

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

January 14, 2024 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

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|------|--|---------------------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
- 12.10.2024 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Martin |
| iv. | Funding Request and Recommendations
Recommended Funding to SJC Sistrunk, LLC
for a Mixed-Used Project – 801 NW 6 th Street
Development Incentive Program - \$6,000,000 | NPF Staff
Eleni Ward |
| v. | Old/New Business
- November Meeting/Date Options (11/14 -11/20) | Rhoda Glasco F.
Chair |
| vi. | Public Comments | Rhoda Glasco F.
Chair |
| vii. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, February 11, 2024.**

Purpose: To review the Plan for the NPF-CRA 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 NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA 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	P	5	1
Jinny Bissainthe	P	5	1
Sonya Burrows	P	6	0
Kenneth Calhoun	P	6	0
Lisa Crawford	A	4	2
Noel Edwards	P	3	3
Christopher Murphy	P	4	2
Alfredo Olvera	P	4	2
John Quailey, Vice Chair	P	6	0
Brian Stafford	P	1	0

Currently there are 10 appointed members on the Board, which means six (6) would constitute a quorum.

Staff

Lizeth DeTorres, Sr. Administrative Assistant
 Clarence Woods, III, NPF CRA Manager
 Jonelle Adderley, CRA Project Coordinator
 Bob Wojcik, Housing and Economic Development Manager
 Tania Bailey-Watson, CRA Senior Administrative Assistant
 Lizeth DeTorres, Sr. Administrative Assistant
 J. Opperlee, Prototype Inc. Recording Secretary

Others

Ryan Grindler, Magellan Housing
 Steven Tinsley, Broward College
 Ethan Sharp, Broward College
 Anthea Pennant-Wallace, Broward College
 Phaion Hicks, Hibiscus Construction

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

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

Brian Stafford, new Board member, introduced himself.

II. Approval of Minutes

NPF CRA Board

- November 12, 2024 Minutes

Motion made by Mr. Murphy, seconded by Mr. Stafford to approve the Board's November 12, 2024 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Ms. Martin reviewed the funding chart. She reported that since 2017, the Board had awarded \$103 million and spent \$59 million. Approximately \$45 million was outstanding as of 12/2/24. Ms. Martin said they had an incentive budget of approximately \$18.5 million for 2025 and they had \$5.7 million in CIP balances. She agreed to provide details at the next meeting. Ms. Martin said on 11/19/24, the CRA Board had approved \$5.8 million of remaining incentive and operational balances from 2024 that they were trying to reallocate for 2025.

Mr. Woods informed Mr. Murphy that they were always seeking to pull money from projects that were not moving forward.

Ms. Martin discussed the TIFF dollar report and said they had awarded \$41.9 million, spent \$14.24 million and had \$27 million outstanding. There was \$19.45 million encumbered to date for the \$20 million loan and they had disbursed.

Chair Foderingham asked Ms. Martin to bring the CIP and a list of completed projects to the next meeting.

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

Bob Wojcik

Mr. Wojcik said this was a request for a \$1 million increase in the development incentive forgivable loan program for the Aldridge and Larimore mixed-use project. He recalled that in November 2021, the CRA had approved an \$8 million development incentive and a CRA land contribution for these two projects on Sistrunk Boulevard. The project included residential development, structured parking and commercial space. The rents would remain affordable for 30 years for eligible persons and families not exceeding 60% of the Broward County Median Area Income. The CRA's economic development corporation, Invest Fort Lauderdale, was a 20% partner in the project and would receive 20% of the profits. They would also have the option to lease all the commercial space in both buildings for 15 years at \$5 per square foot for years 1-5; \$6 per square foot for years 6-10 and \$7 per square foot for years 11-15. The developer could also sublet any or all of the commercial space to small businesses.

Mr. Wojcik stated the need for additional funding was caused by a significant drop in the low-income housing tax credit pricing. He recommended the Board approve the increase.

Ryan Grindler, Magellan Housing, said both projects were currently in permitting. He stated the market for tax credits had taken a significant hit, resulting in the need for additional funds. In addition, he mentioned that once the additional funds are approved, the rate would be locked in regardless of any changes in the tax credits. Mr. Grindler said there were 26 parking spaces on the Larimore site, plus 9 on-street spaces. The other building was the same. Rents would be \$1,119 for one-bedroom apartments and \$1,344 for two-bedroom apartments. They anticipated construction would start immediately after closing in March or April 2025. Construction would take 18 months or less.

Ms. Burrows requested a commitment to provide the CRA four months' notice before units would be available so the community could apply early and Mr. Grindler agreed. He said the units would be allotted by lottery.

Motion by Mr. Calhoun, seconded by Mr. Edwards, to approve staff's recommendation. In a voice vote, motion passed 9-0.

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

Bob Wojcik

Mr. Wojcik recalled that in December 2020, the CRA had approved a \$1million funding package for scholarships and space improvements. The college had not met the 200-person workforce education goals under the agreement. The applicant was requesting an extension of time to enroll the 200 students. Mr. Wojcik recommended the Board recommend the CRA Board amend the agreement to extend the time period for Broward College to complete improvements and to provide the scholarships.

Steve Tinsley, Broward College, introduced Dr. Ethan Sharp and Anthea Pennant-Wallace, who would be implementing the plan to meet the goals of enrollment. He noted the turnover in leadership at Broward college, which had contributed to the delay. He stressed that Broward College remained committed and would continue to occupy the space at the YMCA and execute the higher education components of the grant. Mr. Tinsley reported they wanted to begin recruiting students at the beginning of 2025. He said in the two years they had occupied the space, there had been no students. Under the Promise Neighborhoods grant, there had been significant scholarship activity.

Ms. Pennant-Wallace noted the challenge of ramping up services and getting students prepared for the programs. Ms. Bissainthe asked how they would recruit students and Ms. Pennant-Wallace said they had been building a pool of students.

Chair Foderingham suggested extending through September, the City's fiscal year and Mr. Wojcik said ideally, they would extend it until the CRA sunsetted. He suggested expanding the program to cover students who wanted to pursue higher education, not just rapid credentialing job training. Ms. Burrows was disappointed that the program was still not operational and wanted to allocate the funds to a program that was ready. Chair Foderingham noted that the YMCA had been in construction, then the lessees needed to do their own improvements. These issues, plus the turnover at Broward College, had caused the delay.

Mr. Woods pointed out that they had been holding classes, but not for people within the redevelopment area that were eligible for the reimbursement. He had been working with Dr. Tina Brown and Ms. Adderley was working with them on the marketing within the redevelopment boundaries, not just 33311.

Mr. Woods agreed with Mr. Wojcik that ideally, they should extend the program until the CRA sunsetted.

Motion by Mr. Edwards, seconded by Mr. Calhoun, to extend the time period to September 2025.

Chair Foderingham suggested extending to at least October 30, 2025.

Mr. Edwards withdrew his original motion.

Motion by Mr. Edwards, seconded by Mr. Calhoun, to extend the time period until the CRA sunsetted on November 20, 2025.

Board members discussed the possibility that the CRA would be extended beyond November 20, 2025.

Mr. Edwards withdrew his second motion.

Motion by Mr. Edwards, seconded by Mr. Calhoun, to extend the time period until November 20, 2025. In a roll call vote motion passed **9-0**.

**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**

Bob Wojcik

Mt. Wojcik said these were two 25-foot-wide lots that were not adjacent and were zoned multifamily but were unbuildable unless they were assembled with an adjacent property. They had received a proposal from Hibiscus Construction and the owner of the adjacent

property, Believers Trust Ministries, to purchase the lots and combine them with adjacent property they already owned, to construct a multi-family rental development. He recommended the Board move to recommend the CRA Board accept the ranking of the evaluation committee and award the agreement to Hibiscus Construction.

Motion by Mr. Calhoun, seconded by Mr. Stafford, to recommend that the CRA board accept the ranking of the evaluation committee and award the agreement to Hibiscus Construction. In a roll call vote motion passed **9-0**.

VII. Old/New Business

Chair Foderingham reported the City Commission had approved the Sistrunk View property at their first meeting in November. She had made a presentation to the Commission at the behest of Commissioner Beasley-Pittman.

VIII. Public Comments

None

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:58 PM.

The next regular NPF-CRA meeting will be held **Tuesday – January 14, 2025**.

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

Minutes by J. Opperlee, Prototype Inc.

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - COMPLETED Incentive Projects as of 1/3/2024 (FY 2017 - FY2025)					
Vendor	Index Title	Total Encumbrance as of FY 25	Total Disbursement	Remaining Awarded Incentives	Comments
Invasive Species Brewing LLC	PBIP & Comm. Façade Improvement Programs	110,353	(100,875)	9,478	PO Closed
Brody Family Investments	Comm. Façade Improvement	350,000	(288,633)	61,367	PO Closed
728 NW 7th Terrace	Comm. Façade Improvement	7,500	(7,500)	-	
723 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
731 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
737 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
Rechter Holdings (913 NE 4 Ave)	PBIP & Comm. Façade & Streetscape Programs	206,267	(206,267)	-	
Moody's Insurance	PBIP & Comm. Façade & Streetscape Programs	77,500	(77,500)	-	
CHDS, LLC (1740 NW 3rd Ct)	Comm. Façade	11,300	(11,300)	-	
Italian Artisans Inc	PBIP	25,000	(25,000)	-	
Fairfield Flagler LP	Streetscape Enhancement Program	329,503	(329,503)	-	
ID Flagler Village (TRIANGLE)	Streetscape Enhancement Program	251,078	(251,078)	-	
Urban North LLC	Streetscape Enhancement Program	50,000	(50,000)	-	
LPF Realty FL LLC	Development Incentive	1,500,000	(1,500,000)	-	
613 NW 3rd Ave LLC	Development Incentive	7,000,000	(7,000,000)	-	
Wine Watch LLC	Development Incentive	50,000	(50,000)	-	Adjusted CAM
Land Acquisition 2 Properties	Property Tax Reimbursement Program	190,000	(190,000)	-	
Land Acquisition 55 Properties	Property Tax Reimbursement Program	612,291	(612,291)	-	
Land Acquisition	Property Tax Reimbursement Program	60,000	(60,000)	-	
Circle House Coffee	PBIP & Comm. Façade	187,772	(187,772)	-	
JRs Automotive & Performance	Comm. Façade Improvement	44,493	(44,493)	-	
IHL Properties	Comm. Façade Improvement	50,000	(50,000)	-	
Rechter Progresso 837 LLC	PBIP	50,000	(50,000)	-	
Rechter Progresso 835 LLC	PBIP	50,000	(50,000)	-	
Dales Properties and Tires	Comm. Façade & PBIB	350,000	(352,672)	(2,672)	PO Closed
1134 LLC (Smitty's Wings)	PBIP & Comm. Façade	450,000	(445,873)	4,127	PO Closed
McClinton Holdings	PBIP	100,000	(100,000)	-	
North West 6th Investments LLC (SISTRUNK MARKET)	Development Incentive	1,400,000	(900,000)	500,000	First Amendment - Sec. 2. Paragraph 6.02: Contingencies 1-3. Payment 1 made by wire transfer. Payment 2 requested on 6.15.2021. Payment 3 requested on 5.30.2024
East Fort Lauderdale Rentals (Startups)		350,000	(350,000)	-	
Orchestrated Brewers, LLC	PBIP & Comm. Façade	79,778	(79,778)	-	
Batch Cookies, LLC	PBIP	21,000	(21,000)	-	
*Sweeting Estates - Painting & Landscaping FY20	Residential Façade & Landscaping	-	(216,326)	(216,326)	\$7500 per homeowner
River Gardens Townhomes	Development Incentive	\$ 1,500,000	\$ (1,500,000)	-	Funds disbursed to Escrow Agent- Final transaction (interest balance returned to CRA on 3.2.2022)
Jack and Jill	Development Incentive	\$ 2,500,000	\$ (2,500,000)	-	Received Certificate of Occupancy in August. Issued 8.3.2022 - Final payment of \$500,000 disbursed 4/2024
*Sweeting Estates - Painting & Landscaping FY21	Residential Façade & Landscaping	-	(155,130)	(155,130)	\$7500 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY21	Residential Façade & Landscaping	-	(120,366)	(120,366)	\$5,000 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY22	Residential Façade & Landscaping	-	(105,046)	(105,046)	\$5,000 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY23	Residential Façade & Landscaping	-	(92,244)	(92,244)	\$5,000 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY24	Residential Façade & Landscaping	-	(61,720)	(61,720)	\$5,000 per homeowner/ \$100k budgeted FY24 FINAL YEAR
*Emergency Business Assistance FY20	Emergency Business Assistance	-	(145,000)	(145,000)	\$10,000 per small business
*Emergency Business Assistance FY21	Emergency Business Assistance	-	(300,000)	(300,000)	\$10,000 per small business
Rebuilding Together Broward - FY21	Residential Rehab Forgivable Loans	255,000	(255,000)	-	Final 4th quarter payment disbursed on 2/17/2021

FPA II LLC (The Pharmacy Project)	Comm. Façade Improvement	748,500	(748,500)	-	Wire sent 4.9.2021
Shipmonk - BEDA BOX	PBIP	\$ 221,917	-	221,917	Work completed. Pending proof of job creation prior to making payment
Numerous Applicants - Purchase Assistance Program	Purchase Assistance Program - not to exceed \$495,000	\$ 315,000	\$ (270,000)	45,000	3 Applicants approved in FY2020; 3 additional approved in FY21 at \$45,000 per applicant. CAM 16-0556 and CAM 18-0192. PO Closed.
BH3 DJ Flagler	Comm. Façade Improvement & PBIP	\$ 350,000	(350,000)	-	Work completed, in FY21. Final payment made late due to request to modify restrictive covenants.
Boodhwattie Persaud (BLACKSTAR)	PBIP	\$ 122,500	\$ (119,984)	2,516	An additional \$22,500 was awarded in FY21 to finalize project. Final payment made on 3.14.2022. 100% Complete
Blue Tree Café	PBIP	\$ 303,390	\$ (297,338)	6,052	Hard costs documentation submitted. Project 100% Completed, pending final payment. Change order approved - \$7,695
YMCA Demolition	Development Incentive	\$ 600,000	\$ (645,557)	(45,557)	Received \$40K to assist with costs.
Knallhart - Abby	Comm. Façade & PBIP	\$ 275,000	\$ (275,000)	-	Certificate of occupancy received and final payment disbursed - FY 2022
Continuation & Expansion - Rebuilding Broward FY22	Residential Rehab Forgivable Loans	\$ 300,000	\$ (300,000)	-	Final Payment Disbursed in Fiscal Year 2022.
Flagler Village Hotel (315 Flagler Village)	Streetscape Enhancement Program	\$ 329,933	\$ (329,933)	-	The Dual Branded Hotel is complete. Payment disbursed on 4.26.2022
Provident Fort Lauderdale LLC	Comm. Façade Improvement	\$ 420,000	\$ (420,000)	-	Updated amended amount per signed agreement. Payment disbursed via WT 10/26/2022.
Flagler Village Land Trust (Quantum)	Streetscape Enhancement Program	\$ 500,000	\$ (500,000)	-	Completed FY2023
Patio Bar & Pizza LLC	Incentive Program	\$ 225,000	\$ (224,994)	6	Final Payment Disbursed on 6.30.2022. PO Closed
401 NE 8th Street	PBIP, Comm. Façade & Streetscape Enhancement Programs	\$ 163,460	\$ (75,806)	87,654	Final payment disbursed. PO Closed.
Young Men's Christian Association of S Fla (YMCA)	Development Incentive	\$ 10,000,000	\$ (10,000,000)	-	Project Complete. Payment #1 paid \$6,250,000 (June 2022) and Payment #2 paid \$1,250,000(November 2022). Payment #3 paid in November 2023. Final disbursement submitted November 2024
801 NW 1st Street	Comm. Façade & PBIP	\$ 85,678	\$ (56,811)	28,867	Project Completed. PO Closed
Sistrunk Station/Market - NW 6th	Comm. Façade & PBIP	\$ 350,000	\$ (350,000)	-	100% completed. Final invoice submitted for payment in December 2022.
Junny's Restaurant - Donna's Carr.	Property & Business Improvement	\$ 325,000	\$ (298,732)	26,268	Payments 1-4 disbursed - 100% completed.
Seventh on Seventh - Broward Partnership for	Streetscape Enhancement Program	\$ 285,000	\$ (285,000)	-	Name chage - 7th on 7th LTD. Submitted wire transfer
Checkmate Barbershop	Property & Business Improvement	\$ 218,500	\$ (93,500)	125,000	Unisex Barber shop - PBIP. First draw request. Received Certificate of completion 7/13/2023. Approved PBIP amount for 125,000 on November 7, 2024
315 Flagler QOZB Owner	Property Tax Reimbursement Program	\$ 257,370	\$ (257,370)	-	Based on assessed value for the project. 1st year payout. PO Close. - Ongoing
Broward College	Development Incentive	\$ 1,000,000	\$ (469,136)	530,864	No Construction/ \$500k Scholarships & \$500K Equipment. \$250k allocated FY's 2021,2022,2023 and 2024.
Hoover	Development Incentive	\$ 1,100,000	\$ (1,100,000)	-	Project Completed - December 7, 2023. Final Payment request received
Bright line Trains Florida LLC.	Development Incentive	281,274	(281,274)	-	Complete - new PO established
Florida Investment Holding Inc.	Development Incentive	183,820	(183,820)	-	Complete - new PO established
Dazed Brewing LLC	Property & Business Improvement	\$ 90,638	\$ (90,638)	-	Project Completed - October 2023
Velta M. Young	Commercial Façade Improvement	\$ 77,025	\$ (77,025)	-	Project Completed - October 2023
Bashful Daisy Florist	Property & Business Improvement	\$ 67,940	\$ (67,940)	-	Project Completed - February 2024
The Salad Boss	Property & Business Improvement	\$ 95,000	\$ (95,000)	-	Paid full award 1.31.2024
1551 Sistrunk Blvd for B& D Trap	Comm. Façade Improvement & Property & Business Improvement Program	\$ 385,000	\$ (287,185)	97,815	Drawings approved. Ground breaking ceremony 95% complete. Requested 10% change order for both incentives.
Thrive Development Group	Development Incentive	\$ 3,990,375	\$ (3,836,050)	154,325	Reimbursement Payment 1, 2, 3 & 4. Under construction. Increase approved on 1/10/2023 for an additional \$1M. 99% complete.
Natural Trend Setters	Property & Business Improvement	\$ 85,500	\$ (51,649)	33,851	Payment #1 disbursed 3/20/2023, payment 2 disbursed May 2024. Payment #3 October 2024
AK Building, Inc	Commercial Façade & PBIP	\$ 132,863	\$ (132,863)	-	Final invoice submitted for payment 3.21.2024

Miso FTL - Japanese Tapas Restaurant	Property & Business Improvement	\$ 43,999	\$ (43,999)	-	First and Final Payment - 2.22.2024. Project completed.
315 Flagler QOZB Owner	Property Tax Reimbursement Program	\$ 280,866	\$ (280,866)	-	Payment #2. Project Completed
Robert Bethel American Legion Post 220	Comm. Façade Improvement & Property & Business Improvement Program	\$ 846,100	\$ (741,285)	104,815	100% complete. Additional request to increase costs \$79,200 was approved on November 19, 2024.
Mount Hermon Housing	Development Incentive	\$ 640,000	\$ (640,000)	-	100% complete.
Blue Diamond Fitness	Property & Business Improvement	\$ 74,325	\$ (40,975)	33,350	100% complete.
Boys & Girls Club of Broward	Development Incentive	\$ 307,663	\$ -	307,663	100% complete. Pending final invoice.
TOTAL INCENTIVE PROJECTS COMPLETED as of 1.3.2025		\$ 44,342,470	\$ (43,205,598)	\$ 1,136,873	

*Projects completed in FY2021	
*Projects completed in FY2022	
*Projects completed in FY 2023	
*Projects completed in FY 2024	
*Projects completed/pending completion in FY 2025	

Completed log updates provide an internal fiscal account of NPF CRA awarded/encumbered funds and total disbursement spend to date. Some incentive projects pending completion remain on the "in progress" log and may not be reflected on the completed log until justification and sign offs are received.

