

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

**May 13, 2025 - 3:00 PM**

**Location: CRA Office – 914 Sistrunk Boulevard Suite 200**

**Fort Lauderdale, Fl. 33311**

**Conference Room – 2<sup>nd</sup> Floor**

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- |       |   |                                       |
|-------|---|---------------------------------------|
| i.    | Call to Order/Roll Call<br>Quorum   | Rhoda Glasco F.<br>Chair              |
| ii.   | Approval of Minutes<br>- 03/11/2025 Minutes   | NPF CRA Board                         |
| iii.  | Project Funding Update  | Vanessa Martin<br>CRA Business Martin |
| iv.   | Funding for Funding Increase – V & R Family Enterprises,<br>Corp. – Buildout of a Mixed-Used Development<br>1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311<br>\$375,000 – CRA Property and Business Improvement Program | Eleni Ward<br>CRA Staff               |
| v.    | Request for Funding Increase – Regal Development Buildout<br>of Neighborhood Unisex Barbershop<br>733 Sistrunk Boulevard, Fort Lauderdale, FL 33311<br>\$195,000 – CRA Property and Business Improvement Program            | Eleni Ward<br>CRA Staff               |
| vi.   | Old/New Business  | Rhoda Glasco F.<br>Chair              |
| vii.  | Public Comments   | Rhoda Glasco F.<br>Chair              |
| viii. | Adjournment   | Rhoda Glasco F.<br>Chair              |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, June 10, 2024.**

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**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.*

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance June 2024-May 2025</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	7	1
Jinny Bissainthe [arrived 3:14]	P	6	2
Sonya Burrows	P	8	0
Kenneth Calhoun	P	8	0
Lisa Crawford [arrived 3:09]	P	6	2
Noel Edwards	P	5	3
Marion Howard [arrived 3:09]	P	1	0
Christopher Murphy	P	6	2
Alfredo Olvera	P	6	2
John Quailey, Vice Chair	P	8	0
Brian Stafford	P	3	0

**Currently there are 11 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  
 Bob Wojcik, Housing and Economic Development Manager  
 Eleni Ward Jankovic, Housing and Economic Development Manager  
 Jonelle Adderley, CRA Project Coordinator  
 Corey Ritchey, CRA Project Manager  
 Tania Bailey-Watson, CRA Senior Administrative Assistant  
 J. Opperlee, Prototype Inc. Recording Secretary

**Others**

Burnadette Norris-Weeks, Right Consulting LLC  
 Kurt Petgrave, architect, KAP Architecture  
 Dr. Germain Smith-Baugh, CEO of the Urban League  
 Jasmine Shirley,

**Communication to the CRA Board of Commissioners**

None

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

Chair Foderingham

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

**II. Approval of Minutes**

NPF CRA Board

- January 14, 2025 Minutes

**Motion** made by Mr. Edwards, seconded by Mr. Murphy to approve the Board's January 14, 2025 minutes. In a voice vote, motion passed unanimously.

**III. Project Funding Update**

Vanessa Martin,  
Business Manager

Ms. Martin said there had been no major changes: 43% of projects had been completed and 57 % were in progress.

**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

Mr. Wojcik said the request was for a \$1 million Development Incentive Program forgivable loan. The project would consist of a three-story building with: parking and commercial/retail space for use by residential tenants on the first floor, three one-bedroom/one-bath rental apartments, residential amenity space and additional commercial/retail space for use by residential tenants on the second, and four rental apartments consisting of two one-bedroom/one bath and two two-bedroom/two bath apartments and residential amenity space on the third floor.

Mr. Wojcik explained that two of the five one-bedroom units would be affordable at 50% AMI, renting for approximately \$989 per month and the remaining three one-bedroom units would be affordable at 80% AMI, renting for approximately \$1,583/month. The two two-bedroom units were projected to rent at 80% AMI for approximately \$1,901/month. The approximately 2,500 square feet of commercial space would be rented to building residents at a discounted rate of \$11 per square feet plus CAM (Common Area Maintenance).

Mr. Wojcik stated 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.

Mr. Wojcik stated 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 would be demolished. He reported the property was without debt. The site is zoned Northwest Regional Activity Center Mixed Use West (NW RAC MUW).

Mr. Wojcik informed the Board that the developer's business plan stated its mission was to "provide high quality housing for residents with small businesses desiring on-site working spaces." The target market was individuals such as freelancers, remote workers and entrepreneurs, including artists who were small business owners desiring to live and work in northwest Fort Lauderdale. The modern, attractive building was designed by KAP Architecture. This would be the western most project to be developed and funded by the CRA on Sistrunk Boulevard to date, and was across from the Sweeting Estates community, two blocks east of Delevoe Park and the African American Library and Research Center. It was a short distance down NW 27th Ave, to Broward Boulevard, Riverbend Marketplace Shopping Center and 1-95.

Mr. Wojcik stated the developer, Right Consulting LLC, was headed by attorney Burnadette Norris-Weeks, former president of the Sweeting Estates Civics Association. She also resided in that community and was one of the first homebuyers there. He said Right Consulting was 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, which provided meeting and flex workspace. Ms. Weeks also started the Women of Color Empowerment Institute, Inc in 2014, a 501(c)(3) non-profit organization assisting women entrepreneurs and supporting 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.

Mr. Wojcik said the CRA's Development Incentive Loan represented 21% of the total project investment, estimated at \$4.7 million and the CRA funding would be applied to project construction hard costs. Mr. Wojcik recommended the Board approve a motion to recommend approval of the \$1 million Development Incentive Program forgivable loan to Right Consulting LLC for the Nexus Live/Work Mixed-Used Development.

Burnadette Norris-Weeks stated they were invested in this community and this was one of several businesses she owned in the area. She stated one must really have a heart to develop affordable housing. She said they were investing a substantial amount of their own funds in this project.

Mr. Howard and Ms. Crawford arrived at 3:09.

Mr. Calhoun was concerned that additional funding could be needed in the future and the CRA would not be in a position to provide it. Ms. Norris-Weeks said she had a history of finished projects and that should speak for itself.

Chair Foderingham asked about parking and Kurt Petgrave, Architect, said based on the guidelines, there was an exemption for up to 2,500 square feet of the commercial space. The project met or exceed the residential requirements with 13 spaces.

**Motion** by Ms. Burrows, seconded by Mr. Quaily, to approve staff's recommendation. In a voice vote, motion passed 10-0.

Ms. Bissainthe arrived at 3:14.

**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

Mr. Wojcik said the request was to allow a developer to purchase and develop property. He said the CRA had owned these properties for some time. The properties consisted of four varying-size parcels along a four-block area encompassing 9 vacant lots. Parcel 1 was approximately 5,003 square feet; Parcel 3 was approximately 5,004 square feet; Parcel 2 was approximately 15,312 square feet and Parcel 4 was approximately 17,036 square feet. The parcels are zoned a combination of Community Business (CB) and RMM 25 — Residential Multi-family and have an appraised value of \$827,380. Mr. Wojcik acknowledged the area was “a little rough” with some other vacant properties, as well as some long-time businesses.

Mr. Wojcik reported that on January 6, 2025, two proposals were received. The first was 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. The second proposal was from 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, Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager, and Eleni Ward-Jankovic, CRA Housing and Economic Development Manager. The Evaluation Committee's overwhelming superior proposer was Central County Community Development Corporation and their Legacy Village Project.

Mr. Wojcik stated the Central County Community Development Corporation was 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 allowed them to leverage private capital investments as well as state and federal funds. Broward County Minority Builders Coalition is a 501(c)(3) nonprofit corporation and the architect was Design2Form, an award winning African American architectural firm. They were proposing a total of 64 affordable apartment housing units, scattered over the four parcels consisting of 60 one-bedroom and two-bedroom units and four three-bedroom live/work units. The live/work units would be constructed on Parcels 1 and 3 in three-story buildings, each with 754 Square feet of ground floor commercial space. The 60 one and two-bedroom units would be constructed on Parcels 2 and 4.

Mr. Wojcik said Parcel 2 would have a six-story building with balconies, structured parking, 34 affordable apartment units and an 8,000 square foot wellness center on the first floor. Parcel 4 would have a four-story building with balconies, structured parking and a central atrium with 26 affordable apartment units and first floor amenity space. He stated 11 units would be affordable at 50% AMI, 14 units would be affordable at 60% AMI, and 35 units would be affordable at 80% AMI. The developer was also working with two long-time, major stakeholders on this corridor, including Carmen Shirley, whose family operated a medical family practice at 720 NW 22<sup>nd</sup> Road (Calvin H Shirley Road) and Scurry Funeral Home at 738 NW 22<sup>nd</sup> Road. They had provided letters of support for the Developer in the re-imaging and integrating of their properties in the redevelopment plans, including a future healthy market with a rooftop community urban garden. The developer was requesting donation of the CRA Property and was not seeking any CRA funding assistance for the \$ 20.88 million project. Mr. Wojcik informed the Board that on March 5, 2025, the second ranked proposer, Shumer Capital Corporation, had contacted the CRA and withdrew their Proposal from consideration along with giving their support to the Central County Community Development Corporation.

Mr. Wojcik recommended the Board approve a motion to recommend acceptance of the ranking of the CRA Evaluation Committee and to recommend a contract be negotiated with Central County Community Development Corporation for the Legacy Village project.

Ms. Bissainthe asked the criteria the Evaluation Committee had used. Mr. Wojcik stated there were three criteria, each representing 33%: 1. The proposer's project 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. The proposer demonstrates quality construction, materials and features of the structure and site, and 3. The proposer demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.

Ms. Burrows said it was good to see a project like this with people from the community in this community.

Dr. Germain Smith-Baugh, CEO of the Urban League, introduced Jasmine Shirley, Dr. Shirley's daughter, who had been the nexus for the idea.

Chair Foderingham asked if the City had any criteria for donating property. Mr. Woods stated there was none. Mr. Wojcik confirmed the developer would pay \$10 per parcel. Chair Foderingham stated this applicant deserved the donation.

**Motion** by Ms. Olvera, seconded by Ms. Burrows, to approve staff's recommendation. In a voice vote, motion passed 11-0.

Mr. Woods said the City Commission would hear this by the first meeting in May.

### **CRA Update**

Mr. Woods recalled the proposal to continue the CRA for an additional 10 years with no more County TIFF contribution and with 50% of the City's contribution to the TIFF. The County was supposed to provide guidance regarding whether a Finding of Necessity was needed or just a restated and amended Redevelopment Plan. They were ready to perform the Finding of Necessity, if needed. Two weeks ago, he had been informed of pending bills in the Florida House to terminate CRAs as early as July 2025. These bills would require any CRA in existence as of July 1, 2025 to terminate at the expiration of its charter or by September 30, 2045. Mr. Woods reported that if the CRA had not effectuated the extension agreement with the County and City, the CRA would terminate in November 2025. There was also a prohibition on initiating new projects or debt as of October 1, 2025. Any outstanding bonds as of July 1, 2025 may continue operations until those bonds matured with a final closure deadline of September 30, 2045. Mr. Woods pointed out that the existing 2019 amendment sunsetted all CRAs by 2039, so this was contradictory to that amendment.

