

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

September 09, 2025 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

Zoom link added for participaton by Sonia Burrows

- | | | |
|------|--|--------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
- 07/08/2025 Minutes | NPF CRA Board |
| iii. | Funding Request and Recommendation
Recommended Funding to 312 NW 7 th Street, LLC for a
422 Unit Multi-Family Rental Housing/Mixed Use/Mixed Income
Project at 312 NW 7 th Street
Development Incentive Program - \$10,000,000 | Bob Wojcik
CRA Staff |
| iv. | Old/New Business | Rhoda Glasco F.
Chair |
| v. | Public Comments | Rhoda Glasco F.
Chair |
| vi. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, October 14, 2025.**

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
July 08, 2025 – 3:00 P.M.

Cumulative Attendance
June 2025-May 2026

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	1	0
Jinny Bissainthe	P	1	0
Jeffrey Burns	A	0	1
Sonya Burrows	P	1	0
Kenneth Calhoun	P	1	0
Noel Edwards [via Zoom]	P	1	0
Marion Howard	P	1	0
Matthew Kohen	P	1	0
Christopher Murphy	P	1	0
Alfredo Olvera	P	1	0
John Quailey, Vice Chair	P	1	0
Brian Stafford [arrived 3:10]	P	1	0
Mallory Sullivan	P	1	0

Currently there are 13 appointed members on the Board, which means six (7) would constitute a quorum.

Staff

- Lizeth DeTorres, Sr. Administrative Assistant
- Vanessa Martin, CRA Business Manager
- Clarence Woods, III, NPF CRA Manager
- Jonelle Adderley, CRA Project Coordinator
- J. Opperlee, Prototype Inc. Recording Secretary

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.

Ms. Sullivan and Mr. Kohen introduced themselves to the Board.

II. Approval of Minutes

NPF CRA Board

- May 13, 2025 Minutes

Motion made by Ms. Bissainthe, seconded by Mr. Calhoun to approve the Board's May 13, 2025 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin
Business Manager

Ms. Martin explained the report. Between 2017 and 2025, \$115 million had been awarded, \$70 of which was in progress and \$44 million of which had been completed. She said the Arcadian was 95% complete.

Ms. Martin said in-progress projects were aware that the funding cuts could preclude them from requesting additional funding. Mr. Woods noted they did not want to leave any in-progress projects unfinished but they must also prioritize. He said he and staff were constantly evaluating the projects.

Mr. Stafford arrived at 3:10.

IV. • Budget Recommendation

Vaness Martin
Business Manager

Ms. Martin provided the budget summary and reported the ILA to extend the CRA for 10 years, with two-year reviews had been approved by the Board of Commissioners in June. This would decrease the TIFF by 50%. She estimated they would receive \$6.1 million, \$3.2 million of which would be allocated to incentives.

Mr. Murphy asked about cutting operating expenses and Ms. Martin said she would need to make some cuts over the next year.

Motion by Mr. Quailey, seconded by Mr. Olvera, to approve the Fiscal Year 2026 Budget recommendation as presented. In a roll call vote, motion passed 11-1 with Mr. Edwards opposed.

- V. Funding Request and Recommendation:**
Addition of the Commercial Property and Safety
Enhancement Program to Existing NPF-CRA
Incentive Programs, with a Proposed Allocation of
\$250,000

Jonelle Adderley
CRA Staff

July 8, 2025

Ms. Burrows recused herself from voting on this item, citing a conflict.

Ms. Adderley reviewed the Commercial Property and Safety Enhancement Program, which offered up to \$10,000 to applicants for safety or security related improvements. She stated they were requesting \$250,000 for fiscal year 2026. All applicants were required to contribute 25% in matching funds. The funding would be available to entities that owned or operated commercial properties within the Northwest Progresso Flagler Heights CRA area. A detailed list of appropriate improvements was included in the Board's packet. The CRA director or manager could approve additional expenses not specifically listed in the guidelines. Staff recommended applicants be required to undergo a Crime Prevention Through Environmental Design [CPTED] security assessment by a certified Fort Lauderdale Police Detective. Ms. Adderley said recent crime statistics underscored the need for security interventions for businesses. Staff recommended approval of the program and the allocation of \$250,000 for fiscal year 2026.

Ms. Burrows recalled the Police Department had informed Sistrunk business owners that they would be eligible for federal funds for security hardening. Ms. Adderley agreed to ask the Police Department about this. Mr. Calhoun wondered why CRA funds should be used. He questioned whether crime had increased in the Northwest Progresso neighborhood more than in other neighborhoods. Mr. Edwards did not feel that \$250,000 would make much difference and pointed out that it was unheard of to give the owner of a \$5 million building \$10,000 toward security; it may be appropriate for small businesses. He was therefore opposed to this recommendation.

Mr. Woods said this was aimed at smaller businesses with less ability to pay for security. He said they did not want to pay for the Police Enhancement Program anymore and this program would allow them to help small businesses.

Motion by Mr. Stafford, seconded by Mr. Howard, to approve staff's recommendation. In a roll call vote, motion passed 10-1 with Mr. Edwards opposed and Ms. Burrows abstaining.

VI. Funding Request and Recommendation:

Proposed Modifications to the NPF-CRA Residential
Façade and Landscaping Incentive Program, with a
Total Allocation of \$500,000 for FYs 2026 and 2027

Jonelle Adderley
CRA Staff

Ms. Adderley said this had been approved in February 2019 and was targeted in areas with CRA infill development. The program had received over \$950,000 in funding and over 139 residential properties had been improved. Due to increased interest in the program and an increase in costs, staff was recommending the following changes: increase the amount per property from \$5,000 to \$10,000; expand the list of eligible improvements to include some work needed to comply with code violations; reduce the required number of

July 8, 2025

estimates from three to two. Staff recommended maintaining the restriction to residential properties, noting that two-to-four-unit multifamily properties were eligible, subject to the discretion of the CRA Manager. The CRA would continue to administer the program. Staff recommends approval of these modifications and allocation of \$500,000 in funding for two fiscal years: 2026 and 2027.

Chair Foderingham suggested a minimum of two estimates but requiring three for fencing. Mr. Calhoun thought staff would be capable of assessing the fairness of the bids. Ms. Adderley said Corey Ritchey, CRA Project Manager, would review the estimates. Mr. Woods said the intent was to require at least two estimates. Mr. Woods said staff would create a list of qualified professionals from which applicants could choose. Mr. Edwards asked if there was a clawback provision in the event that landscaping failed. Mr. Woods said they tried to avoid approving sod unless the property had irrigation. Mr. Calhoun noted there was a maintenance requirement included in the program. Mr. Woods said staff also evaluated whether someone who had irrigation could afford to keep up with watering.

Motion by Ms. Bissainthe, seconded by Mr. Stafford, to approve staff's recommendation. In a roll call vote, motion passed 12-0.

VII. Old/New Business

CRA Update

Chair Foderingham reported the CRA had been approved to continue for another 10 years. She stated the Open House would be held on Thursday from 6 PM until 8 PM at the Midtown Commerce Center at 1033 NW 6th Street. She encouraged Board members to attend.

Mr. Edwards asked about Donna's Restaurant and Mr. Woods stated it had been leased to a different operator and was still a restaurant, which was in compliance with the CRA rules.

VIII. Public Comments

None

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:54 PM.

The next regular NPF-CRA meeting will be held **Tuesday – August 12, 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: September 9, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Funding Request and Recommendation
Recommended Funding to 312 NW 7th Street, LLC for a
422 Unit Multi-Family Rental Housing/Mixed Use/ Mixed Income
Project at 312 NW 7th Street
Development Incentive Program - \$10,000,000.

FUNDING REQUEST

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) has received a CRA funding application from 312 NW 7th Street, LLC (“Developer”) for a \$10,000,000 Development Incentive Program forgivable loan for a 422 unit multi-family rental housing/mixed use/mixed income project to be located at 312 NW 7th Street in the Progresso Village neighborhood. A Location Map and Broward County Property Appraiser information for the site is attached as **Exhibit 1** and **2**. The Developer’s CRA Funding Application and Project Presentation is attached as **Exhibits 3** and **4**.

BACKGROUND AND SUMMARY

The project will be constructed on the City block bordered by Sistrunk Boulevard to the south, NW 7 Street to the north, NW 4th Avenue to the west and NW 3rd Avenue to the east. It is directly north of The SIX13 Housing Development on Sistrunk Boulevard. It includes five adjacent parcels with a combined area of 108,000 square feet (2.48 acres) assembled by the Developer between August,2022 and April 2025. The assemblage included a church (First Ebenezer Missionary Christian Church, Inc.), one residential vacant lot, one residential duplex, one residential triplex, one residential fourplex. The developer worked closely with the church to find them a replacement location, allowing them to purchase a 3.8 acre property with an existing 8,143 square foot building, upgrading from their existing 2.0 acre site and 6,453 square foot building.

At the request of the developer, the proposed project site has been rezoned from Multi-Family Midrise Medium Density District (RMM-25) to Northwest Regional Activity Center Mixed Use East (NW RAC MUE) between October 2022 and October 2023. The Developer is seeking site plan approval for the project with an affordable housing height bonus. They received a second round of comments from the City of Fort Lauderdale Development Review Committee and expect to have the Final Development Review Committee (DRC) Certificate of Compliance within the next three months.

The proposed project consists of an eight (8) story mixed-use, mixed-income, multi-family development containing 422 residential rental units, 1,600 square feet of retail and 580 parking spaces consisting of 559 spaces in seven (7) levels of structured parking and twenty-one (21) on-street parking spaces. The proposed unit mix is 48 efficiency (studio) units, 328 one bedroom one bath units and 46 two bedroom, two bath units. The project includes 43 income restricted affordable housing units (10% of all units), with 50% affordable to households at 100% Area Median Income (AMI) and 50% affordable to households at 80% Area Median Income (AMI). Projected rents for the affordable units would range from \$1,614 to \$1,683 for an efficiency (studio) unit, \$1,729- to \$1,924 for a one bedroom, one bath unit, and \$2,074 to \$2,165 for a two bedroom, two bath unit. The proposed unit mix for the affordable units is 5 efficiency units, 33 one bedroom one bath units and 5 two bedroom, two bath units. The residential units set aside as affordable units would be in perpetuity as required by their affordable housing height bonus when granted to the project. In addition, the developer is working with Broward County to secure \$5 million from the Broward County Housing Finance Division through their 2025/2026 GAP Funding Program. If approved, the funding will require an additional 71 affordable income restricted rental units affordable to households whose income is at or below 80% of the area median income. This would increase the total number of proposed affordable units in the development to 26% of all units in the project.

The remainder of the residential units in the development will be rented at market rate. The average monthly rent for the market rate units will be approximately \$2,200 for a studio apartment, \$2,600 for a 1 bedroom-one bath apartment and \$3,100 for a two bedroom two bath apartment.

The size of the units is 435 square feet for studio units, 578 square feet to 670 square feet for one bedroom, one bath units and 950 to 960 square feet for two bedroom, two bath units. Residential unit amenities and features for all apartments will include European style cabinetry, quartz countertops, in-unit washers and dryers, stainless steel appliances and balconies for all units. Project amenities for residents include a rooftop pool, a 3,000 square foot gym and a 3,000 square foot clubhouse on the eighth floor. Ground level amenities include green courtyards with tables, chairs, benches and umbrellas, co-working space, coffee station and 1,600 square feet of retail space. The estimated rent for the retail space will be between \$25-\$30 / sq ft NNN. A copy of the Project 10 Year Proforma is attached as **Exhibit 5**.

The developer is evaluating a LEED Silver certification and/or National Green Building Standard. Project plans and illustrations are attached as **Exhibit 6**.

In addition to providing affordable housing, the developer is donating as a community benefit, 33,750 square feet (.77 acres) of land to the Fort Lauderdale Community Redevelopment Agency. A Location Map of the property to be donated to the CRA and Broward County Property Appraiser is attached as **Exhibit 7** and **8**. The property was purchased between July 12, 2023 and December 21, 2023 for \$1,610,000. It is titled in the name of various developer related single purpose entities including 529 NW 7 Terrace LLC, 519 NW 7 Terrace LLC, and 525 NW 7 Terrace LLC. The developer estimates

the current fair market value of the property to be \$3.04 million dollars. The land is located on NW 8th Avenue and NW 7th Avenue south of Sistrunk Boulevard directly west of the recently completed CRA funded Adderley Housing development and south of the proposed Sistrunk View Project, approved for funding by the CRA in 2024. The property is zoned RMM-25 (Residential Mid Rise Multi-Family/Medium High Density District). The CRA can develop the donated property as they see fit and the developer estimates that a fifteen (15) unit townhome project could be developed on the site under the current zoning.

The Developer, 312 NW 7th Street, LLC is led by Tal Levinson, Eric Malinsky and Shaul Zislin. Tal Levinson and Eric Malinsky founded a company called Home Ventures in 2016 and have since completed over 500 residential and commercial transactions across South Florida and have made a significant investment in assembling other properties for redevelopment in the Northwest Progress Flagler Heights Community Redevelopment (NPF CRA) area as shown on the attached map (**Exhibit 9**). They along with Shaul Zislin have also developed property outside of Florida in Alabama including the 62 unit Island Tower Gulf Shores Condominium, the 14 unit Opal Condominiums and the 96 unit Gulf Place Condominium. Developer Information from the Florida Division of Corporations and Operating Agreements are attached as **Exhibit 10**.

Other members of the developer’s team for this project include:

Architect: FSMY Architects and Planners
 Landscape Architect: Architectural Alliance Landscape
 Civil Engineer: Flynn Engineering Services, P.A.
 Land Use Attorney: Stephanie Toothaker, Esquire

The total estimated project Development Budget (DB) is \$138,298,189 including:

Land	\$12,017,160
Design & Engineering	\$2,234,762
Permits & Licenses	\$3,981,322
Other Soft Costs	\$7,000,087
Hard Costs	\$99,210,776
Inflation Contingency	\$3,542,242
Financial Costs	\$10,311,840

CRA funding for the project represents 7.2% of the total Development Budget. A comparison of other CRA funded Residential/Mixed Use Development Incentive Program projects is provided below.

Project	Estimated Capital Investment (ECI)	CRA Award	CRA Award Percentage of DB
Aldridge and Larimore	\$18.6 Million (100% Affordable)	\$9.0 Million	48%
Wright Dynasty	\$14.9 Million (11% Affordable)	\$5.0 Million	33%

New Hope	\$6.4 Million (100% Affordable)	\$2.0 Million	31%
1435 ArtXchange	\$12.8 Million (100% Affordable)	\$3.5 Million	27%
Six 13 Apartments	\$33.5 Million (100% Workforce)	\$7.0 Million	21%
Nexus	\$4.7 Million (100% Affordable)	\$1.0 Million	21%
Sistrunk View	\$30.1 Million (100 % Affordable)	\$5.0 Million	16%
SJC Sistrunk	\$39.1 Million (11% Affordable)	\$6.0 Million	15%
The Adderley	\$103.7 Million (10% Affordable)	\$12.0 Million	12%
The Arcadian	\$153.3 Million (10% Affordable)	\$10.0 Million	6%
Gallery At Fat Village	\$92.9 Million (57% Affordable)	\$1.9 Million	2%

The \$10,000,000 Development Incentive Program (DIP) Loan, subject to annual budget approval, will be funded over 5 years starting in FY 2025-2026

FY 2025-2026	\$2 million
FY 2026-2027	\$2 million
FY 2027- 2028	\$2 million
FY 2028-2029	\$2 million
FY 2029-2030	\$2 million

CRA funding will be secured by a mortgage on the property subordinate to the first mortgage construction loan and permanent financing. CRA funding will be applied to project construction costs.

