

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

March 11, 2025 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

- | | | |
|-------|--|---------------------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
- 01/14/2025 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Martin |
| iv. | Funding Request – Right Consulting, LLC. – The “Nexus”
Live/Work Mixed-Used Development – 2219 Sistrunk Blvd.
Development Incentive Program - \$1,000,000 | Bob Wojcik
CRA Staff |
| v. | Purchase and Development of CRA Property on NW 22 Road
And NW 24 Avenue – Acceptance of the Ranking of the RFP
Evaluation Committee and Recommendation to Negotiate a
Development Agreement with the Top Ranked Proposer for
Approval by the CRA Board | Bob Wojcik
CRA Staff |
| vi. | Old/New Business | Rhoda Glasco F.
Chair |
| vii. | Public Comments | Rhoda Glasco F.
Chair |
| viii. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, April 08, 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.*



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
January 14, 2025 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	6	1
Jinny Bissainthe	A	5	2
Sonya Burrows	P	7	0
Kenneth Calhoun	P	7	0
Lisa Crawford	P	5	2
Noel Edwards	P	4	3
Christopher Murphy	P	5	2
Alfredo Olvera	P	5	2
John Quailey, Vice Chair	P	7	0
Brian Stafford	P	2	0

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

Staff

- Lizeth DeTorres, Sr. Administrative Assistant
- Vanessa Martin, CRA Business Manager
- Clarence Woods, III, NPF CRA Manager
- Eleni Ward Jankovic, Housing and Economic Development Manager
- Jonelle Adderley, CRA Project Coordinator
- Tania Bailey-Watson, CRA Senior Administrative Assistant
- J. Opperee, Prototype Inc. Recording Secretary

Others

Sean Jones, SJC Sistrunk LLC

Communication to the CRA Board of Commissioners

Motion made by Ms. Burrows, seconded by Mr. Olvera to send a Communication to the City Commission stating the Board recommended extending the CRA to the maximum allowed by statute, maintaining the existing boundaries. In a roll call vote, motion passed 9-0.

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.

II. Approval of Minutes

NPF CRA Board

- December 10, 2024 Minutes

Motion made by Mr. Stafford, seconded by Mr. Edwards to approve the Board's December 10, 2024 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Ms. Martin provided the list of capital improvement projects the Board had requested. She had also provided a Status Report for the Completed Incentive Projects. She stated there were no major changes to the "In Progress" report since the last meeting.

IV. Funding Request and Recommendations Recommended Funding to SJC Sistrunk, LLC for a Mixed-Used Project - 801 NW 6th Street Development Incentive Program - \$6,000,000

Eleni Ward,
NPF Staff

Ms. Ward said the developer was requesting \$6 million for a six-story building with commercial spaces on the ground floor, parking and 121 apartment units of various sizes. The project was on three adjacent lots, one of which was a former gas station. An environmental report was included, clearing the old gas station lot for construction. The three lots total 42,967 square feet with 6,800 square feet on the ground floor, dedicated to retail space. The owner would create 142 parking spaces for residents and commercial customers. There would be 10 studio apartments, 67 one-bedroom/one-bath apartments, and 44 two-bedroom/two-bath apartments. Of the 121 apartments, 14 units would 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. Of those 14 units, seven units would be rented at 80% of AMI and another seven would be at 100% AMI for 30 years. In addition, the developer would lease 2,000 square feet of the commercial space to the CRA at \$5 per square foot.

The total project cost was projected to be \$39 million with the CRA contribution representing 15%. The remainder would be financed by a bank loan and the developer's own resources.

Sean Jones, principal of SJC Sistrunk LLC, said this corner would be a foundation for the Boulevard and he had purchased the property with that in mind: to further the development of Sistrunk Boulevard and to eliminate blight. He stated 14 units would be affordable: seven would be at 80% of AMI and another seven would be at 100% of AMI. The report indicated that the balance of the units would be 120% AMI, but Mr. Jones said he would need to remain flexible, considering construction costs and interest rates. He

said this project would create 1,067 jobs, in construction, maintenance, management, and retail.

Mr. Edwards asked about parking and Mr. Jones said they had 143 parking spaces, 1.21 spaces per unit. He said his planner and architect had experience in Fort Lauderdale. Ms. Ward pointed out where the parking would be located in the project. Ms. Crawford asked about ground floor uses and Mr. Jones said he hoped to lease space to a Jimmy Johns franchise. He noted that the additional housing would generate the need for more retail. Mr. Calhoun said the Board had discussed the need for smaller, more affordable retail spaces.

Mr. Stafford asked about the parking dedicated to retail use and Mr. Jones said he anticipated a parking study as part of the site plan process and he believed they had enough space for residential and retail parking. Mr. Stafford pointed out they did not meet the 1.21 spaces per unit for residential and had no additional for retail. He asked about guest parking and Mr. Jones said they would work this out with the Development Department.

Mr. Murphy said the direct benefit for the CRA was the 14 affordable units and the retail space, but he wondered if there were additional direct benefits to make it worth the \$6 million investment. Mr. Jones noted the huge benefit to eliminating blight and stated there was high demand for all types of units, from affordable to market.

Mr. Edwards was concerned about the parking and Mr. Woods stated this project would not be able to get a permit without meeting City parking requirements. He pointed out that Planning and Zoning would address that. Mr. Woods noted the importance of developing this corner. Chair Foderingham said they needed to remember that every project went through City review, which would determine if parking was sufficient. Ms. Ward said they received calls every day from people needing retail, commercial, and office space and the mixed-use developments coming would help alleviate this.

Mr. Murphy was concerned that there would only be 14 affordable units and 2,000 square feet of retail for the Board's \$6 million investment. He wanted that corner improved but wished it would offer more affordable units. Mr. Woods said another benefit of this project was the potential to contribute to the TIFF for the Redevelopment Trust Fund to pay for more development. He said they needed mixed income housing and the hope was that the density would drive the need for goods and services to serve those with more disposable income, creating a base for commerce and economic development.

Motion by Ms. Crawford, seconded by Ms. Burrows, to approve staff's recommendation. In a voice vote, motion passed 6-3 with Mr. Edwards, Mr. Murphy and Mr. Stafford opposed.

V. Old/New Business

November Meeting/Date Options (Friday 11/14 or Thursday 11/20)

Board members agreed to schedule the November 2025 meeting for November 14.

Communication to the City Commission

Chair Foderingham said the City Commission would discuss the possible extension of the CRA and asked if the Board wanted to make a recommendation. Ms. Burrows had heard there were discussions about changing the boundaries and wanted to specify that the Board opposed this. Chair Foderingham said there was a May 7, 2024 memo sent by the prior City Manager to the City Commission suggesting a change to the boundaries based on the new Finding of Necessity to encompass only the areas that still suffered from slum and blight. Mr. Woods said this made no sense because the redeveloped areas would provide the TIFF to develop the remaining bighted areas.

Motion made by Ms. Burrows, seconded by Mr. Olvera to send a Communication to the City Commission stating the Board recommended extending the CRA to the maximum allowed by statute, maintaining the existing boundaries. In a roll call vote, motion passed 9-0.

VI. Public Comments

None

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:46 PM.

The next regular NPF-CRA meeting will be held **Tuesday – February 11, 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.

MEMORANDUM

DATE: March 11, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, CRA Housing and Economic Development Manager

SUBJECT: Funding Request – Right Consulting, LLC.
The “Nexus” Live / Work Mixed-Use Development – 2219 Sistrunk Blvd.
Development Incentive Program - \$1,000,000.

FUNDING REQUEST

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) has received an application from Right Consulting, LLC. (“Developer”) for a Development Incentive Program forgivable loan in the amount of \$1,000,000 for the “Nexus”, a Live/Work Mixed-Use Development at 2219 Sistrunk Boulevard. A Location Map and Application for Funding are attached as **Exhibits 1 and 2**.

BACKGROUND

The proposed mixed-use development project consists of a three story building served by an elevator with:

- Parking and commercial/retail space for use by residential tenants on the first floor,
- Three (3) one bedroom / one bath rental apartments, residential amenity space and additional commercial/retail space for use by residential tenants on the second, and
- Four (4) rental apartments consisting of two (2) one bedroom / one bath and two (2) two bedroom / two bath apartments and residential amenity space on the third floor.

A Location Map is attached as **Exhibit 1** and the Developer’s application for funding assistance is attached as **Exhibit 2**

The one bedroom apartments range from 589 square feet to 744 square feet and the two bedroom apartments range from 1,104 square feet to 1,156 square feet. Two (2) of the five (5) one bedroom units will be affordable at 50% AMI renting for approximately \$989/month and the remaining three (3) one bedroom units will be affordable at 80% AMI renting for approximately \$1,583/month. The two (2) two bedroom units are projected to rent at 80% AMI for approximately \$1,901/month. The approximately 2,500 square

feet of commercial space will be rented to building residents at a discounted rate of \$11 per square feet plus CAM (Common Area Maintenance).

Residential unit amenities and standard features include Energy Star appliances, including stove, dishwasher, refrigerator and microwave, granite countertops, luxury vinyl and tile flooring, garbage disposal, range hood, washer and dryer connections, internet and cable connections, window treatments, and balconies.

The 10,200 square foot site was purchased by the Developer in 2004 and consists of two lots, with one containing an existing 913 square foot one story structure, which will be demolished. The property is without debt. The site is zoned Northwest Regional Activity Center Mixed Use West (NW RAC MUw). Broward County Property Appraiser information on the property is attached as **Exhibit 3**.

The Developer's business plan states it's mission is to provide high quality housing for residents with small businesses desiring on-site working spaces. The "Nexus" will be a place where creativity thrives and connections flourish. The target market are individuals such as freelancers, remote workers and entrepreneurs, including artist, who are small business owners desiring to live/work in northwest Fort Lauderdale. The modern, attractive building designed by KAP Architecture will complement it's surroundings and have a signature appearance along the corridor. Project Plans and Illustrations are attached as **Exhibit 4**.

The project will be the western most project to be developed and funded by the CRA on Sistrunk Boulevard to date, and is across from the Sweeting Estates community, two blocks east of Delevoe Park and the African American Library and Research Center. It is well positioned with direct access from NW 27th Ave to Broward Boulevard, Riverbend Marketplace Shopping Center and I-95.

The Developer, Right Consulting, LLC. is headed by attorney Burnedette Norris Weeks. Burnadette was formerly the Sweeting Estates Civic Association President, and had resided there for over ten years, being one of the first new home buyers in that community in 2005. Right Consulting is located at 401 NW 7th Avenue and Ms. Weeks was one of the original stakeholders to invest in the redevelopment of the area, repurposing two very deteriorated one story buildings, one into her law office in 2005 and the other as Avenue Executive in 2010. Avenue Executive provides meeting and flex workspace. Ms. Weeks also started the Women of Color Empowerment Institute, Inc in 2014, a 501C3 non-profit organization that assist women entrepreneurs and supports future women leaders with professional development through networking, podcast, seminars and conferences. She was also recently appointed by the City Commission to Invest Fort Lauderdale, the Economic Development Corporation that operates within the CRA boundaries.

The CRA's Development Incentive loan represents 21% of the total project investment, estimated at \$4.7 million. CRA funding will be applied to project construction hard cost. A project Proforma and Sources and Uses are attached as **Exhibit 5**.

The project is estimated to be completed in 2026.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The Redevelopment Program seeks to preserve and expand affordable housing, commercial development and job opportunities. The NPF CRA Community Redevelopment Plan is designed in part to stimulate private development of areas. The Project is consistent with NPF CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, promote public private partnerships, and investment in the area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low, very low, and moderate income households within the Northwest CRA should be encouraged.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that CRA Board approve a Development Incentive Program forgivable loan in the amount of \$1,000,000 to Right Consulting, LLC for the “Nexus”, a Live / Work Mixed-Use Development at 2219 Sistrunk Boulevard.

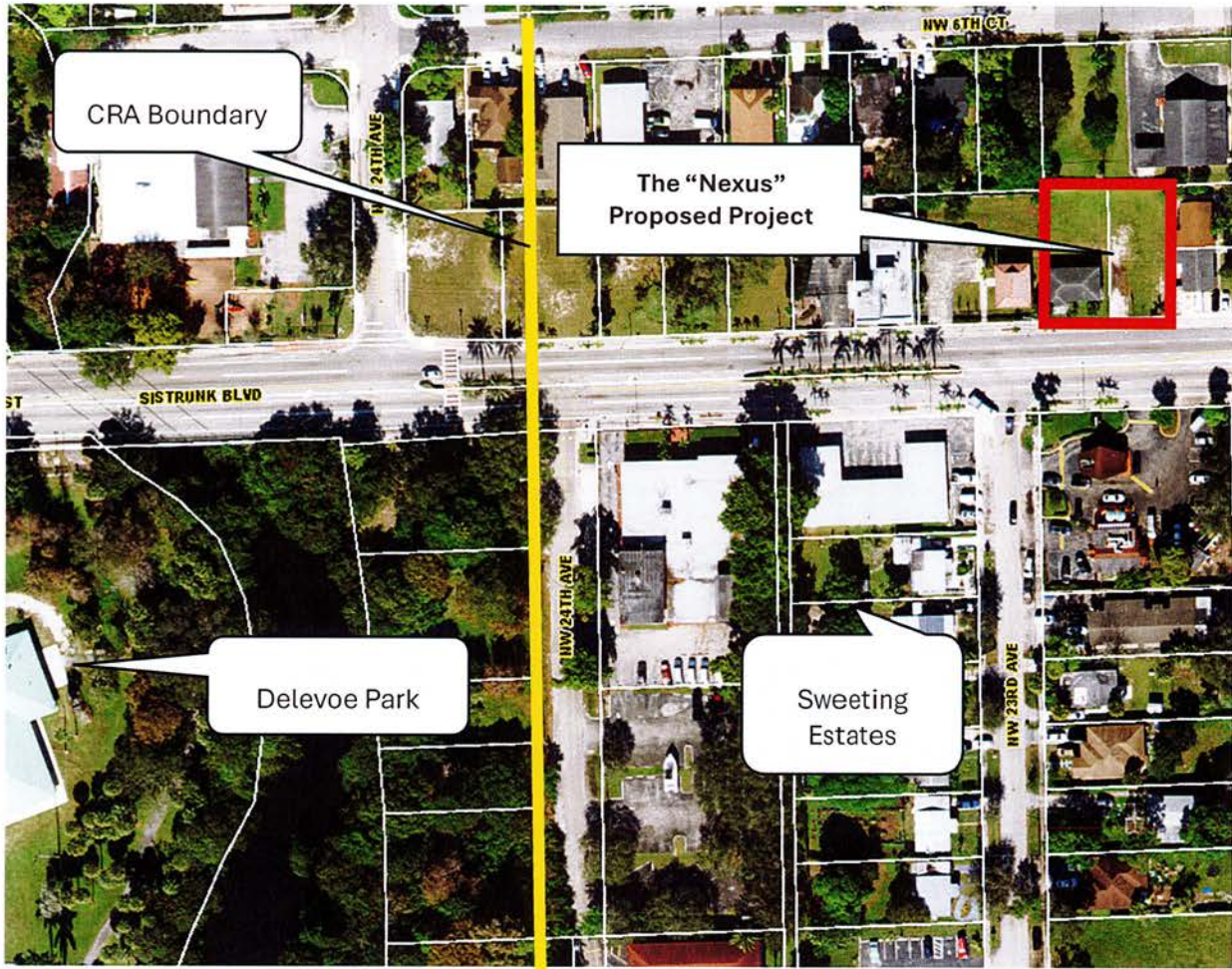
BW/CEW

Attachments

- Exhibit 1 – Location Map
- Exhibit 2 – Application for Funding
- Exhibit 3 – Broward County Property Appraiser Information
- Exhibit 4 – Project Plans and Illustrations
- Exhibit 5 – Project Sources and Uses/Proforma

Exhibit 1

Location Map



"Nexus" Project
2219 Sistrunk Blvd

Exhibit 2

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge		Tel. No.	E-Mail Address
Burnadette Norris-Weeks		(954) 768-9770	Bnorris@apnwplaw.com
Primary Contact for this CRA Request		Tel. No.	E-Mail Address
Right Consulting, LLC - Burnadette Norris-Weeks		(954) 768-9770	
Name of Business		Tax I.D. No.	Company Website
Right Consulting, LLC		75-3144452	
Business Address		Tel. No.	Fax No.
2219 NW 6 th Steet		(954) 768-9770	(954) 768-9790
City		State	Zip Code
Fort Lauderdale		FL	33311
Commencement Date to Begin Project:		<u>June 1, 2025</u>	<u>JOB INFORMATION</u>
Completion Date for Project:		<u>August 30, 2026</u>	
Check Appropriate Description		Project Type	Facility Description
Existing Business <input checked="" type="checkbox"/>		Expansion <input checked="" type="checkbox"/>	Existing Space <u>913</u> sq. ft.,
New Business		Relocation	plus vacant lot
			New Space (See attached <u>architectural plan exhibit, incl. SF).</u>
NAICS Code / Industry Type		Date of Incorporation	State where the business was incorporated
		Jan 16, 2004	Florida
Proposed Project Location/City		Proposed Address	
Fort Lauderdale		2219 NW 6 th Street, Fort Lauderdale 33311	
Property Control Number(s)		Property Owner	
504205011050		Right Consulting, LLC	
504205011060			
Owner Tel. No. (include Area Code)		Is there a lien on the property?	
(954) 768-9770		Yes No <input checked="" type="checkbox"/>	
Bank(s) Where Business Accounts for Projects Are Held			
Wells Fargo NA		2.	
Name of Participating Bank/Lender			
N/A			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
N/A			
Name of Other Financial Source			
Florida Community Loan Fund – Pending			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Requested Amount 2 Million	Jim Walker	954.306.9852	

Name of Other Financial Source			
Developer Funds			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Up to 2 Million Dollars	Burnadette Norris-Weeks	954-768-9770	954-768-9790
Name of Other Financial Source			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Project Purpose and Economic Impact			
<p>Developer, Right Consulting, LLC is proposing a unique Live Work Mix Use Development consisting of seven (7) residential units and approximately 2500 SF of commercial leasable area. This project will be a three (3) story building with amenities on the second and third floors to include resident gathering spaces. The first floor will incorporate commercial working spaces to be, in part, utilized by the tenants for business purposes.</p> <p>Two (2) bedroom apartments will range from 1104 SQ FT to 1156 SQ FT. One (1) bedroom apartments will range from 589 SQ SF to 744 SQ FT. All residential units will be located on the second and third floors, with (3) units on the second level and four (4) units on the third floor. The development will contain an elevator. There will also be parking on site consistent with the NWRAC Design Guidelines.</p> <p>The contemporary design for the project will enhance the overall visual aesthetics of the corridor. This Live Work Mix Use Development will allow residents to enjoy a community where they can live and work in a professional setting. The project meets all of the required development guidelines for the NWRAC. The design of the project elevates the quality of design for the corridor and serves as a unifying element to the community.</p> <p>The development lends itself to the City's desire for a walkable community within and outside of the development area. The project site is a short and walkable distance away from restaurants in the area, the YMCA, the Urban League, several community parks and landmarks such as the African American Research Library and Cultural Center. This project is designed for individuals or families with small businesses. It will be an attractive project on the North side of Sistrunk Blvd., similar to what can be found now on the south side and the project would bring about a more consistent streetscape. Currently, there are no live, work rental units east of 7th Avenue on Sistrunk Boulevard.</p> <p>This rental project will provide an economic impact because finding an affordable place to live and work in Broward County is getting more difficult given the current housing crisis. South Florida is now one of the least affordable areas in the United States. This project will offer aesthetically pleasing, quality rental units ideal for small businesses.</p> <p>Several meetings have already been held with the applicant and City planning staff to accomplish any and all changes requested for this project prior to CRA Board review.</p>			

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 Burnadette Norris-Weeks	Complete Address 2219 NW 6 th Street Fort Lauderdale, FL 33311	% Owned 100%	From Jan 16, 2004	To Present
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	N/A	N/A	
CRA funds	1 Million		
Florida Community Loan Fund	2 Million Dollars	7.3%	30 years
Company's current cash assets	\$1.45 Million		
Owner equity (specify) Land unencumbered	\$250,000		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$4.7 million		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	No	\$250,000	
Real Property Acquisition	No		
Utility and road infrastructure improvements	Yes	\$	
New construction of commercial and industrial buildings	Yes	\$4 million	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify) Architectural Services, Application Fees, Impact Fees, Permit Fees		\$250,000	
Other (specify)			

Other (specify) Contingencies		\$200,000
Total Uses		\$4,700,000

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: N/A _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	%		\$

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.*).

SEE ATTACHED RESPONSES ON SEPARATE PAGE

- 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). N/A
- 28. Copy of Environmental Report showing there are no Environmental issues (if applicable). N/A
- 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: Right Consulting, LLC

By:  2/28/25
 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 PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: <u>Right Consulting, LLC</u>	Participating Bank/Lender: <u>N/A</u>
City: <u>Fort Lauderdale</u> State: <u>FL</u> Zip: <u>33311</u>	City: _____ State: <u>FL</u> Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: Burnadette Middle: NMN Last: Norris-Weeks

Social Security No.: Protected Date of Birth: Protected Place of Birth: Protected

Present Address: <u>2219 NW 6th Street</u> City: <u>Fort Lauderdale</u> State: <u>FL</u> Zip: <u>33311</u> From: <u>2004</u> To: <u>Present</u>	Previous Address: _____ <small>(needed if in present address less than 5 years)</small> City: _____ State: _____ Zip: _____ From: _____ To: _____
Loan Requested from CRA: \$ <u>1 Million Dollars</u> Loan Request from Bank(s): \$ <u>N/C</u> Percentage of Company Ownership: <u>100</u> %	Are you a U.S. Citizen: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If NO, are you a Lawful Permanent Resident Alien: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Alien Registration Number: _____

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? YES NO
(If YES, indicate the date parole or probation is to expire) _____
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. YES NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? YES NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature:	Title: <u>President</u>	Date: <u>2/25/25</u>
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*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (*from any source necessary*), as the City/CRA may require concerning statements made in the application for the CRA funding (*including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender*).

PLEASE NOTE: Each Proprietor (*if a Sole Proprietorship*), General Partner (*if Partnership*), Limited Partner (*if Partnership*), Officer, Director and Business Owner (*owning 20% or more of the business*), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Burnadette



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>1 Million</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 Burnadette Norris-Weeks 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

Burnadette Norris-Weeks

Print Name

SUBMITTED FORMS:

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.

SEE ATTACHED EXHIBIT "A" AS THE BUSINESS PLAN

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.

See ATTACHED EXHIBIT "B" AS RESUME. Note: There is one Manager of Right Consulting, LLC.

3. Corporate income tax returns for the last three years (*personal returns may also be requested*).

See ATTACHED.

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).

See ATTACHED EXHIBIT "D".

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.
N/A

6. If business is a franchise, include a copy of the franchise agreement. N/A

7. Bank Commitment Letter detailing the conditions of the loan approval. *At this time, there are ongoing communications and sharing of documents with the Florida Community Loan Fund (FCLF). A proforma has been shared with FCLF regarding the project and funding options are currently being reviewed.*

8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*). N/A

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*). N/A
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories

See ATTACHED EXHIBIT "E".

11. Copy of the Property Deed (if the applicant is the owner).

See ATTACHED EXHIBIT "F".

12. Copy of By-Laws (required for all non-profit organizations only). N/A
13. Please sign and submit Statement of Personal History and Credit Check Release (as attached). See ATTACHED EXHIBIT "G".
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. See ATTACHED THREE PROPOSALS AS EXHIBIT "H".
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description. See ATTACHED EXHIBIT "I".
16. Preliminary Project Schedule. – **Project will start June 1, 2025 and will be completed August 30, 2026**

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*). See Attached.
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. See ATTACHED EXHIBIT "J".

20. Ten year revenue and expense projection for the project -- See ATTACHED EXHIBIT "J".
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*). N/A
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business. N/A
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. N/A
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. – *Developer has been working with the DSD and plans have been talked through and approved through with adjustments made during numerous meetings with Developer, architect and various planning staff members.*
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*). **Attorney will be Burnadette Norris-Weeks, Architect will be Kurt Petgrave, R.A., NCARB and Contractor to be determined based on quotes provided.**

Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.

26. Existing Leases, Lease commitments and tenant makeup (*if applicable*). N/A
27. Copy of Environmental Report showing there are no Environmental issues (*if applicable*). N/A
28. Copy of Appraisal Report (*if applicable*). N/A

SUPPLEMENTAL SHEET RESPONDING TO THE FOLLOWING QUESTIONS:

1. Please describe your project. **See ATTACHED EXHIBIT "A"**.
2. What is the address, folio number and legal description of the property.
Address: 2219 NW 6th Street, Fort Lauderdale, FL 33311, The folio numbers are: **504205011060 and 504205011050**. The legal descriptions are :*WASHINGTON PARK 19-22 B LOT 27 LESS S 10 FOR RD R/W BLK 5* and *WASHINGTON PARK 19-22 B LOT 26 LESS S 10 BLK 5*, respectively.
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. **The proposed use of the property is contained within the Business Plan. Please see attached as Exhibit "A"**.
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. **No**
5. What is the zoning of the property? *NWRAC-MUw*
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. **See Attached Exhibit "F"**
7. Is your project new construction or is it renovation? *New Construction*
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) *The cost of the project is 4 million dollars.*
9. What is the current Broward County Assessed Value of the property? There are two parcels the make up the development site. The current assessed value of the improved site is \$91,880.00. The assessed value of the vacant lot is \$56,460.
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. **N/A**

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page. **N/A**
12. Are there any code violations on the property? Identify. **N/A**
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding. **N/A**
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries. **See Attached Exhibit "D"**.
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. **June 2025**
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. **August 2026**
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. **See Attached**
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. **There will be insurance in place.**
19. Have your project previously received funding from the CRA? Explain. This entity or project has not previously received CRA funding.

EXHIBIT "A"

Business Plan for Right Consulting, L.L.C.

Right Consulting, L.L.C. is a limited liability company registered with the Florida Department of Corporations. Burnadette Norris-Weeks is the manager of the entity that was incorporated in 2004. Right Consulting is an established entity with ownership in retail stores and provides professional consulting services on risk management matters.

MANAGING MEMBER OF RIGHT CONSULTING, L.L.C.

Business name: Right Consulting, LLC
Address: 401 NW 7th Avenue
Ft. Lauderdale, Florida 33311
Telephone: (954) 768-9770
Fax: (954) 768-9790
E-mail: bnorris@apnwplaw.com

Executive Summary

Right Consulting, LLC (“Right Consulting”) is a corporation registered with the State of Florida, Department of State. The managing member of Right Consulting is Burnadette Norris-Weeks. The manager is also the owner of other successful businesses that have been operating within the Northwest Ft. Lauderdale Community Redevelopment Agency (CRA) for decades. The businesses include, but are not limited to, a law firm in operation since 1999 and a business that offers office space to small businesses called “Avenue of the Arts Executive Suites, LLC.” This business has operated within the CRA since 2010. The manager has shown a long-standing commitment to the northwest Fort Lauderdale area, having resided within in the CRA for more than a decade, served as a neighborhood association president for a decade, is a founder of a non-for-profit empowerment institute with a business office on the development site, and continues to be active in the Northwest Fort Lauderdale CRA community through substantial community involvement and investments.

Right Consulting, LLC is a 100% woman and minority-owned firm with a principal office location in Fort Lauderdale, Broward County, Florida. The company is the owner of the property seeking funding. See Attached property records as Exhibit “A”

The subject site is located at 2219 NW 6th Street, Fort Lauderdale 33311 and currently supports administrative office needs for the Women of Color Empowerment Institute, Inc., a not-for-profit 501 (c)(3) organization focused on supporting leadership roles for women of color. The developer is committed to building a mixed use rental complex on the subject location that offers housing and commercial office space for people with small businesses.

The property is located near the Northwest corner of 21st Avenue and NW 6th Street (Sistrunk Blvd.). The site is walking distance from the African American Research Library and Cultural Center, the Urban League of Broward County, community parks, a YMCA facility, several restaurants and new housing developments. This proposed business entity will play a role in the revitalization of the CRA area, by offering residents a convenient, affordable location to both live and work.

Right Consulting, LLC is proposing a unique Live Work Mix Use Development consisting of seven (7) residential units and approximately 2500 SF of commercial leasable area. This will be a three (3) story building with amenities on the second and third floors to include resident gathering spaces. The first floor will incorporate commercial working spaces. The one (1) bedroom apartments will range from 589 SQ SF to 744 SQ FT and the two (2) bedroom apartments will range from 1104 SQ FT to 1156 SQ FT. Units will be located on the second and third floors with (3) units on the second level and four (4) units on the third floor. The development will contain an elevator. There will also be parking on site consistent with the NWRAC Design Guidelines.

The contemporary design of the project will enhance the feel and overall visual aesthetics of the corridor. This Live Work Mix Use Development will allow residents to enjoy a community where they can live and work in a professional setting. The projects meets all of the required development guidelines for the NWRAC.

The development lends itself to the City's desire for a walkable community. This project is designed for families with a small business. It will be an attractive project on the North side of Sistrunk Blvd., similar to what can be found on the south side to bring about a more consistent streetscape. Currently, there are no live, work rental units east of 7th Avenue on Sistrunk Boulevard.

This rental project will provide an economic impact because finding an affordable place to live and work in Broward County is getting more difficult as affordable housing has become a crisis. A recent Florida International University report on Broward's affordable housing needs found that 92% of residents cannot afford the current median sell price of a single family home and renters are the most vulnerable due, in part, to area lower wages and lack of affordable housing options. South Florida is now one of the least affordable areas in the United States. This project will offer aesthetically pleasing, quality, affordable rental units ideal for small businesses.

The business plan contemplates a business model that will allow residents to live in a housing community where they can also work in a professional office setting steps away from where they live. The housing community will also offer amenities in the way of spaces to hold events and gatherings with other resident business owners. Amenities will also include on-site spaces for wellness activities, such as yoga. The development will contribute to a goal of the CRA to promote and support walkable communities. Collocation of different businesses within dedicated commercial spaces will allow smaller businesses to operate more efficiently with lower overhead. The commercial work spaces will allow for client meetings and will be equipped with the most current technology for business operations. Signage will be strategically placed to make potential customers aware that businesses are on site.

The funding for the project is expected from CRA funding, developer funding, Florida Community Loan Funds and Broward County program funds for which there are ongoing communications.

General Company Description

Mission statement: To provide high-quality housing for residents with small businesses desiring on-site working spaces.

Target Market: Market will include individuals who are small business owners desiring to live and work in Northwest Fort Lauderdale.

Form of ownership: Limited Liability Company (LLC).

Company history: Company started in 2004 and has been registered with the Florida Department of Corporations. Burnadette Norris-Weeks is the manager of the corporate entity. Right Consulting, LLC is an established entity with business ownership in retail. The company also provides professional business consulting services primarily related to risk management matters.

Most important strengths and core competencies: The company will succeed based on need, location and experience of manager in knowing and understanding the community and its needs.

Significant challenges the company faces now and in the near future: There was not many challenges for a target completion of this project. Given the uncertainty of federal government tariff matters, there could be a shortage of available building materials.

Goals for future of the business: The company will work closely with local chambers, artists groups, business groups and persons interested in collaborating to save money and share costs associated with operating a small business and living close to home.

Services

The company will provide services to all segments of South Florida's diverse population seeking an affordable place to live and work.

Marketing Plan

Numerous documents from the CRA regarding the demographics of the area and market profile have been compiled. In addition to the NW area, the owner would like to attract business owners in the general Fort Lauderdale and surrounding area. The type of professionals sought would be freelancers, remote workers and entrepreneurs, including artists.

There will be a focus on creating a vibrant environment that emphasizes community and productivity. The development will be marketed as "**The Nexus**", a place where creativity thrives and connections flourish.

The unique angle for attracting tenant residents will be the integrated residential and workspace options

Owner has considered various research for its marketing plan. Owner is aware of the need for affordable rentals and desire for small businesses to have a convenient location to conduct business close to home. It is expected that the rentals and office spaces will be fully committed prior to the completion of the project.

Location

The site is located at 2219 NW 6th Street, Fort Lauderdale, FL 33311

Convenience -- The location will offer a convenient location, including available parking within feet from rental units and commercial spaces.

The property is located near the Northwest corner of 21st Avenue and NW 6th Street (Sistrunk Blvd.).

Operational Plan

The Corporation will operate pursuant to proper legal requirements not limited to licensing requirements, permits, health, workplace and environmental regulations.

Personnel

The Company will hire skilled employees as set forth in the chart attached herein. One person will provide administrative support. Several services will be contracted.

There will be written job descriptions. Contract workers will be hired as needed.

CRA Request

The amount of the request is \$1 Million. Total Hard and soft cost are estimated at \$4.7 Million. Residential unit amenities and standard features include Energy Star appliances, including stove, dishwasher, refrigerator and microwave, granite countertops, luxury vinyl flooring/tile flooring, garbage disposal, range hood, washer and dryer connections, internet and cable connections, window treatments, and balconies.

The space will be a collocation space for renters of the residential units. Depending on business needs additional office space could be negotiated with Owner. In those cases, the rental rate will be approximately \$11 per square foot without CAM and may require some buildout by the tenant. The total commercial allowance of for retail space will be 2,488 SF.

A specified number of the units will be income restricted for the length of the forgivable loan. The target population will be people between 50% and 80% AMI who are people preferably with small businesses. Our business plan proposes all affordable units and contemplates offering two (2) of the five (5) one bedrooms units at 50% AMI (Estimated rent \$989/month) and all other one bedroom units will be offered at 80% AMI (Estimated rent \$1,583/month). The two (2) two bedroom units are projected to be affordable at 80% AMI (Estimated Rent \$1,901/month)

There are no projects of this kind west of 7th Avenue in Fort Lauderdale. This is a unique project with limited competition.

SUBMITTED FORMS:

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.

SEE ATTACHED EXHIBIT "A" AS THE BUSINESS PLAN

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.

See ATTACHED EXHIBIT "B" AS RESUME. Note: There is one Manager of Right Consulting, LLC.

3. Corporate income tax returns for the last three years (*personal returns may also be requested*).

See ATTACHED.

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).

See ATTACHED EXHIBIT "D".

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. N/A
6. If business is a franchise, include a copy of the franchise agreement. N/A
7. Bank Commitment Letter detailing the conditions of the loan approval. At this time, there are ongoing communications and sharing of documents with the Florida Community Loan Fund (FCLF). A proforma has been shared with FCLF regarding the project and funding options are currently cbeing reviewed.

8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*). N/A
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*). N/A
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories

See ATTACHED EXHIBIT "E".

11. Copy of the Property Deed (if the applicant is the owner).

See ATTACHED EXHIBIT "F".

12. Copy of By-Laws (required for all non-profit organizations only). N/A
13. Please sign and submit Statement of Personal History and Credit Check Release (as attached). See ATTACHED EXHIBIT "G".
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. See ATTACHED THREE PROPOSALS AS EXHIBIT "H".
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description. See ATTACHED EXHIBIT "I".
16. Preliminary Project Schedule. – Project will start June 1, 2025 and will be completed August 30, 2026

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*). See Attached.
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.

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 See ATTACHED EXHIBIT "J".
20. Ten year revenue and expense projection for the project -- See ATTACHED EXHIBIT "J".
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*). N/A
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business. N/A
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. N/A
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. – *Developer has been working with the DSD and plans have been talked through and approved through with adjustments made during numerous meetings with Developer, architect and various planning staff members.*
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*). Attorney will be Burnadette Norris-Weeks, Architect will be KAP Architecture and Contractor to be determined based on quotes provided.

Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.

26. Existing Leases, Lease commitments and tenant makeup (*if applicable*). N/A
27. Copy of Environmental Report showing there are no Environmental issues (*if applicable*). N/A
28. Copy of Appraisal Report (*if applicable*). N/A

EXHIBIT "B"

About the Manager

Burnadette Norris-Weeks is a partner in the law firm of Austin Pamies Norris Weeks Powell, PLLC. She serves as counsel to various governmental entities, including cities in Broward, Miami-Dade and Palm Beach counties. She is former counsel to the Broward County Supervisor of Elections Office for more than sixteen years. Additionally, her law firm handles serious personal injury, corporate and real property matters. She is the sole Manager of Right Consulting, LLC, which owns retail stores and provides risk management consulting services.

Burnadette is the Immediate Past Chair for the Greater Fort Lauderdale Chamber of Commerce. She serves on the Board of Directors for Habitat for Humanity of Broward and the Community Foundation of Broward. She is a graduate of Leadership Florida and of Leadership Broward. She is the Chair of Invest Fort Lauderdale. Burnadette is founder of the Women of Color Empowerment Institute, Inc. (WOCEI), a membership organization with the mission to enhance and expand leadership opportunities by women of color. WOCEI spearheads a yearly conference that brings together hundreds of women in leadership from across the country. Burnadette also serves as a member of the Federal Judicial Nominating Conference for the Southern District of Florida.

Burnadette's extensive community and professional involvement has earned her the Above and Beyond Award from the American Bar Association's Section of Litigation; the Urban League's Margaret Roach Humanitarian Award and a Lifetime Achievement Award from the T.J. Reddick Bar Association. She is a past honoree of the National Trumpet Awards Foundation and was recognized by Legacy Magazine as one of South Florida's 25 Most Influential and Prominent Black Women in Business. Burnadette has received a "Leader of the Year" award from the Leadership Broward Foundation, among other impressive awards and recognitions.

Burnadette is admitted to practice law before the 11th Circuit Court of Appeals and the United States District Courts for the Northern, Middle and Southern Districts of Florida.

EXHIBIT "D"

Existing Jobs

Job Title	Brief Description of Job Title	Annual Salary for Existing
Program Manager	Operates current programs for the company	\$30,000
Other Work is contracted as needed		

Jobs To Be Created

Job Title	Brief Description of Job Title	Industry Average Salary
Compliance Administrator	Overseeing daily operations, prioritize upkeep of the property and collection of rents	\$35,000, plus reduction for rent
Other Positions to be contracted out	lawn care, maintenance person, accounting services, etc.	

EXHIBIT "E"



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RIGHT CONSULTING, L.L.C.

Filing Information

Document Number	L04000006098
FEI/EIN Number	75-3144452
Date Filed	01/16/2004
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/29/2017

Principal Address

401 N. AVENUE OF THE ARTS (NW 7TH AVENUE)
FT. LAUDERDALE, FL 33311

Changed: 05/01/2008

Mailing Address

401 N. AVENUE OF THE ARTS (NW 7TH AVENUE)
FT. LAUDERDALE, FL 33311

Changed: 05/01/2008

Registered Agent Name & Address

NORRIS-WEEKS, BURNADETTE
401 N. AVENUE OF THE ARTS (NW 7TH AVENUE)
FT. LAUDERDALE, FL 33311

Name Changed: 09/29/2017

Address Changed: 05/01/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

NORRIS-WEEKS, BURNADETTE

401 N. AVENUE OF THE ARTS (NW 7TH AVENUE)
FT. LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2022	04/30/2022
2023	07/31/2023
2024	04/29/2024

Document Images

04/29/2024 -- ANNUAL REPORT	View image in PDF format
07/31/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
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03/30/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
05/15/2007 -- ANNUAL REPORT	View image in PDF format
10/09/2006 -- LC Amendment	View image in PDF format
09/22/2006 -- LC Amendment	View image in PDF format
04/30/2006 -- ANNUAL REPORT	View image in PDF format
04/22/2005 -- ANNUAL REPORT	View image in PDF format
01/16/2004 -- Florida Limited Liabilites	View image in PDF format

L04000006098

04 JAN 10

FALLANASSEE, FLORIDA



100022245651

01/22/04--01002--011 **125.00

(Requestor's Name)

100 SOUTHEAST 6TH STREET, SUITE 6
FORT LAUDERDALE, FLORIDA 33301

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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**ARTICLES OF ORGANIZATION
FOR
RIGHT CONSULTING, L.L.C.**

04 JAN 16 AM 10:59

The undersigned, for the purpose of forming a Limited Liability Company pursuant to s. 608.407, Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I - Name:

The name of the Limited Liability Company is:

RIGHT CONSULTING, L.L.C.

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

100 Southeast Sixth Street, Ft. Lauderdale, FL 33301

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

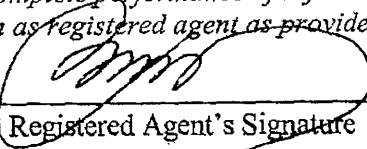
The name and the Florida street address of the registered agent are:

Burnadette Norris-Weeks

100 Southeast Sixth Street

Ft. Lauderdale, FL 33301

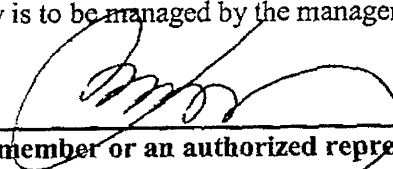
Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.



Registered Agent's Signature

ARTICLE IV - Management

The Limited Liability Company is to be managed by the managers and is, therefore, a member-managed company.



Signature of a member or an authorized representative of a member

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Burnadette Norris-Weeks
Typed or printed name of signee

- The name and address of each Managing Member is as follows:

MGRM:

Bernadette Norris-Weeks
100 Southeast Sixth Street
Fort Lauderdale, Florida 33311

FILED

06 JAN 16 AM 11:00

CLERK OF SUPERIOR COURT
TALLAHASSEE, FLORIDA

EXHIBIT "F"

Prepared by and return to:
SUSAN T. RHODES
Attorney at Law
Surealty Title, Inc.
2400 North University Drive Suite 200
Pembroke Pines, FL 33024
954-680-5959
File Number: 214-724B

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28 day of July, 2014 between **Wilhelmina Ross, an unmarried widow and surviving spouse of Amos Ross, deceased** whose post office address is **5630 NW 13th Court, Fort Lauderdale, FL 33313**, grantor, and **Right Consulting, L.L.C., a Florida limited liability company** whose post office address is **401 NW 7th Avenue, Fort Lauderdale, FL 33311**, grantee:

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

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

Lot 26 Less the South 10 feet, Block 5, of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

Parcel Identification Number: 504205-01-1050

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in our presence:

Marilyn K. Gallington
Witness Name: Marilyn K. Gallington
Kimberly C. Walker
Witness Name: Kimberly C. Walker

Wilhelmina Ross (Seal)
Wilhelmina Ross

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28 day of July, 2014 by Wilhelmina Ross, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Marilyn K. Gallington
Notary Public
Printed Name: Marilyn K. Gallington
My Commission Expires: 7-21-16



Prepared by and return to:

SUSAN T. RHODES

Attorney at Law

Surealty Title, Inc.

