DESIGNATION: RESIDENTIAL DWELLINGS

ZONING DESIGNATION: RHM-25 RESIDENTIAL MID-RISE MULTIFAMILY MEDIUM DENSITY DISTRICT

WATER/WASTEWATER SERVICE PROVIDER: CITY OF FORT LAUDERDALE

SITE AREA: 13,500 SQ. FT. OR 0.31 ACRE

BUILDING FOOTPRINT: 4,933 SQ. FT. / 36.5%

	CODE REQUIREMENT	PROVIDED
MIN. LOT SIZE	5,000 SQ. FT.	13,500 SQ. FT.
MAX. DENSITY	25 DU / ACRE	25 DU / ACRE (7 UNITS)
MAX. BLDG. HEIGHT	55 FEET	28 FEET
SETBACKS		
FRONT (W)	FRONT: 25'	FRONT: 25'
REAR (E)	REAR: 20'	REAR: 20'
SIDE(CORNER) (N)	SIDE: 25'	SIDE: 25'
SIDE (S)	SIDE: 10'	SIDE: 10'
OPEN SPACE & LANDSCAPE		
PERVIOUS AREA	N/A	6,367 SF. FT. = 47.2%
IMPERVIOUS AREA	N/A	7,133 SF. FT. = 52.8%
PARKING	1 BR. 1.75 / DU 5 DU X 1.75 = 8 SPACES 2 BR. 2 / DU 2 DU X 2 = 4 SPACES TOTAL REQUIRED: 12 SPACES	11 SPACES (WANNER OR AFFORDABLE HOUSING REQUIRED)

BUILDING SQUARE FOOTAGE:

FIRST FLOOR:	4,500 SF
SECOND FLOOR:	4,688 SF
TOTAL:	9,188 SF

LEGAL DESCRIPTION:

LOT 45, 46, 47, 48, BLOCK 275, PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN

1" = 10'-0"



KEYNOTES

DESCRIPTION

FLOOR PLAN LEGEND

- PRE-ENGINEERED STEEL BUILDING
- INTERIOR PARTITION
- NEW CONCRETE BLOCK WALL
- NEW DRY WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL
- BATT INSULATION
- REINFORCED CONCRETE COLUMN: SEE STRUCTURAL DRAWING FOR DETAIL
- CEILING ABOVE
- 3712' DENOTES ROOF OR FLOOR SLOPE
- 1.22' DENOTES GRADE ELEVATION
- DENOTES ELEVATION
- SECTION MARK: DRAWING SHEET #
- ENLARGED MARK: DRAWING SHEET #
- WALL TYPE
- WINDOW
- DOOR
- KEYNOTE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION

GROUND FLOOR PLAN

1/4" = 1'-0"



A10

DATE: 06/17/2023

JOB #

JOHN M.H.

DATE: 06/17/2023

JOB #

JOHN M.H.

DATE: 06/17/2023

JOB #

JOHN M.H.

DATE: 06/17/2023

JOB #

JOHN M.H.



CREATING ART FOR CONCRETE
MILLOI ARCHITECTONIC
MILLOI ARCHITECTONICS LLC
LUC F MILLOI, RA, AIA
AR 18028
855 S.W. 10TH STREET
MIAMI, FL 33135

SUBMITTALS

ISSUANCES:

No.	Description
1	
2	
3	
4	

PROJECT 742 MULTI FAMILY
742 NW 10 TERR
FT LAUDERDALE, FL

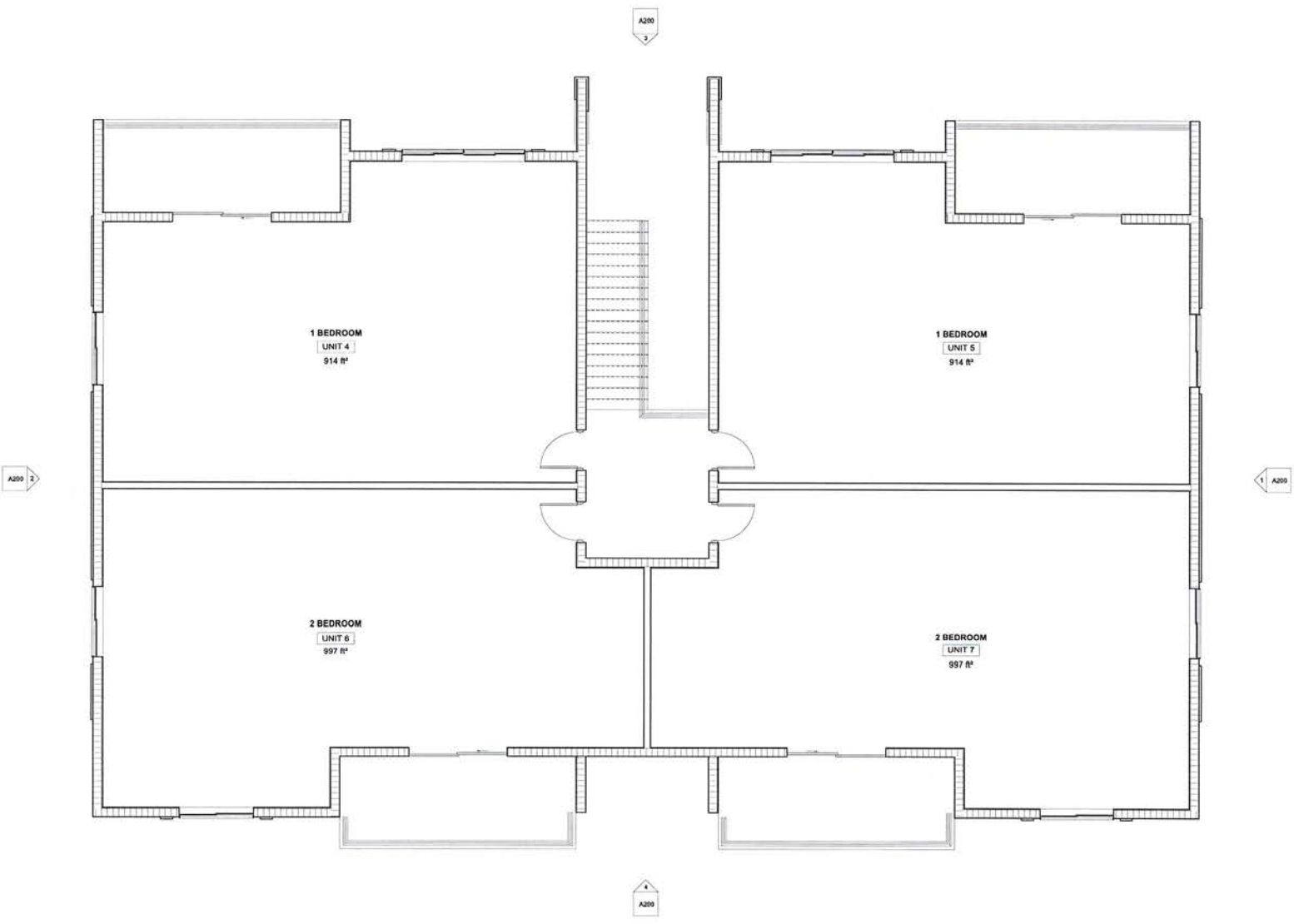
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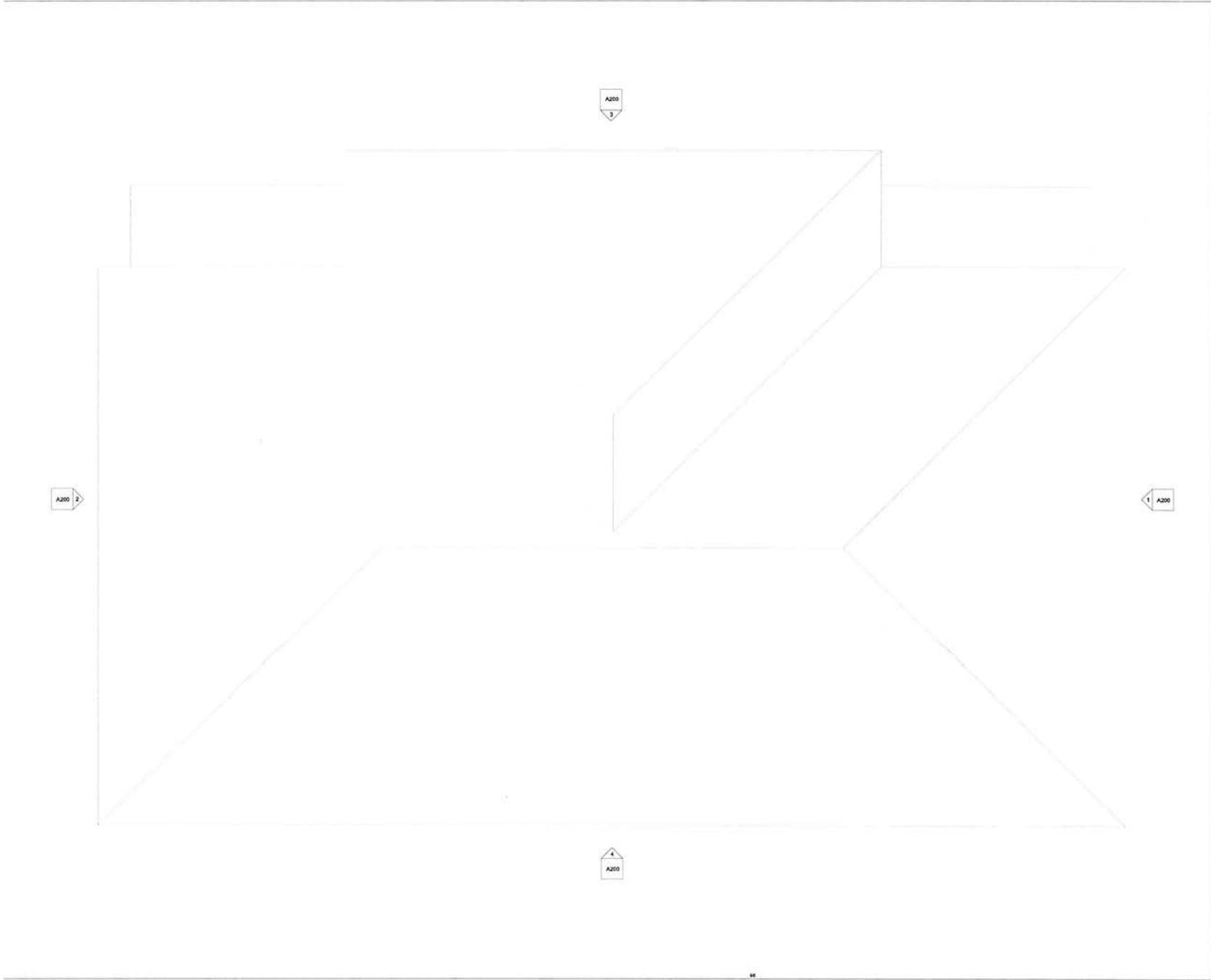
DATE 04/17/2023
DRAWN M.R.

JOB # M

A10

#	DESCRIPTION
---	-------------





ROOF PLAN LEGEND

- NO WORK OF SCOPE IN THIS AREA.
- NEW ROOF
- DENOTES SLOPE
- DENOTES ELEVATION
- KEYNOTE
- EXTERIOR ELEVATION
- SECTION MARK DRAWING SHEET #
- ENLARGED MARK DRAWING SHEET #

KEYNOTES	
#	DESCRIPTION
1	
2	

PROJECT 742 MULTI FAMILY
242 NW 10 TERR
FT LAUDERDALE, FL

DATE 04/17/2023
JOB # **M**

ISSUANCES:

SUBMITTALS

MILLOI ARCHITECTONIC
CREATING ART FOR CONCRETE
MILLOI ARCHITECTONICS LLC
AIR 105028
5611 SW 4th Street
Fort Lauderdale, FL 33304

ROOF PLAN
1/4" = 1'-0"

A10

KEYNOTES	
#	DESCRIPTION



MILLOI ARCHITECTONIC LLC
AR 10526
551 SW 10th Street
Boca Raton, FL 33431

SUBMITTALS

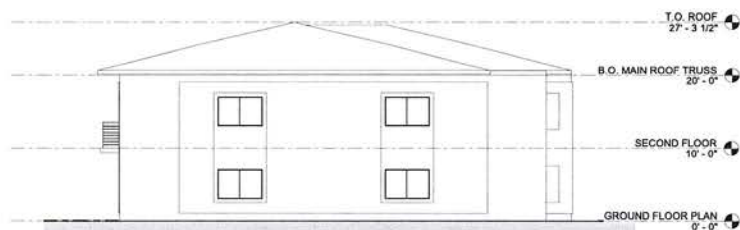
ISSUANCES:

No.	Description
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PROJECT 742 MULTI FAMILY
ADDRESS 742 NW 10 TERR
FT LAUDERDALE, FL

DATE	04-17-2023
DRAWN	M.H.
JOB #	M

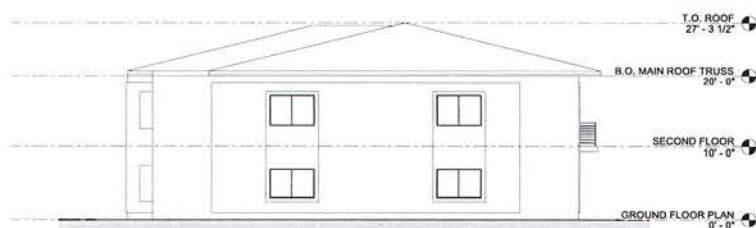
A20



EAST ELEVATION ①
1/8" = 1'-0"