The developer is working with City National Bank for construction financing. A letter from the bank is attached as **Exhibit 11**.

Community benefits from the project also include approximately 610 jobs, including 600 Construction jobs and 10 permanent managerial and retail jobs, along with an estimated \$40 million in real estate taxes over 15 years.

A series of factors make CRA funding critical to the project, including an increase in insurance and construction cost (up 30% over the last three years), material and labor shortages and increase in interest rates (significantly impacting on construction financing and the cost of development). The current volatile and changing development market with persistent inflation, escalating tariff tensions and market instability impacts on real estate and construction financing. Without CRA funding, acceptable investment measures of risk cannot be met when analyzing the projected return on investment to the cost of the project.

The project will start construction in 2026 and be completed by 2028.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

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

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

RECOMMENDATION

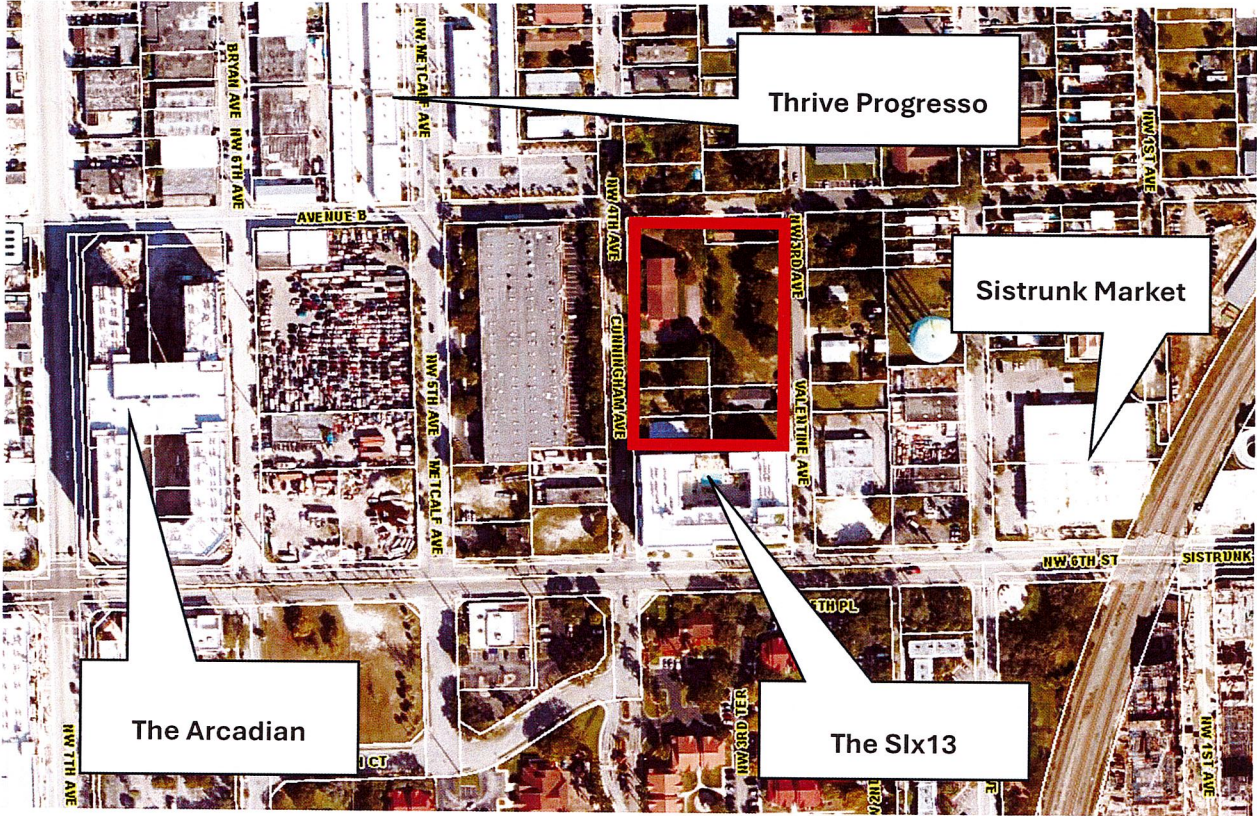
It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board approve a \$10,000,000 Development Incentive Program forgivable loan to 312 NW 7th Street, LLC for a 422 Unit Multi-Family Rental Housing/Mixed Use/ Mixed Income Project at 312 NW 7th Street.

Attachments

- Exhibit 1: Project Location Map
- Exhibit 2: Broward County Property Appraiser Information
- Exhibit 3: Developer's CRA Funding Application
- Exhibit 4: Project Presentation
- Exhibit 5: 10 Year Proforma
- Exhibit 6: Project Plans and Illustrations
- Exhibit 7: Location Map of Property to be Donated to the CRA
- Exhibit 8: Broward County Property Appraiser Information for Property to be Donated to the CRA
- Exhibit 9: Developer and Affiliate Property Holdings in the NPF CRA
- Exhibit 10: Florida Division of Corporations Information and Developer Operating Agreements
- Exhibit 11: Letter from City National Bank

Exhibit 1

Location Map



Project Site at 312 NW 7 Street

Exhibit 2



Site Address	312 NW 7 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 07 6940
Property Owner	312 NW 7TH STREET LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	71-01
Abbr Legal Description	PROGRESSO 2-18 D LOTS 3 THRU 12,14 S 4,15,16,35, 36,39 THRU 48 BLK 322		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$4,077,000	\$162,020	\$4,239,020	\$2,033,440	
2024	\$2,853,900	\$322,380	\$3,176,280	\$1,848,590	\$51,084.27
2023	\$428,090	\$1,252,450	\$1,680,540	\$1,680,540	\$39,191.14

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,239,020	\$4,239,020	\$4,239,020	\$4,239,020
Portability	0	0	0	0
Assessed/SOH	\$2,033,440	\$4,239,020	\$2,033,440	\$2,033,440
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	0	0	0	0
Taxable	\$2,033,440	\$4,239,020	\$2,033,440	\$2,033,440

Sales History			
Date	Type	Price	Book/Page or CIN
7/26/2022	WD*-D	\$5,500,000	118316433
11/26/1988	WD	\$85,000	14700 / 733

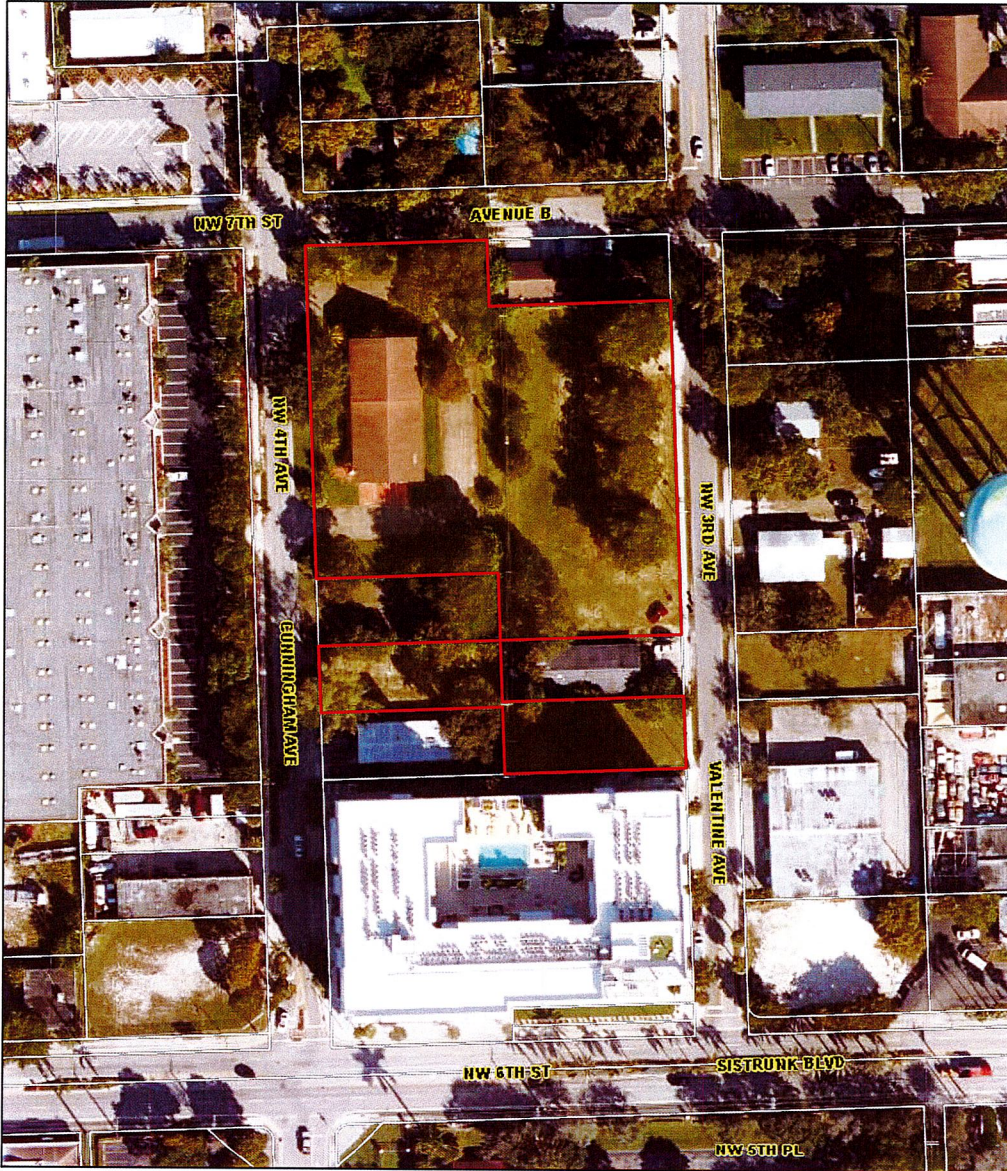
Land Calculations		
Price	Factor	Type
\$50.00	81,540	SF
Adj. Bldg. S.F. (Card, Sketch)		6453
Eff./Act. Year Built: 1992/1991		

* Denotes Multi-Parcel Sale (See Deed)

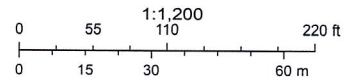
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
I								
6453						81540		

Property Id: 494234076940

**Please see map disclaimer



August 25, 2025

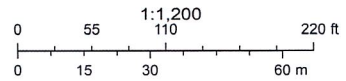


Property Id: 494234076910

**Please see map disclaimer



August 25, 2025





Site Address	647 NW 3 AVENUE #1-4, FORT LAUDERDALE FL 33311	ID #	4942 34 07 6700
Property Owner	312 NW 7TH STREET LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	08
Abbr Legal Description	PROGRESSO 2-18 D LOT 1,2 BLK 322		

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$337,550	\$344,880	\$682,430	\$451,940	
2024	\$33,760	\$520,370	\$554,130	\$410,860	\$10,457.82
2023	\$33,760	\$339,750	\$373,510	\$373,510	\$8,902.89

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$682,430	\$682,430	\$682,430	\$682,430
Portability	0	0	0	0
Assessed/SOH	\$451,940	\$682,430	\$451,940	\$451,940
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	\$451,940	\$682,430	\$451,940	\$451,940

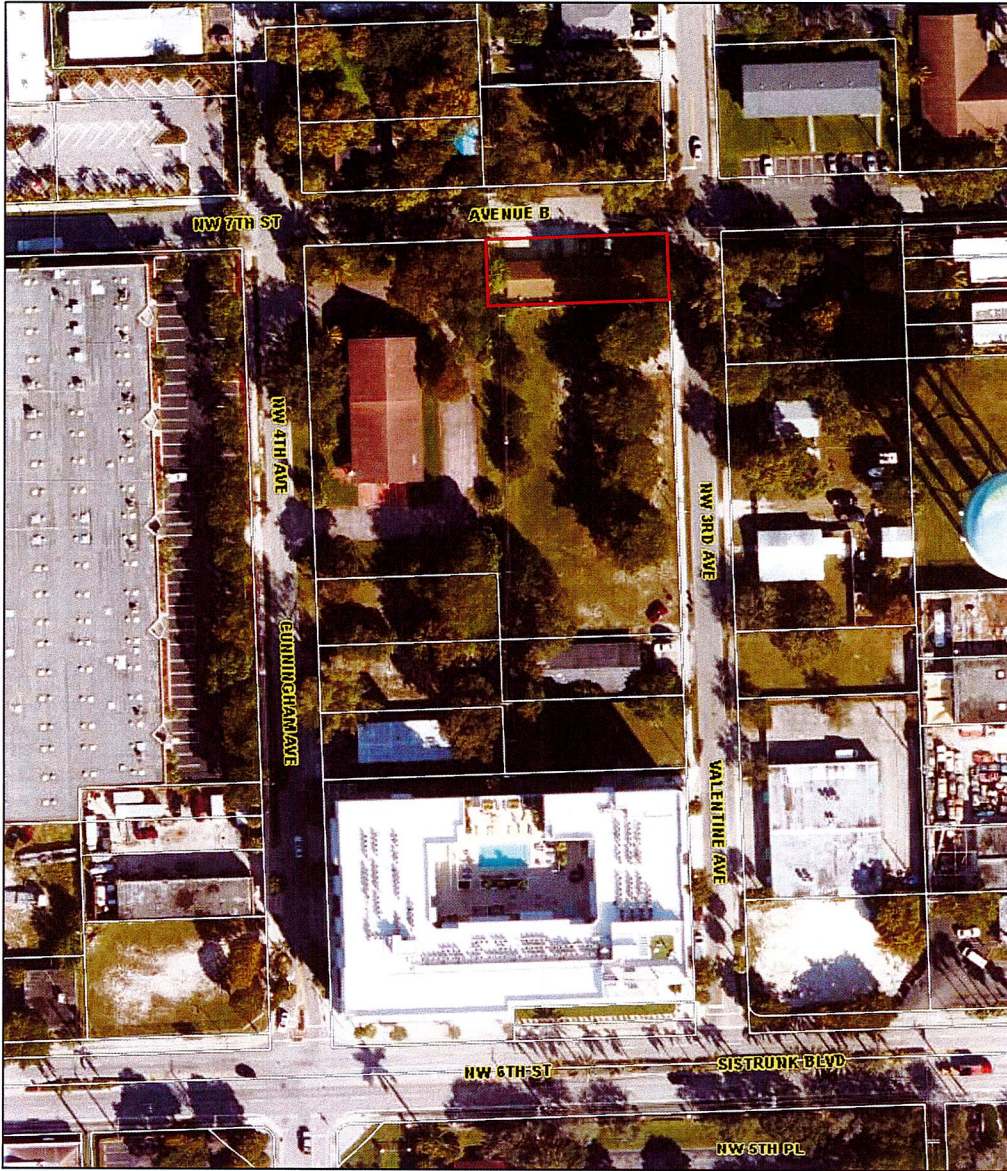
Sales History			
Date	Type	Price	Book/Page or CIN
9/29/2022	WD-D	\$1,400,000	118444308
11/13/2019	QCD-T	\$100	116175291
4/30/2018	WD-Q	\$340,000	115068246
6/17/2015	WD-Q	\$240,000	113122776
11/6/2012	SWD-D	\$100,000	49247 / 1222