2400 North University Drive Suite 200

Pembroke Pines, FL 33024

954-680-5959

File Number: 214-727B

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28 day of July, 2014 between Wilhelmina Ross, an unmarried widow and surviving spouse of Amos Ross, deceased whose post office address is 5630 NW 13th Court, Fort Lauderdale, FL 33313, grantor, and Right Consulting, L.L.C., a Florida limited liability company whose post office address is 401 NW 7th Avenue, Fort Lauderdale, FL 33311, grantee:

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

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

Lot 27, Less the South 10 feet for road right-of-way, Block 5, of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

Parcel Identification Number: 504205-01-1060

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in our presence:

Marilyn K. Gallington
Witness Name: Marilyn K. Gallington
Kimberly Jackson-Oliver
Witness Name: Kimberly Jackson-Oliver

Wilhelmina Ross (Seal)
Wilhelmina Ross

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28 day of July, 2014 by Wilhelmina Ross, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Marilyn K. Gallington
Notary Public

Printed Name: Marilyn K. Gallington

My Commission Expires: 7-21-16



EXHIBIT "G"



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (*from any source necessary*), as the City/CRA may require concerning statements made in the application for the CRA funding (*including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender*).

PLEASE NOTE: Each Proprietor (*if a Sole Proprietorship*), General Partner (*if Partnership*), Limited Partner (*if Partnership*), Officer, Director and Business Owner (*owning 20% or more of the business*), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Burnadette Middle: _____ Last: Norris-Weeks

Social Security No.: Information is protected. Will be provided to staff.

Date of Birth: Protected. Will be provided to staff.

Driver's License (State and Number): Information is protected but will be provided to staff.

Home/Cellular Phone No.: _____ Office No.: (954) 768-9770

Current Home Address (*PO Boxes not accepted*): Information is protected. Will be provided to staff.

City: _____ State: FL Zip Code: _____

Employer: Self-employed

Employer Address: 401 NW 7th Avenue, Fort Lauderdale

City: Fort Lauderdale State: FL Zip Code: 33311

Company Phone No.: (954) 768-9770 Other No.: _____

Signature: 

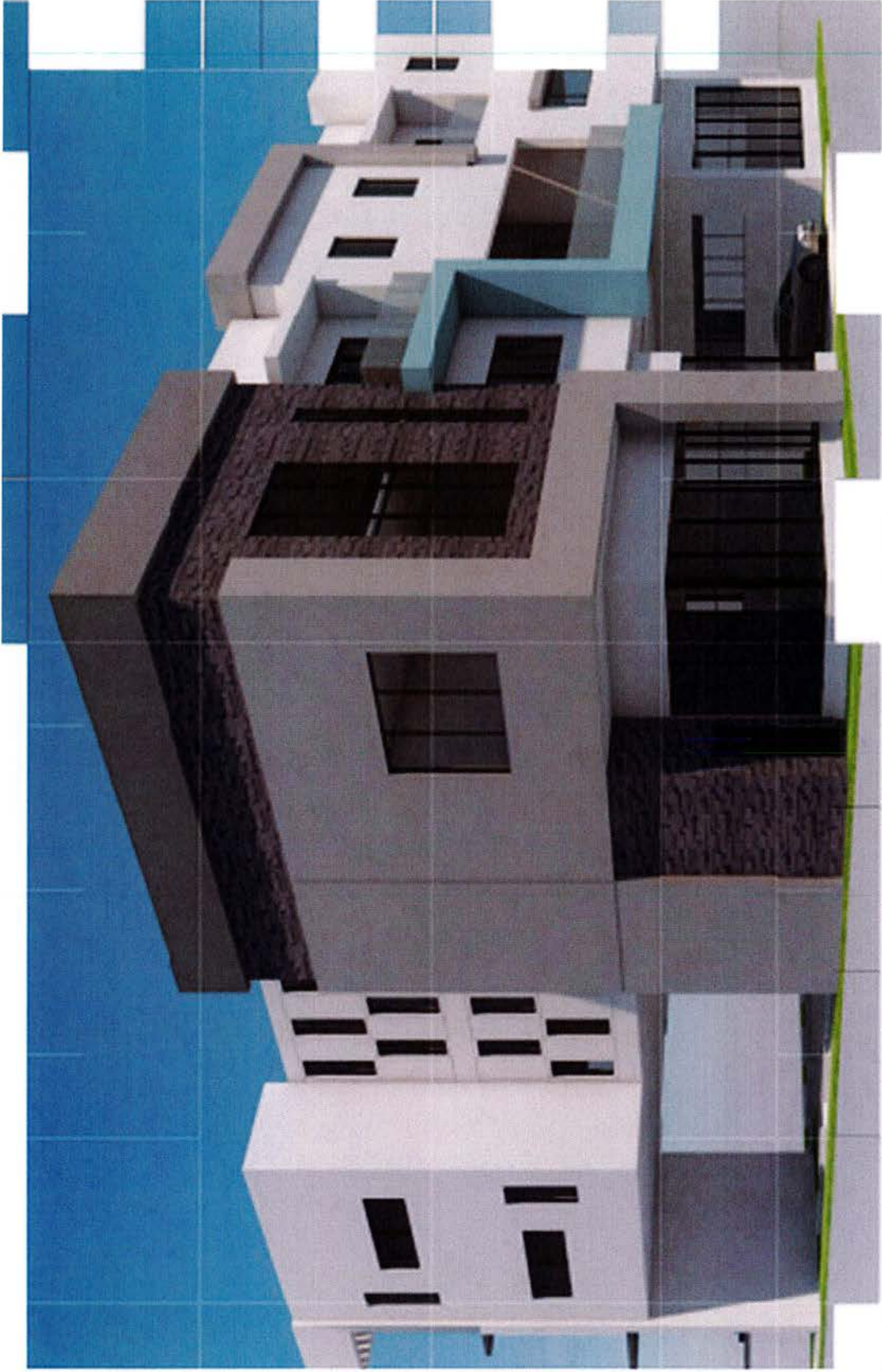
Date: 2/28/25

***ORIGINAL SIGNATURES REQUIRED**

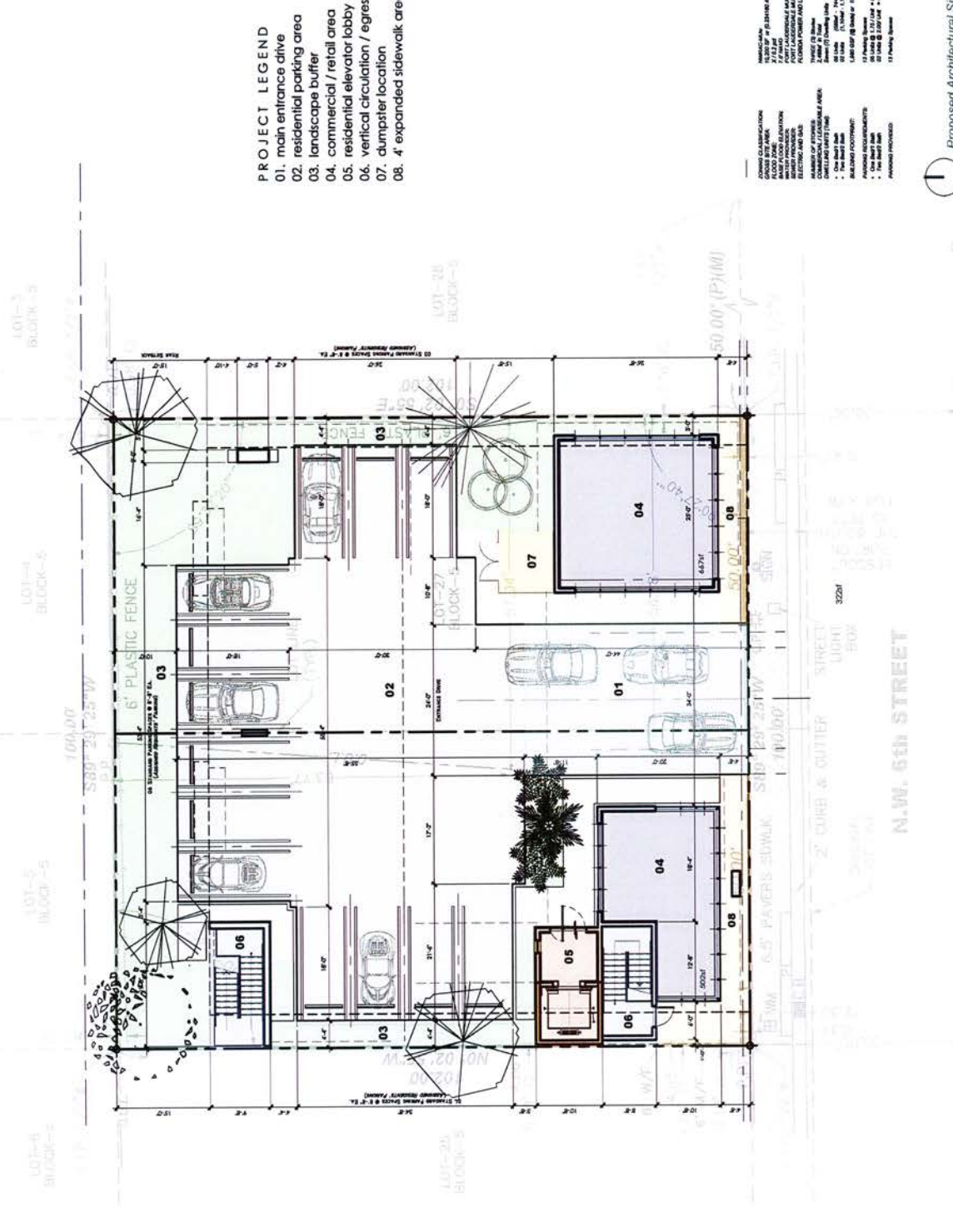
EXHIBIT "H"



project perspective facing north from sistrunk boulevard (south elevation)



project perspective facing northeast from sistrunk boulevard



- PROJECT LEGEND**
- 01. main entrance drive
 - 02. residential parking area
 - 03. landscape buffer
 - 04. commercial / retail area
 - 05. residential elevator lobby
 - 06. vertical circulation / egress stair
 - 07. dumpster location
 - 08. 4' expanded sidewalk area

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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18. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

20. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.

21. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.

22. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

23. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

24. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.

25. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.

26. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

27. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

28. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.

29. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.

30. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

Proposed Architectural Site Plan

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023

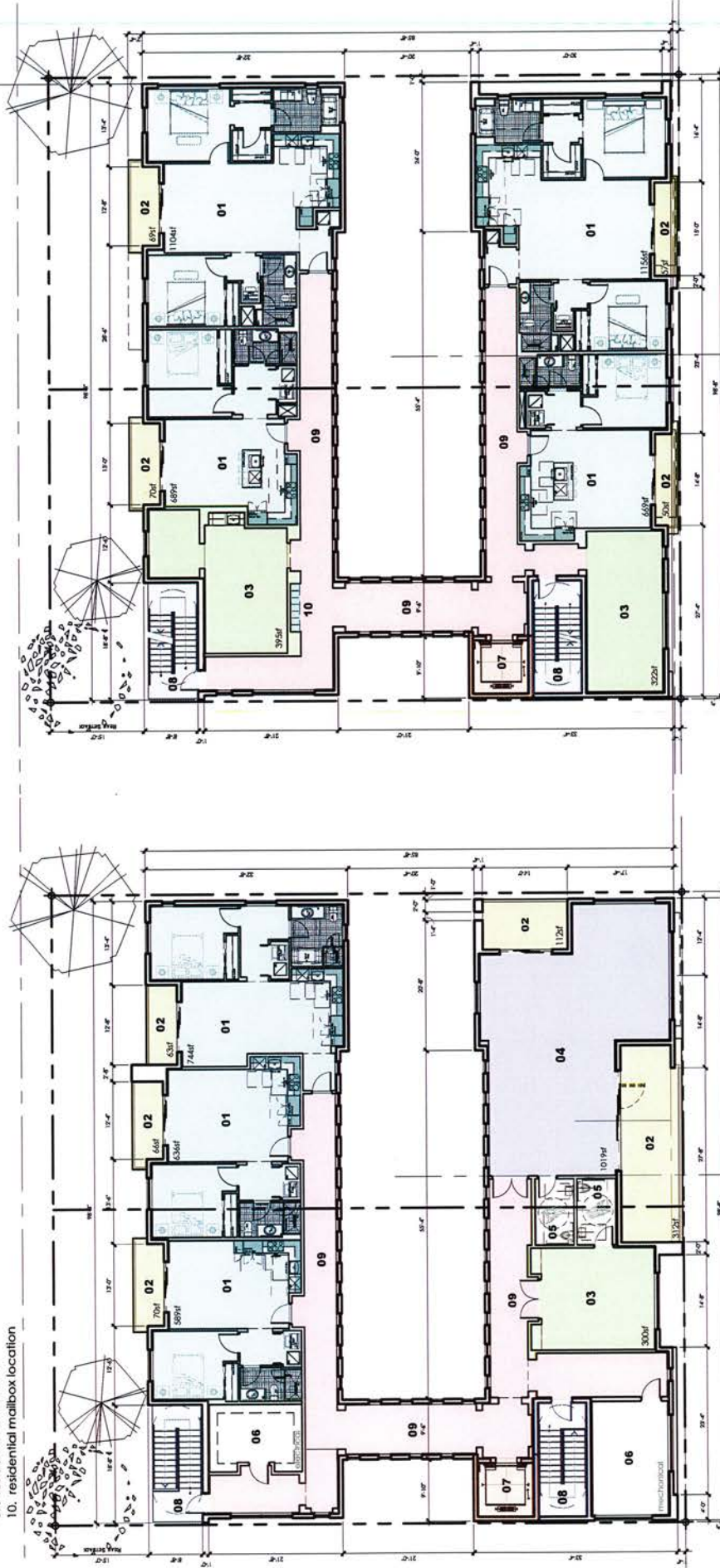
K&B ARCHITECTURE

3441 S.W. 11th Street
Fort Lauderdale, FL 33308
Tel: 954.574.1100
www.kandb.com

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PROJECT LEGEND

- 01. residential apartments
- 02. exterior balcony
- 03. residential amenities
- 04. commercial / retail area
- 05. building support
- 06. building utilities / support area
- 07. residential elevator lobby
- 08. vertical circulation / egress stair
- 09. residential circulation
- 10. residential mailbox location



1 second floor level

1 third floor level

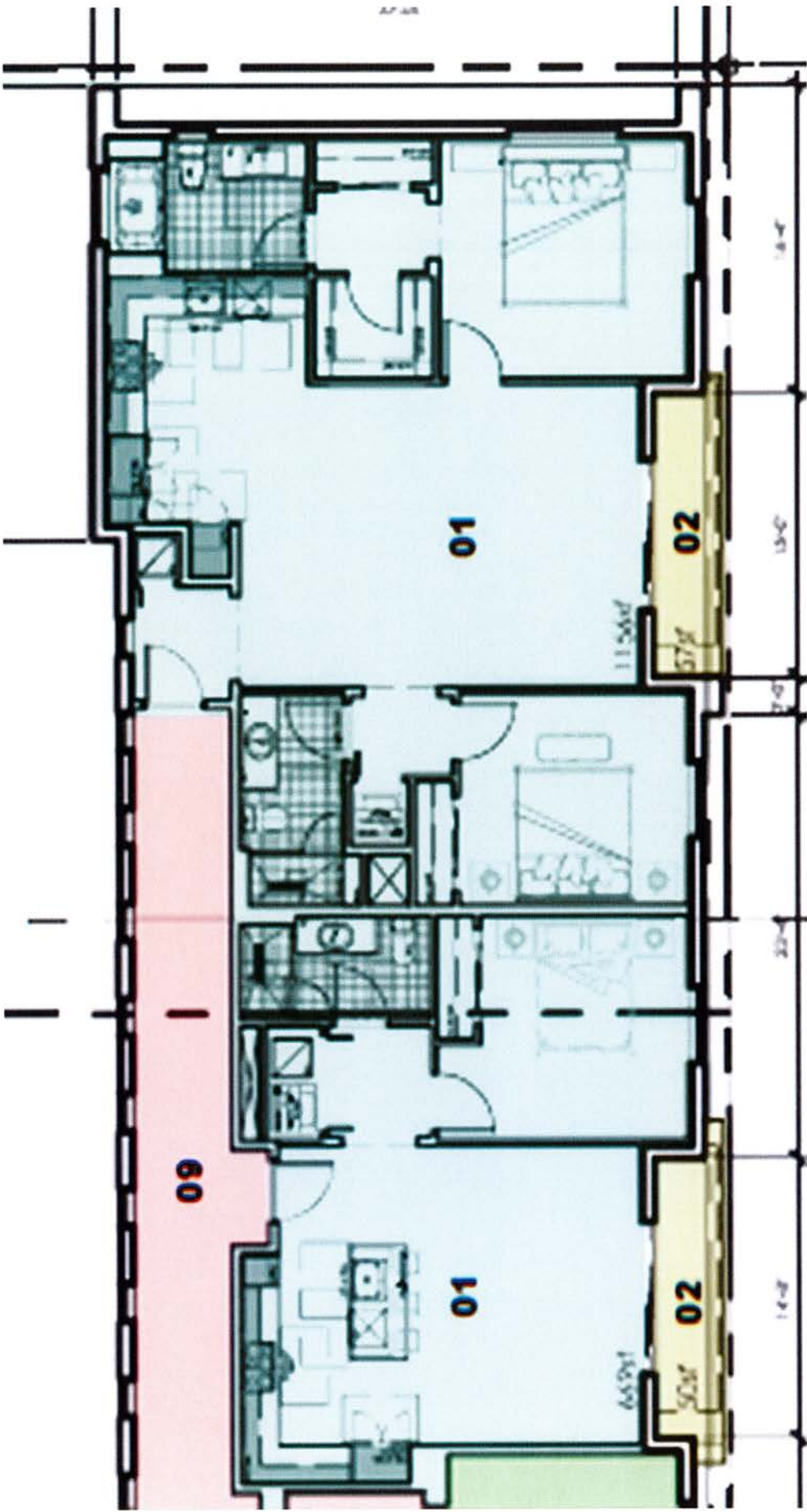
Proposed Architectural Floor Plans

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN - Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023

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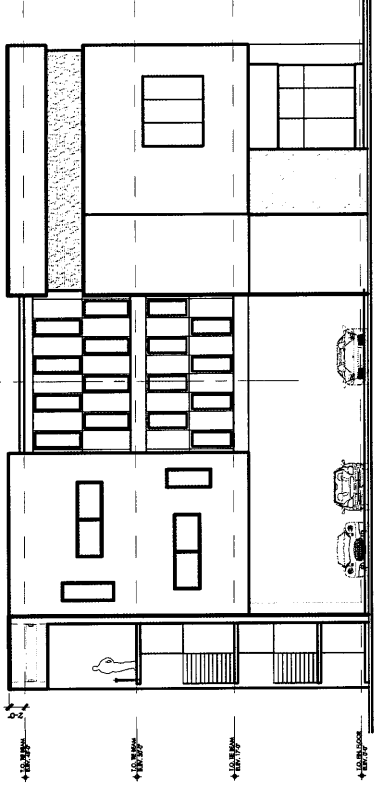
K&A ARCHITECTURE
3411 N.W. 11th Avenue
Fort Lauderdale, FL 33309
Tel: 754.770.1100
www.kandaa.com A.200



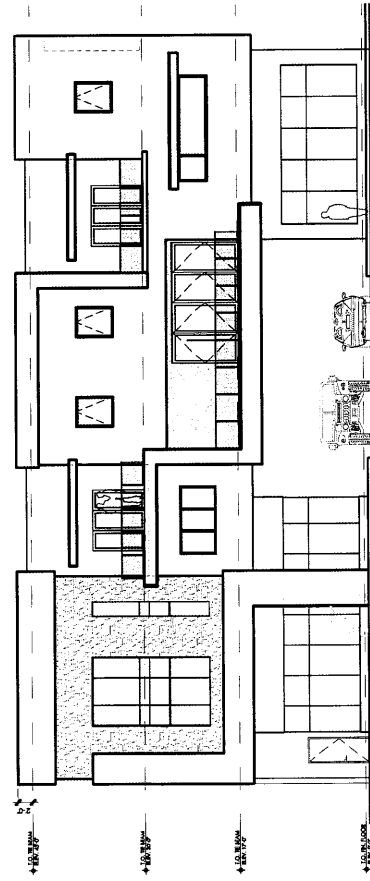




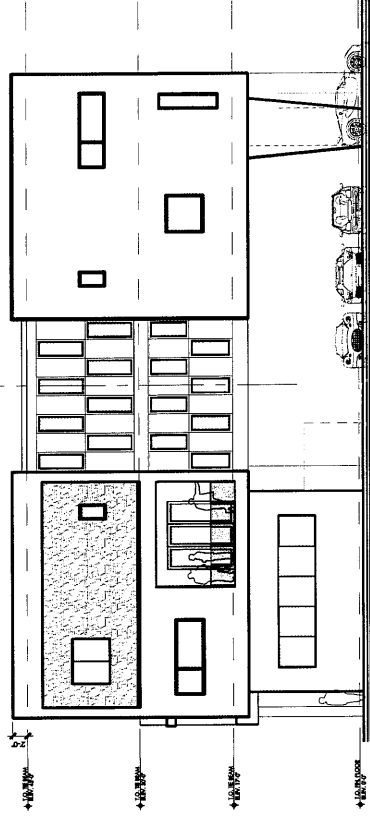
rear / north elevation



left-side / west elevation



front / south elevation



right-side / east elevation

Proposed Building Exterior Elevations

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN : Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida

Mixed-Use Development : Scale: 1/16" = 1'-0" 07.17.2023

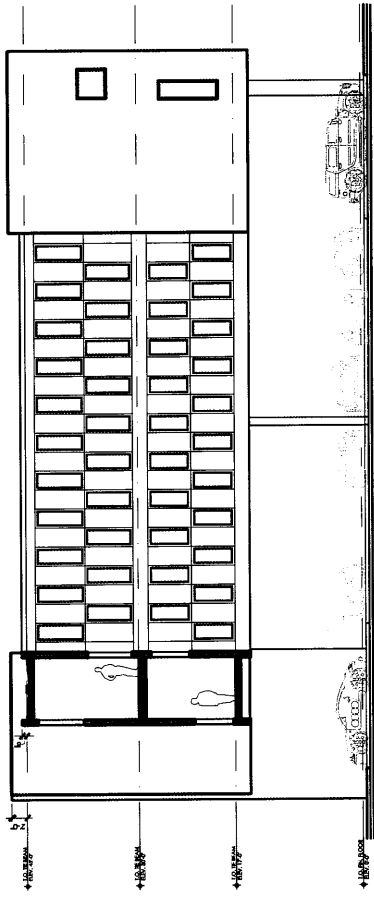


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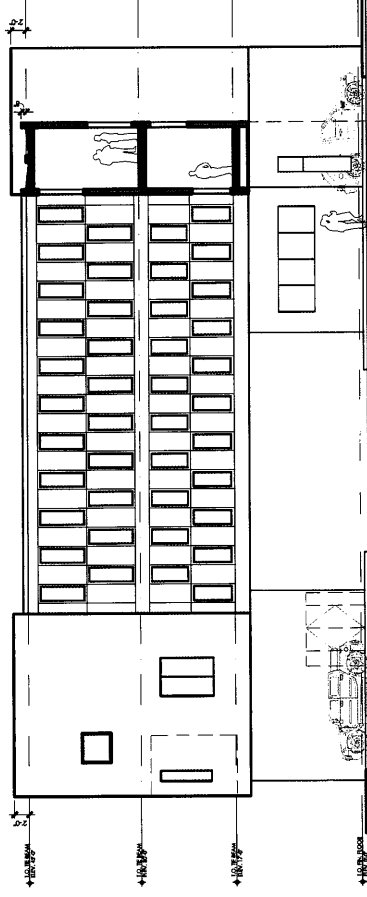
3031 S.W. 11th Street
Fort Lauderdale, FL 33304
954.581.1111

WEEKS DEVELOPMENT HOLDINGS
ARCHITECTURE

1. ARCHITECT
2. INTERIOR DESIGN
3. LANDSCAPE ARCHITECTURE
A.300



Interior courtyard elevation (facing north)



Interior courtyard elevation (facing south)

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN - Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida

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Proposed Building Exterior Elevations (Courtyard)

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023



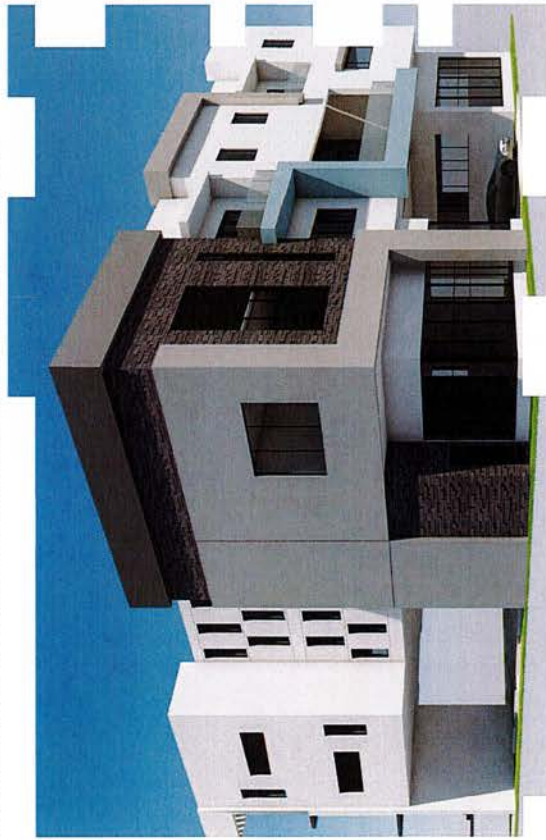
JWP ARCHITECTURE
2219 N.W. 6th Street
Fort Lauderdale, FL 33304
A.300a



project perspective facing north from sistrunk boulevard (south elevation)



project perspective facing northwest from sistrunk boulevard



project perspective facing northeast from sistrunk boulevard



project perspective facing southwest from rear yard area

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN : Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida

Mixed-Use Development Scale: 7/6

07.17.2023

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JGP
ARCHITECTURE

3811 S.W. 19th, Terra
Miami, FL 33135
Tel: 305.261.1234
www.jgparch.com

1. ARCHITECT
• INTERIOR ARCHITECTURE
• LANDSCAPE ARCHITECTURE
A. 400

PROPOSAL

#1

2/18/2025

Aaron Weeks
Weeks Development Holdings
2219 NW 6th St.
Fort Lauderdale, FL 33311

Re: Our Proposal 2520001 for **A Sistrunk Blvd Mixed-use Development**

Facility Weeks Development Holdings

Name:

Weeks Development Holdings, 2219 NW 6th St., Fort Lauderdale, FL 33311

This Proposal is for the Project referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to furnish the following:

01 - General Requirements

1. Pre-Construction Cost (2 Months) - Project Planning & Coordination
2. Pre Con -Pre con meetings, contractor coordination, Value Engineering, & Cost Estimation Adjustments
3. Legal Fees (Contracts & Compliance)
4. Site Office
5. Temp Toilets
6. Temp Fencing & Security
7. Temp Power and Water
8. Safety and PPE Includes safety signage, PPE for workers & OSHA compliance materials.
9. Misc Cost - Parking, Office Supplies, internet, printing costs for drawings, etc
10. General Liability/Workman's Comp Insurance
11. Performance & Payment Bond
12. Permitting
13. Project Manager
14. Superintendent
15. Project Engineer
16. Administrative/Project Accountant
17. Site Cleaning and Waste Removal

02 - Existing Conditions

1. Sitework/Demotion -Â Minor demolition and site clearing, no extensive underground utilities expected

03 - Concrete

1. Foundation & Concrete Slabs -Formwork, Footing, slabs, & Structural Conc for the foundation & floors

04 - Masonry

1. CMU Walls -Â Exterior and some interior CMU walls as specified in the architectural drawings

05 - Metals

1. Structural Steel and Metal Framing -Steel framing, joists, and any necessary supports.

06 - Wood, Plastics, and Composites

1. Millwork & Casework -Â Includes Cabinetry for Kitchenettes, office millwork, & blocking for fixtures

07 - Thermal and Moisture Protection

1. Therma Protection -Â Includes TPO membrane roofing & waterproofing measures.

08 - Openings

1. Windows and Doors -Â Miami-Dade NOA Impact Windows & Storefront Systems, Trulite systems per specs.

09 - Finishes

1. Includes flooring, ceilings, drywall, painting, & specialty finishes as per finish schedule.

10 - Specialties

1. Signage, Restroom Accessories, and Miscellaneous

11 - Equipment

1. Specialty Equipment - Includes kitchen appliances and conference room AV equipment.

12 - Furnishings

1. New Item

14 - Conveying Equipment

1. Traction Elevator System Furnish 2-stop traction elevator (elevator car, rails, cables, & motor sys)
2. Install & labor for a traction elevator, & Elec. connections, shaft Construct & Mech installation,
3. Conveying Permits & Inspections

16 - Electrical

1. Telecommunications and Data Includes cabling for phones, data, & internet.

21 - Fire Suppression

1. Fire Sprinkler Heads and Interior Piping Systems
2. Install fire sprinkler system, backflow preventer (RPZ), fire dept connect & assoc. piping & valving

22 - Plumbing

1. Includes all water, drainage, & fixture install for bathrooms, janitor closets, & kitchenettes.

23 - Heating, Ventilating, and Air

1. HVAC System :Includes ductwork, rooftop units, controls, and ventilation systems.
2. Crane

26 - Electrical

1. Electrical & Lighting - Installation, lighting, power distribution, & fire alarm systems, Elevator

31 - Earthwork

1. Grading and Site Preparation -Minimal grading, landscaping, and soil compaction.

33 - Utilities

1. Connect buildings waste to municipal sanitary sewer system, if needed lift station or connections.
2. Grade for proper runoff, install catch basins, drainage piping & Connect to municipal systems.
3. Water supply lines from municipal connect to building, meters, valves, & backflow preventers (RPZ).
4. Rainwater Runoff & Connect to municipal storm sewer system, trench, stormwater piping & catch basins

Price: **\$ 4,004,783.99** *Four Million Four Thousand Seven Hundred Eighty Three Dollars and Ninety Nine Cents*

Time: The duration of the Work to achieve Substantial Completion will be **420 calendar days**.

Terms: **NET30, 0% Retainage**

Clarification(s):

- No abatement of any kind
- Dumpster included
- No Architectural Drawings included
- Prelim Budget

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Schedule Of Values
Negotiated Pricing Detail

Please contact me at 954-368-7700 or via e-mail cmoore@journeycdg.com if you have any questions or require additional information.

Regards,

Journey C+D Group, Inc

Clifford Moore

Chief Executive Officer

Customer Signature: _____ Date: _____
Weeks Development Holdings

Project: 2520001 - A Sistrunk Blvd Mixed-use Development

Date: 02/18/2025

#	Description of Work	Original (\$)	Changes (\$)	Adjustments (\$)	Adjusted Value (\$)
1	General Requirements	347,706.72	0.00	0.00	347,706.72
2	Project Management and Coordination	371,800.00	0.00	0.00	371,800.00
3	Cleaning and Waste Management	18,000.00	0.00	0.00	18,000.00
4	Existing Conditions	30,000.00	0.00	0.00	30,000.00
5	Concrete	228,350.00	0.00	0.00	228,350.00
6	Masonry	193,000.00	0.00	0.00	193,000.00
7	Structural Metal Framing	225,000.00	0.00	0.00	225,000.00
8	Wood, Plastics, and Composites	97,750.00	0.00	0.00	97,750.00
9	Thermal Protection - Roofing	159,259.00	0.00	0.00	159,259.00
10	Openings	198,285.00	0.00	0.00	198,285.00
11	Finishes	301,947.00	0.00	0.00	301,947.00
12	Specialties	25,000.00	0.00	0.00	25,000.00
13	Equipment	20,000.00	0.00	0.00	20,000.00
14	Furnishings	55,000.00	0.00	0.00	55,000.00
15	Conveying	125,000.00	0.00	0.00	125,000.00
16	Communications	65,000.00	0.00	0.00	65,000.00
17	Fire-Suppression Sprinkler Systems	203,189.00	0.00	0.00	203,189.00
18	Plumbing Systems Allowance	175,000.00	0.00	0.00	175,000.00
19	Heating, Ventilating, and Air Allowance	203,750.00	0.00	0.00	203,750.00
20	Electrical Allowance	275,000.00	0.00	0.00	275,000.00
21	Earthwork	95,000.00	0.00	0.00	95,000.00
22	Civil Utilities Connections	68,748.00	0.00	0.00	68,748.00
23	Utilities Site Drainage	78,928.00	0.00	0.00	78,928.00
24	Utilities Stormwater System	50,000.00	0.00	0.00	50,000.00
25	Water Service	30,000.00	0.00	0.00	30,000.00
26	Overhead	0.00	0.00	0.00	0.00
27	Profit	364,071.27	0.00	0.00	364,071.27
	Total:	4,004,783.99	0.00	0.00	4,004,783.99

2520001 - A Sistrunk Blvd Mixed-use Development

Manager: Clifford Moore

As of 2/18/2025

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
02300	Existing Conditions	1.00	l/s	0.00	0.00	30,000.00	0.00	0.00	30,000.00
	Sitework/Demotion -Â Minor demolition and site clearing, no extensive underground utilities expected	1.00	l/s	Subcontract @	30,000.00	=			30,000.00
04050	Masonry	1.00	l/s	0.00	0.00	193,000.00	0.00	0.00	193,000.00
	CMU Walls -Â Exterior and some interior CMU walls as specified in the architectural drawings	1.00	l/s	Subcontract @	193,000.00	=			193,000.00
05100	Structural Metal Framing	1.00	l/s	0.00	0.00	225,000.00	0.00	0.00	225,000.00
	Structural Steel and Metal Framing -Steel framing, joists, and any necessary supports.	1.00	l/s	Subcontract @	225,000.00	=			225,000.00
07300	Thermal Protection - Roofing	1.00	l/s	0.00	0.00	159,259.00	0.00	0.00	159,259.00
	Therma Protection -Â Includes TPO membrane roofing & waterproofing measures.	1.00	l/s	Subcontract @	159,259.00	=			159,259.00
08050	Openings	1.00	l/s	0.00	0.00	198,285.00	0.00	0.00	198,285.00
	Windows and Doors -Â Miami-Dade NOA Impact Windows & Storefront Systems, Trulite systems per specs.	1.00	l/s	Subcontract @	198,285.00	=			198,285.00
09050	Finishes	1.00	l/s	0.00	0.00	301,947.00	0.00	0.00	301,947.00
	Includes flooring, ceilings, drywall, painting, & specialty finishes as per finish schedule.	1.00	l/s	Subcontract @	301,947.00	=			301,947.00
010000	General Requirements	1.00	l/s	45,000.00	0.00	44,000.00	0.00	258,706.72	347,706.72
	Pre-Construction Cost (2 Months) - Project Planning & Coordination	1.00	l/s	Labor @	25,000.00	=			25,000.00
	Pre Con -Pre con meetings, contractor coordination, Value Engineering, & Cost Estimation Adjustments	1.00	l/s	Labor @	20,000.00	=			20,000.00
	Legal Fees (Contracts & Compliance)	1.00	l/s	Other @	5,000.00	=			5,000.00
	Site Office	12.00	mt h s	Subcontract @	1,500.00	=			18,000.00
	Temp Toilets	12.00	mt h s	Subcontract @	250.00	=			3,000.00

	Temp Fencing & Security	12.00	mts	Subcontract @	500.00	=			6,000.00	
	Temp Power and Water	12.00	mts	Subcontract @	1,000.00	=			12,000.00	
	Safety and PPE Includes safety signage, PPE for workers & OSHA compliance materials.	1.00	l/s	Subcontract @	5,000.00	=			5,000.00	
	Misc Cost - Parking, Office Supplies, internet, printing costs for drawings, etc	1.00	l/s	Other @	12,000.00	=			12,000.00	
	General Liability/Workman's Comp Insurance	1.00	l/s	Other @	45,825.00	=			45,825.00	
	Performance & Payment Bond	1.00	l/s	Other @	88,830.72	=			88,830.72	
	Permitting	1.00	l/s	Other @	107,051.00	=			107,051.00	
10100	Specialties	1.00	l/s		0.00	0.00	25,000.00	0.00	0.00	25,000.00
	Signage, Restroom Accessories, and Miscellaneous	1.00	l/s	Subcontract @	25,000.00	=			25,000.00	
11450	Equipment	1.00	l/s		0.00	0.00	20,000.00	0.00	0.00	20,000.00
	Specialty Equipment -A Includes kitchen appliances and conference room AV equipment.	1.00	l/s	Subcontract @	20,000.00	=			20,000.00	
12500	Furnishings	1.00	l/s		0.00	0.00	55,000.00	0.00	0.00	55,000.00
	New Item	1.00	l/s	Subcontract @	55,000.00	=			55,000.00	
013100	Project Management and Coordination	1.00	l/s		371,800.00	0.00	0.00	0.00	0.00	371,800.00
	Project Manager	52.00	wks	Labor @	2,550.00	=			132,600.00	
	Superintendent	52.00	wks	Labor @	2,300.00	=			119,600.00	
	Project Engineer	52.00	wks	Labor @	1,450.00	=			75,400.00	
	Administrative/Project Accountant	52.00	wks	Labor @	850.00	=			44,200.00	
14200	Conveying	1.00	mt		0.00	0.00	120,000.00	0.00	5,000.00	125,000.00
	Traction Elevator System Furnish 2-stop traction elevator (elevator car, rails, cables, & motor sys)	1.00	l/s	Subcontract @	75,000.00	=			75,000.00	
	Install & labor for a traction elevator, & Elec. connections, shaft Construct & Mech installation,	1.00	l/s	Subcontract @	45,000.00	=			45,000.00	
	Conveying Permits & Inspections	1.00	l/s	Other @	5,000.00	=			5,000.00	
16700	Communications	1.00	l/s		0.00	0.00	65,000.00	0.00	0.00	65,000.00
	Telecommunications and Data Includes cabling for phones, data, & internet.	1.00	l/s	Subcontract @	65,000.00	=			65,000.00	
017400	Cleaning and Waste Management	1.00	l/s		0.00	0.00	18,000.00	0.00	0.00	18,000.00

	Site Cleaning and Waste Removal	12.00	ea	Subcontract @	1,500.00	=			18,000.00	
030000	Concrete	1.00	l/s		0.00	0.00	228,350.00	0.00	0.00	228,350.00
	Foundation & Concrete Slabs -Formwork, Footing, slabs, & Structural Conc for the foundation & floors	1.00	l/s	Subcontract @	228,350.00	=				228,350.00
062200	Wood, Plastics, and Composites	1.00	l/s		0.00	0.00	97,750.00	0.00	0.00	97,750.00
	Millwork & Casework -Â Includes Cabinetry for Kitchenettes, office millwork, & blocking for fixtures	1.00	l/s	Subcontract @	97,750.00	=				97,750.00
211300	Fire-Suppression Sprinkler Systems	1.00	l/s		0.00	0.00	203,189.00	0.00	0.00	203,189.00
	Fire Sprinkler Heads and Interior PipingÂ Systems	1.00	l/s	Subcontract @	84,939.00	=				84,939.00
	Install fire sprinkler system, backflow preventer (RPZ), fire dept connect & assoc. piping & valving	1.00	l/s	Subcontract @	118,250.00	=				118,250.00
220000	Plumbing Systems Allowance	1.00	l/s		0.00	0.00	175,000.00	0.00	0.00	175,000.00
	Includes all water, drainage, & fixture install for bathrooms, janitor closets, & kitchenettes.	1.00	l/s	Subcontract @	175,000.00	=				175,000.00
230000	Heating, Ventilating, and Air Allowance	1.00	l/s		0.00	0.00	203,750.00	0.00	0.00	203,750.00
	HVAC System :Includes ductwork, rooftop units, controls, and ventilation systems.	1.00	l/s	Subcontract @	201,750.00	=				201,750.00
	Crane	1.00	l/s	Subcontract @	2,000.00	=				2,000.00
260000	Electrical Allowance	1.00	l/s		0.00	0.00	275,000.00	0.00	0.00	275,000.00
	Electrical & Lighting - Installation, lighting, power distribution, & fire alarm systems, Elevator	1.00	l/s	Subcontract @	275,000.00	=				275,000.00
310000	Earthwork	1.00	l/s		0.00	0.00	95,000.00	0.00	0.00	95,000.00
	Grading and Site Preparation - Minimal grading, landscaping, and soil compaction.	1.00	l/s	Subcontract @	95,000.00	=				95,000.00
330000	Civil Utilities Connections	1.00	l/s		0.00	0.00	68,748.00	0.00	0.00	68,748.00
	Connect buildings waste to municipal sanitary sewer system, if needed lift station or connections.	1.00	l/s	Subcontract @	68,748.00	=				68,748.00
330000	Utilities Site Drainage	1.00	l/s		0.00	0.00	78,928.00	0.00	0.00	78,928.00
	Grade for proper runoff, install catch basins, drainage piping & Connect to municipal systems.	1.00	l/s	Subcontract @	78,928.00	=				78,928.00
330000	Water Service	1.00	l/s		0.00	0.00	30,000.00	0.00	0.00	30,000.00

	Water supply lines from municipal connect to building, meters, valves, & backflow preventers (RPZ).	1.00	l/s	Subcontract @	30,000.00	=			30,000.00		
330000	Utilities Stormwater System	1.00	l/s		0.00		0.00	50,000.00	0.00	0.00	50,000.00
	Rainwater Runoff & Connect to municipal storm sewer system, trench, stormwater piping & catch basins	1.00	l/s	Subcontract @	50,000.00	=					50,000.00
SUBTOTAL DIRECT COSTS		416,800.00		0.00	2,960,206.00		0.00	263,706.72	3,640,712.72		
	Indirect Costs	0.00		0.00	0.00		0.00	0.00			0.00
	Indirect Cost Allocation Rates	0.00%		0.00%	0.00%		0.00%	0.00%			0.00%
TOTAL DIRECT & INDIRECT COSTS		416,800.00		0.00	2,960,206.00		0.00	263,706.72	3,640,712.72		
	Fee							10.00%			364,071.27
TOTAL PRICE										4,004,783.99	

PROPOSAL

#2



Guarantee Max Proposal (No change order as long as the plans remain unchanged)

CGC # 1526446

Date:	<u>February 11, 2025</u>	Job Name	<u>Mixed-Use Development</u>
Customer:	<u>Right Consulting LLC (Burnadette Norris- Weeks)</u>	Cell No.:	<u>954-615-8879 Bnorris199@aol.com</u>
Street Address:	<u>2219 NW 6th St</u>	E-Mail	<u>com</u>
City/State/Zip:	<u>Fort Lauderdale, FL 33311</u>	Work No:	<u></u>

Proposal

The Contractor proposes to furnish all labor necessary for the completion of the following job specifications.