NORTH ELEVATION ③
1/8" = 1'-0"



WEST ELEVATION ②
1/8" = 1'-0"



SOUTH ELEVATION ④
1/8" = 1'-0"



RENDER 1 - FRONT VIEW



CREATING ART FOR YOURS

MILLO ARCHITECTONICS LLC
 1305 P. MILLO, 06 AM
 A0 10026
 0611 0611 0611 0611
 0611 0611 0611 0611

SUBMITTALS

ISSUANCES:

No. Description

1

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3

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RENDER 2 - NW VIEW



MILLO ARCHITECTURE
CREATING ART FOR CYRUS

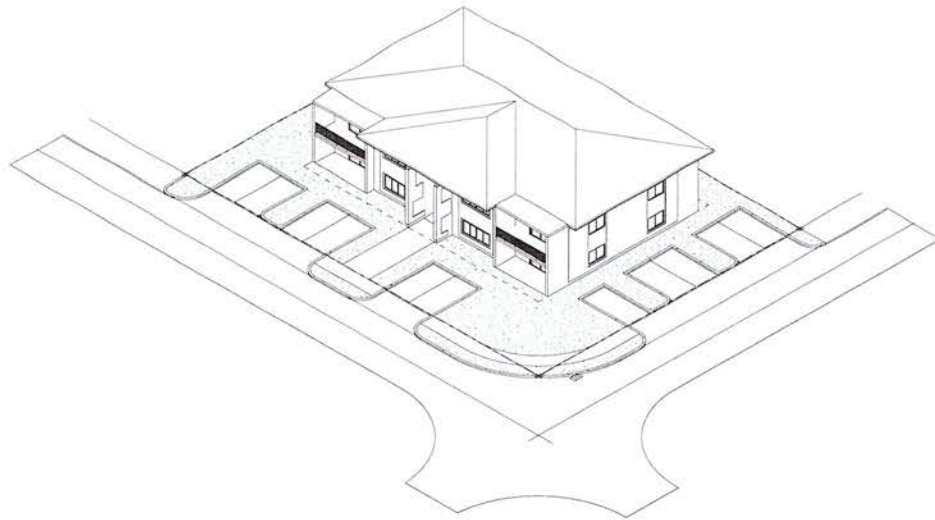
PROJECT 742 MULTI FAMILY
ADDRESS 742 NW 10 TERR
FT. LAUDERDALE, FL

DATE 04/17/2023
JOB #
DRAWN M.H.

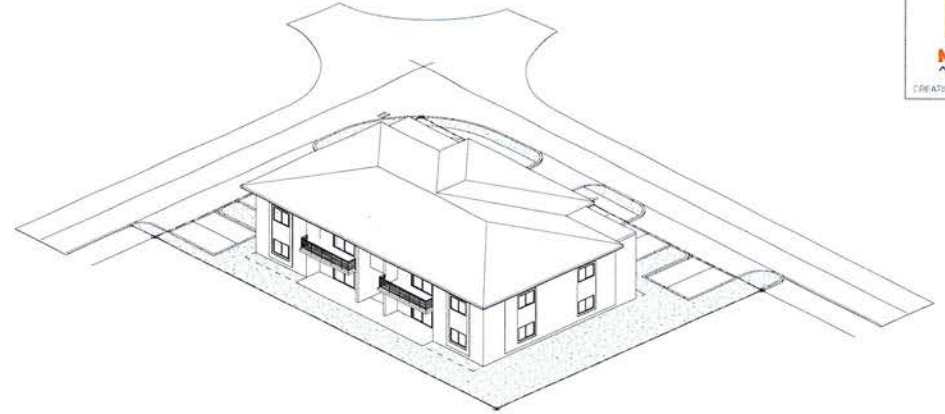
SUBMITTALS
ISSUANCES
No. Description
+
+
+
+

MILLO ARCHITECTURE LLC
LUS F. MILLO, DA. AIA
AR 100209
5511 SW 8th Street

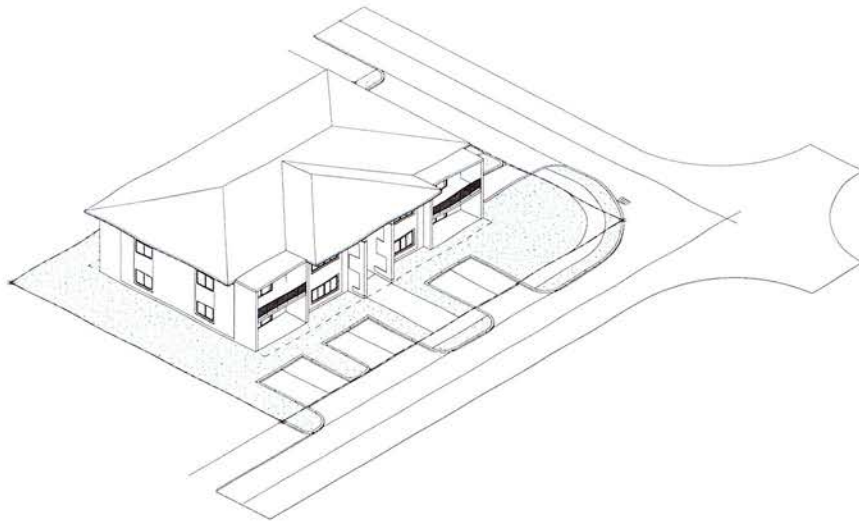
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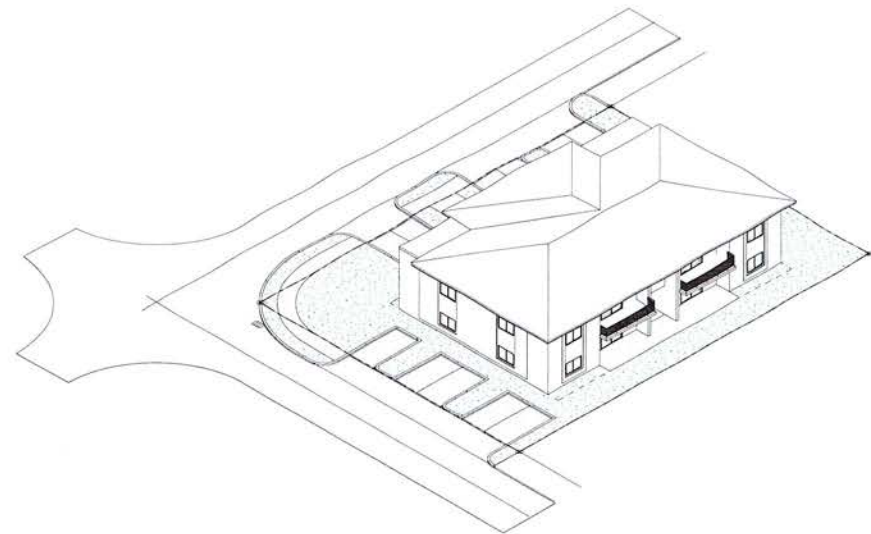
NW AXONOMETRIC ①



SE AXONOMETRIC ②



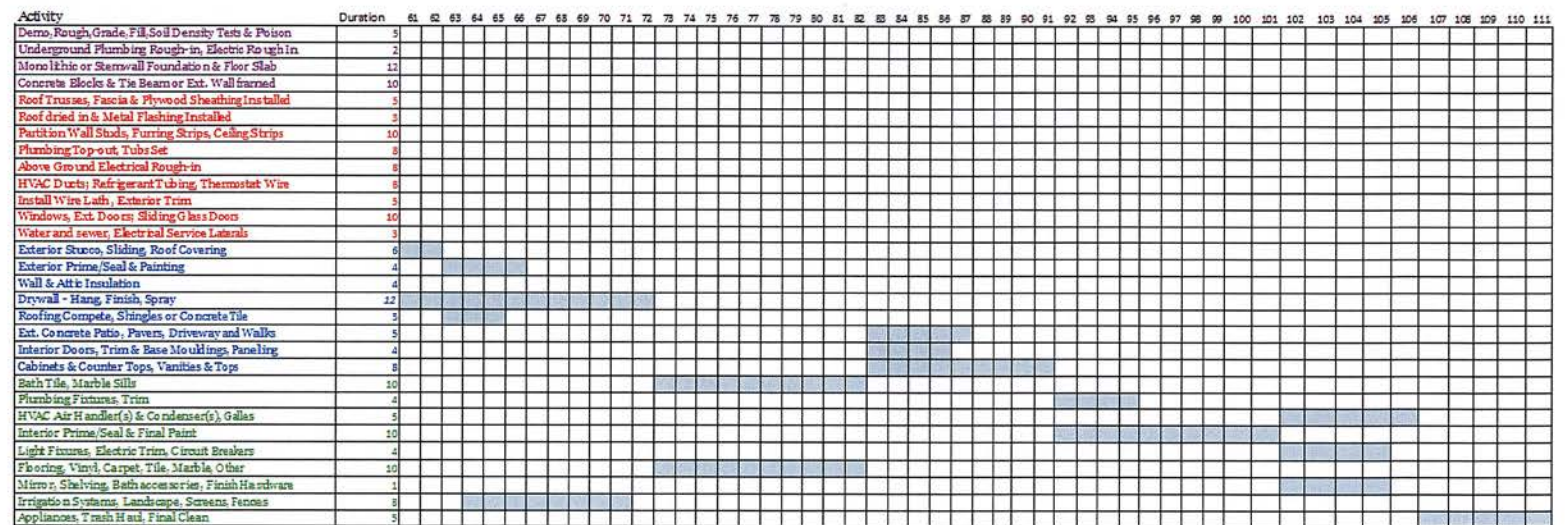
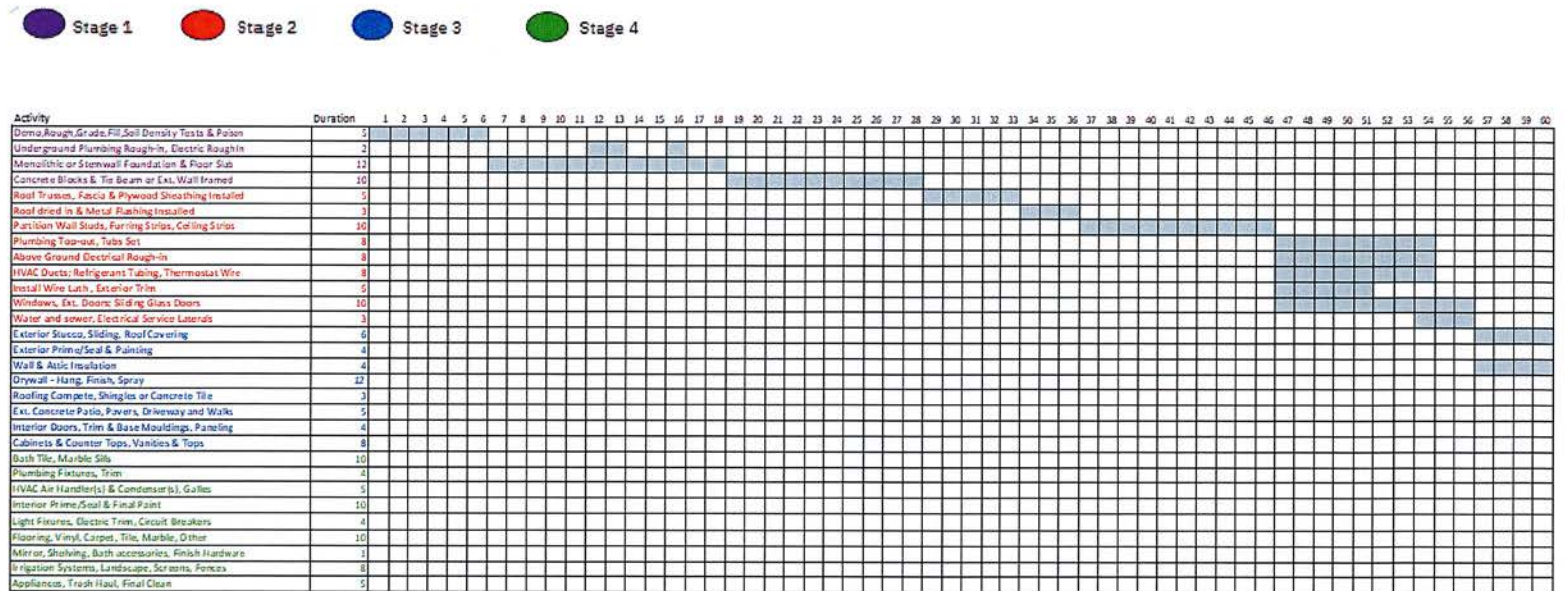
NE AXONOMETRIC ③



SW AXONOMETRIC ④

PROPOSED PROJECT SCHEDULE

ESTIMATED CONSTRUCTION PROJECT DURATION: **111 WORKING DAYS (6 MONTHS)**



FOR INQUIRIES, CONTACT US.

PH@HIBISCUSCONSTRUCTION.COM

305-815-6870



PROPOSER'S C.V.