Land Calculations		
Price	Factor	Type
\$50.00	6,751	SF
Adj. Bldg. S.F. (Card, Sketch)		2299
Units		4
Eff./Act. Year Built: 1971/1970		

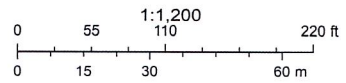
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
4						6751		

Property Id: 494234076700

**Please see map disclaimer



August 25, 2025





Site Address	616 NW 4 AVENUE #1-3, FORT LAUDERDALE FL 33311	ID #	4942 34 07 6885
Property Owner	312 NW 7TH STREET LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	08
Abbr Legal Description	PROGRESSO 2-18 D LOTS 33,34 BLK 322		

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Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$337,500	\$533,890	\$871,390	\$845,940	
2024	\$33,750	\$735,290	\$769,040	\$769,040	\$16,190.94
2023	\$33,750	\$735,290	\$769,040	\$769,040	\$16,308.17

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$871,390	\$871,390	\$871,390	\$871,390
Portability	0	0	0	0
Assessed/SOH	\$845,940	\$871,390	\$845,940	\$845,940
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	\$845,940	\$871,390	\$845,940	\$845,940

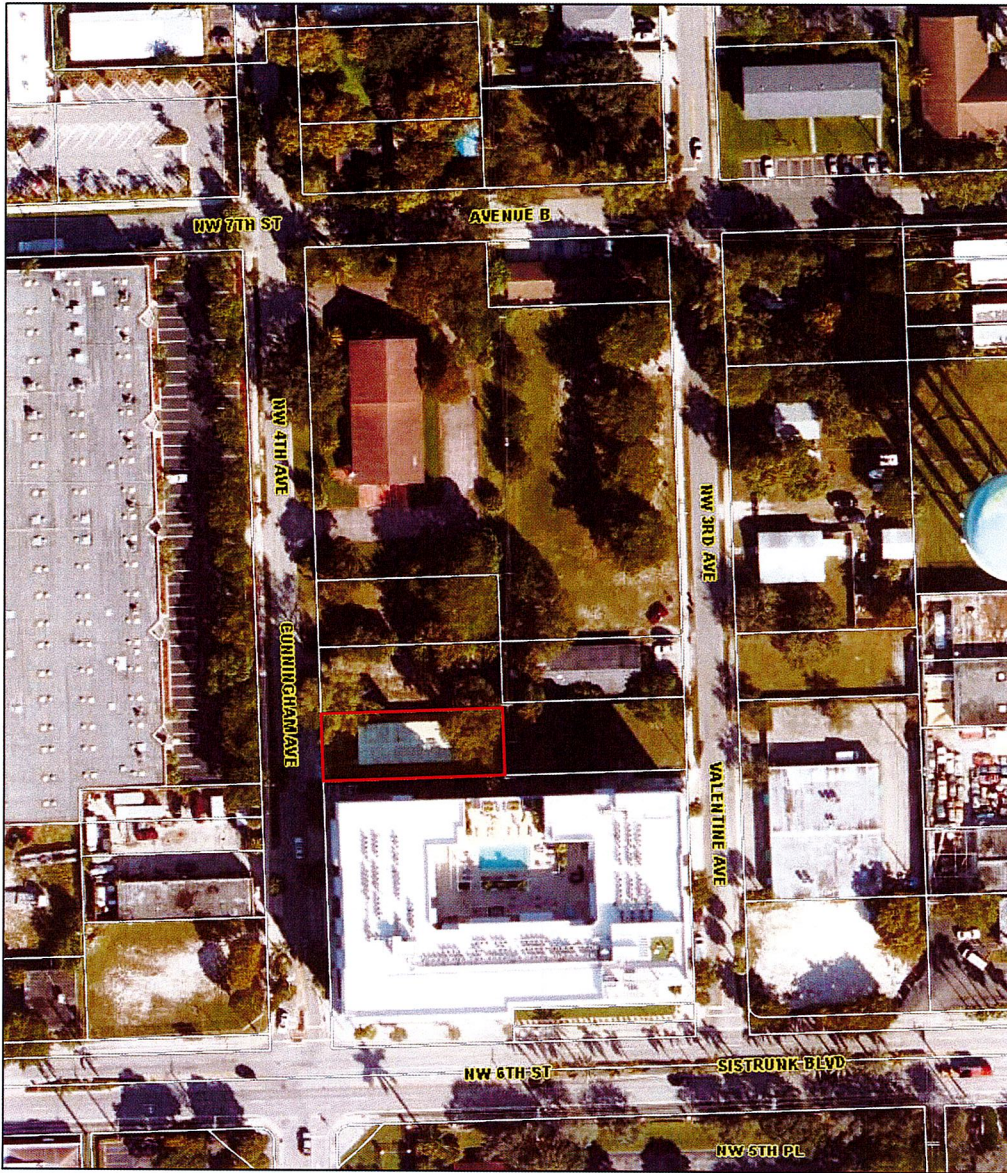
Sales History			
Date	Type	Price	Book/Page or CIN
9/30/2022	WD-Q	\$850,000	118446270
8/6/2014	WD-Q	\$160,000	112472510
1/28/2011	SWD-Q	\$75,000	47696 / 33
11/11/2010	WD-Q-SS	\$72,000	47538 / 1977
4/7/2004	WD	\$215,000	37262 / 1151

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F. (Card, Sketch)		1823
Units		3
Eff./Act. Year Built: 1964/1963		

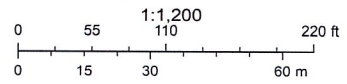
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
3						3		

Property Id: 494234076885

**Please see map disclaimer



August 25, 2025





Site Address	623 NW 3 AVENUE #1-3, FORT LAUDERDALE FL 33311	ID #	4942 34 07 6790
Property Owner	312 NW 7TH STREET LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	08
Abbr Legal Description	PROGRESSO 2-18 D LOT 13,14 LESS S 4 BLK 322		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$310,500	\$466,580	\$777,080	\$777,080	
2024	\$31,050	\$734,710	\$765,760	\$765,760	\$16,130.11
2023	\$31,050	\$734,710	\$765,760	\$765,760	\$16,246.45

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$777,080	\$777,080	\$777,080	\$777,080
Portability	0	0	0	0
Assessed/SOH	\$777,080	\$777,080	\$777,080	\$777,080
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	\$777,080	\$777,080	\$777,080	\$777,080

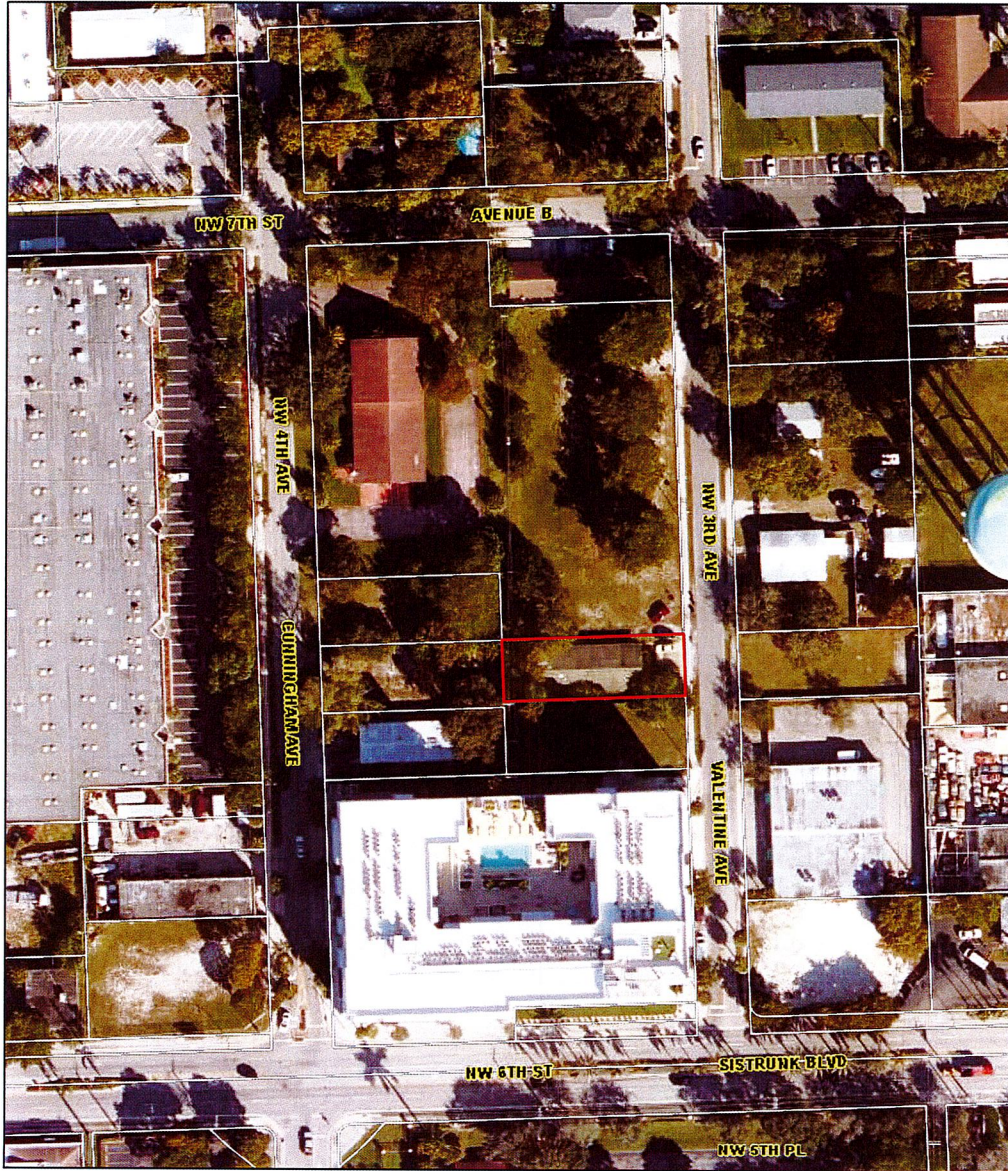
Sales History			
Date	Type	Price	Book/Page or CIN
8/2/2022	WD-Q	\$850,000	118321890
7/2/2019	WD-Q	\$360,000	115921129
9/11/2015	SWD-D	\$100,000	113231345
6/3/2015	ACT-T		113027475
4/8/2015	CET-D	\$94,800	112950835

Land Calculations		
Price	Factor	Type
\$50.00	6,210	SF
Adj. Bldg. S.F. (Card, Sketch)		2369
Units		3
Eff./Act. Year Built: 1968/1946		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
3						3		

Property Id: 494234076790

**Please see map disclaimer



August 25, 2025

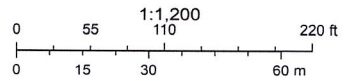


Exhibit 3

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge 312 NW 7th Street LLC		Tel. No. 954-682-6366		E-Mail Address Emalinasky@gmail.com	
Primary Contact for this CRA Request Tal Levinson		Tel. No. 954-646-6077		E-Mail Address Talaaronlevinson@gmail.com	
Name of Business 312 NW 7th Street LLC		Tax I.D. No. 88-3143240		Company Website	
Business Address 915 Middle River Dr. Ste 518		Tel. No. 954-682-6366		Fax No.	
City Fort Lauderdale		State FL		Zip Code 33304	
Commencement Date to Begin Project: July 2026		Completion Date for Project: July 2028		<u>JOB INFORMATION</u>	
Check Appropriate Description Existing Business <input type="checkbox"/> New Business <input checked="" type="checkbox"/>		Project Type Expansion <input checked="" type="checkbox"/> Relocation <input type="checkbox"/>		Facility Description Existing Space _____ sq. ft. New Space <u>581,900</u> sq. ft.	
NAICS Code / Industry Type 531390 Other Activities Related to Real Estate		Date of Incorporation 5/31/2022		State where the business was incorporated Florida	
Proposed Project Location/City Fort Lauderdale		Proposed Address 312 NW 7th St			
Property Control Number(s)		Property Owner			
Owner Tel. No. (include Area Code)		Is there a lien on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Land loan	
Bank(s) Where Business Accounts for Projects Are Held 1.		2. City National Bank of Florida			
Name of Participating Bank/Lender					
Amount \$	Contact Person Gregory Mangram	Tel. No. (include Area Code) 305-577-7395		Fax No. (include Area Code) 305-533-0167	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Project Purpose and Economic Impact					

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

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

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

Name	Complete Address	% Owned	From	To
312 Group LLC	915 Middle River Dr. Ste. 518 Fort Lauderdale, FL 33304	100%		
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 138,298,189
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 138,298,189
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	76,100,000		
City funds			
CRA funds	10,000,000		
Company's current cash assets			
Owner equity (specify)	52,198,189		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	138,298,189		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition		12,000,000	
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings		102,753,018	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify): Financing Costs		10,311,840	
Other (specify): Soft Costs		13,233,331	
Total Uses		138,298,189	

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: City National Bank of Florida	\$ 4,325,000	5/5/2023	\$ 4,325,000	% 6.72	5/5/2027	\$ 24,220
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
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.*).

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

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

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

APPLICANTS CERTIFICATION

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

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

Business Name: 312 NW 7th Street LLC

By: Eric Mah 5/29/2025
 Signature and Title Manager Date

Guarantors:

- _____
Signature and Title Date
- _____
Signature and Title Date
- _____
Signature and Title Date
- _____
Signature and Title Date
- _____
Signature and Title Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

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

<input type="checkbox"/>	COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/>	DEVELOPMENT INCENTIVE PROGRAM	\$ 10,000,000
<input type="checkbox"/>	PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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

- mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.
11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
 12. Are there any code violations on the property? Identify.
 13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
 14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
 15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
 16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
 17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
 18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
 19. Have you previously received funding from the CRA? Explain.

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

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the 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 Eric Malinasky 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

312 NW 7th Street LLC

Print Name

312 Application Questions

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.

Company Mission

312 NW 7th Street, LLC was established as a single-purpose entity with the mission of developing transformative, high-quality multi-family housing in the Northwest-Progresso-Flagler Heights Community Redevelopment Area (CRA). The company is committed to delivering attainable and affordable housing options that strengthen neighborhood vitality, expand economic opportunity, and address Broward County's critical workforce housing shortage.

Brief History and Company Description

Formed in 2024, 312 NW 7th Street, LLC is led by seasoned developers with extensive experience in large-scale mixed-use and residential projects throughout South Florida. The company was founded specifically to execute this catalytic development at 312 NW 7th Street, ensuring that resources and expertise are fully aligned with project delivery, financing, and long-term operations. The leadership team has a proven record of navigating complex urban redevelopment projects, and delivering outcomes that benefit both residents and the broader community.

Market Analysis

Downtown Fort Lauderdale has experienced a decade of rapid residential growth, with thousands of new units delivered. However, most of this new supply has been concentrated at the luxury and market-rate levels, leaving moderate-income households increasingly priced out of the urban core.

Despite the delivery of additional units, more is required to meet the ongoing demand and to provide true workforce housing. Options serving households at 80–100% AMI remain scarce, even as essential workers, young professionals, and families continue to seek attainable housing opportunities near major employment centers. This project directly addresses that gap.

Applicant Capacity

The principals of 312 NW 7th Street, LLC bring decades of combined experience in financing, entitlement, design, and delivery of multi-family projects across the Southeastern United States. Their track record includes over \$500 million in executed real estate transactions and developments. The team also maintains strong relationships with lenders, contractors, and property management firms, ensuring the ability to deliver this project on time and within budget.