Chair Foderingham asked if the Board should make a recommendation to the City Commission to ask them to make this a priority for the City's lobbyist. Mr. Woods stated there was already an effort at the FRA to combat this. He recalled that with the last amendment, suggestions and changes had been made to the original bill and he hoped the same could be done now. Chair Foderingham stated the City needed to formally extend the CRA as soon as possible.

Mr. Woods reported this bill had not been heard yet. Mr. Howard noted that 150 local governments in Florida had CRAs.

Mr. Woods said no rationale had been provided for the new bills. He noted that traditionally, there was a conservative reluctance to incentivizing development with government funds. He recalled the State funding that was once available to attract film and entertainment production to Florida that had been pulled.

Chair Foderingham recommended Board members contact their State representatives and senators. She said she would be interested in their staff analysis. Mr. Woods said he

wanted to get the consultant moving as quickly as possible to get this on the City and County agendas.

**VI. Old/New Business**

None

**VII. Public Comments**

None

**VIII. 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 – April 8, 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.*

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**MEMORANDUM**

DATE: May 13, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

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

SUBJECT: Request for Second Funding Increase – V&R Family Enterprises, Corp.  
Buildout of Mixed-Use Development  
1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311  
\$375,000 CRA Property and Business Improvement Program

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**REQUEST FOR FUNDING INCREASE**

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA) received a request for a second funding increase from V&R Family Enterprises, Corp. for the build-out of an existing two-story building located at 1227 Sistrunk Boulevard. The project will include a community event hall on the ground floor and five affordable housing units on the second floor. The requested second forgivable loan increase in the amount of \$375,000.00 will come from the CRA's Property and Business Improvement Program ("PBIP"). The CRA forgivable loan will be secured by a five-year first mortgage on the property.

A copy of the Location Map; Broward County Property Appraiser Information; Updated Project Cost and Funding Breakdown; and Architectural Plans of the proposed development are attached as Exhibits 1 through 4.

**BACKGROUND**

On September 3, 2020, V & R Family Enterprises, Corp. ("Applicant") was awarded a forgivable loan in the amount of \$225,000.00 from the PBIP program, and \$125,000 from the Commercial Façade Improvement Program. The total initial forgivable loan in the amount of \$350,000.00 was granted for the renovation, modernization and build-out of their existing building located at 1227 Sistrunk Boulevard, Fort Lauderdale, Florida 33311 (the "Property") to create a transformative mixed-use development contributing to housing access and community engagement. Initially, the total project cost was estimated at

\$735,755.00. The original CRA contribution represented approximately 47% of the total project cost, with the applicant carrying the remaining 53%.

Since the initial approval, the cost of construction, materials, and equipment had significantly increased, partially due to the pandemic and its aftermath and due to general delays and material increases in the construction industry. On November 7, 2023, the applicant was granted a forgivable loan increase in the amount of \$400,000 for these unforeseen construction costs. At that time, the total project cost was estimated at \$1,100,000.00, and the CRA's total contribution to this project of \$750,000.00 represented 67% of the total project cost. The Applicant's own contribution of \$369,268.00 comprised the remaining 33%.

Despite effective use of the total approved \$750,000.00 to date, unforeseen construction challenges have necessitated an additional funding request to complete this vital project. Roofing issues and structural deficiencies in the old building required extensive repairs beyond the original scope. Now that the demolition is complete and the building is under construction, it became apparent that structural changes were necessary due to the building's age and poor condition. These change orders include the following:

- The original building walls, made of 4-inch concrete masonry blocks (CMUs), have been strengthened with metal framing to improve structural stability.
- The exterior soffit was demolished and rebuilt to align with the updated exterior walls.
- The main roof required demolition and reconstruction due to improper installation by the owner's roofer, who did not follow the approved drawings.
- The rear wall lacked reinforcing steel within the CMU structure. To correct this, the structural engineer directed the installation of vertical steel reinforcement and the complete re-grouting of the wall.
- Additionally, the structural engineer mandated the construction of an extra curb on the rear block wall to support the roof joist.
- The steel contractor needed to adjust the steel joist seat from 10 inches to 12 inches to ensure the steel joist could securely rest on the angle supports.

A complete listing of the proposed changes is attached as **Exhibit 3**. These changes and additions will ensure the safety, longevity, and functionality of the building.

The applicant is now asking for a second and final funding increase in the amount of \$375,000.00 from the Property and Business Improvement Incentive Program (PBIP). The new total project cost is estimated at \$1,494,268.00, and the total CRA contribution of \$1,125,000.00 represents 75% of the current total construction cost. The applicant's contribution will be \$369,268.00, the remaining 25%.

While this represents a significant investment, the anticipated long-term economic and social benefits far outweigh the upfront costs, ensuring substantial returns for the community and advancing CRA objectives. This project is one of the cornerstones of our community revitalization efforts, transforming a long-neglected and blighted property into a vibrant mixed-use building that will serve as a hub for economic growth and community engagement. The completed building will feature an event space on the ground floor, fostering community gatherings and local business opportunities. The second floor will house five small apartments, providing much-needed housing options in the area. This development aligns with the CRA's mission to enhance the quality of life for residents and stimulate economic activity, as well as create jobs for the community in the long run. This project directly supports the CRA's mission by transforming an underutilized parcel into a vibrant and functional community asset.

We believe this project will be a catalyst for positive change on Sistrunk Boulevard, attracting new businesses, residents, and visitors while preserving the cultural heritage of the neighborhood. The additional funding will enable us to overcome the current challenges and deliver a project that meets the high standards our community deserves.

We are confident that with your support, the V & R Family Enterprises project will become a shining example of what can be achieved through collaboration and investment in our community.

<b>SOURCES</b>		<b>USES</b>	
Total CRA Funding	\$1,125,000.00	Updated Construction Cost	\$1,444,268.00
Applicant Contribution	<u>369,268.00</u>	Permitting and Fees	25,000.00
<b>TOTAL</b>	<b>\$1,494,268.00</b>	<b>TOTAL</b>	<b>\$1,494,268.00</b>

Sistrunk Boulevard is a CRA Focus Area which requires a funding match from applicants but allows for flexibility in the maximum funding limits under the CRA Façade

Improvement Program and Property Improvement Program. Under the Façade Improvement Program, these funding limits are 100 percent (100%) of the first \$75,000 and 95 percent (95%) of the cost between \$75,000 and \$125,000, not to exceed \$125,000. Under the Property Improvement Program, funding limits are 90 percent (90%) of the project cost, not to exceed \$225,000. The CRA Board can increase these limits on a case-by-case basis in the Focus Area. Even though this project lies within the CRA Focus Area and is eligible for 90% of the construction cost, the CRA's contribution to this project will be 75%. The Applicant has sufficient funding to cover its funding match and still has an adequate operating reserve.

While new businesses and projects are important and represent new investment and confidence in the area, it is equally important for the CRA to invest in projects where local property owners are struggling to maintain their property and are willing to make an investment to participate in the redevelopment of their community, providing the CRA can assist them in these efforts. The first focus of the CRA should be on community benefits to existing buildings and people who have already invested in and own businesses and properties in the community. V & R Family Enterprises, with its long-standing family and business presence, is committed to sustainability by actively participating in their community and integrating sustainable business practices wherever possible.

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

### **RECOMMENDATION**

Community Redevelopment Agency (CRA) staff recommends a funding increase for this project from the CRA Property and Business Improvement Program for the build-out of the mixed-use building, which includes an event space and five apartments, not to exceed \$375,000.00, for a total CRA forgivable loan contribution of \$1,125,000.00.

**Attachments**

- Exhibit 1: Location Map
- Exhibit 2: Broward County Property Appraiser Information  
for 1227 NW 6<sup>th</sup> Street, Ft. Lauderdale, FL 33311
- Exhibit 3: Updated Project Cost and Funding Breakdown
- Exhibit 4: Architectural Plans



LA. Lee YMCA  
Mizell Community  
Center

Site of the proposed  
V&R Family Enterprises  
Special Event Hall and  
Apartments

Smitty's  
Wings  
Sistrunk

Provident  
Park

NW 14TH TER

NW 14TH AVE

NW 13TH TER

NW 12TH AVE

NW 6TH ST

NW 14TH AVE

NW 13TH AVE

NW 12TH AVE

NW 14TH TER

[Click here to display your 2024 TRIM notice.](#)

<b>Site Address</b>	733-735 NW 6 STREET, FORT LAUDERDALE FL 33311	<b>ID #</b>	4942 34 07 8180
<b>Property Owner</b>	REGAL DEVELOPMENT INC	<b>Millage</b>	0312
<b>Mailing Address</b>	1740 NW 3 CT FORT LAUDERDALE FL 33311	<b>Use</b>	11-03

<b>Abbreviated Legal Description</b>	PROGRESSO 2-18 D LOT 20,21,22,23,24 LESS RD R/W BLK 327
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$542,150	\$347,480	\$889,630	\$626,610	
2024	\$542,150	\$154,060	\$696,210	\$569,650	\$15,259.12
2023	\$170,390	\$347,480	\$517,870	\$517,870	\$13,533.34

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$889,630	\$889,630	\$889,630	\$889,630
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$626,610	\$889,630	\$626,610	\$626,610
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$626,610	\$889,630	\$626,610	\$626,610

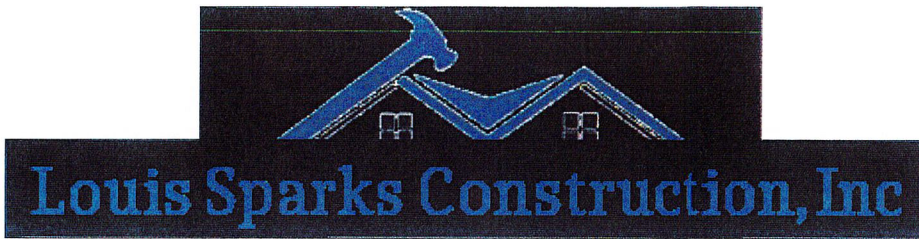
Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
1/24/2005	WD	\$100	38947 / 1674
2/11/2004	WD	\$300,000	36997 / 1451
5/17/1995	QC*	\$296,500	23784 / 202

Land Calculations		
Price	Factor	Type
\$35.00	15,490	SF
Adj. Bldg. S.F. (Card, Sketch)		5176
Eff./Act. Year Built: 1966/1965		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
5176						15490		