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 1/3/2025 (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
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	Feb. 2025	Construction in progress. 50% complete. Pending permit. No status change as of 1.3.2025
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 received \$300k.
Dales Wheels & Tires	200-250 West Sunrise Blvd. Fort Lauderdale, FL 33311	2	4/19/2022	22-0309	Development Incentive	\$ 727,500	\$ 727,500	\$ (45,000)	6.2%	\$ 682,500	Dec. 2025	Agreement signed and mortgage recorded. Drawings submitted DRC for approval.
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. 85% 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. Land transferred 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 started. MEP underground as of January 2025.
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	Pending construction start date.
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	\$ (8,434,919)	70.3%	\$ 3,565,081	Sept. 2025	Under construction. 98% 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	Jan. 2025	2 invoices processed. Drawings complete. CRA board approved \$400k increase. Project 30% complete. Pending service water permit. Starting construction rebuild January 2025.
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. Pending drawings as of January 2025.
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, 68% complete. 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.
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. Submitted drawings for barber shop to building department.
Arcadian - Sunshine Shipyard	640 NW 7th Avenue	3	10/17/2023	23-0958	Development Incentive	\$ 6,000,000	\$ 6,000,000	\$ (3,600,977)	60.0%	\$ 2,399,023	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	75% complete. Purchase order received 4.4.2024.
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	Pending signed agreements from City. Approved for funding on October 1, 2024.
TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 1/3/2025						\$ 40,074,280	\$ 39,754,280	\$(15,140,743)	38.1%	\$ 24,613,537		

* PBIP - Property & Business Improvement

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 1.3.2025 (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
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. 75% 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	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 1.3.2025						\$ 19,450,000	\$ 19,450,000	\$ (2,504,415)	13%	\$ 16,945,585		

TOTAL TIF and LOAN

\$ 59,524,280 \$ 59,204,280 \$(17,645,158)

FY 2025

FUND 347 - NPF CRA CIP Balances

Project Number	Project Name	Unspent Balance	Available Balance	TOTAL
P11608	2010 NCIP River Garden/ Sweeting Monumen	35,000	35,000	35,000
P12097	New Carter Park Senior Center	2,065,505	2,065,505	2,065,505
P12166	Off-Street Parking	20,954	0	20,954
P12427	Mid Block Flashing Beacon	96,375	96,375	96,375
P12443	Sistrunk Crossroads	419,662	419,662	419,662
P12507	NPF Streetscape Improvement Project	2,008,707	1,717,347	2,008,707
P12519	Made to Move Flagler Greenway	736	736	736
P12621	Provident Park Improvements	1,228,215	1,201,046	1,228,215
P12789	800 NW 22nd Road Property Purchase	231,545	225,619	231,545
P12841	Police Substation Buildout	143,827	5,766	143,827

347.NW PROGRESSO FLAGLER HEIGHTS CRA CIP Total \$ 6,250,526 \$ 5,767,056 \$ 6,250,526

		Unspent Balance as of 05/31/2024	Available Balance as of 05/31/2024	Total
347.NW PROGRESSO FLAGLER HEIGHTS CRA CIP				
P11608	2010 NCIP River Garden/ Sweeting Monumen	35,000	35,000	35,000
P12097	New Carter Park Senior Center	2,065,505	2,065,505	2,065,505
P12166	Off-Street Parking	20,954	0	20,954
P12427	Mid Block Flashing Beacon	96,375	96,375	96,375
P12443	Sistrunk Crossroads	419,662	419,662	419,662
P12507	NPF Streetscape Improvement Project	2,008,707	1,717,347	2,008,707
P12519	Made to Move Flagler Greenway	736	736	736
P12621	Provident Park Improvements	1,228,215	1,201,046	1,228,215
P12789	800 NW 22nd Road Property Purchase	231,545	225,619	231,545
P12841	Police Substation Buildout	143,827	5,766	143,827
347.NW PROGRESSO FLAGLER HEIGHTS CRA CIP Total		6,250,526	5,767,056	6,250,526



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: January 14, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Eleni Ward-Jankovic, CRA Economic and Housing Development Manager

SUBJECT: Funding Request and Recommendations
Recommended Funding to SJC Sistrunk, LLC for a Mixed-Use Project
801 NW 6th Street – Development Incentive Program - \$6,000,000

FUNDING INCREASE REQUEST

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received an application from SJC Sistrunk, LLC for a new mixed-use development project to be located at 801 NW 6th Street, featuring 121 apartment units and 6,800 square feet of commercial and retail space.

A Location Map, the Broward County Property Appraiser Information, the Developer's CRA Funding Application, the Project Renderings and Architectural Drawings, the Development and Operating Pro Formas, the Construction Budget, letters from Construction Lenders, information about the Project Team, SJC Sistrunk, LLC information, and the Environmental Reports are listed as Exhibits 1 – 10.

BACKGROUND

The NPF CRA has received a request for Funding from SJC Sistrunk, LLC, in the amount of \$6,000,000 for the construction of a mixed-use development to be located at 801 NW 6th Street. The project will be constructed on the City block bordered by NW 9th Avenue to the west, Sistrunk Boulevard to the south and NW 8th Avenue to the east. It includes three lots with a combined area of 42,967 square feet, which the developer acquired between December 9, 2014 and September 26, 2019 at a total cost of \$1.4 Million. Two of the lots are currently empty. The third lot is the site of a former Texaco gas station, and now houses a much blighted convenience store. The developer seeks to revitalize the neighborhood and eliminate slum and blight by creating new housing and commercial space on the Sistrunk corridor.

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The proposed project consists of a six-story mixed-use, mixed-income, multi-family development, containing 121 residential rental units and 6,800 square feet of ground floor retail space. In addition, the building will have a six-story structured parking garage with a total of 143 parking spaces for residents and commercial customers. The building's amenities include a pool, a computer room and a fitness center. This project will help create a lively, vibrant epicenter with new opportunities for business, entertainment, retail and lifestyle. It will provide much needed housing in the area and empower the community, providing infrastructure and transforming the visual experience of the area.

The residential mix consists of 10 585-square-foot studio apartments, 67 one bedroom/one bath units ranging between 585, 660 and 960 square feet, and 44 two bedroom/two bath units of 960 and 1,050 square feet in size. Of the 121 apartments, 12% (14 units) will be rented to residents with incomes less or equal to 100% of the median family income within Broward County (MFI), adjusted for household size, as determined by HUD on an annual basis, with rent and utility costs not to exceed 30% of the gross annual household income. Seven (7) units will be rented at 80% of the area median income (AMI) and another seven (7) units will be rented at 100% AMI. The residential units set aside as affordable will rent for approximately \$1,388/month for a studio, \$1,461/month for a one bedroom/one bath, and \$1,753/month for a two bedroom/two bath apartment. The affordable unit rents will be restricted to 30 years, pursuant to the Affordable Housing Regulations of the ULDR, for the developer to obtain the additional height bonus for the building. Of the remaining apartments, 97 units will be rented at 120% AMI, and 10 of the two bedroom/two bath units will be rented above that threshold. The average monthly rent for the market rate units will be approximately \$1,640 for a studio apartment, \$2,100 for a one bedroom/one bath, and \$2,782 for a two bedroom/two bath apartment (**Exhibit 5**).

In addition to affordable housing, as a community benefit the developer will lease 2,000 square feet of the commercial space to the CRA at \$5.00 per square foot, NNN. This will allow the CRA or its EDC to attract and target small businesses in the area and offer them affordable rent.

The parcel on the corner of NW 9th Avenue and Sistrunk Boulevard (821 NW 6th Street) is the site of a former Texaco Gasoline Station. Environmental reports commissioned by the developer in 2014 and 2020 show that all analytical results were below the laboratory's detection limits, that they meet the soil cleanup target levels and therefore do not pose any hazard for the construction of this project (**Exhibit 10**).

The Developer, SJC Sistrunk, LLC, has partnered with Botek Thurlow Engineering, Inc., a firm with over 26 years' experience in civil engineering. Their extensive projects include

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major commercial, residential, institutional and infrastructure projects for the public and private sectors. The architect for this project will be Cohen Freedman Encinosa & Associates (CFE), an architectural firm with local and national recognition for successful high-rise residential and mixed-use projects. CFE is one of the most active architectural firms in Fort Lauderdale and has provided its services to the Manor at Flagler Village, The Rise Flagler Village, Andare Residences, Symphony House and many more. The manager and general contractor for this project will be the Jones Construction Company, Inc., a firm with 26 years of experience in residential construction **(Exhibit 8)**.

The Developer has secured construction loan funding from Seacoast Bank in the amount of \$21,500,000 **(Exhibit 7)**. In addition, Dwight Capital has assured the Developer long term permanent financing for this project in the amount of \$22,000,000. The owner's equity for this project is \$11,624,540.

CRA funding for the project in the amount of \$6,000,000 represents 15% of the overall project cost of \$39,124,540. Developer equity (\$11,624,540) represents 30% of the budget, and lender financing (\$21,500,000) the remaining 55% **(Exhibit 3)**. A comparison of other CRA funded Development Incentive Program projects is provided below:

Project	Estimated Capital Investment (ECI)	CRA Award	CRA Award Percentage of ECI
Food and Friends	\$1.3 Million	\$1.1 Million	84%
Dales Wheels and Tires	\$0.97 Million	\$0.7 Million	74%
Hoover Awning	\$1.5 Million	\$1.1 Million	73%
YMCA	\$15 million	\$10 Million	67%
Victory Complex	\$4 Million	\$2.4 Million	60%
Aldridge and Larimore	\$18.57 Million	\$8.0 Million	43%
Jack and Jill School	\$7.1 Million	\$2.5 Million	35%
Wright Dynasty	\$12.8 Million	\$3.5 Million	27%
Thrive Development	\$15.4 Million	\$3.5 Million	26%
Sistrunk Market	\$5.9 Million	\$1.4 Million	23%
Sistrunk Townhomes	\$6.9 Million	\$1.5 Million	22%
Six 13 Apartments	\$33.5 Million	\$7.0 Million	21%
Comfort Suites	\$17.4 Million	\$3.0 Million	17%
Triangle Services	\$7.8 Million	\$1.5 Million	19%
The Adderley	\$103.7 Million	\$12.0 Million	12%

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A series of factors make CRA funding critical, including an increase in construction costs, an increase in interest rates (significantly impacting the cost of development) since the project was initially planned. In this volatile and changing development market, without CRA funding, acceptable investment measures of risk cannot be met when analyzing the projected return on investment to the cost of the project. The developer projects that approximately 67 permanent jobs and 1,000 construction jobs will be created by this project. The permanent jobs include positions in apartment management, maintenance, office jobs, restaurant and retail sales. The development and leasing of the apartments will be managed by Jones Management Group, Inc.

SJC Sistrunk, LLC is made up of Sean F. Jones and Dionne E. Wong, a husband and wife team with extensive experience in the acquisition and development of construction projects in Broward County. As Vice President and legal counsel of Milton Jones Development Corporation, Sean Jones developed the Regal Trace Apartments, a 408-unit apartment community located on 28 acres. Among his accomplishments are also the Sun Gardens Apartments, a 24-unit community in Dania Beach, as well as Shoppes on Arts Avenue, a 35,190 square foot shopping center, located on NW 7th Avenue and Sistrunk Boulevard. Currently, the company is also developing the Village of the Arts, a mixed-use building with 162 apartments and 6,000 square feet of ground floor retail space to be located at 543 NW 5th Avenue, on the southwest corner of NW 6th Avenue and Sistrunk Boulevard.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The proposed project is consistent with the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA") Community Redevelopment Plan, which identifies the Sistrunk corridor as a Focus Area to be revitalized and redeveloped. This area of the City has the potential to serve as a major source of investment and employment for the surrounding community. The CRA Plan identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommend funding for this project from the CRA Development Incentive Program for the construction of a mixed-use building, in the amount of \$6,000,000.

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COMMUNITY REDEVELOPMENT AGENCY**

Attachments

- Exhibit 1: Location Map
- Exhibit 2: Broward County Property Appraiser Information
- Exhibit 3: Developer's CRA Funding Application
- Exhibit 4: Project Renderings and Architectural Drawings
- Exhibit 5: Development and Operating Pro Forma
- Exhibit 6: Construction Budget
- Exhibit 7: Construction Lenders
- Exhibit 8: Project Team
- Exhibit 9: SJC Sistrunk, LLC
- Exhibit 10: Environmental Reports

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EXHIBIT 1



EXHIBIT 2



MARTY KIAR
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IMPORTANT:

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 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.
 If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.
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Site Address	NW 8 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8410
Property Owner	SJC SISTRUNK LLC	Millage	0312
Mailing Address	4025 NE 34 AVE FORT LAUDERDALE FL 33308	Use	10-02

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 15 TO 21 BLK 328
--------------------------------------	---------------------------------------

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\(8\)](#).

! IT'S IMPORTANT THAT YOU KNOW:
 The 2025 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$708,750		\$708,750	\$387,110	
2024	\$708,750		\$708,750	\$351,920	\$9,221.84
2023	\$519,750		\$519,750	\$319,930	\$7,680.38

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$708,750	\$708,750	\$708,750	\$708,750
Portability	0	0	0	0
Assessed/SOH	\$387,110	\$708,750	\$387,110	\$387,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$387,110	\$708,750	\$387,110	\$387,110

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/9/2014	WD*-D	\$250,000	112710551	\$30.00	23,625	SF
12/8/2014	DR*-T	\$100	112710549			

4/19/2013	QC*-T	\$100	111577700			
8/31/2001	QC*	\$37,300	32184 / 1978			
9/24/1996	DR*		25597 / 671	Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						23625		

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Site Address	SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8420
Property Owner	SJC SISTRUNK LLC	Millage	0312
Mailing Address	4025 NE 34 AVE FORT LAUDERDALE FL 33308	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 22,23,24 LESS PT FOR ST BLK 328
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Property Assessment Values

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Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$255,000		\$255,000	\$165,610	
2024	\$255,000		\$255,000	\$150,560	\$3,607.10
2023	\$187,000		\$187,000	\$136,880	\$3,028.98

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$255,000	\$255,000	\$255,000	\$255,000
Portability	0	0	0	0
Assessed/SOH	\$165,610	\$255,000	\$165,610	\$165,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$165,610	\$255,000	\$165,610	\$165,610

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/9/2014	WD*-D	\$250,000	112710551	\$30.00	8,500	SF
12/8/2014	DR*-T	\$100	112710549			

4/19/2013	QC*-T	\$100	111577700			
8/31/2001	QC*	\$37,300	32184 / 1978			
9/24/1996	DR*		25597 / 671	Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						8500		

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Site Address	821 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8430
Property Owner	SJC SISTRUNK LLC	Millage	0312
Mailing Address	PO BOX 41 FORT LAUDERDALE FL 33308	Use	11-10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 25 THRU 28,POR DESC AS FOL,BEG AT NE COR OF LOT 28,SLY 87.96,WLY 99 TO P/C,NWLY ARC DIST OF 39.27 TO P/T,NLY 63, ELY 124 TO POB BLK 328
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Property Assessment Values

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Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$377,020	\$35,540	\$412,560	\$304,970	
2024	\$377,020	\$35,540	\$412,560	\$277,250	\$7,306.35
2023	\$193,900	\$82,000	\$275,900	\$252,050	\$6,106.30

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$412,560	\$412,560	\$412,560	\$412,560
Portability	0	0	0	0
Assessed/SOH	\$304,970	\$412,560	\$304,970	\$304,970
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$304,970	\$412,560	\$304,970	\$304,970

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
9/26/2019	WD-D	\$900,000	116092224
7/2/2013	QCD-T	\$100	111646842

Land Calculations

Price	Factor	Type
\$35.00	10,772	SF

10/30/2006	QCD	\$100	43529 / 1211		
12/1/2004	QCD	\$100	38678 / 359		
11/19/2004	QCD	\$165,000	38570 / 1345	Adj. Bldg. S.F. (Card, Sketch) 1188	
Eff./Act. Year Built: 1968/1967					

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
1188						10772		

[If you see a factual error on this page, please click here to notify us.](#)

EXHIBIT 3

SJC SISTRUNK, LLC

P. O. Box 41
Fort Lauderdale, Florida 33302
Office: 954.647.6569
Facsimile: 954.467.4044

January 7, 2025

Northwest Progresso Flagler Heights CRA
914 NW 6th Street, No. 200
Fort Lauderdale, FL 33311

Subject: 801 NW 6th Street, Fort Lauderdale, FL 33311

Dear Advisory Board Members of the Northwest Progresso Flagler Heights CRA:

We, SJC Sistrunk, LLC, are excited to be submitting this Application for CRA Funding Assistance for the development of 801 NW 6th Street, Fort Lauderdale, Florida. This Project will create 121 new apartment units in a six story midrise building with 6,800 square feet of ground floor retail. The Project will anchor Sistrunk Boulevard and NW 9th Avenue, revitalize the neighborhood by creating housing and retail and eliminate blight. The Project will create 1,067 jobs.