Project Overview & Feasibility

The proposed development will consist of: 422 residential units, 559 structured parking spaces, 1,600 square feet of ground-floor retail, Approx. 581,900 gross square feet

312 Application Questions

The project currently includes 43 affordable units. With Broward County GAP Funding, an additional 71 affordable units will be added for a total of 113 units (26% of the project). This commitment aligns with the CRA's goals and enhances project feasibility by broadening the renter pool and stabilizing long-term absorption.

Financial feasibility is challenged by inflation, rising interest rates, increased insurance premiums, and construction cost escalation. To close the gap, 312 NW 7th Street, LLC seeks \$10 million from the Development Incentive Loan Program. In exchange, the project delivers .77 acres of land, directly across from the Adderley, appraised at over \$3 million to the City for future community development, ensuring direct public benefit.

Economic & Community Impact

The project will:

- Generate hundreds of construction jobs during development
- Create permanent jobs through long-term property management and retail activation
- Significantly expand the City's ad valorem tax base
- Advance the CRA's neighborhood revitalization and housing affordability objectives

Operations Overview

Upon completion, the property will be professionally managed by a third-party multifamily operator with experience in affordable/workforce housing. Management will oversee leasing, maintenance, compliance with affordability requirements, and tenant services. The development's mixed-income model ensures financial sustainability, while the retail component enhances street-level activation.

Product Information

The residential product includes a mix of studios, one-bedroom, and two-bedroom units designed for workforce households. Units will be competitively sized, with modern finishes, energy-efficient systems, and amenities such as fitness facilities, resident lounges, and shared open spaces. Ground-floor retail will provide neighborhood-serving amenities and contribute to walkability.

Customer Base

The target resident base includes essential workers (teachers, first responders, healthcare staff), young professionals, and families seeking housing near employment centers in Downtown Fort Lauderdale or wanting to stay in the Sistrunk neighborhood and looking for new amenities. These households are underserved by current market offerings, with demand far outpacing available affordable inventory.

Distribution Method & Areas

Leasing and marketing will be conducted in partnership with the City and CRA, local housing agencies, employer networks, and digital platforms, targeting residents in the CRA and across Broward County. Proximity to major transit corridors ensures accessibility for residents working in Fort Lauderdale's core and surrounding employment hubs.

312 Application Questions

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.

The members include: Eliyahu Levy, Doron Malinasky, Shaul Zislin, Avraham Ovaknin, Gilad Ovaknin, Eric Malinasky, Tal Levinson, and Carl Swafford.

Attached are resumes for Eric Malinasky, Tal Levinson and Shaul Zislin who are actively managing on the project.

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

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).

As a single-purpose entity, the applicant does not have employees and does not intend to. However, the project will generate employment and economic activity in the local area and greater regional market. Construction employment is estimated at approximately 500 workers over a 30-month period.

Upon completion, permanent employment associated with the project is expected to total approximately 870+ jobs, estimates show:

10 positions in retail and property management,
370 positions associated with the construction/operation of the structured parking garage
495 positions associated with the construction of the apartment tower

An independent economic impact study has been commissioned and will be submitted to the CRA upon completion.

5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on the vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.

No machinery or equipment will be purchased by 312 NW 7th Street LLC.

6. If business is a franchise, include a copy of the franchise agreement;

The business is not a franchise.

312 Application Questions

7. Bank Commitment Letter detailing the conditions of the loan approval.

City National Bank of Florida. Please see attached for their commitment letter.

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

The business is not a non-profit organization.

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).

The business is not a non-profit organization.

10. Articles of Incorporation or Division of Corporations information identifying authorized signatories

Attached.

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

Attached.

12. Copy of By-Laws (required for all non-profit organizations only).

NA

13. Please sign and submit Statement of Personal History and Credit Check Release (as attached).

Attached.

14. If the 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.

Attached

15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.

Attached

312 Application Questions

16. Preliminary Project Schedule.

Attached

17. CPA audited corporate financial statements for the last three years (Profit and Loss Statement and a Balance Sheet).

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.

NA

19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.

Attached

20. Ten year revenue and expense projection for the project

Attached

21. Copy of sales/purchase agreement when purchasing land or a building (or an executed lease if applicable).

NA

22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.

NA

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.

NA

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.

Current Status from DSD - Attached

312 Application Questions

25. Identification and qualifications of project development team (i.e., attorney, engineer, architect, general contractor, etc.).

Architect: FSMY

Civil: Flynn Engineering

Landscape: Architectural Alliance Landscape

Land Use Attorney: Stephanie Toothaker

GC: We are in final GC selection and will announce prior to financial closing

Eric Malinasky - Professional Bio

Eric Malinasky is a seasoned real estate investor and former CPA with a strong background in finance and accounting. After earning both his Bachelor's and Master's degrees in Accounting from the University of Florida, he began his career as an auditor at Ernst & Young and Brody and Associates, serving a diverse client base across multiple industries. Since founding Home Venture Investments in 2016, Eric has been involved in the acquisition, repositioning, and disposition of hundreds of residential and commercial properties throughout South Florida. He has successfully completed over 500 transactions, specializing in value-add opportunities, creative deal structuring, and overseeing all phases of the investment lifecycle from underwriting to execution.

ERIC MALINASKY

• Fort Lauderdale, FL | 📞 954-682-6366 | ✉️ Emalinasky@gmail.com

EDUCATION

University of Florida — Gainesville, FL

Master of Science in Accounting, 2014

Bachelor of Science in Accounting, 2009-2013

CERTIFICATIONS

Certified Public Accountant (CPA) – Active during audit career (2014–2016)

PROFESSIONAL EXPERIENCE

Home Venture Investments – South Florida

Owner / Real Estate Investor

2016 – Present

- Founded and operate a successful investment firm specializing in residential and commercial real estate.
- Completed over 500 transactions throughout South Florida, spanning acquisitions, renovations, and sales.
- Oversee all aspects of the investment lifecycle including deal sourcing, underwriting, financing, and negotiations.
- Collaborate with contractors, attorneys, brokers, and title agents to ensure smooth transactions.
- Focus on value-add opportunities and creative deal structuring.

Brody and Associates – Aventura, FL

Auditor (CPA)

2016

- Performed audits and financial reviews for small to mid-sized businesses.
- Delivered actionable insights to clients while ensuring full GAAP compliance.
- Managed audit engagements and liaised with partners and clients to deliver timely reports.

Ernst & Young (EY) – Miami, FL

Auditor (CPA)

2014 – 2016

- Conducted audit services for Fortune 500 and mid-sized clients in various industries.
- Led engagement sections, assessed internal controls, and ensured compliance with audit standards.
- Developed deep technical knowledge in financial statement preparation and risk assessment.

SKILLS

- Real Estate Investment & Deal Structuring
- Financial Analysis & Reporting
- GAAP Compliance & Audit Procedures
- Real Estate Valuation & Due Diligence
- Microsoft Excel, QuickBooks, Yardi
- Contract Negotiation & Team Leadership

Shaul Zislin

Miami Beach | Florida

shaul@venturegroupllc.com | (954)547-5959

Profile

Seasoned real estate developer and principal of Venture Group LLC, with a robust portfolio spanning coastal high-rise condos, commercial centers, and residential subdivisions. Over three decades of expertise in site development, entitlements, construction oversight, and strategic tenanting. Demonstrated success in bringing visionary projects to life while generating long-term value for communities, investors, and end-users alike.

Core Competencies

Coastal High-Rise Construction, Resort and Hospitality Developments, Commercial Real Estate (Retail & Mixed-Use), Residential Subdivision Development, Entitlements & Regulatory Compliance, Project Financing & Pro Forma Modeling, Strategic Leasing & National Tenant Relations, Construction Management & Consultant Coordination

Professional Experience

Principal Developer

Venture Group LLC | Gulf Shores, AL

2003 – Present

High-Rise Condo & Resort Development

- Island Tower – 26-story luxury beachfront resort, Gulf Shores, AL: Spearheaded all development phases of this high-end condominium landmark directly on the Gulf.
- Opal Condominiums – Award-winning ultra-luxury resort property: Oversaw architectural vision and execution for a top-tier development recognized for design and quality.
- Gulf Place Condominium – Premier beachfront condominium adjacent to the Gulf Shores public beach: Led design and development of this key anchor property for city events and coastal tourism, integrating hospitality, residential, and public access features.
- East Point Cottages – Coastal resort rental community: Developed a cluster of high-demand rental cottages designed for both family vacations and investor returns.

Highlights:

- Master-planned and delivered iconic coastal structures amid strict environmental and coastal regulatory constraints.
- Introduced market-leading luxury standards in architecture, finishes, and amenity integration.
- Integrated vacation rental investment models with long-term operational ROI.

Commercial Property Development

Over 1,000,000 sq ft of commercial property developed, including:

- Retail, Restaurant, and Entertainment Complexes for both Venture-owned operating companies and national brands.
- Anchor tenants include Starbucks, AT&T, and others, with customized buildouts and strategic lease structuring.
- Projects blend hospitality, entertainment, and retail programming to maximize foot traffic and tenancy synergy.

Highlights:

- Delivered mixed-use and single-tenant projects across coastal Alabama and Florida.
- Negotiated long-term leases with national tenants and implemented design-to-suit strategies.
- Managed zoning amendments and traffic circulation improvements for large-scale centers.

Residential Subdivision Development

- Oyster Point – 115-lot waterfront subdivision in Gulf Shores, featuring smart infrastructure and HOA governance.

From raw land to recorded plats, delivered over 500 lots across multiple counties.

- Orchestrated utility installation, roadwork, and site engineering in collaboration with local agencies.
- Leveraged design efficiency to maximize land yield and preserve environmental buffers.

Education

B.A. in Economics and Finance

University of Calgary – Alberta, Canada

Professional Affiliations

- Urban Land Institute (ULI)
- Alabama Association of Realtors – Development Council
- International Council of Shopping Centers (ICSC)

Tal Levinson - Professional Bio

Tal Levinson is a seasoned real estate investor and entrepreneur with a strong background in sales and leadership. Tal's negotiations and sales background has primed him to create multiple win-win situations where numerous organizations have found unprecedented successes using his guidance. Since founding Home Venture Investments in 2016, Tal has been involved in the acquisition, repositioning, and disposition of hundreds of residential and commercial properties throughout South Florida. He has successfully completed over 500 transactions, specializing in value-add opportunities, creative deal structuring, and overseeing all phases of the investment lifecycle from underwriting to execution.

TAL LEVINSON

Fort Lauderdale, FL | 954-646-6077 | Talaaronlevinson@gmail.com

EDUCATION

University of Central Florida — Orlando, FL

UFC College of Business Admin - 2009-2011

PROFESSIONAL EXPERIENCE

Home Venture Investments – South Florida

Owner / Real Estate Investor

2016 – Present

- Founded and operate a successful investment firm specializing in residential and commercial real estate.
- Completed over 500 transactions throughout South Florida, spanning acquisitions, renovations, and sales.
- Oversee all aspects of the investment lifecycle including deal sourcing, underwriting, financing, and negotiations.
- Collaborate with contractors, attorneys, brokers, and title agents to ensure smooth transactions.
- Focus on value-add opportunities and creative deal structuring. Brody and Associates – Aventura, FL

UT Business Ventures (Wholesale/Retail)

2013 – 2016

- 12+ locations of consumer driven products and services

SKILLS

- Real Estate Investment & Deal Structuring • Real Estate Valuation & Due Diligence
- Sales, business consulting
- Microsoft Excel, QuickBooks,
- Contract Negotiation & Team Leadership

Exhibit 4



312 NW 7th Street LLC

September 2025

312 NW 7th Street LLC

Development Team - Project Managers

Tal Levinson + Eric Malinasky

Tal Levinson and **Eric Malinasky** co-founded Home Ventures Investments in 2016 and have since completed over 500 residential and commercial transactions across South Florida. Tal brings expertise in sales, negotiations, and deal structuring, while Eric, a former CPA with degrees in Accounting, leads financial strategy and underwriting. Together, they specialize in value-add opportunities and oversee all phases of the investment lifecycle.

Shaul Zislin

Shaul Zislin is a seasoned entrepreneur with a strong track record in retail, hospitality, and live events. He founded Surf Style, a leading beachwear chain across the Gulf Coast, and created iconic destinations like The Hangout and The Gulf restaurants. He also launched the Hangout Music Festival, a major tourism and economic driver for Gulf Shores. Zislin specializes in building high-impact, experience-based brands that draw large regional audiences and generate long-term value.

312 NW 7th Street LLC

Shaul Zislin/Venture Group Prior Projects

Island Tower (62 units)



26-story luxury beachfront resort

- Led all phases of development for this high-end condominium landmark situated directly on the Gulf.

Opal Condominiums (14 units)



Award-winning ultra-luxury resort property

- Directed architectural vision and execution for a premier development recognized for its exceptional design and quality.

Gulf Place Condominium (96 units)



Signature beachfront property adjacent to Gulf Shores Public Beach

- Led design and development of this anchor project, seamlessly integrating hospitality, residential, and public access features to support city events and coastal tourism.

Cover Letter

312 NW 7th Street, LLC is a single-purpose entity formed exclusively to develop a transformative multi-family housing project in the Northwest-Progresso-Flagler Heights Community Redevelopment Area. This project responds to the critical need for workforce housing in downtown Fort Lauderdale, where demand continues to outpace supply—even with recent market-rate additions such as The Adderley, The Arcadian, and The SIX13.

The proposed development will consist of:
422 residential units, 559 structured parking spaces, 1,600 sqft of retail, approx. 581,900 gross sqft.

The project includes 43 affordable units and aims to secure Broward County GAP Funding to add at least 71 more, for a **total of 114 affordable units (26% of the project)**. This approach aligns with the CRA's housing affordability goals and maximizes the public return on investment.

In addition to providing much-needed housing, the project will generate: Construction jobs during development, permanent jobs through long-term property management, and significant increases to the City's tax base.

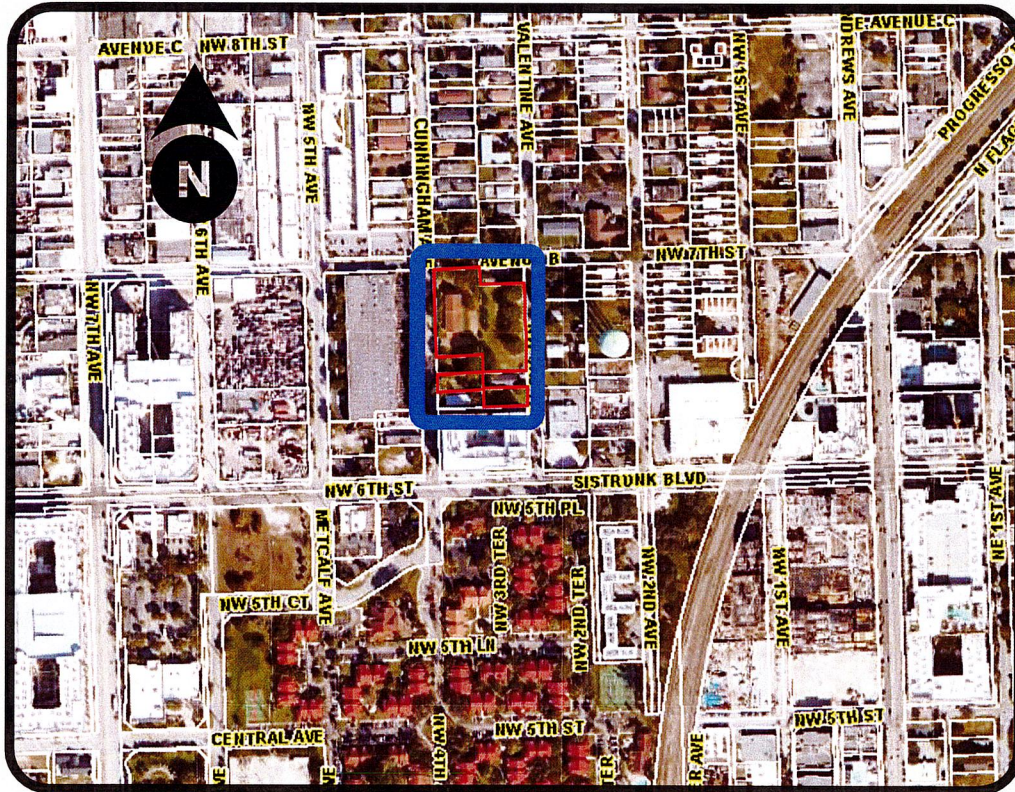
Due to inflationary pressures, rising interest rates, and increased insurance and construction costs, projects of this scale face substantial financial challenges. **To ensure feasibility, 312 NW 7th Street, LLC is requesting \$10 million from the Development Incentive Loan Program. In return, the project will deliver .77 acres of land appraised at just above \$3M for the City to develop as they see fit, alongside long-term economic and social impact.**

This project represents a high-impact investment opportunity for the CRA, advancing housing affordability, economic development, and neighborhood revitalization.