This proposal is for the following:

DEMO

- Provide temporary fence for 1.5 years
- Provide and install temporary water
- Provide and install temporary electrical
- Provide silk fence around the property
- Provide Tree protection If necessary
- Demo the entry home on site
- Provide and install construction screening where necessary
- Provide portal potty for 1.5 years

- Create construction entry with #57 gravel rock
- Provide storm drainage barrier on the road
- Provide all dumpster for the scope of work

THE HOME STRUCTUAL

- Provide and install rebar and pour concrete for all concrete pads per
- Provide and install rebar and pour concrete for all footers per
- Provide and install rebar and pour concrete for all concrete wall reinforcement per
- Provide and install rebar and pour concrete for all concrete columns per
- Provide and install steel columns & steel beams if necessary
- Provide and install rebar and pour concrete for all concrete beams
- Provide and install rebar, vapor barrier, termite treatment and compaction for all trenches, slabs and grade beams
- Provide all temporary shoring for this scope of work
- Provide and pour all cement for the shell work
- Provide and install all rebar and pour all concrete for 1st floor, 2nd floor, 3rd floor and balcony slabs
- Provide and install CMU blocks where required
- Provide and apply light weight concrete per the roof plan. All steps on this project will be constructed out of concrete.
- Provide and install all concrete for the automatic rolling driveway gate
- Create elevator pit
- Create Dumpster Location
- Create two concrete staircase
- Create parking area per plan
- Provide and install structural pilings

BALCONY & STAIRCASE RAILINGS

- Exterior railing to be fabricated and installed.
- Railing will be all aluminum.
- Railing will have 2x2 newel posts, 1x2 top rail, and 3/4" horizontal pickets.
- Railing will be powder coated in black, bronze, or white.
- A wall mounted handrail will be installed on the exterior stairs. Rail will be 1x2 aluminum painted black.
- Rail will be attached to the wall with aluminum wall rail brackets.

STUCCO

- Provide all materials for this scope of work
- Provide and apply stucco on the entire structure.
- Provide and install stucco stop where it is required.
- Provide all metal corner beams, stucco, bonding, and wire mesh to complete this

scope of work.

LANDSCAPING

- Provide and install all small, medium and large trees for this scope of work
- Provide and install all sod for this scope of work
- Provide and install an irrigation system for this site
- Provide and install all gravel for this scope of work.

ELECTRICAL & ELEVATOR

Site Plan

- Provide and install exterior meters per plan
- Bond the meters into the footer system
- Run conduit with wire and install power pedestal
- Provide all wire and connect all condensers
- Wire gas water heater
- Provide and install all J boxes for flood lights
- Provide and run wires for all exterior light fixtures

1st Floor

Parking area

- Provide and install J boxes for lighting
- Install up to three EV chargers
- Provide and install four standard outlets
- Provide and install standard switches where needed

Commercial/ retail (4)

- Provide and install all round 4" hi-hats or fluorescent light fixture
- Provide and install standard outlets
- Provide and wire smoke/carbon monoxide detector
- Provide and install standard light switches

Elevator

Elevator Fixtures-SEES Home Industries

- Furnish and install One (1) new car operating panel, at proper code and ADA height. Car operating panel will include
 - Hardened plastic LED illuminated push buttons, with Braille
 - Keyed stop switch
 - ADA emergency phone, hands free
 - Fan/light key switch
 - Alarm button
 - Capacity denotation

- Emergency Light
- Furnish and install Three (3) hall station fixtures, with vandal resistant LED illuminated up and down push buttons and Car Here Buttons

Door Equipment- Power gate Operator- Features

- Two-Speed, Bi-Directional gate operations
- Accommodates a variety of Control Signals
- Auto-Close option enabled via a user setting
- Porta” GTS100 gate Switch mounts within the Chassis- Micro-Switch Slow Downs Limits
- Magnetic coupling of gate to operator

Hoist way

- Furnish and install One new hoist way wiring and elevator traveling cables.
- Furnish and Install ½ inch cables for Counterweight
- Furnish and Install ½ inch ropes for Elevator
- Furnish and Install Slow Down Switches in hoist way
- Furnish and Install Selector tape for floor leveling
- Furnish and Install Three (3) hoist way Hall Doors with Handles
- Furnish and Install Brackets and materials for Hall Door

Drive Assembly

- Mount the sprocket and pillow block bearing to the shaft. Install the sprockets with the hubs facing each other. Space the inner sprocket approx. 1.5” from the face of the gear box. Hoist the motor mount plate on top of the top plate assembly and align holes. Hoist the drive unit assembly to the top of the rail tower and attach using 5/8-11 bolts, lock washers and flat washers
- Attach the counterweight chain guide to the top welded assembly. Use the lag screws that mount the top welded assembly to the wall.
- Mount the car side chain guide assembly to the top welded plate using hardware provided.
- Adjust the guides so they ride in the center of the chains, on the roller portion of the chain. Run the elevator up and down to verify the guides make proper contact, adjust again as needed.

Rails Assembly (Locate the following items to begin assembly of the rail tower base unit.)

- (6) Base plate
- (6) Rail brackets
- (6) Unistrut
- (6) Brackets
- (18) Bolts 3/8 Bolts
- (14) ½ Inch bolts
- (4) Hardware Kit - Kit, Base Rail
- (1) Plumb Line

- (2) Cleaner mineral Spirits
- (6) Guide rails
- Counterweights with Brackets
- (6) T- Rails
- Rail grease
- Bolt the T rails to the bottom plate

Cab Installation

- Furnish and Install One (1) New Elevator Cab with Drop Ceiling and Lighting
- Furnish and Install New plat Form with wood grade marine plywood
- Furnish and Install elevator wall Panels
- Furnish and install Exhaust Fan
- Furnish Car station panel with C.O.P. car station
- Furnish and Install Phone and P.I.

Electrical Main-Line Disconnects Provided by Electrical Contractor

- Furnish and Install Main Line Disconnect rated for 230 Volts Single Phase 60 HZ
- Furnish and Install Main Disconnect For 110 Light
- Furnish and Install Ground for Disconnect Breakers
- Furnish and Install Pit Lights with Light Guards and GFCI Circuit
- Furnish and Install Machine room lighting

ACCESS FREE REQUIREMENTS

- This proposal complies with the intent of the Architectural Barriers Free requirements and ADA as it relates to existing or altered elevators. The work proposed will comply fully with ADA

2ND Floor

Gym/ Laundry room/ amenities (3)

- Provide and install round 4" hi-hats
- Provide and install standard light switches
- Provide and run standard outlets

Electrical & Mechanical room (6)

- Provide and install 4" hi-hats
- Provide and wire j box for ceiling lights
- Provide and run standard outlets
- Provide and install smoke detectors
- Provide and install standard light switches
- Provide and run power for Hvac
- Provide and install Electrical panels per plan

Residential circulation, balcony & egress staircase (2,8&9)

- Provide and wire j box for lights
- Provide and install standard light switches

- Provide and install all exit lighting and back up lighting

Commercial/ retail (4)

- Provide and install all round hi-hats or florescent light fixture
- Provide and install standard outlets
- Provide and wire smoke/carbon monoxide detector
- Provide and install standard light switches

Three Residential apartments (1)

- Provide and install round 4” hi-hats
- Provide and wire j box for the ceiling fan, pending lighting and vanity lights
- Provide and run standard outlets
- Provide and install smoke detectors
- Provide and install standard light switches
- Run all the wires and connect the kitchen appliances
- Run all the wires and connect A/C handlers

3rd Floor

Four Residential apartments (1)

- Provide and install round 4” hi-hats
- Provide and wire j box for the ceiling fan, pending lighting and vanity lights
- Provide and run standard outlets
- Provide and install smoke detectors
- Provide and install standard light switches
- Run all the wires and connect the kitchen appliances
- Run all the wires and connect A/C handlers

Residential circulation, balcony & egress staircase (2,8&9)

- Provide and wire j box for lights
- Provide and install standard light switches
- Provide and install all exit lighting and back up lighting

Gym/ Laundry room/ amenities (3)

- Provide and install round 4” hi-hats
- Provide and install standard light switches
- Provide and run standard outlets

PLUMBING

Site Plan

- Provide and install a back flow preventor
- Provide and connect water main from the water meter to the first point of entry
- Run water line from the backflow preventer to the structure

- Run sanitary line to the city existing line
- Provide and install hose bibs per plan
- Provide and install all drains and water lines needed for the commercial/ retail area (4)

2nd Floor

Gym/ Laundry room/ amenities (3)

- Provide necessary plumbing material and installation of washing machine If needed
- Provide necessary plumbing material and installation for a total of (1) sink, and (1) floor mount toilet

Commercial/ retail (4)

- Provide necessary plumbing material and installation for a total of (1) sink, and (1) floor mount toilet

Three Residential apartments (1)

- Provide necessary plumbing material and installation for a total of (6) sink, (3) floor mount toilet and (3) shower w/shower valve per plans.
- Provide and install (3) water lines for the ice makers

3rd Floor

Gym/ Laundry room/ amenities (3)

- Provide necessary plumbing material and installation for a total of (1) bar sink, and washer machine if required

Four Residential apartments (1)

- Provide necessary plumbing material and installation for a total of (10) sink, (6) floor mount toilet and (6) shower w/shower valve per plans.
- Provide and install (4) water lines for the ice makers

HVAC

1st Floor

Condensers

- Provide and install all Rheem 15.2 sheer2 or equal condenser and handlers for this project.
- Provide and install 3/8" liquid line per unit
- Provide and install 1" underground condensate line
- Provide and install insulated vapor lines per unit
- Provide and install all contractor grade thermostats

Commercial/ retail (4)

- Provide and install all flex duct with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

2nd Floor

Mechanical room (6)

- Provide and install handlers with drain pan
- Provide and install all plenums for this scope of work
- Provide and install 1" condensate line
- Provide and install insulated vapor lines per unit
- Provide and install 3/8" liquid line per unit

Residential circulation, commercial/ retail & amenities (3,4&9)

- Provide and install all flex duct with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

Three Residential apartments (1)

- Provide and install all flex duct with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

3rd Floor

Residential circulation, commercial/ retail & amenities (3,4&9)

- Provide and install all flex duct with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

Four Residential apartments (1)

- Provide and install all flex with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

FRAMING & DRYWALL

- Provide and install Nailers for the vanities, kitchen cabinets, T.V brackets & cabinet for the bar
- Provide and install drywall on the interior ceilings and walls
- Provide screws, mud, corner beams, and tape
- Provide and install metal studs for all interior walls and interior and exterior soffit
- Provide and install all metal studs will be 1 5/8" for interior soffits, 3 5/8" exterior soffits and interior walls
- Provide and install 1x3 ceiling high hat tracks at 16" o.c
- Provide and install 1x4 base perimeter and fire stop
- Provide level 4 finish on all drywall finishes
- Provide and install drop ceilings for all retail space

INSULATION

- Provide and install R=19 & R=30 batts insulation
- Provide and install R=4.1 paper foil insulation for concrete walls
- Soundproof with mineral wool R=13 on all the bathroom walls
- Soundproof all plumbing drains

PAINTING

- Provide and apply water proofing on all overhangs, elevator pit, and shower walls
- Provide and apply two coats of primer on all exterior and interior walls, soffit and ceilings
- Provide and apply latex paint for stucco walls and soffits
- Provide and apply rolled on latex paint for all interior walls
- Provide and apply semi-gloss latex paint on all interior doors, base, and door trim

FLOORING & SHOWER TILING

First floor

- Provide and install 24" X 48" porcelain rectified tile on the retail area floors

Second floor

- Provide and install 24" X 48" porcelain rectified tile on all floors
- Provide and install 8mm rubber interlocking tiles in black, black with baby blue 10% or black with gray flooring for the gym if needed
- Provide and install 24" x 48" wall tiles on the shower walls only
- Provide and install mosaic shower tiles on the shower floors only

Third floor

- Provide and install 24" X 48" porcelain rectified tile on all floors
- Provide and install 8mm rubber interlocking tiles in black, black with baby blue 10% or black with gray flooring for the gym if needed
- Provide and install 24" x 48" wall tiles on the shower walls only
- Provide and install mosaic shower tiles on the shower floors only

HURRICANE IMPACT WINDOWS & DOORS

All hurricane impact windows and doors to be contractor grade products with white frame with hurricane rated glass

First floor

Commercial/ retail (4)

- Provide and install store front fixed glass
- Provide and install store front swinging door with ADA panic bar

Second Floor

Commercial/ retail (4)

- Provide and install store front fixed glass
- Provide and install two sliding glass doors

Amenities, Mechanical room & Residential Circulation (3,6 &9)

- Provide and install all fixed glass

Three Residential apartments (1)

- Provide and install three sliding glass doors
- Provide and install all egress windows
- Provide and install all fixed windows

Third Floor

Amenities, Mechanical room & Residential Circulation (3,6 &9)

- Provide and install all fixed glass

Four Residential apartments (1)

- Provide and install four sliding glass doors
- Provide and install all egress windows
- Provide and install all fixed windows

ROOF

- Provide and install all scupper for this build
- Provide and install a new built-up roof system or equal product on the roof
- Provide and install flashing wherever it is required
- Provide and install all roof penetration.

INTERIOR DOORS, CASING & BASE BOARDS

- Provide and install all interior hollow core doors
- Provide and install 6" baseboard throughout
- Provide and install 3" casing trim for all interior doors
- Provide and install fire rated single or double steel doors for the utilities room, residential circulation area, egress staircase, interior residential apartments and 2nd floor Retail area

CABINETS & MISC

European kitchen, Amenities cabinets and closets organizers

- Kitchen cabinets will be 3/4" plywood boxes
- Soft closing drawer slides-Blum hardware
- Soft closing hinges- Blum hardware

- Door style: flat European
- Includes farmhouse stainless steel sink
- Color: to be defined
- Each kitchen will have a double trash bin
- 30" upper cabinet height
- All base cabinets and island cabinets will be standard widths and heights only
- All closet organizers will be a rod with shelves
- All floor standing vanities with sink

CONTOUR TOP SLAB

- Provide and install all contractor grade quartz contour tops for all countertops
- Provide and install back splash on all kitchens
- Waterfalls aren't included in the price

CLADDING

- Provide and install cladding for the exterior decor wall
- The cladding will be a wide slat London collection. Color TBD
- Provide and install backing for all cladding installation

GLASS ENCLOSURE

Second floor

- Provide and install three shower enclosures
- Shower enclosure can be a bypass or swinging door system

Third floor

- Provide and install six shower enclosures
- Shower enclosure can be a bypass or swinging door system

APPLIANCES

- Provide and install all stainless-steel contractor grade appliances

Second Floor

- Provide and install three standard refrigerators with an ice maker
- Provide and install three standard dishwashers
- Provide and install three standard garbage disposals
- Provide and install three ranges with an overhead microwave

Third floor

- Provide and install four standard refrigerators with an ice maker
- Provide and install four standard dishwashers
- Provide and install four standard garbage disposals
- Provide and install four ranges with an overhead microwave

FIXTURES & ACCESSORIES

Fixtures

- All plumbing and electrical fixtures will be a contractor grade product
- Provide seven ceiling fans
- Provide all 4" round Hi-Hats
- Provide four pendant lights over the Island
- Provide eleven wall scones over the vanities
- Provide standard flood lights
- Provide all fire exit signs & lights
- Provide all under cabinet lighting
- Provide eleven floor mounted toilet
- Provide all vanities and sink faucets
- Provide two function shower valve kits for nine showers

Accessories

- Provide all towel bars
- Provide toilet paper holder
- Provide hooks and rings
- Provide all ADA bars if necessary
- Provide eleven mirrors over the vanities
- All door hardware

Administration

- Provide all corrections and revision submittal and handling
- Print all plans for subs and permit copies
- Handle all inspections
- Prepare Certificate of Occupancy
- Handle and meet with architects or engineers per request
- Obtain a permit
- Handle all supervision and project management

NOT INCLUDED IN THE PROPOSAL

- Architect Fees
- Any city Fees.
- Land Surveyor Fees
- Permit Fees
- NOC Fees
- Engineering Fees
- Engineering testing Fees
- Soil test
- Furniture
- T. V's
- Pool

- Spas
- Drapes
- Shades
- Countertop waterfalls
- Geotech Report

The Contractor proposes hereby to all labor with above specifications.

Submitted by: Jaysen Matias

Acceptance of Proposal

Customer Signature: _____ Date: _____

Grand total.....\$4,000,000.00

50% Required deposits when the time presents itself:

- **Balcony railings**
- **Elevator**
- **Cabinetry & countertops**
- **Hurricane Windows and doors**
- **Glass enclosures**
- **Demolition of the existing home**
- **Appliances**
- **Cladding**
- **Fixtures and accessories**
- **Roofing**
- **Hvac**
- **Tiling**

Itemized numbers will be on the schedule of values. Schedule of values will be presented once a contract is initiated.

PROPOSAL

#3

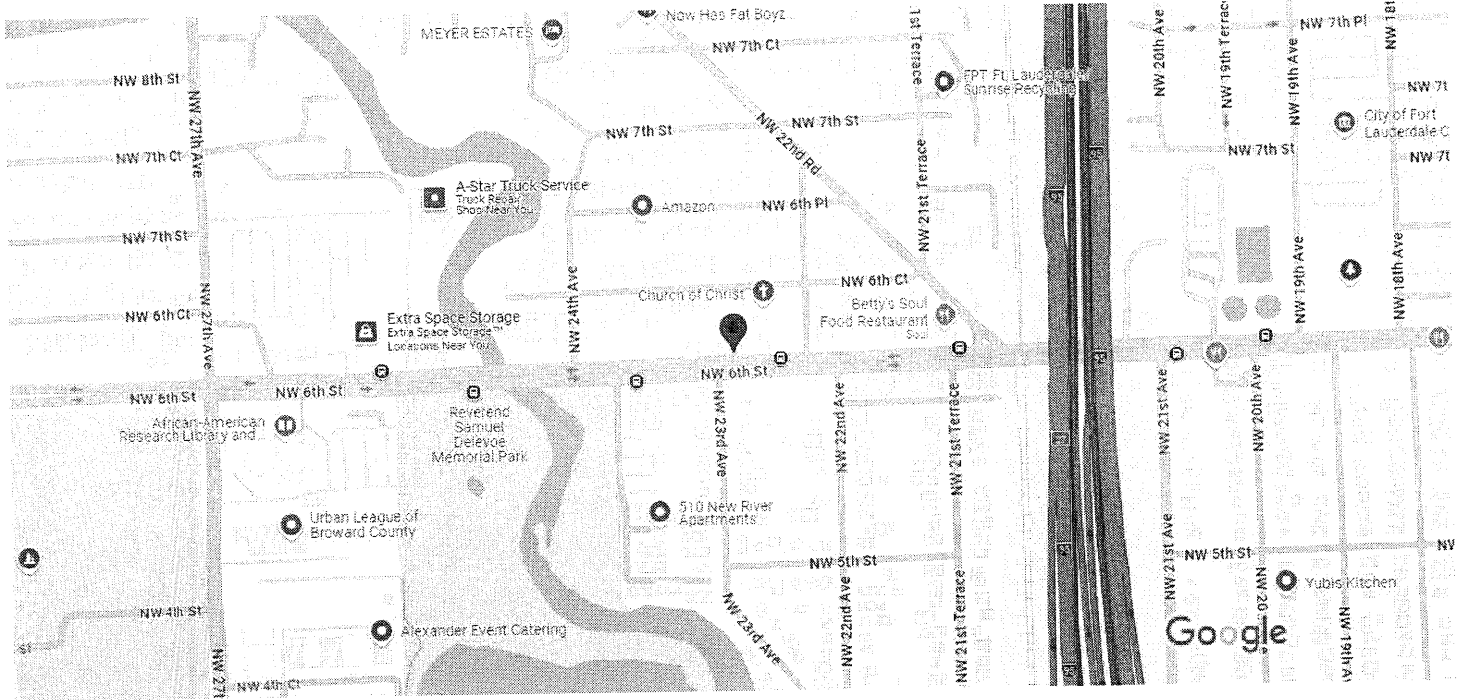
**Rough Order of Magnitude (ROM)**

Date: 2.18.25
Address: 2219 NW 6th St Ft Lauderdale
Project (Description): 3 Story Mixed Use Bldg
Client(s): Weeks Development LLC

<u>Item</u>	<u>Trade</u>	<u>ROM</u> <u>Cost</u>
01	Selective Demolition	\$ 14,000
02	Concrete (Shell)	\$1,575,000
03	Masonry (& stucco/siding)	\$ 94,500
04	Metals	\$ 100,000
05	Millwork	\$ 245,000
06	Roofing	\$ 93,500
07	Doors, Frames & Hardware	\$ 168,000
08	Glass & Glazing	\$ 300,000
09	Drywall, ACT & Rough Carpentry	\$ 312,000
10	Tile (not flooring)	\$ 67,200
11	Carpet & Resilient Flooring	\$ 108,000
12	Stretched-Fabric Wall Systems	\$ -
13	Paint & Wall Covering	\$ 72,000
14	Specialties	\$ 54,000
15	Appliances	\$ 56,000
16	Window Treatments	\$ 24,000
17	Fire Suppression	\$ 96,000
18	Plumbing	\$ 180,000
19	HVAC	\$ 144,000
20	Electrical & Fire Alarm	\$ 228,000
21	Surveying & Testing	\$ 18,000
22	Earthwork	\$ 60,000
23	Asphalt Paving	\$ -
24	Concrete Sidewalks, Curbs & Gutters	\$ 42,000
25	Fences	\$ 24,000
26	Landscaping	\$ 120,000
27	Utilities	\$ 126,000
GR	General Requirements	\$ 84,000
GC	General Conditions	\$ 84,000
SUBTOTAL: Construction Costs		\$4,489,200
Indirect Costs		
	Permits & Fees	\$ 30,000
	Contingency	\$ 224,460
	Insurance	\$ 44,892
	Fee	\$ 673,380
Soft Costs		
	Architectural Drawings	NA
	MEP Drawings	NA
SUBTOTAL: Indirect Costs		\$ 972,732
TOTAL		\$5,461,932

EXHIBIT "I"

2219 NW 6th St



Map data ©2025 200 ft



2219 NW 6th St

Building



Directions



Save



Nearby



Send to phone



Share



2219 NW 6th St, Fort Lauderdale, FL 33311

Photos

EXHIBIT "J"

Sources	Construction Phase		
	Total	%	Per Unit (7)
CRA Funding	\$1,000,000	21%	
Bank (Const. Loan)	\$1,450,000	31%	
Right Consulting LLC	\$2,000,000	43%	
Right Consulting (Land)	\$250,000	5%	
Total Sources	\$4,700,000		\$671,429
Uses			
Demolition	\$35,000	1%	
Sitework	\$240,000	6%	
Asbestos Testing/Removal	\$8,000	0%	
Dumpster / Trash Hauling	\$80,000	2%	
Landscape and Irrigation	\$50,000	1%	
Concrete and Structural	\$950,000	24%	
Framing, Drywall and Finishing	\$311,000	8%	
Masonry	\$165,000	4%	
Wood Floor Material/Install (vinyl flooring throughout)	\$161,000	4%	
Roofing	\$211,000	5%	
Interior Doors and Hardware	\$87,000	2%	
Exterior Windows & door & Store front	\$215,000	5%	
Kitchen Cabinetry	\$115,000	3%	
Painting	\$125,000	3%	
Specialties	\$40,000	1%	
Signage	\$45,000	1%	
Appliances	\$110,000	3%	
Elevator	\$155,000	4%	
Plumbing	\$255,000	6%	
HVAC	\$225,000	6%	
Fire Alarm/Sprinkler	\$100,000	3%	
Electrical	\$235,000	6%	
Security/Cameras/Access Control	\$82,000	2%	
Construction Costs	\$4,000,000	100%	\$571,429
Construction Contingency	\$200,000		
Architect Services, Permits and Fees	\$250,000		
Land Value	\$250,000		
Total Project Budget w/Fees	\$4,700,000		\$671,429

50% and 80% AMI HUD Rent

Limits

989 1583 1187 1901

Rental Income Projections

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues										
Property Rentals	\$29,805	\$119,220	\$122,797	\$122,797	\$126,480	\$126,480	\$130,275	\$130,275	\$134,183	\$134,183
Vacancy Allowance	-\$1,490	-\$5,961	-\$6,140	-\$6,140	-\$6,324	-\$6,324	-\$6,514	-\$6,514	-\$6,709	-\$6,709
Leased Income	\$75,240	\$300,960	\$309,989	\$309,989	\$319,288	\$319,288	\$328,867	\$328,867	\$338,733	\$338,733
Total Revenues	\$103,555	\$414,219	\$426,646	\$426,646	\$439,445	\$439,445	\$452,628	\$452,628	\$466,207	\$466,207
Operating Expenses										
Property Maintenance	\$2,235	\$8,942	\$9,210	\$9,210	\$9,486	\$9,486	\$9,771	\$9,771	\$10,064	\$10,064
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$25,000	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339
Property Management	\$2,981	\$11,922	\$12,280	\$12,280	\$12,648	\$12,648	\$13,027	\$13,027	\$13,418	\$13,418
Loan	\$26,325	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300
Total Expenses	\$56,541	\$176,164	\$178,289	\$179,834	\$182,070	\$183,710	\$186,062	\$187,801	\$190,276	\$192,121

Profit / Loss	\$47,014	\$238,056	\$248,356	\$246,811	\$257,374	\$255,735	\$266,566	\$264,828	\$275,931	\$274,087
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Exhibit 3



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2219 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1050
Property Owner	RIGHT CONSULTING LLC	Millage	0312
Mailing Address	401 NW 7 AVE FORT LAUDERDALE FL 33311	Use	12-01
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 26 LESS S 10 BLK 5		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$20,410	\$71,470	\$91,880	\$91,880	
2024	\$20,410	\$71,470	\$91,880	\$84,380	\$2,812.99
2023	\$20,410	\$71,270	\$91,680	\$76,710	\$2,918.17

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$91,880	\$91,880	\$91,880	\$91,880
Portability	0	0	0	0
Assessed/SOH	\$91,880	\$91,880	\$91,880	\$91,880
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	\$91,880	\$91,880	\$91,880	\$91,880

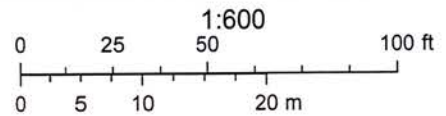
Sales History			
Date	Type	Price	Book/Page or CIN
7/28/2014	WD-E	\$115,000	112444887
3/1/1968	QCD	\$6,300	
10/1/1965	CET	\$500	

Land Calculations		
Price	Factor	Type
\$4.00	5,102	SF
Adj. Bldg. S.F. (Card, Sketch)		913
Units		1
Eff./Act. Year Built: 1969/1954		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
S								
913						5103		



March 4, 2025





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1060
Property Owner	RIGHT CONSULTING LLC	Millage	0312
Mailing Address	401 NW 7 AVE FORT LAUDERDALE FL 33311	Use	10-01
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 27 LESS S 10 FOR RD R/W BLK 5		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$163,300		\$163,300	\$56,450	
2024	\$153,090		\$153,090	\$51,320	\$1,693.67
2023	\$112,270		\$112,270	\$46,660	\$1,385.14

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$163,300	\$163,300	\$163,300	\$163,300
Portability	0	0	0	0
Assessed/SOH	\$56,450	\$163,300	\$56,450	\$56,450
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	\$56,450	\$163,300	\$56,450	\$56,450

Sales History

Date	Type	Price	Book/Page or CIN
7/28/2014	WD-Q	\$35,000	112444905
4/1/1986	WD	\$9,000	13356 / 454

Land Calculations

Price	Factor	Type
\$32.00	5,103	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						5103		



March 4, 2025

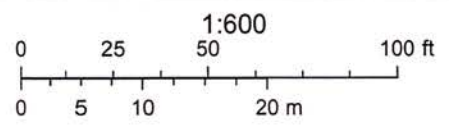
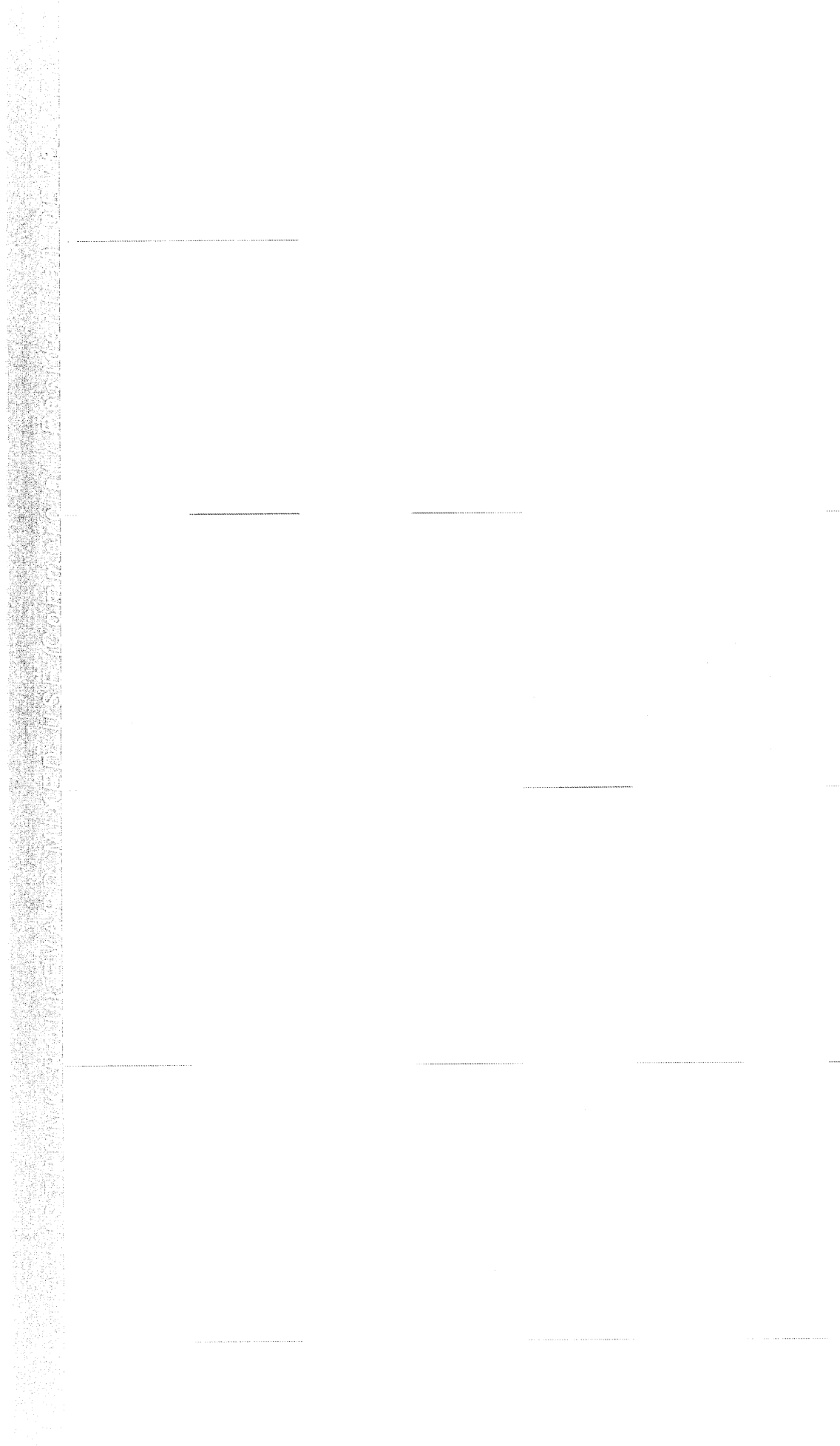


Exhibit 4



WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN : Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida

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Mixed-Use Development



ARCHITECTURE

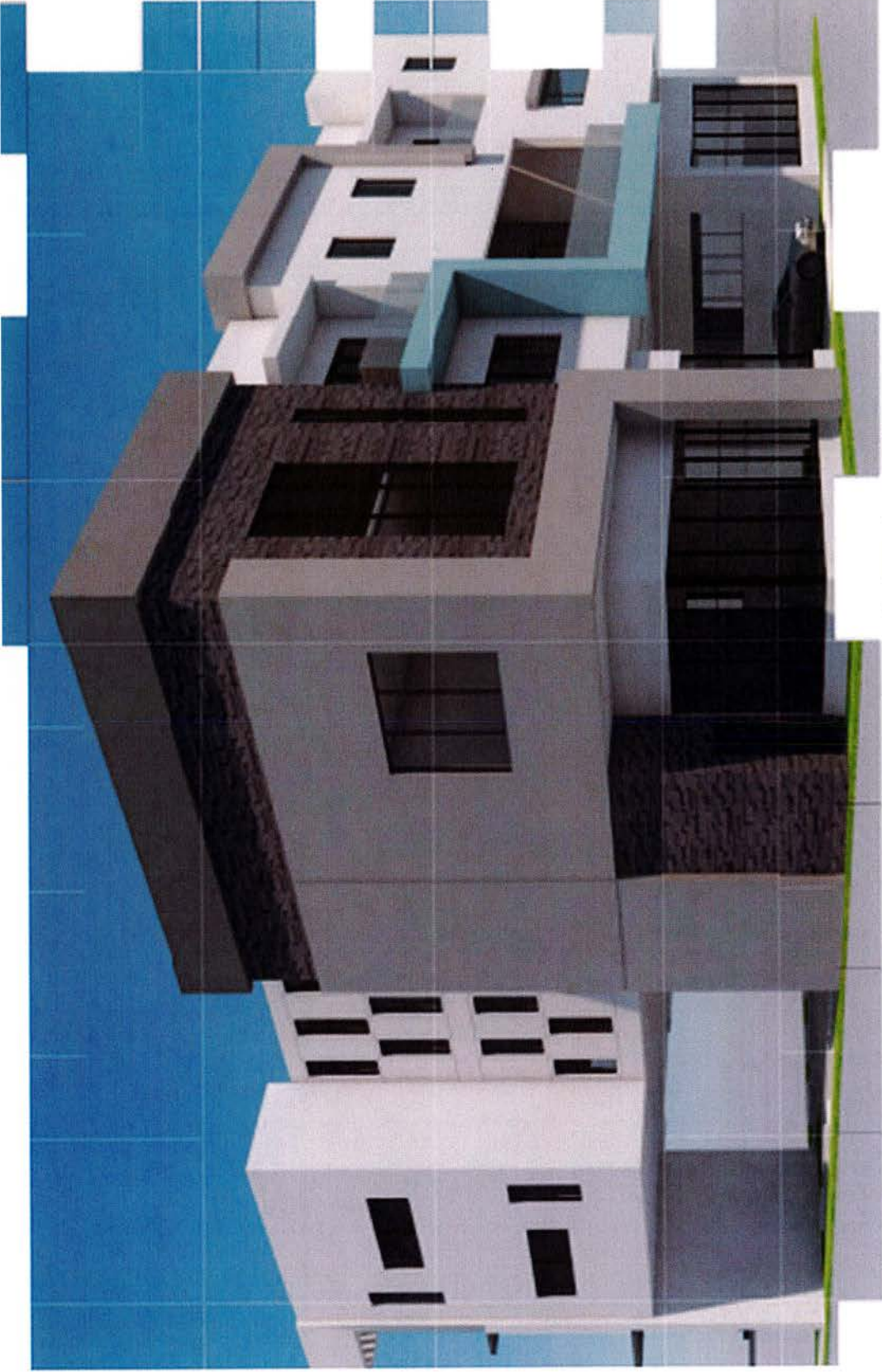
2219 N.W. 6th Street
Fort Lauderdale, FL 33305
Phone: (954) 578-4400
www.kvparchitect.com

09.08.2023

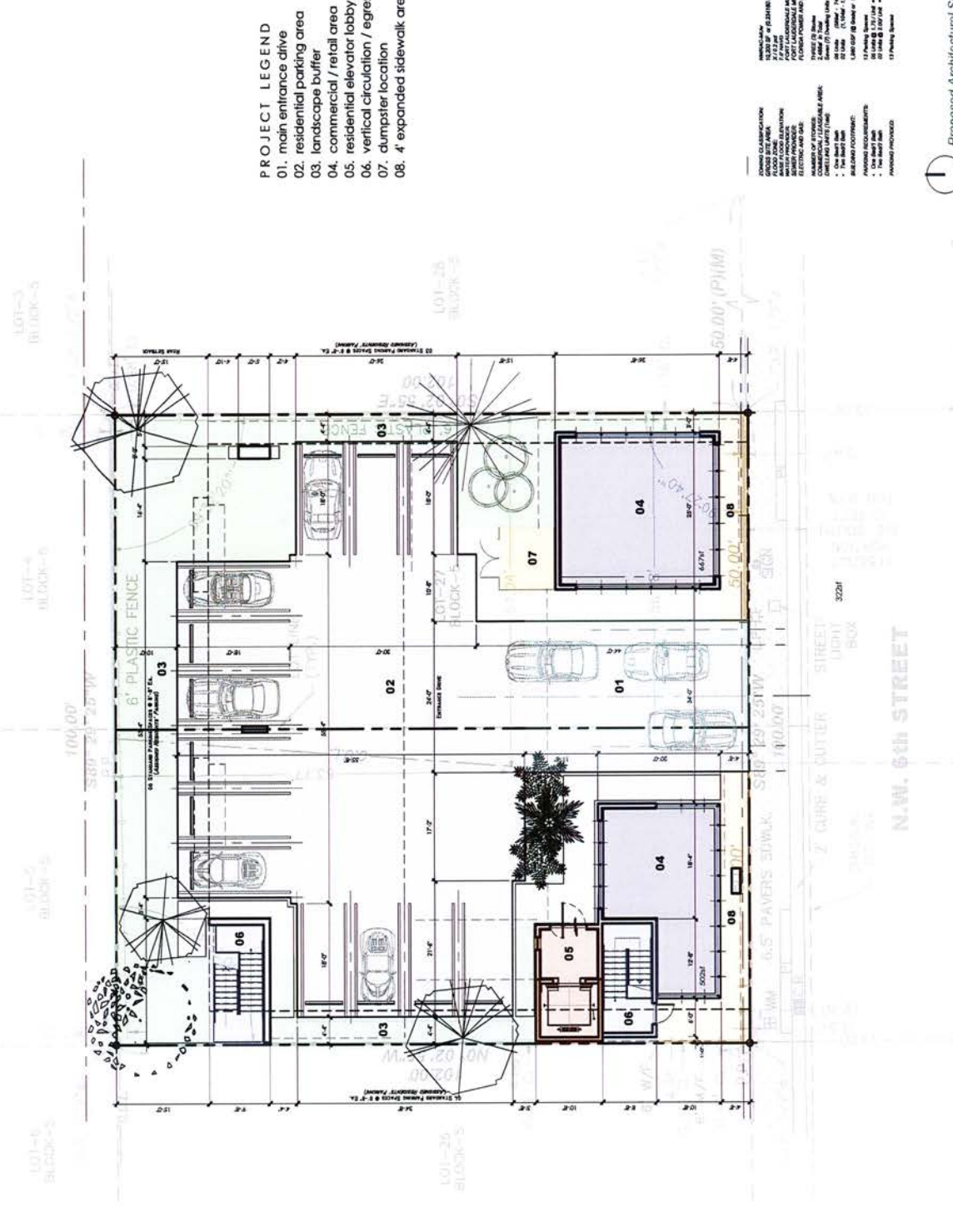
1 ARCHITECT
1 ENGINEER
1 SURVEYOR
COVER



project perspective facing north from sistrunk boulevard (south elevation)



project perspective facing northeast from sistrunk boulevard



- PROJECT LEGEND**
- 01. main entrance drive
 - 02. residential parking area
 - 03. landscape buffer
 - 04. commercial / retail area
 - 05. residential elevator lobby
 - 06. vertical circulation / egress stair
 - 07. dumpster location
 - 08. 4' expanded sidewalk area

NOTES:

1. SEE PLAN FOR DIMENSIONS
2. SEE PLAN FOR DIMENSIONS
3. SEE PLAN FOR DIMENSIONS
4. SEE PLAN FOR DIMENSIONS
5. SEE PLAN FOR DIMENSIONS
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12. SEE PLAN FOR DIMENSIONS
13. SEE PLAN FOR DIMENSIONS
14. SEE PLAN FOR DIMENSIONS
15. SEE PLAN FOR DIMENSIONS
16. SEE PLAN FOR DIMENSIONS
17. SEE PLAN FOR DIMENSIONS



Proposed Architectural Site Plan

Mixed-Use Development, Scale: 1/16" = 1'-0"

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN - Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida

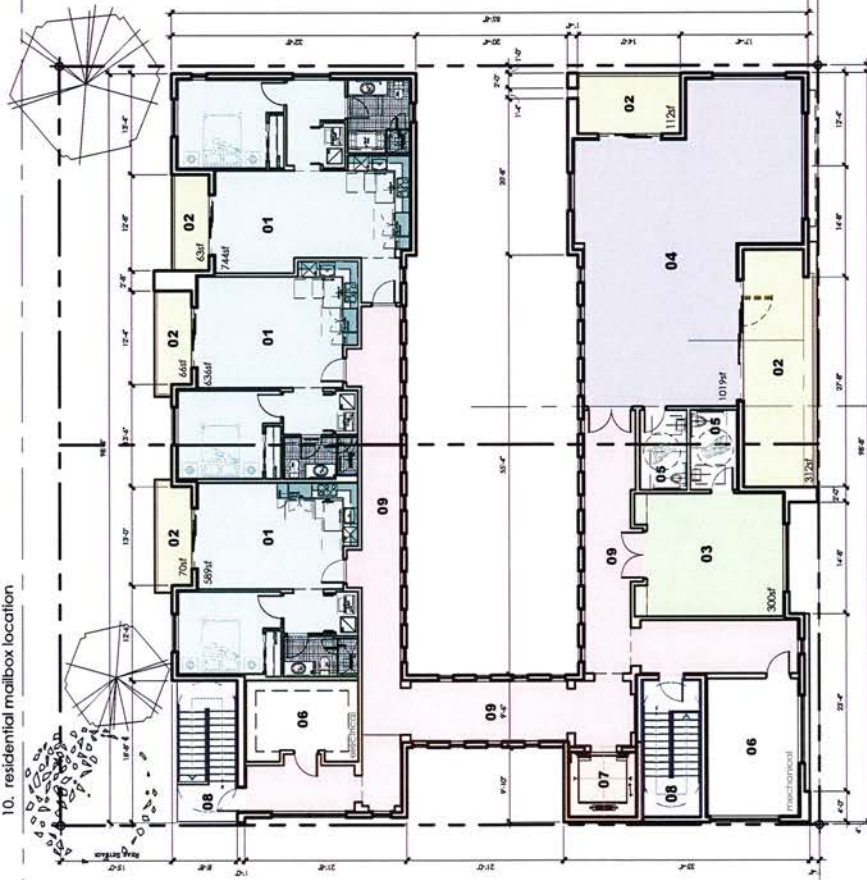
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JAC ARCHITECTURE
 3181 S.W. 15th Street
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1100
 Fax: (954) 571-1101
 Email: info@jacarch.com
 Website: www.jacarch.com

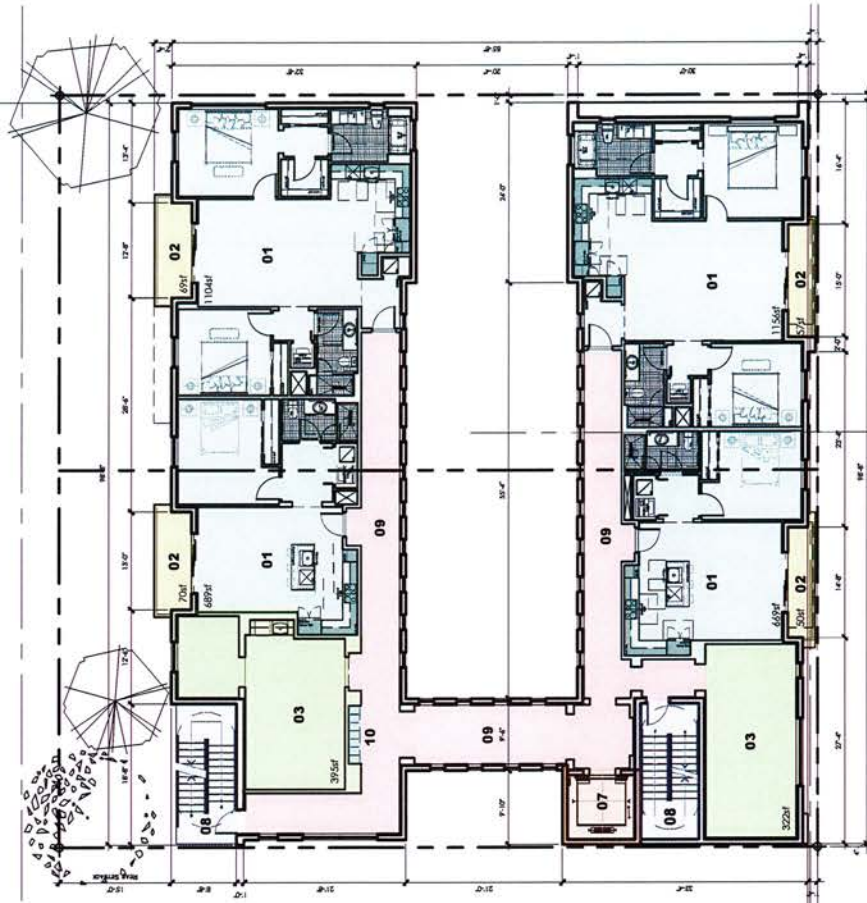
A.100

PROJECT LEGEND

- 01. residential apartments
- 02. exterior balcony
- 03. residential amenities
- 04. commercial / retail area
- 05. building support
- 06. building utilities / support area
- 07. residential elevator lobby
- 08. vertical circulation / egress stair
- 09. residential circulation
- 10. residential mailbox location



second floor level



third floor level

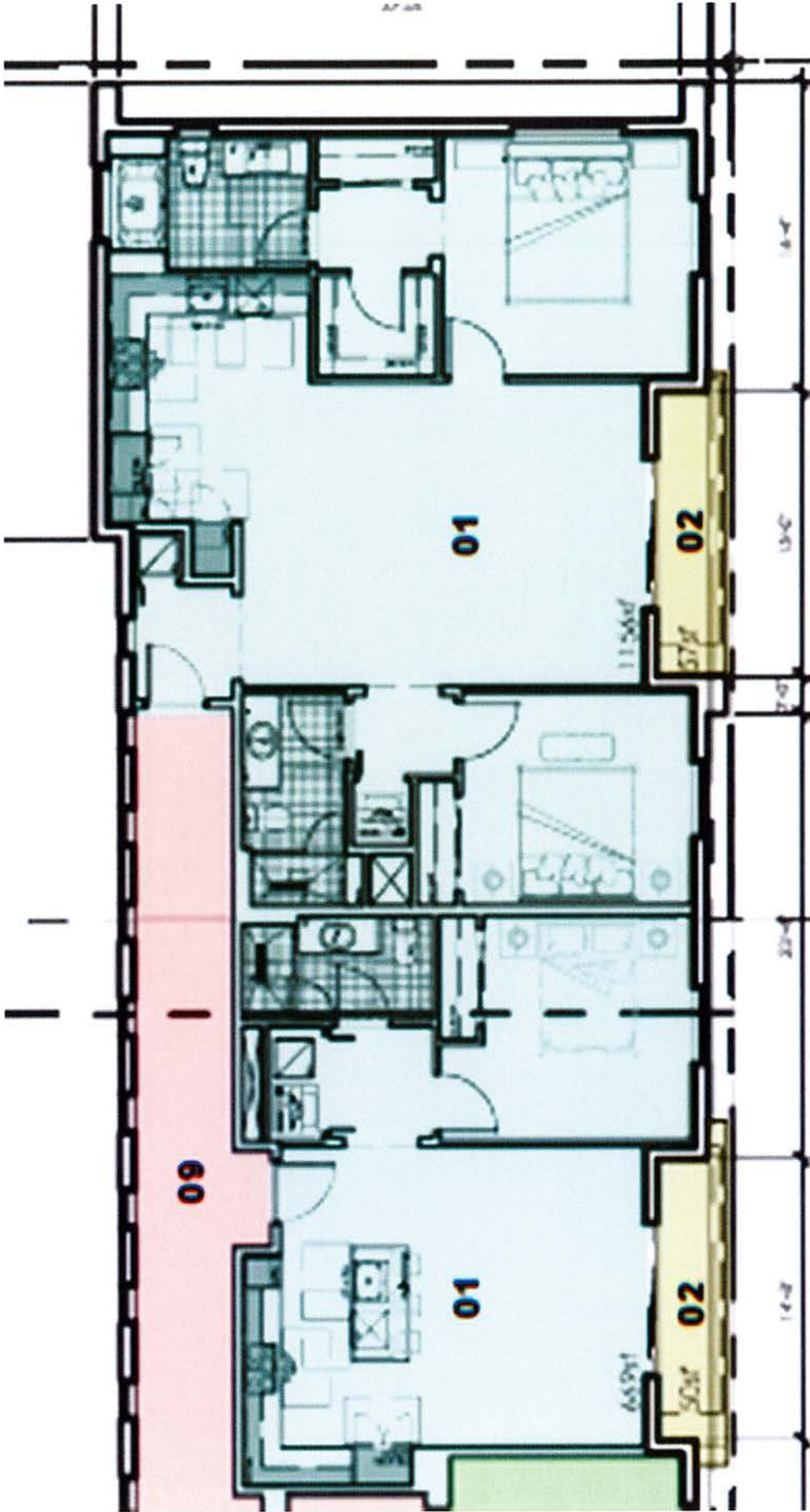
Proposed Architectural Floor Plans

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN - Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023

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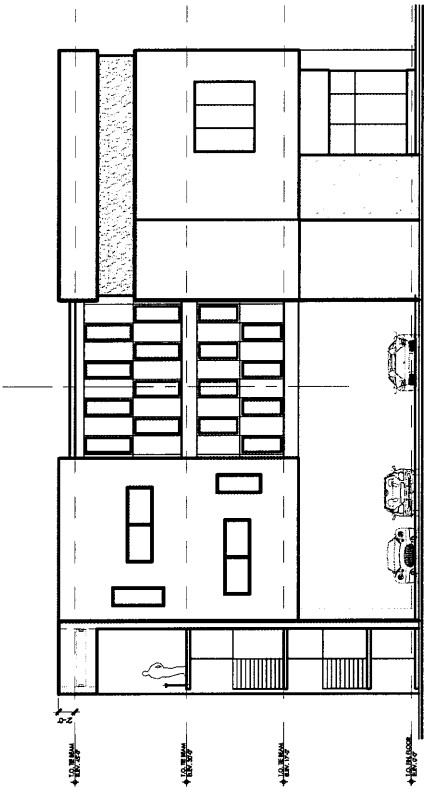
K&B ARCHITECTURE
 2181 S.W. 15th Street
 Miami, Florida 33135
 305.375.2222 | 305.375.2223
 A.200







rear / north elevation



left-side / west elevation

Proposed Building Exterior Elevations

Mixed-Use Development Scale: 1/16" = 1'-0"

07.17.2023

3181 S.W. 19th, Tampa
FL 33609
Tel: 813.288.1000
www.weeksdevelopment.com

WEEKS
DEVELOPMENT
ARCHITECTURE

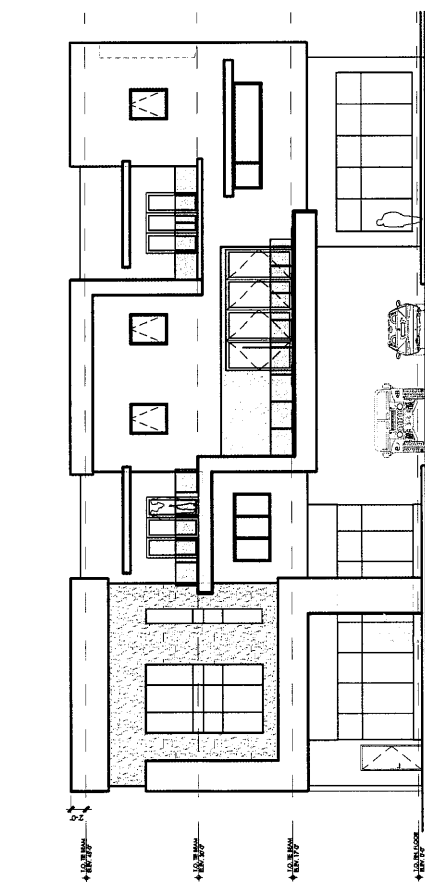
1. ARCHITECT
2. INTERIOR ARCHITECTURE
3. EXTERIOR ARCHITECTURE
4. LANDSCAPE ARCHITECTURE
5. CIVIL ENGINEERING
6. MECHANICAL ENGINEERING
7. ELECTRICAL ENGINEERING
8. PLUMBING ENGINEERING
9. STRUCTURAL ENGINEERING
10. ENVIRONMENTAL ENGINEERING
11. HISTORIC PRESERVATION
12. TRANSPORTATION ENGINEERING
13. CONSTRUCTION MANAGEMENT
14. GENERAL CONTRACTOR
15. SPECIALTY CONTRACTORS

A.300

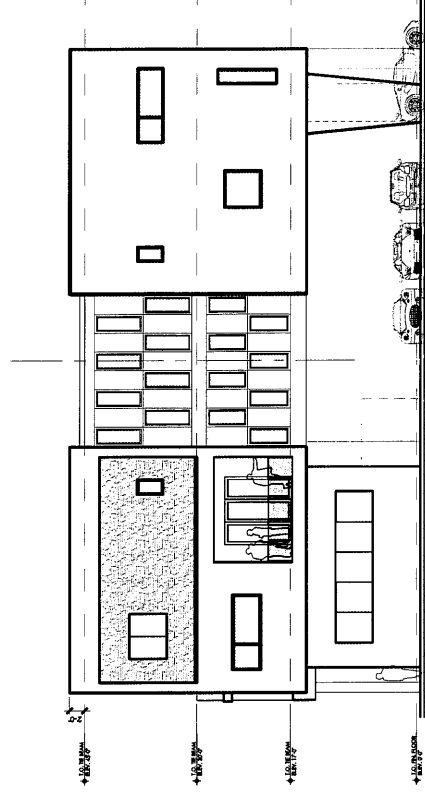
WEEDS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN - Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida

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front / south elevation



front / south elevation



right-side / east elevation

Proposed Building Exterior Elevations

Mixed-Use Development Scale: 1/16" = 1'-0"

07.17.2023

3181 S.W. 19th, Tampa
FL 33609
Tel: 813.288.1000
www.weeksdevelopment.com

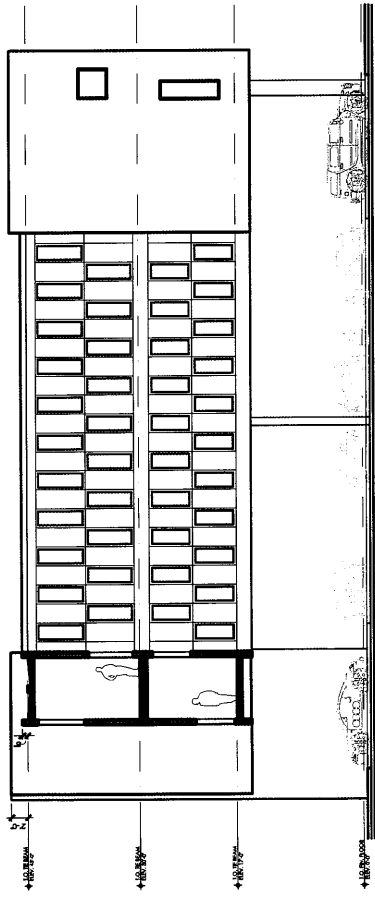
WEEKS
DEVELOPMENT
ARCHITECTURE

1. ARCHITECT
2. INTERIOR ARCHITECTURE
3. EXTERIOR ARCHITECTURE
4. LANDSCAPE ARCHITECTURE
5. CIVIL ENGINEERING
6. MECHANICAL ENGINEERING
7. ELECTRICAL ENGINEERING
8. PLUMBING ENGINEERING
9. STRUCTURAL ENGINEERING
10. ENVIRONMENTAL ENGINEERING
11. HISTORIC PRESERVATION
12. TRANSPORTATION ENGINEERING
13. CONSTRUCTION MANAGEMENT
14. GENERAL CONTRACTOR
15. SPECIALTY CONTRACTORS

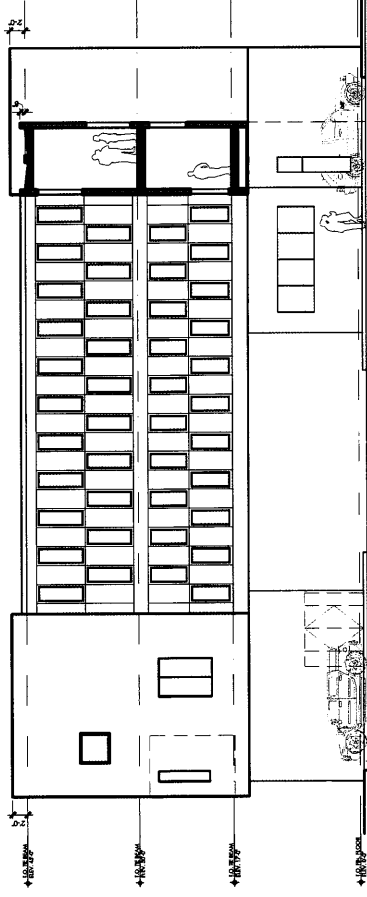
A.300

WEEDS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN - Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida

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interior courtyard elevation (facing north)



interior courtyard elevation (facing south)

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN - Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida

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JMF ARCHITECTS
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Fort Lauderdale, FL 33304
Phone: 954.341.1111
www.jmfarchitects.com

A.300a

Proposed Building Exterior Elevations (Courtyard)

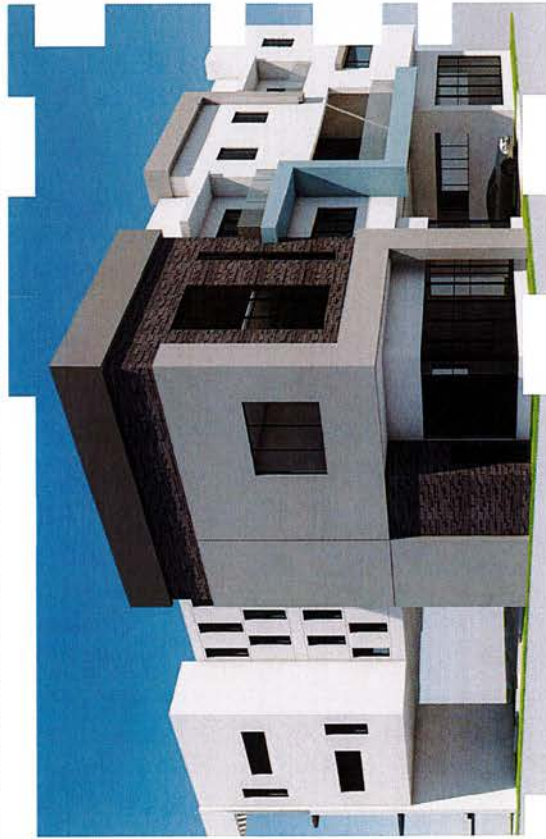
Approved Development Scale: 1/16" = 1'-0" 07.17.2023



project perspective facing north from sistrunk boulevard (south elevation)



project perspective facing northwest from sistrunk boulevard



project perspective facing northeast from sistrunk boulevard



project perspective facing southwest from rear yard area

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN - Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida

Mixed-Use Development Scale: 1/8"

07.17.2023

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3181 S.W. 18th, Tampa
 FL 33609
 813.288.1800

ARCHITECTS
 ENGINEERS
 PLANNERS

A-400

Exhibit 5

	Construction Phase		
	Total	%	Per Unit (7)
Sources			
CRA Funding	\$1,000,000	21%	
Bank (Const. Loan)	\$1,450,000	31%	
Right Consulting LLC	\$2,000,000	43%	
Right Consulting (Land)	\$250,000	5%	
Total Sources	\$4,700,000		\$671,429
Uses			
Demolition	\$35,000	1%	
Sitework	\$240,000	6%	
Asbestos Testing/Removal	\$8,000	0%	
Dumpster / Trash Hauling	\$80,000	2%	
Landscape and Irrigation	\$50,000	1%	
Concrete and Structural	\$950,000	24%	
Framing, Drywall and Finishing	\$311,000	8%	
Masonry	\$165,000	4%	
Wood Floor Material/Install (vinyl flooring throughout)	\$161,000	4%	
Roofing	\$211,000	5%	
Interior Doors and Hardware	\$87,000	2%	
Exterior Windows & door & Store front	\$215,000	5%	
Kitchen Cabinetry	\$115,000	3%	
Painting	\$125,000	3%	
Specialties	\$40,000	1%	
Signage	\$45,000	1%	
Appliances	\$110,000	3%	
Elevator	\$155,000	4%	
Plumbing	\$255,000	6%	
HVAC	\$225,000	6%	
Fire Alarm/Sprinkler	\$100,000	3%	
Electrical	\$235,000	6%	
Security/Cameras/Access Control	\$82,000	2%	
Construction Costs	\$4,000,000	100%	\$571,429
Construction Contingency	\$200,000		
Architect Services, Permits and Fees	\$250,000		
Land Value	\$250,000		
Total Project Budget w/Fees	\$4,700,000		\$671,429

50% and 80% AMI HUD Rent Limits

989 1583 1187 1901

Rental Income Projections

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues										
Property Rentals	\$29,805	\$119,220	\$122,797	\$122,797	\$126,480	\$126,480	\$130,275	\$130,275	\$134,183	\$134,183
Vacancy Allowance	-\$1,490	-\$5,961	-\$6,140	-\$6,140	-\$6,324	-\$6,324	-\$6,514	-\$6,514	-\$6,709	-\$6,709
Leased Income	\$75,240	\$300,960	\$309,989	\$309,989	\$319,288	\$319,288	\$328,867	\$328,867	\$338,733	\$338,733
Total Revenues	\$103,555	\$414,219	\$426,646	\$426,646	\$439,445	\$439,445	\$452,628	\$452,628	\$466,207	\$466,207
Operating Expenses										
Property Maintenance	\$2,235	\$8,942	\$9,210	\$9,210	\$9,486	\$9,486	\$9,771	\$9,771	\$10,064	\$10,064
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$25,000	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339
Property Management	\$2,981	\$11,922	\$12,280	\$12,280	\$12,648	\$12,648	\$13,027	\$13,027	\$13,418	\$13,418
Loan	\$26,325	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300
Total Expenses	\$56,541	\$176,164	\$178,289	\$179,834	\$182,070	\$183,710	\$186,062	\$187,801	\$190,276	\$192,121

Profit / Loss	\$47,014	\$238,056	\$248,356	\$246,811	\$257,374	\$255,735	\$266,566	\$264,828	\$275,931	\$274,087
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MEMORANDUM

DATE: March 11, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Purchase and Development of CRA Property on
NW 22 Road and NW 24 Avenue
Acceptance of the Ranking of the RFP Evaluation Committee
and Recommendation to Negotiate a Development Agreement with the
Top Ranked Proposer for Approval by the CRA Board

Summary

On November 21, 2024, the Community Redevelopment Agency Published a Notice of Intent to Accept Proposals to Acquire and Develop Fort Lauderdale Community Redevelopment Agency Properties on NW 22 Road and NW 24 Avenue in the NPF CRA Area. The properties consisted of 4 parcels along a four block area encompassing 9 vacant lots conveyed in "As Is" condition by the City of Fort Lauderdale to the CRA between October 2017 and April 2024 including:

Parcel No 1 - 660 NW 22 Road – Approximately 5,003 square feet
(Property ID 5042 05 01 1990)

Parcel No 2 – 708, 712, and 716 NW 22 Road – Approximately 15,312 square feet
(Property ID 5042 05 01 1820, 5042 05 01 1810 and 5042 05 01 1800)

Parcel No 3 – 744 NW 22 Road – Approximately 5,004 square feet
(Property ID 5042 05 01 1550)

Parcel No 4 – 800 NW 22 Road and 808 NW 24 Avenue – Approximately 17,036 square feet
(Property ID 5042 05 08 0080 and 5042 05 08 0100)

The parcels are zoned a combination of Community Business (CB) and RMM 25 – Residential Multi-family. The properties have an appraised value of \$827,380. A copy of the Location Map, Request for Proposal Notice, Broward County Property Appraiser Information and Appraisal Summary of the Property are attached as **Exhibits 1, 2, 3 and 4.**

Detailed submittal requirements were outlined in the RFP. Along with their proposal, the RFP required the proposers submit their Purchase Offer for the property and that their proposal include the development of all four parcels.

On January 6, 2025, two proposals were received from:

- The Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc.
- Shumer Capital Corp.

An Evaluation Committee was established for reviewing and scoring the proposals. The Evaluation Committee consisted of:

- Avis Wilkinson, City of Fort Lauderdale Assistant Housing and Community Development Manager, and
- Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager
- Eleni Ward-Jankovic, CRA Housing and Economic Development Manager

The Evaluation Committee then met on February 26, 2025 to score the two proposals and determine whether they wanted to hear presentations from the two proposals at a follow-up meeting. They decided that a follow-up meeting was not necessary and instead proceeded with their final ranking of the proposals using the Evaluation Criteria stated in the RFP. A mathematical formula is used to determine the scoring for each proposal based on the weighted criteria in the RFP.

RFP WEIGHED EVALUATION CRITERIA

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

Each Evaluation Committee member ranked each proposal by each criteria, giving their first ranked proposal a number 1 and the second ranked proposal a number 2. The lowest point score determines the highest ranking with the top ranked proposer receiving the lowest score, the second top ranked proposer receiving the second lowest score, and so on. This ranking is provided to this Advisory Board. A complete breakdown of the scoring by the Evaluation Committee and final ranking is attached as **Exhibit 5**.

Based on the RFP Evaluation Committee scoring, the ranking of proposers are as follows:

RFP EVALUATION COMMITTEE RANKING		
RANKING	PROPOSER	TOTAL POINTS
1	The Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc	3
2	Shumer Capital Corp	6

First Ranked

The Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc

Legacy Village Project

The top ranked proposer recommended by the Evaluation Committee, The Central County Community Development Corporation is a subsidiary of the Urban League of Broward County, and is in partnership with Ellavoz Impact Capital, LLC and Broward County Minority Builders Coalition, Inc. They propose to create a new single purpose entity for the project “Legacy Village FTL. LLC” with Central County Community Development Corporation, taking the lead in the partnership. The project architect is Design2Form, an award winning African American architectural firm.

Central County Community Development Corporation (CCCDC) is a nonprofit corporation certified by the State of Florida as a Community Housing Development Organization (CHDO) and nationally certified by the U.S. Department of Treasury as a Community Development Financial Institution (CDFI). These designations allow them to leverage private capital investments as well as state and federal dollars to address economic development needs in the community. Broward County Minority Builders Coalition is a 501c(3) nonprofit corporation.

They propose a total of 64 affordable apartment housing units scattered over the four parcels consisting of sixty (60) one and two bedroom units and four (4) three bedroom live work units. The live work units will be constructed on Parcels 1 and 3 in three story buildings, each with 754 Square feet of ground floor commercial space. The sixty (60) one and two bedroom units will be constructed on Parcels 2 and 4 consisting of:

Parcel 2: A six story building (Legacy Living II) with balconies, structured parking, 34 affordable apartment units and a 8,000 square foot wellness center on the first floor.

Parcel 4: A four story building (Legacy Living I) with balconies, structured parking and central atrium with 26 affordable apartment units and first floor amenity space.

11 units will be affordable at 50% AMI

14 units will be affordable at 60% AMI, and

35 units will be affordable at 80% AMI

The Developer is also working with two long time major stakeholders on this corridor, who made historic contributions to the area including Carmen Shirley, whose family operated a medical family practice at 720 NW 22 Road (Calvin H Shirley Road) and Scurry Funeral Home at 738 NW 22 Road. They have provided Letters of Support for the Developer in the re-imaging and integrating of their properties in their redevelopment plans, including a future healthy market with roof top community urban garden.

The Developer is requesting donation of the CRA Property (Purchase offer \$40) and **is not** seeking any CRA funding assistance for the \$ 20.88 million project. They propose starting the project in 2025 and completing it in 2027.

A copy of the Proposal by Central County Community Development Corporation is attached as **Exhibit 6**. The Developer will be at the Advisory Board meeting to answer any questions.

On March 5, 2025, the second ranked proposer Shumer Capital Corporation contacted the CRA and withdrew their Proposal from consideration along with giving their support to the Central County Community Development Corporation.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The Redevelopment Program seeks to preserve and expand affordable housing, commercial development and job opportunities. The NPF CRA Community Redevelopment Plan is designed in part to stimulate private development of areas. The recommended Project is consistent with NPF CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, promote public private partnerships, and investment in the area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low, very low, and moderate income household within the Northwest CRA should be encouraged.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee, and negotiate a development agreement with the Central County Community Development Corporation, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc for the "Legacy Village " Project.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Request for Proposal Notice

Exhibit 3 – Broward County Property Appraiser information

Exhibit 4 – Appraisal Summary

Exhibit 5 – RFP Evaluation Committee Scoring and Final Ranking

Exhibit 6 – Proposal – Legacy Village / Central County Community Development Corporation in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc.,

Exhibit 1

LOCATION MAP

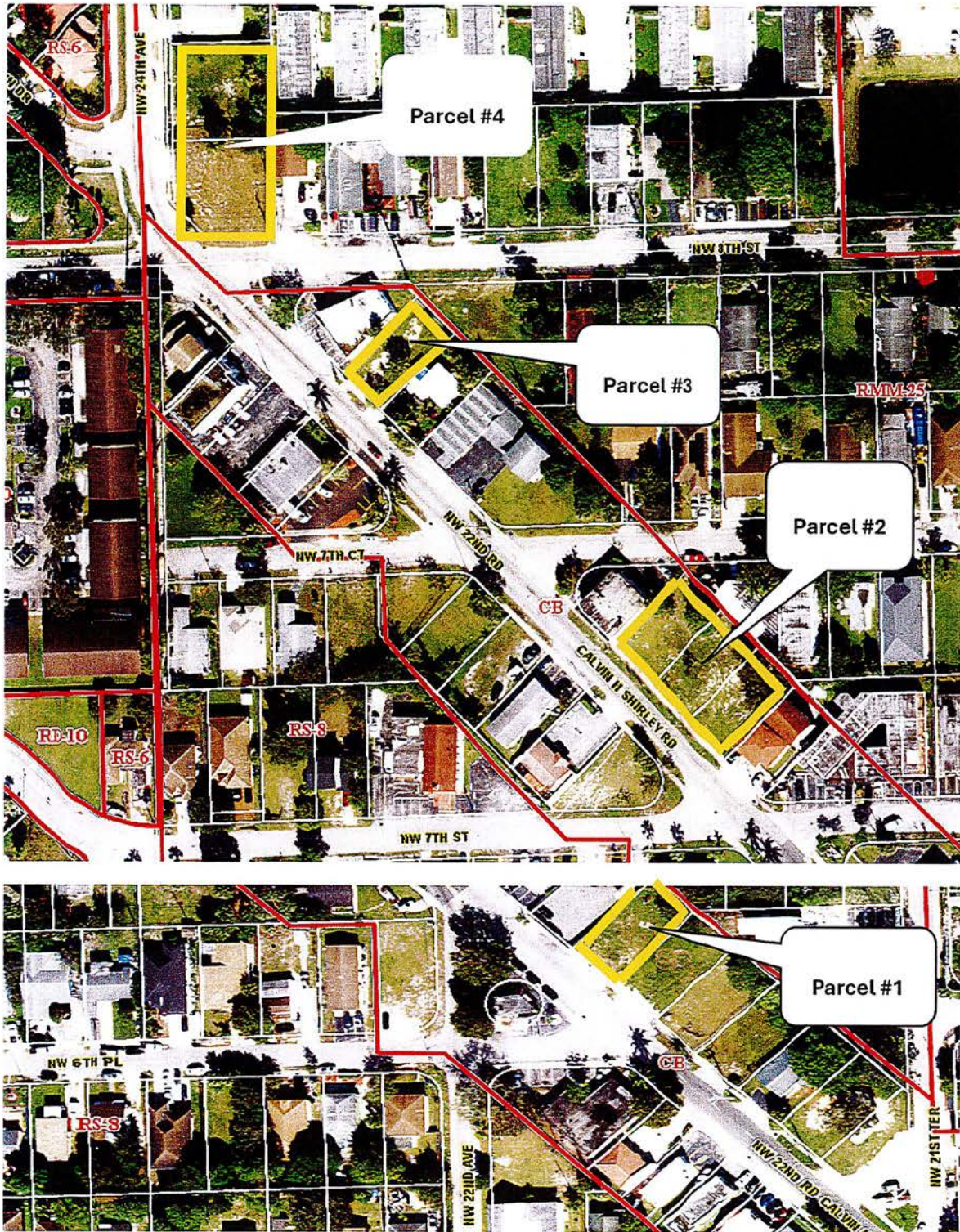


Exhibit 2

**NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTIES ON
NW 22 ROAD AND ON NW 24 AVENUE IN THE NORTHWEST PROGRESSO
FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA AND NOTICE OF
PUBLIC HEARING ON TUESDAY, APRIL 15, 2025, AT 2:30 PM AT THE
BROWARD CENTER FOR THE PERFORMING ARTS,
MARY N. PORTER RIVERVIEW BALLROOM,
201 SW 5TH AVENUE, FORT LAUDERDALE, FLORIDA 33312**

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2021), as amended from time to time, of its intent to accept proposals for the sale and development of real property within the Northwest Progresso Flagler Heights Community Redevelopment Area pursuant to the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Area (NPF CRA Plan) in accordance with the terms, conditions, and specifications contained in this Notice of Intent issued by the CRA. The Property consists of five vacant commercial lots zoned Community Business (CB) and two vacant residential lots zoned RMM 25 – Residential Multi-Family, offered for purchase in "As Is", "With all Faults" condition by the CRA. Proposals shall include the purchase price and plan for development of the properties subject to building code requirements and Fort Lauderdale Unified Land Development Regulations.

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

PARCEL #1:

660 NW 22 Road

Lot 8, of Block 13, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1990)

PARCEL #2:

708 NW 22 Road

Lot 13, of Block 11, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1820)

Together with:

712 NW 22 Road

Lot 12, of Block 11, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1810)

Together with:

716 NW 22 Road

Lot 11, of Block 11, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1800)

PARCEL #3:

744 NW 22 Road

Lot 16, of Block 10, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1550)

PARCEL #4:

800 NW 22 Road

Lot 12 and 13, Less the West 5 Feet Thereof, in Block 1, of "FRANKLIN PARK", According to the Plat Thereof, Recorded in Plat Book 21, Page 3 of the Public Records of Broward County, Florida.

(Property ID 5042 05 08 0080)

:

Together with

808 NW 24 Avenue

Lot 14 and 15, Less the West 5 Feet Thereof, in Block 1, of "FRANKLIN PARK", According to the Plat Thereof, Recorded in Plat Book 21, Page 3 of the Public Records of Broward County, Florida.

(Property ID 5042 05 08 0100)

(The "Property")

The Property was conveyed to the CRA by the City of Fort Lauderdale in "As-Is" condition between October 2017 and April 2024 by Quit Claim Deed.

Files containing information regarding the Property are available on the CRA web site at www.fortlauderdalecra.com under NOTICES - NOTICE OF INTENT TO ACCEPT PROPOSALS AND DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTY ON NW 22 ROAD AND ON NW 24 AVENUE IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA – Files, consisting of Notice of Intent to Accept Proposals, Exhibit 1 (Location Map), Exhibit 2 (Broward County Appraiser Property Information), Exhibit 3 (Surveys), Exhibit 4 (Deeds), Exhibit 5 (Appraisals of Property), Exhibit 6 (Phase I Environmental Site Assessment), and Exhibit 7 (NPF CRA Community Redevelopment Plan)

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

Submission Deadline

All proposals for the development and purchase of this Property shall be submitted on or before 4:00 P.M. on Monday, January 6, 2025, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

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

RFP Submission must include:

- **One (1) signed original Cover Letter with a Purchase Offer for the Property, which must include all four parcels. Purchase Offer shall separately identify**

the Parcel # and Purchase Offer for each Parcel. The appraised value for each Parcel is as follows:

Parcel # 1: \$ 100,080.00

Parcel # 2: \$ 300,240.00

Parcel # 3: \$ 100,080.00

Parcel # 4: \$ 327,000.00

RFP Submission must also include:

- **Two (2) copies of the Development Proposal, including all attachments plus one (1) electronic copy on a thumb drive in a sealed envelope and marked:**

“Property on NW 22 Road and on NW 24 Avenue Proposal”

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

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

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

All three evaluation criteria will have equal weight. Proposals must address the evaluation criteria of this invitation to submit an offer and development proposal in compliance with the CRA plan. Evaluation of Proposals will be conducted by an Evaluation Committee consisting of a minimum of three members. The Evaluation Committee ranking will be presented to the Northwest Progresso Flagler Heights Advisory Board and the CRA Executive Director will bring the recommendation of the Evaluation Committee to the CRA Board of Commissioners for consideration of contract award.

Development Proposals shall include:

- 1) An Executive Summary that summarizes the project,

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

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

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

The selected proposer will be required to enter into several agreements with the CRA, including without limitation, a Letter of Intent, Development Agreement and Purchase and Sale Agreement and such other appropriate agreements. The selected proposer will be required to complete the project within 18 months of execution of the Development Agreement. Negotiation of the Development Agreement must be completed within six (6) months of award by the governing body. The Development Agreement may include, but not limited to approval rights over development, rights of reverter, development plan and completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and the public. Restrictive covenants will be required to ensure continuity of the proposed uses and prohibit uses that do to not further the CRA Community Redevelopment Plan including adult uses, massage parlors, liquor stores and convenience stores, as provided in the Unified Land Development Regulations ("ULDR").

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

It is the intent to present the proposal to the CRA Board of Commissioners on Tuesday, April 15, 2025, at 2:30 pm, or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5th Avenue, Fort Lauderdale, Florida 33312. The Public may make comments at that time on the project and sale of the Property.

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

Dated: November 21, 2024

Exhibit 3

PARCEL # 1



Site Address	660 NW 22 ROAD, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1990
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301	Use	80-01
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 8 BLK 13		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$80,050		\$80,050	\$80,050	
2023	\$80,050		\$80,050	\$77,040	
2022	\$70,040		\$70,040	\$70,040	

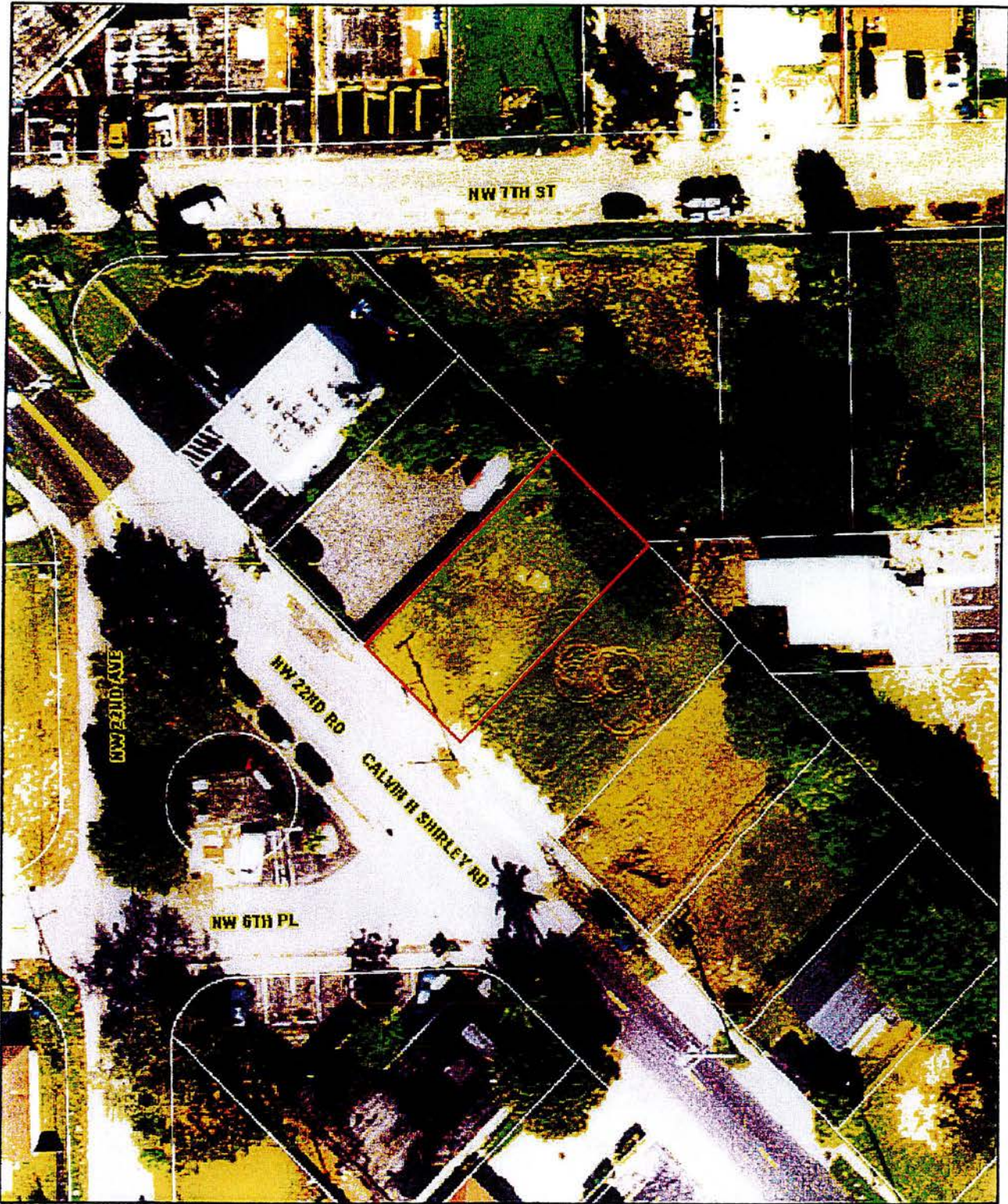
2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$80,050	\$80,050	\$80,050	\$80,050
Portability	0	0	0	0
Assessed/SOH	\$80,050	\$80,050	\$80,050	\$80,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$80,050	\$80,050	\$80,050	\$80,050
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/21/2021	QCD-T		117875972	\$16.00	5,003	SF
5/28/2019	CET-D	\$13,200	115871675			
8/30/2017	SWD-D	\$25,300	114598231			
7/20/2017	TXD-D	\$20,000	114526373			
5/7/2010	WD*-T	\$100	47072 / 398			
				Adj. Bldg. S.F.		