We are requesting \$6 million from the Development Incentive Program for this Project. We will lease 2,000 square feet of the retail to the CRA for the below market rate of \$5.00 per square foot. Thank you for your consideration and we look forward to presenting this Project to you and the impact it will have on the community.

Sincerely,


Sean F. Jones
Principal

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge SJC Sistrunk, LLC		Tel. No. (954) 647-6569	E-Mail Address seanfjones@aol.com
Primary Contact for this CRA Request Sean F. Jones		Tel. No. (954) 647-6569	E-Mail Address seanfjones@aol.com
Name of Business SJC Sistrunk, LLC		Tax I.D. No. 46-5713859	Company Website
Business Address P. O. Box 41		Tel. No. (954) 647-6569	Fax No.
City Fort Lauderdale		State FL	Zip Code 33302
Commencement Date to Begin Project: February 12, 2025		<u>JOB INFORMATION</u>	
Completion Date for Project: August 27, 2027			
Check Appropriate Description †Existing Business <input type="checkbox"/> †New Business <input checked="" type="checkbox"/>		Project Type †Expansion <input type="checkbox"/> †Relocation <input type="checkbox"/>	Facility Description Existing Space _____ sq. ft. New Space _____ sq. ft.
NAICS Code / Industry Type 53		Date of Incorporation May 6, 2014	State where the business was incorporated Florida
Proposed Project Location/City Fort Lauderdale		Proposed Address 801 NW 6 Street	
Property Control Number(s)		Property Owner SJC Sistrunk, LLC	
Owner Tel. No. (include Area Code) (954) 647-6569		Is there a lien on the property? † Yes † No No	
Bank(s) Where Business Accounts for Projects Are Held 1.		2. Bank of America	
Name of Participating Bank/Lender Seacoast National Bank			
Amount \$ 21,500,000	Contact Person Colin Orrett	Tel. No. (include Area Code) (786) 514-5454	Fax No. (include Area Code)
Name of Other Financial Source Dwight Capital			
Amount \$ 22,000,000	Contact Person Alex Izso	Tel. No. (include Area Code) (201) 615-7047	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Project Purpose and Economic Impact 801 NW 6 Street, Fort Lauderdale, Florida will create 121 rental units and 6,800 square feet of ground floor retail in a 6 story building on the northeast corner of Sistrunk Boulevard and NW 9th Avenue. Fourteen of the 121 rental units will be affordable units. The development of this project is essential to the elimination of slum and blight that existed on the Sistrunk corridor and will continuing the revitalization of Sistrunk further west of the projects under construction at Sistrunk Boulevard and NW 7th Avenue, The Arcadian and The Adderley.			

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

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

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

Name	Complete Address	% Owned	From	To
Sean F. Jones,	4025 NE 34th Avenue, Fort Lauderdale, FL 33308	50%	May 6, 2014	- Present
Name	Complete Address	% Owned	From	To
Dionne E. Wong,	4025 NE 34th Avenue, Fort Lauderdale, FL 33308	50%	May 6, 2014	- Present
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY

- Please state the overall project cost: \$39,124,540
- Please state the overall project costs related to the CRA's assisted activity? \$8,000,000
- Please indicate the sources and uses of funds for the project on the following table.

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	\$21,500,000		35
City funds			
CRA funds	\$6,000,000		
Company's current cash assets			
Owner equity (specify)	\$11,624,540		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources			
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	Owner	\$6,500,000	
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings	Bank, CRA & Owner	\$28,943,000	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)	Owner	\$3,124,540	
Other (specify)	Bank	\$557,000	
Other (specify)			
Total Uses		\$39,124,540	

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

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

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

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

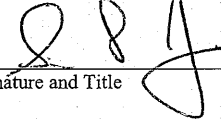
- 30. Evidence that all funds are in-place to fully fund the project.
- 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
- 32. Scope of work and all project costs
- 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy,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

APPLICANTS CERTIFICATION

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

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

Business Name: SJC Sistrunk, LLC

By:  1/16/2025
 Signature and Title Date

Guarantors:

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

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

<input type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ <u>6,000,000</u>
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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

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

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

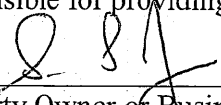
If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

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

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

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

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



Signature of

Property Owner or Business Owner

Sean F. Jones

Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Retail Sales	4	Salesperson	\$40,000		
Restaurant Sales	20	Manager, Assistant Manager, Cooks, Waiters, Cleaners	\$80,000 - \$30,000		
Office	6	Professionals and staff members	\$80,000 - \$40,000		
Residential Manager	1	Apartment Management	\$60,000		
Residential Assistant Manager and Leaser	2	Apartment Management	\$40,000		
Maintenance Administrator	1	Apartment Maintenance	\$55,000		
Assistant Maintenance Administrator	1	Apartment Maintenance	\$38,000		
Maint. Tech and Grounds Keeper	2	Apartment Maintenance	\$32,000		
Apartment Vendors	30	Landscaper, Air Condition Technician, Painters, Flooring Contractors	\$40,000		
Construction Jobs	1,000	Construction Manager, Superintendents and Workers	\$180,000-\$50,000		

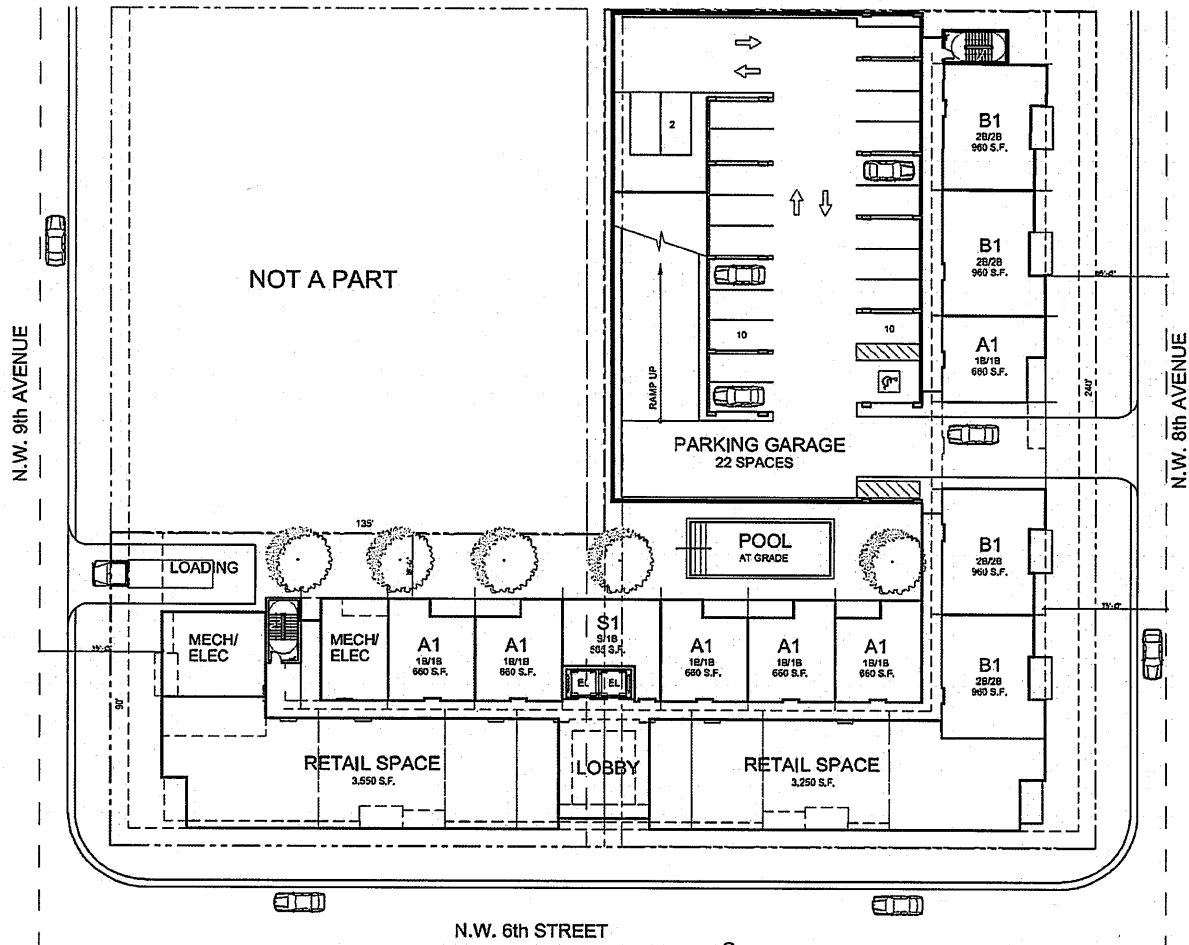
***USE ADDITIONAL SHEETS IF NECESSARY**

EXHIBIT 4

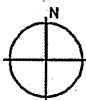




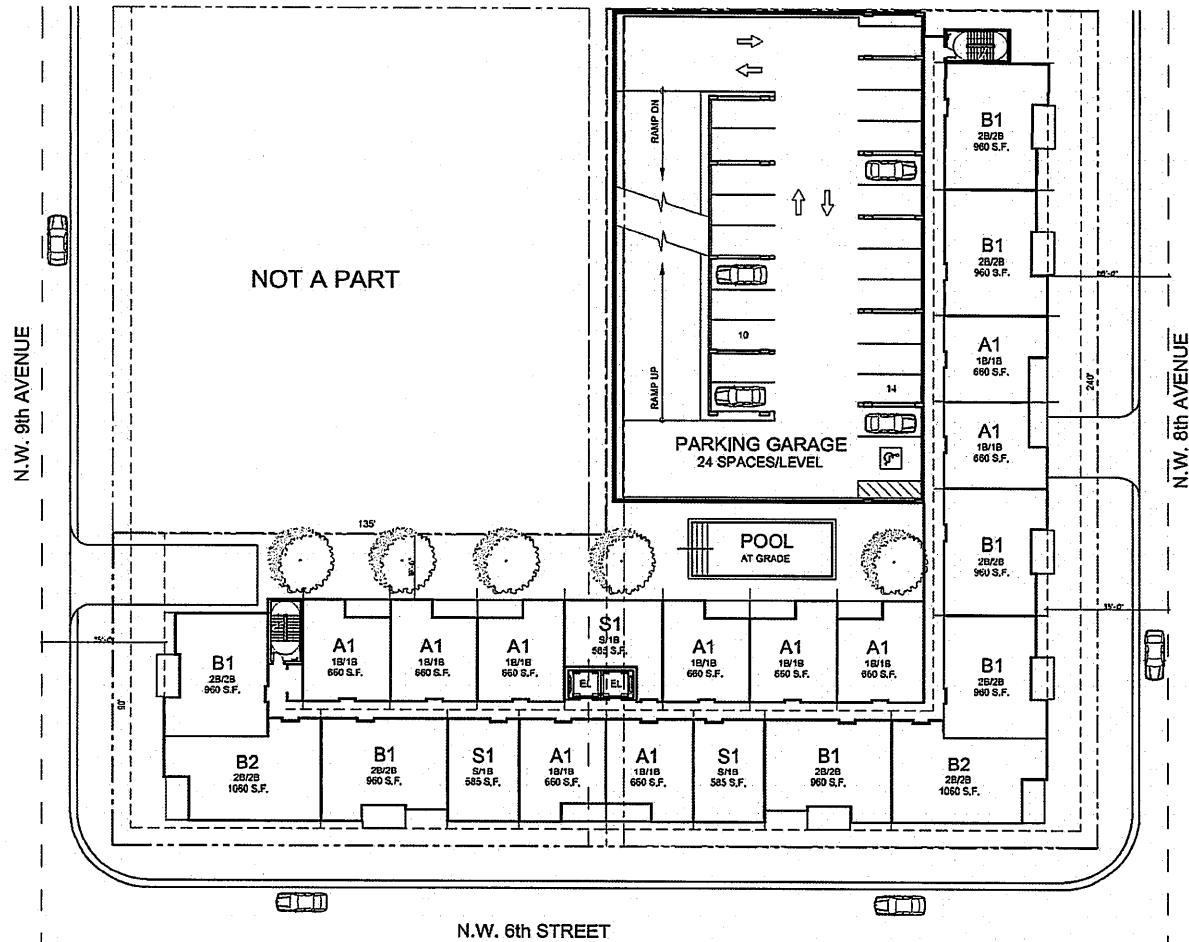




PROJECT DATA		09/17/19
TOWER - 6 STORIES		
RETAIL SPACE		
6,800 S.F. @ GROUND LEVEL		
UNITS		
LVL 1		11
LVLS 2-6 (5L X 22U)		110
TOTAL		121
TOTAL # OF PARKING SPACES		
LVL 1		22
LVL 2		24
LVL 3		24
LVL 4		24
LVL 5		24
LVL 6		25
TOTAL SPACES		143
1.18 SPACES/UNIT		


GROUND LEVEL PLAN
 LEVEL 1
 SCALE: 1" = 30'

Alt. a

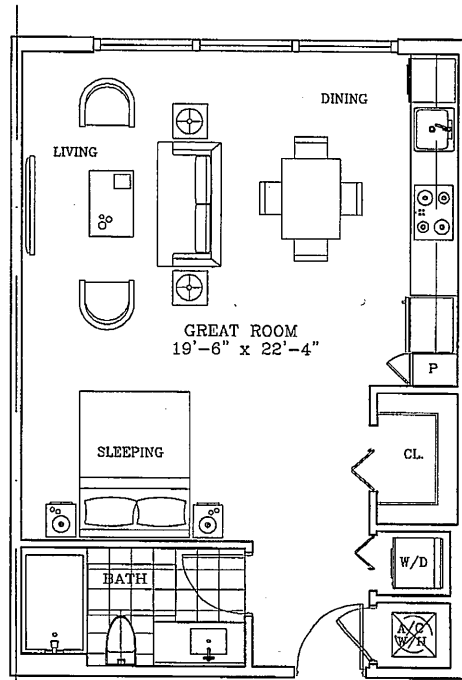


TYPICAL LEVEL PLAN

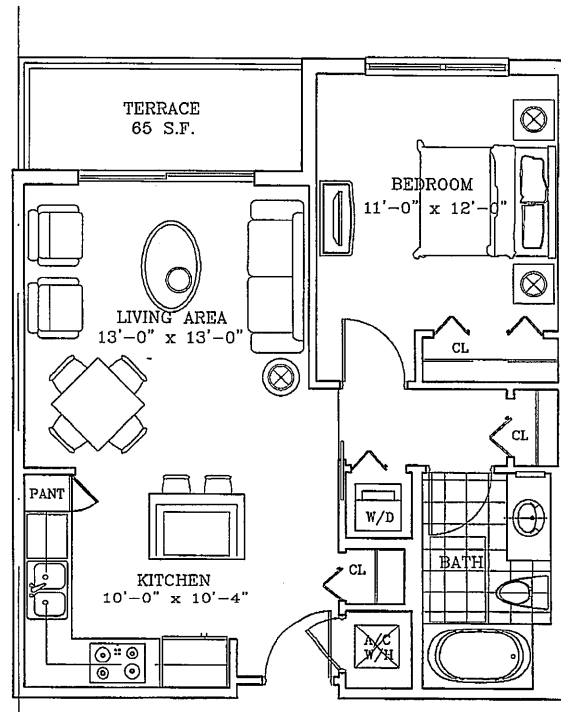
LEVELS 2-6

SCALE: 1" = 30'

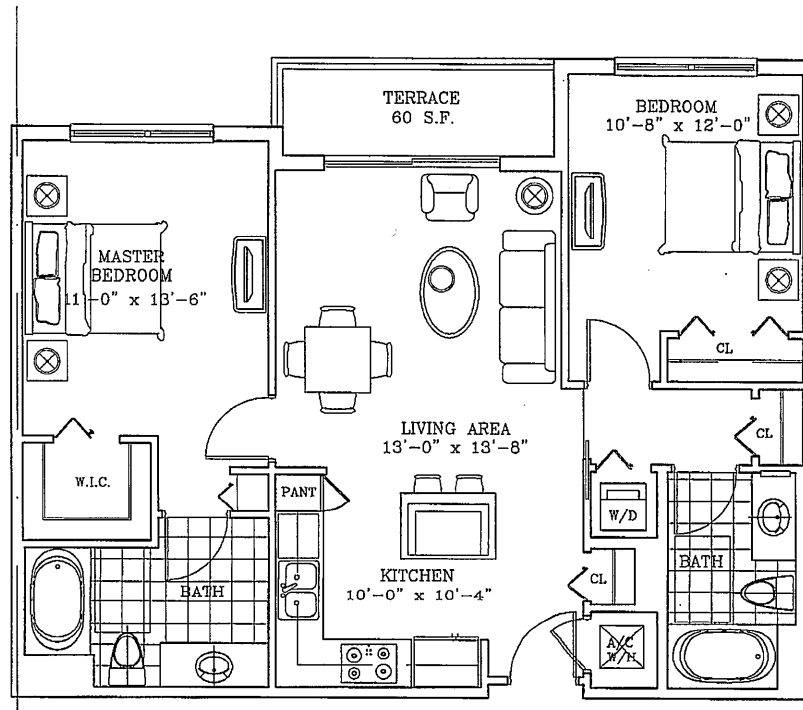
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UNIT S1
STUDIO
585 S.F.