312 NW 7th Street LLC

Location



**312 NW 7th Street
between NW 3rd Ave and NW 4th Ave**

Neighborhood:



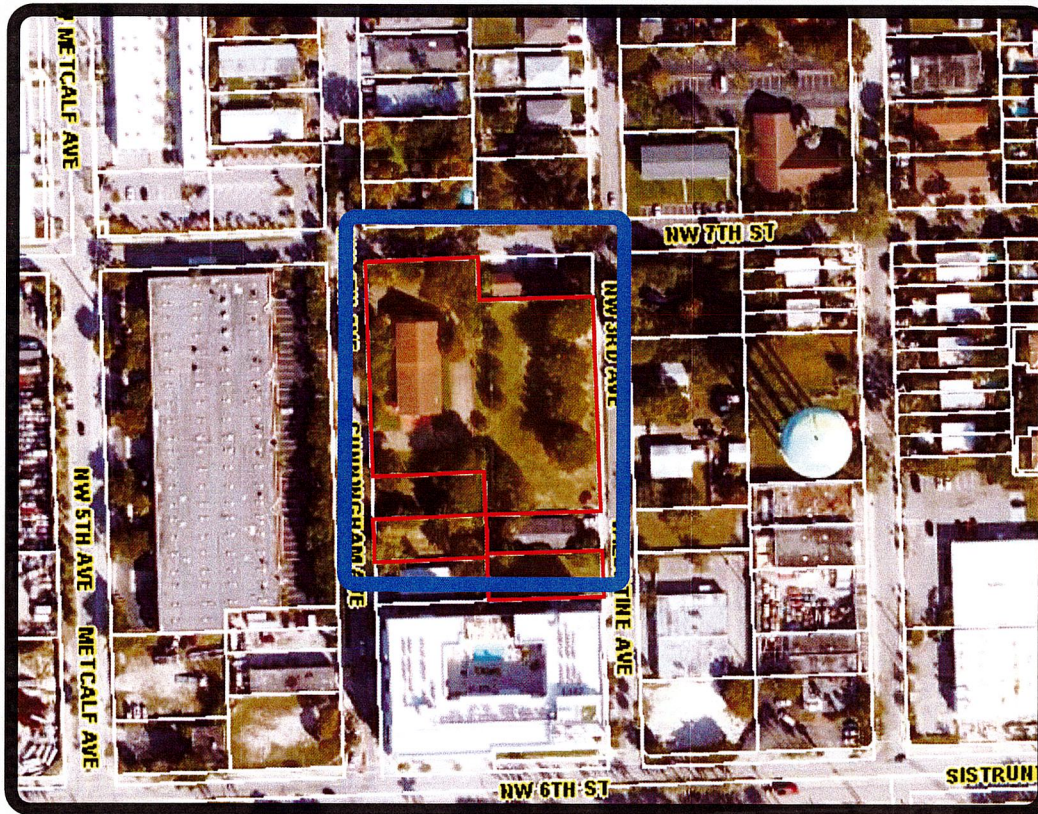
**Located directly north of Six13
Northwest-Progresso-Flagler Heights CRA**

**0.8 Miles/ 18 minute walk to the Brightline
Station**

**0.4 Miles/8 minute walk to the
FAT Village Development Project**

312 NW 7th Street LLC

Parcel Acquisition History



2022-2024 Parcel Acquisition



Including First EbenEzer
Missionary Christian Church

Worked with Church
leadership to provide them a
new facility in their desired
location

Previous Property Information -

Address: 312 NW 7th St Fort Lauderdale, FL
33311

Building SQFT: 6,453

Land SQFT: 2 Acres

New Property Information -

Address: 3970 NW 21 Ave Oakland Park, FL
33309

Building SQFT: 8,143

Land SQFT: 3.8 Acres

312 NW 7th Street LLC

By The Numbers

422

Residential Units

559

Structured Parking Spaces

1,600

Square Feet of Retail

581,900

Approx. Gross Square Feet

8

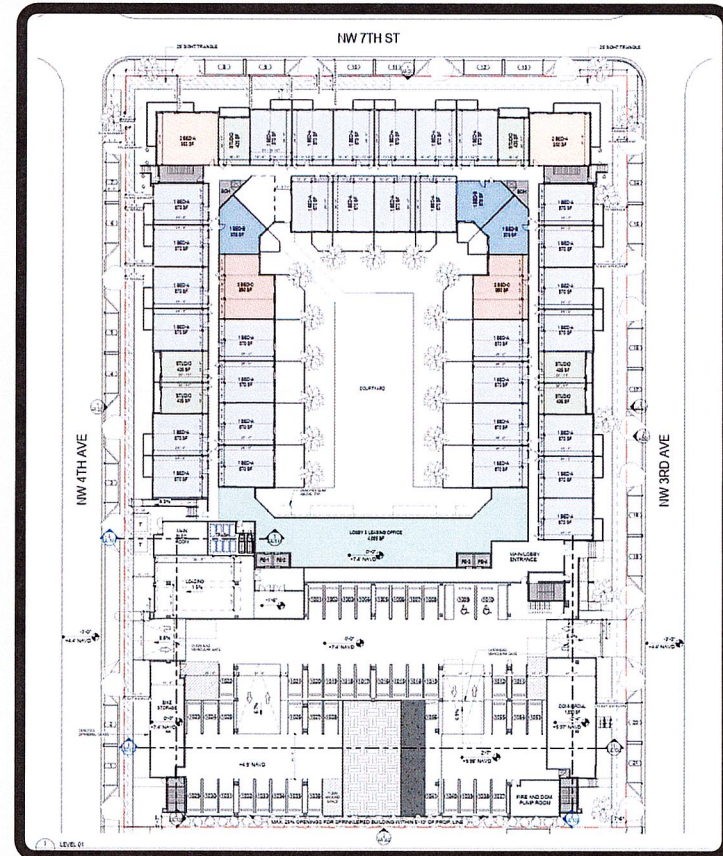
Stories

43

Affordable Units*

\$138,300,000

Total Projected Cost



First Floor Layout

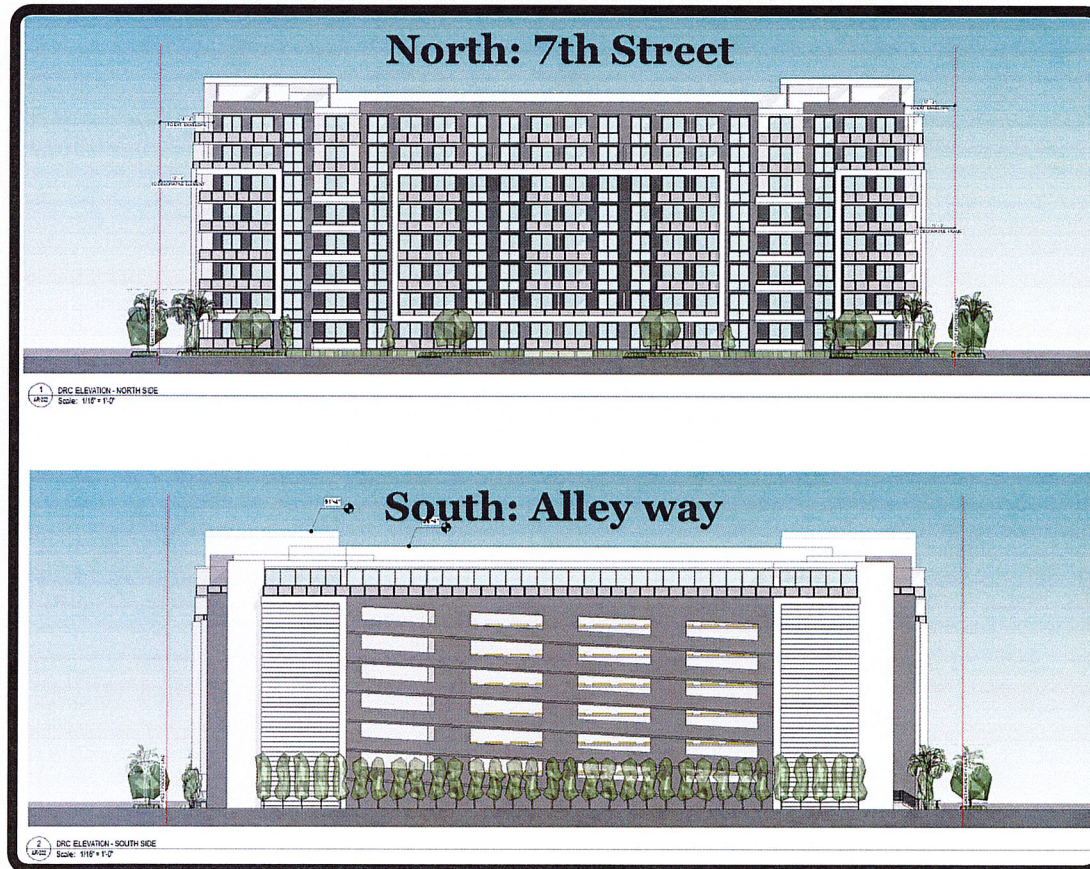
312 NW 7th Street LLC

Exterior Renderings



312 NW 7th Street LLC

Exterior Renderings



312 NW 7th Street LLC

Amenities



Ground Level

Landscaped courtyard with tables, chairs, benches, and umbrellas

Co-working office spaces

Coffee station

1,600 sqft retail



Ground Level Courtyard

10

312 NW 7th Street LLC

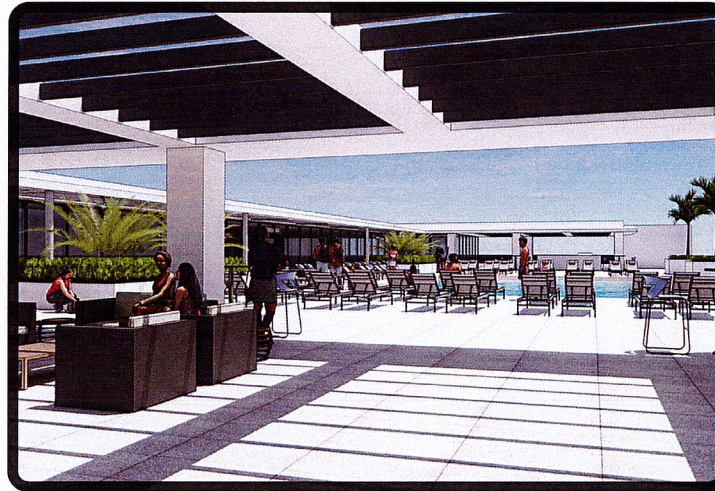
Amenities

Rooftop level

Rooftop pool

3,000 sqft gym

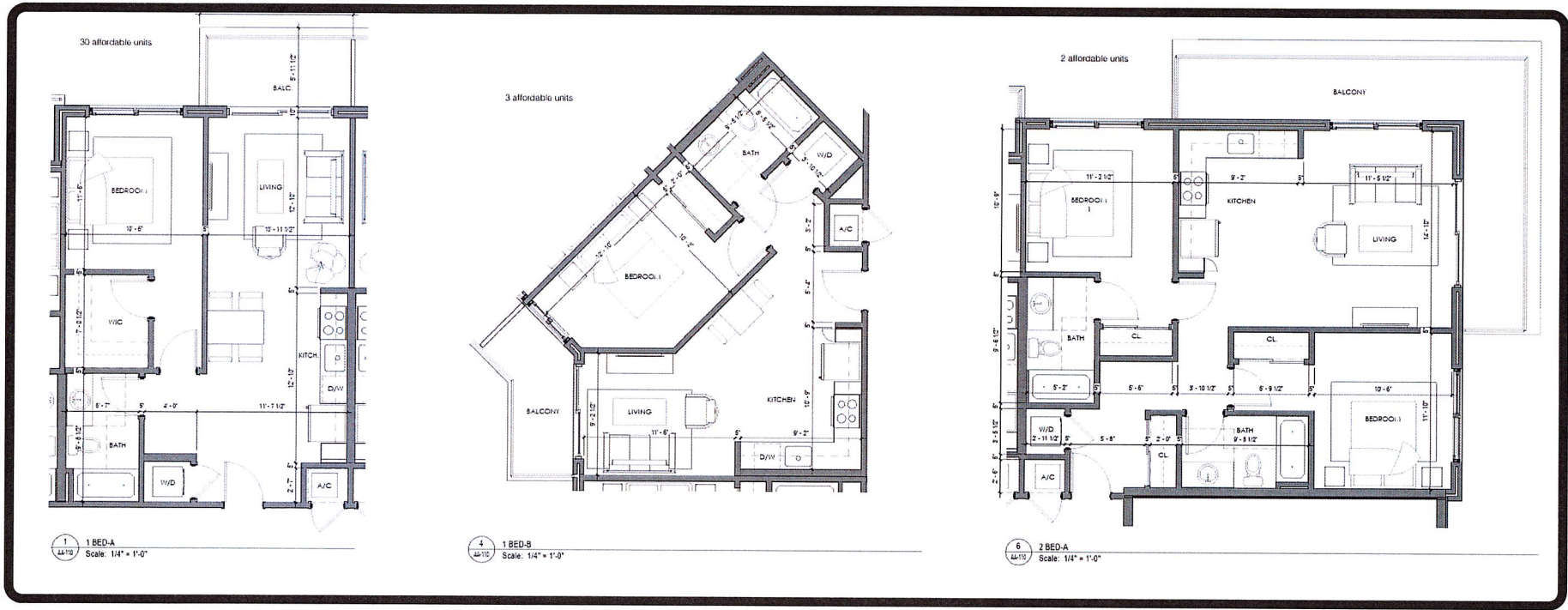
3,000 sqft clubhouse



Rooftop Pool

312 NW 7th Street LLC

Unit Layouts



1 Bedroom A: 670 sqft
30 Affordable

1 Bedroom B: 578 sqft
3 Affordable

2 Bedroom A: 950 sqft
2 Affordable

312 NW 7th Street LLC

Construction Timeline

Tasks	2022	2023	2024	2025	2026	2027	2028
Acquisition	██████████						
Design + Permits			██████████				
Construction Loan					██		
Parking Garage					██████████		
Residential Units					██████████		
CO							██