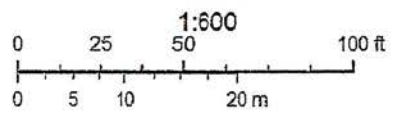
* Denotes Multi-Parcel Sale (See Deed)

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





September 12, 2024



PARCEL # 2



Site Address	NW 22 ROAD, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1810
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301	Use	80-01
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 12 BLK 11		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$80,060		\$80,060	\$80,060	
2023	\$80,060		\$80,060	\$77,060	
2022	\$70,060		\$70,060	\$70,060	

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$80,060	\$80,060	\$80,060	\$80,060
Portability	0	0	0	0
Assessed/SOH	\$80,060	\$80,060	\$80,060	\$80,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$80,060	\$80,060	\$80,060	\$80,060
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
12/17/2021	QCD-T		117874598
12/6/1999	TXD	\$1,500	30142 / 953
10/1/1974	D	\$7,500	6500 / 478

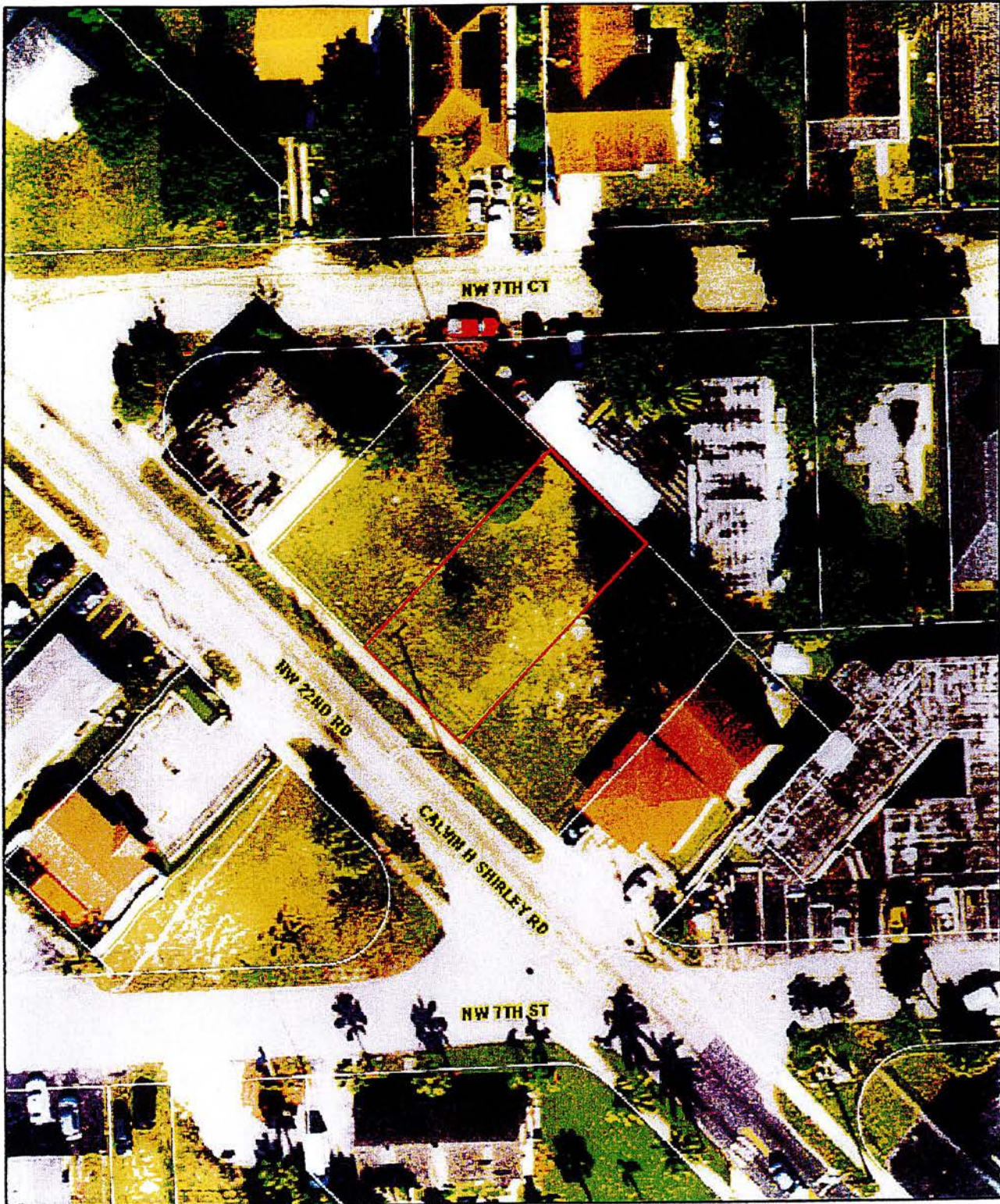
Land Calculations		
Price	Factor	Type
\$16.00	5,004	SF
Adj. Bldg. S.F.		

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

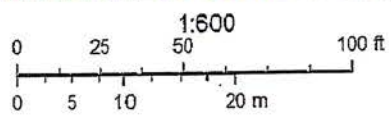


Property Id: 504205011810

**Please see map disclaimer



September 12, 2024





Site Address	NW 22 ROAD, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1820
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	80-01
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 13 BLK 11		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$80,060		\$80,060	\$80,060	
2023	\$80,060		\$80,060	\$77,060	
2022	\$70,060		\$70,060	\$70,060	

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$80,060	\$80,060	\$80,060	\$80,060
Portability	0	0	0	0
Assessed/SOH	\$80,060	\$80,060	\$80,060	\$80,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$80,060	\$80,060	\$80,060	\$80,060
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117872510
12/6/1999	TXD	\$1,700	30142 / 956

Land Calculations

Price	Factor	Type
\$16.00	5,004	SF
Adj. Bldg. S.F.		

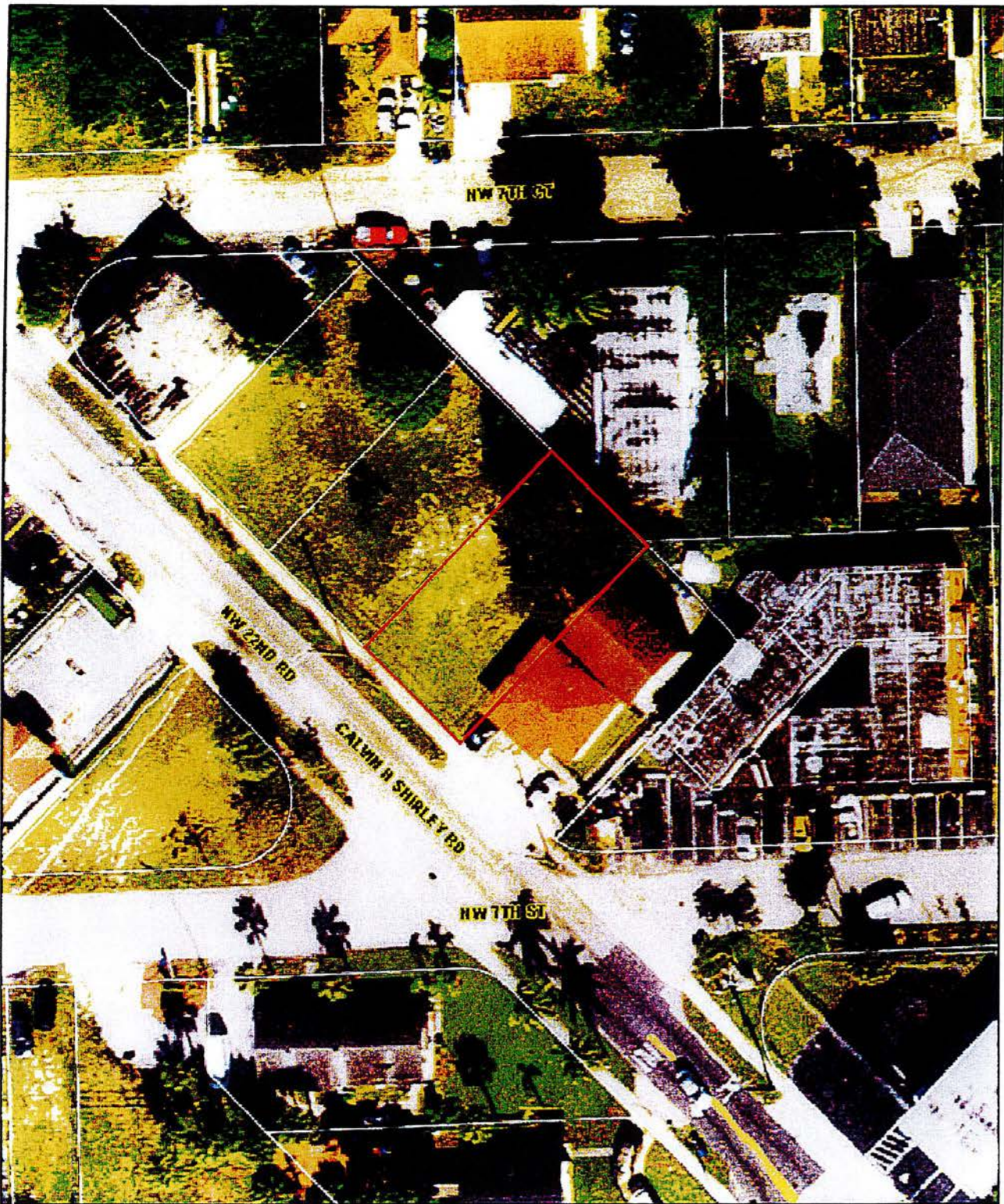
Special Assessments

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

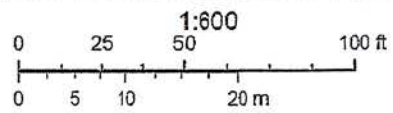


Property Id: 504205011820

**Please see map disclaimer



September 12, 2024





MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 22 ROAD, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1800
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301	Use	80-01
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 11 BLK 11		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$80,060		\$80,060	\$80,060	
2023	\$80,060		\$80,060	\$77,060	
2022	\$70,060		\$70,060	\$70,060	

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$80,060	\$80,060	\$80,060	\$80,060
Portability	0	0	0	0
Assessed/SOH	\$80,060	\$80,060	\$80,060	\$80,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$80,060	\$80,060	\$80,060	\$80,060
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/17/2021	QCD-T		117874590
12/6/1999	TXD	\$1,800	30142 / 950

Land Calculations

Price	Factor	Type
\$16.00	5,004	SF
Adj. Bldg. S.F.		

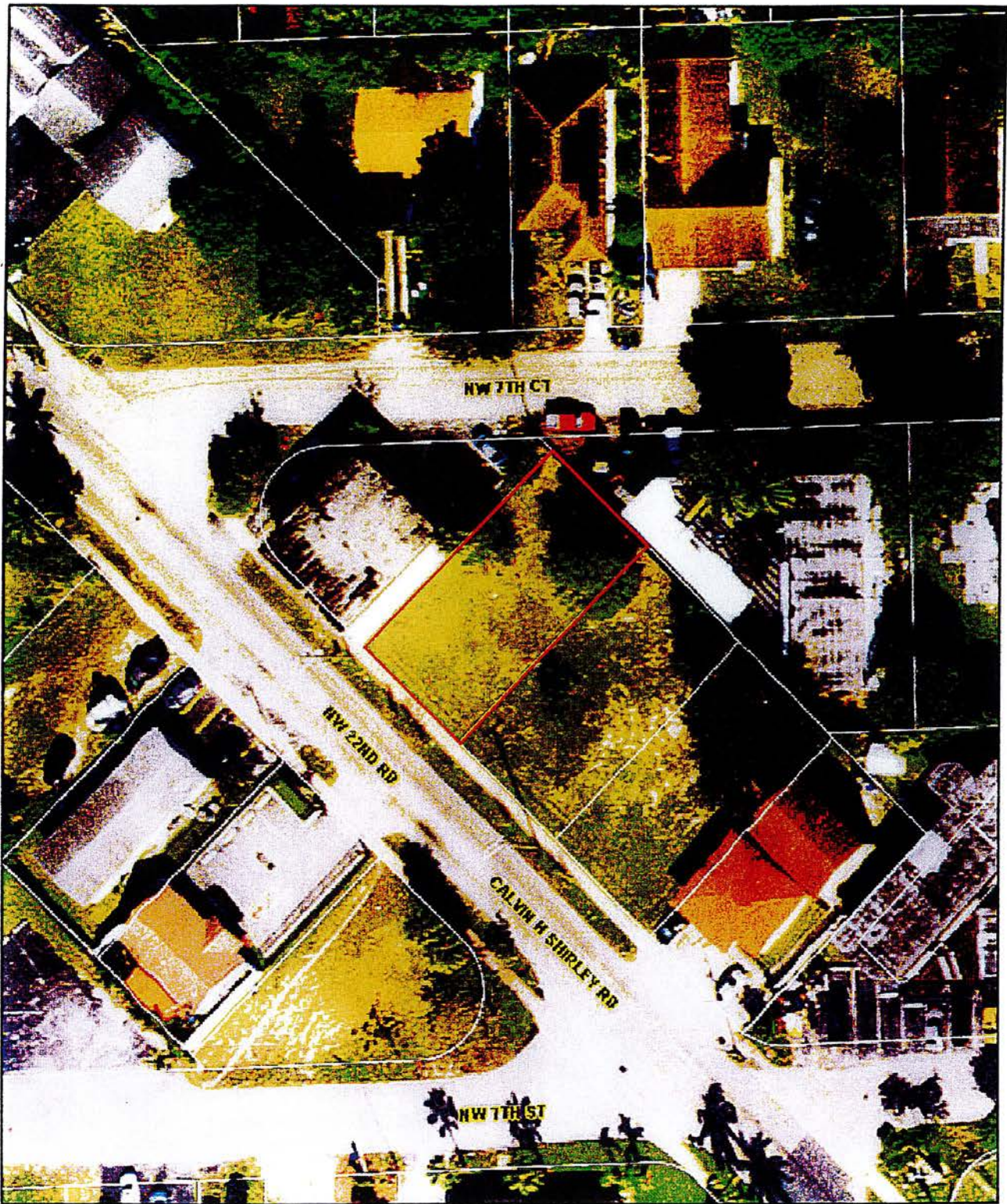
Special Assessments

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

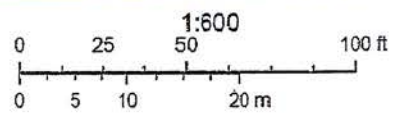


Property Id: 504205011800

**Please see map disclaimer



September 12, 2024



PARCEL # 3



MARTY KIARD
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 22 ROAD, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1550
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	80-01
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 16 BLK 10		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$80,060		\$80,060	\$80,060	
2023	\$80,060		\$80,060	\$77,060	
2022	\$70,060		\$70,060	\$70,060	

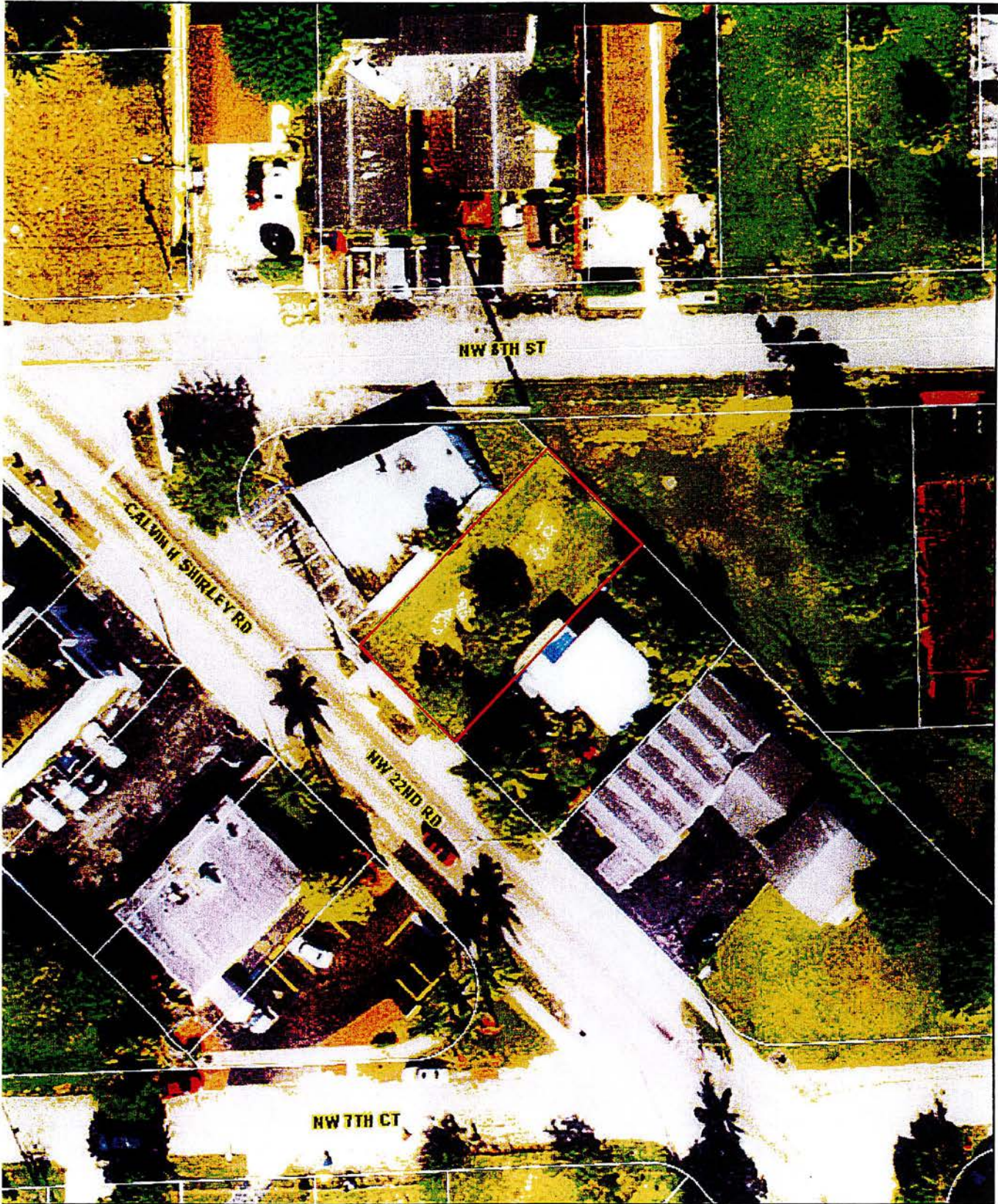
2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$80,060	\$80,060	\$80,060	\$80,060
Portability	0	0	0	0
Assessed/SOH	\$80,060	\$80,060	\$80,060	\$80,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$80,060	\$80,060	\$80,060	\$80,060
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/21/2021	QCD-T		117872534	\$16.00	5,004	SF
12/6/1999	TXD	\$3,500	30142 / 947			
7/1/1987	TXD	\$1,100	14657 / 560			
7/1/1986	WD	\$100				
				Adj. Bldg. S.F.		

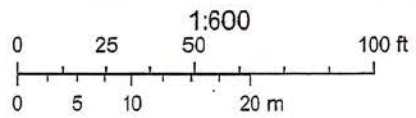
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
X								
1								

Property Id: 504205011550

**Please see map disclaimer



September 12, 2024



PARCEL # 4



Site Address	800 NW 22 ROAD, FORT LAUDERDALE FL 33311	ID #	5042 05 08 0080
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	10-01
Abbr Legal Description	FRANKLIN PARK 21-3 B LOT 12 LESS W 5 FOR ST, LOT 13 LESS W 5 FOR ST BLK 1		

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

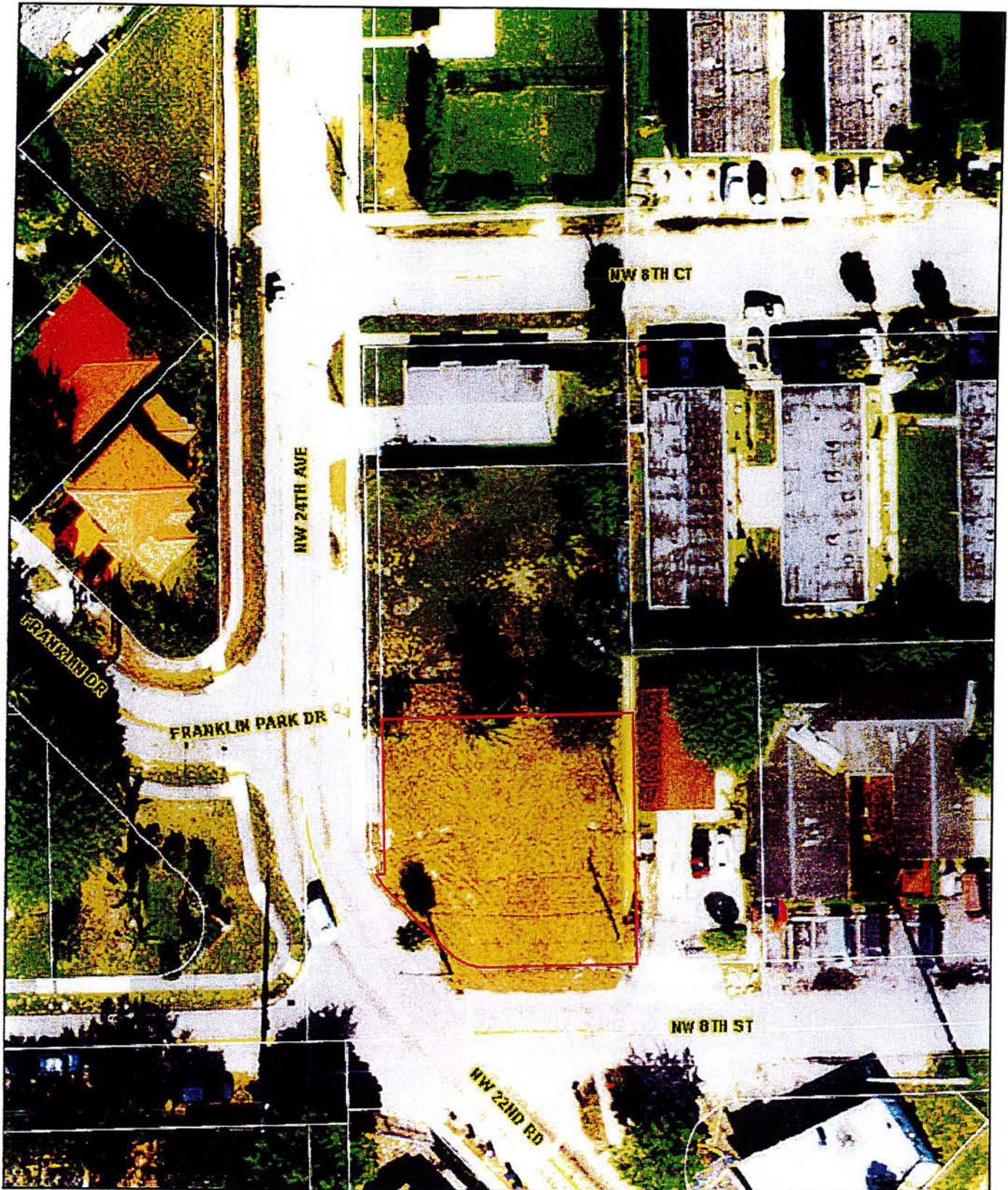
* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$149,260		\$149,260	\$149,260	
2023	\$82,920	\$339,680	\$422,600	\$422,600	\$3,859.81
2022	\$82,920	\$339,680	\$422,600	\$422,600	\$10,998.99

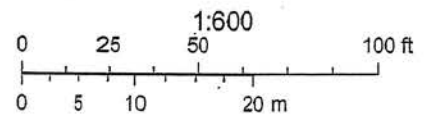
2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$149,260	\$149,260	\$149,260	\$149,260
Portability	0	0	0	0
Assessed/SOH	\$149,260	\$149,260	\$149,260	\$149,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$149,260	\$149,260	\$149,260	\$149,260
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/26/2024	DRR-T		119549347	\$18.00	8,292	SF
4/1/2024	QCD-T		119516367			
2/24/2023	WD-D	\$955,000	118711167			
7/2/2021	WD-Q	\$440,000	117400563			
3/15/2017	QCD-D	\$235,000	114275499			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1								



September 12, 2024





Site Address	NW 24 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 05 08 0100
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	80-01
Abbr Legal Description	FRANKLIN PARK 21-3 B LOT 14 LESS W 5 FOR ST,15 LESS W 5 FOR ST BLK 1		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$157,390		\$157,390	\$46,440	
2023	\$131,160		\$131,160	\$42,220	
2022	\$118,040		\$118,040	\$38,390	

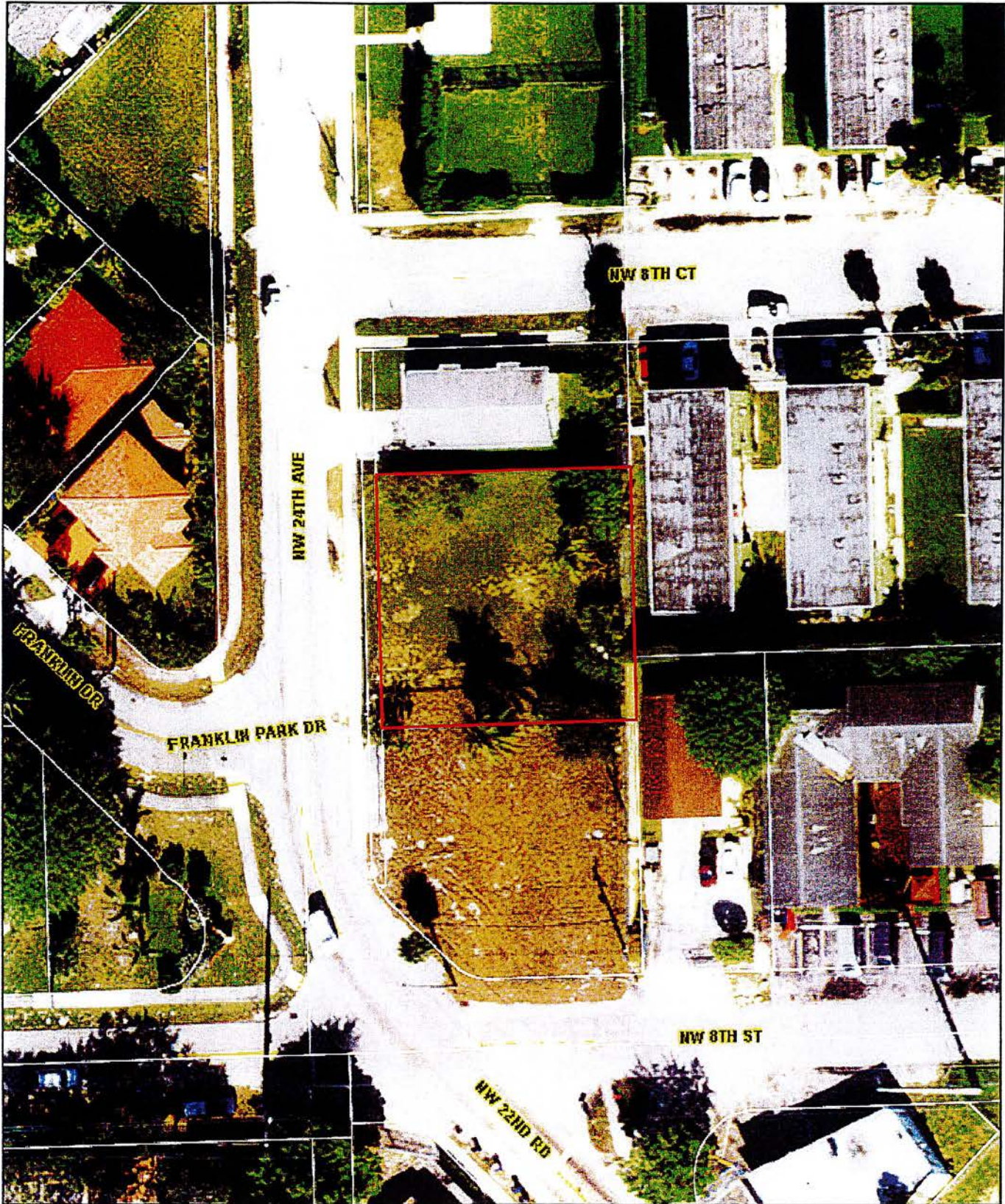
2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$157,390	\$157,390	\$157,390	\$157,390
Portability	0	0	0	0
Assessed/SOH	\$46,440	\$157,390	\$46,440	\$46,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$46,440	\$157,390	\$46,440	\$46,440
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2017	QCD-T	\$100	114773724	\$18.00	8,744	SF
10/7/1997	QCD		27105 / 543			
5/25/1995	TXD	\$1,900	23511 / 445			
4/12/1979	PRD		8285 / 14			
				Adj. Bldg. S.F.		

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

Property Id: 504205080100

**Please see map disclaimer



September 12, 2024

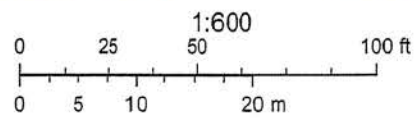
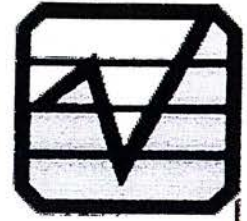


Exhibit 4

PARCEL #'s 1, 2 and 3

Vance Real Estate Service



August 8, 2024

Fort Lauderdale Community Redevelopment Agency
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

RE: Six (6) vacant lots on NW 22 Road, Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of August 1, 2024. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice. This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions listed on the following page and set forth in the attached report.

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SEVENTY-ONE (71) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

A handwritten signature in cursive script that reads "Jesse B. Vance, Jr.".

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

A handwritten signature in cursive script that reads "Claudia Vance".

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

MBA in Real Estate Development & Management

7481 Northwest 4th Street, Plantation, FL 33317-2204 954/583-2116 vanceval@att.net

VALUES FOR APPRAISED SUBJECT PROPERTIES

<u>Number</u>	<u>Location</u>	<u>Zoning</u>	<u>Sq.Ft. Land</u>	<u>Value/Sq.Ft.</u>	<u>Final Values</u>
1	660 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	\$20.00	\$100,060
2	708 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
3	712 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
4	716 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
5	744 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	\$20.00	\$100,080
6	761 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	\$20.00	\$100,060
TOTAL					<u>TOTAL VALUE</u> \$600,440

PARCEL # 4

APPRAISAL REPORT

TWO VACANT PARCELS

800 NORTHWEST 22 ROAD
FORT LAUDERDALE, FL 33311

808 NORTHWEST 24 AVENUE
FORT LAUDERDALE, FL 33311

by

Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204

for

Fort Lauderdale Community Redevelopment Agency
Attention: Mr. Robert Cass Wojcik, AICP
CRA Housing and Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

May 15, 2024

Vance Real Estate Service



May 15, 2024

Fort Lauderdale Community Redevelopment Agency
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

RE: Vacant parcel: 800 NW 22 Road and Vacant parcel: 808NW 24 Avenue
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of May 1, 2024. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice. This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions set forth in the attached report.

800 NORTHWEST 22 ROAD, FORT LAUDERDALE, FL 33311:	\$159,000
ONE HUNDRED FIFTY-NINE THOUSAND DOLLARS	
808 NORTHWEST 24 AVENUE, FORT LAUDERDALE, FL 33311:	\$168,000
ONE HUNDRED SIXTY-EIGHT THOUSAND DOLLARS	

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SIXTY-SEVEN (67) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

Exhibit 5

RFP Evaluation Committee Meeting - February 26, 2025
 Scoring of Proposals for Purchase and Development of CRA Property on NW 22 Road and NW 24 Avenue
 Proposals Received January 6, 2025

RFP Evaluation Criteria												
1 Is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP.				2 Demonstrates quality construction, materials and features of the structure and site, and				3 Demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.				
Proposing Firm												Total Points
The Central County Community Development Corporation												
	Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal	
Rater # 1 Avis Wilkinson	Wt .333	1	0.333		Wt .333	1	.333		Wt .333	1	.333	1
Rater # 2 Corey Ritchie	Wt .333	1	0.333		Wt .333	1	.333		Wt .333	1	.333	1
Rater #3 Eleni Ward-Jankovic	Wt .333	1	0.333		Wt .333	1	.333		Wt .333	1	.333	1
												3

RFP Evaluation Criteria												
1 Is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP.				2 Demonstrates quality construction, materials and features of the structure and site, and				3 Demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.				
Proposing Firm												Total Points
Shumer Capital Corp.												
	Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal	
Rater # 1 Avis Wilkinson	Wt .333	2	0.666		Wt .333	2	0.666		Wt .333	2	0.666	2
Rater # 2 Corey Ritchie	Wt .333	2	0.666		Wt .333	2	0.666		Wt .333	2	0.666	2
Rater #3 Eleni Ward-Jankovic	Wt .333	2	0.666		Wt .333	2	0.666		Wt .333	2	0.666	2
												6

Summary Analysis		Total Points	Ranking
Proposing Firm The Central County Community Development Corporation		3	1
Proposing Firm Shumer Capital Corp.		6	2

Exhibit 6

THE LEGACY VILLAGE



THE LEGACY VILLAGE

A vibrant and cohesive residential community designed to embrace mixed incomes and diverse uses, serving as a catalyst for reimagining and revitalizing NW 22nd Road.



This initiative aims to create a safe, healthy, and nurturing environment where families can thrive and businesses can prosper.

SUBJECT:

Response to Request For Proposal To Acquire and Develop Fort Lauderdale Community Redevelopment Agency Properties on NW 22 Road and on NW 24 Avenue

PROPOSER:

Central County Community Development Corporation, a subsidiary of the Urban League of Broward County in partnership with Ellavoz Impact Capital, LLC; and Minority Builders Coalition, Inc.

ADDRESS

560 NW 27th Avenue
Fort Lauderdale, FL 33311

TELEPHONE

954.584.0777

January 6, 2025



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- D - Equity Letter/Subsidy Sources
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SECTION EIGHT: TRADE SECRET INFORMATION

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~provided electronically to CRA staff~

COVER LETTER

SECTION ONE



“THE GREATNESS OF A COMMUNITY IS MOST ACCURATELY MEASURED BY THE COMPASSIONATE ACTION OF ITS MEMBERS.”

CORETTA SCOTT KING
LEGACY ELDER



January 6, 2025
Mr. Bob Wojcik
CRA Housing and Economic Development Manager
Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

RE: NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTIES ON NW 22 ROAD AND ON NW 24 AVENUE

Dear Mr. Wojcik:

The Central County Community Development Corporation Inc, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc, appreciates the opportunity to respond to the notice of intent to accept proposals to acquire and develop Fort Lauderdale Community Redevelopment Agency properties on NW 22 Road and on NW 24 Avenue. Our goal for this multi-site development is to create a cohesive, vibrant, attractive residential community of mixed incomes and mixed uses and to utilize this opportunity of investment to be catalytic in reimagining and reviving NW 22nd Road to a safe, healthy, and nurturing environment for families to live and businesses to thrive. As an equity partner and co-developer, our intent with Legacy Village is to highlight the significant history of the target area, co-create with legacy landowners and community stakeholders, and to advance the intersectionality of health, housing, economic development and public safety through intentional community redevelopment.

Since 1975, the Urban League of Broward County, led by Dr. Germaine Smith Baugh, has been serving residents of Broward County and provides a myriad of programs in the areas of: housing, health, entrepreneurship, education, justice and jobs. To directly address the challenges related to economic and community development through affordable housing and small business lending, the Urban League created a subsidiary, Central County Community Development Corporation (CCCDC). The CCCDC is certified by the State of Florida as Community Housing Development Organization (CHDO) and nationally certified by the U.S. Department of Treasury as a Community Development Financial Institution (CDFI). These two designations have allowed the CCCDC to leverage millions in private capital investments as well as state and federal dollars to address the economic development needs of our local community.

The Broward County Minority Builders Coalition, Inc. (dba Minority Builders Coalition, Inc.), led by Brian C. Johnson, President/CEO, is an equity partner and co-developer in the proposed project.

560 NW 27th Avenue • Fort Lauderdale, FL 33311

Tel. 954.584.0777 | Fax 754-200-5750

www.cccdcorp.org

For nearly 54 years, MBC has also been a valuable community asset in addressing the housing needs of residents living in Broward County's urban core. As such, MBC is a leading nonprofit developer/manager of affordable housing for moderate/low-income families and seniors. Furthermore, MBC has been the leading advocate and support service provider for MWBE construction related firms throughout South Florida for more than five decades.

Ellavoz Impact Capital (EIC), led by Robert Hutchins, is an equity partner and co-developer in the proposed project. EIC is a social impact investor, advisor, asset manager, and real estate developer focused on sponsoring, developing and owning workforce and affordable housing assets and other community-oriented real estate properties. EIC currently has nearly \$350 million in assets under management. Its current investments are located in New Jersey, Florida, South Carolina, Minnesota, and New York. While national in scope, EIC seeks to geographically concentrate its investments to spark community revitalization. Current assets include single-family, multifamily, and mixed-use properties.

Our proposed project builds on decades of experience in community and economic development, as well as family support services, including health, jobs, entrepreneurship, and housing. The Central County CDC and its partners recognize the historic contributions that many families have made to this area. The proposed project honors the legacy of families like ours by committing to preserving the vital resources (including healthcare services, small business support, and healthy food options) these families have provided to our communities.

This proposal incorporates a comprehensive viewpoint of the current state of the target area and its needs, including public safety and health, while providing a realistic approach to its future development. With time and investment from legacy entities, like the community partners included in the proposal, we strongly believe that this community can be a safe, nurturing and healthy place for families to raise their children, for elders to age with dignity, and professionals to be groomed for the health disciplines. This proposal provides opportunities for affordable rental units, introduces live/work ownership options, and wellness facilities aimed at supporting women and family health. Through co-creation with legacy landowners and property acquisitions, additional phases can include the consideration of adding a food pharmacy in the form of an appropriately sized grocer, community gardens, and other economic drivers.

This development will meet the Northwest-Progresso-Flager Heights Community Redevelopment Area Community Redevelopment Plan goals and requirements. With the local and national experience of the development team and the financial strength of each entity, we believe that this is an opportune time to create the Legacy Village Community, co-created with local landowners and community stakeholders. The proposed multi-site development will improve the quality of life for the current residents through health access and public safety, introduce new residents of mixed incomes through affordable residential units, promote public/private partnerships, create job opportunities for local minority owned firms, and capitalize on the social impact work of several local nonprofits.

The proposed concepts outlined in The Legacy Village will substantially transform the targeted area from one that is currently substantially blighted to an attractive new corridor where young adults, families and professionals can live and work. The modern urban design capitalizes on the current zoning and the Live Local Act provisions providing an estimated 64 residential units; along with up to 9,400 square feet of amenity space, including community meeting space, outdoor terraces, and fitness areas and introduces a wellness facility of approximately 8,900 square feet. Additionally, our strategic uses will boost economic activity, and improve the social well-being, physical health, and economic mobility of residents in the targeted area.

Furthermore, we intend to work with the City of Fort Lauderdale Police Department on strategies to address crime and public safety in the immediate area; Broward County Transportation to upgrade existing transportation hubs and bus sites; and State of Florida Office of Broadband to address digital access through upgraded infrastructure.

PURCHASE OFFER


The Central County Community Development Corporation and its partners propose affordable housing targeting AMI of 80% and below and workforce housing up to 140%. Given the rent restrictions for housing affordability and to ensure a financially viable development that can be developed, constructed, and stabilized, the purchase offer for each parcel is outlined below:

Parcel #1 - \$10; Parcel #2 - \$10; Parcel #3 - \$10; and Parcel #4 - \$10

Our concept proposal envisions an exchange of value where we are requesting the lots at minimal cost in exchange for increased community benefits including, but not limited to, affordable housing, health services and small business support.

Thank you for consideration of this concept proposal and look forward to the opportunity to partner with the City of Fort Lauderdale and the NPF-CRA on this transformative redevelopment endeavor.

Sincerely,


Germaine Smith Baugh, Ed.D
Board Chair, CCCDC and CEO, ULBC

cc: Brian C. Johnson, President/CEO, Minority Builders Coalition, Inc.
Robert Hutchins, President, Ellavoz Impact Capital, LLC.

EXECUTIVE SUMMARY

SECTION TWO



“A GOOD DOCTOR IS ONE WHO IS CONCERNED ABOUT GIVING SERVICE...”

DR. CALVIN H. SHIRLEY
LEGACY ELDER

EXECUTIVE SUMMARY

The Central County Community Development Corporation Inc, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc, appreciates the opportunity to respond to the notice of intent to accept proposals to acquire and develop Fort Lauderdale Community Redevelopment Agency properties on NW 22 Road and on NW 24 Avenue. The Central County CDC and its partners (Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc.) are proposing to leverage the Fort Lauderdale CRA lots into the development of a broader community revitalization project that we call The Legacy Village. Our working concept, in response to this Notice of Intent, consists of a series of integrated projects that individually provide critical services to residents in our targeted area. Collectively, these integrated projects create a holistic development delivering critical services, attractive and engaging buildings, and sustainable economic activity that will transform an expansive corridor on NW 22nd Road. The target area of NW 22nd Road faces systemic barriers to economic stability and social well-being. Factors such as unemployment, healthcare access, and limited affordable housing contribute to cycles of poverty. Additionally, this target area is disproportionately affected by food insecurity, crime, and insufficient infrastructure.

The Legacy Village concept is a mixed-used, mixed-income affordable and workforce housing community “village” with multiple buildings across the available footprint, including community facilities, residential amenities, and wellness center. The primary objective of The Legacy Village is to invest in critical services aimed at enhancing the social, physical, and economic well-being of Broward residents and to enhance geographic targeted areas with documented needs for resources. This project concept builds on decades of community and economic development experience and family support services, including health, jobs, entrepreneurship, and housing. Through this proposed project, assets will be aligned with critical community needs to foster community-led revitalization.