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



## REQUEST FOR CHANGE ORDER

April 2, 2024

### WE HEREBY REQUEST A CHANGE ORDER FOR THE FOLLOWING:

Unforeseen Circumstances- as discussed with the Architect and Engineer during the walk-through- Roof Removal, Walkway Ceiling Removal and Bar Joist Wire Brushing

- Working off Scissor Lifts  
**CO PRICE \$2,088.00**
- Remove and Dispose of Approx. 2,480 SF Roof Main Building down to the Bar Joists  
**CO MAIN ROOF PRICE \$17,250.00**
- Working off Baker Scaffolds  
**CO MAIN ROOF PRICE \$24,050.00**
- Remove Stucco and Lathe Ceiling upstairs over walkway between stairs  
**CO STUCCO & LATHE PRICE \$19,000.00**
- Unforeseen Circumstances – Asbestos Abatement  
**CO ASBESTOS ABATEMENT \$12,600.00**
- Clean all bar joists in main building both floors with wire brushes Approx. 4,960 SF (painting by others) working off ladders, baker scaffolds and scissor lifts  
**CO WIRE BRUSH PRICE \$21,780.00**
- Supply new metal decking for 27 Sq Roof  
**CO Metal decking \$35,581.00**
- Cutting out the west hall to install new windows and doors. Braces and shoring were installed to stabilize the building and prevent a collapse.  
**CO West Hall Demo and Cut Out \$22,700.00**

6065 NW 167<sup>th</sup> Street, Suite B-27 Hialeah, FL 33015 Phone: 786-487-5600 License # CBC1265688

- Reroof 2480 sq/ft main building **CO Reroof \$75,500.00**
- Additional month of general conditions **CO General Conditions \$32,451.00**
- Demolish exterior soffit and reinstall to match the new exterior walls of the apartment. **CO Soffit replacement \$5,500.00**
- Demolish the apartment interior walls that were 4" CMU and replace with walls with metal framing. **CO Metal framing \$6,000.00**
- The rear wall did not have reinforcing steel in the CMU wall and the structural engineer instructed to install reinforcing steel vertical bars and grout the entire wall. **CO Reinforcing steel \$75,000.00**
- The structural engineer instructed us to provide an additional curb at the roof of the rear block wall for the roof joist to sit on. **CO Rear Roof \$15,000.00**
- The Engineer changed the steel joist seat from 10" to 12" so that the steel joist can properly sit in the angle. **CO Steel angle \$5,500.00**
- Waterproofing around windows. **CO waterproofing \$5,000.00**

**TOTAL CHANGE ORDER \$375,000.00**

*ACCEPTANCE OF CHANGE ORDER* The above quotation and conditions are acceptable and satisfactory. You are authorized to perform the work as specified. Payment will be made as outlined above.

Date: April 2, 2025 Executed By: Louis Sparks  
 Print Name: Louis Sparks

# SAAD ELIA EL-HAGE Consulting Engineers, Inc.

5601 NW 9<sup>th</sup> Ave., Suite 206/Fort Lauderdale, Fl. 33309  
Phone: (954) 771-8169 / sehengers@bellsouth.net

STRUCTURAL BUILDING DESIGN  
THRESHOLD AND SPECIAL INSPECTIONS

February 05 , 2025

Miss. Merrill Romanik  
Synalovski Romanik Saye Architecture  
1800 Eller Dr., Suite 500  
Ft. Lauderdale, Fl. 33316

Re: Boden Building  
1227 NW 6<sup>th</sup> St.  
Fort Lauderdale, Fl.  
**(Unforeseen field condition)**

Dear Miss. Romanik

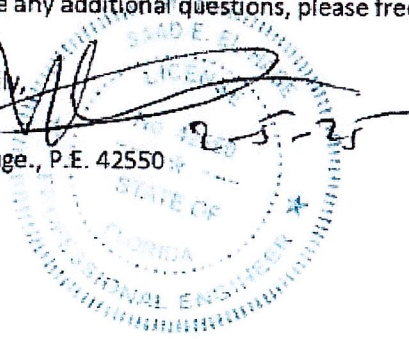
While on site, the G.C brought up to my attention, that the existing masonry blocks at the parapet height are all hollow. There is no masonry Bond beam filled with grout  
At that elevation, we have side steel angles to carry the roof metal deck.  
Those angles are attached to the wall with W.A at 24" o.c.

So, I recommend that the G.C cut holes at the anchors locations, 2 ft o.c and fill it with grout.  
(that's the East and West walls of the North building

If you have any additional questions, please free to contact our office.

Respectfully,

Saad El-Hage., P.E. 42550





## **CHANGE ORDER**

**Feb 5, 2025**

**WE HEREBY REQUEST A CHANGE ORDER FOR THE FOLLOWING:**

**Unforeseen Circumstances-** as discussed with the Architect and Engineer during the walk-through. It has been recommended that holes are cut in the masonry block at the anchor locations, 2ft on center and filled with grout.

<b>1. Four man crew for two days @</b>	<b>\$3,000.00</b>
<b>2. Grout 30 Bags @ \$10.00ea.</b>	<b>\$300.00</b>
<b>3. Overhead and Profit @</b>	<b>\$660.00</b>
 <b>TOTAL CHANGE ORDER</b>	 <b>\$3,960.00</b>

**6065 NW 167<sup>th</sup> Street, Suite B-27 Hialeah, FL 33015 Phone: 786-487-5600 License # CBC1265688**



**Corey Ritchie**

**From:** Moshe Laniado <mLaniado@zyscovich.com>  
**Sent:** Tuesday, February 4, 2025 5:57 PM  
**To:** James E Harrison  
**Cc:** louissparksconstruction@gmail.com; Corey Ritchie  
**Subject:** RE: LAYOUT FOR THE SECOND FLOOR - Bolden Building

Hi James,

For the second-floor apartments, you should use 24" for the bathroom door and 32" for the bedroom door, not 36" as noted in the door schedule. I have also noted that you may use 1 – 3/8" doors instead of 1 – 3/4" for these doors.

203	APT TYP. ENTRANCE	3'-0"	6'-8"	1 3/4"	STL	F	-	-	-	PRE	-	-	3/A502	-	NR	8	114
204	APT TYP. CLOSET	(2)18"	6'-8"	1"	CM	G	-	-	-	-	-	-	8/A502	-	NR	9	115
205	APT TYP. BEDROOM	3'-0"	6'-8"	1 3/4"	ENG	H	-	-	-	PRE	-	-	3/A502	-	NR	11	111
206	APT TYP. CLOSET	(4)18"	6'-8"	1"	CM	I	-	-	-	-	-	-	8/A502	-	NR	10	111
207	APT TYP. BATHROOM	3'-0"	6'-8"	1 3/4"	ENG	H	-	-	-	PRE	-	-	3/A502	-	NR	11	111

**DOORS NOTES**

2'-0"      2'-8"      1-3/8"      RFI response 02/04/2025  
 Moshe Laniado

1. CONTRACTOR SHALL COORDINATE INTERIOR DOOR FRAMES WITH PARTITIONS THICKNESS. (ALL DOORS TO BE FLUSH WITH SURROUNDING DRYWALL).
2. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF DOORS, FRAMES, AND HARDWARE.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO ORDERING, PURCHASING, AND/OR INSTALLING.
4. PROVIDE & INSTALL NEW HARDWARE ON ALL INTERIOR DOORS. COORD. WITH OWNER.
5. ALL EGRESS DOORS SHALL COMPLY WITH N.F.P.A 101, 7-2.1.5.1, F.B.C. (2011) SECTION 1008 & F.B.C. 11-4.1.3(7), 11-4.1.3.9 AND 11-4.13
6. ALL EGRESS DOORS HARDWARE SHALL COMPLY WITH N.F.P.A 101, 12.2.2.2.3
7. ALL HARDWARE TO BE LEVER HANDLE "SCHLAGE ND SERIES" (OR APPROVED EQUAL), AND TO COMPLY WITH F.B.C., CH. 11
8. KEYING SCHEDULE: PROVIDE MASTER KEY FOR ALL DOORS.
9. PROVIDE DOOR STOPS THROUGHOUT. SEE HARDWARE SCHEDULE.
10. INSTALL BATHROOM SIGNAGE PER ADA STANDARDS (SEE DETAILS E1/G-501 AND C3/I-501).

<b>2</b>	<b>HARDWARE SCHEDULE</b>	<b>1</b>	<b>DOOR &amp; FRAME SCHEDULE</b>
----------	--------------------------	----------	----------------------------------

Thank you,

Moshe Laniado  
 ARCHITECT II



O: 954-961-6806  
 E: [mlaniado@zyscovich.com](mailto:mlaniado@zyscovich.com)



**From:** James E Harrison <james@triplehhhconstruction.net>  
**Sent:** Tuesday, February 4, 2025 4:21 PM  
**To:** Moshe Laniado <mLaniado@zyscovich.com>  
**Cc:** louissparksconstruction@gmail.com; Corey Ritchie <CRitchie@fortlauderdale.gov>  
**Subject:** LAYOUT FOR THE SECOND FLOOR

Good afternoon, Moshe,

Thank you for working out the details of the framing wall, between the bathroom walls on the second floor in the apartments. When we did the apartment layout, the bathroom door does not match with the door schedule. I am measuring a 30" door or 24" door, when I do anything else it intrudes into the bathroom sink and stove area.