312 NW 7th Street LLC

Economic Benefits - By the Numbers

610

Jobs

\$40M

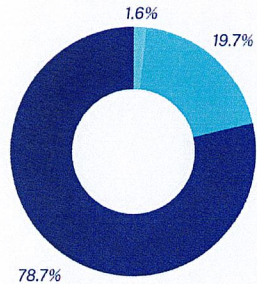
in Real Estate Taxes

to the City/County over the next 15 years

43

Affordable Units

50% at 80% AMI, 50% at 100% AMI



Management/
Retail

10

Construction
Garage

120

Construction
Apartment Tower

480

Total of 114

Affordable Units

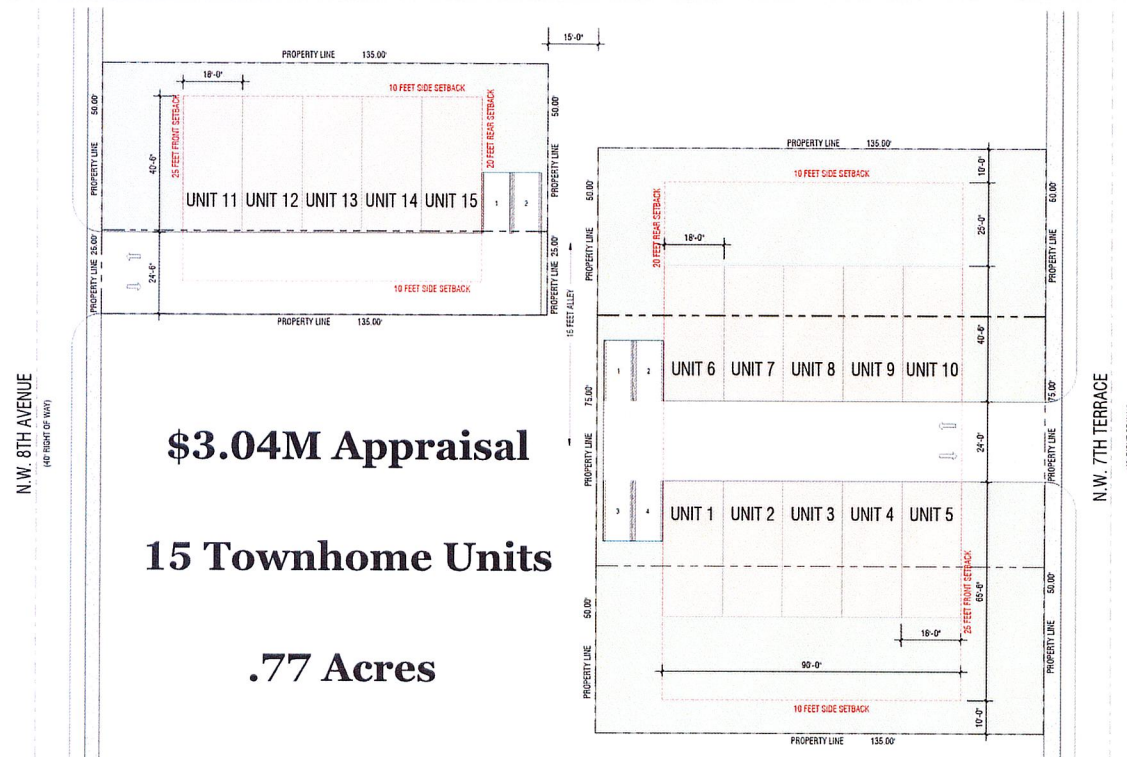
26% of the project

after Broward County GAP financing

(County units at 80%)

312 NW 7th Street LLC

Economic Benefits - Land Grant



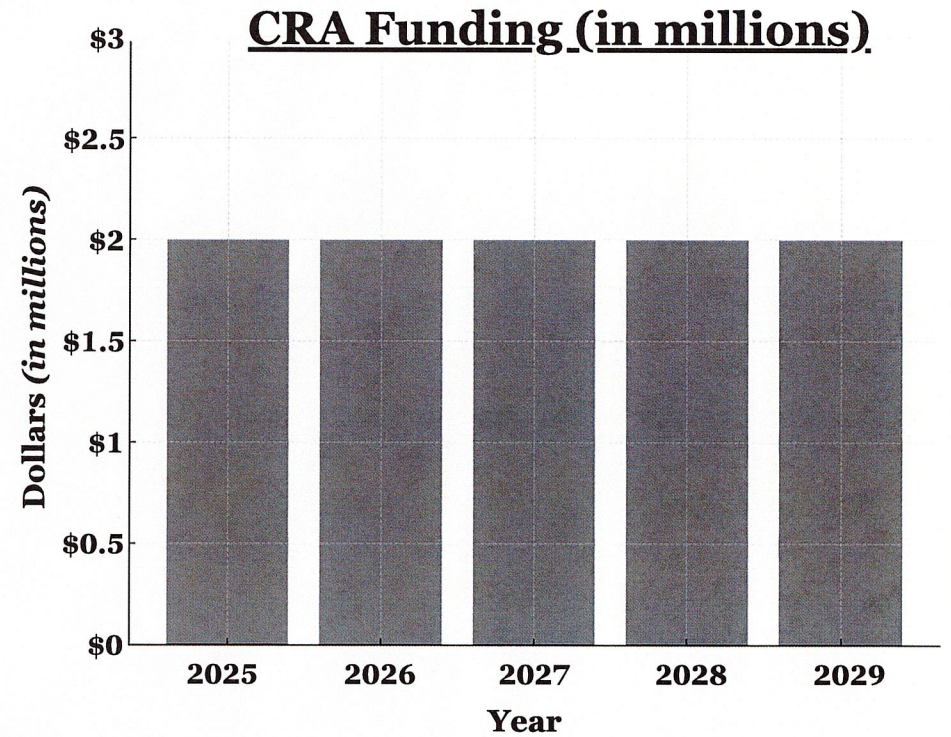
312 NW 7th Street LLC

Economic Benefits - Land Grant



312 NW 7th Street LLC

Incentives Across Five Years



312 NW 7th Street LLC

Church Improvement Assistance

First Ebenezer Missionary Christian Church Inc.

- **Previous Property:**
312 NW 7th St Fort
Lauderdale, FL 33311
- **Building SQFT:** 6,453
- **Land SQFT:** 2 Acres
- **New Address:**
3970 NW 21 Ave Oakland Park,
FL 33309
- **Building SQFT:** 8,143
- **Land SQFT:** 3.8 Acres

Shaw Temple A M E Zion Inc.

- **Previous Property:**
522 NW 9th Ave Fort
Lauderdale, FL 33311
- **Building SQFT:** 1,120
- **Land SQFT:** 22,313
- **New Address:**
2525 NW 20 St Fort
Lauderdale, FL 33311
- **Building SQFT:** 2,358
- **Land SQFT:** 14,899
- **Note:** *They also received
ownership of an income
producing duplex property*

Christian Church of Regeneration Inc.

- **Previous Property:**
720 NW 4th St Fort Lauderdale,
FL 33311
- **Building SQFT:** 1,876
- **Land SQFT:** 14,500
- **New Address:**
3135 W Broward Blvd
Lauderhill, FL 33311
- **Building SQFT:** 4,960
- **Land SQFT:** 32,330

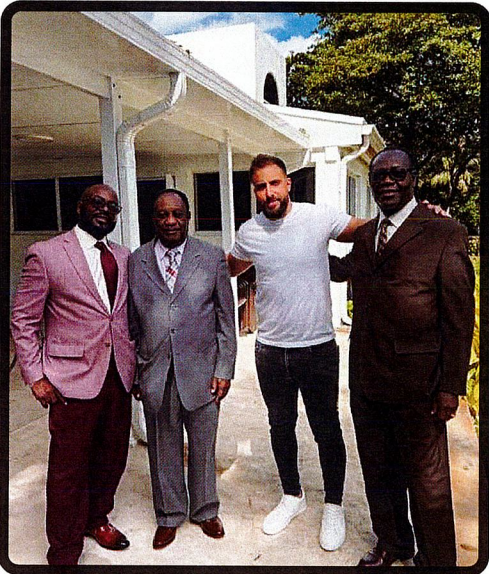
312 NW 7th Street LLC

Church Improvement Assistance



**Shaw Temple
A M E Zion Inc.**

**First Ebenezer Missionary
Christian Church Inc.**



**Christian Church of
Regeneration Inc.**

312 NW 7th Street LLC

Support Letters



Christian Church of the Regeneration, Inc.
Rev. Pastor Alphonse Jean-Louis, Founder.

April 14, 2025

To Whom it May Concern:

On behalf of the Christian Church of the Regeneration, I am writing to offer our wholehearted support for the 312 NW 7th Street LLC proposed development project in the Progresso Village neighborhood. As a longstanding member of the community, our church has been fortunate to work directly with Tal Levinson and Eric Malinasky, and we can personally attest to their integrity, professionalism, and genuine commitment to uplifting the neighborhood they serve.

Our congregation was in need of a new facility, and they stepped in not just as a developer, but a true partner. They worked closely with us to understand our needs, identify a better location, and ensure a smooth transition. At every step, they demonstrated respect for our mission, transparency in communication, and a sincere desire to see our church thrive.

We believe it will bring meaningful benefits to the community including affordable housing and revitalization of that city block, with being developed with care and respect for the people who call this area home. Again, we are grateful for our relationship with Tal and Eric and fully support their continued work in our community.

With gratitude,

Nelson Jean Louis

Pastor of the Christian Church of the Regeneration

3135 W Broward Blvd. Lauderhill, FL 33312



FIRST EBENEZER MISSIONARY
CHRISTIAN CHURCH

3970 NW 21st Avenue Oakland Park, FL 33309 | WWW.FEEMC.ORG
Sylverus Francois, Senior Pastor | Jean E. Tida, Assistant Pastor

Fort Lauderdale April 13, 2025

To Whom It May Concern:

On behalf of First EbenEzer Missionary Christian Church, I am writing to offer our wholehearted support for the 312 NW 7th Street LLC proposed development project in the Progresso Village neighborhood. As a longstanding member of this community, our church has been fortunate to work directly with Tal Levinson and Eric Malinasky, and we can personally attest to their integrity, professionalism and genuine commitment to uplifting the neighborhood they serve.

Our Congregation was in need of a new facility, and they stepped in not just as a developer, but as a true partner. They worked closely with us to understand our needs, identify a better location, and ensure a smooth transition. At every step, they demonstrated respect for our mission, transparency in communication, and a sincere desire to see our church thrive.

We believe it will bring meaningful benefits to the community, including affordable housing and revitalization of that city block, while being developed with care and respect for the people who call this area home. Again, we are grateful for our relationship with Tal and Eric and fully support their continued work in our community.

With gratitude,

Sylverus Francois, Senior Pastor

First EbenEzer Missionary Christian Church, Inc.

Christian Church of the Regeneration + First EbenEzer Missionary Christian Church

312 NW 7th Street LLC

Support Letters



May 7, 2025

TO: Fort Lauderdale CRA Advisory Board
RE: 312 NW 7th Street LLC – Progresso Village

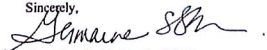
Dear Mr. Levinson:

Thank you for sharing your vision through community and housing development in our local community. As you know, the Urban League of Broward County is committed to economic empowerment, housing equity, and community revitalization. The availability of affordable housing and specifically housing that supports a wide variety of incomes are key priorities. I understand the proposed development includes 10% allocation for 80-100% AMI. We encourage you as you consider additional funding that you will increase the number of units and AMI levels to ensure that we are increasing the availability of affordable housing stock.

We express support for the 312 NW 7th Street LLC proposed development project located in Progresso Village. Your real estate development company is committed to community engagement and responsible development. We are particularly encouraged by the inclusion of affordable units, minority contractor participation, and thoughtful amenities that enhance quality of life. We expect that the team will be accountable with the requisite experience, credibility, and values necessary to deliver on that promise to our neighborhood.

We look forward to seeing this affordable housing opportunity come to life.

Sincerely,



Germaine Smith Baugh, Ed. D
President and CEO

Urban League of
Broward County
+
Tim Petrillo,
The Restaurant People



April 18, 2025

To Whom It May Concern:

On behalf of The Restaurant People, I am writing to offer our full support for the 312 NW 7th Street LLC proposed development project in the Progresso Village neighborhood. As a longstanding member of this community, I've had the ability to work with Tai Levinson and Eric Malinsky, and I can personally attest to their integrity, professionalism, and overall transparency.

Best regards,



Tim Petrillo
CEO & Co-Founder
The Restaurant People

312 NW 7th Street LLC

Appendix I: Budget

Development Budget

Land	\$12,017,160
Design & Engineering	\$2,234,762
Permits & Licenses	\$3,981,322
Other Soft Costs	\$7,000,087
Hard Costs	\$99,210,776
Inflation Contingency	\$3,542,242
Financial Costs	\$10,311,840

**Total
Estimated Cost
\$138,298,189**

312 NW 7th Street LLC

Appendix II: Estimated Budget | TDC

<i>Total Development Cost</i>		
Component	Total	PGSF
Land Costs	\$12,017,160	\$20
Pre-Development Costs	\$7,624,846	\$13
Development		
Fee	\$4,301,825	\$7
Construction		
Costs	\$99,920,776	\$167
Inflation	\$3,542,242	\$6
Leasing Costs	\$46,768	\$0
Operating		
Reserve	\$532,731	\$1
Unlevered Project Costs	\$127,986,349	\$214
Financing Costs	\$10,311,840	\$17
Levered Project		
Costs	\$138,298,189	\$231

<i>Development Cost Matrix (millions)</i>									
Property	Land & Closing	Pre-Dev	Hard Costs	Soft Costs	Inflation	Dev. Fee	Leasing	Construction	Total
Residential	12.4	4.8	84.0	0.5	3.0	3.4	0.0	87.5	107.9
Commercial	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.4	0.4
Parking/Mexh/BOH	0.0	2.4	14.9	0.2	0.5	0.6	0.0	15.6	18.8
Total	\$12,416,692	\$7,225,314	\$99,210,776	\$710,000	\$3,542,242	\$3,998,702	\$46,768	\$103,509,787	\$127,150,495

312 NW 7th Street LLC

Appendix II: Estimated Budget | Soft Costs

<i>Design & Engineering</i>			
Concept	Type	Unit Value	Budget
Architect	PGSF	\$1.7	\$1,003,508
Structural Engineer	PGSF	\$0.4	\$255,350
Mep Engineer	PGSF	\$0.5	\$270,901
Civil Engineer	PGSF	\$0.3	\$193,059
Landscape Architect	PGSF	\$0.2	\$116,630
Leed Consultant	PGSF	\$0.2	\$91,608
Lighting Consultant	PGSF	\$0.1	\$47,712
Fire And Life Safety Consultant	PGSF	\$0.0	\$23,856
Ada Consultant	PGSF	\$0.0	\$9,277
Envelope Consultant	PGSF	\$0.1	\$70,685
Pool Consultant	PGSF	\$0.0	\$22,089
Low Voltage Consultant	PGSF	\$0.0	\$12,061
Signage Consultant	PGSF	\$0.0	\$6,627
Hardware Consultant	PGSF	\$0.0	\$22,089
Fpl Consultant	PGSF	\$0.1	\$30,925
Surveyor	PGSF	\$0.0	\$15,241
Geotechnical Engineer	PGSF	\$0.0	\$11,546
Traffic Engineer Asbestos	PGSF	\$0.0	\$22,761
Report	PGSF	\$0.0	\$8,836
Other	PGSF	\$0.0	\$0
Total			\$2,234,762