The proposed concepts outlined in The Legacy Village will substantially transform the targeted area from one that is currently substantially blighted to an attractive new corridor where elders, young adults, families and professionals can live and work. The modern urban design envisions an estimated 64 residential units; along with up to 9,400 square feet of amenity space, including community meeting space, outdoor terraces, and fitness areas and introduces a wellness facility of approximately 8,900 square feet. Additionally, our strategic uses will boost economic activity, and improve the social well-being, physical health, and economic mobility of residents in the targeted area.

The Central County Community Development Corporation and Ellavoz Impact Capital, as lead developer and guarantors, respectively, for the Legacy Village, have the financial capability to undertake this multi-site development. Financial projections are based on initial project concept, design, and market conditions. These assumptions are subject to change based on the modifications to the project by the Fort Lauderdale CRA or applicant.

Our goal for this multi-site development is to create a cohesive, vibrant, attractive residential community of mixed incomes and mixed uses and to utilize this opportunity of investment to be catalytic in reimagining and reviving NW 22nd Road to a safe, healthy, and nurturing environment for families to live and businesses to thrive.

DEVELOPMENT TEAM INFORMATION

SECTION THREE



**“YOU MUST BE BOLD, BRAVE, AND COURAGEOUS
AND FIND A WAY...TO GET IN THE WAY.”**

JOHN LEWIS
LEGACY ELDER

DEVELOPMENT TEAM

Principal Address for Proposer



560 NW 27th Avenue
Fort Lauderdale, FL 33311

Project Contact Information



**GERMAINE
SMITH-BAUGH, ED.D**

PRIMARY CONTACT
Central County Community
Development Corporation
EIN: 65-0699777
954-625-2502
Gsbaugh@ulbcf.org
www.ulbroward.org



JEFF CRUM

Ellavoz Impact Capital, LLC
EIN: 84-3027865
908-581-1419
Jeff@ellavoz.com
www.ellavoz.com



BRIAN C. JOHNSON

Minority Builders Coalition, Inc
EIN: 23-7170674
954-792-1121 ext.16
Bcjohnson@minoritybuilders.org
www.minoritybuilders.org



PROJECT MANAGEMENT STRUCTURE



Management Structure

The Central County Community Development Corporation is the applicant for this notice for property development on NW 22nd Road and NW 24 Avenue. Upon the approval of the application by the City of Fort Lauderdale, the Central County CDC along with its co-development partners will form a new special purpose entity—Legacy Village FTL, LLC—for the purposes of acquiring the land, financing the development projects, constructing the buildings, and providing services to stabilize and manage the community development activities. Presently, there is an executed Memorandum of Agreement between the Central County CDC and Ellavoz Impact Capital that outlines the roles and responsibilities of the parties and the creation of the Project Partnership Entity. It is anticipated that the Project Partnership Entity will enter into an Agreement with the City of Fort Lauderdale CRA that details the intended goals and objectives of the partnership and the development.

PARTNER	ROLE SUMMARY
Central County Community Development Corporation, Inc	Communication with City/County officials and incorporate project recommendations; negotiate final agreement with the City of FLL CRA; coordinate with co-developers and oversee development process and project management; manage development accounting with partners; liaison with community stakeholders
Ellavoz Impact Capital, LLC	Provide capital market services to raise, equity, debt, and subsidy resources for the Project; Negotiate capital terms and manage the closing of construction and permanent capital; assist with land development activities including oversight of Project professional management; and oversee development accounting with lead developer.
Minority Builders Coalition, Inc	Support and assist with development planning; conduct construction planning and oversight; oversee local contractor participation and serve as community liaison



ORGANIZATION HISTORY + PROJECT TEAM BACKGROUND

CENTRAL COUNTY COMMUNITY DEVELOPMENT CORPORATION

Serving residents of Broward County since 1975, the Urban League of Broward County provides a myriad of programs in the areas of: housing, health, entrepreneurship, education, justice and jobs to more than 14,000 annually. To directly address the challenges related to economic development through housing development and small business lending, the Urban League created a subsidiary, Central County Community Development Corporation (CCCDC). The CCCDC is certified by the State of Florida as a Community Housing Development Organization (CHDO) and nationally certified by the U.S. Department of Treasury as a Community Development Financial Institution (CDFI). These two designations have allowed the CCCDC to leverage private capital investments as well as state and federal dollars to address economic development needs of our local community.

The CCCDC has directly developed 200+ residential units, a significant portion of this development involved the rehabilitation and resale of foreclosed homes to assist low to moderate income families under the federal Neighborhood Stabilization Program. Additionally, the CCCDC has been selected by Broward County's Housing Finance and Community Redevelopment Division in three competitive rounds to finance, construct, and sell single-family homes in the Broward Municipal Service District, creating 40+ new homes with other nonprofit developers and neighborhood revitalization efforts. We have partnered with for profit developers to develop a 224-unit affordable housing community in Pompano Beach, Florida and as a co-developer worked on its capitalization strategy, including tax credits. The Community Empowerment Center, a 28,000 square foot community and administrative building in the heart of Fort Lauderdale redevelopment area was master developed by the Urban League, including entitlement, design, construction, stabilization, and property management of the Center. Presently, we have assembled the largest number of acres by a social nonprofit organization to develop a mixed income affordable housing development (469 residential units) including community facilities. As the master developer, we successfully navigated the entitlement and up-zoning process with no community challenges to the process in public forums where unanimous votes of elected bodies were gained at both the City and County level.

The CCCDC is a nonprofit corporation with a nine-member Board of Directors. The Board of Directors is chaired by the President and CEO of the Urban League of Broward County. There is an operating agreement between the CCCDC and the Urban League for shared services, including human resources, marketing, and accounting. The staff includes an executive vice president, director of housing development, and a project manager.

CENTRAL COUNTY COMMUNITY DEVELOPMENT CORPORATION

Key Staff + Personnel



GERMAINE SMITH-BAUGH, ED.D

Dr. Germaine Smith Baugh is the President and CEO of the Urban League of Broward County and the Chair of the Central County Community Development Corporation. In this role, she directs and manages all aspects of the Urban League and its subsidiaries, including financial, governance, operations, fundraising, and communications. Through Dr. Baugh's leadership efforts, the work of the Urban League is well respected throughout the region and is nationally recognized as a pace setter affiliate amongst Urban League affiliates.

Dr. Baugh's development experience includes developing and constructing a 28,000 square foot community center and administrative offices, negotiating partnerships with for profit developers and municipalities, and conducting a comprehensive entitlement process for a 469 affordable residential unit development in the City of Oakland Park. She is a fierce advocate for minority participation in community development projects. Dr. Baugh brings her analytical and strategic partnership building skills to advance social and economic initiatives. She serves on national, state, and local boards, including the Florida Community Loan Fund, Grounded Solutions Network, and the Greater Fort Lauderdale Alliance.



COURTNEE BISCARDI

Courtnee M. Biscardi, serves as Executive Vice President for the Urban League of Broward County. As Executive Vice President, Mrs. Biscardi oversees the Urban League's Community Development Financial Institution (CDFI) and Community Development Housing Organization (CHDO), the Central County Community Development Corporation (CCCDC). Ms. Biscardi's team ensures access to training, technical assistance and capital for qualified minority and women owned small businesses through the Small Business Loan Fund and affordable housing opportunities through its housing development efforts.

Ms. Biscardi, holding a Masters of Public Administration, has dedicated her entire 25 year professional career to the non-profit field. For most of her career, she focused on community and economic development including fair housing, housing affordability and asset building strategies that move low-income families out of poverty to prosperity. Ms. Biscardi has also served in other community leadership roles in her tenure including technical assistance consultant for the National Urban League's Financial Empowerment Center pilot project, Chair of the Children's Services Council Strategic Plan Prosperity Committee, and Board President of Broward Alliance for Neighborhood Development (BAND). Presently, she serves as a Broward Housing Finance Agency Board Member, Board Vice-Chair of Community Reinvestment Alliance of Florida, TD Bank's Community Development Corporation Advisory Board Member, and Co-Chair of the South Florida Anchor Alliance's Small Business Technical Assistance Working Group.

CENTRAL COUNTY COMMUNITY DEVELOPMENT CORPORATION

Key Staff + Personnel



JOHN P. PANTOJA

John P. Pantoja has over 33 years of extensive experience in finance, auditing, and accounting. He previously held the finance manager position at Lucha, a prominent non-profit housing development organization in San Juan, Puerto Rico. In this role, Mr. Pantoja was responsible for the comprehensive management of budgeting and the oversight of the organization's federal, state, and grant awards under the auspices of the Department of Housing and Urban Development (HUD). His considerable expertise includes managing financial operations associated with low-income housing tax credit programs and overseeing the management of grant awards for HUD's Home and Continuum of Care initiatives.

In 2015, Mr. Pantoja played a significant role in the development of two tax credit projects Puerto Rico: an 86-unit senior housing development, and a 50-unit housing project addressing homelessness. His contributions encompassed all stages of these developments, from securing initial capital contributions to facilitating project stabilization and ensuring final capital disbursement. In January 2019, Mr. Pantoja joined the Neighborhood Housing Services of South Florida, where he actively participated in the negotiation and initial phases of developing a 75-unit multi-level building. Additionally, he played a key role in a four-unit infill affordable housing development in Broward County in 2020.

Presently, Mr. Pantoja serves as the director of housing development and social enterprise at the Urban League. Working closely with the CEO and EVP, he oversees the development of infill lots in the conveyance and pre-development stages and provides financial analysis and development oversight for Urban League's capital assets and development projects. Mr. Pantoja's expertise is critical in aligning financial strategies with the organization's mission of promoting affordable housing solutions.



ORGANIZATIONAL HISTORY + PROJECT TEAM BACKGROUND

ELLAVOZ IMPACT CAPITAL LLC

Ellavoz Impact Capital (EIC) is a social impact investor, advisor, asset manager, and real estate developer focused on sponsoring, developing and owning workforce and affordable housing assets and other community-oriented real estate properties. EIC's strategy concentrates investments into price attainable housing and economic development projects by working with socially aligned operators, local nonprofits, and governmental agencies to deliver positive community outcomes and double bottom line returns.

Based in Belmar, New Jersey, EIC currently has nearly \$350 million in assets under management. Its current investments are located in New Jersey, Florida, South Carolina, Minnesota, and New York. While national in scope, EIC seeks to geographically concentrate its investments to spark community revitalization. Current assets include single-family, multifamily, and mixed-use properties.

While EIC is an emerging firm, its principals have decades of experience leading large accounting firms, community development financial institutions, private institutional real estate investment offices, and nonprofit organizations. Collectively, the management team has led transactions with a total capitalization value of nearly \$2 billion.

ELLAVOZ IMPACT CAPITAL LLC

Key Staff + Personnel



ROBERT HUTCHINS

Mr. Hutchins is a Certified Public Accountant (inactive) and Certified Valuation Analyst. He was cofounder and chairman of Biofortis, Inc. and a tax Partner of WithumSmith+Brown. Mr. Hutchins is founder and chairman of Ocean Housing Alliance Inc., cofounder and treasurer of Joan Dancy & P.A.L.S, co-chairman of the American Cancer Society's Grant Research Council and trustee of Georgian Court College. He is also an advisor to Ultra High Net-Worth individuals and family offices on private equity investments. He is a recognized thought leader on impact investing strategies.



JEFF CRUM

Jeffrey Crum is a seasoned community development and affordable housing executive with nearly two decades of experience. Jeff spent more than a decade with New Jersey Community Capital as the firm's Chief Investment Officer and head of its real estate affiliate, Community Asset Preservation Corporation (CAPC). During his tenure, NJCC built/renovated nearly 2,500 housing units in multiple states. Jeff has also worked for nonprofits, a Low-Income Housing Tax Credit developer, and an affordable housing REIT. In total, he has worked on projects with a total capitalization of approximately \$3 billion.

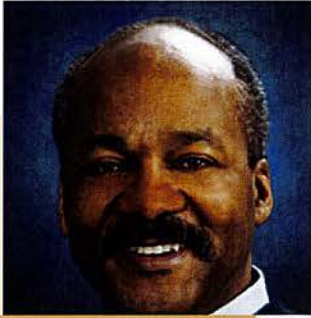


CHRIS FERRY

Mr. Ferry has over 30 years of experience in real estate development, management and marketing. He is an expert in business development, digital marketing and branding. Mr. Ferry is liaison to strategic partnerships, focusing on co-marketing opportunities. Additionally, he is responsible for site acquisition and leads the Ellavoz Impact Angel Network, which invests in student entrepreneurship through mentoring and grants. The network emphasizes clean tech and other impact investments solutions.

ELLAVOZ IMPACT CAPITAL LLC

Key Staff + Personnel



GEORGE PARNELL

Mr. Parnell, J.D., has more than 35 years of legal transactions experience. He has previously served as a Partner in the Corporate practice of the law firm Schiff Hardin LLP and as a Member of Norris McLaughlin, P.A. Mr. Parnell is the Managing Partner of Parnell Law, PLLC. His expertise includes M&A transactions, '34 Act, Registration D, private equity, and venture capital, transactional matters and organizational governance matters. Mr. Parnell is responsible for oversight of legal and administrative matters.



THOM LIGGETT

Thom Liggett served on the leadership teams of multiple institutionally backed investment fund service platforms with a focus on residential housing. Over \$20 Billion in capital has been deployed nationally through these platforms since 2012. Thom created national performance management standards while building and managing teams with responsibility for many thousands of assets and over \$2 Billion capital deployed. With 30+ years experience, Thom has also led over 1,000 performance improvement engagements for corporate asset portfolios.



JACK MILNE

Jack Milne, Financial Analyst at Ellavoz Impact Capital, brings a unique blend of financial acumen and social impact passion to the table. He is committed to investing with a purpose, as he started as an intern with Ellavoz in February 2023. Jack leverages his analytical skills to support responsible investments while actively contributing as a Trustee for Ocean Housing Alliance. Jack graduated from Georgian Court as a magna cum laude with a degree in Finance in the Spring of 2024.



ORGANIZATION HISTORY + PROJECT TEAM BACKGROUND

MINORITY BUILDERS COALITION INC.

The Broward County Minority Builders Coalition (MBC) is a 501c(3) nonprofit corporation that was founded in 1971 under the direction of the late E. Pat Larkins, a former city commissioner and local businessman. Our mission is to:

- Enhance physical quality and affordability of homes for seniors and moderate to low-income persons in our communities
- Support the growth/viability of disadvantage businesses – particularly minority, women, and veteran owned firms as well as race and gender neutral certified small businesses throughout South Florida
- Increase employment opportunities for local job seekers

MBC has a sound track record for the successful completion of projects through coordinating trades, developing partnerships, and building positive rapport with architects, engineers, local officials, vendors and clients while maintaining costs. Our core competencies are shaped by decades of expertise in construction planning & scheduling, contract negotiations, project estimating, architectural and engineering design review, organization & time management, safety & compliance management document preparation, building code and regulations, material purchasing, site management through certification of occupancy. For nearly 54 years, MBC has also been a valuable community asset in addressing the housing needs of residents living in Broward County's urban core.

We currently partner with various governmental entities (including City of Lauderhill, City of Coral Springs, City of Lauderdale Lakes, the City of Plantation and unincorporated Broward County) to provide new home construction and home rehabilitation services delivering critical necessary repairs so that low/moderate income families can afford to stay in their current homes. As such, we have accumulated extensive construction/rehabilitation experience in the development of single-family housing projects.

MINORITY BUILDERS COALITION INC.

Key Staff + Personnel



BRIAN C. JOHNSON

Brian C. Johnson is the President/CEO of Minority Builders Coalition. In this role, he is one of the chief advocates for small/minority businesses across the state of Florida. He initiated the efforts that established a 30% local business participation goal for the Broward County's Transportation Surtax; projected to create \$1.5 billion in economic opportunities for MWBEs over the next 30 years. He led Broward County Public School's Diversity Study Workgroup; which created the existing Supplier Diversity Outreach Program. He chaired the Stakeholders Workgroup that created policies and programs to increase MWBE contracting for the Solid Waste Authority of Palm Beach County.

He has also been a key contributor to disparity studies for Miami-Dade County, Miami-Dade Schools, the City of Miramar, and the City of West Palm Beach. Brian's development project experience includes coordinating creation of affordable housing for over 600 seniors and low-income families, constructing site work for a regional shopping facility, coordinating construction of over 103,000 SF of retail outparcels and leading development of a pad for a Walmart Supercenter. Brian spent two decades of his early career working with at-risk youth across Broward County.

An ardent community contributor, he is a founding Board Member for the Broward County Black Chamber of Commerce. He served on the Board of Directors for the Greater Fort Lauderdale Alliance. He was a three-term Chair of the Broward County Small Business Development Advisory Board.



BRIAN POWELL

Brian Powell is President of Sagoma Construction Services, Inc. and Construction Manager for MBC. Brian Powell brings over 27 years of construction industry experience covering pre-construction, project engineering, onsite supervision, and project management aspects of various projects in the residential, commercial, industrial communications and marina sectors.

Brian is the President of Sagoma Construction Services, Inc. – a Trustee Member of the Minority Builders Coalition, Inc. Brian has successfully led the firm for 15 years. He manages the overall operations of the business starting the preconstruction phase through project closeout. Brian regularly collaborates with his project staff and manages all financial aspect to ensure that each project is completed on time and within budget.

ORGANIZATION HISTORY + PROJECT TEAM BACKGROUND

DESIGN2FORM ARCHITECTURAL FIRM

Design2Form (D2F) is an architectural, interior design, planning, and project management firm serving Florida and Georgia. Founded in 2002, by the Owner and Principal Architect, Mr. Zamarr T. Brown, RA, LEED AP. Design2Form strives to put forth the greatest effort possible on every project to produce a sustainable, high-quality outcome. Mr. Brown, along with his firm's key associates are experienced in a wide variety of projects including residential, commercial, educational, hospitality, healthcare, industrial, religious, and municipal facilities.

Our team strives for professionalism. With over 95 years of combined experience, we possess a wealth of knowledge to contribute to our projects. Our firm is highly experienced in public and private sector projects from the development and redevelopment of small single-site projects to large-scale projects including master planning, new construction, renovations, remodels, and other A/E services.

Working in underprivileged communities is important to us and we have had the opportunity to engage community leaders, agencies, business owners, residents, and local youth while working on various projects. Our team is honored to serve as their common voice and source of motivation and inspiration. The Design2Form team of LEED Accredited Professionals makes every attempt to maintain environmental consciousness throughout all of our work. Our Eco-friendly approach takes into consideration the life cycle, consumption of resources, waste management, and quality of life for all our projects. In the greatest effort to be green, we aim to increase energy, water efficiency, durability, and air quality and use environmentally preferable products.

D2F is a well-sought architectural firm and our commitment to excellence in the community has not gone unnoticed, we've received the 2013 Top Minority Business Award in the Outstanding Minority (Small) Business of the Year category by the Greater Miami Chamber of Commerce and the Legacy Magazine 2013 40 Under 40 Black Leaders of Today & Tomorrow. In 2021, Design2Form was recognized by the City of West Palm Beach's Community Redevelopment Agency for its innovative contributions to the West Palm Beach community.

DESIGN2FORM ARCHITECTURAL FIRM

Key Staff + Personnel



MR. ZAMARR BROWN

A visionary business owner, Mr. Zamarr Brown is the Owner and Principal Architect of Design2Form (D2F), an Architectural, Interior Design, Planning and Project Management Firm serving South Florida since 2002. Mr. Brown has over 22 years of experience with several facets of project types such as commercial, institutional, municipal, hospitality, inspirational, industrial, recreational, single family residential and multi-family residential facilities.

A registered Architect in the state of Florida and Georgia, Mr. Brown is a LEED Accredited Professional and a Certified CPTED Practitioner. Well respected among his peers, Mr. Brown has received several accolades from community organizations. Mr. Brown is an active member in his community and sits on the City of Opa-Locka Historic Environmental Preservation Board and annually showcases the architecture field to local public-school students in their annual Career Day event. Mr. Brown recognizes the importance of building communities by revitalizing the fabric of neighborhoods and commercial corridors through responsible, environmentally conscious and contextual embraced design. His goal on any project is to stand as a common thread uniting ideas, concepts, budgets and contexts.



JOELLE FLOWERS

Joelle Flowers is a project architect at Design2Form. She is originally from Montego Bay, Jamaica. She holds a Bachelor of Architecture (Summa Cum Laude) from Howard University in Washington, DC (2006) and a Master of Architecture in Suburb and Town Design from the University of Miami (2008). Joelle has over 16 years of experience in the Architectural field including Multi-Family Residential, Commercial, and Urban Design. Joelle has also taught as a part-time Lecturer at the University of Miami.

As a Registered Architect in Florida and LEED AP (Leadership in Energy and Environmental Design Accredited Professional), she takes special interest in Sustainable Design and Community Oriented Design. She holds an NCARB Certificate (National Council of Architectural Registration Boards), and is a member of USGBC (U.S. Green Building Council) and NOMA (National Organization of Minority Architects). Some of the notable projects that she has worked on are the Urban League of Broward County Community Empowerment Center (Fort Lauderdale, FL), Magnolia North Revitalization Project in (Opa-Locka, FL), Marlins Stadium Parking Garage (Miami, FL), 3 Miami Central (Miami, FL) and the Heart and Soul Park (West Palm Beach, FL).

PROJECT CONCEPT + PLANS

SECTION FOUR



“...PROVIDE FOR NEW HOUSING AND IMPROVED NEIGHBORHOOD SERVICES WHILE ENCOURAGING NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITHIN AN URBAN VILLAGE APPROACH”



INTRODUCTION

The Central County CDC and its partners (Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc.) are proposing to leverage the Fort Lauderdale CRA lots into the development of a broader community revitalization project that we call The Legacy Village. Our working concept, in response to this Notice of Intent, consists of a series of integrated projects that individually provide critical services to residents in our targeted area. Collectively, these integrated projects create a holistic development delivering critical services, attractive and engaging buildings, and sustainable economic activity that will transform an expansive corridor on NW 22nd Road.

The Legacy Village concept is a mixed-used, mixed-income affordable and workforce housing community “village” with multiple buildings across the available footprint, including community facilities, residential amenities, and wellness center. The primary objective of The Legacy Village is to invest in critical services aimed at enhancing the social, physical, and economic well-being of Broward residents and to enhance geographic targeted areas with documented needs for resources.

This project concept builds on decades of community and economic development experience and family support services, including health, jobs, entrepreneurship, and housing. Through this proposed project, assets will be aligned with critical community needs to foster community-led revitalization.

STATEMENT OF NEED

The target area of NW 22nd Road faces systemic barriers to economic stability and social well-being. Factors such as unemployment, healthcare access, and limited affordable housing contribute to cycles of poverty. Additionally, this target area is disproportionately affected by food insecurity, crime, and insufficient infrastructure. According to HRSA ZCTA data, the target area (33311) has a population of 75,000 residents with approximately 42,000 between the ages of 18–64. The poverty rate is 28% and the rate of uninsured is 17% and 41% for health center patients. Medicaid recipients comprise 30% of the population and 52% are Medicare/private insured.

Key Challenge #1: Health and Food Insecurity

Maternal and Infant Mortality: Black infants in Broward County face mortality rates nearly 3x higher than White infants. Some of the contributing factors include inadequate prenatal care, preterm births and low birth weight babies. 20% of Florida women of childbearing age lack health insurance, limiting access to prenatal care.

Chronic Disease: The target area has high rates of hypertension (17%), diabetes (29%), and obesity (40%), especially among minority populations. Lack of preventive care, access to healthy food, and lifestyle management resources exacerbate these issues.

Healthcare Accessibility: According to the HRSA, the target area of this notice of intent has healthcare options that are over 2 miles away, making it difficult to access for residents without reliable transportation.

Limited Access to Healthy Food: There are currently limited full-service grocery stores in this neighborhood, and few options for purchasing fresh produce and protein. Residents of the target area often rely on corner stores and fast-food outlets, which creates a food desert for the families. Poor nutrition contributes to obesity, diabetes, hypertension and heart disease. In addition, nutritional deficiencies and higher health care costs arise from limited access to fresh foods.

In summary, the health data for the target geographic area demonstrates high disparities in chronic diseases, including diabetes, heart disease, and various cancers. In addition, the area is a maternal health desert with limited OB/GYN services for women and families. The historical context of the challenges in this community related to food desert, environmental pollution, low education, and housing affordability contribute to health disparities.

Key Challenge #2: Housing

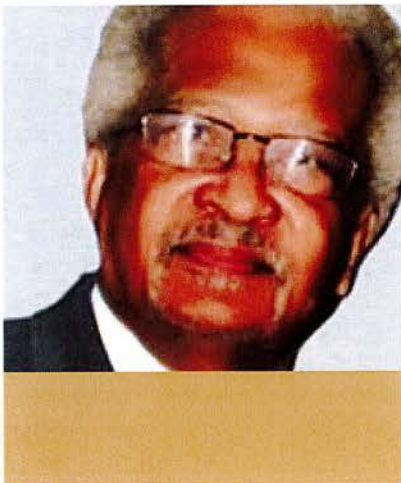
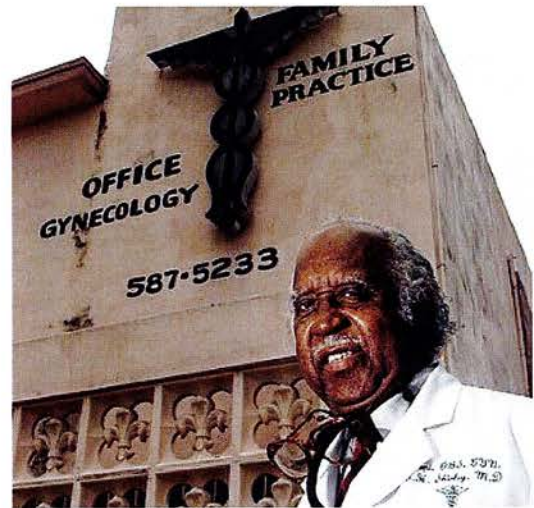
Fort Lauderdale faces a critical need for affordable housing due to a combination of rising rents, rapidly appreciating property values, a growing population, and stagnant wages. Many working families, seniors, and professionals essential to the local economy are increasingly unable to afford housing within the city limits. Addressing this need requires a focus on developing affordable rental units and homeownership opportunities, ensuring long-term affordability, and implementing policies that promote equitable housing access for all residents. Broward County's 10 Year Affordable Housing Master Plan outlines aggressive strategies to be undertaken by local municipalities to help close this housing gap. 61% of Broward residents are burdened with housing costs meaning they spend more than 30% of their income on housing related housing-related expenses.

According to the Broward County Housing Master Plan, the dynamics driving housing affordability in Broward County have been moving in the wrong direction — housing prices and rents increasing extraordinarily faster than wages, slow higher-wage job creation, tightening vacancy rates, and rapid appreciation that permanently removes more units each year from the local market. Broward County has an affordable rental housing unit gap of 74, 000 units; Fort Lauderdale ranks second among the 31 Broward County municipalities in their gap of affordable rental units.

LEGACY ON NW 22ND ROAD

The concept for The Legacy Village was first derived from community conversations that highlighted the rich legacies associated with health and economic development that was initiated along this corridor north of the historic Sistrunk Blvd. Today, on the corner of NW 22nd Road and Sistrunk Blvd, there is the legacy establishment, Betty's Soul Food Restaurant. On this same road, other black owned businesses and family legacies were produced and supported. Particularly, there are many stories of community engagement, personal sacrifices and professional excellence that came out of the targeted area. These include, but are not limited to, the invaluable contributions of Dr. Calvin Shirley, Mr. Henry Scurry and the Minority Builders Coalition, Inc. - all of whom made significant impacts on black communities throughout Broward County while having their main offices on NW 22nd Road. The Legacy Village seeks to center their contributions, highlight their stories and continue their community impacts on black communities throughout Broward County for future generations.

Dr. Calvin H. Shirley opened his OB/GYN practice on NW 22nd Road; women ushered Dr. Calvin Shirley into expanding his practice to the entire family and community once he delivered their babies. Dr. Shirley came to Ft. Lauderdale in 1949 when there were only two other black physicians at that time, who were all practicing at Provident Hospital since 1938. Dr. Shirley had four sites across two counties from Fort Lauderdale to Delray Beach to Belle Glade providing OB/GYN care. Women paved the way to actualize the vision for family-centered care to ensure the wellbeing for themselves, their families, and the community. In addition to the health offices, Dr. Shirley also believed that doctors and interns/residents benefitted from living in the communities where they served patients and as a result, was ahead of his time in creating on site residential units located at the practice office.



Mr. Henry Scurry was well respected in the South Florida community as a tenured college professor at Miami Dade College for thirty-one years, including fourteen years as Department Chair. Mr. Scurry spent considerable time providing impressive subject matter knowledge to aspiring nurses, physicians and funeral directors who were required to pass his class. Mr. Scurry was a member of New Mount Olive Baptist Church in Fort Lauderdale for over 40 years, a member of the Zeta Alpha Lambda Chapter of Alpha Phi Alpha Fraternity, Inc. and the Pride of Fort Lauderdale Elks Lodge #652 and a Life Member of the National Association for the Advancement of Colored People (NAACP). He served on the Boards of United Way of Broward County and Girl Scouts of Southeast Florida and the Fort Lauderdale Cemetery System Board of Trustees.

In 1980 on NW 22nd Rd, Mr. Scurry opened Scurry Funeral Home, Ltd., which continues to exist today. For decades, Mr. Scurry was considered one of the most prominent black businessmen in Fort Lauderdale, and Scurry Funeral Home became a well-known institution in Fort Lauderdale's black community.

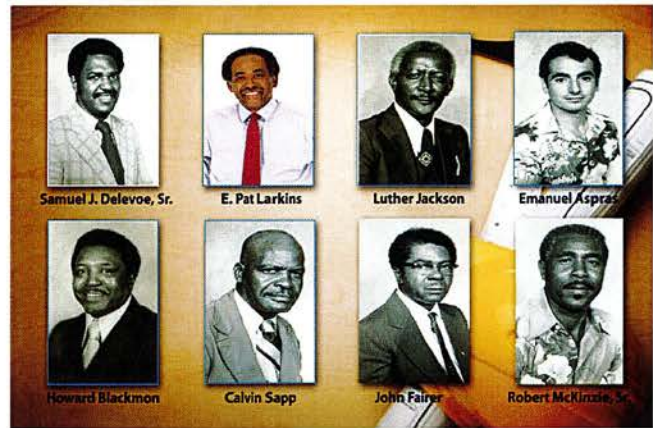
LEGACY ON NW 22ND ROAD

On this same NW 22nd Road, in 1971, the Broward County Minority Builders Coalition, Inc was founded under the leadership of the late E. Pat Larkins, a former city commissioner and local businessman. Seven black and one Hispanic entrepreneur focused on unifying to create economic opportunities and promote and the collective prosperity of minority construction professionals.

MBC's formative years were spent on the property that is now the current site of Franklin Bail Bonds at 771 NW 22nd Road. Nearly 54 years later, MBC continues to be a leading nonprofit affordable housing developer and a fierce advocate for minority participation in community and economic development projects across South Florida.

Currently on NW 22nd Road, there are long tenured churches, such as Bethel Missionary Baptist Church and civic and fraternal organizations, including Kappa Alpha Psi Fraternity House. These legacies serve as a foundation for re-imagining this NW 22nd Road corridor to once again focus on economic growth, healthy living, and prosperity into the future.

MINORITY BUILDERS COALITION FOUNDING BOARD MEMBERS (1971)





THE LEGACY VILLAGE DEVELOPMENT CONCEPT

Building on the rich history, recognizing the current challenges and opportunities, and co-creating with community and business stakeholders, the Central County CDC and its partners introduce concept of The Legacy Village. The target area is comprised of multiple sites acquired by the Fort Lauderdale CRA along the NW 22nd Road and NW 24th Avenue.

The Central County CDC has developed a working concept for the use of the land assets which will address the following goals in the NPR CRA Implementation Plan (February 2008):

- History – The preservation and recognition of history and enhancing the general image of the area
- Housing – Provide a mixture of housing that provides housing opportunities for all segments of the community.
- Connections – Internal and external connections to jobs, services, transit, and public places are important to the overall redevelopment opportunities in the area.
- Economic Development – How location, past success and the tools of a local community redevelopment agency may be used to bring development opportunities to the area.

Proposed Solution to Affordable Housing Need: Legacy Living I and II

Among the two primary sites, including the proposed acquisition of 748 NW 22nd Road, The Legacy Village proposes Legacy Living I and II, up to 60 affordable and workforce rental units, along with introducing up to 4 live/work units on the two infill sites. Legacy Living I and II proposes residential units including studios, 1 BR, and 2 BR. The live/work units proposed are 3 BR units. Residential amenities include terrace pavilions, fitness areas and community facilities. The affordable housing solution is intended to target households with 80% AMI and below and the workforce housing will target households up to 140%.

Proposed Solution to Need for Health Access: Legacy Health

On the primary site fronting NW 22nd Road, The Legacy Village proposes approximately 8,900 square feet of space to create comprehensive, data/research informed, culturally responsive, community-based wellness hub that is female-centered and family-focused. This intersectionality of health and housing would augment existing services and address continued gaps for access to health care services with a direct focus on female-focused community health model. The wellness center will be operated in collaboration with health care partnerships with existing health care providers as well as partnerships with Medicaid and Medicare managed care plans for a sustained patient base. It will establish primary prevention health care access with office spaces for rotating specialties with an emphasis initially on women's health services.

In addition to the health care programming, the proposed development concept will include affordable residential units targeting health care professionals, including doctors in residence programs and interns, with priority given to those working in the geographic area. This will create a live/work/learn experience supporting the goals of the initiative and addressing the challenges of affordable workforce housing. This may create expanded opportunities for partnerships with the university and college systems as well as hospital entities.

As a community of social impact organizations, we are also committed to a comprehensive approach to addressing the social determinants of health and wealth for families; therefore, engaging households on the full range of social and economic mobility resources is an imperative for a lasting and transformative change. To bring this comprehensive vision to life will require the input and support from legacy community stakeholders, potentially including, but not limited to community partnerships with entities such as, Minority Builders Coalition, Inc., Urban League of Broward County, Inc., Handy, Inc., Broward Community & Family Health Center, Inc., Community Based Connections, Inc., Mt. Olive Development Corporation Inc., Nova Southeastern University and Broward College.



THE LEGACY VILLAGE DEVELOPMENT CONCEPT

Additional development (related services that compliment uses on CRA land)

Proposed Solution to Food Access: Legacy Healthy Market and Urban Garden

The need for a neighborhood grocery store offering healthy food options is both urgent and essential, particularly in this targeted area on NW 22nd Road. This area is considered a food desert with limited or no access to affordable and nutritious food within more than a mile. The residents in the area face significant barriers, such as distance or lack of transportation, in accessing full-service grocery stores offering fresh produce and other healthy foods. This lack of access contributes to poor dietary habits and increased prevalence of chronic health conditions like obesity, diabetes, and cardiovascular disease. For low-income families living in food deserts, the absence of nearby healthy food options often forces reliance on fast food or convenience store purchases, perpetuating cycles of poor health.

A new neighborhood-based grocery store with healthy food selections would directly address these basic community needs by providing a reliable source of fresh, affordable, and nutritious food. In doing so, it would empower residents to make healthier choices, improve community health outcomes, and reduce health disparities. We are also exploring the potential of placing an urban garden on the site where produce can be locally grown and supplied to the grocery store. Beyond meeting immediate dietary needs, a local grocery store with an urban farm, can catalyze economic development by creating jobs for community members, including positions in retail, logistics, farming and management, while also fostering ancillary commercial activity by attracting nearby businesses. The store/garden can become a hub for economic activity, helping to uplift the area, increase property values, and build a stronger, more resilient community.

Infrastructure: Public Safety, Broadband and Transportation

In addition to the development of the land assets, the Central County CDC and its partners desire to address transportation needs in the area, partnering with Broward County Transportation Division to upgrade bus shelters in the target area as well as with Florida Commerce and local internet service providers to address broadband access through infrastructure improvement. In collaboration with legacy landowners in the target area, the Central County CDC and its partners have drafted concepts for the inclusion of their property in future development strategies. In addition, but as important to the physical structures, we intend to work strategically with the City Commission and the City of Fort Lauderdale Police Department to strategize on crime deterrent and prevention strategies.

URBAN DESIGN

Integration of urban design in affordable housing is a vital approach to creating sustainable, inclusive, and vibrant communities. The Legacy Village has chosen an approach that is inclusive and yet challenges the existing status quo of the surrounding assets. The CRA Plan supports efforts of urban design and increased density with smart growth strategies. Below are some key principles and strategies:

Mixed-Used Development

The Legacy Village integrates residential, commercial, and public spaces to create a more vibrant community on NW 22nd Road. The design encourages walkability between the sites, with ground floor activity and community services and fosters economic activity.

Connectivity and Accessibility

Collaborating with the Broward County Transportation Department and the City of Fort Lauderdale, improving the public transportation options, including bus shelters, along the NW 22nd Road corridor would be beneficial to current and future residents of the area, enhancing mobility for residents.

Inclusive Public Spaces

Utilizing design principles, the architects provided unique opportunities for communal living through outdoor terraces, pavilions, and community and fitness areas all of which are designed to promote social interaction and mental health.

Sustainable Design

The residential units will incorporate energy-efficient mechanical systems, lighting, and low-flow water fixtures to reduce utility costs for residents, improve the overall air quality in units, and support global environmental sustainability goals.

Scalability and Flexibility

The mixed residential unit typology was intentionally considered to adapt to family sizes and community needs; thereby, supporting a diverse population of residents and reducing the need for relocation so families can remain in the neighborhood without being displaced by The Legacy Village's revitalization efforts.

Preservation of Cultural Identity

Essential to The Legacy Village is the preservation of history and cultural identity and this is accomplished through design of public art on the buildings, and the intention to have a health legacy of Sistrunk also reflected in the lobbies and corridors of the wellness hub.

Integration with Social Services

Through partnership with local nonprofit organizations, The Legacy Village will co-locate access to healthcare, financial literacy, digital access, and economic services for current residents and the surrounding with the primary goal of improving the quality of life for all residents.

By embedding these principles of urban design into the development concept of The Legacy Village, affordable and workforce housing can become more than just a shelter—it becomes a foundation for thriving communities, including health, public safety and education.



Up to 64
Residential Units



~103,000
Total Sq Ft.



~9400 sq ft
Amenity Space



~8900 sq ft
Wellness Hub





INTRODUCTION PLANS + RENDERINGS

The design of The Legacy Village features a modern style that incorporates a range of textures and patterns that give interest to the buildings in a cost effective way. Textures, colors and patterns are consistent throughout the different designs for each building, creating a motif that connects the buildings while allowing each to have its own identity.

Main Design Elements

- Pattern of horizontal stucco reveals on solid walls, strategically placed to add character to the buildings and highlight key areas.
- Laser cut aluminum screen which is used as balcony railings, and to enclose open-air stairwells. The screen pattern will become a symbol of the Legacy Village, unifying the various buildings as a whole. The screen is also functional as it provides security to open-air stairwells and corridors.
- Open-air corridors and stairwells allow for natural ventilation and daylighting of these areas, which saves on building development and operational costs and also provides a healthier environment for the building residents.
- Brightly colored awnings highlighting the storefront windows on each building. All residential units have a balcony to enhance the connection to outdoors.

The result is a bright and uplifting design that will be a catalyst for additional development and growth in the neighborhood.



LEGACY LIVING I – CONCEPTUAL 3D RENDER

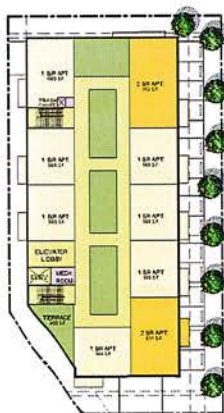
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The Legacy Village proposes a 4 story residential building, Legacy Living I, with approximately twenty six (26) affordable rental units on NW 24th Ave.

Main Design Elements

- First floor provides a liner which conceals the surface parking from the street, and includes a lobby, community room and management office as well as utility spaces and stairwells.
- CPTED strategies such as storefront design connecting the lobby, community room and management office to the street help to provide eyes on the street and activate the streetscape
- Second floor is a dramatic transition, as the building circulation opens up to become a grand covered atrium, provides an open-air landscaped space.
- The corridors on the third and fourth floors overlook this second floor garden.
- At the North and South ends of this circulation space are two amenity spaces, possibly a play area or other garden space and a common Terrace overlooking the corner of NW 24th Avenue and NW 22nd Road.
- Both ends feature laser-cut aluminum screens in The Legacy Villages signature pattern, allowing for cross-ventilation through the building.



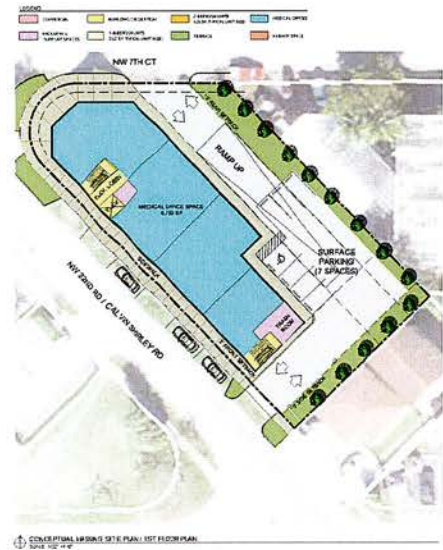
See Section 7 for architectural drawings



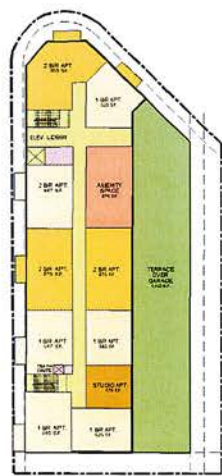
EX. OF TERRACE CONCEPT



LEGACY LIVING II – CONCEPTUAL 3D RENDER



LEGACY LIVING II - 2ND & 3RD FLOOR PLAN



CONCEPTUAL 2ND & 3RD FLOOR PLAN

The Legacy Village proposes a six-story mixed-use residential building, Legacy Health and Legacy Living II, with approximately 34 affordable rental units and 8000 square feet of health and wellness space on the first floor.