Professional Licenses	Professional Engineer License # 80439 Florida Board of Professional Engineers Concentrations: Construction and Civil Design	<i>January 2016</i>
	Certified General Contractor License # CGC 1517816 Florida Department of Business and Professional Regulations	<i>September 2009</i>
	Certified Roofing Contractor License # CCC 1329422 Florida Department of Business and Professional Regulations	<i>April 2010</i>
	Certified Plumbing Contractor License # CFC 1429866 Florida Department of Business and Professional Regulations	<i>July 2017</i>
	Florida All Lines Adjuster License # W819663 Florida Department of Business and Professional Regulations	<i>January 2022</i>
	Certified Water Damage and Applied Structural Drying Technician Certificate # 195431 Institute of Inspection Cleaning and Restoration Certification	
Education	Bachelor of Science, Mechanical Engineering - Florida International University - Miami, FL Concentration: Materials and Electronic Packaging	<i>August 2008</i>
	Bachelor of Science, Civil Engineering - Florida International University - Miami, FL Concentration: Wind and Structural Engineering	<i>August 2009</i>
SMK Consultants LLC (Engineering Firm) (Co-Owner/Engineer of Record)		
- Land platting - Roadway design - Drainage design - Construction plans - Inspections/Investigations (structural, plumbing, electrical, etc.) -Insurance-related -Construction (special) -40-year certifications - Property Claims -Expert opinion -Claims Adjuster -Umpire, arbitrator and appraisal services -Construction estimates		
Hibiscus Construction Co. (dba Drain-Pro) (Owner/Qualifier)		
- Commercial and Residential Renovation and Remodeling - Commercial and Residential Plumbing (new construction & sewer line inspections) - Septic Services - Pumping, Maintenance, System Replacement		
Hibiscus Roofing LLC (Owner/Qualifier)		
Commercial and Single/Multifamily Residential Roofing		
One World Plumbing and Inspections LLC (Co-Owner/Qualifier)		
Residential Plumbing and Services		

Exhibit 5

FINANCING PLAN :

The projected source of funding is primarily from a construction loan for the project. Pre-Approval for a loan in the amount of \$800,000.00 has been obtained. See copy of preapproval letter below.



NOTICE OF LOAN PRE-APPROVAL

October 22nd 2024

RE: Hibiscus Construction Co.

CONGRATULATIONS!

Property Address:	742 NW 10th Terrace Ft.Lauderdale, FL. 33311
Value:	\$1,143,000
Loan Amount:	\$800,000
LTC	70%
Loan Type	Construction
Loan Term:	18
Rate	Floating

I am pleased to inform you that the mortgage loan application you submitted has been approved! This approval is subject to certain terms and conditions as specified below. Since you have not selected a property, we cannot guarantee your interest rate at this time. Changes in the interest rate can substantially affect your buying power. At this time please take a moment to carefully review the conditions and itemized documentation requested. In order to comply with your loan approval, I will need you to provide me with the documentation specified.

- Verification of employment as stated (Verified).
- Verification of sufficient funds necessary for closing (Verified).
- Appraised value to support sales price.
- Final underwriting.
- Fully Executed Contract
- Compliance with all standard loan conditions contain in mortgage commitment letter
- Availability of loan program you have chosen at the time you selects a property

Please feel free to contact me should you have any questions. My cellular number is (954) 663-1560 or you can fax any information to 754-231-1128

Sincerely,

MAX BELLOMO

Mortgage Loan Originator| NMLS 1189087

Top Class Mortgage, Inc.

Cell: 954.663.1560

Email: max@tcmlloans.com

2640 Hollywood Blvd Suite 100 Hollywood, FL. 33020

www.tcmlloans.com



Exhibit 6

FINANCING PLAN :

SOURCES AND USES

Source	
Developer Investment	\$83,000
Construction Loan	\$800,000
Total Source	\$883,000

Uses	
Building Construction	\$883,000
Total Uses	\$883,000

Exhibit 7

DEVELOPMENT COSTS

ESTIMATED PROJECT COST

DESCRIPTION	CONSTRUCTION EXPENSE
SOFT COSTS	\$123,000.00
HARD COSTS	\$760,000.00
EXPECTED CONSTRUCTION BUDGET	\$883,000.00

SOFT COST BREAKDOWN

DESCRIPTION	PERCENTAGE	CONSTRUCTION EXPENSE
Legal and Accounting fees	10%	\$12,300
Architect/Engineering - Construction/Design Plans	22%	\$27,060
Project Management/Administration	40%	\$49,200
Permit and Impact Fees	22%	\$27,060
Surveying and Land Permitting	6%	\$7,380
Total Soft Costs	100%	\$123,000

Exhibit 8

DEVELOPMENT COSTS

HARD COST BREAKDOWN

 Stage 1
  Stage 2
  Stage 3
  Stage 4

Description of Work		Value
Demo,Rough,Grade,Fill,Soil Density Tests & Poison	3%	\$22,800.00
Underground Plumbing Rough-in, Electric Rough In	3%	\$22,800.00
Monolithic or Stemwall Foundation & Floor Slab	6%	\$45,600.00
Concrete Blocks & Tie Beam or Ext. Wall framed	6%	\$45,600.00
Roof Trusses, Fascia & Plywood Sheathing Installed	6%	\$45,600.00
Roof dried in & Metal Flashing Installed	3%	\$22,800.00
Partition Wall Studs, Furring Strips, Ceiling Strips	5%	\$38,000.00
Plumbing Top-out, Tubs Set	4%	\$30,400.00
Above Ground Electrical Rough-in	3%	\$22,800.00
HVAC Ducts; Refrigerant Tubing, Thermostat Wire	3%	\$22,800.00
Install Wire Lath , Exterior Trim	2%	\$15,200.00
Windows, Ext. Doors; Sliding Glass Doors, Garage Doors	4%	\$30,400.00
Water and sewer, Electrical Service Laterals	3%	\$22,800.00
Exterior Stucco, Sliding, Roof Covering	5%	\$38,000.00
Exterior Prime/Seal & Painting	2%	\$15,200.00
Wall & Attic Insulation	2%	\$15,200.00
Drywall - Hang, Finish, Spray	7%	\$53,200.00
Roofing Compete, Shingles or Concrete Tile	4%	\$30,400.00
Ext. Concrete Patio, Pavers, Driveway and Walks	3%	\$22,800.00
Interior Doors, Trim & Base Mouldings, Paneling	3%	\$22,800.00
Cabinets & Counter Tops, Vanities & Tops	3%	\$22,800.00
Bath Tile, Marble Sills	4%	\$30,400.00
Plumbing Fixtures, Trim	2%	\$15,200.00
HVAC Air Handler(s) & Condenser(s), Galles	2%	\$15,200.00
Interior Prime/Seal & Final Paint	1%	\$7,600.00
Light Fixures, Electric Trim, Circuit Breakers	1%	\$7,600.00
Flooring, Vinyl, Carpet, Tile, Marble, Other	2%	\$15,200.00
Mirror, Shelving, Bath accessories, Finish Hardware	2%	\$15,200.00
Irrigation Systems, Landscape, Screens, Fences	4%	\$30,400.00
Appliances, Trash Haul, Final Clean	2%	\$15,200.00

TOTAL HARD COST: 100% **\$760,000.00**

Exhibit 9

PROFORMA

INCOME:

APT #	BR/BA	RENT/ MONTH	RENT/ YEAR
1	2/2	\$2,200.00	\$26,400.00
2	2/2	\$2,200.00	\$26,400.00
3	2/2	\$2,200.00	\$26,400.00
4	2/2	\$2,200.00	\$26,400.00
5	2/2	\$2,200.00	\$26,400.00
6	2/2	\$2,200.00	\$26,400.00
7	2/2	\$2,200.00	\$26,400.00
8	2/2	\$2,200.00	\$26,400.00
TOTAL GROSS ANNUAL INCOME			\$211,200.00

NET OPERATING INCOME/YEAR \$110,880.00

MORTGAGE EXPENCE DEBT SERVICE/YEAR \$83,532.00

BEFORE TAX CASH FLOW/YEAR \$27,348.00

EXPENSES:

(Based on percentage of annual Gross Income)

ITEM		AMOUNT / YEAR
Property Management	8%	\$16,896.00
Vacancy	6%	\$12,672.00
Repairs	5%	\$10,560.00
Insurance	8.5%	\$17,952.00
Landscape / Maintenance	4%	\$8,448.00
RE Taxes	12%	\$25,344.00
Utilities/Trash	4%	\$8,448.00
TOTAL ANNUAL OPERATING EXPENSES		\$100,320.00

5 YEAR PROFORMA

DESCRIPTION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
TOTAL GROSS INCOME	\$211,200.00	\$215,424.00	\$219,732.48	\$224,127.13	\$228,609.67
TOTAL EXPENSES	\$100,320.00	\$102,326.40	\$104,372.93	\$106,460.39	\$108,589.59
MORTGAGE EXPENCE DEBT SERVICE /YEAR	\$83,532.00	\$83,532.00	\$83,532.00	\$83,532.00	\$83,532.00
BEFORE TAX CASH FLOW	\$27,348.00	\$29,565.60	\$31,827.55	\$34,134.74	\$36,488.08

*based on 2% annual inflation rate

Exhibit 10

**TWO VACANT LOTS
ZONED RMM-25 RESIDENTIAL MULTIFAMILY
MID RISE/MEDIUM HIGH DENSITY
LOCATED ON THE SOUTHEAST CORNER
OF NW 8TH STREET AND NW 10TH TERRACE
IN THE CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA**

FILE NUMBER: 23-84464D

**PREPARED FOR
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY**

**AS OF
JUNE 6, 2023**

**BY
STEPHEN D. SHAW, MAI, AI-GRS
CALLAWAY & PRICE, INC.**



Callaway & Price, Inc.

Real Estate Appraisers and Consultants

Licensed Real Estate Brokers

***.callawayandprice.com

Please respond to the South Florida office

E-Mail: s.shaw@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South, Suite 1
Jupiter, FL 33458
561.686.0333 | 561.686.3705 Fax

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192
s.shaw@callawayandprice.com

Robert A. Callaway, MRICS
Cert Gen RZ2461
r.callaway@callawayandprice.com

TREASURE COAST

1803 South 25th Street, Suite 1
Fort Pierce, FL 34947
772.464.8607 | 772.461.0809 Fax
Stuart: 772.287.3330

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

CENTRAL FLORIDA

2816 E. Robinson Street
Orlando, FL 32803
Phone (321)726-0970
Fax (321)726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

SPACE COAST

1120 Palmetto Avenue
Suite 1
Melbourne, FL 32901
Phone (321)726-0970
Fax (321)726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

June 14, 2023

Bob Cass Wojcik, AICP
CRA Housing and Economic Development Manager
Fort Lauderdale Community Redevelopment Agency
City of Fort Lauderdale
914 NW Sixth Street, Suite 200
Fort Lauderdale, FL 33311

Dear Mr. Wojcik:

We have made an investigation and analysis of the two vacant lots zoned RMM-25, Residential Multifamily Mid Rise/ Medium Density, located on the southeast corner of NW 8th Street and NW 10th Terrace in the City of Fort Lauderdale, Broward County, Florida. The Subject Property will be further described both narratively and legally within the Appraisal Report. The purpose of this investigation and analysis was to estimate the Market Value of the Fee Simple Estate of each Subject Lot as of June 6, 2023.

This report has been prepared for our client and intended user, Fort Lauderdale Community Redevelopment Agency. The intended use was to assist the client in internal decision making. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses. The scope of work performed included a complete analysis of the Subject Property. A detailed scope of work description can be found in the body of this report.

Bob Cass Wojcik, AICP
CRA Housing and Economic Development Manager
Fort Lauderdale Community Redevelopment Agency
City of Fort Lauderdale
June 14, 2023
Page Two

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple Estate of each Subject Lot as of June 6, 2023 was:

<u>Parcel ID Numbers</u>	<u>Estimated Market Value</u>
4942 34 06 7960	\$49,000
4942 34 06 7980	\$49,000

A description of the properties appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen D. Shaw,
MAI, AI-GRS

Digitally signed by Stephen D. Shaw, MAI, AI-GRS
DN: cn=Stephen D. Shaw, MAI, AI-GRS,
o=Cert Gen RZ1192, ou,
email=s.shaw@callawayandprice.com, c=US
Date: 2023.06.14 15:18:21 -04'00'

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192

Joe M. Merritt

Digitally signed by Joe M. Merritt
DN: cn=Joe M. Merritt, o=Cert Gen RZ672,
ou, email=j.merritt@callawayandprice.com,
c=US
Date: 2023.06.14 15:19:24 -04'00'

Joe M. Merritt, Associate Appraiser
Cert Gen RZ672

SDS/JMM/js/23-84464D
Attachments



Executive Summary

PROPERTY TYPE	: Vacant Lots
LOCATION	: Southeast corner of NW 8 th Street and NW 10 th Terrace in the City of Fort Lauderdale, Broward County, Florida. The street address for Lot 4942 34 06 7960 is 740 NW 10 th Terrace, Fort Lauderdale, Florida 33311. Lot 4942 34 06 7960 has not been assigned a street address.
DATE OF VALUATION	: June 6, 2023
DATE OF REPORT	: June 14, 2023
PROPERTY DESCRIPTION	
LAND:	
Parcel ID 4942 34 06 7960	: 3,375 square feet or 0.08 acres
Parcel ID 4942 34 06 7980	: 3,375 square feet or 0.08 acres
IMPROVEMENTS	: The Subject Lots are vacant with no building or site improvements.
ZONING	: RMM-25, Residential Multifamily Mid Rise/ Medium Density District and within the Northwest – Progresso – Flagler Heights Community Redevelopment Area Overlay and the NW Neighborhood Improvement District Overlay, by the City of Fort Lauderdale.
FUTURE LAND USE PLAN	: NW Regional Activity Center, by the City of Fort Lauderdale.
HIGHEST AND BEST USE	: Future Residential Development
MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE EACH SUBJECT LOT AS OF JUNE 6, 2023	

<u>Parcel ID Numbers</u>	<u>Estimated Market Value</u>
4942 34 06 7960	\$49,000
4942 34 06 7980	\$49,000



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ADDENDA

Purchase Order

Qualifications:

 Stephen D. Shaw, MAI, AI-GRS

 Joe M. Merritt, Associate Appraiser



CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.
9. Stephen D. Shaw, MAI, AI-GRS, and Joe M. Merritt have made personal inspections of the properties that are the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.