Please Advise,





**SYNLOVSKI ROMANIKSAYE**  
Architectural & Planning & Interior Design

1800 Eder Drive, Suite 500  
Fort Lauderdale, FL 33316  
T 954-561-8800  
F 954-561-4807  
www.srsbld.com

Muhammad Synalovskiy, P.E.  
A.R.C.D. 1058  
SEAL

LIC#SH NO. RA20016653

**Existing Building Renovation Plans for:  
BOLDEN BUILDING**  
1227 NW 67th ST.  
FORT LAUDERDALE, FL 33099

CLIENT: CITY OF FORT LAUDERDALE

NO.	DATE	DESCRIPTION
1	10/31/2018	ISSUE FOR PERMIT
2	11/15/2018	REVISIONS
3	11/15/2018	REVISIONS
4	11/15/2018	REVISIONS
5	11/15/2018	REVISIONS
6	11/15/2018	REVISIONS
7	11/15/2018	REVISIONS
8	11/15/2018	REVISIONS
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98	11/15/2018	REVISIONS
99	11/15/2018	REVISIONS
100	11/15/2018	REVISIONS

DESIGN DELIVERABLE:  
ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1935-180423  
DRAWN BY: CAP  
CHECKED BY: SEN

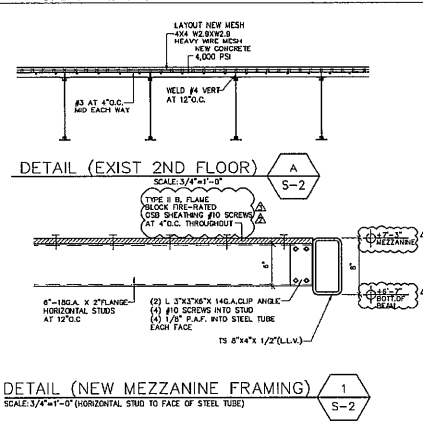
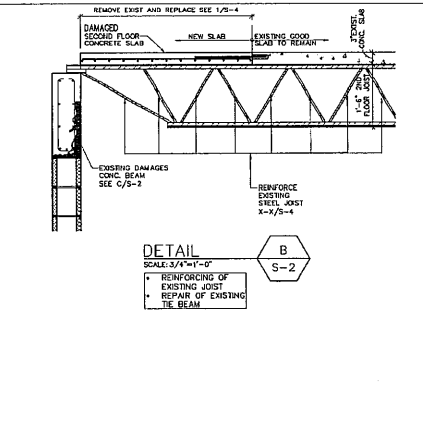
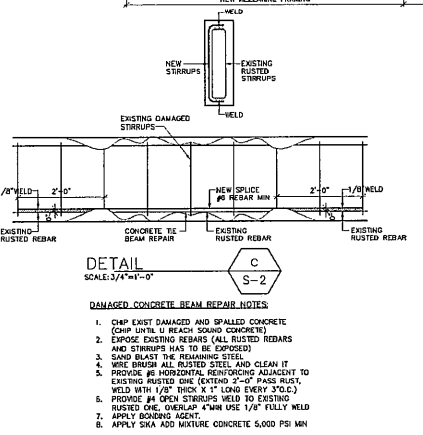
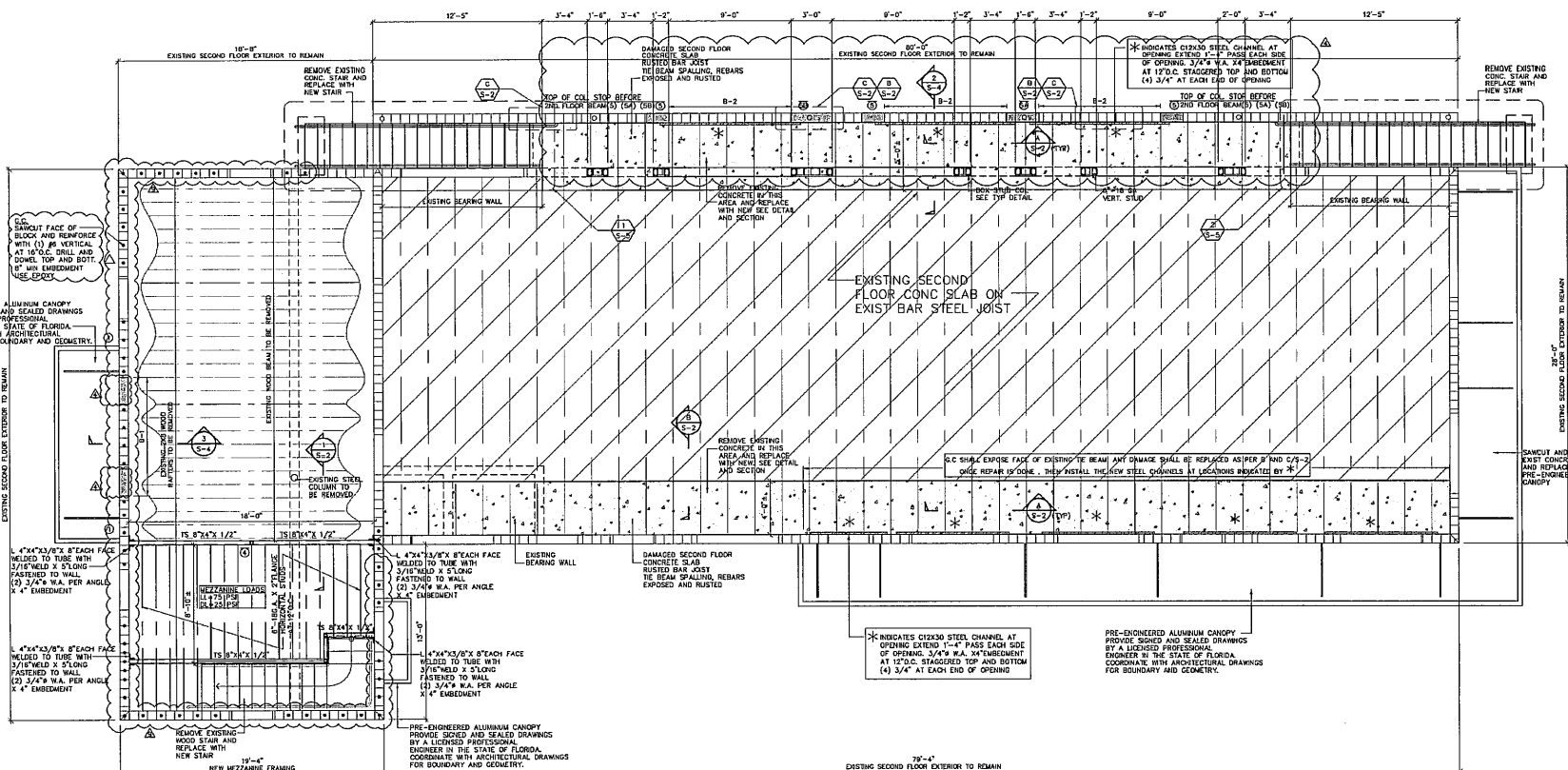
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EXISTING  
2ND FLOOR

SAAD ELIA EL-HAGE  
CONSULTING ENGINEERS, INC.  
1227 NW 67th Street, Suite 500  
Fort Lauderdale, FL 33316  
(954) 561-8800 (954) 561-4807  
www.srsbld.com

SAAD EL-HAGE P.E. #22559  
CERTIFICATE OF AUTHORIZATION #00080801  
JULY 2016-04

S-2



**MODIFICATION TO EXISTING 2ND FLOOR**  
SCALE: 1/4" = 1'-0"

- SHORE UP EXISTING STEEL JOIST
- CHOP CONCRETE TO BEAM AND REMOVE SPALLING CONCRETE
- CHOP AROUND RUSTED REBARS AND PASS STEEL END
- CLEAN OUT ALL DUST AND DEBRIS
- WELL #6 HORIZONTAL TO EXIST.
- APPLY BONDING AGENT
- APPLY SEALANT

FOR F.P.C. 2017, 8TH EDITION  
ASCE 7-10  
1-170 MPH (AS SHOWN)  
V. NOMINAL DESIGN=132.6 MPH  
EXPOSURE = C  
ROOF CATEGORY = II  
ENCLOSURE BUILDING  
CDR=10.18  
ROOF BEAM HEIGHT  
R<sub>s</sub> = 0.30  
R<sub>w</sub> = 0.55  
A = 3-E1

ENGINEER SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, ANY DISCREPANCY PLEASE NOTIFY ARCHITECT AND ENGINEER IMMEDIATELY.

- DAMAGED CONCRETE BEAM REPAIR NOTES**
- CHOP EXIST DAMAGED AND SPALLED CONCRETE (CHOP UNTIL U REACH SOUND CONCRETE)
  - EXPOSE EXISTING REBARS (ALL RUSTED REBARS AND STIRRUPS HAS TO BE EXPOSED)
  - SAND BLAST THE REMAINING STEEL
  - WIRE BRUSH ALL RUSTED STEEL AND CLEAN IT
  - PROVIDE #6 HORIZONTAL REINFORCING ADJACENT TO EXISTING RUSTED SHE (EXTEND 2'-0" PASS RUST, WELD WITH 1/2" THICK X 1" LONG EVERY 30" S)
  - PROVIDE #6 OPEN STIRRUPS WELD TO EXISTING RUSTED ONE OVERLAP 4" MIN USE 1/2" FULLY WELD
  - APPLY BONDING AGENT.
  - APPLY S&A ADD MIXTURE CONCRETE 5,000 PSI MIN



SYNALOVSKI ROMANIKS VAYE

1800 Clay Drive, Suite 600  
Fort Lauderdale, FL 33316  
1 954 961 4828  
1 954 961 4807  
www.srsinc.com

Manuel Synalovsk, AIA  
AR 0014559  
SEA

LICENSE NO. AA2369183

EXISTING BUILDING RENOVATION PLANS FOR:  
**BOLDEN BUILDING**  
1327 NW 17th St.  
FORT LAUDERDALE, FL 33009  
CLIENT: CITY OF FORT LAUDERDALE, FLA.

NO.	DESCRIPTION
1	FOUNDATION
2	CONCRETE
3	STEEL
4	WOOD
5	MECHANICAL
6	ELECTRICAL
7	PLUMBING
8	PAINTING
9	FINISHES
10	ROOFING
11	GLASS
12	DOORS
13	WINDOWS
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449	FINISHES
450	ROOFING
451	GLASS
452	DOORS
453	WINDOWS
454	FLOORING
455	Ceilings
456	MECHANICAL
457	ELECTRICAL
458	PLUMBING
459	PAINTING
460	FINISHES
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487	FLOORING
488	Ceilings
489	MECHANICAL
490	ELECTRICAL
491	PLUMBING
492	PAINTING



SYNALOVSKI ROMANISHAYE  
Architect/Planner/Interior Designer

1805 Dale Drive, Suite 600  
Fort Lauderdale, FL 33316  
T 954-561-6806  
F 954-561-6807  
www.srsinc.com

Manuel Synalovskiy, AIA  
AIA 0011659  
SCLA

LICENSE NO. AA2001883

EXISTING BUILDING RENOVATION PLANS FOR:  
**BOLDEN BUILDING**  
1227 NW 67TH ST.  
FORT LAUDERDALE, FL 33309  
CLIENT: CITY OF FORT LAUDERDALE, FLA

NO.	DATE	DESCRIPTION
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100	12/12/24	PERMITS

DESIGN DELIVERABLE: PERMIT SET REV 1  
ISSUE DATE: 12/12/24

PROJECT NUMBER: 1335-180435

DRAWN BY: AG

CHECKED BY:

DATE:

PROJECT NUMBER: 1335-180435

DRAWN BY: AG

CHECKED BY:

DATE:

PROJECT NUMBER: 1335-180435

DRAWN BY: AG

CHECKED BY:

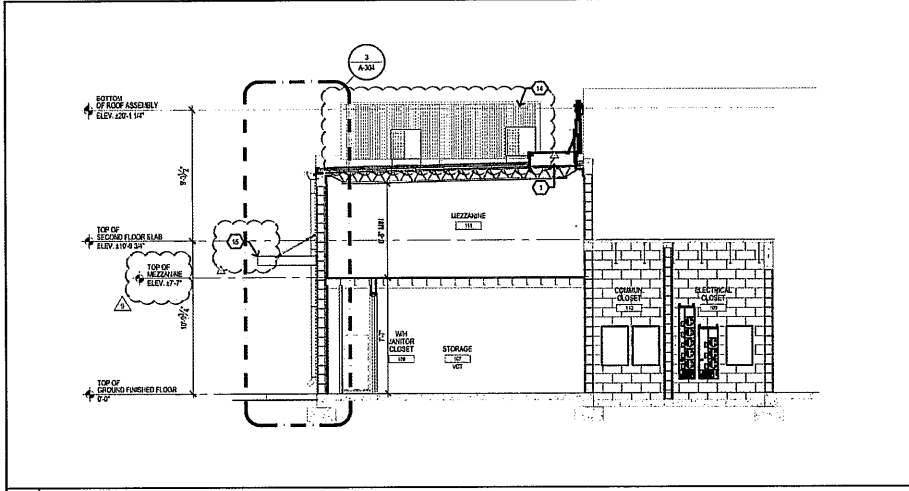
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PROJECT NUMBER: 1335-180435

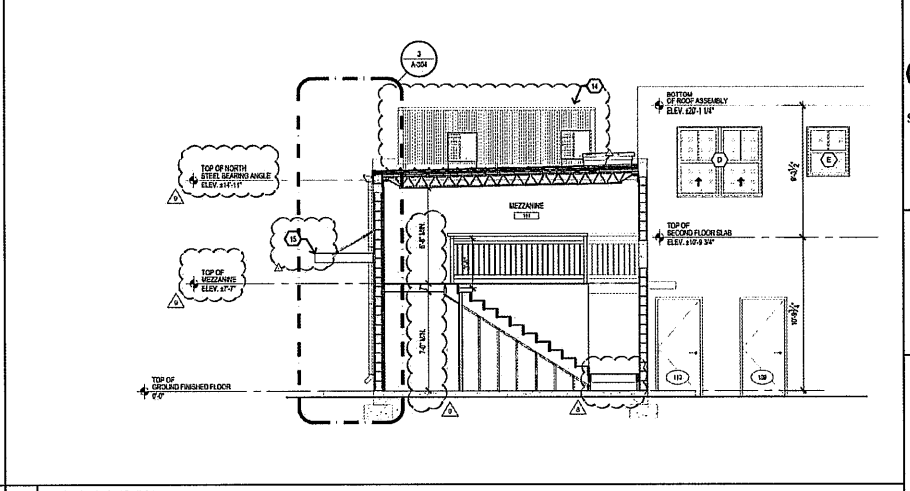
DRAWN BY: AG

CHECKED BY:

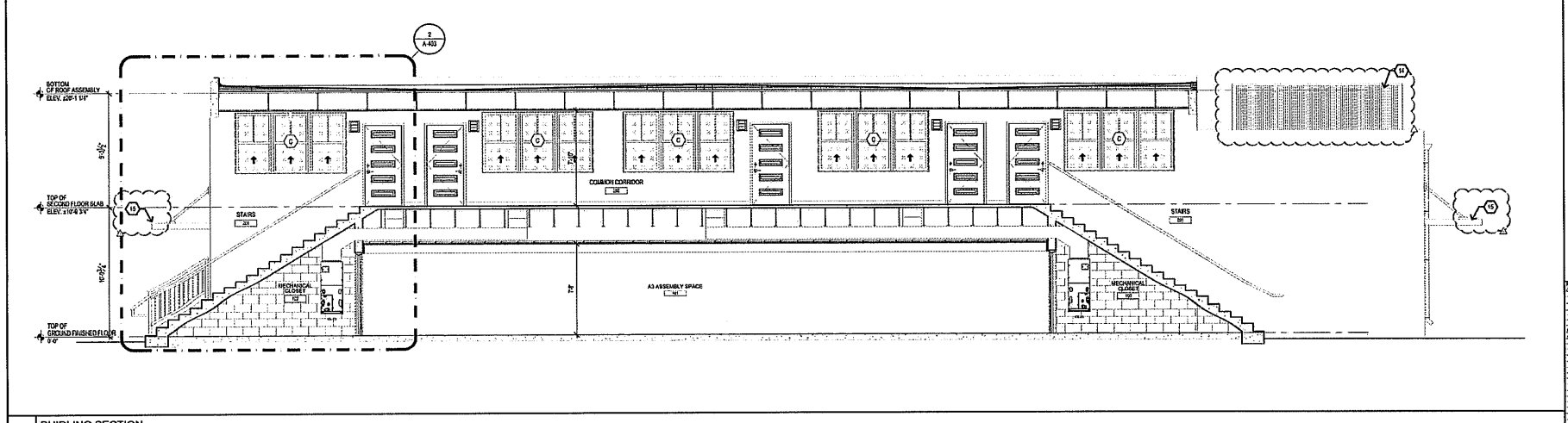
DATE:



4 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



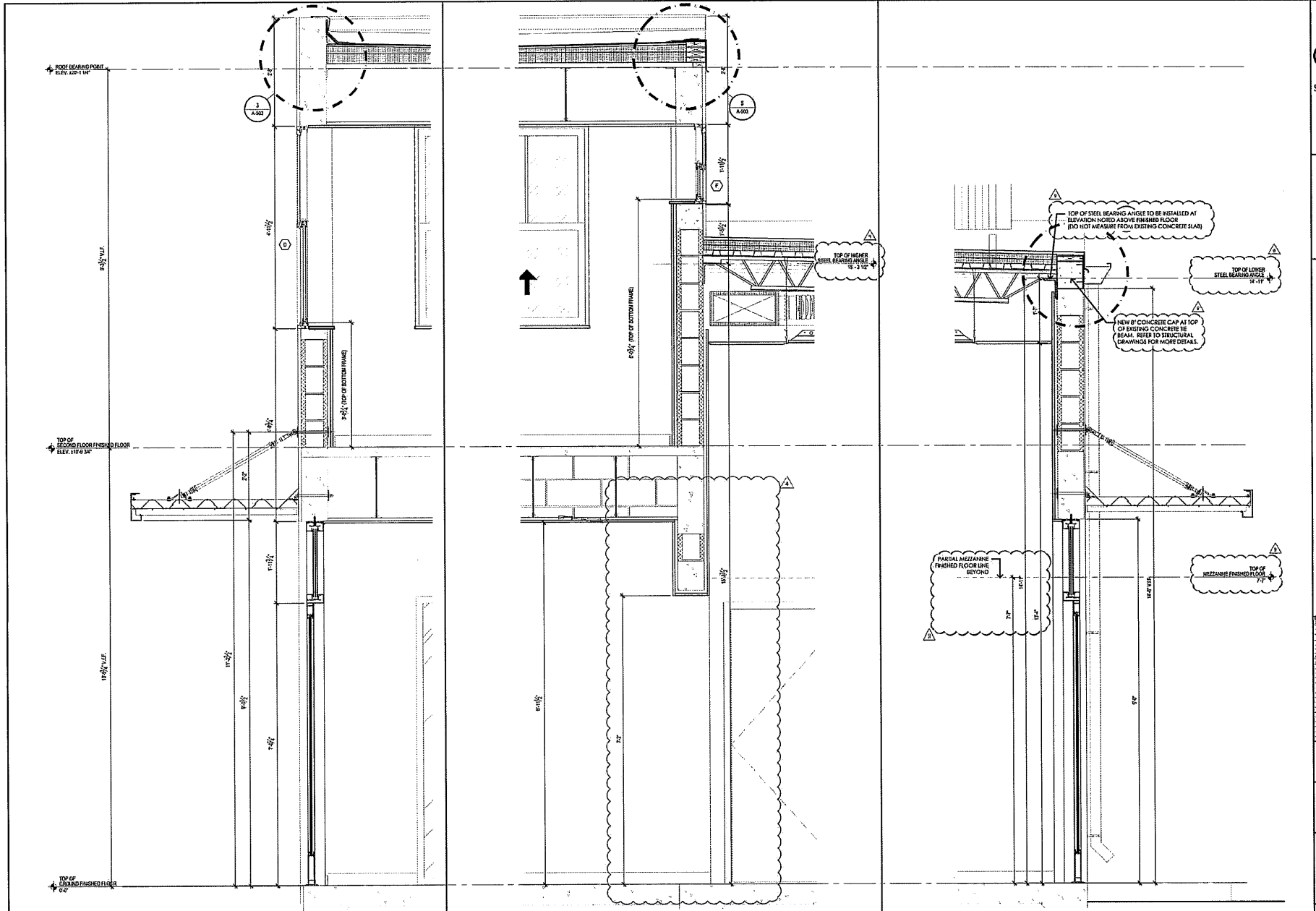
3 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR HAVING A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR DAMAGE REGARDING THE SHELL MUST BE ADDRESSED BEFORE COMMENCING THE JOB.
- EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
- FINISHING, PARTIES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET 0-501 FOR REFERENCES TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
- PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL FINISHING PARTIES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
- ALL MEASUREMENTS ARE INTENTIONAL TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT AN RFI TO THE ARCHITECT OF RECORD FOR CLARIFICATION.
- COORDINATE WITH ELECTRICAL CONTRACTOR ALL WALL WIRING DEVICES AND FIRE ALARMS DEVICES PRIOR TO FINISHING WALLS.
- ALL DRYWALL TAPPING AND PARTITIONS ARE TO BE FINISHED TO A LEVEL 4. THE FINISHED SURFACE SHALL BE COATED WITH A GYPSUM PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECT'S APPROVAL.