UNIT A1
1B/1BA
660 S.F.



UNIT B1
 2B/2BA
 960 S.F.

EXHIBIT 5

801 NW 6th Street, Fort Lauderdale, Florida 33311
Residential Rental & Commercial
Rental Cash Flow Pro Forma
Fort Lauderdale, Florida

	Per Unit	% of GPR	Monthly	Annual	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<u>RESIDENTIAL RENTAL INCOME:</u>															
Gross Potential Rent	26,778		270,013	3,240,156		3,240,156	3,337,361	3,437,482	3,540,606	3,646,824	3,756,229	3,868,916	3,984,983	4,104,533	4,227,669
Vacancy %	6.0%		6.0%	6.0%		6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Vacancy Loss	(1,607)	-6.0%	(16,201)	(194,409)		(194,409)	(200,242)	(206,249)	(212,436)	(218,809)	(225,374)	(232,135)	(239,099)	(246,272)	(253,660)
Concession %	0.0%		0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Concessions	0	0.0%	0	0		0	0	0	0	0	0	0	0	0	0
Rent - Residential	25,171	94.0%	253,812	3,045,747		3,045,747	3,137,119	3,231,233	3,328,170	3,428,015	3,530,855	3,636,781	3,745,884	3,858,261	3,974,009
Rent NNN - Commercial	1,869		18,842	226,100		226,100	232,883	239,869	247,066	254,478	262,112	269,975	278,074	286,417	295,009
Total Rental Income	\$27,040	101.0%	\$272,654	\$3,271,847		\$3,271,847	\$3,370,002	\$3,471,102	\$3,575,235	\$3,682,492	\$3,792,967	\$3,906,756	\$4,023,959	\$4,144,677	\$4,269,018
<u>OTHER INCOME:</u>															
Application & Admin Fees	60	0.2%	605	7,260		7,260	7,478	7,702	7,933	8,171	8,416	8,669	8,929	9,197	9,473
Pet/Damage Fees	50	0.2%	504	6,050		6,050	6,232	6,418	6,611	6,809	7,014	7,224	7,441	7,664	7,894
Late Fees	50	0.2%	504	6,050		6,050	6,232	6,418	6,611	6,809	7,014	7,224	7,441	7,664	7,894
Utility Reimbursement	0	0.0%	0	0		0	0	0	0	0	0	0	0	0	0
Commercial CAM Reimb. (insurance & taxes)	281	1.0%	2,833	34,000		34,000	35,020	36,071	37,153	38,267	39,415	40,598	41,816	43,070	44,362
Total Other Income	\$441	1.6%	\$4,447	\$53,360		\$53,360	\$54,961	\$56,610	\$58,308	\$60,057	\$61,859	\$63,715	\$65,626	\$67,595	\$69,623
Total Revenue	\$27,481	102.6%	\$277,101	\$3,325,207		\$3,325,207	\$3,424,963	\$3,527,712	\$3,633,543	\$3,742,549	\$3,854,826	\$3,970,471	\$4,089,585	\$4,212,272	\$4,338,640
<u>OPERATING EXPENSES:</u>															
Insurance	1,677	6.3%	16,911	202,927		202,927	209,015	215,285	221,744	228,396	235,248	242,305	249,574	257,062	264,774
Property Taxes	5,390	20.1%	54,346	652,147		652,147	671,712	691,863	712,619	733,998	756,018	778,698	802,059	826,121	850,904
Management @ 3.0%	760	2.8%	7,663	91,953		91,953	94,712	97,553	100,480	103,494	106,599	109,797	113,091	116,484	119,978
Repairs & Maintenance	200	0.7%	2,017	24,200		24,200	24,926	25,674	26,444	27,237	28,054	28,896	29,763	30,656	31,576
Landscaping	99	0.4%	1,000	12,000		12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657
Pool	74	0.3%	750	9,000		9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743
Payroll & Related Expenses	134	3.2%	8,703	104,440		104,440	107,573	110,800	114,124	117,548	121,075	124,707	128,448	132,301	136,271
General & Administrative	300	1.1%	3,025	36,300		36,300	37,389	38,511	39,666	40,856	42,082	43,344	44,644	45,984	47,363
Utilities	1,200	4.5%	12,100	145,200		145,200	149,556	154,043	158,664	163,424	168,327	173,376	178,578	183,935	189,453
Marketing & Advertising	100	0.4%	1,008	12,100		12,100	12,463	12,837	13,222	13,619	14,027	14,448	14,881	15,328	15,788
Reserves	300	1.1%	3,025	36,300		36,300	37,389	38,511	39,666	40,856	42,082	43,344	44,644	45,984	47,363
Total Operating Expenses	\$10,234	40.9%	\$110,547	\$1,326,567		\$1,326,567	\$1,366,365	\$1,407,355	\$1,449,576	\$1,493,063	\$1,537,855	\$1,583,991	\$1,631,511	\$1,680,456	\$1,730,870
<i>Expense Ratio</i>	<i>37.2%</i>		<i>39.9%</i>	<i>39.9%</i>		<i>39.9%</i>	<i>39.9%</i>	<i>39.9%</i>	<i>39.9%</i>	<i>39.9%</i>	<i>39.9%</i>	<i>39.9%</i>	<i>39.9%</i>	<i>39.9%</i>	<i>39.9%</i>
Net Operating Income	\$17,247	61.7%	\$166,553	\$1,998,639		\$1,998,639	\$2,058,598	\$2,120,356	\$2,183,967	\$2,249,486	\$2,316,971	\$2,386,480	\$2,458,074	\$2,531,816	\$2,607,771
<i>Return on Total Assets</i>			<i>5.1%</i>			<i>5.1%</i>	<i>5.3%</i>	<i>5.4%</i>	<i>5.6%</i>	<i>5.7%</i>	<i>5.9%</i>	<i>6.1%</i>	<i>6.3%</i>	<i>6.5%</i>	<i>6.7%</i>
<u>DEBT SERVICE:</u>															
Interest on Debt Financing				1,444,932		1,444,932	1,429,025	1,412,011	1,393,812	1,374,346	1,353,525	1,331,254	1,307,432	1,281,952	1,254,697
Principal Pmt on Debt Financing				228,451		228,451	244,358	261,372	279,571	299,037	319,858	342,129	365,951	391,431	418,686
Total Debt Service				\$1,673,383		\$1,673,383	\$1,673,383	\$1,673,383	\$1,673,383	\$1,673,383	\$1,673,383	\$1,673,383	\$1,673,383	\$1,673,383	\$1,673,383
<i>Debt Service Coverage Ratio</i>				<i>1.19x</i>		<i>1.19x</i>	<i>1.23x</i>	<i>1.27x</i>	<i>1.31x</i>	<i>1.34x</i>	<i>1.38x</i>	<i>1.43x</i>	<i>1.47x</i>	<i>1.51x</i>	<i>1.56x</i>
<i>Return on Total Assets</i>			<i>#REF!</i>			<i>5.1%</i>	<i>5.3%</i>	<i>5.4%</i>	<i>5.6%</i>	<i>5.7%</i>	<i>5.9%</i>	<i>6.1%</i>	<i>6.3%</i>	<i>6.5%</i>	<i>6.7%</i>

Net Cash Flow	#REF!	\$0	\$325,256	\$385,215	\$446,973	\$510,584	\$576,103	\$643,587	\$713,097	\$784,691	\$858,433	\$934,388
Equity Investment		(\$5,124,540)	\$325,256	\$385,215	\$446,973	\$510,584	\$576,103	\$643,587	\$713,097	\$784,691	\$858,433	\$934,388
<i>Cash on Cash Return</i>	<i>#REF!</i>		<i>6.3%</i>	<i>7.5%</i>	<i>8.7%</i>	<i>10.0%</i>	<i>11.2%</i>	<i>12.6%</i>	<i>13.9%</i>	<i>15.3%</i>	<i>16.8%</i>	<i>18.2%</i>
<i>Return on Equity</i>	<i>0.0%</i>		<i>10.8%</i>	<i>12.3%</i>	<i>13.8%</i>	<i>15.4%</i>	<i>17.1%</i>	<i>18.8%</i>	<i>20.6%</i>	<i>22.5%</i>	<i>24.4%</i>	<i>26.4%</i>
Value of Project (Cap Rate 5%)			\$39,972,783	\$41,171,967	\$42,407,126	\$43,679,340	\$44,989,720	\$46,339,411	\$47,729,594	\$49,161,481	\$50,636,326	\$52,155,416

Total Residential Units	121
Average Unit Size	779
Average Monthly Rent per Residential Unit	\$2,231.51
Monthly Rent per Square Foot	\$2.865
Total Commercial Square Footage	6,800
Commercial Rent per Square Foot	\$33.25
Annual Rent Escalations	3.0%
Annual Expense Escalations	3.0%
Land Value (According to Broward County Property Appraiser)	\$1,376,310
Construction Interest Rate	7.4%
Permanent Financing Interest Rate	6.8%
Permanent Financing LTV	70.0%
Amortization Period (years)	30
Estimate of FMV at Completion	\$39,124,540
Tax Appraisal - % of FMV	85.0%
Mils	19.6100

SOURCES:

Debt Financing	\$21,500,000
CRA Loan	\$6,000,000
Land	\$6,500,000
Equity	\$5,124,540
TOTAL SOURCES	<u>\$39,124,540</u>

USES:

Land	\$6,500,000
Complete Construction Budget	\$28,100,000
Construction Contingency (3.0%)	\$843,000
Impact Fees	\$200,000
Building Permit	\$200,000
Architecture	\$750,000
Civil Engineer	\$100,000
Landscape Architect	\$50,000
Clubroom Fixtures & Furnishings	\$150,000
Insurance (Builder's Risk)	\$59,303
1st Mortgage Financing Fee	\$118,250
1st Mortgage Permanent Fee	\$53,750
Title and Recording Fees	\$169,850
Doc. Stamps on Mortgage	\$75,250
Intangible Tax on Note	\$43,000
Construction Interest (based on total investment and 18 month build out)	\$1,431,900
Legal	\$150,000
Lender's Inspection Fees	\$25,000
Property Taxes during Development	\$33,737
Market Study	\$6,500
Appraisal	\$10,000
Architect Review	\$15,000
Cost Review	\$10,000
Environmental Audit	\$5,000
Survey	\$25,000
TOTAL USES	<u>\$39,124,540</u>

**801 NW 6 Street, Fort Lauderdale, Florida 33311 Mixed Use Model - 121 Units (7 units at 100% AMI & 7 units at 80%)
Residential Rental & Commercial
Assumptions and Sources & Uses
Fort Lauderdale, Florida**

ASSUMPTIONS:

Rent Premiums:

		PH
<u>Per Floor:</u>	Studio	
	1BR	
	2BR	
<u>Corner/End:</u>	Studio	
	1BR	
	2BR	
<u>Pool View</u>		

Average Rents

Studio	\$1,831
1BR	\$1,568
2BR	\$1,875

Blue = 100% AMI

Yellow = 80% AMI

**OVERALL
AVG SFLA**

**\$2,231.51 \$2.865 PSF
779 SqFt |**

Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14
7														
6	\$3,118	\$2,595	\$1,740	\$2,128	\$2,128	\$1,740	\$2,595	\$3,118	\$2,595	\$2,595	\$2,148	\$2,148	\$2,595	\$2,595
5	\$3,068	\$2,565	\$1,710	\$2,098	\$2,098	\$1,710	\$2,565	\$3,068	\$2,565	\$2,565	\$2,118	\$2,118	\$2,565	\$2,565
4	\$3,018	\$2,545	\$1,690	\$2,078	\$2,078	\$1,690	\$2,545	\$3,018	\$2,545	\$2,545	\$2,098	\$2,098	\$2,545	\$2,545
3	\$2,968	\$2,525	\$1,670	\$2,058	\$2,058	\$1,670	\$2,525	\$2,968	\$2,525	\$2,525	\$2,078	\$2,078	\$2,525	\$2,525
2	\$2,918	\$2,505	\$1,388	\$2,038	\$2,038	\$1,388	\$2,505	\$2,918	\$2,505	\$2,505	\$2,058	\$1,857	\$2,228	\$2,228
1									\$2,485	\$2,485		\$1,461	\$1,753	\$1,753

Model	B2	B1	S1	A1	A1	S1	B1	B2	B1	B1	A1	A1	B1	B1
Unit Type	2BR/2B	2BR/2B	Studio	1BR/1B	1BR/1B	Studio	1BR/1B	2BR/2B	2BR/2B	2BR/2B	1BR/1B	1BR/1B	2BR/2B	2BR/2B
SF/LA	1,050 sf	960 sf	585 sf	660 sf	660 sf	585 sf	960 sf	1,050 sf	960 sf	960 sf	660 sf	660 sf	960 sf	960 sf
# Units	5	5	5	5	5	5	5	5	6	6	5	6	6	6
Avg. Rent	\$3,018	\$2,547	\$1,640	\$2,080	\$2,080	\$1,640	\$2,547	\$3,018	\$2,537	\$2,537	\$2,100	\$1,960	\$2,369	\$2,369
Premium Item*	C							C						
	\$15,090	\$12,735	\$8,198	\$10,400	\$10,400	\$8,198	\$12,735	\$15,090	\$15,220	\$15,220	\$10,500	\$11,760	\$14,211	\$14,211
	5,250	4,800	2,925	3,300	3,300	2,925	4,800	5,250	5,760	5,760	3,300	3,960	5,760	5,760

15 16 17 18 19 20 21 22

\$2,168	\$2,168	\$2,168	\$1,808	\$2,148	\$2,148	\$2,148	\$2,705
\$2,138	\$2,138	\$2,138	\$1,778	\$2,118	\$2,118	\$2,118	\$2,655
\$2,118	\$2,118	\$2,118	\$1,758	\$2,098	\$2,098	\$2,098	\$2,605
\$2,098	\$2,098	\$2,098	\$1,758	\$2,078	\$2,078	\$2,078	\$2,555
\$2,078	\$2,078	\$2,078	\$1,758	\$2,058	\$2,058	\$1,857	\$2,505
\$2,058	\$2,058	\$2,058	\$1,388	\$2,038	\$1,461		

A1	A1	A1	S1	A1	A1	A1	B1
1BR/1B	1BR/1B	1BR/1B	1BR/1B	1BR/1B	1BR/1B	1BR/1B	2BR/2B
660 sf	660 sf	660 sf	585 sf	660 sf	660 sf	660 sf	960 sf
6	6	6	6	6	6	5	5
\$2,110	\$2,110	\$2,110	\$1,708	\$2,090	\$1,994	\$2,060	\$2,605
P	P	P	P				C
\$12,658	\$12,658	\$12,658	\$10,248	\$12,538	\$11,961	\$10,299	\$13,025
3,960	3,960	3,960	3,510	3,960	3,960	3,300	4,800

2024 Rent Limit as published by FHFC at 80%

Effective: April 1, 2024

Broward County

Number of Bedrooms	Rent Limit	Tenant Paid Utility Allowance	Proposed Net Rent
0	\$ 1,478.00	\$ 90.00	\$ 1,388.00
1	\$ 1,583.00	\$ 122.00	\$ 1,461.00
2	\$ 1,900.00	\$ 147.00	\$ 1,753.00

2024 Rent Limit as published by FHFC at 100%

Effective: April 1, 2024

Broward County

Number of Bedrooms	Rent Limit	Tenant Paid Utility Allowance	Proposed Net Rent
0	\$ 1,848.00	\$ 90.00	\$ 1,758.00
1	\$ 1,979.00	\$ 122.00	\$ 1,857.00
2	\$ 2,375.00	\$ 147.00	\$ 2,228.00

2024 Rent Limit as published by FHFC at 120%

Effective: April 1, 2024

Broward County

Number of Bedrooms	Rent Limit	Tenant Paid Utility Allowance	Proposed Net Rent
0	\$ 2,217.00	\$ 90.00	\$ 2,127.00
1	\$ 2,374.00	\$ 122.00	\$ 2,252.00
2	\$ 2,850.00	\$ 147.00	\$ 2,703.00

EXHIBIT 6

801 NW 6th Street, Fort Lauderdale, FL 33311

Construction Budget

Code	Description	Labor	Material	Subs	Total
DIV. 1	GENERAL CONDITIONS				
01000	General Conditions				
01050	Field Personnel	481,702			481,702
01100	Engineering			26,000	26,000
01150	Lab Service & Testing				-
01200	Temporary Services				-
01250	Temporary Facilities			100,000	100,000
01300	Safety			191,650	191,650
01350	Travel Expenses - Gas & Oil			60,753	60,753
01400	Equipment			286,840	286,840
01450	Scaffolding			30,000	30,000
01500	Small Tools			25,000	25,000
01550	Cleaning			211,435	211,435
01600	Cutting & Patching			-	-
01650	Permits			-	-
01700	Field Office Expenses			85,280	85,280
01900	Special Items			37,500	37,500

Code	Description	Labor	Material	Subs	Total
DIV. 2	SITE WORK				
02050	Demolition			10,000	10,000
02060	Aesbestos Abatement			-	-
02100	Dewatering			-	-
02200	Site Maintenance			-	-
02201	Civil Earthwork			108,518	108,518
02210	Vibroflotation - Dynamic Compaction			-	-
02220	Pile Foundations			202,510	202,510
02230	Shell Excavation - Apartment Buildings			19,442	19,442
02231	Shell Excavation - Garage			9,720	9,720
02340	Soil Treatment			3,500	3,500
02500	Civil Water & Sewer Systems			124,475	124,475
02510	Sewer Lift Stations			-	-
02600	Site Drainage - Civil			188,565	188,565
02610	Disposal Wells			-	-
02700	Paving, Signage, Stipping & Wheel Stops			76,522	76,522
02800	Tennis / Pickelball Courts			-	-
02810	Basketball Courts			-	-
02820	Athletic Fields			-	-
02830	Decorative Fountains			-	-
02840	Site Concrete Sidewalks			35,419	35,419