12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
13. The reported analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, Stephen D. Shaw, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.

Stephen D. Shaw,
MAI, AI-GRS

Digitally signed by Stephen D. Shaw, MAI,
AI-GRS
DN: cn=Stephen D. Shaw, MAI, AI-GRS,
o=Cert Gen RZ1192, ou,
email=s.shaw@callawayandprice.com, c=US
Date: 2023.06.14 15:18:41 -04'00'

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192

Joe M.
Merritt

Digitally signed by Joe M. Merritt
DN: cn=Joe M. Merritt, o=Cert Gen
RZ672, ou,
email=j.merritt@callawayandprice.co
m, c=US
Date: 2023.06.14 15:19:02 -04'00'

Joe M. Merritt, Associate Appraiser
Cert Gen RZ672



GENERAL ASSUMPTIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. The value opinion in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
3. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
4. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. No right to expert testimony is included, unless other arrangements have been completed. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements; and, in any event, the appraiser's total liability for this report is limited to the actual fee charged.
5. No rights to expert witness testimony, pre-trial or other conferences, depositions, or related services are included with this appraisal. If as a result of this appraisal process Callaway and Price, Inc., or any of its principals, its appraisal consultants or experts are requested or required to provide any litigation services, such shall be subject to the provisions of the engagement letter or, if not specified therein, subject to the reasonable availability of Callaway and Price, Inc. and/or said principals or appraisers at the time and shall further be subject to the party or parties requesting or requiring such services paying the then applicable professional fees and expenses of Callaway and Price, Inc. either in accordance with the engagement letter or arrangements at the time, as the case may be.
6. Any material error in any of the data relied upon herein could have an impact on the conclusions reported. We reserve the right to amend conclusions reported if made aware of such error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusion within 30 days of delivery of this reported and should immediately notify us of any questions or errors.
7. The market value reported herein assumes that all taxes and assessments have been paid and assumes a fee simple interest unless otherwise reported. The body of the report will define the interest appraised if it differs.



General Assumptions and Limiting Conditions

8. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
9. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.
10. Our opinion of value was based on the assumption of competent marketing and management regarding the property. If there is no competent marketing and management, then the market value opinion herein may not apply.



LIMITING CONDITIONS

1. No hypothetical conditions are part of this assignment.
2. No extraordinary assumptions are part of this assignment.
3. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraisers become aware of such during their inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
4. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.



**EAST VIEW OF PARCEL ID 4942 34 06 7960
FROM NW 10TH TERRACE**



**VIEW OF PARCEL ID 4942 34 06 7980
FROM THE CORNER OF NW 10TH TERRACE AND NW 8TH STREET**



DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to estimate the Market Value of the Fee Simple Estate of each Subject Lot as of June 6, 2023.

Intended Use and User of Appraisal

This report has been prepared for our client and intended user, Fort Lauderdale Community Redevelopment Agency. The intended use was to assist the client in internal decision making. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses. The scope of work performed included a complete analysis of the Subject Property. A detailed scope of work description can be found in the body of this report.

Legal Description

Folio No.: 4942 34 06 7960

Lot 45, of Block 275, of PROGRESSO, according to the Plat thereof recorded in Plat Book 2, at Page 18, of the Public Records of Dade County, Florida; said lands situate lying and being in Broward County, Florida.

Folio. No. 4942 34 06 7980

Lot 48 of Block 275, of PROGRESSO, according to the Plat thereof recorded in Plat thereof recorded in Plat Book 2, at Page 18, of the Public Records of Dade County, Florida; said lands situate lying and being in Broward County, Florida.

Source: Quit Claim Deed dated May 27, 2022 recorded in Broward County Official Records Instrument # 118182603.

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;



- b. Both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

Fee Simple Estate

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Fee Simple Estate on page 73 as follows:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Exposure Time

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Exposure Time on pages 67-68 as follows:

1. "The time a property remains on the market."
2. "An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject lots would have had an exposure time of approximately 12 months or less.



Marketing Time

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Marketing Time on page 116 as follows:

"An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. We have reviewed the marketing time on the sales used the Sales Comparison Approach of this appraisal, as well as other sales within our database and current listings in the market. Based on these indications, it is our opinion that the Subject lots should have a marketing time of up to 12 months.



SCOPE OF WORK

According to the 15th Edition of The Appraisal of Real Estate, page 75, "In the valuation process, the identification of the assignment elements leads directly into the determination of the scope of work of an assignment, i.e., the type and extent of research needed to solve an appraisal problem. Professional valuation standards place the responsibility for determining the appropriate scope of work in an appraisal assignment squarely on the shoulders of the appraiser. The scope of work for an assignment is acceptable if it leads to credible assignment results, is consistent with the expectations of parties who are regularly intended users for similar assignments and is consistent with what the actions of an appraiser's peers would be in the same or a similar assignment."

The first step in the appraisal process is the identification of the appraisal problem which includes the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determines if the appraisal was subject to any extraordinary assumptions or hypothetical conditions, which it was not.

The next step involves the inspections of the Subject Property, which took place in April 2023 by Stephen D. Shaw, MAI, AI-GRS, and Joe M. Merritt. The inspections allow us to understand the physical components of the Subject Property. In addition to the inspections of the Subject Property, we also began the data-collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including property data analysis. We gathered and reviewed information from the Broward County Property Appraiser's Office and the City of Fort Lauderdale Planning and Zoning Department to understand and describe the Subject Property and its surroundings.

The third step in the process is a market area analysis and neighborhood analysis to determine the Highest and Best Use of the Subject Property. Through the Highest and Best Use analysis, we determine the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we rely on information obtained from the data-collection process.

The fourth step was the application of the appropriate approach for the valuation. *No approaches were specifically omitted from this appraisal either by the client or the appraiser.* The Subject consists of two vacant lots. The applicable valuation procedure for estimating the Market Value of vacant land is the Sales Comparison Approach, which is performed in the following Land Value Analysis.



NEIGHBORHOOD DATA

Preface

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 15th Edition on page 141 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."



Neighborhood Map

The Subject neighborhood is considered to be that area bordered on the north by West Sunrise Boulevard, on the south by East Broward Boulevard, on the east by North Federal Highway, and the west by Interstate 95. This is an older area that has experienced redevelopment for the past five+/- years.



Access to and through the Subject neighborhood is considered good. The northern portion of the neighborhood is accessed by Sunrise Boulevard (FL 838) which is a major east/west thoroughfare intersecting with North Federal Highway (US Highway 1) and Interstate 95, continuing to the western boundary of the county. The southern portion of the neighborhood is accessible via the East Broward Boulevard (FL 842) which is which is also a major east/west thoroughfare intersecting with North Federal Highway (US Highway 1) and Interstate 95, continuing to the western boundary of the county.

The Subject neighborhood is conveniently located near to Interstate 95. The neighborhood is 15+/- minutes from Fort Lauderdale/Hollywood International Airport and 1+/-5 minutes from Port Everglades, the cruise ship capital of the world.

The area is just five to 10 minutes from the downtown area of the City of Fort Lauderdale which features government offices and agencies, banking and commerce, the downtown library, a world class art museum, universities, Las Olas Boulevard and other shopping areas, the Riverwalk, Historic Himmarshee Village, and many other cultural, dining and entertainment options.

The neighborhood is primarily residential in nature, with commercial developments located on the major roadways. In general, the area is considered 95% to 100% built out with older properties undergoing renovations and replacement. The majority of commercial development in the neighborhood is located along the major thoroughfares including North Federal Highway, as well as East Sunrise and East Broward Boulevards. Development in the area was originally started in excess of 50 years ago and has gone through all stages of the neighborhood life cycle. The neighborhood has very good access to Interstate 95 and the Florida's Turnpike. Overall, residential development in the neighborhood consists of both single and multifamily, mostly built in the 1960s and 1970s.

Many of the older commercial properties that were purchased in the past few years were either completely demolished and re-developed or underwent significant remodeling.

The neighborhood is adequately served by public and private school systems as well as health care facilities. There are several elementary, middle, and high schools located within, or near the neighborhood.

The neighborhood benefits from its central location just west of the downtown area of Fort Lauderdale, and near the FAT Village (Flagler Arts & Technology), an urban arts district comprising artist studios, galleries along with restaurants, bars and shops. In November 2021, Hines, an international real estate firm, closed on the 5.6-acre site FAT Village site in which it plans an 835,000 square foot office, retail, and residential mixed-use project/village. Currently, there are several new developments within the FAT neighborhood consisting of the new Six13 apartment complex and the Sistrunk Marketplace and Brewery.



Another up-and-coming project is the Thrive Progresso district. Fish Property Management, working with the Fort Lauderdale CRA, is marketing the project as the Wynwood of Fort Lauderdale. This project is anticipated to include spaces for artists, restaurants, entertainment venues, and a brewery. It is expected to have 8 of the proposed 10 buildings renovated and ready for 40 to 60 tenants by the end of the year.

The Subject is part of the Northwest Regional Activity Center of the Subject neighborhood which was designated to promote regentrification of the area and foster an active downtown within which one can work, live, entertain, and shop without commuting to other districts in the city. The Subject is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA). A Community Redevelopment Plan was adopted in 1995 and last amended in 2016. The objectives of the Redevelopment Plan are "To formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Five-Year Strategic Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation and redevelopment of the NPF-CRA." Several properties within this area are rezoning from RMM25 to the newer NWRAC designation which will allow higher intensity uses. The RAC district is currently very active with numerous new multifamily projects anticipated in the next couple of years.

Conclusion

The Subject neighborhood has been a long-established area of residential development supported by commercial development situated along the various primary roads. Since the neighborhood has been nearly fully developed for some time, there have been no significant development in the immediate area of the Subject Property within the last several years with the exception of some renovations and smaller residential developments. The specific area of the Subject is recently gaining interest and is projected to be the next district for regentrification. The long-term outlook for the Subject neighborhood remains positive as it is an established area of Fort Lauderdale, with a strong population and employment base. Market conditions are projected to be improving in the foreseeable future.



PROPERTY DATA

Location

The Subject Lots are located on the Southeast corner of NW 8th Street and NW 10th Terrace in the City of Fort Lauderdale, Broward County, Florida. The street address for Lot 4942 34 06 7960 is 740 NW 10th Terrace, Fort Lauderdale, Florida 33311. Lot 4942 34 06 7960 has not been assigned a street address.

Location Map



Zoning

The Subject Lots are zoned RMM-25, Residential Multifamily Mid Rise/ Medium High Density District, by the City of Fort Lauderdale. RMM-25 district is intended for mid-rise multifamily residences and tourist accommodations. The RMM-25 district has a maximum density of 25 dwelling units per net acre and a maximum density of 30 hotel/motel or nursing home rooms per net acre, which is consistent with the residential medium high category of the city's comprehensive plan. Parcels so designated shall serve as a transition from medium high density multifamily housing and hotel development to single family and midrise multifamily residential neighborhoods and shall be located in proximity to arterial or collector streets or adjacent or near to commercial shopping and office facilities or services.



The Subject Lots are also located within the Northwest – Progresso – Flagler Heights Community Redevelopment Area Overlay and the NW Neighborhood Improvement District Overlay Districts.

In November 1995, the Fort Lauderdale City Commission adopted Resolution 95-170, creating the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA). A Community Redevelopment Plan was adopted in 1995 and last amended in 2016. The objectives of the Redevelopment Plan are “To formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Five-Year Strategic Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation and redevelopment of the NPF-CRA.” This effort is lead by the City of Fort Lauderdale Board of City Commissioners in its capacity as the Fort Lauderdale Community Redevelopment Agency Board of Commissioners. The CRA Advisory Board also serves to support the overall CRA mission and enrich the community.

Land Use Plan

The Subject Lots are designated NW Regional Activity Center, by the City of Fort Lauderdale, which is consistent with the current zoning.