- ### KEYNOTES
- 07872 33 ROOF HATCH - SEE STRUCTURAL PLANS FOR SUPPORT.
  - 08 11 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES. ON SHEET A-601.
  - 08 41 24 ALL-GLASS ENTRANCES AND STOREFRONTS - SEE SHEET A-502 FOR ELEVATION AND DETAILS.
  - 08 42 13 ALUMINUM-FRAMED ENTRANCES - ALUMINUM AND GLASS INSERTEC ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
  - 08 71 00 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
  - 09 21 14 GYPSUM BOARD ASSEMBLIES & 09 22 14 NON-STRUCTURAL METAL FRAMING. SEE DETAILS @ A-502 FOR CEILING ASSEMBLIES.
  - 09 51 00 ACOUSTICAL CEILINGS - REFER TO SHEET A-501 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR ACOUSTICAL CEILING SPECIFICATIONS.
  - 09 53 00 ACOUSTICAL CEILING SUSPENSION ASSEMBLIES. ALL HANGERS MUST BE ATTACHED TOP CORNER OF STEEL JOIST.
  - 09 65 13 RESILENT BASE - REFER TO SHEET A601 FOR FLOOR AND WALLS FINISH SCHEDULE.
  - 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS AND CEILING FINISH SCHEDULE.
  - 12 35 30 13 KITCHEN CASEWORK. SEE KITCHEN CABINETS ELEVATIONS AND SECTIONS FOR DETAILS.
  - 24 00 00 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
  - 24 51 00 INTERIOR LIGHTING - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATIONS. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. ALL LIGHT FIXTURES MUST BE AS PER SCHEDULE OR APPROVED EQUAL. SUBMIT SUBSTITUTIONS FOR APPROVAL.
  - HANG EQUIPMENT ROOFTOP SCREEN. 3/4\"/>



**SRS**  
 SYNALOVSKI ROMANTSIK  
 Architectural Planning • Interior Design

1803 Elm Drive, Suite 600  
 Fort Lauderdale, FL 33316  
 T 954.941.6806  
 F 954.951.6807  
 www.srsarchitect.com

Michael Synalovskiy, AIA  
 AR 0011628  
 SEA

LICENSE NO. AA23001813

EXISTING BUILDING RENOVATION PLANS FOR:  
**BOLDEN BUILDING**  
 1227 NW 6TH ST.  
 FORT LAUDERDALE, FL 33009  
 CLIENT: CITY OF FORT LAUDERDALE, FLA

NO.	DATE	DESCRIPTION
1	12/18/24	ISSUE FOR PERMIT
2	12/18/24	ISSUE FOR PERMIT
3	12/18/24	ISSUE FOR PERMIT

DESIGN DELIVERABLE: PERMIT SET REV 1  
 ISSUE DATE: 12/18/24

PROJECT NUMBER: 1335-180423  
 DRAWN BY: AG  
 CHECKED BY:

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**BUILDING WALL SECTIONS**

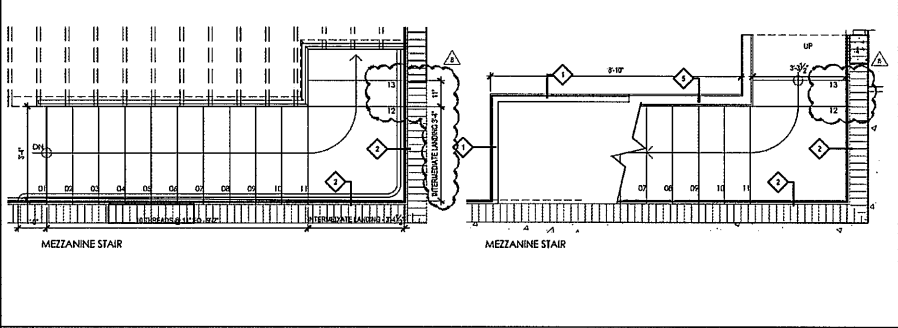
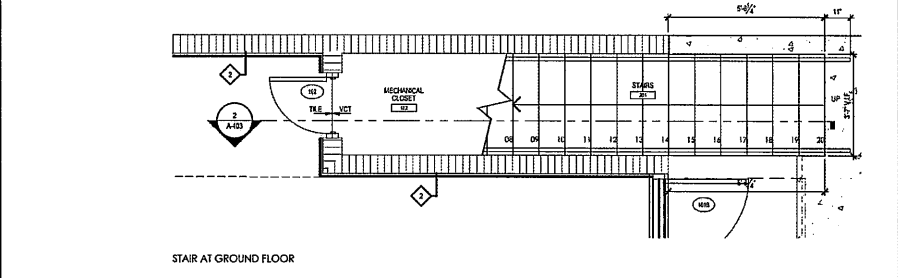
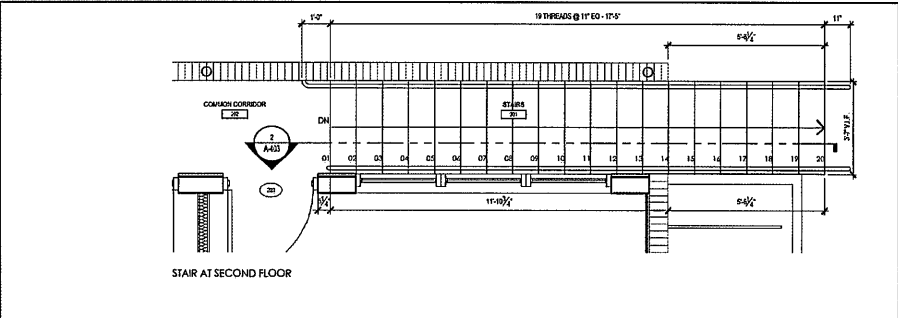
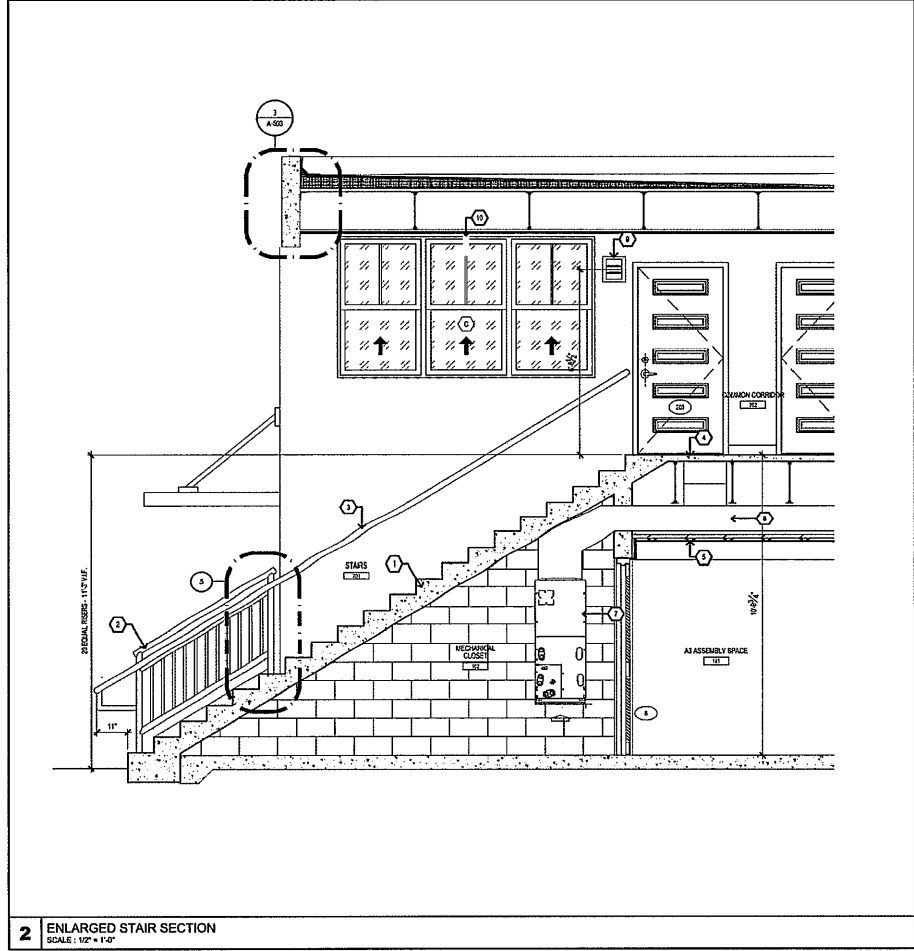
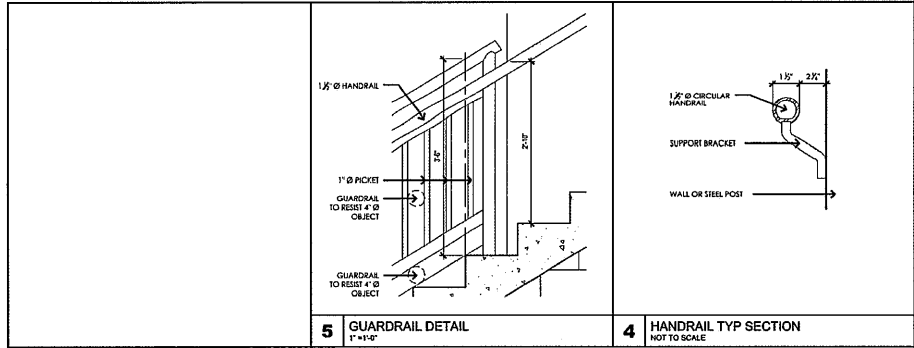
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**3** RENOVATION PLAN KEYNOTE LEGEND  
 NO SCALE

**2** RENOVATION PLAN KEYNOTE LEGEND  
 NO SCALE

**1** SYMBOL LEGEND  
 NO SCALE





- 3 STAIRS ENLARGED PLAN**  
SCALE: 1/2" = 1'-0"
1. BOTH STAIRS ARE TO BE REINFORCED. SEE STRUCTURAL PLANS FOR DETAILS.
  2. PROVIDE HANDRAILS ON BOTH SIDES OF EACH STAIRWAY AND SHALL COMPLY WITH SECTION 1604.
  3. ALL DRILLINGS TO BE 1 1/2" DIA. STEEL, W/WRAPPED FINISH. PROVIDE 2" CLEARANCE BETWEEN FABRIC AND FINISH WALL.
  4. CONTRACTOR SHALL FIELD VERIFY STAIR LAYOUT PRIOR TO FABRICATION OF GUARDRAIL.
  5. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DRIFTS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FORWARD PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING.
  6. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH (9.5 MM) IN ANY FLIGHT OF STAIRS. THE GREATEST WINDER TREAD DEPTH AT THE WALKEDGE WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
  7. ALL HANDRAILS TO BE CONTINUOUSLY GRASPABLE THROUGHOUT THE SWEEP, AND SHALL RETURN TO WALLS AT ALL ENDS.
  8. ALL STEPS IN STAIRS TO HAVE A SLIP RESISTANT FINISH.
  9. TOP OF ALL HANDRAILS TO BE LOCATED BETWEEN 34" AND 38" ABOVE STAIR NOSING.
  10. ALL KICKERS TO BE 4 INCHES HIGH.
  11. PROVIDE SHOP DRAWINGS FOR STAIR RAKES AND GUARDS INCLUDING THE MEZZANINE GUARD RAIL. DECLARE COMPLIANCE WITH SECTION 1607.
  12. NEW REINFORCED CONCRETE STAIR. SEE STRUCTURAL PLANS FOR DETAILS.
  13. ALUMINUM GUARDRAIL. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
  14. NEW ALUMINUM HANDRAIL. SEE DETAIL 61 FOR ADDITIONAL SUPPORT.
  15. STAIR TOP LANDING. SEE SHEET A-01 FOR CORRIDOR FLOOR FINISH.
  16. INTERIOR CEILING ASSEMBLY. SEE RCP AND SHEET A-01 FOR DETAILS.
  17. FALL LOUVERED DOOR. SEE DOOR SCHEDULE AT A-01.
  18. NEW FINISH EQUIPMENT. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
  19. NEW AC DUCTWORK. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
  20. WALL SCIENCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
  21. EXIST SIGN. SEE ELECTRICAL DRAWINGS FOR DETAILS.