Main Design Elements

- Second and third floors are occupied by structured parking while the fourth through sixth floors house the residential units.
- Fourth floor optimizes space by utilizing a roof terrace over the parking structure providing amenity green space.
- Similar key elements as Living Legacy I, including laser cut screens at the stairwells and elevator lobby allow ventilation into the corridors.
- This building has an additional design feature to highlight community legacy pioneers with a focus as well on the future generations, 2nd and 3rd floor parking levels are clad with perforated metal screen custom cut with photomontage mural.

See Section 7 for architectural drawings



LEGACY LIVE/WORK – CONCEPTUAL 3D RENDER



CONCEPTUAL 3D & 3RD FLOOR PLAN



CALVIN SHIRLEY ROAD

CONCEPTUAL 1ST FLOOR PLAN

The Legacy Village proposes to introduce a live-work typology as an in-fill solution on sites 660 and 744 to the Sistrunk Corridor.

Main Design Elements

- Maximize the narrower lot, the live-work typology features two-stacked residential units on the 2nd and 3rd Floor, with a work space on the on the 1st Floor.
- Parking is constituted in the rear of the building so that the storefront faces and connects to the street, supporting CPTED strategies.
- Each 3-BR unit has a large balcony overseeing the streetscape.

See Section 7 for architectural drawings

CONCEPTUAL 3D RENDER
NOT TO SCALE

Design2Form

The Legacy Village proposes to collaborate with community stakeholders and current legacy landowners in re-imagining and co-creating the use of their property.

The concept for the Legacy Healthy Market and Urban Garden. The modern design relates to the other buildings in the project development. The market would provide a source of healthy groceries and fresh foods to the community and also cultivate a community urban garden on the rooftop.



LEGACY VILLAGE PROJECT TIMELINE

	Task	Start Date	End Date	Total Days	Months
Overall					
	Application Submission	1/6/2025	1/6/2025	1	
	CRA Review & Award Designation	1/6/2025	4/15/2025	99	
	Negotiate Redevelopment Agreement	4/16/2025	6/30/2025	75	
	Complete Project	6/30/2025	1/1/2027	550	
Building 1					
	Program Development	3/16/2025	3/30/2025	14	
	Schematic Design	4/1/2025	5/1/2025	30	
	Zoning Change	5/1/2025	7/30/2025	90	
	Design Development	5/2/2025	7/30/2025	89	
	Site Plan Submittal & Approval	8/11/2025	12/1/2025	112	
	Construction Documents	8/15/2025	12/31/2025	138	
	Bidding & Permitting	1/1/2026	3/15/2026	73	
	Construction Period	3/16/2026	12/30/2026	289	
	Lease-up & Occupancy	1/1/2027			18 Months from Agreement to Completion
Building 2					
	Program Development	3/16/2025	3/30/2025	14	
	Schematic Design	4/1/2025	5/1/2025	30	
	Design Development	5/2/2025	7/30/2025	89	
	Site Plan Submittal & Approval	8/11/2025	12/1/2025	112	
	Construction Documents	8/15/2025	12/31/2025	138	
	Bidding & Permitting	1/1/2026	3/15/2026	73	
	Construction Period	3/16/2026	12/30/2026	289	
	Lease-up & Occupancy	1/1/2027			

FINANCIAL INFORMATION

SECTION FIVE



“MY SUCCESS WAS POSSIBLE DUE TO THE POSITIVE INPUT OF MY GRANDMOTHER, TEACHERS, AND COMMUNITY LEADERS WHO RECOGNIZED MY POTENTIAL. I KNOW IT TAKES A VILLAGE.”

HENRY L. SCURRY
LEGACY ELDER

FINANCIAL CAPACITY

Central County CDC and its partners are committed to addressing the critical need for affordable housing in Fort Lauderdale/Broward County. This narrative outlines our financial capacity to successfully execute the proposed affordable housing development, ensuring its long-term sustainability and community impact. The Central County Community Development Corporation and Ellavoz Impact Capital, as lead developer and guarantors, respectively, for the Legacy Village, have the financial capability to undertake this multi-site development in a phased approach. The Central County CDC is a subsidiary of the Urban League of Broward County, and each entity retains assets. The consolidated assets of the entities have approximately \$10 million in real estate assets under management. Additionally, the Urban League of Broward County has added 19.5 acres in land assets that is valued at approximately \$16 million.

Ellavoz Impact Capital, LLC (EIC) is a social impact investor, asset manager, and real estate developer focused on sponsoring, developing, and owning workforce and affordable housing. Its principals have more than 20 years of experience in the affordable housing and community development sector and have led transactions with a total capitalization of approximately \$2 billion. EIC owns and has invested in numerous affordable housing projects in FL, NJ, MN, and NY. Today, the company has approximately \$350 million in assets under management. EIC manages numerous Opportunity Zone and other impact investment funds. EIC is an approved "Key Borrower Principal" by Freddie Mac. The company has also been approved as a borrower of EB-5 program financing. EIC's principals have experience borrowing from and partnering with more than a dozen CDFIs and numerous CRA-motivated banking institutions. For this transaction, EIC as a co-General Partner sponsor and any required lender guarantees jointly with its partners.

Each organization has a history of successfully completing affordable housing projects as outlined in the experience section in Attachment B. These projects showcase the respective organization's ability to manage budgets, secure funding, and adhere to timelines while delivering high-quality housing for low to moderate income populations. Central County CDC and Ellavoz Impact Capital maintains a robust financial foundation as evidenced by the financial documents attached in the response. Consolidated financial audits for the Urban League of Broward County and the financial audits for the Central County CDC for the last three years are included in Attachment C. EIC's balance sheets and profit and loss statements have been provided to the Fort Lauderdale CRA under TRADE SECRET – FINANCIAL STATEMENTS document.

Given the current market conditions and the need for affordable housing options, developers have had to explore unique and extensive financing options to ensure the viability of affordable housing projects. Communities, like the one targeted in this response, are in dire need of reinvestment; however, the cost to construct and stabilize is often more than the market can accommodate. Therefore, it takes tremendous commitment from developers to partner to make these deals effective. EIC and its principals are well-versed in utilizing various financial products, tax credits, and concessionary capital sources, such as Opportunity Zone investment vehicles to capitalize affordable housing and community development real estate projects. Our partnership is readily equipped to move quickly to take advantage of market conditions and mitigate any negative challenges in the current construction and lending environment. The team has vetted construction costs, potential sources of subsidies, debt financing and partnerships. With a mix of public and private funding to support this development, these assumptions are outlined in the narrative and have been actively pursued by the development team.

Key partnerships with lending institutions, including Freddie Mac, Florida Community Loan Fund, IISC, Reinvestment Fund, and various CRA-motivated financial institutions and government entities, further strengthen our capacity to execute this project. These entities bring additional expertise, funding, and risk mitigation to the table.

The financial capacity of the partner organizations is well-aligned with the requirements of this affordable housing development. We are confident in our ability to deliver a community-focused project on time, within budget, and with enduring value to the community.

The included project Sources and Uses, operating projections, and rental mix reflect Central County CDC's current vision for developing a holistic community revitalization project on these CRA-owned parcels. The approach seeks to provide access to health services, healthy foods, quality affordable housing options, and wealth-building opportunities that will benefit existing and future community residents.

The proposed financial documents capture one version of how the Central County CDC and its partners could develop buildings that foster this vision. Should Central County CDC successfully secure the award to develop these parcels, the development team invites the engagement of the Fort Lauderdale CRA on modifications to its development plans, unit mix, rents, and sources of funds to best reflect current conditions and needs of the community to ensure a viable and sustainable community development.

PROJECT SOURCES & USES*

Development Costs/ Uses		Construction	Per Unit
Hard Construction		\$ 15,457,970	\$ 257,633
Hard Contingency	5% of hard costs	\$ 772,899	\$ 12,882
Architect/Engineering/Legal		\$ 1,020,000	\$ 17,000
General Development Costs & Surveys		\$ 145,000	\$ 2,417
Permits, Connection Fees & Other Fees		\$ 165,000	\$ 2,750
Marketing & Residential Lease-up		\$ 75,000	\$ 1,250
Planner & Landscape Engineer		\$ 20,000	\$ 333
Soft Cost Contingency	5.00%	\$ 115,173	\$ 1,920
Developers Fee	12.00%	\$ 2,237,940	\$ 37,299
Construction Period Interest		\$ 497,260.72	\$ 8,288
Loan Origination Fee	1.00%	\$ 61,201	\$ 1,020
Insurance		\$ 320,000	\$ 5,333
TOTAL DEVELOPMENT COSTS		\$ 20,887,444	\$ 348,124
Development Sources			
Partner Equity		\$ 2,120,000	\$ 35,333
Construction Loan		\$ 6,120,132	\$ 102,002
Affordable Housing Subsidy (See Exhibit for details)		\$ 12,647,312	\$ 210,789
TOTAL SOURCES OF FUNDING		\$ 20,887,444	\$ 348,124

*Financial projections are based on initial project concept, design, and market conditions. These assumptions are subject to change based on the modifications to the project by the Fort Lauderdale CRA or applicant.

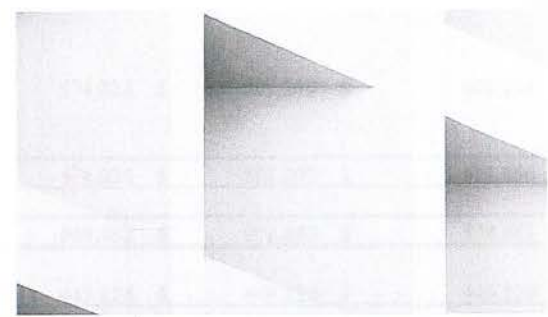
CONSTRUCTION COSTS & DEBT ASSUMPTIONS*



ESTIMATED PROJECT SIZE	ESTIMATED TOTAL CONSTRUCTION COST	CONSTRUCTION COST PER GROSS S.F.	CONSTRUCTION COST PER UNIT
103,383 S.F.	\$16,230,869	\$157	\$261,788

HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM	INTEREST ONLY	DSCR
Construction Loan	\$ 6,120,132	7.5%			Yes	---
Permanent Loan	\$ 6,242,535	6%	\$ 449,125	30	No	1.20X
TOTAL HARD DEBT PAYMENTS			\$ 449,125			

RESIDENTIAL TARGET MARKET & RENTS*

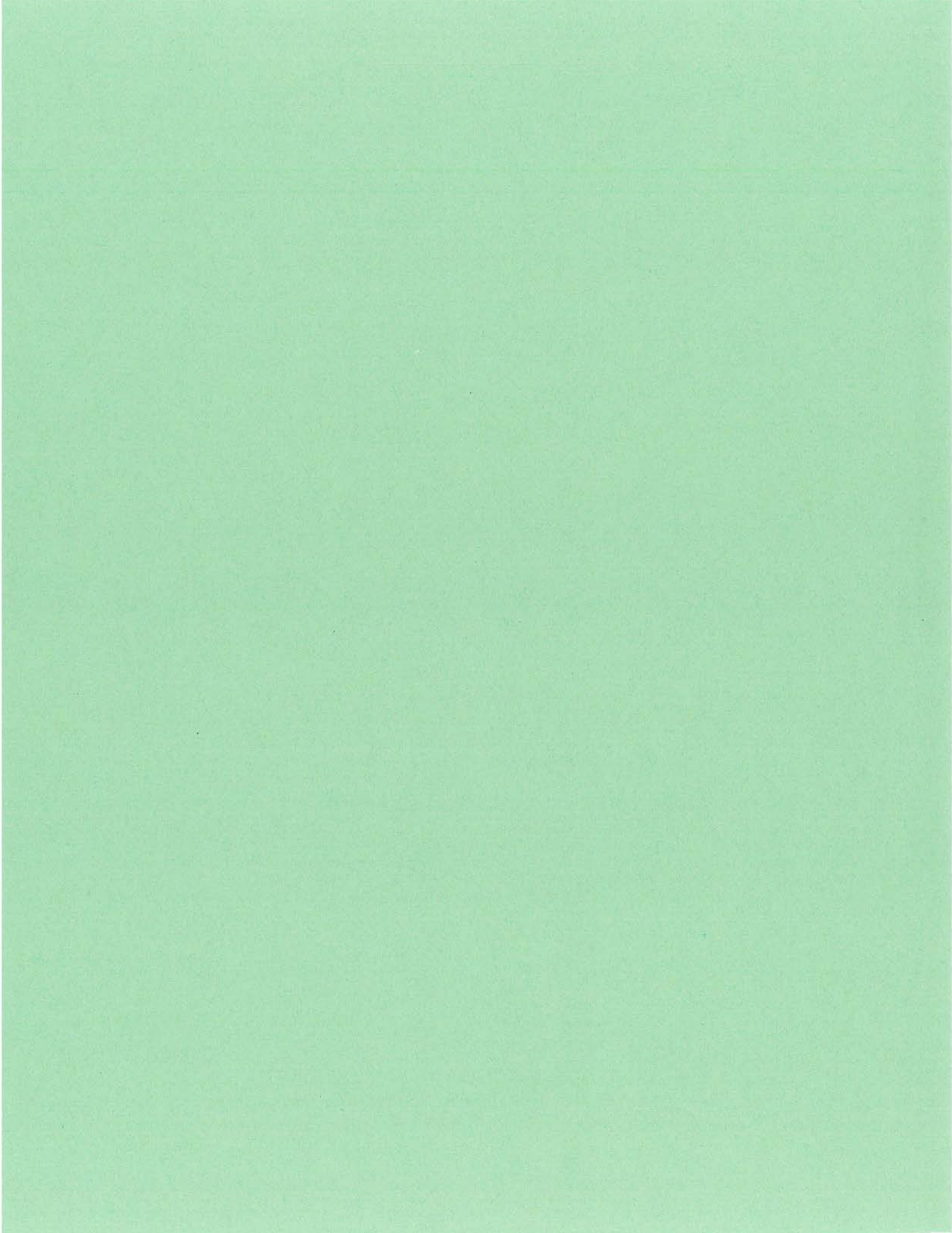


UNIT TYPE BY AMI	NO. OF UNITS	NO. OF BDRMS	HOUSEHOLD INCOME RANGE	MONTHLY RENT
Affordable (50% AMI)	11	1/1	\$38,000 - \$39,575	\$989
Affordable (60% AMI)	7	1/1	\$45,000 - \$47,490	\$1,187
Affordable (60% AMI)	7	Studio	\$42,000 - \$44,340	\$1,108
Workforce (80% AMI)	18	1/1	\$60,000 - \$63,320	\$1,583
Workforce (80% AMI)	17	2/2	\$69,000 - \$71,760	\$1,900
TOTAL	60		\$38,000 - \$71,760	\$986-\$1900

*Financial projections are based on initial project concept, design, and market conditions. These assumptions are subject to change based on the modifications to the project by the Fort Lauderdale CRA or applicant.

ATTACHMENTS





ATTACHMENTS



Attachment A
Letters of Support

December 30, 2024

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

Re: Central County Community Development Corporation's response to NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTIES ON NW 22 ROAD AND ON NW 24 AVENUE IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

Dear Mr. Woods:

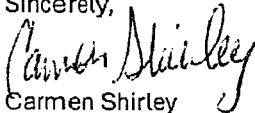
I am writing to express my support for *the Legacy Village Project* proposed by the Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, along with their development partners. The Central County CDC and its partners are making significant investments in essential infrastructure designed to revitalize the neighborhood, boost economic activity, and improve the social well-being, physical health, and economic mobility of residents in the targeted area.

The project builds on decades of experience in community and economic development, as well as family support services, including health, jobs, entrepreneurship, and housing. The Central County CDC recognizes the historic contributions that many families have made to this area. The proposed project honors the legacy of families like ours by committing to preserving the vital resources (including healthcare services, small business support, and health food options) these families have provided to our communities.

In partnership with legacy landowners, including my family, the Central County CDC has reimagined the integration of our property into future development plans. As a result, the *Legacy Village* project is uniquely positioned to deliver cohesive and complementary development and resources throughout the area. Additionally, the Central County CDC and its partners are dedicated to collaborating with the Fort Lauderdale Police Department to develop and implement strategies aimed at reducing crime and enhancing public safety for residents.

By valuing and centering the legacies of historic families, providing essential socioeconomic services, enhancing the area's appeal, stimulating the local economy, and improving public safety, the benefits of the *Legacy Village Project* are substantial and urgently needed. On behalf of my family, I wholeheartedly support the *Legacy Village Project* and hope that the Fort Lauderdale CRA will partner with the Central County CDC and its collaborators to bring this vision to life.

Sincerely,



Carmen Shirley

On behalf of the Shirley Family

cc: Dr. Germaine Smith-Baugh, CEO, Urban League of Broward County

Scurry Funeral Home & Cremation Services
738 NW 22nd Road
Fort Lauderdale, Florida 33311

January 2, 2025

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

Re: Central County Community Development Corporation's response to NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTIES ON NW 22 ROAD AND ON NW 24 AVENUE IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

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Sincerely,



Regina R. Kelly-Scurry, Ph. D.
On behalf of the Scurry Family
Owner, Scurry Funeral Home & Cremation Services

cc: Dr. Germaine Smith-Baugh, CEO, Urban League of Broward County

Attachment B
Partner Experience



Central County Community Development Corporation (CCCDC) was established in 1993 as a subsidiary of the Urban League of Broward County, Incorporated. The CCCDC was originally established to address the revitalization of the central unincorporated areas of Broward County through affordable housing and neighborhood revitalization. Projects have included and expanded throughout Broward County to include new home construction, rehabilitation of existing properties, acquisition of vacant land, and technical assistance and direct lending to non-profit affordable housing developers. The CCCDC currently is certified as a Community Housing Development Organization, CHDO. With the mission to activate community and economic development revitalization efforts in low-income communities and to transform the physical, social and economic infrastructures for better outcomes for residents and businesses, in 2015, the CCCDC expanded to include economic development through technical assistance and direct loan financing to small businesses, particularly minority and women-owned enterprises.

For over thirty years, CCCDC has been involved in producing affordable housing throughout Broward County. In this time CCCDC has developed nearly two hundred (200) residential units independently and in partnership with others. Much of this development took place during between 2010 and 2014 when CCCDC partnered with Broward Alliance for Neighborhood Development as a part of a development team that purchased, rehabbed and resold foreclosed homes to low-to-moderate income homebuyers as a part of the federal Neighborhood Stabilization Program.

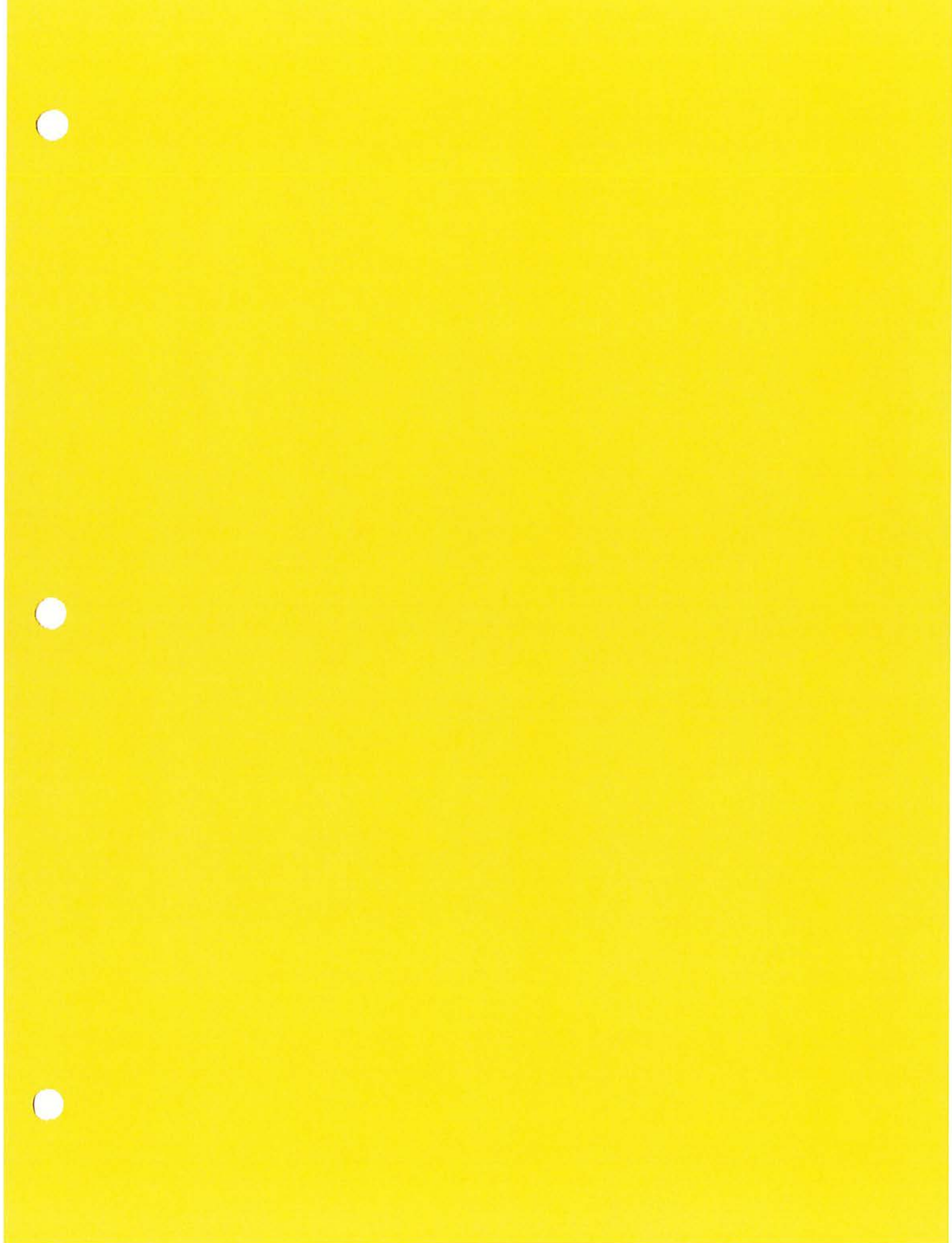
Central County Community Development Corporation (CCCDC), as a subsidiary of Urban League of Broward County, was also selected to work in partnership with Broward County Housing Finance & Community Redevelopment Division to redevelop scattered, single-family residential home sites within the Broward Municipal Service District (BMSD). CCCDC along with other participating non-profit organizations worked independently to develop a total of forty (40) new single-family homes, while working collaboratively to engage the community and create a neighborhood revitalization effort to be proud of. CCCDC was the first of the ten (10) non-profits to complete our four infill homes. Not only did CCCDC complete the homes within twelve months (well before the required 18-month project completion date), but we were also the first to complete due to having access to a line of credit and assets developed over time. In 2019, CCCDC was approached to develop three (3) additional homes within the BMSD as one of the previously awarded non-profits was unable to complete their project. The properties were conveyed shortly before the onset of the Covid 19 pandemic. Today, CCCDC is working with Broward County Housing Finance Division once more in response to a new revitalization project in Central Broward's unincorporated Municipal Services District. CCCDC was one (1) of three (3) non-profits selected as a part of a competitive Request for Application process

(RFA) to develop four (4), three bedroom, two bath (3/2) homes each. The project is pending conveyance in February 2025. The new project, along with the other completed projects, is listed on the chart below.

Completed Projects List:

Property Type	Location	Project Type	# Of Units	Year Completed
Broward County Broward Municipal Services District Infill Lots	1454 NW 27 Avenue, Ft. Lauderdale 33311	Single Family Housing 3/2	1	7/27/2023
Broward County Broward Municipal Services District Infill Lots	857 NW 27 Terrace, Fort Lauderdale 33311	Single Family Housing 3/2	1	1/10/2023
Broward County Broward Municipal Services District Infill Lots	1517 NW 27 Avenue, Ft. Lauderdale 33311	Single Family Housing 3/2	1	1/1/2023
Broward County Broward Municipal Services District Infill Lots	2850 NW 8 Street Fort Lauderdale 33311	Single Family Housing 3/2	1	10/15/2018
Broward County Broward Municipal Services District Infill Lots	2743 NW 6 Court Fort Lauderdale 33311	Single Family Housing 3/2	1	8/20/2018
Broward County Broward Municipal Services District Infill Lots	2719 NW 8 Street Fort Lauderdale 33311	Single Family Housing 3/2	1	8/2/2018
Broward County Broward Municipal Services District Infill Lots	2713 NW 8 Street Fort Lauderdale 33311	Single Family Housing 3/2	1	8/2/2018
Chase Foreclosure Donation Program	10304 Sunrise Lakes Blvd. #112, Sunrise 33322	Complete Rehab of foreclosed home 2/2	1	2016
Chase Foreclosure Donation Program	4063 Lakeside Drive, Tamarac 33319	Complete Rehab of foreclosed home 2/2	1	2016

Chase Foreclosure Donation Program	7106 NW 73 Avenue, Tamarac 33321	Complete Rehab of foreclosed home 3/2	1	2015
Chase Foreclosure Donation Program	2445 SW 18 Terrace, Ft. Lauderdale	Complete Rehab of foreclosed home 2/1	1	2013
NSP 1 & NSP2	Various locations throughout Broward County	Single Family Housing Complete Rehab New Construction-(from 4/2s-3/2s)	186	2010-2014
ULBC LAND	2905 NW 7 Street, Ft. Lauderdale	Single Family Housing 3/2	1	2009
Lot 7, Block 1, Broward Park, Unincorporated Broward County, Florida.	NW 27 th Terrace, Fort Lauderdale, Florida 33311	Single Family Housing 3/2	1	Anticipated Fall 2025
Lot 2, Block 20, Washington Park Unincorporated Broward County, Florida.	NW 8 th Road, Fort Lauderdale, Florida 33311	Single Family Housing 3/2	1	Anticipated Fall 2025
Lot 8, Block 1, Broward Park, Unincorporated Broward County, Florida.	216 NW 27 th Terrace, Fort Lauderdale, Florida 33311	Single Family Housing 3/2	1	Anticipated Fall 2025
Lot 15, Harris Subdivision First Unincorporated Broward County, Florida.	873 NW 27 th Terrace, Fort Lauderdale, Florida 33311	Single Family Housing 3/2	1	Anticipated Fall 2025
Total			202	By Fall 2025



MBC Organizational History/Experience

The Broward County Minority Builders Coalition (MBC) is a 501c(3) nonprofit corporation that was founded in 1971 under the direction of the late E. Pat Larkins, a former city commissioner and local businessman. Our mission is to:

- **Enhance physical quality and affordability of homes** for seniors and moderate to low-income persons in our communities
- **Support the growth/viability of disadvantage businesses** – particularly minority, women, and veteran owned firms as well as race and gender neutral certified small businesses throughout South Florida
- **Increase employment opportunities** for local job seekers

MBC has a sound track record for the successful completion of projects through coordinating trades, developing partnerships, and building positive rapport with architects, engineers, local officials, vendors and clients while maintaining costs. Our core competencies are shaped by decades of expertise in construction planning & scheduling, contract negotiations, project estimating, architectural and engineering design review, organization & time management, safety & compliance management document preparation, building code and regulations, material purchasing, site management through certification of occupancy.



Samuel J. Delevoe, Sr.



E. Pat Larkins



Luther Jackson



Emanuel Aspras



Howard Blackmon



Calvin Sapp



John Fairer



Robert McKinzie

For nearly 54 years, MBC has also been a valuable community asset in addressing the housing needs of residents living in Broward County's urban core. We currently partner with various governmental entities (including City of Lauderhill, City of Coral Springs, City of Lauderdale Lakes, the City of Plantation and unincorporated Broward County) to provide new home construction and home rehabilitation services delivering critical necessary repairs so that low/moderate income families can afford to stay in their current homes. As such, we have accumulated extensive construction/rehabilitation experience the development of single-family housing projects.

- 28 single family new construction homes completed
- 4 single family new construction homes currently under pre-construction
- More than 40 years of home rehabilitation for moderate, low and very low-income residents
- More than 40 years of home rehabilitation services for elderly residents of Broward County
- Nearly 30 years of weatherization/energy efficiency retrofit program experience
- Manage/own affordable rentals units for low/moderate income families
- Supporting a network of construction-related MWBE firms throughout South Florida

Our Services/Impact



MORE THAN 14,000
L/MI HOMES
REMODELED



MORE THAN 5,000 HOMES
RETROFITTED FOR INCREASED
ENERGY EFFICIENCY



NEARLY 22,000
SENIOR HOMES
REPAIRED



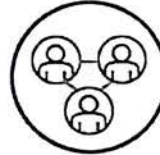
MORE THAN 40 YEARS OF
OWNER-OCCUPIED REHAB
EXPERIENCE



MANAGE/OWN
AFFORDABLE RENTAL APTS
9 UNITS



28 NEW SINGLE
FAMILY HOMES
CONSTRUCTED

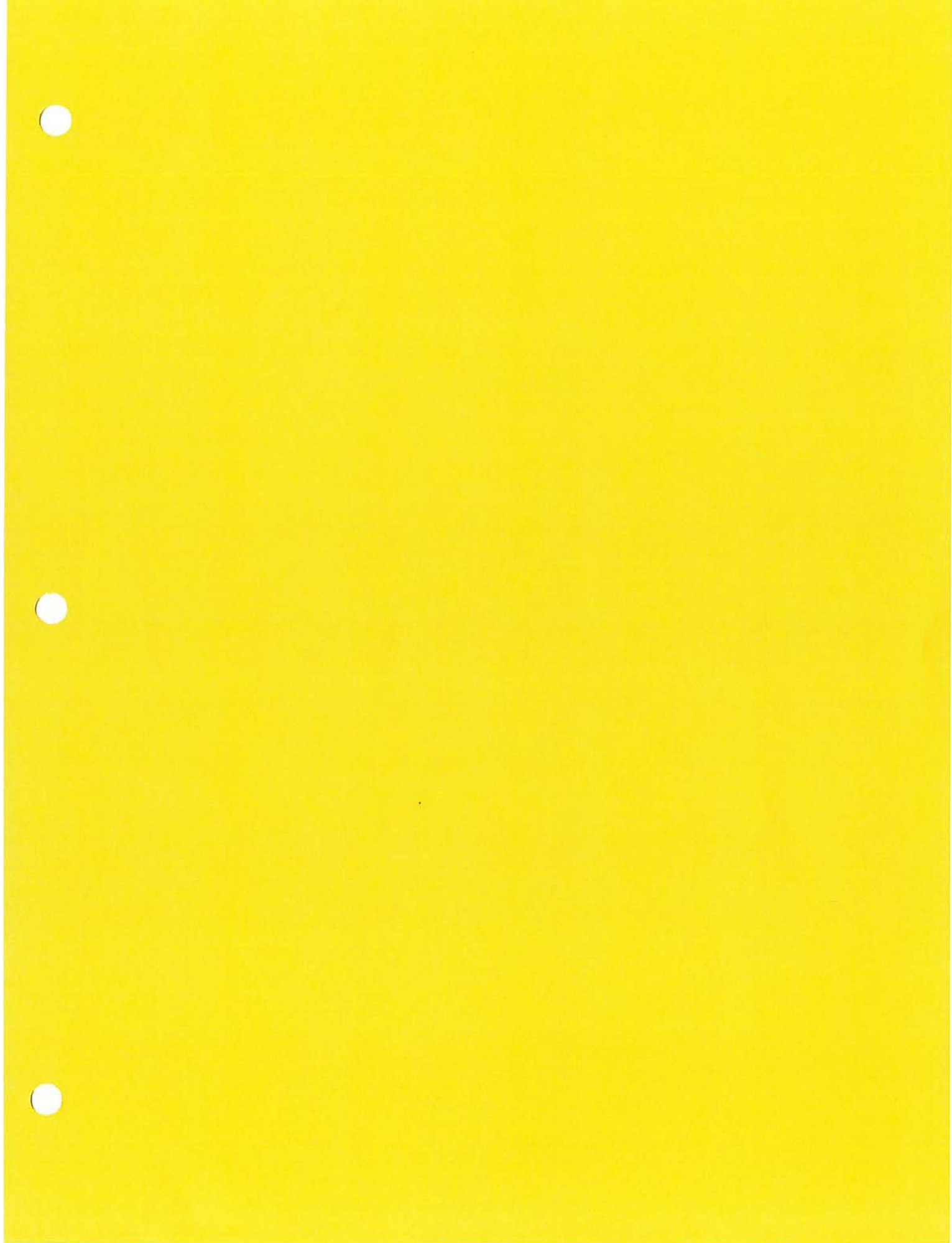


NEARLY 54 YEARS AS LEADING
ADVOCATE FOR MWBE
CONSTRUCTION RELATED FIRMS

Related Experience: Past & Present Projects

Agreement Type	Reference Contact Funding Agency	Location	Project Type	No. of Units	Year Completed
Single Family In-Fill Lot Homes	Ralph Stone, Executive Director Housing Finance and Community Development Division Broward County	BMSD	New Construction of Single-Family Homes	4	In progress
Single Family In-Fill Lot Homes	Kametra Driver Executive Director City of Broward County BMSD	City of Homestead CRA	New Construction of Single-Family Homes	4	In progress
Single Family In-Fill Lot Homes	Oscar Barco-Miami Dade County PHCD Infill Housing	City of Homestead	New Construction of Single-Family Homes	2	In progress
Single Family In-Fill Lot Homes	Oscar Barco-Miami Dade County PHCD Infill Housing	City of Homestead	New Construction of Single-Family Homes	2	In progress
Single Family In-Fill Lot Homes	Oscar Barco-Miami Dade County PHCD Infill Housing	City of Homestead	New Construction of Single-Family Homes	2	In progress
Single Family In-Fill Lot Homes	Kenneth Hobbs Assistant City Manager City of Lauderhill	City of Lauderhill CRA – Cannon Point	New Construction of Single-Family Homes	8	2023
Single Family In-Fill Lot Homes	Ralph Stone, Executive Director Housing Finance and Community Development Division Broward County	BMSD	New Construction of Single-Family Homes	4	2019
Commercial Façade Program	Kenneth Hobbs Assistant City Manager City of Lauderhill	City of Lauderhill	Construction & program management	4	2020
Subcontractor Agreement “Paint, Plant and Pave” Pilot Program	NW Pompano Beach CRA through Broward County Housing Finance and Collective Community Initiative, LLC	NW Pompano Beach CRA	Home Repair/Exterior beautification	14	In progress
Owner Occupied Housing Rehabilitation	Mildred Reynolds Broward County Housing Finance SHIP	Broward County- wide	Minor Home Repair Program and Special Needs- Barrier Free	*	In Progress
Minor Home Repairs 2018/2019 2019/2020 2020/2021 2021/2022	Susan DiLaura City of Plantation SHIP & CDBG	City of Plantation	Minor Home Repair Program & Special Needs	85	In Progress
Minor Home Repairs 2018/2019 2019/2020 2020/2021	Tameka Dorsett Finance Manager City of Lauderhill	City of Lauderhill	Minor Home Repair Program	7	In Progress

Agreement Type	Reference Contact Funding Agency	Location	Project Type	No. of Units	Year Completed
Home Repair Special Needs Barrier Free 2017/2018	Mildred Reynolds Broward County Housing Finance SHIP	Broward County- wide	Minor Home Repair Program and Special Needs- Barrier Free	8	2019
Home Repair 2018/2019	Mildred Reynolds Broward County Housing Finance SHIP	Broward County- wide	Minor Home Repair Program	12	2022
Minor Home Repairs 2017/2018	Neirah Sankar City of Coral Springs	The City of Coral Springs	Minor Home Repair Program and Special Needs	20	2020
Minor Home Repairs 2016/2017	Neirah Sankar City of Coral Springs	The City of Coral Springs	Minor Home Repair Program	42	2019
Minor Home Repairs 2017/2018 2020-2021	Tanya Davis-Hernandez City of Lauderdale Lakes	The City of Lauderdale Lakes	Minor Home Repair Program	14	2019-2022
Minor Home Repairs 2017/2018	Suzanne Weiss Broward County Housing Finance	Broward County	Minor Home Repair Program, Water- Sewer, Exterior Paint	85	2018
Special Needs Barrier Free 2016/2017	Mildred Reynolds Broward County Housing Finance	Broward County- wide	Minor Home Repair Program SFR	4	2018
RCMP 2016	Suzanne Fejes Broward County Housing Finance	Broward County- wide	Residential Construction Mitigation Program SFR	10	2017
HLMP 2017	Susan Weiss Broward County Housing Finance	Broward County- wide	Hurricane Loss Mitigation Program SFR	14	2018





917 Main Street • 2nd Floor • Belmar, New Jersey 07719 • 732.749.7709
www.ellavoz.com

Company Overview

Ellavoz Impact Capital (EIC) is a social impact investor, advisor, asset manager, and real estate developer focused on sponsoring, developing and owning workforce and affordable housing assets and other community-oriented real estate properties. EIC's strategy concentrates investments into price attainable housing and economic development projects by working with socially aligned operators, local nonprofits, and governmental agencies to deliver positive community outcomes and double bottom line returns.

Based in Belmar, New Jersey, EIC currently has nearly \$350 million in assets under management. Its current investments are located in New Jersey, Florida, South Carolina, Minnesota, and New York. While national in scope, EIC seeks to geographically concentrate its investments to spark community revitalization. Current assets include single-family, multifamily, and mixed-use properties.

While EIC is an emerging firm, its principals have decades of experience leading large accounting firms, community development financial institutions, private institutional real estate investment offices, and nonprofit organizations. Collectively, the management team has led transactions with a total capitalization value of nearly \$3 billion.

Attachment C

ULBC Consolidated Audits/ CCCDC Audits

Attachment D
Equity Letter/ Subsidy Source



917 Main Street • 2nd Floor • Belmar, New Jersey 07719 • 732.749.7709
www.ellavoz.com

December 20, 2024

EQUITY INVESTMENT COMMITMENT

Ms. Germaine Smith-Baugh, ED.D.
President and CEO
Central County Community Development Corporation

**RE: Opportunity Zone Equity Commitment Letter for
Legacy Village Fort Lauderdale, Florida**

To whom this may concern:

On behalf of Ellavoz Shared Values Opportunity Fund III, LLC ("Fund III"), I am pleased to provide this Commitment Letter for [\$2 million] in Opportunity Zone investment capital. This equity will be invested into Legacy Village (the "Project") to enable the development, construction, and operations of this important community project. Proceeds of this equity shall be used to support pre-development acquisitions and construction of the four (4) buildings consisting of roughly 60 apartment units and 8,500 sq ft of commercial space located on the parcels currently owned by Fort Lauderdale Community Redevelopment Agency CRA.

This commitment of equity is conditional upon the Fort Lauderdale Community Redevelopment Agency selecting Central County Community Development Corporation as the purchaser and redeveloper of the Project sites as well as satisfactory due diligence of the Project and land.

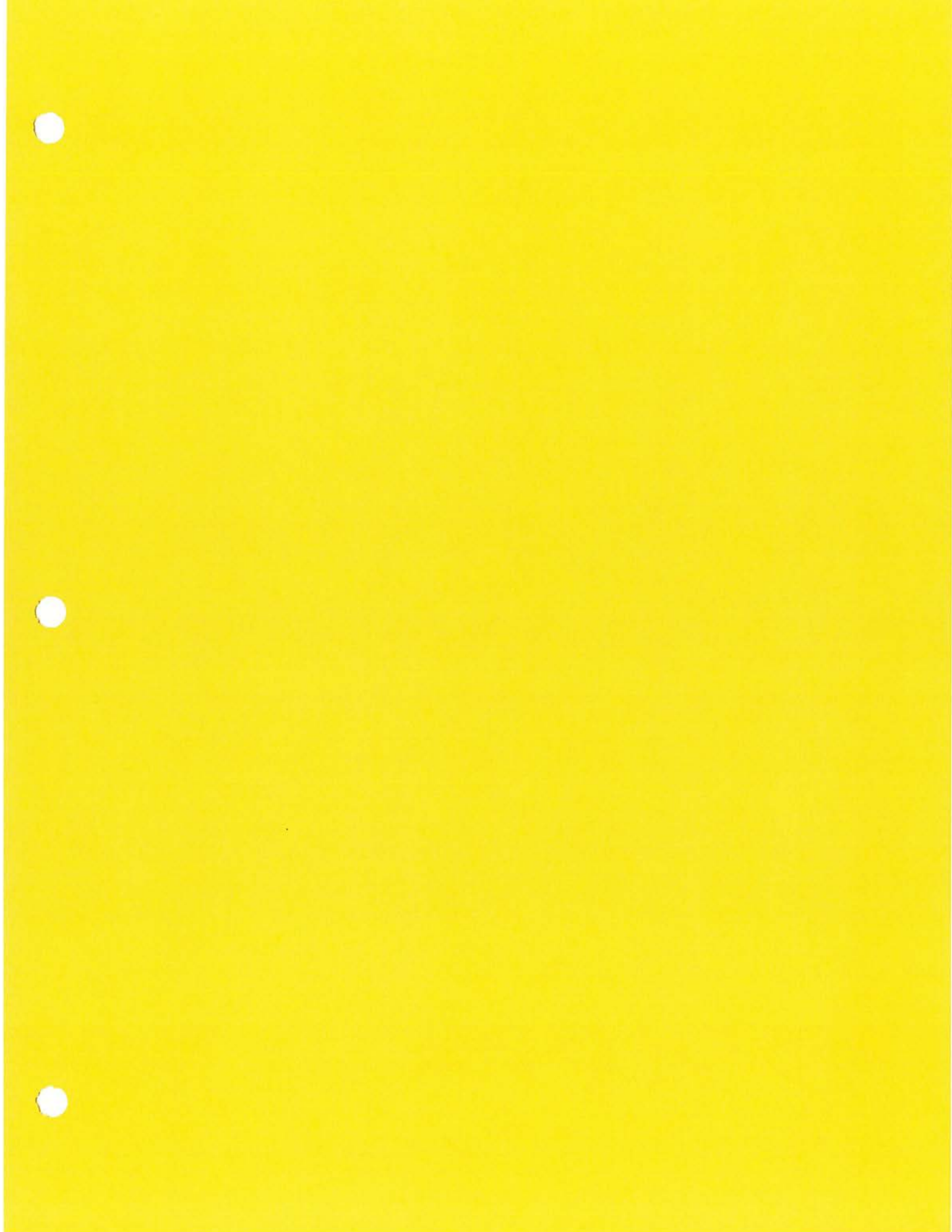
Upon completion of satisfactory due diligence, Central County Community Development Corporation will be required to enter into Operating Agreement with Fund III to memorialize the proposed investment.