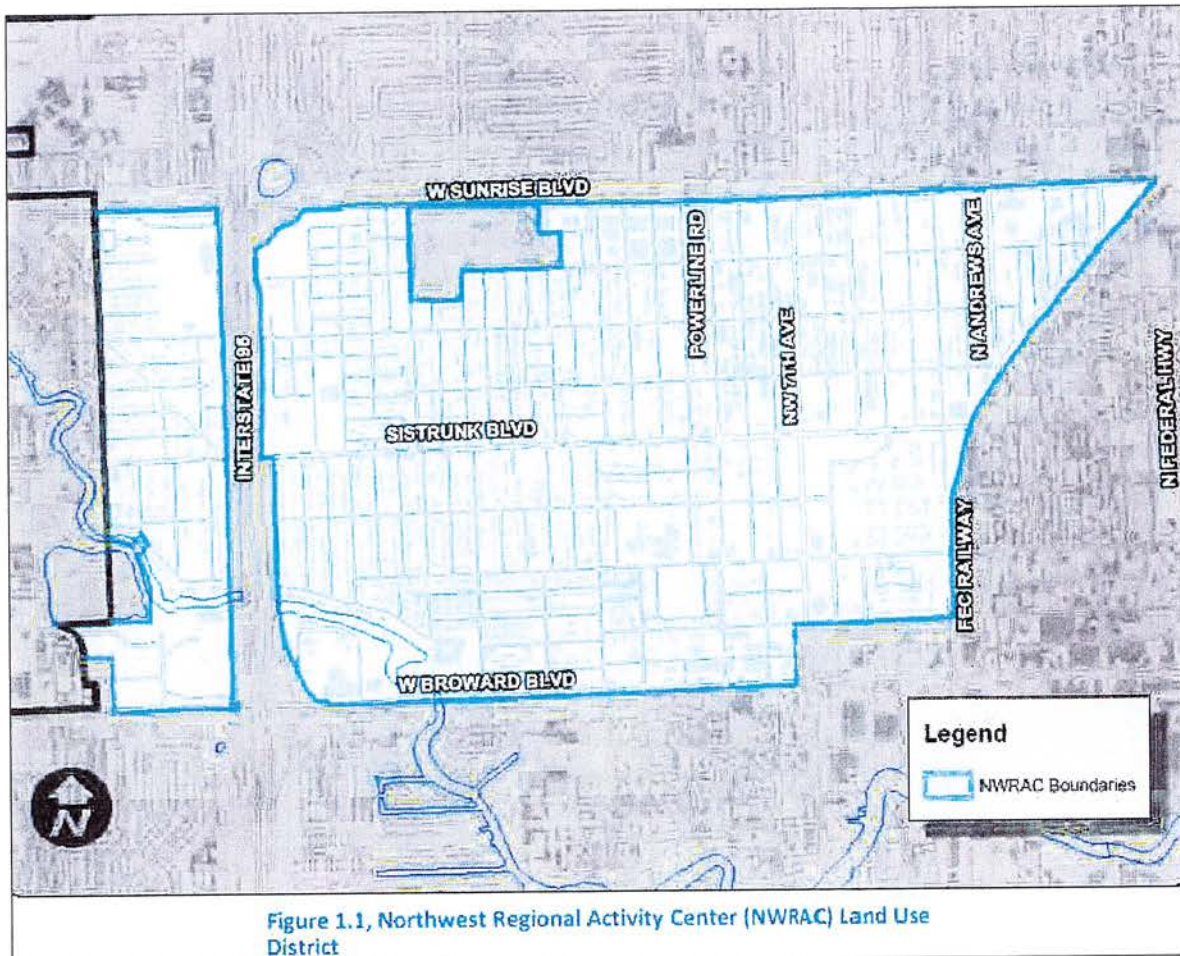
On January 21, 2015, the City of Fort Lauderdale City Commission adopted an ordinance creating the Northwest Regional Activity Center (NWRAC) Master Plan, which encompasses the creation of the NWRAC Mixed-Use (NWRAC-MU) Zoning Districts, adopted on February 17, 2015, along with associated Zoning Regulations and the NWRAC Illustrations of Design Standards that will set the standard and allow for certainty for future development within the NWRAC Master Plan area.

The fundamental planning principles identified in the plan and summarized below help guide the framework for the NWRAC Master Plan:

- Residential and mixed-use development to create a dynamic urban area complete with both daytime and evening activity.
-
- Architecture on a human-scale through appropriate building form and massing that relates to the streets with minimal setbacks and active occupied spaces, especially at grade.
-
- Landscaping that enhances the streetscape experience and shades the pedestrian with green space consolidated into usable parks and plaza areas.
-
- Parking is designed in such a way that on-site movement and storage of vehicles is as imperceptible as possible and minimally, if at all, interferes with pedestrian pathways.

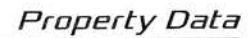


- Design of the streets, parking areas, and public realm that reinforces standards of safe neighborhood design and promotes the objectives of Crime Prevention through Environmental Design (CPTED).

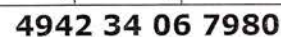
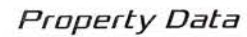


Easements and Deed Restrictions

We have not been provided a title search for the Subject Lots. Based upon our research of public records and our on-site inspections, we are not aware of any adverse easements or deed restrictions.



The Subject consists of the 2 rectangular lots shown below. They both have frontage on and access to NW 10th Terrace. Lot 4942 34 06 7980 also has frontage on and access to NW 8th Street. Avenue. Based on the surveys shown on the following page, the lot sizes are as follows:





Utilities

All public utilities are available to the Subject Lots including water and sewer service by the City of Fort Lauderdale Utilities, electricity by FPL, and internet/telephone service by a variety of providers.

Topography

The Subject lots are cleared and leveled at the approximate grade of the adjacent streets and land. They are all upland and useable.

Census Tract

2022 FFIEC Geocode Census Report

Address: 740 NW 10th Ter, Fort Lauderdale, Florida, 33311
MSA: 22744 - FORT LAUDERDALE-POMPANO BEACH-SUNRISE, FL
State: 12 - FLORIDA
County: 011 - BROWARD COUNTY
Tract Code: 0415.00

Summary Census Demographic Information

Tract Income Level	Low
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$82,100
2022 Estimated Tract Median Family Income	\$34,999
2020 Tract Median Family Income	\$31,310
Tract Median Family Income %	42.63
Tract Population	3981
Tract Minority %	98.24
Tract Minority Population	3911
Owner-Occupied Units	110
1- to 4- Family Units	957



Flood Hazard Zone

Flood Report

Address (from parcels)	742 NW 10TH TER
FEMA Data Source	DFIRM - Digital Flood Information Rate Map
Inside Special Flood Hazard Area?	INSIDE SPECIAL FLOOD HAZARD AREA
Risk Level	HIGH RISK AREAS
Flood Zone(s)	AH
Description(s)	AH = 100-YEAR FLOODPLAIN
Base Flood Elevation	6
NFIP Community Name	CITY OF FORT LAUDERDALE
County	BROWARD
State	Florida
NFIP Community Number	125105
NFIP Map Number or Community Panel Number	12011C0369H
Inside CBRA?	FALSE
CBRA Type	N/A
Map Panel Effective Date	2014-08-18 04:00:00+00
LOMA/LOMR (yes/no)	UNKNOWN - check map
LOMA/LOMR Date	UNKNOWN - check map



Assessed Value and Taxes

The 2022 assessed value and taxes for the Subject Lots were as follows:

2022 Assessed Value & Taxes						
Parcel ID Number	Land Size (Sq. Ft.)	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Taxes
4942 34 06 7960	3,375	\$50,630	\$0	\$50,630	\$24,690	\$0.00
4942 34 06 7980	3,375	\$43,880	\$0	\$43,880	\$42,880	\$0.00

Since the Subject Lots are under public ownership (Fort Lauderdale Community Redevelopment Agency), there are no real estate taxes.



Property History

According to the Broward County Property Public Records, the Subject Lots has been under the ownership of Fort Lauderdale Community Redevelopment Agency since May 27, 2022. At that time ownership was transferred from the City of Fort Lauderdale by the Quit Claim Deed recorded in Broward County Official Records Book Instrument Number 118182603. To our knowledge, none of the Subject Lots were was not listed for sale or under contract as of the appraisal date.

Land Improvements

The Subject Lots are vacant with no building improvements. Lot 4942 34 06 7980 is being used for parking and does have some old paving on the site in generally poor condition.



HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute defines Highest and Best Use on pages 88-89 as follows:

1. "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."
2. "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"
3. "The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, economically feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

In cases where properties are improved, the Highest and Best Use of the site "as though vacant" and the Highest and Best Use of the property "as improved" may be different. This is due to the principle of "contribution" which holds that if an improvement adds value to the site over and above land value, the Highest and Best Use of the property is as improved until such time as the improvements add no contributory value to the property.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Lots is for residential development. The reasons for this conclusion are as follows:

1. The Subject Lots are zoned RMM-25, Residential Multifamily Mid Rise/ Medium High Density District, by the City of Fort Lauderdale. RMM-25 district is intended for mid-rise multifamily residences and tourist accommodations. The RMM-25 district has a maximum density of 25 dwelling units per net acre and a maximum density of 30 hotel/motel or nursing home rooms per net acre, which is consistent with the residential medium high category of the city's comprehensive plan. Parcels so designated shall serve as a transition from medium high density



multifamily housing and hotel development to single family and midrise multifamily residential neighborhoods and shall be located in proximity to arterial or collector streets or adjacent or near to commercial shopping and office facilities or services. The Subject Lots are also located within the Northwest – Progresso – Flagler Heights Community Redevelopment Area Overlay and the NW Neighborhood Improvement District Overlay Districts. The Subject Lots are designated NW Regional Activity Center, by the City of Fort Lauderdale, which would allow mixed use or residential development. However, a zoning change would be necessary to develop the Subject Lots with a residential use.

2. Physically, the Subject Lots have sufficient size and depth to accommodate a small residential dwelling. They are mostly cleared, level and all upland and useable.
3. As illustrated in the following Land Value Analysis, the market has been recently active for residential zoned properties within the Subject's general market area. This trend is expected to continue during the foreseeable future.
4. It is our opinion that the maximum productivity of the Subject Lots would be realized through the development with a residential use. Their maximum potential would be reached with assemblage with neighboring parcels.



LAND VALUE ANALYSIS

According to the 15th Edition of The Appraisal of Real Estate on page 35, developing an opinion of land value can be considered a separate step in the valuation model or an essential technique for applying certain approaches to value, depending on the defined appraisal problem and on the highest and best use analysis. The relationship between highest and best use and land value may indicate whether an existing use is the highest and best use of the land.

An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

The most common way to develop an opinion of land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property, the only approach used was the Sales Comparison Approach.

Sales Comparison Approach

In order to estimate the Market Value of the Subject Lots, a search was made for recent sales of lots with development potential similar to the Subject. Our search was concentrated on properties zoned for residential uses located within the NW Regional Activity Center in the City of Fort Lauderdale.

We analyzed the Subject Lots and the comparables based on price per square foot of land area, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to conditions of sale, financing, property rights conveyed, time or market conditions, location, access & exposure, size, site quality and Zoning/Future Land Use designations. A chart detailing the comparable sales is shown on the next page followed by a sales location map, photographs of each sale, and a discussion of our adjustments.



Discussion of Vacant Land Sales

The following chart shows the land sales that were considered the most comparable to the Subject. The data is summarized below followed by a sales location map, details of each sale and our discussion.

Vacant Residential Lot Sales Callaway & Price, Inc. # 23-84464D									
Sale Number	Subject Property	1	2	3	4	5	6	7	8
ORBK/PG		118436258	118561173	118261154	117711632	117442225	117083816	117286683	117055553
Location	Southeast corner of NW 8th Street and NW 10th Terrace	Southeast corner of NW 8th Street and NW 19th Terrace	Northwest corner of NW 8th Street and NW 11th Avenue	North side of NW 6th Place, 40 feet east of NW 18th Avenue	South side of NW 8th Street, 90 feet east of NW 10th Avenue	Northwest corner of NW 7th Street and NW 16th Avenue	West side of NW 16th Terrace, 60 feet south of NW 9th Street	East side of NW 17th Avenue, 175 feet south of NW 6th Street	North side of NW 9th Street, 110 feet east of NW NW 19th Terrace
City	Fort Lauderdale	Fort Lauderdale	Fort Lauderdale	Fort Lauderdale	Fort Lauderdale	Fort Lauderdale	Fort Lauderdale	Fort Lauderdale	Fort Lauderdale
Folio Numbers	4942 34 06 7960 4942 34 06 7980	5042 04 18 0070	4942 34 05 6940	5042 04 12 0571	4942 34 06 8201	5042 04 12 0751	5042 04 17 0110 5042 04 17 0111	5042 04 25 0370	5042 04 10 0030 5042 04 10 0031
Owner/Grantor	Fort Lauderdale Community Redevelopment Agency	Abdul Sharif	Arthur Hall Memorial Church of God in Christ, Inc.	MM Development, LLC	DEB Investments, LLC	Gary A. German	US Bank National Association as Indentured Trustee	Jeanette Merritt, et al	Magave Investments, LLC
Grantee		John William Kraus	LPI Home Buyers, LLC	Lottoya Lewinson	Sosome Investments, LLC	Craig Hall	Justin Singer	ARA International, LLC	2872 NW 2 St, LLC
Date of Sale		Dec-22	Dec-22	Jul-22	Nov-21	Jul-21	Jun-21	Apr-21	Feb-21
Sale Price		\$32,000	\$87,500	\$116,499	\$45,000	\$50,000	\$70,000	\$68,000	\$77,500
Size - Square Feet	3,375 3,375	2,250	6,750	7,500	3,740	3,725	5,250	5,400	5,098
Size - Acres	0.08 0.08	0.05	0.15	0.17	0.09	0.09	0.12	0.12	0.12
Price/Square Foot		\$14.22	\$12.96	\$15.53	\$12.03	\$13.42	\$13.33	\$12.59	\$15.20
Zoning	RMM-25, Residential Multifamily Mid Rise/ Medium High Density	RM-15, Residential Multifamily Low Rise/Medium Density	RMM-25, Residential Multifamily Mid Rise/ Medium High Density	RS-8, Residential Single Family/Low Medium Density	RMM-25, Residential Multifamily Mid Rise/ Medium High Density	RS-8, Residential Single Family/Low Medium Density	RD-15, Residential Single Family and Duplex/Medium Density	RS-8, Residential Single Family/Low Medium Density	RD-15, Residential Single Family and Duplex/Medium Density
Future Land Use Plan	NW Regional Activity Center	NW Regional Activity Center	NW Regional Activity Center	NW Regional Activity Center	NW Regional Activity Center	NW Regional Activity Center	NW Regional Activity Center	NW Regional Activity Center	NW Regional Activity Center
Conditions of Sale		0%	0%	0%	0%	0%	0%	0%	0%
Market Condition Adj.		0%	0%	0%	0%	0%	0%	0%	0%
Adjusted Price Per SF		\$14.22	\$12.96	\$15.53	\$12.03	\$13.42	\$13.33	\$12.59	\$15.20
Physical Adjustments									
Location		0%	0%	0%	0%	0%	0%	0%	0%
Access & Exposure		0%	0%	0%	0%	0%	0%	0%	0%
Size		0%	0%	0%	0%	0%	0%	0%	0%
Site Quality		0%	0%	0%	0%	0%	0%	0%	0%
Zoning/Future Land Use		0%	0%	0%	0%	0%	0%	0%	0%
Total Physical Adjustment		0%	0%	0%	0%	0%	0%	0%	0%
Adjusted Price Per SF		\$14.22	\$12.96	\$15.53	\$12.03	\$13.42	\$13.33	\$12.59	\$15.20