**SRS**  
SYMLOWSKI ROMANIKS SAYE  
Architect + Planning + Interior Design

1800 Elm Drive, Suite 300  
Fort Lauderdale, FL 33316  
1764.961.6865  
F794.961.6867  
www.srsna.com

Manual Symlowski, AIA  
AR 0011629  
SCA

LICENSE NO. AC33001863

**EXISTING BUILDING RENOVATION PLANS FOR:  
BOLDEN BUILDING**  
1227 NW 6TH ST.  
FORT LAUDERDALE, FL 33009  
CLIENT: CITY OF FORT LAUDERDALE, FLA

DESIGN DELIVERABLE: PERMIT SET REV 1  
ISSUE DATE: 1/27/19

PROJECT NUMBER: 1535-180425  
DRAWN BY: AG  
CHECKED BY:  
Checked by: 1/27/2019  
1/27/2019

**STAIRS ENLARGED PLAN AND SECTION**

1/27/2019

**A-403**





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**MEMORANDUM**

DATE: May 13, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

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

SUBJECT: Request for Funding Increase – Regal Development, Inc.  
Buildout of Neighborhood Unisex Barbershop  
733 Sistrunk Boulevard, Fort Lauderdale, FL 33311  
\$195,000.00 CRA Property and Business Improvement Program

---

**REQUEST FOR FUNDING INCREASE**

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA) received a request for a funding increase in the amount of \$195,000.00 from Regal Development, Inc. for the build-out of the Neighborhood Unisex Barbershop, located at 733 Sistrunk Boulevard. The requested forgivable loan will come from the CRA's Property and Business Improvement Program ("PBIP") and will be secured by a five-year second mortgage on the property.

A copy of the Location Map; Broward County Property Appraiser Information; Updated Project Costs; and Architectural Plans of the proposed development are attached as Exhibits 1 through 4.

**BACKGROUND**

On August 19, 2023, Regal Development, Inc., ("Applicant") was awarded a forgivable loan in the amount of \$90,000.00 from the PBIP program, and \$90,000 from the Commercial Façade Improvement Program, under the CRA's administrative approval process. The total initial forgivable loan in the amount of \$180,000.00 was granted for the renovation, modernization and build-out of their existing plaza located at 733 Sistrunk Boulevard, Fort Lauderdale, Florida 33311 (the "Property") to renovate and modernize the plaza to improve the infrastructure and the aesthetics of the commercial spaces located within the building. The funding was used to renovate the exterior of the plaza, roof repairs, removal and replacement of fascia boards, installation of new lighting for

security and crime prevention, repair of drywall, as well as improvement of drainage around the building. The overall renovation and modernization of the plaza was to create a more inviting, safer building and improve the tenant businesses' competitiveness in the area. The total build-out cost was estimated at \$240,000.00, of which the CRA covered 75%. The balance of the improvement costs was funded by the applicant, who owns the property free and clear of any lines.

The applicant is requesting a funding increase of \$195,000.00 from the CRA's Property and Business Improvement Incentive Program in addition to its initial award to renovate and modernize the Neighborhood Unisex Barbershop, the plaza's long-term tenant. The proposed renovations will include a new AC unit, new electrical and plumbing installations, new acoustic ceilings and updated floors, as well as new windows and doors. The additional funding will bring the CRA's forgivable loan contribution to \$375,000, or 86%, of the total project cost for the plaza's renovation.

Lester Jones' Neighborhood Unisex Barber Shop is a cornerstone of the community and a hub for professional and economic growth. With 18 years of operation at the same location, and 10 prior years at another location in Fort Lauderdale, this establishment is a historic institution that has served Fort Lauderdale's residents, fostered job creation, and provided valuable training opportunities for aspiring barbers.

This barbershop is not just a place for haircuts - it is a landmark in the NWPF CRA districts, frequented by locals and renowned figures alike. Among his patrons have been President Obama, senators, global music icons like Beyoncé, and various public figures, all drawn to the shop's reputation for excellence and long-standing cultural significance.

Currently operating as a barber shop with seven employees, Lester Jones has expressed a commitment to expanding operations to a full-service salon, to create more jobs and support the local economy. An investment in his business will directly contribute to workforce development, allowing for new positions within the salon and related industries. This aligns with the CRA's mission to revitalize and strengthen existing businesses within the community, ensuring economic sustainability and job creation.

In addition to offering professional services, this barbershop serves as a training ground for aspiring barbers and entrepreneurs. Through internships, seminars, trade classes, in collaboration with the Florida Barber Academy, Mr. Jones has cultivated a space where individuals can gain hands-on experience and develop valuable skills. Expanding the shop's facilities by adding an esthetician room, a nail salon, and modernizing and

expanding the existing barber shop will enhance these educational programs, providing more opportunities for career advancement and mentorship—particularly for young professionals seeking to enter the barbering trade.

This project will be a catalyst for positive change on Sistrunk Boulevard, attracting new businesses, residents, and visitors while preserving the cultural heritage of the neighborhood. The additional funding will enable the applicant to create a project that meets the high standards our community deserves. Approving a funding increase to Regal Development for the Neighborhood Unisex Barber Shop is not merely an investment in a business - it is an investment in community prosperity, cultural heritage, and workforce development. This establishment has demonstrated its value through nearly two decades of service, job creation, and professional training, making it a deserving recipient of CRA support. This funding increase will ensure the longevity and success of this vital community institution.

<b>SOURCES</b>		<b>USES</b>	
Total CRA Funding	\$375,000.00	Previous Project Cost	\$240,000.00
Applicant Contribution	<u>60,000.00</u>	Additional Construction Cost for Barber Shop	195,000.00
<b>TOTAL</b>	<b>\$435,000.00</b>	<b>TOTAL</b>	<b>\$435,000.00</b>

Sistrunk Boulevard is a CRA Focus Area which requires a funding match from applicants but allows for flexibility in the maximum funding limits under the CRA Façade Improvement Program and Property Improvement Program. Under the Façade Improvement Program, these funding limits are 100 percent (100%) of the first \$75,000 and 95 percent (95%) of the cost between \$75,000 and \$125,000, not to exceed \$125,000. Under the Property Improvement Program, funding limits are 90 percent (90%) of the project cost, not to exceed \$225,000. The CRA Board can increase these limits on a case-by-case basis in the Focus Area. Even though this project lies within the CRA Focus Area and is eligible for 90% of the total construction cost, the CRA's contribution to this project will be 86%. The Applicant has sufficient funding to cover its funding match.

Ensuring a balanced approach to redevelopment, the CRA should prioritize supporting local property owners who are facing challenges in maintaining their properties and are committed to reinvesting in their community. While new businesses and projects bring fresh investment and confidence to the area, existing stakeholders - those who have already invested in and own businesses and properties - deserve focused attention and resources. Both Regal Development, Inc. and the Neighborhood Unisex Barbershop, with

their deep-rooted family and business presence, exemplify this commitment by actively engaging in the community and incorporating sustainable business practices wherever possible.

This project aligns with the Northwest-Progresso-Flagler Heights Community Redevelopment Area (“NPF CRA”) Community Redevelopment Plan, which prioritizes the revitalization and redevelopment of designated neighborhoods within the CRA. With its potential to generate significant investment and employment opportunities, this area serves as a vital economic engine for the surrounding community. The CRA Plan establishes clear strategic objectives, including attracting businesses, retail establishments, and industries to create jobs and solidify their presence in the redevelopment area. Additionally, it emphasizes the importance of investing in development projects that foster job creation, encourage public-private partnerships, and drive sustained investment in the community’s redevelopment.

### **RECOMMENDATION**

Community Redevelopment Agency (CRA) staff recommends a funding increase for this project from the CRA Property and Business Improvement Program for the renovation, build-out and modernization of the Neighborhood Unisex Barber Shop, not to exceed \$195,000.00, for a total forgivable loan amount of \$375,000.00 to Regal Development, Inc.

### **Attachments**

- Exhibit 1: Location Map
- Exhibit 2: Broward County Property Appraiser Information for 733 NW 6<sup>th</sup> Street, Ft. Lauderdale, FL 33311
- Exhibit 3: Project Cost Proposal
- Exhibit 4: Architectural Plans



Future Site of  
SJC Sistrunk  
Building

Neighborhood  
Unisex  
Barbershop

The Arcadian

CRA/HCD  
Offices

The  
Adderley

The Westside  
Gazette

[Click here to display your 2024 TRIM notice.](#)

<b>Site Address</b>	733-735 NW 6 STREET, FORT LAUDERDALE FL 33311	<b>ID #</b>	4942 34 07 8180
<b>Property Owner</b>	REGAL DEVELOPMENT INC	<b>Millage</b>	0312
<b>Mailing Address</b>	1740 NW 3 CT FORT LAUDERDALE FL 33311	<b>Use</b>	11-03

<b>Abbreviated Legal Description</b>	PROGRESSO 2-18 D LOT 20,21,22,23,24 LESS RD R/W BLK 327
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**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$542,150	\$347,480	\$889,630	\$626,610	
2024	\$542,150	\$154,060	\$696,210	\$569,650	\$15,259.12
2023	\$170,390	\$347,480	\$517,870	\$517,870	\$13,533.34

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$889,630	\$889,630	\$889,630	\$889,630
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$626,610	\$889,630	\$626,610	\$626,610
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$626,610	\$889,630	\$626,610	\$626,610

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
1/24/2005	WD	\$100	38947 / 1674
2/11/2004	WD	\$300,000	36997 / 1451
5/17/1995	QC*	\$296,500	23784 / 202

Land Calculations		
Price	Factor	Type
\$35.00	15,490	SF
Adj. Bldg. S.F. (Card, Sketch)		5176
Eff./Act. Year Built: 1966/1965		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
5176						15490		

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

DeAngelo Development Inc.  
1816 NW 19<sup>th</sup> Street  
Fort Lauderdale, Fl. 33311  
(954) 463-0085

**Neighborhood Unisex Barbershop  
Lester Jones**

**PROPOSAL**

**February 12, 2025**

**Dear Mr. Jones,**

**I would like to thank you for the opportunity of giving you a proposal to renovate your barbershop located at 735 NW Sistrunk Blvd. Ft, Lauderdale, Florida 33311. The proposed price to Renovate the property listed above is based off plan giving to me by Mr. Jones. The price is \$194,300.00**