02850	Pavers			87,400	87,400
02860	Playground Equipment			-	-
02870	Pool Deck Equipment / Features			35,000	35,000
02880	Pet Park Equipment			25,000	25,000
02890	Site Fences - Chain Link Fence			-	-
02891	Site Fences - Precast Fence / CBS			-	-
02892	Site Fence - Aluminum			10,000	10,000
02900	Landscape			150,000	150,000
02950	Irrigation			25,000	25,000

Code	Description	Labor	Material	Subs	Total
DIV. 3	CONCRETE				
03100	Shell Package - Apartment Buildings			5,780,000	5,780,000
03101	Formwork Labor	-		-	0
03102	Formwork Rental Materials		-		0
03103	Formwork Consumable Materials		-		-
03104	Formwork Equipment		-		0
03200	Concrete Reinforcement		-		0
03201	Reinforcement & Pt Cable Labor			0	0
03300	Concrete Material		-		0
03350	Concrete Finishing			0	0
03351	Concrete Finishing Equipment		-	0	0
03360	Post Tension Cables			0	0
03400	Structural Precast Concrete			2,350,000	2,350,000
03500	Light Weight Concrete			0	0

Code	Description	Labor	Material	Subs	Total
DIV. 4	MASONRY				
04200	Masonry			0	0
04400	Decorative Precast			0	0

Code	Description	Labor	Material	Subs	Total
DIV. 5	METALS				
05100	Structural Steel			30,000	30,000
05500	Miscellaneous Metals			29,000	29,000
05501	Pool Deck Cabanas & Bbq Trellis			120,000	120,000
05502	Garage Screening System			120,000	120,000
05503	Unit Balcony Railings			77,500	77,500
05504	Aluminum Site Fences & Gates			28,000	28,000
05505	Garage Barrier Cables			17,500	17,500
05750	Glass Rails			-	-
05800	Flood Panels			89,000	89,000

Code	Description	Labor	Material	Subs	Total
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DIV. 6 WOOD & PLASTICS

06100	Exterior Finish Carpentry			88,600	88,600
06200	Finish Carpentry - Units	181,500			181,500
06201	Finish Carpentry - Common Areas			125,000	125,000
06400	Millwork - Common Areas			88,600	88,600
06450	Kitchen & Bath Cabinets & Tops - Units			423,000	423,000

Code	Description	Labor	Material	Subs	Total
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DIV. 7 THERMAL / MOSITURE PROTECTION

07100	Waterproofing - Garage			65,500	65,500
07101	Waterproofing - Apartment Buildings			17,000	17,000
07102	Waterproofing - Unit Balcony Fl. Coatings			27,225	27,225
07200	Spray Insulation - Garage			15,000	15,000
07250	Fireproofing			-	-
07400	Manufactured Wall Panels			60,000	60,000
07500	Membrane Roofing			389,000	389,000
07700	Roof Hatches & Specialties			-	-
07800	Skylights			-	-
07900	Sealants & Caulking - Unit Buildings			64,000	64,000
07901	Sealants & Caulking - Garage			76,000	76,000

Code	Description	Labor	Material	Subs	Total
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DIV. 8 DOORS & WINDOWS

08100	Steel Doors & Frames - Common Areas		71,506		71,506
08200	Wood Doors & Frames - Units		288,111		288,111
08250	Door & Hardware Installation - Units			84,472	84,472
08251	Door & Hardware Installation - Common			40,397	40,397
08300	Access Doors			6,400	6,400
08360	Overhead Doors - Trash Rooms			20,000	20,000
08400	Storefronts & Retail Glazing			112,590	112,590
08500	Unit Windows			923,928	923,928
08700	Finish Hardware - Units		75,470		75,470
08701	Finish Hardware - Common Areas		22,000		22,000
08800	Mirrors - Units		14,057		14,057
08801	Mirrors - Common Areas		12,000		12,000

Code	Description	Labor	Material	Subs	Total
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DIV. 9 FINISHES

09200	Stucco - Units			282,250	282,250
09201	Stucco - Garage			88,000	88,000
09250	Drywall			927,752	927,752
09300	Tile - Units			202,500	202,500
09301	Tile - Common Areas			178,390	178,390
09500	Acoustical Treatment			76,550	76,550

09600	Vinyl Plank Flooring - Units			274,680	274,680
09610	Carpeting - Common Areas			153,100	153,100
09620	Gym & Kids Room Flooring			-	-
09630	Common Area Specialty Flooring			35,000	35,000
09700	Wall Paper - Common Areas			50,000	50,000
09701	Corridor Wall Protection			-	-
09702	Corridor Handrails			-	-
09900	Interior & Exterior Painting - Units			472,000	472,000
09901	Exterior Painting - Garage			88,000	88,000
09950	Exterior Wall Stone / Tile			82,400	82,400

Code	Description	Labor	Material	Subs	Total
DIV. 10	SPECIALTIES				
10000	Mailboxes			45,000	45,000
10150	Toilet Compartments - Common Areas			20,000	20,000
10200	Metal Louvers		20,000		20,000
10400	Exterior Building Signage		40,000		40,000
10401	Interior Signage & Directories			21,000	21,000
10520	Fire Extinguishers		6,100		6,100
10650	Unit Shelving			121,000	121,000
10670	Storage Shelving			23,000	23,000
10800	Toilet & Bath Accessories - Units		43,558		43,558
10801	Toilet & Bath Accessories - Common Areas		8,400		8,400
10802	Shower Enclosures		19,600		19,600
10850	Bike Racks/ Site Benches / Site Waste Cans		20,000		20,000

Code	Description	Labor	Material	Subs	Total
DIV. 11	EQUIPMENT				
11000	Gym Equipment			50,000	50,000
11175	Trash Chutes & Compactors			120,000	120,000
11450	Residential Appliances - Units			484,000	484,000
11451	Residential Appliances - Common Areas			25,000	25,000
11452	Pool Deck Kitchen Appliances			10,000	10,000
11453	Kitchen Equipment			-	-

Code	Description	Labor	Material	Subs	Total
DIV. 12	FURNISHINGS				
12000	Window Treatments - Units			105,625	105,625
12001	Window Treatments - Common Areas			25,000	25,000
12100	Parking Façade Arts Canvas Features			-	-
12300	Common Area Casework & Millwork			-	-

Code	Description	Labor	Material	Subs	Total
DIV. 13	SPECIAL CONSTRUCTION				

13152	Swimming Pools, Spas			200,000	200,000
13550	Parking Controls Systems			25,000	25,000

Code	Description	Labor	Material	Subs	Total
DIV. 14	CONVEYING SYSTEMS				
14200	Elevators - Units			1,015,000	1,015,000
14201	Elevators - Garage				

Code	Description	Labor	Material	Subs	Total
DIV 15	MECHANICAL				
15300	Fire Protection - Units & Common Areas			544,500	544,500
15301	Fire Protection - Garage			130,000	130,000
15400	Plumbing - Units & Common Areas			1,542,877	1,542,877
15401	Plumbing - Garage Levels 2 Thru 6			126,500	126,500
15450	Plumbing Fixtures			181,500	181,500
15500	Hvac			1,201,140	1,201,140

Code	Description	Labor	Material	Subs	Total
DIV. 16	ELECTRICAL				
16100	Electrical - Units & Common Areas			2,231,420	2,231,420
16101	Electrical - Garage Level 2 Thru 6			202,510	202,510
16200	Lighting Protection Systems			40,000	40,000
16300	Generator System			-	-
16400	Security System / Cctv /Access Control			80,000	80,000
16500	Building Lighting System			-	-
16550	Site Lighting			50,000	50,000
16700	Bda Commuications Systems			150,000	150,000
16800	Sound & Av Systems			50,000	50,000
16900	Electrical Car Charging Stations			50,000	50,000

Code	Description	Labor	Material	Subs	Total
DIV. 17	SUBCONTRACTOR BOND				
17500	Subcontror Bond			160,190	160,190

	Sub Total-Direct Cost	481,702	822,302	25,374,125	26,678,130
	Labor Burden				53,356
	Ocip & Builders Risk Insurance				414,338
	Sub Total				27,145,824
	Overhead & Profit				814,375
	Sub Total				27,960,199
	Payment & Performance Bond				139,801
	Sub Total				28,100,000
	Contingencies				843,000

	TOTAL BUDGET	28,943,000
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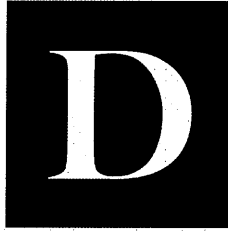
EXHIBIT 7

SUMMARY OF KEY TERMS

BORROWERS:	SJC Sistrunk, LLC
GUARANTORS:	Sean Jones and Dionne Wong – 100% of completion and repayment during construction, to reduce to 50% at Certificate of Occupancy, further reduction to carve outs only upon stabilization as determined by the Bank.
TYPE/AMOUNT:	Construction Loan Amount to be the lesser of: 1) 60% of the total cost of the project; 2) 60% of the appraised value; 3) 1.25 X DSCR as determined by Bank and 4) \$21,500,000
PURPOSE:	Development and construction of a 121-unit six story apartment community with 6, 800SF of ground floor retail located in Fort Lauderdale, FL.
MATURITY:	Not to exceed five (5) years from date of closing.
REPAYMENT:	Interest Only for the first twenty-four (48) months (“Construction Period”), then converting to monthly Principal and Interest payments based upon a thirty (30) year amortization
PRICING/FEE:	One Month Term SOFR + 275 basis points, (floor of 4%) floating, during construction to reduce to a spread of 250 basis points at Certificate of Occupancy and further reduced at occupancy and commencement of rent to One Month Term SOFR + 225 basis points, to be converted to a swap rate for the balance of the Loan Term. Loan Fee: 55 bps; 25 bps Extension Fee; 50 bps exit fee if refinance with an agency loan without Colliers Mortgage.
COLLATERAL:	First Mortgage and Assignment of Leases, Contracts, Rents, Income and Proceeds for project located at 801 NW Sixth Street, Fort Lauderdale, FL 33311
COVENANTS:	Debt Service Coverage to be maintained at no less than 1.25X based on the Net Operating Income of the Property.
REPORTING:	Reporting to include but will not be limited to annual tax returns and financial statements and liquidity verification of Borrower and Guarantors. Monthly rent roll after CO and during lease up/annually thereafter
CONDITIONS:	Pre-Leasing Coverage Hurdle: at 33 months from closing, the project will be required to meet a 1.00x DSCR (T-3 months) based on the full amount of the Loan.
OTHER COSTS:	Borrower shall be responsible for all fees and costs associated with the documentation and closing of the Loan including, and as applicable, but not limited to, appraisal-related due diligence, environmental due diligence, legal fees and costs, and others. In any case where due diligence is required prior to closing, the Borrower shall be required to pay for such services in full upon Bank’s engagement of such services, whether or not the facilities summarized in this document ultimately close.



This Summary of Key Terms is limited to an expression of interest by Seacoast National Bank (“Bank”) in the proposed financing and is not a commitment, an offer, an agreement in principle, or an agreement by the Bank to make any loan. The terms are subject to standard credit underwriting and approval by the Bank. This Summary of Key Terms should not be shared with anyone other than the Borrower(s) and their business partners.



DWIGHT CAPITAL

September 13th 2024

VIA ELECTRONIC MAIL

SJC Sistrunk, LLC
P.O. Box 41
Fort Lauderdale, FL 33311
Attn.: Sean F. Jones

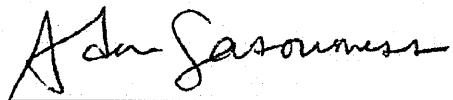
Dear Mr. Jones:

We have received and reviewed the documentation you sent to be constructed at 801 NW 6th Street Fort Lauderdale, FL 33311 and to consist of approximately 121 units (the "Property").

We have reviewed the information you provided and, based solely on such information and subject to satisfaction of our credit and other requirements and the approval of the United States Department of Housing and Urban Development ("HUD") for FHA-insured financing for the Property, are interested in providing permanent financing (which may have a term of up to 35 years subject to HUD's requirements and approval) for the Property with an estimated loan amount of \$22,000,000.00, which loan amount is subject to adjustment between now and the closing of any financing.

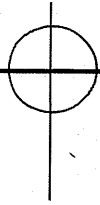
Sincerely,

DWIGHT CAPITAL LLC

By: 

Name: Adam Sasouness
Title: Authorized Signatory

EXHIBIT 8



Education:

- University of Toronto, Toronto, Canada, Bachelor of Applied Science Civil Engineering
- Nova Southeastern University Davie, Florida, Master of Business Administration

Professional Registration:

Professional Engineer: Florida No. 55335
Member American Society of Civil Engineers
LEED Green Associate

Board Affiliations:

Member – Executive Board of Friends of Birch State Park, Fort Lauderdale, FL

Mr. Botek has over twenty six years experience in civil engineering design including water, sanitary sewer and site drainage design. Projects have included major commercial, residential, institutional and infrastructure projects for the public and private sectors. He is also involved in many other aspects of the land development process including site evaluation and permit approvals. Prior to forming Botek Thurlow Engineering, Inc., Mr. Botek worked in civil engineering and project management in Jamaica, moving to Pompano Beach, Florida in 1997.

Professional Experience:

PRESIDENT

JANUARY 2006 - PRESENT

Botek Thurlow Engineering, Inc. Fort Lauderdale, Florida

As the principal of the firm, Mr. Botek is responsible for all aspects of the firm's day to day and long term operations. Expertise in storm drainage, water and sanitary sewer design. Familiar with all aspects of the land development process, both private and public sector projects, capable of taking a project from inception through construction, starting with site evaluation, due diligence, design, permitting and construction administration.

Partial List of Relevant Projects:

Coral Springs General Consulting. Continuing engineering services contract for the City of Coral Springs. (Coral Springs, FL). Specific projects include extensive sidewalk feasibility analysis for existing roadways within the City, Meadow and Dells storm drainage calculations and design for a 200 acre existing neighborhood re-habilitation project.

Extensive Broward County (and other municipal) Experience (partial list)

South Florida Regional Transportation Authority Operations Center and Parking Garage
Broward County Courthouse Parking Garage
Broward County Transit Ravenswood Bus Maintenance Facility
Broward County Animal Care and Adoption Facility
East Bus Transportation Facility
Adult Education Facility
School District of Palm Beach County K-12 (multiple campuses and continuing services contract)
City of Fort Lauderdale Fire Station 49
City of Coral Springs Fire Stations 43, 64 and 95
Oakland Park Public Works Facility and Fire Station 9
Town of Davie Fleet Maintenance Facility (Expansion)

CFE Architects

For more than four decades, CFE Architects has been providing creative, unique, and original design solutions for clients. Mixed-use residential and commercial projects, both mid and high-rise, have been at the core of our practice for many years. Located in Miami Lakes, CFE has concentrated its work in South Florida adding unique architecture to the skyline and enhancing the pedestrian environment. The firm has gained local and national recognition for successful high-rise residential and mixed-use projects ranging from 80,000 to over 600,000 square feet. Today the firm is led by principals Sandy Peaceman and Art Robinson. We are firmly committed to long term relationships with our clients and pride ourselves on providing quality services in the most efficient way.

JONES CONSTRUCTION COMPANY, INC.

On March 20, 1995, Sean F. Jones founded Jones Construction Company, Inc. Jones Construction Company, Inc. was formed to provide construction management and general contracting for primarily residential projects.

Sean F. Jones, President and CEO, is responsible for the management of the firm. Sean is a State of Florida General Contractor licensed since 1990. The firm has 26 years of experience in residential construction.

Jones Construction Company, Inc. has constructed or construction managed the following new construction projects:

- Duplex located at 117-119 Northwest 12th Avenue, Dania, Florida. The project was completed in April 1998.
- Sun Garden Apartments, a twenty-four (24) unit apartment community located in Dania, Florida. The project was completed in July, 1998.
- Single family residence (3 bedroom, 2 bathroom) located at 125 N. W. 6th Avenue, Dania, Florida. The residence was completed in January, 1999.
- Single family residence (3 bedroom, 2 bathroom) located at 27 S. W. 7th Avenue, Dania, Florida. The residence was completed in December, 1999.
- Single family residence (3 bedroom, 2 bathroom) located at 1213 N. W. 13th Court, Fort Lauderdale, Florida. The residence was completed in December, 2000.
- Single family residence (4 bedroom, 3 ½ bathroom) located at 4025 N. E. 34th Avenue, Fort Lauderdale, Florida. This custom home was completed in December, 2002.
- Nine single family residences (3 bedroom, 2 bathroom) in Washington Park, Phase I located near Fort Lauderdale in Broward County, Florida. Nine of the residences were completed. All residences were either presold or sold within sixty days of completion.
- Single family residence (3 bedroom, 2 bathroom) located at 2726 N. W. 9th Place, Fort Lauderdale, Florida. The residence was completed October, 2003.
- Four single family residences (3 bedroom, 2 bathroom) in Washington Park, Phase II located near Fort Lauderdale in unincorporated Broward County, Florida. All of the residences were completed by the first quarter of 2004. All of the residences were presold or sold within sixty days of completion.
- Single family residence (3 bedroom, 2 ½ bathroom) located at 215 N. W. 7th Court, Hallandale Beach, Florida. The residence was completed February, 2004.
- Single family residence (3 bedroom, 2 ½ bathroom) located at 503 N. W. 7th Court, Hallandale Beach, Florida. The residence was completed August, 2004.
- Thirteen single family residences (4 bedroom, 2 bathroom) located in Washington Park located near Fort Lauderdale in unincorporated Broward County, Florida.
- Single family residence (3 bedroom, 2 bathroom) located at 2987 N. W. 9th Street, Fort Lauderdale, Florida. The residence will be completed in 2024.

- Single family residence (3 bedroom, 2 bathroom) located at 2999 N. W. 9th Street, Fort Lauderdale, Florida. The residence will be completed in 2024.

EXHIBIT 9

SJC SISTRUNK, LLC

On May 6, 2014, Sean F. Jones and Dionne E. Wong founded SJC Sistrunk, LLC to acquire properties in the Sistrunk Boulevard corridor with the intent to develop the properties to revitalize the properties consistent with Northwest/Progresso/Flagler Heights Implementation Plan.