Low \$12.03
High \$15.53
Average \$13.66

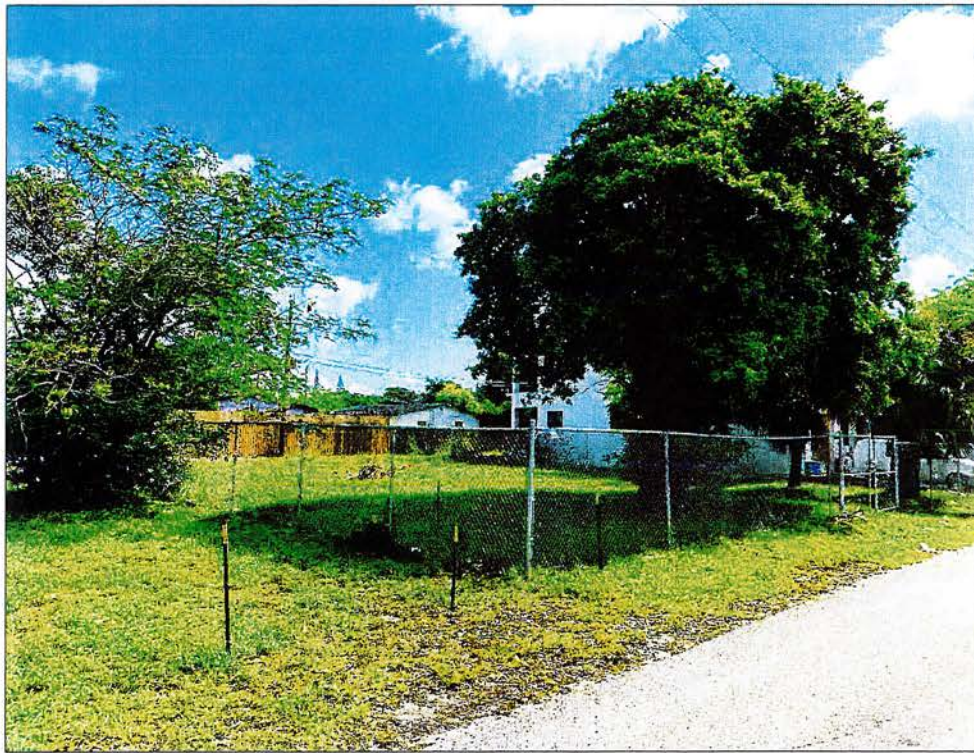
[illegible]



Lot Sale 1



Lot Sale 2



Lot Sale 3



Lot Sale 4



Lot Sale 5



Lot Sale 6



Lot Sale 7



Lot Sale 8



Discussion of Adjustments

Property Rights Conveyed

All the comparables in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. As far as we could determine all of the comparable sales involved arm's-length transactions without the presence of duress or adverse market influences. No adjustments were required for this factor.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. All of the sales involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed for these sales.

Time or Changes in Market Conditions

The next adjustment considered was for any increase or decrease in value with respect to time. The comparable sales took place between February 2021 and September 2022. Overall market conditions have been improving/appreciating in recent years. However, the recent increase in interest rates have placed many market participants in a cautious stance and mood of uncertainty. The market data discussed previously indicated that the Federal Reserve's pull back in interest rate manipulation and a recent dip in mortgage rates have given rise to a feeling of rate stabilization.

All of the sales, which occurred within the past two years, were considered to be representative of current market conditions and they were not adjusted for time or changes in market conditions.

Location

The Subject Lots are considered to have average general locations for residential development. All of the comparables are located in the NW Regional Activity Center in the City of Fort Lauderdale and were considered to be generally similar to the Subject Lots in location. Therefore, no adjustments were made for this factor.



Size

The comparable sales ranged in size from 2,250 to 8,449 square feet, while the Subject Lots range in size from 1,875 to 7,500 square feet. Typically, the larger the property, the lower the price per square foot when all other things are equal. However, in redevelopment areas, larger sites sometimes command a premium as they allow for greater development flexibility. In this instance, no size adjustments were warranted.

Site Quality

The Subject Lots are considered to have a good overall site quality being rectangular, cleared and leveled. All of the comparables were considered to be generally similar to the Subject as to overall site quality and no adjustments were made for this factor.

Zoning/Future Land Use

The Subject Lots are zoned RMM-25, Residential Multifamily Mid Rise/ Medium High Density District, by the City of Fort Lauderdale and are located within the NW Regional Activity Center Future Land Use Plan category. Sale 1 is zoned RM-15, Residential Multifamily Low Rise/Medium Density District. Sales 2 and 4 have the same zoning as the Subject. Sales 3, 5 and 7 are zoned RS-8, Residential Single Family/Low Medium Density and Sales 6 and 8 are zoned RD-15, Residential Single Family and Duplex/Medium Density all by the City of Fort Lauderdale. All of the comparables are located within the NW Regional Activity Center Future Land Use Plan category. The zoning designations for the comparables are generally similar to that of the Subject Lots and the available market data indicated no adjustments for these differences in zoning designations. Therefore, no adjustments were made for this factor.

Conclusion

All of the comparable sales used in our analysis were considered to be very similar to the Subject Lots and no adjustments were necessary. They indicated values ranging from \$12.03 to \$15.53 per square foot of land area, with an average indication of \$13.66 per square foot. The comparables do not indicate a premium for parcels with more road frontage. All of the comparables were considered to provide reasonable indications of Market Value for the Subject Lots. Based on these indications, it is our opinion that the Subject Lots had Market Values equal to approximately \$14.00 to \$15.00 per square foot of land area as of the appraisal date. This indicates Fee Simple Estate Market Values for the Subject Lots as calculated below:

4942 34 06 7960

3,375 Sq.Ft. X \$14.00 Per Sq.Ft. = \$47,250

3,375 Sq.Ft. X \$15.00 Per Sq.Ft. = \$50,625

Say \$49,000

4942 34 06 7980

3,375 Sq.Ft. X \$14.00 Per Sq.Ft. = \$47,250

3,375 Sq.Ft. X \$15.00 Per Sq.Ft. = \$50,625

Say \$49,000

Exhibit 11

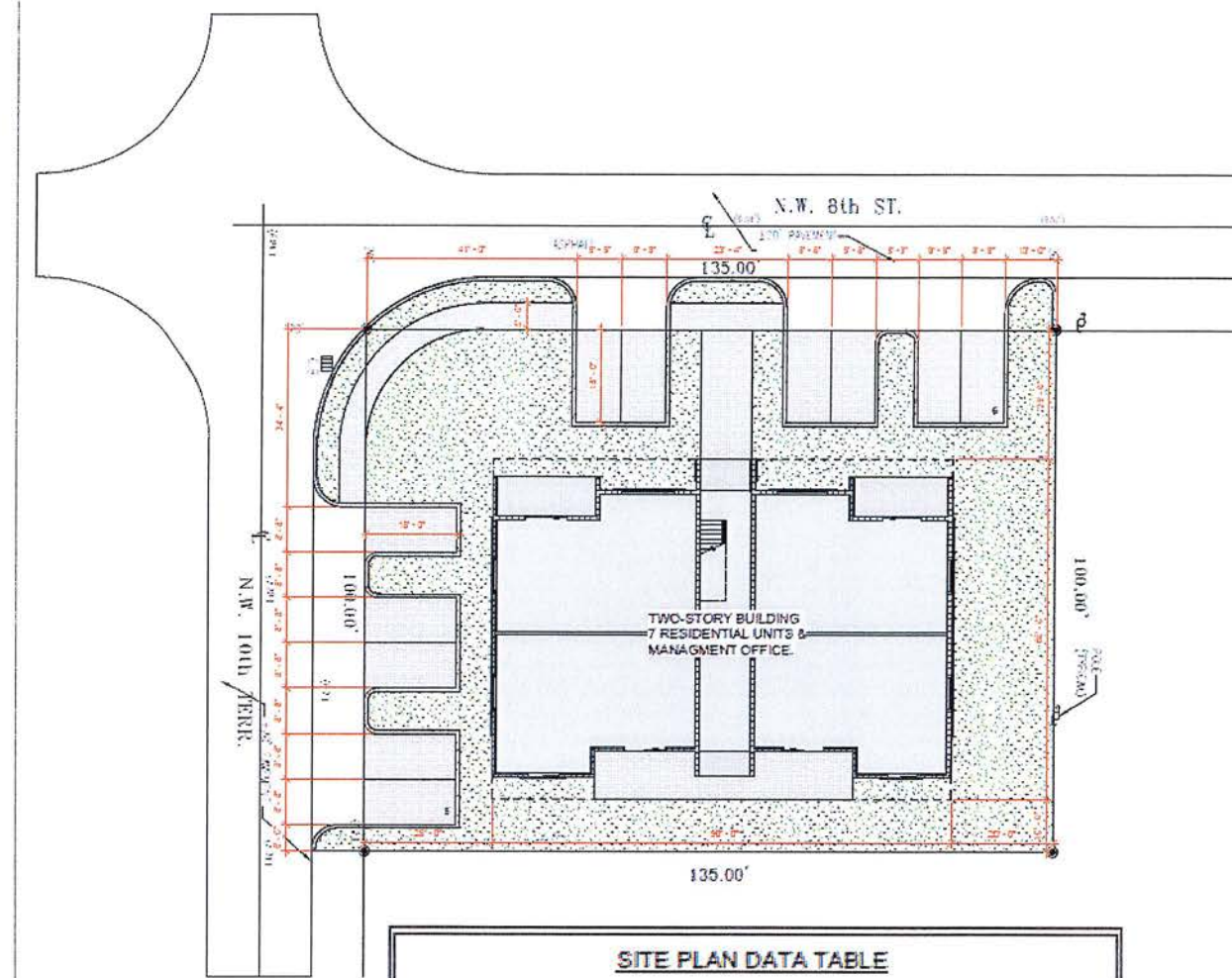
CONCEPTUAL PLAN

See Appendix for additional details



CONCEPTUAL PLAN

See Appendix for additional details



MILLON ARCHITECTURE LLC
10015 MILLON RD. SW
FORT LAUDERDALE, FL 33307
TEL: 954.333.1111
WWW.MILLONARCHITECTURE.COM

SUBMITTALS

REVISIONS:

No.	Description	Date
1		
2		
3		
4		

PROJECT: TWO-UNIT FAMILY
ADDRESS: 742 NW 10TH ST., FORT LAUDERDALE, FL
SHEET: CONCEPT PLAN
DATE: 04/10/2023

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 04/10/23
JOB # WA010

DATE: 04/10/23
JOB # WA010

DATE: 04/10/23
JOB # WA010

DATE: 04/10/23
JOB # WA010

DATE: 04/10/23
JOB # WA010

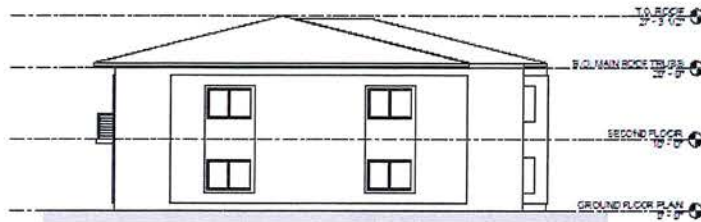
SITE PLAN DATA TABLE			
GOVERNING CODE:		CITY OF FORT LAUDERDALE, FL UNIFIED LAND DEVELOPMENT CODE	
PROPERTY ADDRESS:		742 NW 10TH ST. FORT LAUDERDALE, FL	
LAND USE DESIGNATION:		RESIDENTIAL DWELLINGS	
ZONING DESIGNATION:		RSM-25 RESIDENTIAL MID-RISE MULTIFAMILY MEDIUM DENSITY DISTRICT	
WATER/WASTEWATER SERVICE PROVIDER:		CITY OF FORT LAUDERDALE	
SITE AREA:		13,500 SQ. FT. OR 0.31 ACRE	
BUILDING FOOTPRINT:		4,820 SQ. FT. / 35.3%	
		CODE REQUIREMENT	PROVIDED
MIN. LOT SIZE		5,000 SQ. FT.	13,500 SQ. FT.
MAX. DENSITY		25 DU / ACRE	25 DU / ACRE (7 UNITS)
MAX. BLDG. HEIGHT		25 FEET	25 FEET
SETBACKS			
FRONT (W)	FRONT: 20'	FRONT: 20'	
REAR (R)	REAR: 20'	REAR: 20'	
SIDE/CORNER (N)	SIDE: 20'	SIDE: 20'	
SIDE (S)	SIDE: 10'	SIDE: 10'	
OPEN SPACE & HARDSCAPE			
PERVIOUS AREA	N/A	6,307 SF. FT. = 47.0%	
IMPERVIOUS AREA	N/A	7,193 SF. FT. = 53.0%	
PARKING		1 BR: 1.75 (DU) 5 DU X 1.75 = 8 SPACES 2 BR: 2.1 (DU) 3 DU X 2.1 = 6 SPACES TOTAL REQUIRED: 13 SPACES	11 SPACES (MAXIMUM AFFORDABLE HOUSING REQUIRED)