**This price includes:**

- 1. Permit fees \$8,000.00**
- 2. Demolition & debris removal \$1,500.00**
- 3. Plumbing \$ 26,000.00**
- 4. A/C with new 5-ton unit \$24,000.00**
- 5. Electrical \$15,000.00**
- 6. Framing, Drywall level 4 finish & Insulation (walls only) \$20,500.00**
- 7. Acoustic Ceilings \$10,300.00**
- 8. Flooring \$9,000.00**
- 9. Store front Doors & windows (impact glass) \$14,200.00**
- 10. Interior Doors \$2,500.00**
- 11. Interior Paint \$ 3,300.00**
- 12. Profit & Overhead \$40,000.00**
- 13. Contingency \$20,000.00**

**TOTAL        \$194,300.00**

**\*There may be additional charges pertaining to plumbing as to any changes from the approved plans which are not approved by**

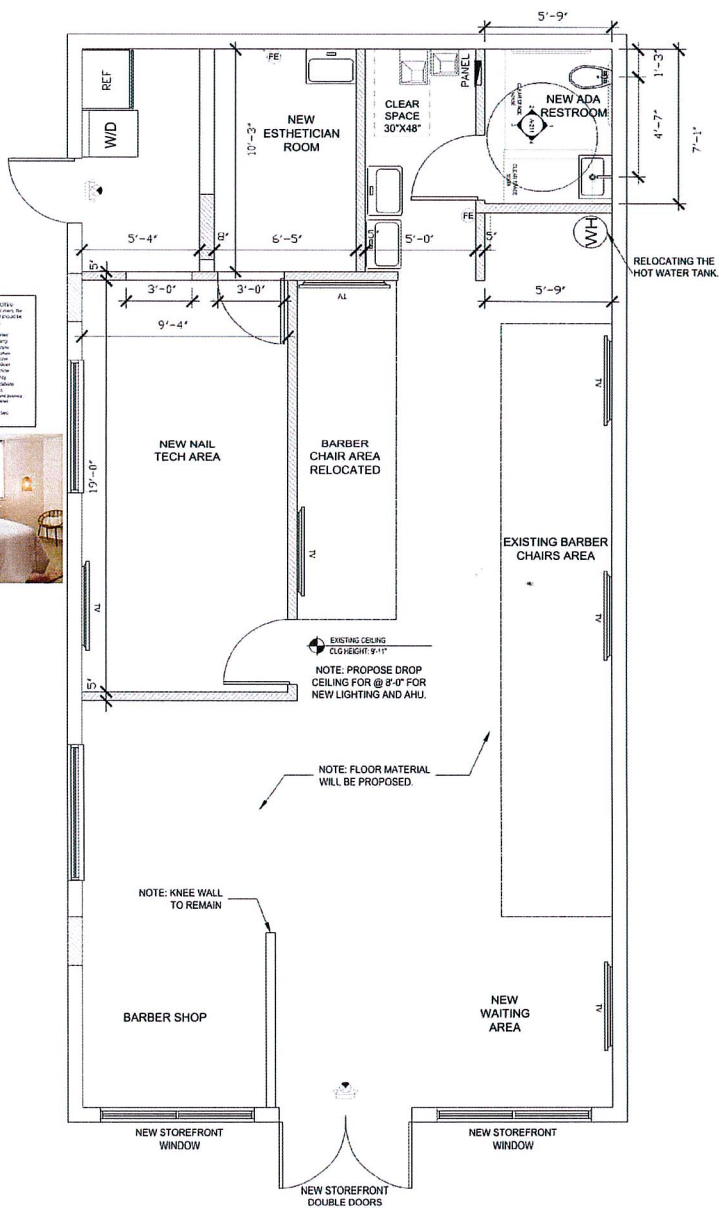
**the City of Ft. Lauderdale Building Dept. & removal of existing underground cast iron pipes underground.**

**Price includes all labor, materials and overhead.**

**If you have any questions, please feel free to give me a call.**

**Sincerely,**

**Robert McNair (CGC-1523888)  
President**



**MEDICAL NOTES:**  
 Refer to Architect's plan for dimensions and finish for all work.  
 Existing room:  
 Existing structure:  
 Existing finish:  
 Existing door:  
 Existing window:  
 Existing partition:  
 Existing wall:  
 Existing ceiling:  
 Existing floor:  
 Existing equipment:  
 Existing fixture:  
 Existing cabinet:  
 Existing vanity:  
 Existing sink:  
 Existing toilet:  
 Existing shower:  
 Existing tub:  
 Existing mirror:  
 Existing light fixture:  
 Existing electrical:  
 Existing plumbing:  
 Existing HVAC:  
 Existing fire alarm:  
 Existing fire extinguisher:  
 Existing fire door:  
 Existing fire partition:  
 Existing fire wall:  
 Existing fire stop:  
 Existing fire damper:  
 Existing fire valve:  
 Existing fire alarm pull station:  
 Existing fire alarm control panel:  
 Existing fire alarm control unit:  
 Existing fire alarm control device:  
 Existing fire alarm control panel:  
 Existing fire alarm control unit:  
 Existing fire alarm control device:

1. PROPOSED FLOOR PLAN  
 SCALE= 3/8" = 1'-0"

1. ALL DIMENSIONS ARE TO FINISH FACE OF WALL, MASONRY OPENING, AND OUTSIDE EDGE OF DOOR FRAME (NOMINAL).
2. CONTRACTOR TO COORDINATE EXACT LOCATION OF EXISTING APPLIANCES AND PLUMBING FIXTURES WITH ELECTRICAL AND PLUMBING SUBCONTRACTORS.
3. REFER TO LIFE-SAFETY PLANS FOR ADDITIONAL FIRE-RATED CONSTRUCTION INFORMATION.
4. PROVIDE ACCESS PANELS / DOORS IN PARTITIONS AT ALL LOCATIONS REQUIRING ACCESS. PANELS SHALL MAINTAIN FIRE RATING.
5. PROVIDE WOOD BLOCKING OR 18 GAUGE METAL STRAPPING BEHIND G.W.B. WHERE REQUIRED TO SUPPORT FIXTURES OR EQUIPMENT PROVIDED IN THE CONTRACT OR BY OTHERS.
6. ALL M.E.P. AND I.T. SYSTEMS ARE TO BE CONCEALED WITHIN WALL OR CEILING CAVITY.
7. REMOVE ALL EXISTING PLUMBING FIXTURES, EXCLUDING JANITORIAL CLOSET, AND REPLACE WITH NEW. REFER TO FINISH SCHEDULE AB.1 PLUMBING FIXTURES.
8. PROVIDE KNOXBOX, IF APPLICABLE, FOR FIRE DEPARTMENT ACCESS. EXACT LOCATION TO BE COORDINATED WITH FIRE DEPT. INSPECTOR.
9. DRYWALL CONTRACTOR SHALL MARK LAYOUT ON SLAB (CHALK LINES) ALL PARTITIONS PER DIMENSIONS SHOWN ON PLAN. ANY CONFLICTS OR MISSING DIMENSIONS THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING.
10. ALL WALLS AND CEILING THAT ARE TO RECEIVE PAINT FINISH SHALL BE FINISHED TO A LEVEL 5 GYPSUM FINISH.
11. THE CONSTRUCTION DRAWINGS HAVE BEEN BASED ON FIELD MEASUREMENTS AND ARE DRAWN TO BE AS ACCURATE AS POSSIBLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL CRITICAL DIMENSIONS AND LOCATIONS OF ALL EXISTING STRUCTURAL MEMBERS, WALLS, WINDOWS AND DOORS SHALL BE FIELD VERIFIED BY G.C. PRIOR TO COMMENCING WORK. ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND EXISTING FIELD CONDITIONS MUST IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION.
12. GENERAL CONTRACTOR TO APPLY FOR ALL REQUIRED PERMITS, NOTICES ETC. PRIOR TO COMMENCING WORK.
13. ALL WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 FBCR 302.9.
14. CEMENT BOARD IS TO BE USED IN ALL WET AREAS AS PER FBCR 702.4.2A 6 MIL POLYETHYLENE (OR OTHER APPROVED) VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR SUB GRADE. FBCR 506.2.3
15. GENERAL CONTRACTOR TO PROVIDE PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS, MATERIALS, FIXTURES, ETC.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF EXISTING STRUCTURE AND ASSUMES LIABILITY FOR DAMAGE AND/OR INJURY RELATED TO ANY PORTION OF THE WORK.
17. GENERAL CONTRACTOR SHALL ERECT AND MAINTAIN DUST PROOF TEMPORARY PARTITIONS AS REQUIRED TO PREVENT THE SPREAD OF DUST, FUMES AND SMOKE TO OTHER PARTS OF THE BUILDING. ON COMPLETION CONTRACTOR SHALL REMOVE TEMPORARY PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT EXISTING SURFACES.
18. GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR MAINTAIN EXISTING PARTITIONS. CONTRACTOR MUST PROTECT EXISTING STRUCTURAL ELEMENTS AND COMMON AREAS OF THE EXISTING BUILDING.
19. GENERAL CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF THE INTEGRITY OF THE STRUCTURE IS COMPROMISED. CONTRACTOR SHALL TAKE NECESSARY ACTION TO SUPPORT STRUCTURE AND NOT RESUME WORK UNTIL SAFETY IS RESTORED.
20. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCOVERY, PRESENCE, HANDLING CONTAINMENT, REMOVAL OR DISPOSAL OF MOLD, ASBESTOS, PCB, OR OTHER 'HAZARDOUS MATERIALS' AS DEFINED BY THE FLORIDA BUILDING CODE.
21. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGE TO EXISTING ELEMENTS OF THE HOUSE
22. DOORS, FRAME STYLES, FINISHES AND DOOR HARDWARE TO BE SELECTED BY OWNER AND SCHEDULES TO BE PROVIDED TO CONTRACTOR.

2. GENERAL FLOOR PLAN NOTES  
 N.T.S.

**STUART ARCHITECTURE**  
 7199 NW 49 PLACE  
 LAUDERHILL, FL. 33319  
 (855) 404-7866  
 Web: www.stuartarch.com  
 Email: anson@stuartarch.com

Assist M. Stuart  
 A197856

**NEIGHBORHOOD UNISEX BARBERSHOP  
 INTERIOR BUILDOUT**

735 NW 6TH STREET  
 FORT LAUDERDALE, FL, 33311

No.	Description	Date

**PROPOSED FLOOR PLAN**

Project number 24001  
 Date 08/13/2024  
 Drawn by DAC  
 Checked by AMS

**A-101**

Scale