Sean Jones, principal of SJC Sistrunk, LLC, has an extensive history of developing projects in Fort Lauderdale. As Vice President and legal counsel of Milton Jones Development Corporation, Milton Jones Development Corporation developed the projects below.

- Developed and is the general partner of the entity that owns the *Regal Trace Apartments*. *Regal Trace Apartments* is a 408 unit Apartment Community (approximately 400,000 square feet) located on 28 acres in downtown Fort Lauderdale, Florida. *Regal Trace* was developed using approximately \$30,000,000 of low income housing tax credits, a \$11,250,000 construction loan from a bank consortium headed by SunTrust, South Florida, N. A., and participated by NationsBank, N. A., Barnett Bank, N. A. and First Union National Bank of Florida, the largest SAIL loan at the time of the funding in the history of the State of Florida from the Florida Housing Finance Agency of \$4,159,047 and a HOME loan from Broward County of \$798,000. *Regal Trace* was completed in 1996. The property is managed by Milton Jones Management Corporation and owned by Regal Trace, Ltd.
- Developed *Sun Garden Apartments*. *Sun Garden Apartments* is a 24 unit Apartment Community located on 2 acres in Dania Beach, Florida. *Sun Garden* was developed using a \$600,000 construction loan from Union Planters Bank and a \$660,000 HOME loan from Broward County. *Sun Garden* was completed in 1999. The property is owned by Sun Garden, Ltd. which is owned by Milton L. Jones and Barbara H. Jones and was constructed by M. L. Jones Construction Company.
- Developed *Shoppes On Arts Avenue*. *Shoppes On Arts Avenue* is a 35,190 square feet shopping center located on the southeast corner of N. W. 7th Avenue (Avenue of the Arts) and N. W. 6th Street (Sistrunk Boulevard) in the city of Fort Lauderdale, Florida on 3.5122 acres. The shopping center was anchored by Save A Lot and presently has tenants such as Family Dollar, Bank of America, Jamaican Jerk Shack and a dental office. *Shoppes On Arts Avenue* was completed in 2013. *Shoppes On Arts Avenue* was funded by Milton L. Jones and Barbara H. Jones and is owned by MJDC AOA, LLC. The shopping center was constructed by M. L. Jones Construction Company.
- Developing *Village of the Arts*. *Village of the Arts* is a 162 apartments in a six story midrise building with 6,000 square feet of ground floor retail to be located on the southwest corner of N. W. 6th Street and Sistrunk Boulevard at 543 N. W. 5th Avenue, Fort Lauderdale, Florida 33311 on 1.6671 acres.

801 NW Sistrunk Boulevard, Fort Lauderdale, Florida will be a 121 apartments in a six story midrise building with 6,800 ground floor retail with a structured parking garage to be located at the northeast corner of N. W. 9th Avenue and Sistrunk Boulevard on .9912 acre. The project will provide housing with mixed incomes. The project will contain 13 affordable housing units. The project will revitalize the neighborhood, eliminate blight and anchor the intersection of Sistrunk Boulevard and N. W. 9th Avenue. Floor plans, renderings, elevations, development and operating proforma are included with this application.

EXHIBIT 10

Phone: (866) 781-6889 • Fax: (866) 784-8550
www.floridaengineeringandtesting.com
250 S.W. 13th Avenue
Pompano Beach, FL 33069

May 23, 2014

Job Order No: 14-1429

Attn: Sean Jones
SJC Sistrunk, LLC
C/O Sean Jones Corporation
PO Box 41
Fort Lauderdale, FL 33302


RE: Phase I Environmental Assessment
0.7 Acre Vacant Parcels (#494234078410 & 494234078420)
NW Corner of NW 6th Street & NW 8th Avenue
Fort Lauderdale, Florida

Dear Mr. Jones:

Pursuant to your request, Florida Engineering & Testing, Inc. is pleased to submit three original copies of our Phase I Environmental Site Assessment (ESA) for the above referenced project. This report outlines the findings of our site reconnaissance, historical land use research, review of governmental records and interviews. Our site investigation was performed in accordance with the requirements of the Standards and Practices for All Appropriate Inquiries (AAI): Final Rule (40 CFR Part 312) and the American Society for Testing and Materials (ASTM E1527-13).

We appreciate this opportunity to provide professional consulting services to you. Please contact us should you have any questions concerning this report.

Sincerely Yours,


5-27-14
Mark A. Mesiano, P.E.
Florida Engineering & Testing, Inc.
Florida Reg. No. 48202
Certificate of Authorization No. 6923

**REPORT OF
ENVIRONMENTAL SITE ASSESSMENT
PHASE I**

FOR:

**0.7 Acre Vacant Parcels (#494234078410 & 494234078420)
NW Corner of NW 6th Street & NW 8th Avenue
Fort Lauderdale, Florida**

PREPARED FOR:

**Mr. Sean Jones
SJC Sistrunk, LLC
C/O Sean Jones Corporation
PO Box 41
Fort Lauderdale, FL 33302**

PREPARED BY:

**Florida Engineering & Testing, Inc.
250 S.W. 13th Avenue
Pompano Beach, Florida 33069
(954) 781-6889**

May 23, 2014



EXECUTIVE SUMMARY

Phase I Environmental Site Assessment
0.7 Acre Vacant Parcels (#494234078410 & 494234078420)
NW Corner of NW 6th Street & NW 8th Avenue
Fort Lauderdale, FL 33304

Florida Engineering & Testing, Inc. (FE&T) has completed a Phase I Environmental Site Assessment (Phase I ESA) for the facility identified as NW 6th Street & NW 8th Avenue, located at NW Corner of NW 6th Street & NW 8th Avenue (the Property). The property address will be referred to NW 6th Street & NW 8th Avenue for the remainder of this report.

FE&T completed this Phase I ESA in accordance with the standard practice guidelines established in American Society for Testing and Materials (ASTM) Practice E 1527-13. This Phase I ESA was performed for the purpose of satisfying the due diligence qualification requirements for the innocent landowner defense to liability under the Federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as defined in 42 USC 9601 (35)(B).

The purpose of the Phase I ESA was to establish an information base for assessing the potential for "recognized environmental conditions" (REC) at the Property. This information will be used to evaluate potential environmental liabilities associated with the Property.

The term "**recognized environmental condition**" (REC) is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

The presence of an EDR US Hist Auto Stat and an EDR US Hist Cleaners adjoining the Property to the west represents the possibility that persisting past undetected releases of hazardous substances and/or petroleum products could have migrated to the Property and impacted soil and/or groundwater.

To address these potential impacts, soil was screened with an organic vapor analyzer (OVA) from the ground surface to the groundwater table to detect vapor phase volatile compounds. OVA readings were all less than 10 parts per million. Groundwater samples were obtained from two temporary monitoring wells (installed with the direct push method) straddling the groundwater table and sent to an analytical laboratory for analyses using methods EPA 8260B for 1,2-Dibromoethane (EDB), EPA 8100 PAH List for polycyclic aromatic hydrocarbons, EPA Method 8021 List in water for volatiles, FLPRO (Florida Petroleum Range Organics) and Metals by EPA 6000/7000 Series Methods for lead.



All analytical results were below the laboratories detection limit. The analytical laboratory report (Certificate of Analysis), Chain of Custody Record, Boring Logs, Groundwater Sampling Log and a site plan showing the location of the wells are included as **Appendix G.**

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the subject property.



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

February 20, 2020

CERTIFIED MAIL # 7019 1120 0001 9592 7882
RETURN RECEIPT REQUESTED

Mr. Sean Jones
SJC Sistrunk, LLC
P.O. Box 41
Fort Lauderdale, FL 33308

Subject: Low-scored Site Initiative (LSSI) No Further Action Order
Texaco Station
821 NW 6th Street
Fort Lauderdale, Broward County
FDEP Facility ID# 068501828
Discharge Date: 5/12/1988 (EDI)

Dear Mr. Jones:

The Florida Department of Environmental Protection (Department) Petroleum Restoration Program (PRP) has reviewed the Natural Attenuation Monitoring Report (NAMR) and Low Score Site Initiative No Further Action Proposal (LSSI NFAP) dated and received August 8, 2019, and Well Abandonment Report dated and received October 9, 2019, for the petroleum product discharge referenced above. All the documents submitted to date are adequate to meet the following requirements of Section 376.3071(12)(b), Florida Statutes (F.S.).

The Department hereby incorporates the NFAP that demonstrate that all of the following conditions are met:

- a. Soil saturated with petroleum or petroleum products, or soil that causes a total corrected hydrocarbon measurement of 500 parts per million or higher for the Gasoline Analytical Group or 50 parts per million or higher for the Kerosene Analytical Group, as defined by department rule, does not exist onsite as a result of a release of petroleum products.
- b. A minimum of 12 months of groundwater monitoring indicates that the plume is shrinking or stable.
- c. The release of petroleum products at the site does not adversely affect adjacent surface waters, including their effects on human health and the environment.

- d. The area containing the petroleum products' chemicals of concern is confined to the source property boundaries of the real property on which the discharge originated, unless the property owner has requested or authorized a more limited area in the "No Further Action" proposal submitted under this subsection;
- e. The groundwater contamination containing the petroleum products' chemicals of concern is not a threat to any permitted potable water supply well.
- f. Soils onsite found between land surface and 2 feet below land surface which are subject to human exposure meet the soil cleanup target levels.

Minimal contamination exists that is associated with the discharge referenced above and such contamination is not a threat to human health or the environment. Please refer to the attached maps of the source property and analytical summary tables, Exhibits A and B, respectively, and hereby incorporated by reference. The NAMR/LSSI NFAP is hereby incorporated by reference in this LSSI No Further Action Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the facility for petroleum product contamination associated with the discharge referenced above, except as set forth below.

- (1) Contamination remains on the above property in the groundwater and the groundwater must not be used for drinking water or for irrigation purposes.
- (2) Any change to the risk of exposure or destabilization of the groundwater contamination such that the discharge no longer meets the criteria contained in this order may result in the Department revoking this Order.
- (3) In the event concentrations of contaminants of concern are detected above the levels approved in this Order, and the contamination is the same contamination addressed in this order and was eligible for state funding, the department will reevaluate the contamination and reinstate State-funded site or discharge rehabilitation to reduce concentrations of contaminants of concern to the levels approved in the Order or otherwise allowed by Chapter 62-780, F.A.C., in accordance with the State-funded eligibility provisions that are applicable for the site or discharge. This includes any confirmed impacts found to be migrating beyond the site's property boundary. If groundwater is being used for potable uses in the area affected by the contamination, the Department will take all necessary steps to protect public health, safety and welfare under Chapter 376, F.S., as necessary. If a new or subsequent discharge occurs at the facility that is not eligible for state funding, contamination must be evaluated and addressed as provided in Chapter 62-780, F.A.C.
- (4) Information about the contaminated site will be maintained on the Department's Contamination Locator Map and Institutional Controls Registry.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the addressee at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the addressee must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the addressee must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Mr. Sean Jones
FDEP Facility ID # 068501828
Page 4
February 20, 2020

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Questions

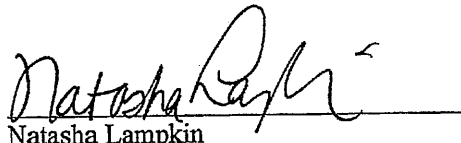
Any questions regarding the PRP's review of your NAMR/LSSI NFAP should be directed to Christopher Bass at 850-877-1133, ext. 3737. Questions regarding legal issues should be referred to the Department's Office of General Counsel at 850-245-2242. Contact with any of the above does not constitute a petition for an administrative hearing or a request for an extension of time to file a petition for an administrative hearing.

The FDEP Facility Number for this facility is 068501828. Please use this identification on all future correspondence with the Department.

EXECUTION AND CLERKING

Executed in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Natasha Lampkin
Program Administrator
Petroleum Restoration Program

Mr. Sean Jones
FDEP Facility ID # 068501828
Page 5
February 20, 2020

Attachments:

- A: Maps of the source property;
- B: Updated analytical summary tables

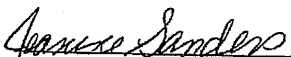
CERTIFICATE OF SERVICE

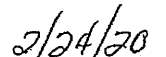
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

- cc: Mr. Sean Jones, SJC Sistrunk, LLC, P.O. Box 41, Fort Lauderdale, FL 33308
- ec: Sean Jones – Owner – seanfjones@aol.com
Petroleum Restoration Program – prp.orders@floridadep.gov
DEP South District – Gary Maier, gary.maier@dep.state.fl.us
Christopher Bass - FDEP-PRP (PRS6) – CBass@ene.com
Jeremy Turner - Handex Consulting and Remediation, LLC - jturner@handexmail.com
South Florida Water Management District – wells@sfwmd.gov
Ecology and Environment, Inc. Team 6 – Team6@ene.com
File

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.


Clerk


Date

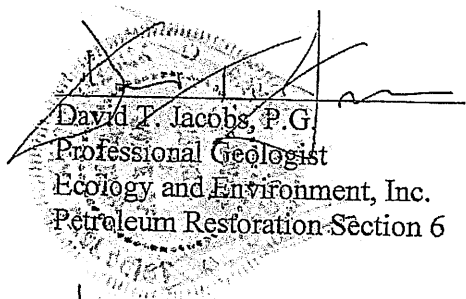
P.G. CERTIFICATION

Natural Attenuation Monitoring Report (NAMR) and Low Score Site Initiative No Further Action Proposal (LSSI NFAP) dated and received August 8, 2019, and Well Abandonment Report dated and received October 9, 2019, for Texaco Station, located at 821 NW 6th Street, Fort Lauderdale, Broward County, FDEP Facility ID# 068501828.

I hereby certify that in my professional judgment, the components of this Natural Attenuation Monitoring Report (NAMR), Low Score Site Initiative No Further Action Proposal (LSSI NFAP), and Well Abandonment Report prepared for the 5/12/1988 petroleum product discharge discovered at the above-referenced facility satisfy the requirements set forth in Chapter 62-780, Florida Administrative Code (F.A.C.), and that the conclusions in this report provide reasonable assurances that the site rehabilitation objectives stated in Chapter 62-780, F.A.C., have been met.

I personally completed this review.

This review was conducted by _____
working under my direct supervision.

A circular professional seal for a geologist in the state of Florida. The seal contains the text "STATE OF FLORIDA" at the top, "PROFESSIONAL GEOLOGIST" in the middle, and "SECTION 6" at the bottom. The seal is partially obscured by a signature and a date stamp.

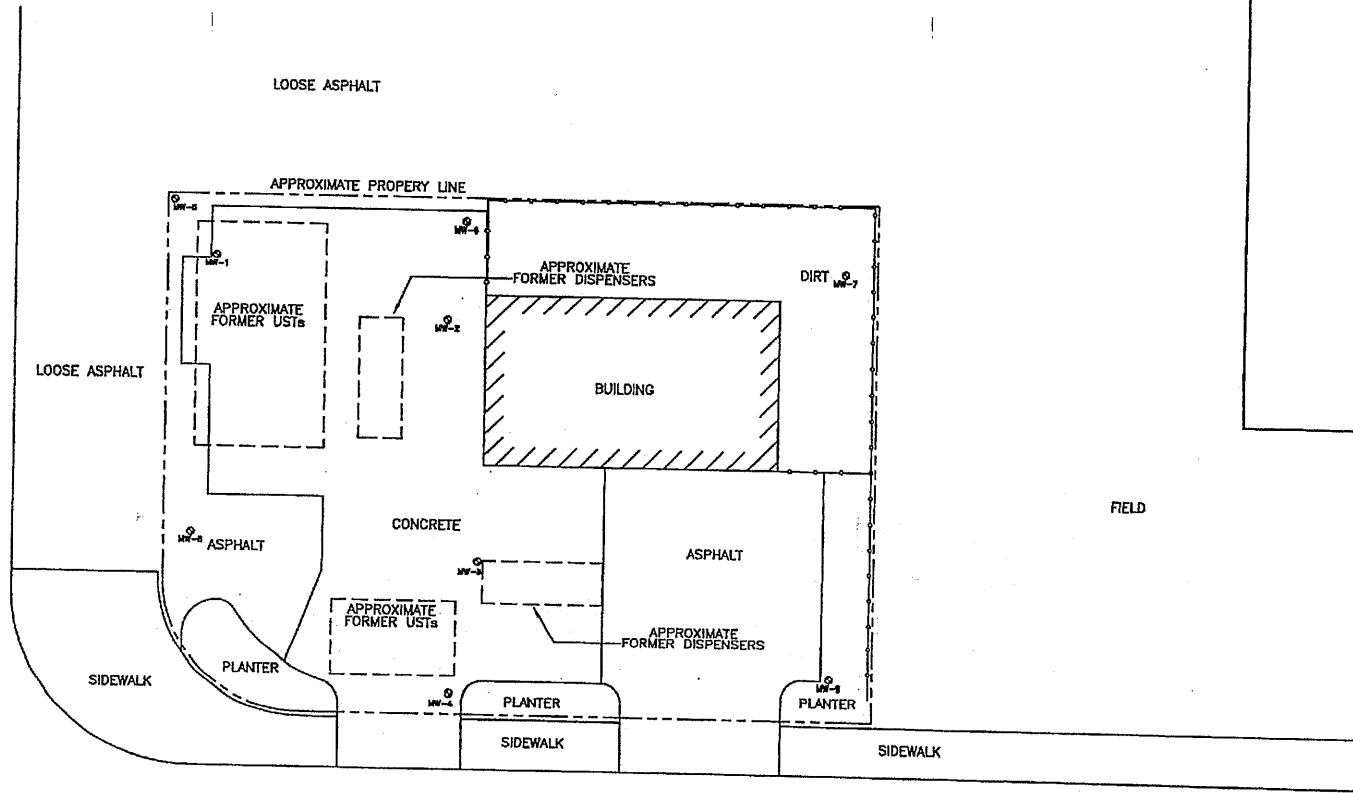
David T. Jacobs, P.G.
Professional Geologist
Ecology and Environment, Inc.
Petroleum Restoration Section 6