<i>Permits & Licences</i>			
Concept	Type	Unit Value	Budget
Water Meter	PGSF	\$0.1	\$43,850
Park	PGSF	\$1.3	\$801,901
School	PGSF	\$0.4	\$258,487
Capital Expansion	PGSF	\$2.3	\$1,356,905
Transportation	PGSF	\$0.5	\$292,564
Glz Premium	PGSF	\$0.0	\$10,701
PZ	PGSF	\$0.0	\$2,032
Master Permit Fee	PGSF	\$1.9	\$1,138,572
County Environmental Fee	PGSF	\$0.0	\$23,229
Fire Hydrant	PGSF	\$0.0	\$9,945
City Engineering Fee	PGSF	\$0.0	\$3,301
City Fire Fee	PGSF	\$0.1	\$39,836
Total			\$3,981,322

312 NW 7th Street LLC

Appendix II: Estimated Budget | Construction

		<i>Hard Costs`</i>			
Division		Description	Type	Unit Value	Budget
Division 1		General Conditions	PGSF	\$9.3	\$5,591,327
Division 2		Site Work	PGSF	\$6.6	\$3,972,397
Division 3		Concrete	PGSF	\$29.9	\$17,942,241
Division 4		Masonry	PGSF	\$0.0	\$0
Division 5		Metals	PGSF	\$2.6	\$1,547,390
Division 6		Woods & Plastics	PGSF	\$5.2	\$3,142,609
Division 7		Thermal/Moisture Protection	PGSF	\$3.4	\$2,045,126
Division 8		Doors & Windows	PGSF	\$10.4	\$6,240,771
Division 9		Finishes	PGSF	\$18.3	\$10,988,795
Division 10		Specialties	PGSF	\$2.0	\$1,170,304
Division 11		Equipment	PGSF	\$3.6	\$2,144,787
Division 12		Furnishings	PGSF	\$0.8	\$455,102
Division 13		Special Construction	PGSF	\$0.8	\$461,662
Division 14		Conveying Systems	PGSF	\$3.6	\$2,164,954
Division 15		Mechanical	PGSF	\$21.9	\$13,123,361
Division 16		Electrical	PGSF	\$17.0	\$10,179,899
Division 17		Subcontractor Bond	PGSF	\$1.0	\$615,047
		Parking	PGSF	\$17.7	\$10,000,000
Subtotal				\$153	\$91,785,772
Labor				\$1	\$500,000
2.0% Cont.				\$3	\$1,835,715
2.5% Overhead				\$4	\$2,294,644
2.5% Insurance				\$4	\$2,294,644
P&P Bond				\$1	\$500,000
Total				\$166	\$99,210,776

Appendix III: Financial Complications

Construction Inflation

Over the past three years, construction costs have risen roughly 25–30%, outpacing general inflation, which has grown around 13–15%. Materials and labor shortages continue to drive the gap.



Insurance Premiums

Florida property insurance costs remain the highest in the nation.

- The average annual premium for Florida homeowners is approximately \$5,488, significantly exceeding the national average of \$2,257.

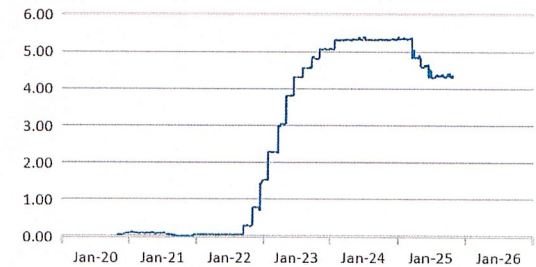
Florida Leads the Nation in Highest Home Insurance Costs: Why 20% of Homeowners Pay \$4K Annually
And one state is taking the lion's share in terms of homeowners paying \$4,000 or more annually. Florida had the highest percentage — 20% — of...
Sep 12, 2024

Pricey premiums persist despite stabilizing home insurance trends in Florida
The average Florida homeowner pays about \$2,000 more than the national average just to insure their home.
Nov 13, 2024



Interest Rates

Persistent inflation, escalating tariff tensions, and global instability have forced the Fed to hold rates longer than markets hoped — dimming the outlook for real estate and construction financing.



312 NW 7th Street LLC

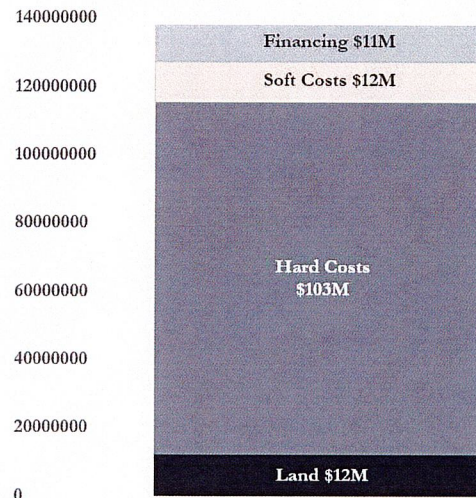
Appendix IV: Financial Overview Without Incentives

Main Assumptions

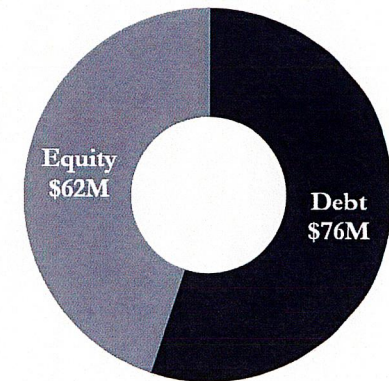
Hard Cost:	\$103 Mil
Cons. Loan Rate:	SOFR + 425 bps
Rent Growth:	3.0%
OpEx Growth:	2.0%
NOI Margin:	60%

\$138 M

Investment



Uses



Sources

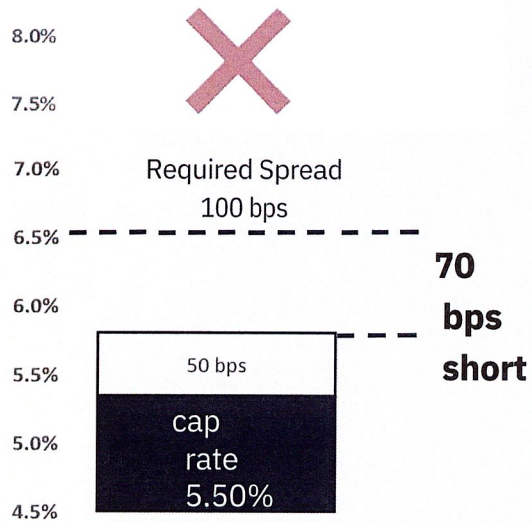
312 NW 7th Street LLC

Appendix V: Financial Targets

Yield On Cost

Untrended

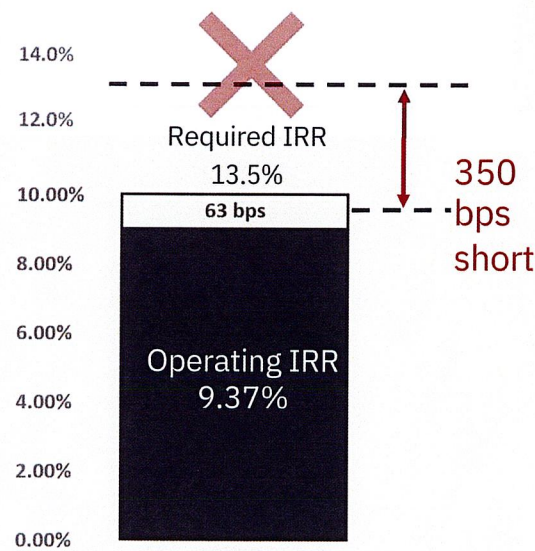
TARGET NOT MET



IRR

Unlevered

TARGET NOT MET

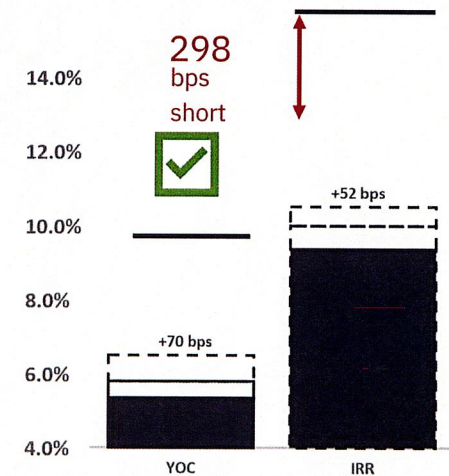


29

With Incentives

Yield On Cost threshold reached

IRR still short, but less predictable



312 NW 7th Street LLC

Appendix VI: Home Venture Properties in the CRA



Exhibit 5

10 Year Proforma Cash Flow

312, Annual Cash Flow (\$M) Concept	2024	2025	2026	2027	2028	2029
	0	1	2	3	4	5
Consolidated Cash Flow						
Acquisition & Tenant Leaseback	-12459592.14	-	57,485	-	58,586	-
Land Acquisition	-12017160	0.0	0.0	0.0	0.0	0.0
Closing Costs	-399532.1432	0.0	0.0	0.0	0.0	0.0
Pre-Operating RE Taxes	-42900	-0.1	-0.1	-0.1	0.0	0.0
Predevelopment	0	-7.0	0.0	0.0	0.0	0.0
Predevelopment Soft Costs	0	-6.2	0.0	0.0	0.0	0.0
Infrastructure Improvements (Water, Light and Paving)	\$0	-0.3	0.0	0.0	0.0	0.0
Demolition Costs	\$0	-0.5	0.0	0.0	0.0	0.0
Development	0	-2.4	-83.9	-21.5	0.0	0.0
Hard Costs	0	-1.6	-78.8	-18.8	0.0	0.0
Soft Costs	0	-0.1	-0.4	-0.2	0.0	0.0
FF&E	0	0.0	0.0	0.0	0.0	0.0
Tenant Improvements	0	0.0	0.0	0.0	0.0	0.0
Leasing Commissions	0	0.0	0.0	0.0	0.0	0.0
Development Fee	0	-0.7	-2.1	-1.5	0.0	0.0
Inflation	0	0.0	-2.6	-0.9	0.0	0.0
Operating Cash Flow	0	0.0	0.0	-0.3	5.8	8.0
Net Revenue	0	0.0	0.0	1.5	11.6	14.3
Potential Gross Fair Market Revenue	8393636.273	10.1	10.4	10.8	11.1	11.4
Potential Gross Affordable Revenue	2124740.394	2.6	2.6	2.7	2.8	2.9
Potential Gross 80% AMI Units Revenue (71 Units - County)	1277566.92	1.5	1.6	1.6	1.7	1.7
Potential Gross 80% AMI Units Revenue (22 Units - City)	386411.634	0.5	0.5	0.5	0.5	0.5
Potential Gross 100% AMI Units Revenue (21 Units - City)	460761.84	0.6	0.6	0.6	0.6	0.6
Potential Miscellaneous Revenue	589432.0726	0.7	0.7	0.7	0.8	0.8
Potential Tenant Reimbursements	23348.37857	0.0	0.0	0.0	0.0	0.0
Vacancy & Collection Loss	-11131157.12	-13.5	-13.8	-12.4	-3.1	-0.8
Free Rent	0	0.0	0.0	-0.3	0.0	0.0
Net Operating Expenses	0	0.0	0.0	-1.8	-5.8	-6.3
Potential Operating Expenses	-2800810.631	-3.4	-3.4	-3.4	-3.4	-3.4
Vacancy	2800810.631	3.4	3.4	2.0	0.0	0.0
Operating Management Fee	0	0.0	0.0	-0.1	-0.3	-0.4
Operating Real Estate Taxes	0	0.0	0.0	-0.3	-2.1	-2.6
Net Operating Income (NOI)	0	0.0	0.0	-0.3	5.8	8.0
Unlevered Cash Flow	-12459592.14	-9.4	-83.9	-21.8	5.7	8.0
Financing Proceeds & Costs	0	-1.1	44.7	22.1	20.7	-5.4
Loan Proceeds	0	0.0	45.5	26.9	31.1	0.0
Loan Draws	0	0.0	45.5	26.9	98.5	0.0
Construction Loan	0	0.0	45.5	21.9	0.0	0.0
County Loan	0	0.0	0.0	5.0	0.0	0.0
Permanent Loan	0	0.0	0.0	0.0	98.5	0.0
Construction Loan Repayment	0	0.0	0.0	0.0	-67.4	0.0
Closing Costs	0	-1.1	0.0	0.0	-1.4	0.0

Construction Loan	0	-1.1	0.0	0.0	0.0	0.0
County Loan	0	0.0	0.0	0.0	0.0	0.0
Permanent Loan	0	0.0	0.0	0.0	-1.4	0.0
Interest Expense	0	0.0	-0.8	-4.8	-9.0	-5.4
Construction Loan	0	0.0	-0.8	-4.8	-3.6	0.0
County Loan	0	0.0	0.0	0.0	0.0	0.0
Permanent Loan	0	0.0	0.0	0.0	-5.4	-5.4
Levered Cash Flow	-12459592.14	-10.6	-39.2	0.3	26.4	2.6

0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
-5.4	-5.4	-5.4	-5.4	-5.4
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
-5.4	-5.4	-5.4	-5.4	-5.4
2.9	3.3	3.6	4.0	4.3

Exhibit 6

312 NW 7TH STREET

FORT LAUDERDALE, FLORIDA MULTI-FAMILY APARTMENT BUILDING

FSMY
ARCHITECTS + PLANNERS

500 SOUTH ANDREWS AVE., SUITE 710
FORT LAUDERDALE, FLORIDA 33301
PH: (954) 764-6575 FAX: (954) 764-8622

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CA # AAC000447

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HOME VENTURE INVESTMENTS
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Hollywood, Florida 33023
954.237.7552

ARCHITECT
FSMY ARCHITECTS + PLANNERS
550 South Andrews Avenue, Suite 710
Fort Lauderdale, FL 33301
954.764.6575

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES, P.A.
241 Commercial Blvd.
Lauderdale-by-the-Sea, FL 33308
Phone: 954.522.1004

LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4th Ave.
Fort Lauderdale, FL 33315
Phone: 954.764.8858

LAND USE ATTORNEY
TOOTHAKER.ORG
501 SW 2nd Ave, Suite A
Fort Lauderdale, FL 33301
Phone: 954.648.9376