BUILDING SQUARE FOOTAGE:		LEGAL DESCRIPTION:	
FIRST FLOOR:	4,520 SF	LOT 45, 46, 47, 48, BLOCK 275, PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
SECOND FLOOR:	4,300 SF		
TOTAL:	8,820 SF		

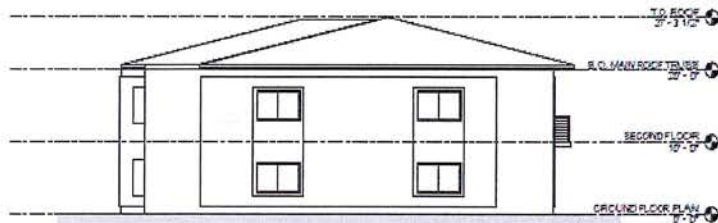
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CONCEPTUAL PLAN

See Appendix for additional details



EAST ELEVATION
1/8" = 1'-0" ①



WEST ELEVATION
1/8" = 1'-0" ②



NORTH ELEVATION
1/8" = 1'-0" ③



SOUTH ELEVATION
1/8" = 1'-0" ④



MIL ARCHITECTS
CREATING ART

SUBMITTALS

155L

No
1
1
1
1
1

PROJECT
140 MULTI-FAMILY

DATE
04/17/2023

JOB

DATE
04/17/2023

JOB

JOB

JOB

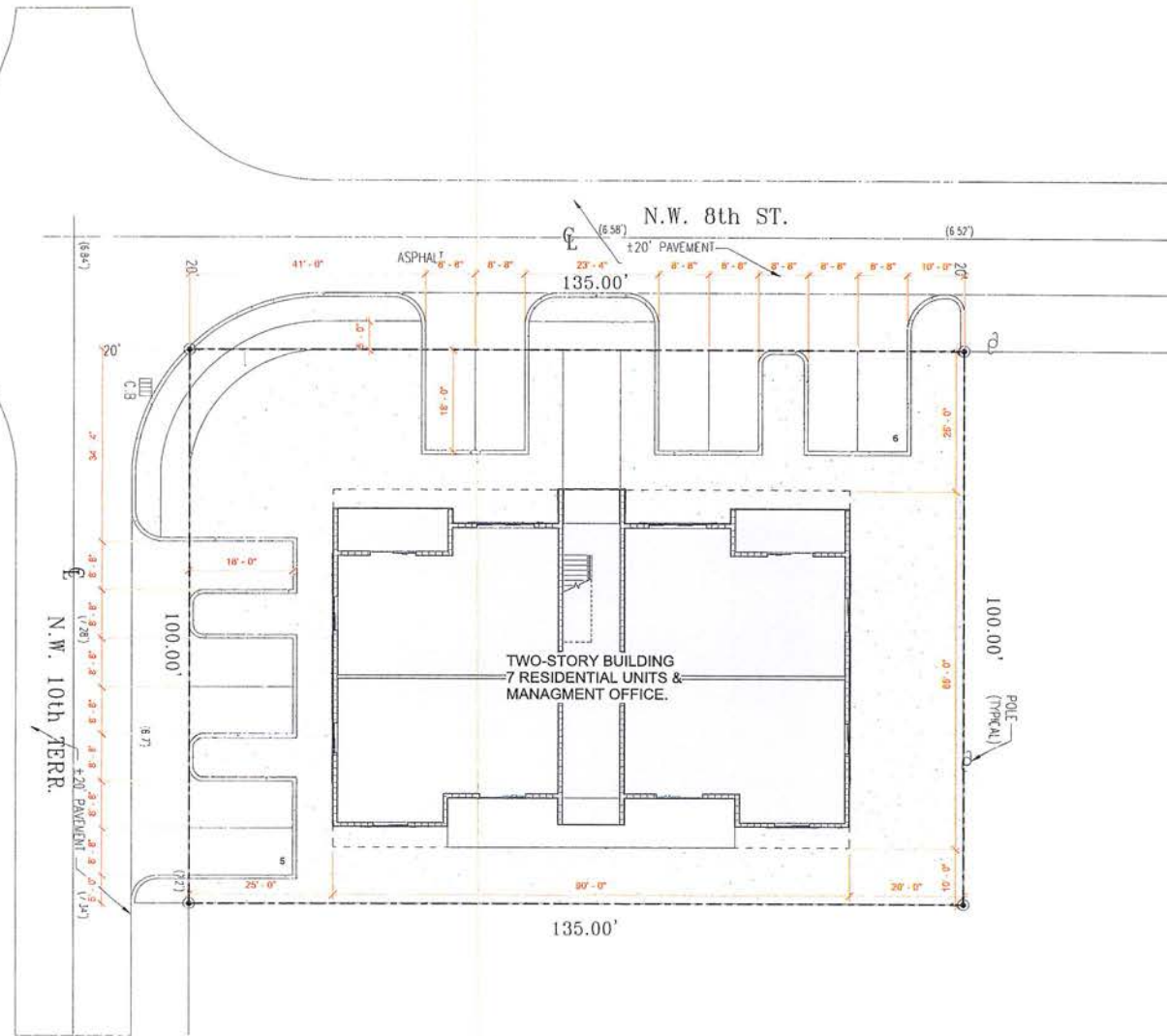
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JOB

#	DESCRIPTION	KEYNOTES
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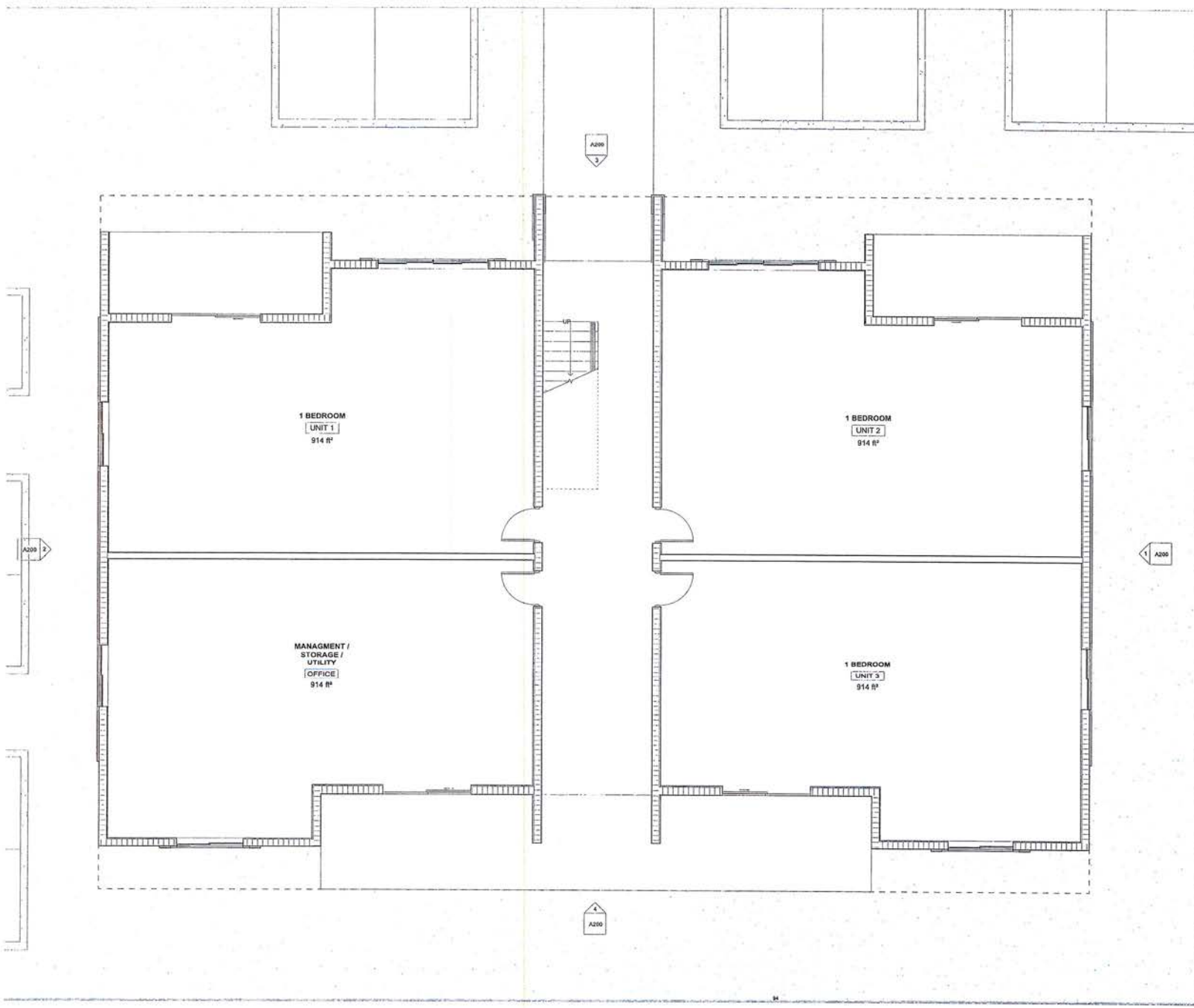


SITE PLAN DATA TABLE			
GOVERNING CODE:		CITY OF FORT LAUDERDALE, FL UNIFIED LAND DEVELOPMENT CODE	
PROPERTY ADDRESS:		742 NW 10 TERR FORT LAUDERDALE, FL	
LAND USE DESIGNATION:		RESIDENTIAL DWELLINGS	
ZONING DESIGNATION:		RMM-25 RESIDENTIAL MEDIUM DENSITY DISTRICT	
WATER/WASTEWATER SERVICE PROVIDER:		CITY OF FORT LAUDERDALE	
SITE AREA:		13,500 SQ. FT. OR 0.31 ACRE	
BUILDING FOOT PRINT:		4,833 SQ. FT. / 36.5%	
		CODE REQUIREMENT	PROVIDED
MIN. LOT SIZE		5,000 SQ. FT.	13,500 SQ. FT.
MAX. DENSITY		25 DU / ACRE	25 DU / ACRE (7 UNITS)
MAX. BLDG. HEIGHT		55 FEET	28 FEET
SETBACKS			
FRONT (0')		FRONT: 25'	FRONT: 25'
REAR (5')		REAR: 25'	REAR: 20'
SIDE(CORNER) (5')		SIDE: 25'	SIDE: 25'
SIDE (5')		SIDE: 10'	SIDE: 10'
OPEN SPACE & LANDSCAPE			
PERVIOUS AREA		N/A	6,307 SF. FT. = 47.2%
IMPERVIOUS AREA		N/A	7,193 SF. FT. = 52.8%
PARKING			
1 BR. 1.75 / DU. 5 DU X 1.75 = 8 SPACES		4 SPACES	11 SPACES
2 BR. 2 / DU. 2 DU X 2 = 4 SPACES		4 SPACES	13 SPACES
TOTAL REQUIRED		8 SPACES	13 SPACES
TOTAL		8,166 SF	
BUILDING SQUARE FOOTAGE:		LEGAL DESCRIPTION:	
FIRST FLOOR		LOT 45, 46, 47, 48, BLOCK 278, PROGRESSO, ACCORDING TO THE	
SECOND FLOOR		PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE	
TOTAL		PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	