JAN. 27, 2020
Date

Exhibit A

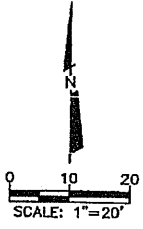
Maps

NORTHWEST 9th AVENUE



LEGEND

○ - MONITORING WELL LOCATION



NORTHWEST 6th STREET



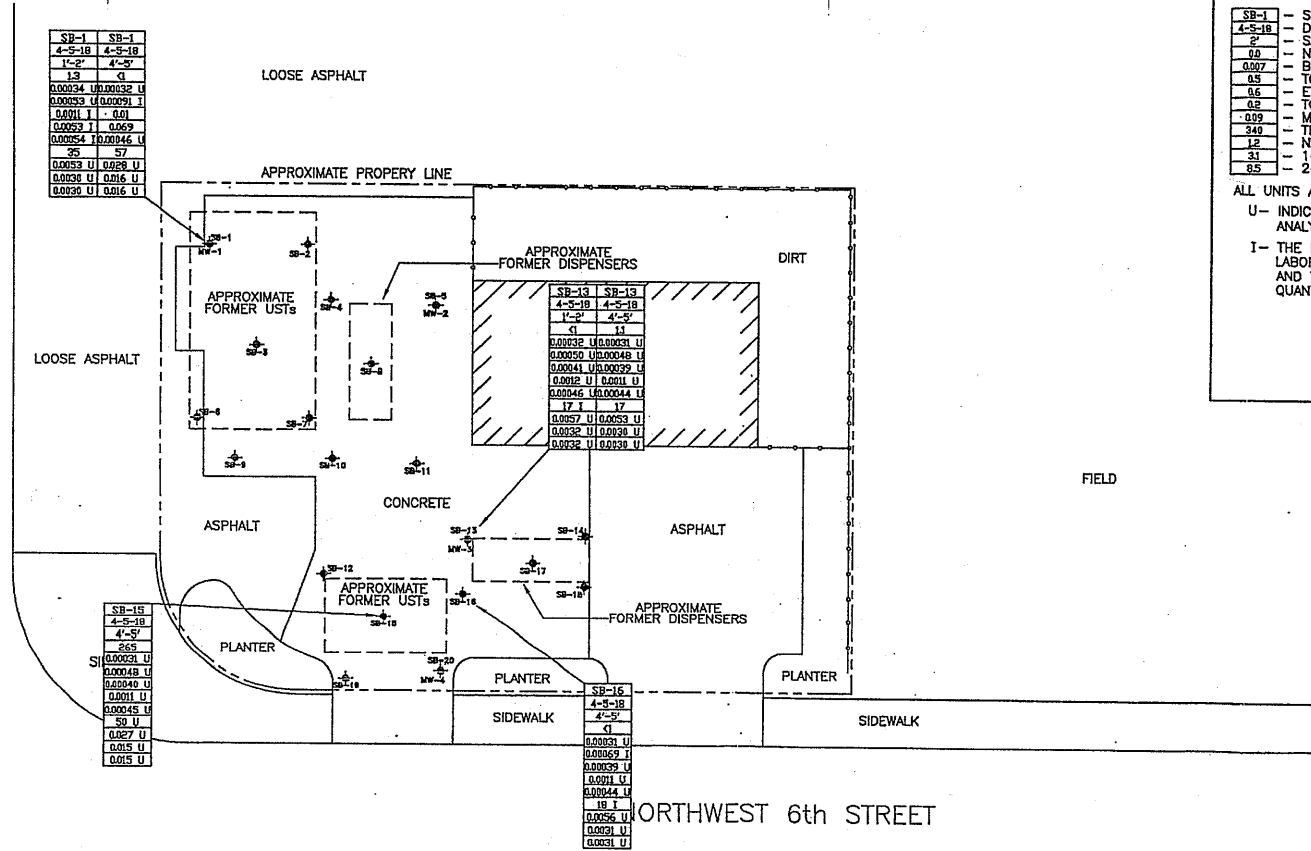
3031 Eliza Road, Suite 2
Tallahassee, Florida 32308
Telephone: (850) 878-0813
Fax: (850) 878-8492
Certificate of Authorization # 26812

TEXACO STATION
FDEP FAC ID #06/8501828
821 NORTHWEST 6th STREET
FORT LAUDERDALE, FLORIDA

8-7-19

FIGURE 1
SITE PLAN

NORTHWEST 9th AVENUE



SB-1	SB-1
4-5-18	4-5-18
1'-2'	4'-5'
1.3	CI
0.00034 U	0.00032 U
0.00033 U	0.00091 I
0.001 I	0.01
0.0023 I	0.009
0.00054 I	0.00046 U
35	57
0.0053 U	0.028 U
0.0038 U	0.016 U
0.0030 U	0.016 U

SB-13	SB-13
4-5-18	4-5-18
1'-2'	4'-5'
CI	CI
0.00032 U	0.00031 U
0.00030 U	0.00043 U
0.00041 U	0.00039 U
0.0012 U	0.0011 U
0.00046 U	0.00044 U
17	17
0.0057 U	0.0053 U
0.0032 U	0.0030 U
0.0032 U	0.0030 U

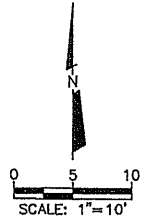
SB-15	
4-5-18	
4'-5'	
265	
0.00038 U	
0.00049 U	
0.00040 U	
0.0011 U	
0.00045 U	
59	
0.027 U	
0.015 U	
0.015 U	

SB-16	
4-5-18	
4'-5'	
CI	
0.00031 U	
0.00039 U	
0.0011 U	
0.00044 U	
19	
0.0054 U	
0.0021 U	
0.0031 U	

LEGEND

- - MONITORING WELL LOCATION
- ⊕ - SOIL BORING LOCATION
- SB-1 - SOIL SAMPLE LOCATION
- 4-5-18 - DATE SAMPLED
- 2' - SAMPLE DEPTH BLS
- 0.0 - NET OVA ON ppm
- 0.007 - BENZENE
- 0.5 - TOLUENE
- 0.6 - ETHYLBENZENE
- 0.8 - TOTAL XYLENES
- 0.09 - MTBE
- 3.0 - TRPH
- 1.2 - NAPHTHALENE
- 3.1 - 1-METHYLNAPHTHALENE
- 8.5 - 2-METHYLNAPHTHALENE

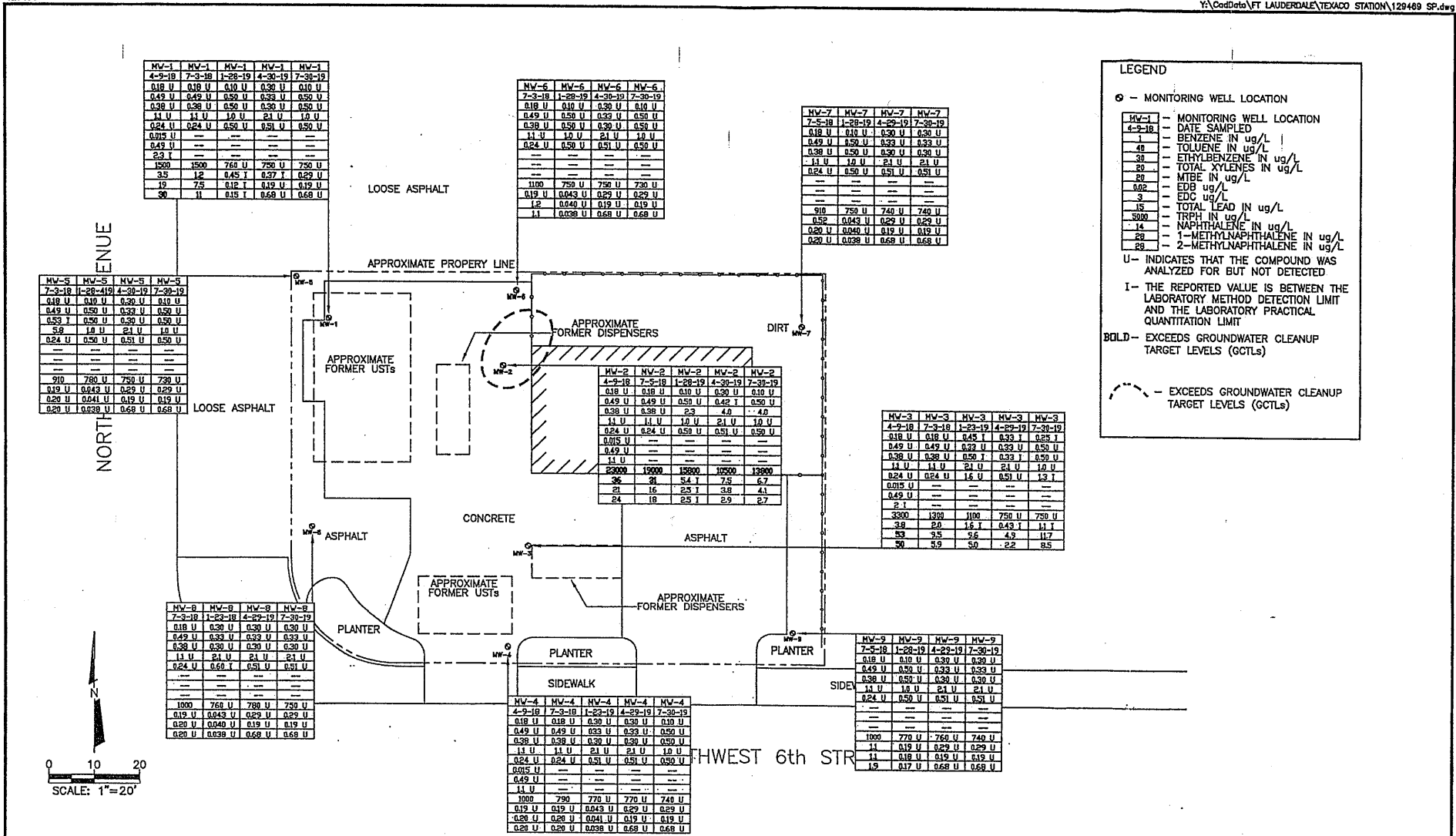
ALL UNITS ARE IN mg/Kg
 U- INDICATES THAT THE COMPOUND WAS ANALYZED FOR BUT NOT DETECTED
 I- THE REPORTED VALUE IS BETWEEN THE LABORATORY METHOD DETECTION LIMIT AND THE LABORATORY PRACTICAL QUANTITATION LIMIT



3031 Eliza Road, Suite 2
 Tallahassee, Florida 32308
 Telephone: (850) 878-0813
 Fax: (850) 878-8492
 Certificate of Authorization # 26812

TEXACO STATION
 FDEP FAC ID #06/8501828
 821 NORTHWEST 6th STREET
 FORT LAUDERDALE, FLORIDA

FIGURE 2
 SOIL ANALYTICAL SUMMARY MAP



HCR
HANDRIX CONSULTING & REMEDIATION, LLC

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Tallahassee, Florida 32308
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Fax: (850) 878-8492
Certificate of Authorization # 26812

TEXACO STATION
FDEP FAC ID #06/8501828
821 NORTHWEST 6th STREET
FORT LAUDERDALE, FLORIDA

8-7-19

FIGURE 2
GROUNDWATER ANALYTICAL MAP

Exhibit B

Tables

TABLE 1: SOIL SCREENING RESULTS

Facility Name: Texaco Station

Facility ID#: 06/8501828

SAMPLE				OVA SCREENING RESULTS	
BORING NO.	DATE COLLECTED	DEPTH TO WATER	SAMPLE INTERVAL (FBLs)	NET READING (PPM)	COMMENTS
LSSI (2018-2019)					
SB-1/ MW-1	4/4/2018	6.0	0-1	47.3	
			1-2	1.3	Lab Sample Collected
			2-3	<1	
			3-4	<1	
			4-5	<1	
			6-8	47.5	Lab Sample Collected
			8-10	5.7	
SB-2	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			6-8	21.1	
			8-10	4.6	
SB-3	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	14.7	
			6-8	347	← OVA GW Influenced cb
8-10	148				
SB-4	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	4.6	
			6-8	3.1	
8-10	4.4				
SB-5/ MW-2	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	8.5	
			5-6	27.3	
			6-8	22.2	
8-10	1.2				
SB-6	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	1.7	
			5-7	6.6	
			7-9	1.4	
SB-7	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-7	<1	
			7-9	1.1	

* OVA threshold 50ppm

TABLE 1: SOIL SCREENING RESULTS

Facility Name: Texaco Station

Facility ID#: 06/8501828

SAMPLE				OVA SCREENING RESULTS	COMMENTS
BORING NO.	DATE COLLECTED	DEPTH TO WATER	SAMPLE INTERVAL (FBS)	.NET READING (PPM)	
SB-8	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	<1	
			6-8	<1	
			8-10	1.6	
SB-9	4/4/2018	6.0	0-1	11.6	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-7	<1	
			7-9	<1	
SB-10	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	5.8	
			6-8	4.7	
			8-10	11.3	
SB-11	4/4/2018	6.0	0-1	10.6	
			1-2	1.6	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-7	<1	
			6-8	1.1	
			8-10	<1	
SB-12	4/4/2018	6.0	0-1	1.7	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	6.0	
			5-7	590	
			7-9	9.1	
					← OVA GW influenced OS
SB-13/ MW-3	4/4/2018	6.0	0-1	<1	Lab Sample Collected
			1-2	<1	
			2-3	561	
			3-4	2.7	
			4-5	1.1	
			5-7	401	
			7-9	118	
					← OVA GW influenced OS
SB-13R	1/23/2019	6.0	0-1	<1	Confirmation OVA Sample
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	<1	
SB-14	4/4/2018	6.0	0-1	2.6	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	<1	
			6-8	<1	
			8-10	<1	

* OVA threshold 50ppm Page 2 of 4

TABLE 1: SOIL SCREENING RESULTS

Facility Name: Texaco Station

Facility ID#: 06/8501828

SAMPLE				OVA SCREENING RESULTS	COMMENTS
BORING NO.	DATE COLLECTED	DEPTH TO WATER	SAMPLE INTERVAL (FBLs)	NET READING (PPM)	
SB-15	4/4/2018	6.0	0-1	<1	Lab Sample Collected OVA Groundwater Influenced
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	265	
			5-7	171	
			7-9	58.9	
SB-16	4/4/2018	6.0	0-1	<1	Lab Sample Collected OVA GWS Influenced
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-7	1327	
			7-9	271	
SB-17	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	<1	
			6-8	<1	
8-10	<1				
SB-18	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	<1	
			6-8	1.3	
8-10	<1				
SB-19	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	<1	
			6-8	<1	
8-10	1.2				
SB-20/ MW-4	4/4/2018	6.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
			5-6	<1	
			6-8	<1	
8-10	<1				
MW-5	6/28/2018	5.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
MW-6	6/28/2018	5.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	

* OVA threshold 50 ppm

TABLE 1: SOIL SCREENING RESULTS

Facility Name: Texaco Station

Facility ID#: 06/8501828

SAMPLE				OVA SCREENING RESULTS	COMMENTS
BORING NO.	DATE COLLECTED	DEPTH TO WATER	SAMPLE INTERVAL (FBLS)	NET READING (PPM)	
MW-7	6/28/2018	5.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
MW-8	6/28/2018	5.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	
MW-9	6/28/2018	5.0	0-1	<1	
			1-2	<1	
			2-3	<1	
			3-4	<1	
			4-5	<1	

OVA = Organic Vapor Analyzer
 FBLS = Feet Below Land Surface
 PPM = Parts Per Million
 -- = No Reading or Missing Data

TABLE 2A: SOIL ANALYTICAL SUMMARY - VOAs, TRPHs and Metals

Facility ID#: 06/8501828

Facility Name: Texaco Station

See notes at end of table.

Sample				OVA	Laboratory Analyses										Comments
Boring/Well No.	Date Collected	Depth to Water (ft)	Sample Interval (fbis)	Net OVA Reading (ppm)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)	TRPHs (mg/kg)	Arsenic (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Lead (mg/kg)	
SB-1	4/5/18	6.0	1-2	1.3	0.00034 U	0.00053 U	0.0011 I	0.0053 I	0.00054 I	35	--	--	--	--	
			4-5	<1	0.00032 U	0.00091 I	0.01	0.069	0.00046 U	57	--	--	--	--	
SB-13	4/5/18	6.0	1-2	<1	0.00032 U	0.0005 U	0.00041 U	0.0012 U	0.00046 U	17 I	--	--	--	--	
			4-5	1.1	0.00031 U	0.00048 U	0.00039 U	0.0011 U	0.00044 U	17	--	--	--	--	
SB-15	4/5/18	6.0	4-5	265	0.00031 U	0.00048 U	0.0004 U	0.0011 U	0.00045 U	50 U	--	--	--	--	
SB-16	4/5/18	6.0	4-5	<1	0.00031 U	0.00069 I	0.00039 U	0.0011 U	0.00044 U	18 I	--	--	--	--	
Leachability Based on Groundwater Criteria (mg/kg)					0.007	0.5	0.6	0.2	0.09	340	*	7.5	38	*	
Direct Exposure Residential (mg/kg)					1.2	7,500	1,500	130	4,400	460	2.1	82	210	400	

-- = Sample not analyzed for constituent

OVA = Organic Vapor Analyzer

MTBE = Methyl tert-Butyl Ether

TRPH = Total Recoverable Petroleum Hydrocarbons

ft = feet, fbis = feet below land surface

ppm = parts per million, mg/kg = milligrams per kilogram

Exposure values based upon 62-777 F.A.C. criteria (April 17, 2005)

Results in bold exceed Soil Cleanup Target Levels (SCTLs)

* = Leachability value may be determined using TCLP

Qualifiers:

U = Result below MDL

I = Result between MDL and PQL

D^x = Sample diluted by a factor of x

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

TABLE 2B: SOIL ANALYTICAL SUMMARY - Non-Carcinogenic PAHs

Facility ID#: 06/8501828

Facility Name: Texaco Station

See notes at end of table.