We look forward to working with you to develop this important community project.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Robert H. Hutchins", with a long, sweeping underline.

Robert H. Hutchins,
CEO Ellavoz Impact Capital,
Manager of Ellavoz Shared Values Opportunity Fund III, LLC



Potential Development Subsidy Sources

The Project is considering multiple forms of development subsidies:

Broward County Housing Finance	Broward County created a program for the 2024 fiscal year of 25M dollars in gap financing. This program is intended to release a request for application for the 2025 fiscal year granting up to 7M dollars per Project.
Florida Community Loan Fund	Florida Community Loan Fund – The Florida Community Loan Funds provide commercial loans for development of affordable housing. These loans include: Construction Lines of Credit, Term and permanent loans, and refinancing options.
HOME Funds	The program provides formula grants to states and localities that communities use partnership with local nonprofit groups to fund new construction activities for affordable housing for rent or homeownership to low-income individuals.
Housing Opportunities for Persons With AIDS (HOPWA)	The program is a federal program dedicated to the housing needs of people living with HIV/AIDS. HOPWA funds can be used for the construction of new housing units.
Live Local Act	The Act provides numerous advantageous development incentives such as tax exemptions of up to 100%, low interest supplemental loans, and land use and zoning flexibility. The Live Local Act can be used in conjunction with the SAIL Program.
State Apartment Incentive Loan Funds (SAIL)	SAIL Funds are low interest loans provided on a competitive basis through the Florida Housing Finance Corporation.
State Housing Initiatives Partnership (SHIP)	SHIP provides funds to local governments as an incentive to create partnerships for the creation of new affordable housing opportunities. SHIP funds can best help serve very-low-income households (up to 50% AMI) as well as allows for the assistance of up to 140% of AMI households.

Attachment E
Evidence of CHDO and CDFI Status



**DEPARTMENT OF THE TREASURY
COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS FUND
1500 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20220**

July 22, 2020

JC Toussaint
Central County Community Development Corporation
560 NW 27th Ave
Fort Lauderdale, FL 33311

Email: jctoussaint@ulbcfl.org

Re: Notice of CDFI Certification Certification Number: 181CE050718

Dear JC Toussaint,

I am pleased to inform you that the U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) has certified Central County Community Development Corporation as a Community Development Financial Institution (CDFI). This letter officially documents your organization's certification as a CDFI, and it sets forth the terms under which continued and revised certification is granted. Capitalized terms not defined in this letter have the meaning ascribed to them in the CDFI Program regulations at 12 CFR Part 1805.

CDFI certification means that an organization meets the requirements described in the CDFI Program regulations at 12 CFR section 1805.201. These requirements include the following: having a Primary Mission of promoting community development; predominantly serving and maintaining Accountability to eligible Target Markets; being a Financing Entity; providing Development Services; and being neither a government entity nor controlled by a government entity. CDFI certification does not constitute an opinion by the CDFI Fund or the U.S. Department of the Treasury as to the effectiveness or financial viability of an organization, nor does it indicate that the organization will be selected to receive an award from the CDFI Fund.

This CDFI certification is effective as of the date of this letter unless, as a result of a review of the organization by the CDFI Fund, the CDFI Fund, in its sole discretion, provides notification of termination of certification.

CDFI certification does not obligate the CDFI Fund and will not result in an exchange of funds, personnel, property, services, or any kind of financial commitment. Further, the CDFI Fund is not deemed to control the CDFI by reason of CDFI certification, for the purpose of any applicable law, nor does CDFI certification imply that the CDFI is an agent of the Federal government.

Your organization is certified as a CDFI with the Target Market(s) specified in Attachment A to this letter.

Compliance with Certification Requirements

In order for your organization to maintain its CDFI certification, your organization must continuously meet CDFI certification standards.

Thus, pursuant to 12 CFR section 1805.201(c), your organization must submit an Annual Certification Report (AnCer Report) at the time and manner proscribed by the CDFI Fund, along with such additional information as may be required to demonstrate its continued compliance with CDFI certification requirements.

Your organization's CDFI certification status will be reviewed annually or as deemed appropriate by the CDFI Fund, to ensure that it meets the certification criteria in effect at the time of review. At the CDFI Fund's sole discretion, the CDFI Fund may provide an opportunity to cure deficiencies prior to issuing a notice of termination of certification to your organization. Please note that from time to time, the CDFI Fund may revise its guidance for CDFI certification. Such changes may have the potential to impact your organization's annual reporting and ongoing certification status. The CDFI Fund will provide notice of changes to guidance via its website and/or direct notices. Your organization is strongly encouraged to monitor your e-mail boxes for such notices, to subscribe for email updates from the CDFI Fund, and to check the CDFI Fund website to monitor any changes to the CDFI Program regulations which may affect certification. Regulatory changes will be published in the Federal Register and on the CDFI Fund website.

If you have questions concerning this letter and your organization's CDFI certification, please contact the CCME Help Desk at (202) 653-0423 or ccme@cdfi.treas.gov.

The CDFI Fund looks forward to continuing to work with and support your organization.

Sincerely,



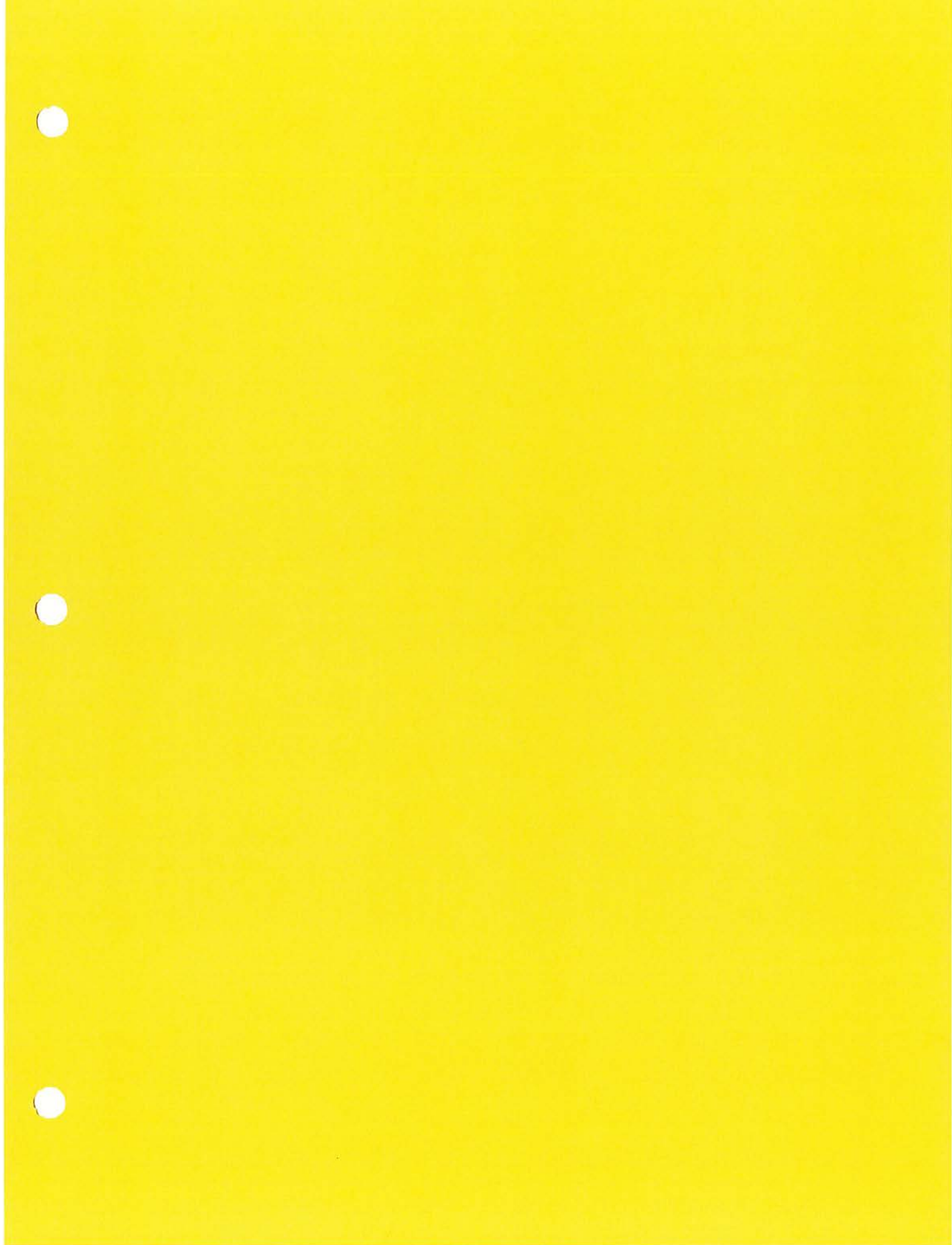
Tanya L. McInnis
Program Manager
Office of Certification, Compliance Monitoring and Evaluation

Attachment A: Target Market for CDFI Certification

Attachment A

Target Market for CDFI Certification: Central County Community Development Corporation
Certification Number: 181CE050718

Name of Target Market (per submitted electronic map(s))	Describe Target Market
OTP-CDFI in New York	An Other Targeted Population - Certified CDFIs in New York
CCCDC Service Area	An Other Targeted Population - African American in Broward, Miami-Dade and Palm Beach counties in Florida



September 13, 2024

Courtnee Biscardi, Executive Vice President
Central County Community Development Corporation
560 NW 27th Avenue
FT. Lauderdale, FL 33311

RE: Community Housing Development Organizations (CHDO)
Service Area: Broward County

Dear Ms. Biscardi:

In response to your letter regarding the CHDO status of Central County Community Development Corporation, Florida Housing Finance Corporation (Florida Housing) is pleased to certify your organization as a Community Housing Development Organization (CHDO). This certification will expire September 30, 2025. Florida Housing will send a notice annually to request updated information as required to monitor compliance with CHDO eligibility.

This notice does not guarantee approval for funding but precertifies the CHDO prior to application. If your CHDO applies for Florida Housing HOME funds, an updated CHDO Checklist will be required at the time of application. Florida Housing appreciates your efforts to provide affordable housing. If you have any questions, please feel free to contact me at (850) 488-4197.

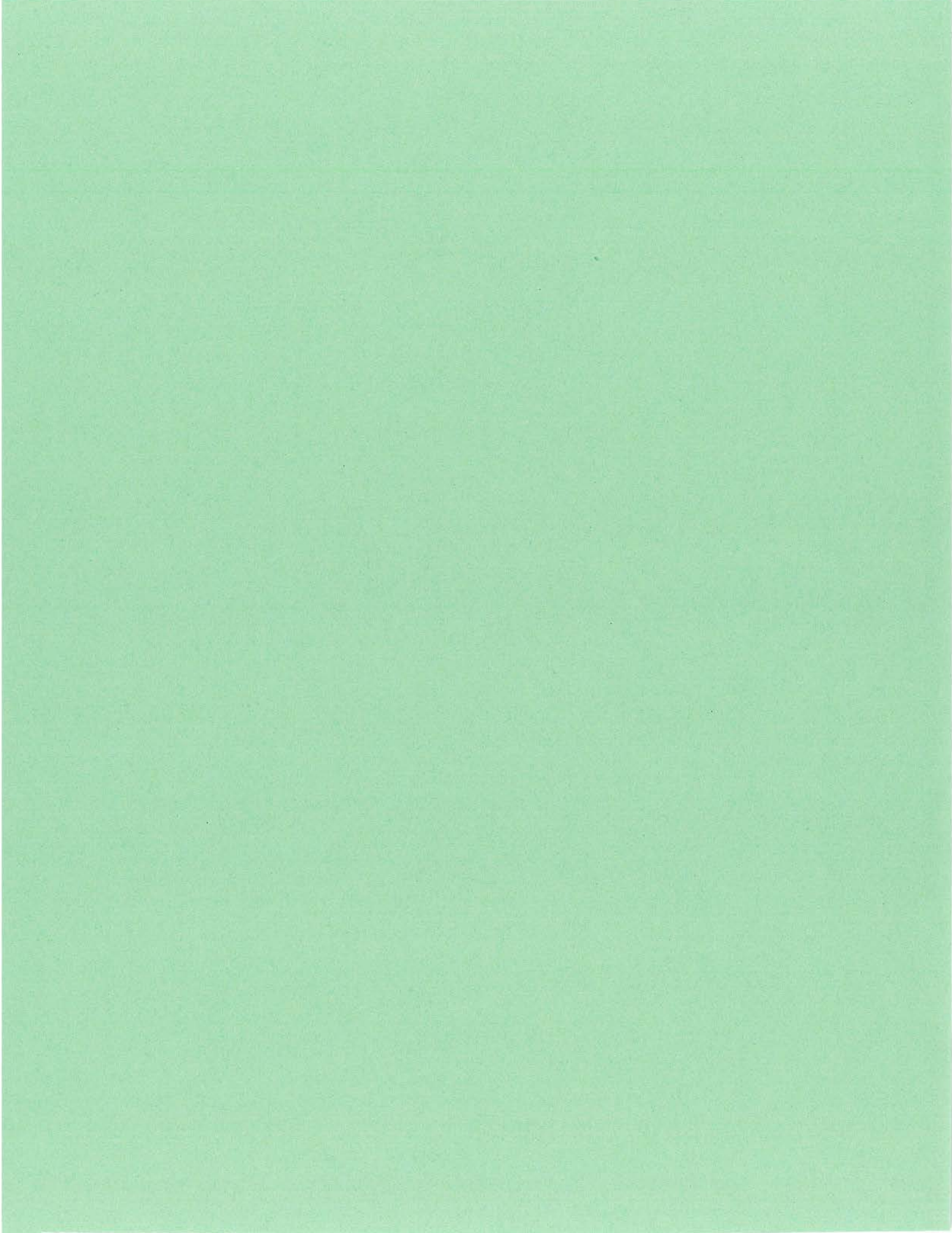
Sincerely,



David Woodward
Federal Loan Program Administrator

Ron DeSantis, Governor

Board of Directors: Ryan Benson, Chair • Sandra Einhorn, Vice Chair
Larry Cretul • Justin Domer • Mario Facella • David Hall • Olivia Hoblit • Jody Hudgins • Ron Lieberman • Daniel Martell • Dev Mahwani



THE LEGACY VILLAGE

NW 22ND ROAD, FORT LAUDERDALE, FL 33311

JANUARY 6, 2025



OVERALL AERIAL PLAN
NOT TO SCALE

Design2Form

THE LEGACY VILLAGE
NW 22ND ROAD, FORT LAUDERDALE, FL 33311

JANUARY 6, 2025



STREET VIEW - CONCEPTUAL 3D RENDER
NOT TO SCALE

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY LIVING - RESIDENTIAL BUILDING #1 800 NW 22ND RD & 808 NW 24TH AVE, FORT LAUDERDALE, FL 33311

LEGEND

	COMMERCIAL		BUILDING CIRCULATION		2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)		MEDICAL OFFICES
	ANCILLARY & SUPPORT SPACES		1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)		TERRACE		AMENITY SPACE

SUMMARY

RESIDENTIAL:
APARTMENTS (2ND TO 4TH FLOOR):
1-BEDROOM UNITS: 21 TOTAL (36.75 SPC. REQ.)
2-BEDROOMS UNITS: 6 TOTAL (12 SPC. REQ.)
TOTAL APARTMENT UNITS = 27
TOTAL PARKING REQUIRED: 49 SPACES
TOTAL PARKING PROVIDED: 27 SPACES

NOTE: PARKING CALCULATIONS BASED ON REGULAR MARKET-RATE UNITS. AFFORDABLE HOUSING, BIKE RACK REDUCTIONS AND OTHER POSSIBLE REDUCTIONS ARE NOT YET COUNTED.

NW 8TH CT



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CONCEPTUAL MASSING SITE PLAN / 1ST FLOOR PLAN
SCALE: 1/32" = 1'-0"

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY LIVING - RESIDENTIAL BUILDING #1 800 NW 22ND RD & 808 NW 24TH AVE, FORT LAUDERDALE, FL 33311

LEGEND

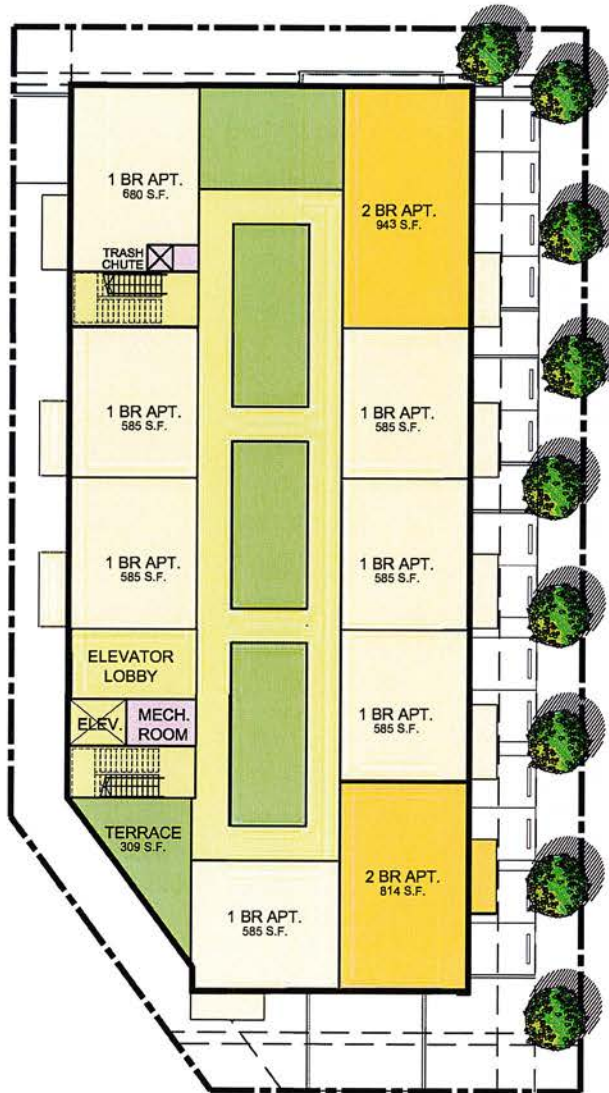
	COMMERCIAL		BUILDING CIRCULATION		2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)		MEDICAL OFFICES
	ANCILLARY & SUPPORT SPACES		1-BEDROOM UNITS 585 SF (TYPICAL UNIT SIZE)		TERRACE		AMENITY SPACE

SUMMARY

RESIDENTIAL:
APARTMENTS (2ND TO 4TH FLOOR):
1-BEDROOM UNITS: 21 TOTAL (36.75 SPC REQ.)
2-BEDROOMS UNITS: 6 TOTAL (12 SPC REQ.)

NOTE: PARKING CALCULATIONS BASED ON REGULAR MARKET-RATE UNITS. AFFORDABLE HOUSING, BIKE RACK REDUCTIONS AND OTHER POSSIBLE REDUCTIONS ARE NOT YET COUNTED.

TOTAL APARTMENT UNITS = 27
TOTAL PARKING REQUIRED: 49 SPACES
TOTAL PARKING PROVIDED: 27 SPACES



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CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/32" = 1'-0"

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY LIVING - RESIDENTIAL BUILDING #1 800 NW 22ND RD & 808 NW 24TH AVE, FORT LAUDERDALE, FL 33311

LEGEND

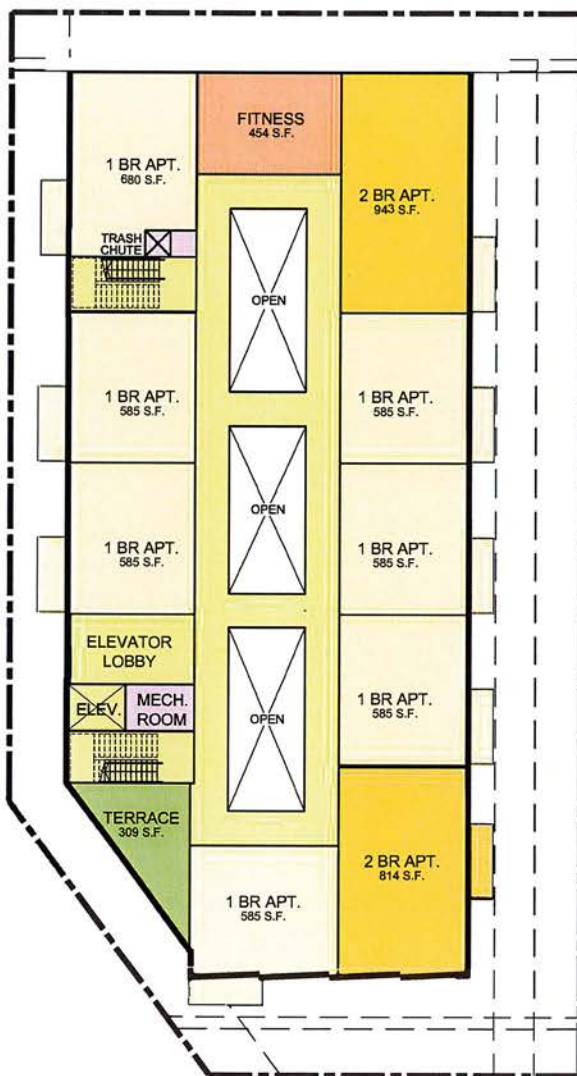
COMMERCIAL	BUILDING CIRCULATION	2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	MEDICAL OFFICES
ANCILLARY & SUPPORT SPACES	1-BEDROOM UNITS 585 SF (TYPICAL UNIT SIZE)	TERRACE	AMENITY SPACE

SUMMARY

RESIDENTIAL:
APARTMENTS (2ND TO 4TH FLOOR):
1-BEDROOM UNITS: 21 TOTAL (36.75 SPC
REQ.)
2-BEDROOMS UNITS: 6 TOTAL (12 SPC.
REQ.)

NOTE: PARKING CALCULATIONS
BASED ON REGULAR MARKET-RATE
UNITS. AFFORDABLE HOUSING, BIKE
RACK REDUCTIONS AND OTHER
POSSIBLE REDUCTIONS ARE NOT
YET COUNTED.

TOTAL APARTMENT UNITS = 27
TOTAL PARKING REQUIRED: 49 SPACES
TOTAL PARKING PROVIDED: 27 SPACES



CONCEPTUAL 4TH FLOOR PLAN
SCALE: 1/32" = 1'-0"

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY LIVING - RESIDENTIAL BUILDING #1
800 NW 22ND RD & 808 NW 24TH AVE, FORT LAUDERDALE, FL 33311



CONCEPTUAL 3D RENDER
NOT TO SCALE

THE LEGACY VILLAGE

JANUARY 6, 2025









LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE 708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

SUMMARY
MEDICAL OFFICES:
 1ST FLOOR: 6,700 S.F.
 2ND & 3RD FLOOR: 1,726 S.F.
 TOTAL MEDICAL FLOOR AREA = 8,426 S.F.
 DIV BY 250 = 34 PKG. SPACES REQ.

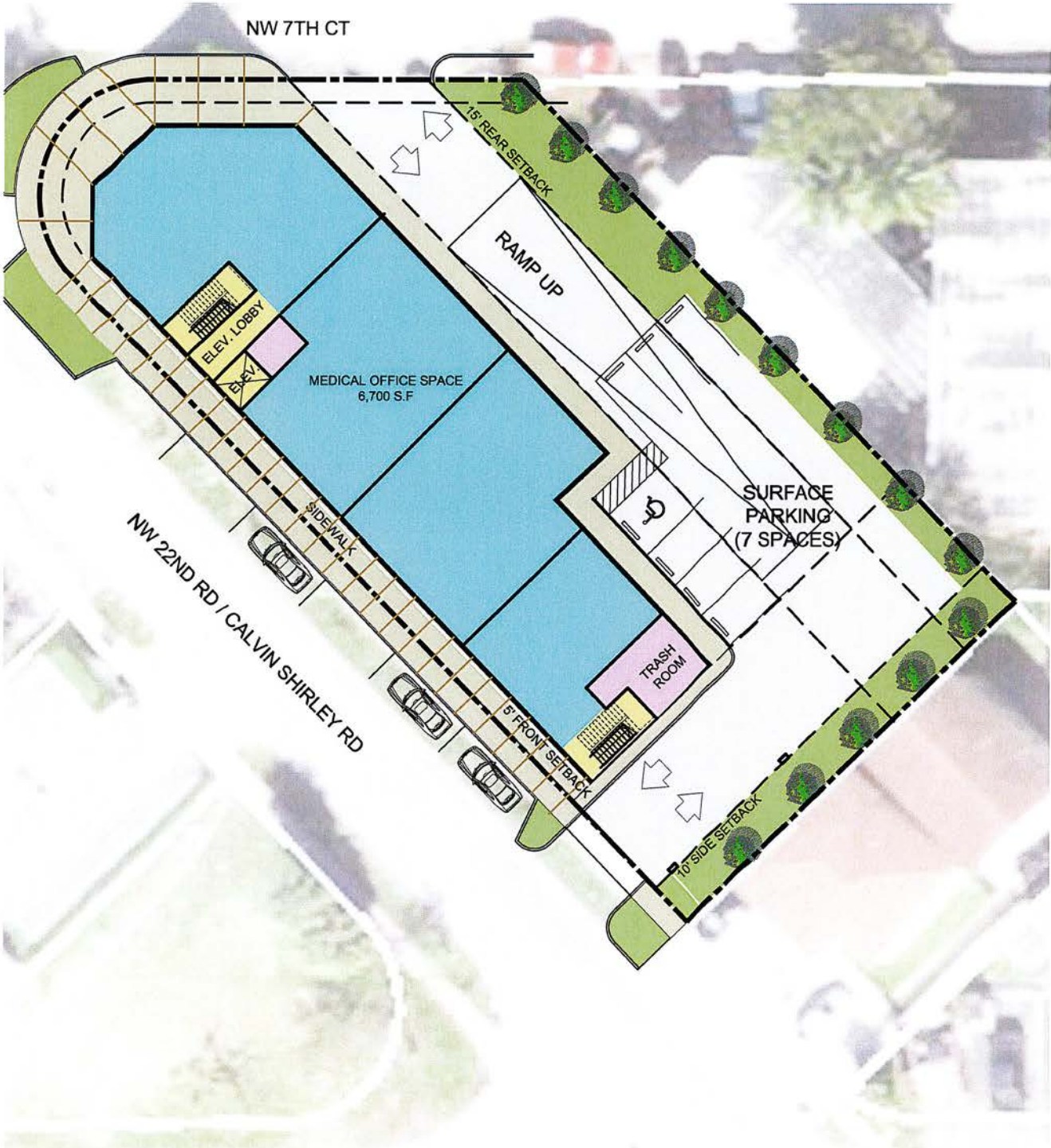
RESIDENTIAL:
APARTMENTS (4TH TO 6TH FLOOR):
 STUDIO UNITS: 7 TOTAL (12.25 SPC. REQ.)
 1-BEDROOM UNITS: 16 TOTAL (28 SPC. REQ.)
 2-BEDROOMS UNITS: 11 TOTAL (22 SPC. REQ.)

TOTAL APARTMENT UNITS = 34
 TOTAL PARKING REQUIRED: 97 SPACES
 TOTAL PARKING PROVIDED: 63 SPACES

LEGEND

 COMMERCIAL	 BUILDING CIRCULATION	 2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	 MEDICAL OFFICES
 ANCILLARY & SUPPORT SPACES	 1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)	 TERRACE	 AMENITY SPACE

NOTE: PARKING CALCULATIONS BASED ON REGULAR MARKET-RATE UNITS. AFFORDABLE HOUSING, BIKE RACK REDUCTIONS AND OTHER POSSIBLE REDUCTIONS ARE NOT YET COUNTED.











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THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE 708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

LEGEND

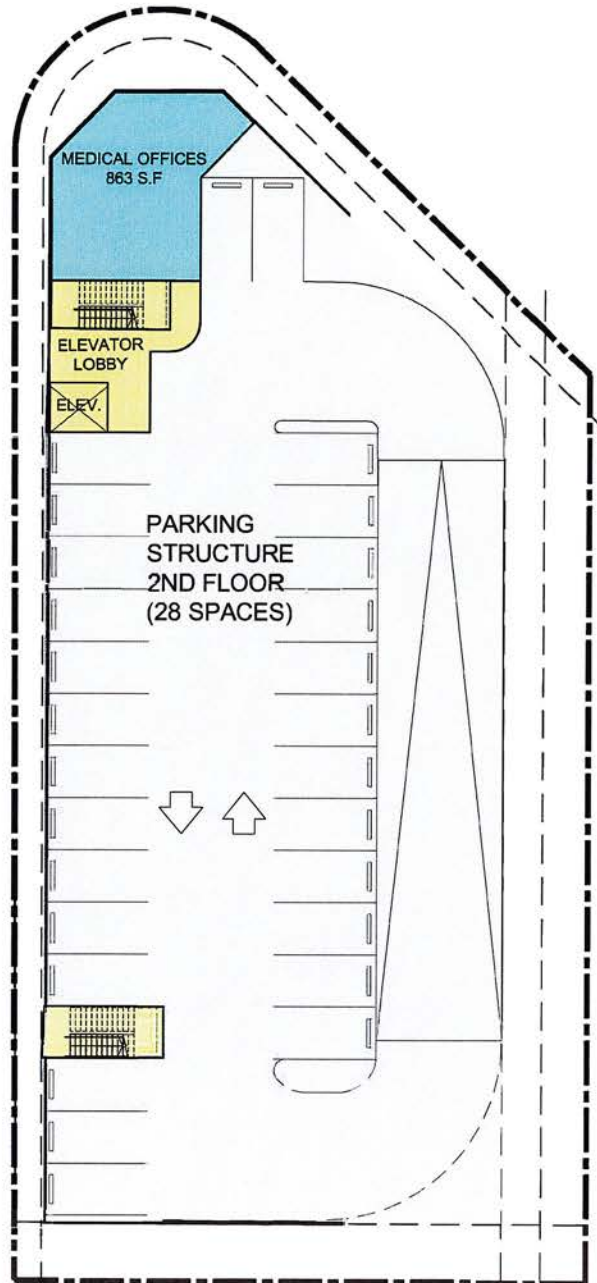
 COMMERCIAL	 BUILDING CIRCULATION	 2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	 MEDICAL OFFICES
 ANCILLARY & SUPPORT SPACES	 1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)	 TERRACE	 AMENITY SPACE

NOTE:
PARKING CALCULATIONS
BASED ON REGULAR
MARKET-RATE UNITS.
AFFORDABLE HOUSING, BIKE
RACK REDUCTIONS AND
OTHER POSSIBLE REDUCTIONS
ARE NOT YET COUNTED.


SUMMARY
MEDICAL OFFICES:
1ST FLOOR: 6,700 S.F.
2ND & 3RD FLOOR: 1,726 S.F.
TOTAL MEDICAL FLOOR AREA = 8,426 S.F.
DIV BY 250 = 34 PKG. SPACES REQ.

RESIDENTIAL:
APARTMENTS (4TH TO 6TH FLOOR):
STUDIO UNITS: 7 TOTAL (12.25 SPC. REQ.)
1-BEDROOM UNITS: 16 TOTAL (28 SPC. REQ.)
2-BEDROOMS UNITS: 11 TOTAL (22 SPC. REQ.)

TOTAL APARTMENT UNITS = 34
TOTAL PARKING REQUIRED: 97 SPACES
TOTAL PARKING PROVIDED: 63 SPACES



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 CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/32" = 1'-0"

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE 708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

LEGEND

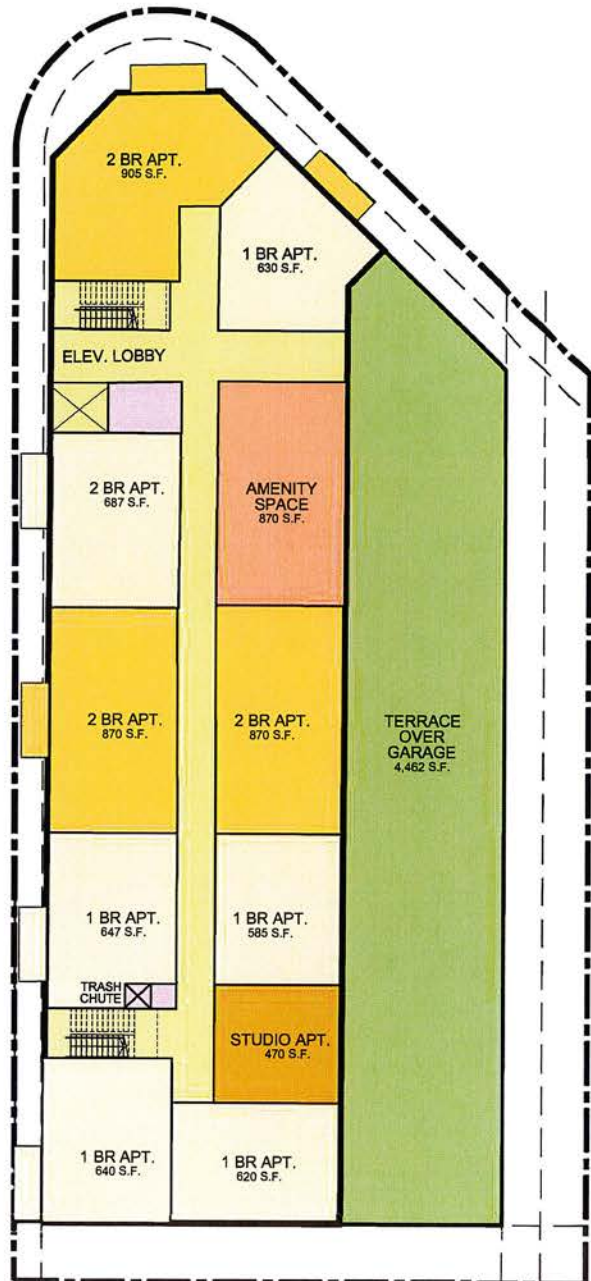
	COMMERCIAL		BUILDING CIRCULATION		2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)		MEDICAL OFFICES
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 CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/32" = 1'-0"

LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE 708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

LEGEND

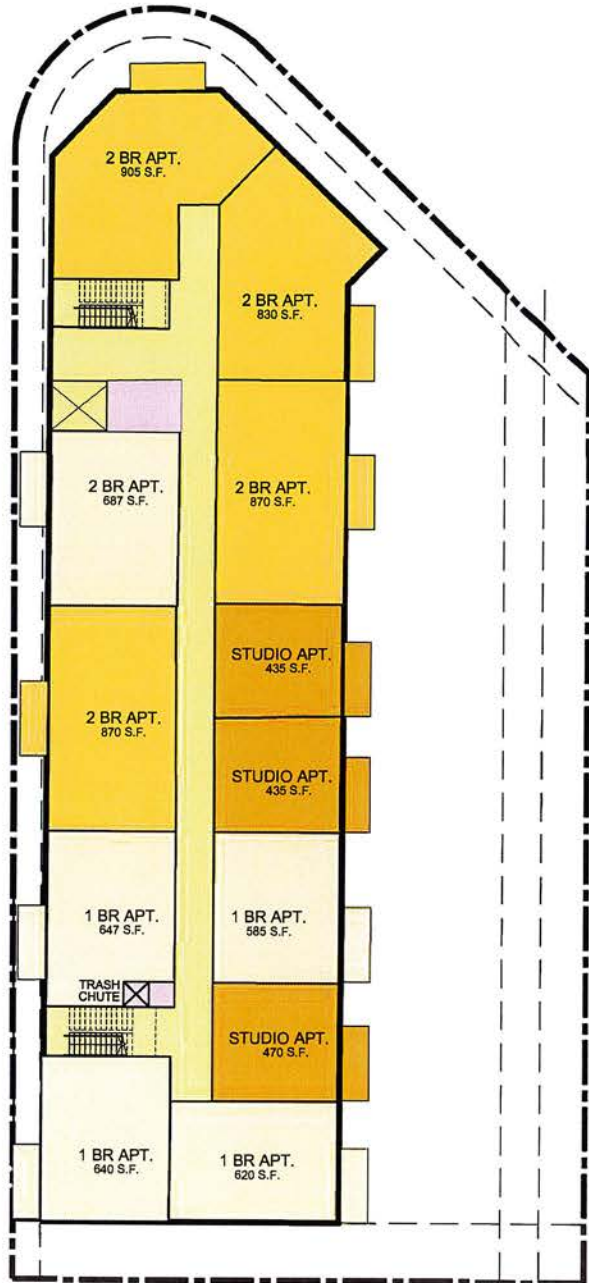
	COMMERCIAL		BUILDING CIRCULATION		2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)		MEDICAL OFFICES
	ANCILLARY & SUPPORT SPACES		1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)		TERRACE		AMENITY SPACE

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THE LEGACY VILLAGE
LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE
708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

JANUARY 8, 2025



CONCEPTUAL 3D RENDER
NOT TO SCALE



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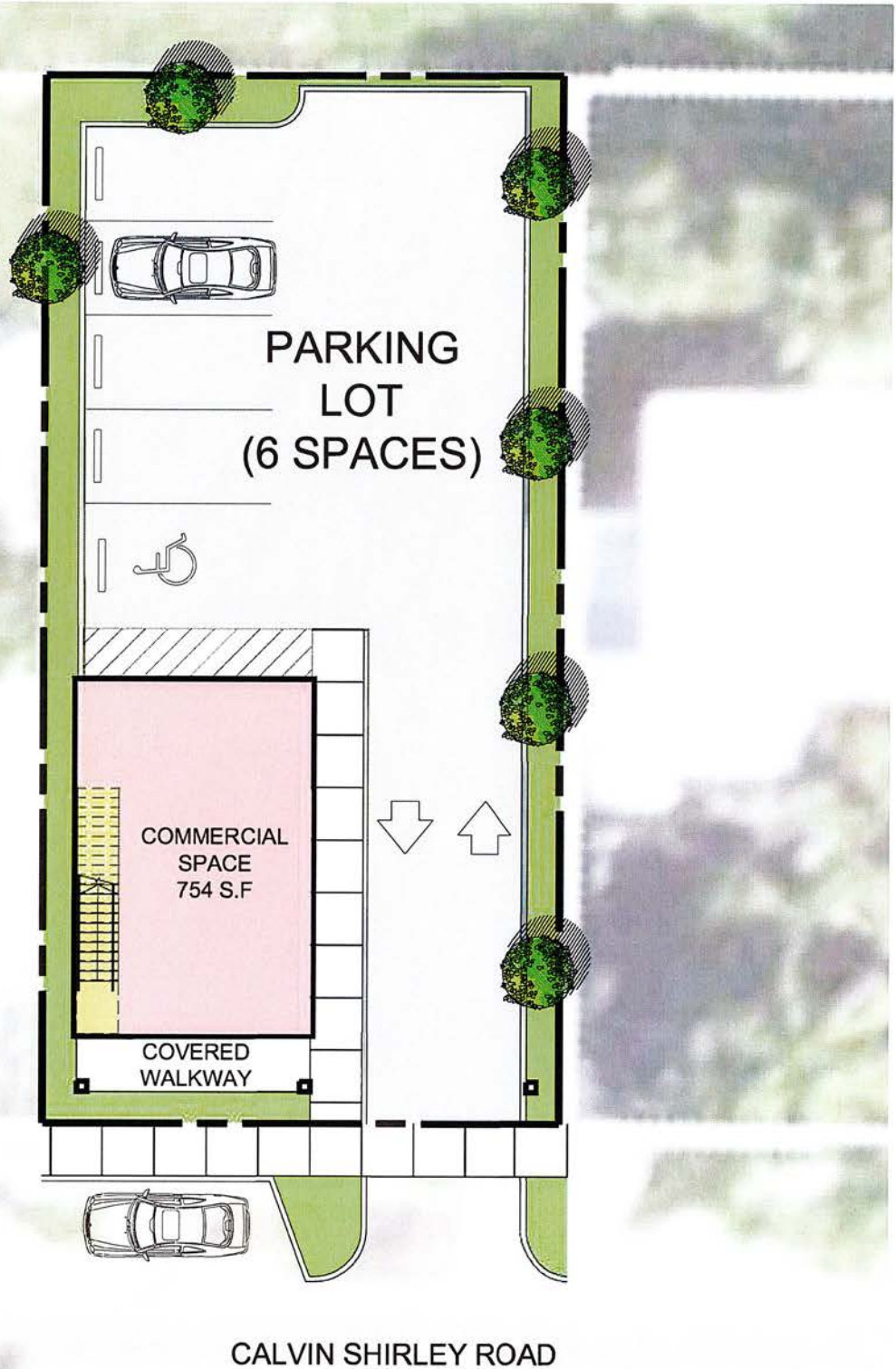
THE LEGACY VILLAGE

JANUARY 2, 2025

LIVE / WORK UNITS
660 & 744 NW 22 ROAD FORT LAUDERDALE, FL 33311

LEGEND

- | | | | | | |
|---|------------|---|---|---|-------------|
|  | COMMERCIAL |  | BUILDING CIRCULATION |  | PARKING LOT |
|  | BALCONY |  | 3-BEDROOM UNITS
1,300 SF (TYPICAL UNIT SIZE) |  | LANDSCAPING |



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CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

THE LEGACY VILLAGE

JANUARY 6, 2025

LIVE / WORK UNITS
660 & 744 NW 22 ROAD FORT LAUDERDALE, FL 33311

LEGEND

	COMMERCIAL		BUILDING CIRCULATION		PARKING LOT
	BALCONY		3-BEDROOM UNITS 1,300 SF (TYPICAL UNIT SIZE)		LANDSCAPING



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CONCEPTUAL 2ND & 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"

THE LEGACY VILLAGE

JANUARY 6, 2025

LIVE / WORK UNITS
660 & 744 NW 22 ROAD FORT LAUDERDALE, FL 33311



CONCEPTUAL 3D RENDER
NOT TO SCALE

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THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY HEALTHY MARKET & URBAN GARDEN (FUTURE / NON-CRA OWNED)
738 NW 22ND RD, FORT LAUDERDALE, FL 33311



CONCEPTUAL 3D RENDER
NOT TO SCALE

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