KEYNOTES	
#	DESCRIPTION

FLOOR PLAN LEGEND

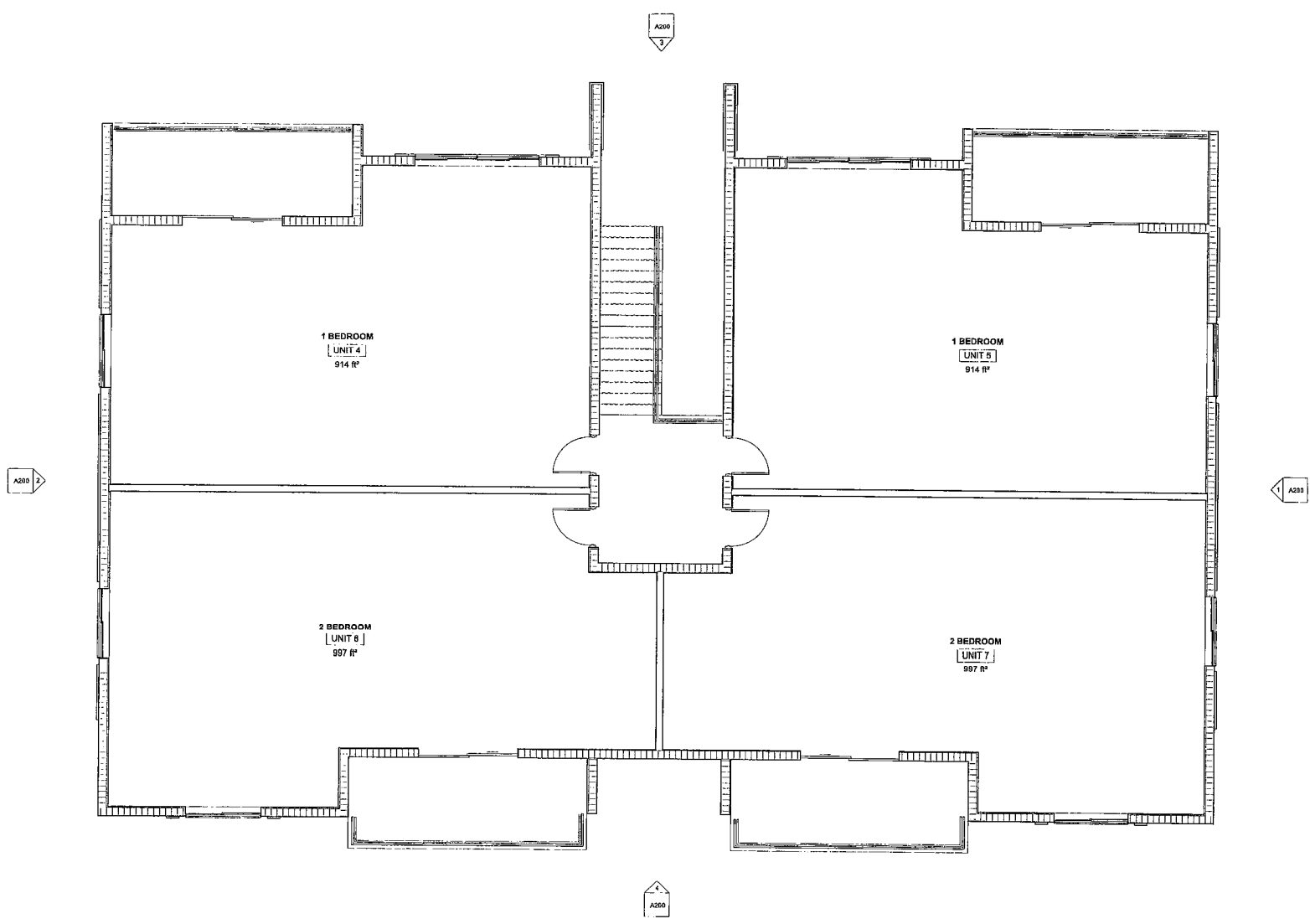
- PRE-ENGINEERED STEEL BUILDING
- INTERIOR PARTITION
- NEW CONCRETE BLOCK WALL
- NEW DRY WALL
- 1/2 HR FIRE RATED WALL
- 2 HR FIRE RATED WALL
- BATT INSULATION
- REINFORCED CONCRETE COLUMN. SEE STRUCTURAL DRAWING FOR DETAIL
- 3/12" DENOTES ROOF OR FLOOR SLOPE
- 1.22 DENOTES GRADE ELEVATION
- DENOTES ELEVATION
- SECTION MARK DRAWING SHEET #
- ENLARGED MARK DRAWING SHEET #
- WALL TYPE
- WINDOW
- DOOR
- KEYNOTE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION





MILLON ARCHITECTONICS LLC
SUBMITTALS
ISSUAI
No. 1
DATE
PROJECT
700 MULTI FAMILY
720 NWS 10TH TER

KEYNOTES	
#	DESCRIPTION



DATE 04/17/2023
JOB #
A



ROOF PLAN LEGEND

 = NO WORK OF SCOPE IN THIS AREA

 = NEW ROOF

$3/12$ = DENOTES SLOPE

 DENOTES ELEVATION

 KEYNOTE

 EXTERIOR ELEVATION

 SECTION MARK DRAWING SHEET # #

 ENLARGED MARK DRAWING SHEET # #

KEYNOTES	
#	DESCRIPTION



MILLON ARCHITECTONICS LLC

SUBMITTALS

ISSUANCE

No. Date

747 MULTI FAMILY
747 N.W. 117th

PROJECT

DATE 06/17/2023

JOB #

JOB #

ROOF PLAN

1/4" = 1'-0"



A

#	DESCRIPTION	KEYNOTES



WILLOW ARCHITECTONICS LLC

SUBMITTALS

ISSU

NA.

1

2

3

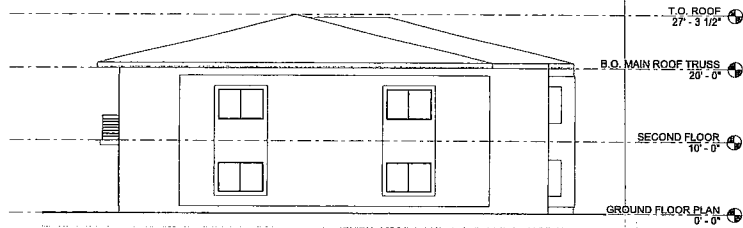
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PROJECT 142 KULTI FAMILY

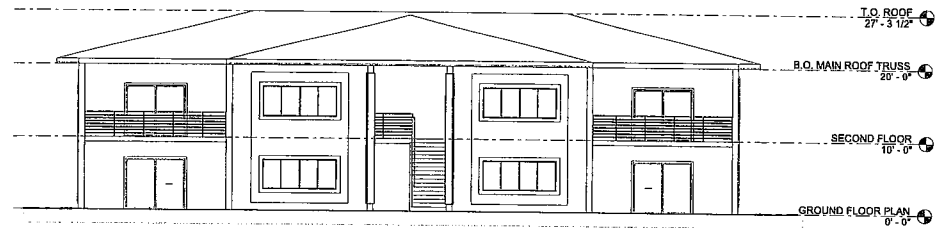
DATE 04/17/2023

JOB

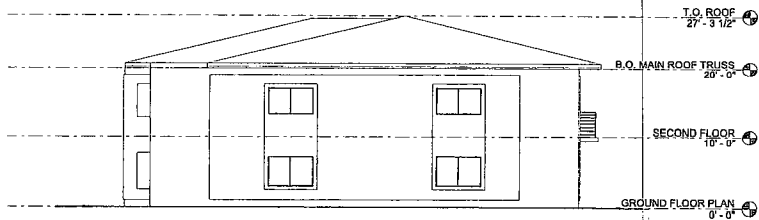
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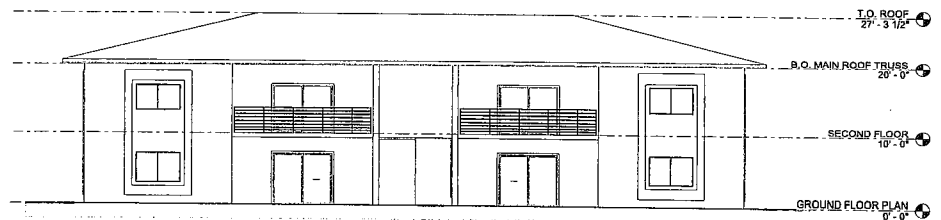
EAST ELEVATION ①
1/8" = 1'-0"



NORTH ELEVATION ③
1/8" = 1'-0"



WEST ELEVATION ②
1/8" = 1'-0"



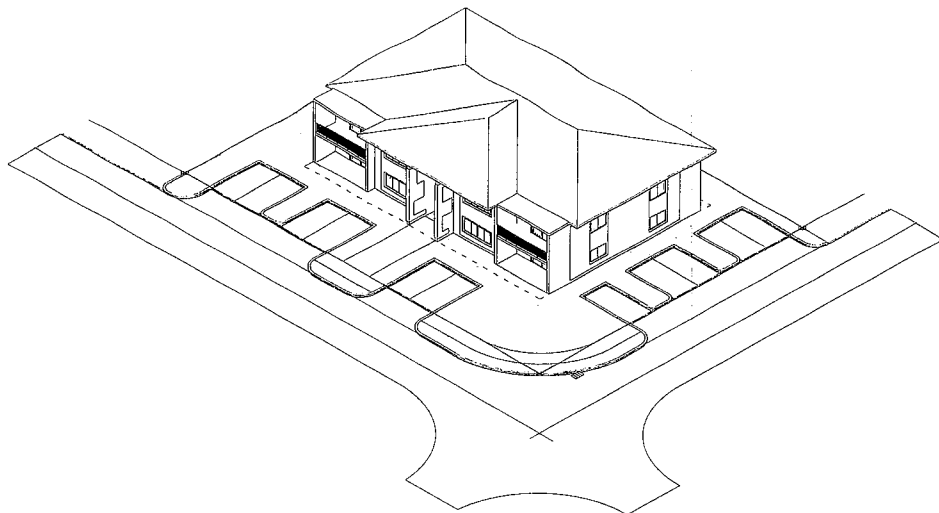
SOUTH ELEVATION ④
1/8" = 1'-0"



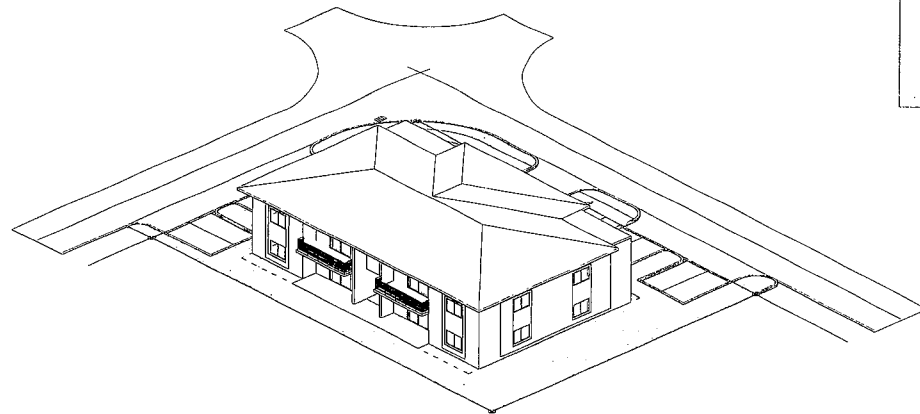
RENDER 1 - FRONT VIEW



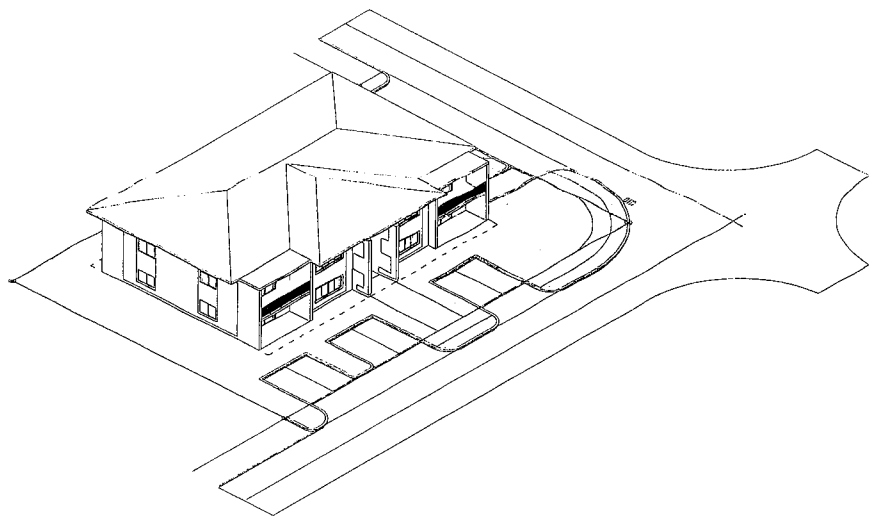
RENDER 2 - NW VIEW



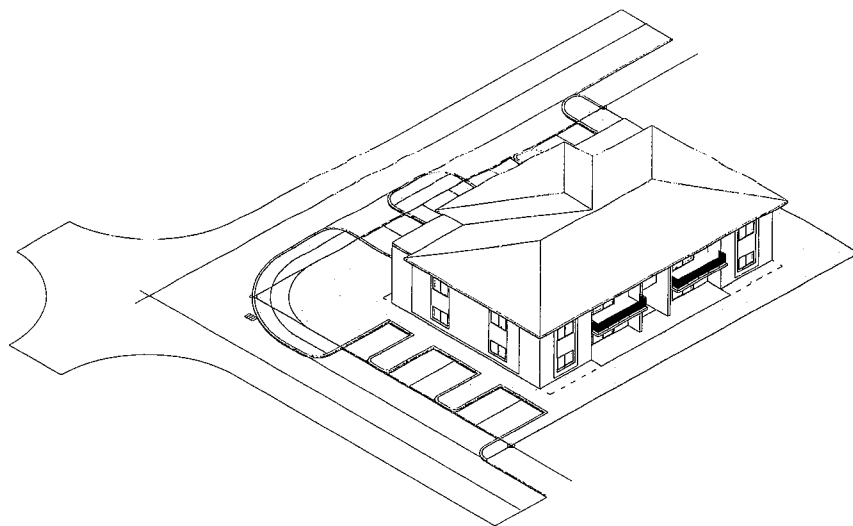
NW AXONOMETRIC ①



SE AXONOMETRIC ②



NE AXONOMETRIC ③



SW AXONOMETRIC ④



MILOR ARCHITECTONICS LLC

SUBMITTALS

ISSUE

No.

1

2

3

4

740 MUGST FAMILY

PROJECT

DATE 04/17/2023

JOB

A