Sample				OVA	Laboratory Analyses											Comments
Boring/ Well No.	Date Collected	Depth to Water (ft)	Sample Interval (fbls)	Net OVA Reading (ppm)	Naph- thalene (mg/kg)	1-Methyl- naph- thalene (mg/kg)	2-Methyl- naph- thalene (mg/kg)	Acen- aph- thene (mg/kg)	Acen- aph- thylene (mg/kg)	Anthra- cene (mg/kg)	Benzo (g,h,i) perylene (mg/kg)	Fluoran- thene (mg/kg)	Fluore- ene (mg/kg)	Phenan- threne (mg/kg)	Pyrene (mg/kg)	
SB-1	4/5/18	6.0	1-2	1.3	0.0053 U	0.003 U	0.003 U	0.0025 U	0.0024 U	0.0021 U	0.0058 U	0.0021 U	0.0026 U	0.0021 U	0.0019 U	
			4-5	<1	0.028 U	0.016 U	0.016 U	0.013 U	0.013 U	0.011 U	0.03 U	0.011 U	0.013 U	0.011 U	0.01 U	
SB-13	4/5/18	6.0	1-2	<1	0.0057 U	0.0032 U	0.0032 U	0.0027 U	0.0026 U	0.0023 U	0.01	0.02	0.0027 U	0.007 I	0.016	
			4-5	1.1	0.0053 U	0.003 U	0.003 U	0.0025 U	0.0024 U	0.0021 U	0.0057 U	0.002 U	0.0026 U	0.0021 U	0.0019 U	
SB-15	4/5/18	6.0	4-5	265	0.027 U	0.015 U	0.015 U	0.013 U	0.012 U	0.011 U	0.029 U	0.01 U	0.013 U	0.01 U	0.0097 U	
SB-16	4/5/18	6.0	4-5	<1	0.0056 U	0.0031 U	0.0031 U	0.0027 U	0.0025 U	0.0022 U	0.006 U	0.0021 U	0.0027 U	0.0022 U	0.002 U	
Leachability Based on Groundwater Criteria (mg/kg)					1.2	3.1	8.5	2.1	27	2,500	32,000	1,200	160	250	880	
Direct Exposure Residential (mg/kg)					55	200	210	2,400	1,800	21,000	2,500	3,200	2,600	2,200	2,400	

-- = Sample not analyzed for constituent

OVA = Organic Vapor Analyzer

ft = feet, fbfs = feet below land surface

ppm = parts per million, mg/kg = milligrams per kilogram

Exposure values based upon 62-777 F.A.C. criteria (April 17, 2005)

Results in bold exceed Soil Cleanup Target Levels (SCTLs)

Qualifiers: U = Result below MDL

I = Result between MDL and PQL

D^x = Sample diluted by a factor of x

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

TABLE 2C: SOIL ANALYTICAL SUMMARY - Carcinogenic PAHs

Facility ID#: 06/8501828

Facility Name: Texaco Station

See notes at end of table.

Sample				OVA	Laboratory Analyses								Comments
Boring/ Well No.	Date Collected	Depth to Water (ft)	Sample Interval (fbis)	Net OVA Reading (ppm)	Benzo (a) pyrene (mg/kg)	Benzo (a) anthracene (mg/kg)	Benzo (b) fluoranthene (mg/kg)	Benzo (k) fluoranthene (mg/kg)	Chrysene (mg/kg)	Dibenz (a,h) anthracene (mg/kg)	Indeno (1,2,3-cd) pyrene (mg/kg)	Benzo (a) pyrene equivalent (mg/kg)	
SB-1	4/5/18	6.0	1-2	1.3	0.0022 U	0.0023 U	0.0023 U	0.002 U	0.0023 U	0.0066 U	0.0038 U	NCD	
			4-5	<1	0.011 U	0.012 U	0.012 U	0.01 U	0.012 U	0.034 U	0.02 U	NCD	
SB-13	4/5/18	6.0	1-2	<1	0.011	0.0086 I	0.016	0.0063 I	0.014	0.007 U	0.01	0.02	
			4-5	1.1	0.0021 U	0.0023 U	0.0023 U	0.002 U	0.0023 U	0.0065 U	0.0037 U	NCD	
SB-15	4/5/18	6.0	4-5	265	0.011 U	0.012 U	0.012 U	0.01 U	0.012 U	0.033 U	0.019 U	NCD	
SB-16	4/5/18	6.0	4-5	<1	0.0023 U	0.0024 U	0.0024 U	0.0021 U	0.0024 U	0.0069 U	0.0039 U	NCD	
Leachability Based on Groundwater Criteria (mg/kg)					8	0.8	2.4	24	77	0.7	6.6	**	
Direct Exposure Residential (mg/kg)					0.1	#	#	#	#	#	#	0.1	

-- = Sample not analyzed for constituent

= Direct Exposure value not applicable except as part of the Benzo(a)pyrene equivalent.

NCD = No Compounds Detected

** = Leachability value not applicable

OVA = Organic Vapor Analyzer

ft = feet, fbis = feet below land surface

ppm = parts per million, mg/kg = milligrams per kilogram

Exposure values based upon 62-777 F.A.C. criteria (April 17, 2005)

Results in bold exceed Soil Cleanup Target Levels

Qualifiers: U = Result below MDL

I = Result between MDL and PQL

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

Table 2D - Benzo(a)pyrene Conversion Table

For Direct Exposure Soil Cleanup Target Levels

Facility/Site Name:	<u>Texaco Station</u>
Location:	<u>Ft. Lauderdale, FL</u>
Facility/Site ID No.:	<u>06/8501828</u>
Soil Sample No.	<u>SB-13 (1-2)</u>
Sample Date	<u>4/5/2018 10:00</u>
Location:	<u></u>
Depth (ft):	<u>1 - 2</u>

INSTRUCTIONS: Calculate Total Benzo(a)pyrene Equivalents if at least one of the carcinogenic PAHs is detected in the sample at a concentration equal to or higher than the Method Detection Limit (MDL), whether quantified with certainty (the concentration reported has no qualifier) or estimated (the concentration reported has a "J", "T" or "I" qualifier). Enter the contaminant concentrations (in mg/kg) for all seven carcinogenic PAHs in the yellow boxes using the following criteria (and see table below):

1. If quantified with certainty, or estimated and has the "J" qualifier, enter the reported value;
2. If not detected at the MDL (the concentration reported is the MDL followed by the "U" qualifier) enter 1/2 of the reported value;
3. If detected at a concentration lower than the MDL and the concentration is estimated (has the "T" qualifier) enter the estimated value;
4. If detected at a concentration equal to or higher than the MDL but lower than the Practical Quantitation Limit (PQL) and the concentration is estimated (has the "I" qualifier) enter the estimated value;
5. If detected at a concentration equal to or higher than the MDL but lower than the PQL and it is not estimated (the concentration reported is the PQL followed by the "M" qualifier) enter 1/2 of the reported value.

Contaminant	Concentration (mg/kg)	Toxic Equivalency Factor	Benzo(a)pyrene Equivalents
Benzo(a)pyrene	0.011	1.0	0.0110
Benzo(a)anthracene	0.009	0.1	0.0009
Benzo(b)fluoranthene	0.016	0.1	0.0016
Benzo(k)fluoranthene	0.006	0.01	0.0001
Chrysene	0.014	0.001	0.0000
Dibenz(a,h)anthracene	0.004	1.0	0.0035
Indeno(1,2,3-cd)pyrene	0.010	0.1	0.0010

DE Residential = 0.1 mg/kg; DE Industrial = 0.7 mg/kg

Total Benzo(a)pyrene Equivalents = **0.02**

The concentration shown does not exceed the Residential Direct Exposure SCTL of 0.1 mg/kg.

The concentration shown does not exceed the Industrial Direct Exposure SCTL of 0.7 mg/kg.

Summary Criteria for Table Entries			
Detection	Concentration Reported	Data Qualifier	Enter
Various	Quantified with certainty	None	reported value
Various	Estimated	J	reported (estimated) value
ND at MDL	MDL	U	1/2 reported value
< MDL	Estimated	T	reported (estimated) value
≥ MDL but < PQL	Estimated	I	reported (estimated) value
≥ MDL but < PQL	PQL	M	1/2 reported value

TABLE 1A: MONITORING WELL ANALYTICAL SUMMARY - VOCs and Metals

Facility ID#: 06/8501828

Facility Name: Texaco Station

See notes at end of table.

Sample		Benzene	Toluene	Ethyl- benzene	Total Xylenes	Total BTEX	MTBE	EDB	EDC	Total Lead
Location	Date	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
MW-1	4/9/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	0.015 U	0.49 U	2.3 I
	7/3/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	--	--	--
	1/28/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--
	4/30/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
	7/30/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--
MW-2	4/9/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	0.015 U	0.49 U	1.1 U
	7/5/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	--	--	--
	1/28/2019	0.10 U	0.50 U	2.3	1.0 U	2.3	0.50 U	--	--	--
	4/30/2019	0.30 U	0.42 I	4.0	2.1 U	4.4	0.51 U	--	--	--
	7/30/2019	0.10 U	0.50 U	4.0	1.0 U	4.0	0.50 U	--	--	--
MW-3	4/9/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	0.015 U	0.49 U	2 I
	7/3/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	--	--	--
	1/23/2019	0.45 I	0.33 U	0.50 I	2.1 U	0.95	1.6 I	--	--	--
	4/29/2019	0.33 I	0.33 U	0.33 I	2.1 U	0.66	0.51 U	--	--	--
	7/30/2019	0.25 I	0.50 U	0.50 U	1.0 U	0.25	1.3 I	--	--	--
MW-4	4/9/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	0.015 U	0.49 U	1.1 U
	7/3/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	--	--	--
	1/23/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
	4/29/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
	7/30/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--
MW-5	7/3/2018	0.18 U	0.49 U	0.53 I	5.8	6.3	0.24 U	--	--	--
	1/28/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--
	4/30/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
	7/30/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--
MW-6	7/3/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	--	--	--
	1/28/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--
	4/30/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
	7/30/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--

TABLE 1A: MONITORING WELL ANALYTICAL SUMMARY - VOCs and Metals

Facility ID#: 06/8501828

Facility Name: Texaco Station

See notes at end of table.

Sample		Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total BTEX	MTBE	EDB	EDC	Total Lead
Location	Date	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
MW-7	7/5/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	--	--	--
	1/28/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--
	4/29/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
	7/30/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
MW-8	7/3/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	--	--	--
	1/23/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.60 I	--	--	--
	4/29/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
	7/30/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
MW-9	7/5/2018	0.18 U	0.49 U	0.38 U	1.1 U	NCD	0.24 U	--	--	--
	1/28/2019	0.10 U	0.50 U	0.50 U	1.0 U	NCD	0.50 U	--	--	--
	4/29/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
	7/30/2019	0.30 U	0.33 U	0.30 U	2.1 U	NCD	0.51 U	--	--	--
GCTLs		1**	40**	30**	20**	NA	20	0.02**	3**	15**
NADCs		100	400	300	200	NA	200	2	300	150

EDB = 1,2-Dibromoethane

EDC = 1,2-Dichloroethane

µg/L = micrograms per liter

NCD = no compounds detected

-- = Sample not analyzed for constituent or not reported

** = As provided in Chapter 62-550, F.A.C.

Concentrations in bold are above Groundwater Cleanup Target Levels (GCTLs)

Qualifiers:

U = Result below MDL

I = Result between MDL and PQL

D^x = Sample diluted by a factor of x

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

TABLE 1B: MONITORING WELL ANALYTICAL SUMMARY - PAHs and TRPHs

Facility ID#: 06/8501828

Facility Name: Texaco Station

See notes at end of table.

Sample		TRPHs	Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (g,h,i) perylene	Benzo (k) fluoranthene	Chrysenes	Dibenz (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Phenanthrene	Pyrene
Location	Date	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
MW-1	4/9/2018	1,500	3.5	19	30	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	7/3/2018	1,500	1.2	7.5	11	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/28/2019	760 U	0.45 I	0.12 I	0.15 I	0.19 I	0.024 U	0.024 U	0.032 U	0.029 U	0.047 U	0.029 U	0.045 U	0.030 U	0.047 U	0.045 U	0.054 I	0.040 U	0.032 U	0.035 U
	4/30/2019	750 U	0.37 I	0.19 U	0.68 U	0.11 I	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
	7/30/2019	750 U	0.29 U	0.19 U	0.68 U	0.090 I	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
MW-2	4/9/2018	23,000	36	21	24	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	7/5/2018	19,000	31	16	18	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/28/2019	15,800	5.4 I	2.5 I	2.5 I	0.10 U	0.15 U	0.15 U	0.20 U	0.18 U	0.28 U	0.18 U	0.27 U	0.18 U	0.28 U	0.27 U	0.27 I	0.24 U	0.19 U	0.21 U
	4/30/2019	10,500	7.5	3.8	2.9	0.32 I	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.028 I	0.30 I	0.12 U	0.16 U	0.045 I
	7/30/2019	13,800	6.7	4.1	2.7	0.36 I	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.035 I	0.34 I	0.12 U	0.16 U	0.051 I
MW-3	4/9/2018	3,300	3.8	53	50	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.87	0.045 U	0.16 U	0.14 U
	7/3/2018	1,300	2.0	9.5	5.9	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/23/2019	1,100	1.6 I	9.6	5.0	0.52	0.024 U	0.051 I	0.033 U	0.029 U	0.047 U	0.029 U	0.045 U	0.030 U	0.047 U	0.045 U	0.43 I	0.040 U	0.032 U	0.035 U
	4/29/2019	750 U	0.43 I	4.9	2.2	0.26 I	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.023 I	0.23 I	0.12 U	0.16 U	0.032 U
	7/30/2019	750 U	1.1 I	11.7	8.5	0.24 I	0.057 I	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.22 I	0.12 U	0.16 U	0.032 U
MW-4	4/9/2018	1,000	0.19 U	0.20 U	0.20 U	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	7/3/2018	790	0.19 U	0.20 U	0.20 U	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/23/2019	770 U	0.043 U	0.041 U	0.038 U	0.017 U	0.025 U	0.025 U	0.033 U	0.029 U	0.047 U	0.029 U	0.046 U	0.030 U	0.047 U	0.045 U	0.023 U	0.040 U	0.032 U	0.035 U
	4/29/2019	770 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
	7/30/2019	740 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
MW-5	7/3/2018	910	0.19 U	0.20 U	0.20 U	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/28/2019	780 U	0.043 U	0.041 U	0.038 U	0.017 U	0.024 U	0.024 U	0.033 U	0.029 U	0.047 U	0.029 U	0.045 U	0.030 U	0.047 U	0.045 U	0.023 U	0.040 U	0.032 U	0.035 U
	4/30/2019	750 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
	7/30/2019	730 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
MW-6	7/3/2018	1,100	0.19 U	1.2	1.1	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/28/2019	750 U	0.043 U	0.040 U	0.038 U	0.017 U	0.024 U	0.024 U	0.032 U	0.029 U	0.047 U	0.029 U	0.045 U	0.030 U	0.047 U	0.045 U	0.023 U	0.039 U	0.032 U	0.035 U
	4/30/2019	750 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
	7/30/2019	730 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
MW-7	7/5/2018	910	0.52	0.20 U	0.20 U	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/28/2019	750 U	0.043 U	0.040 U	0.038 U	0.017 U	0.024 U	0.024 U	0.032 U	0.029 U	0.047 U	0.029 U	0.045 U	0.030 U	0.047 U	0.045 U	0.023 U	0.039 U	0.032 U	0.035 U
	4/29/2019	740 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
	7/30/2019	740 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U

TABLE 1B: MONITORING WELL ANALYTICAL SUMMARY - PAHs and TRPHs

Facility ID#: 06/8501828

Facility Name: Texaco Station

See notes at end of table.

Sample		TRPHs	Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (g,h,i) perylene	Benzo (k) fluoranthene	Chrysene	Dibenz (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Phenanthrene	Pyrene
Location	Date	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
MW-8	7/3/2018	1,000	0.19 U	0.20 U	0.20 U	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/23/2019	760 U	0.043 U	0.040 U	0.038 U	0.017 U	0.024 U	0.024 U	0.032 U	0.029 U	0.047 U	0.029 U	0.045 U	0.030 U	0.047 U	0.044 U	0.023 U	0.039 U	0.032 U	0.035 U
	4/29/2019	780 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
	7/30/2019	750 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
MW-9	7/5/2018	1,000	1.1	1.1	1.9	0.16 U	0.17 U	0.14 U	0.049 U	0.15 U	0.050 U	0.19 U	0.19 U	0.13 U	0.095 U	0.15 U	0.15 U	0.045 U	0.16 U	0.14 U
	1/28/2019	770 U	0.19 U	0.18 U	0.17 U	0.074 U	0.11 U	0.11 U	0.14 U	0.13 U	0.20 U	0.13 U	0.20 U	0.13 U	0.20 U	0.20 U	0.10 U	0.17 U	0.14 U	0.15 U
	4/29/2019	760 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
	7/30/2019	740 U	0.29 U	0.19 U	0.68 U	0.040 U	0.030 U	0.043 U	0.055 U	0.12 U	0.027 U	0.15 U	0.16 U	0.026 U	0.13 U	0.018 U	0.088 U	0.12 U	0.16 U	0.032 U
GCTLs		5,000	14	28	28	20	210	2,100	0.05 ^a	0.2 ^{**}	0.05 ^a	210	0.5	4.8	0.005 ^a	280	280	0.05 ^a	210	210
NADCs		50,000	140	280	280	200	2,100	21,000	5	20	5	2,100	50	480	0.5	2,800	2,800	5	2,100	2,100

TRPHs = Total Recoverable Petroleum Hydrocarbons

µg/L = micrograms per liter

-- = Sample not analyzed for constituent or not reported

** = As provided in Chapter 62-550, F.A.C.

Concentrations in bold are above Groundwater Cleanup Target Levels (GCTLs)

^a = See the October 12, 2004 "Guidance for the Selection of Analytical Methods and for the Evaluation of Practical Quantitation Limits" to determine how to evaluate data when the CTL is lower than the PQL.

Qualifiers: U = Result below MDL

I = Result between MDL and PQL

D* = Sample diluted by a factor of x

MDL = Method Detection Limit

PQL = Practical Quantitation Limit