AERIAL CIRCLE DENOTES 700 FOOT SURVEY

INDEX OF DRAWINGS

ARCHITECTURAL
AR-000 COVER SHEET
AR-001 SURVEY
AR-001 LAND USE AND ZONING MAPS
AR-002 PLAT MAP
AR-101 SITE PLAN / FIRST FLOOR PLAN
AR-102 LEVEL 02 & 03-08 FLOOR PLAN
AR-103 LEVEL 07 & 08 FLOOR PLANS
AR-104 LOWER & UPPER ROOF PLANS
AR-105 RIGHT-OF-WAY EXHIBITS
AR-106 MAINTENANCE AGREEMENT EXHIBIT
AR-107 AFFORDABLE HWT DISTRIBUTION EXHIBIT
AR-201 EXTERIOR ELEVATIONS
AR-302 EXTERIOR ELEVATIONS
AR-303 ENLARGED ELEVATIONS
AR-304 CONTEXT ELEVATIONS
AR-305 OPEN AREA - SOUTH ELEVATION
AR-301 FIRST FLOOR - PHOTOMETRICS
AR-302 SECOND FLOOR - PHOTOMETRICS
AR-303 THIRD THRU SIXTH FLOOR - PHOTOMETRICS
AR-304 SEVENTH FLOOR - PHOTOMETRICS
AR-401 CONTEXT AERIAL RENDERINGS
AR-402 RENDERINGS
AR-403 RENDERINGS
AR-404 RENDERINGS
AR-405 RENDERINGS
AR-406 RENDERINGS
AR-501 SITE CONTEXT PHOTOS
AR-601 STREET SECTIONS
AR-701 CONSTRUCTION STAGING PLAN
CIVIL
C-1 PAVEMENT MARKING & SIGNAGE PLAN
C-2 PAVING, GRADING, & DRAINAGE PLAN
C-3 WATER & SEWER PLAN
ESC EROSION SEDIMENT CONTROL PLAN
RT VEHICLE TURNING EXHIBIT
LANDSCAPE
L-201 TREE DISPOSITION PLAN
L-202 TREE DISPOSITION PLAN
L-210 OVERALL PLANTING PLAN
L-211 PLANTING PLAN
L-212 PLANTING PLAN
L-213 PLANTING PLAN
L-214 HYDROZONE PLAN
L-220 LANDSCAPE DETAILS
L-400 LIGHTING PLAN
L-401 LIGHTING SCHEDULE AND NOTES

DEPARTMENT OF SUSTAINABLE DEVELOPMENT - URBAN DESIGN AND PLANNING
DEVELOPMENT REVIEW COMMITTEE SITE PLAN

DRC CASE NUMBER: UDP-S25017

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

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05/05/25	22026
312 NW 7TH STREET	

312 NW 7th Street
Fort Lauderdale, FL 33311

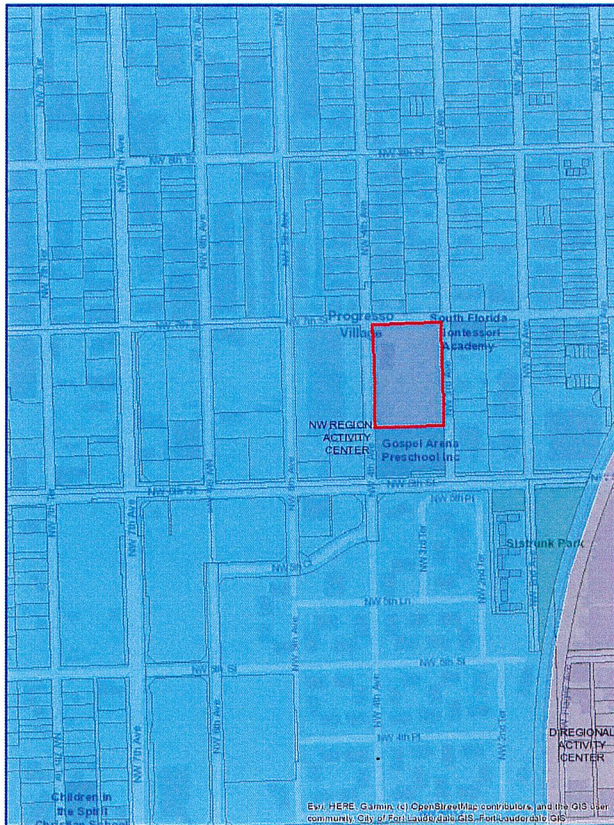
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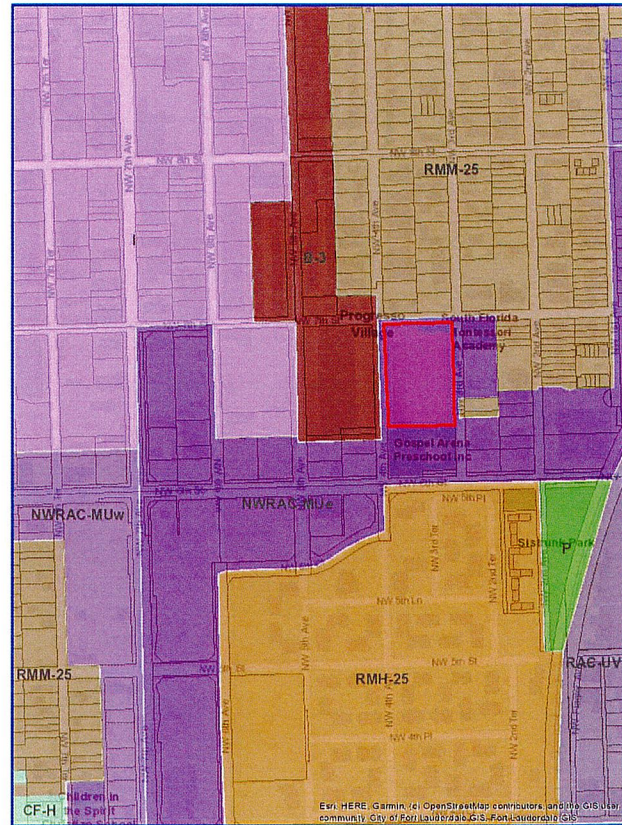
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DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



Future Land Use GIS Map
City of Fort Lauderdale
Map Created by City of Fort Lauderdale Zoning GIS
Printed on: 4/16/2025



Zoning GIS Map
City of Fort Lauderdale
Map Created by City of Fort Lauderdale Zoning GIS
Printed on: 4/16/2025

REVISIONS

DATE	COMMENTS
05/05/25	22026

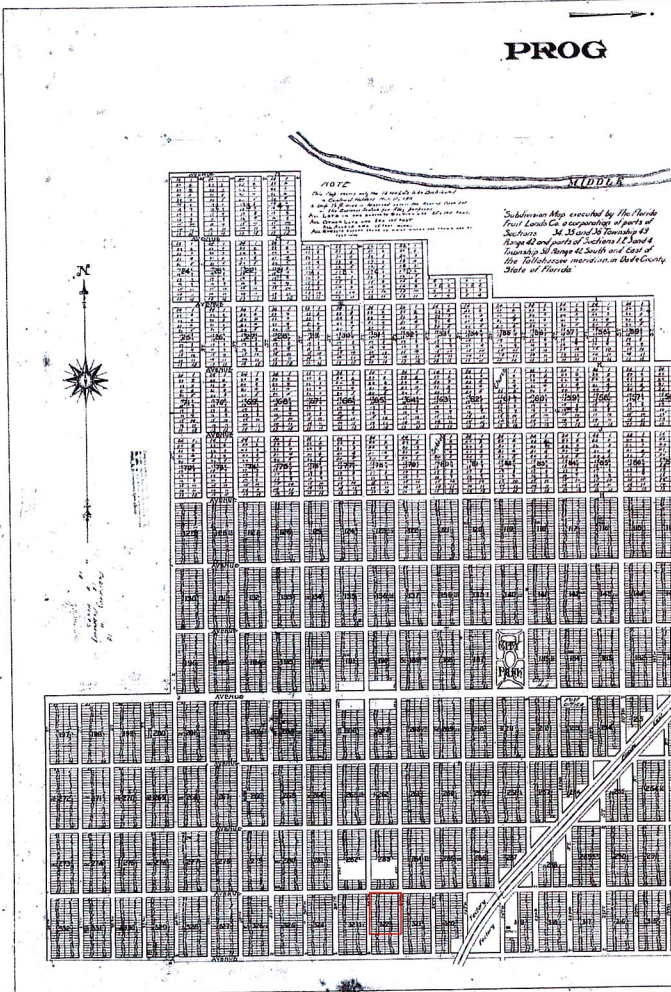
312 NW 7th STREET
Fort Lauderdale, FL 33311

LAND USE AND ZONING MAPS
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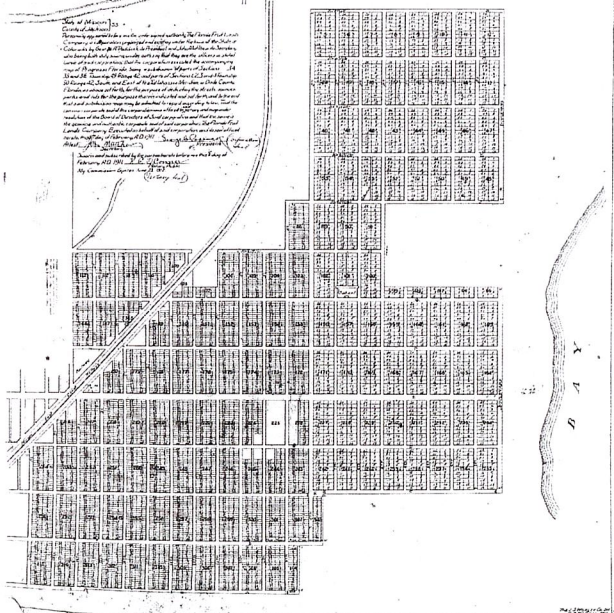
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PROG



MAP OF
RESSO, FLORIDA.
DADE COUNTY.

FLORIDA FRUIT LANDS CO.
HIGHLAND MAPS, TAMPA, FLA. 33604
SCALE 1" = 200 FEET



DESIGNED DRAWN CHECKED
Designer Author Checker

REVISIONS

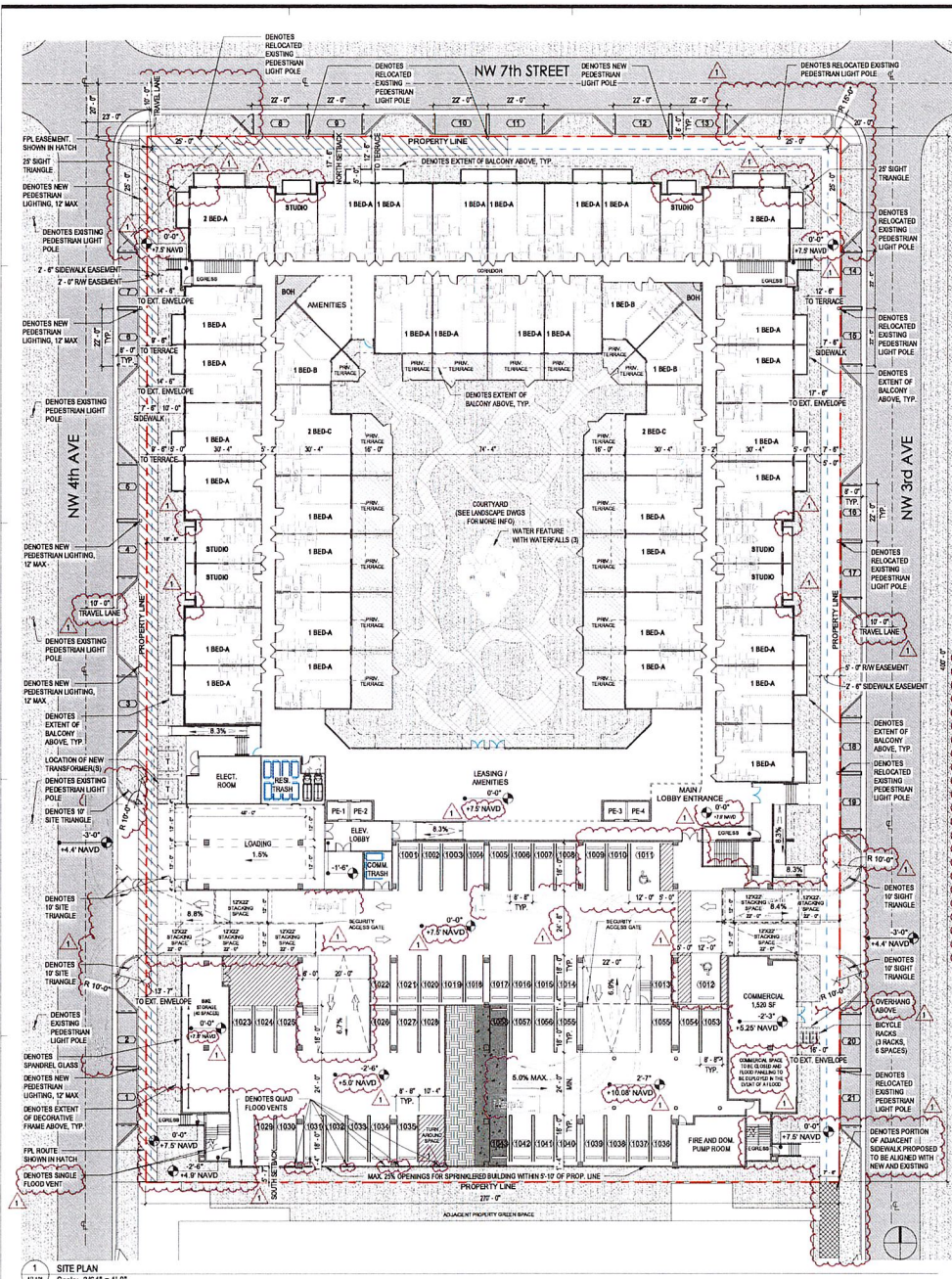
DATE: 05/05/25
COM: 22026
312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

PLAT MAP
DRC SET

AR-002

11/20/2025 10:00 AM



LEGAL DESCRIPTION

PARCEL 1 (312 NW 7TH ST):
 LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, THE SOUTH 4 FEET OF LOT 14, ALL OF LOTS 15, 16, 30, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK 322, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF HAWAII COUNTY, FLORIDA, SAID LANDS STATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 2 (182 NW 3RD AVE):
 LOTS 13 AND 14, LESS SOUTH 4 FEET, BLOCK 322, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF HAWAII COUNTY, FLORIDA, SAID LANDS STATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3 (347 NW 3RD AVE):
 LOTS 1 AND 2, BLOCK 322, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF HAWAII COUNTY, FLORIDA, SAID LANDS STATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 4 (184 NW 4TH AVE):
 LOTS 33 AND 34, BLOCK 322, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF HAWAII COUNTY, FLORIDA, SAID LANDS STATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 5 (124 NW 4TH AVE):
 LOTS 37 AND 38, BLOCK 322, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF HAWAII COUNTY, FLORIDA, SAID LANDS STATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FIRE PROTECTION

- PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE
- PER FBC 903.2.11.3 BUILDING WILL HAVE FIRE SPRINKLERS
- IN-BUILDING DISTRIBUTED ANTENNA SYSTEM WILL BE PROVIDED.

POLICE

- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED
- STAIRWELLS EGRESS ONLY ON FIRST LEVEL
- BUILDING TO BE FITTED WITH INTERCOM/VIDEO ACCESS CONTROL SYSTEM AT ENTRY/EXIT POINTS, ELEVATORS, PARKING GARAGE AND COMMON AREAS.
- EACH UNIT AND COMMERCIAL UNIT WILL BE PRE-WIRED FOR A MONITORED SECURITY SYSTEM AND THE POOL DECK WILL INCORPORATE SAFETY FEATURES TO PREVENT UNSUPERVISED CHILDREN FROM ACCESSING THE POOL.
- UNIT ENTRY DOORS SHALL BE SOLID, IMPACT RESISTANT WITH A DEADBOLT AND SHALL BE FITTED WITH 180 DEGREE PEEP-HOLE DOOR VIEWERS.
- ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL, AND MAINTENANCE ROOMS WHERE APPLICABLE.
- THE INTERIOR OF THE GARAGE WILL BE PAINTED A LIGHT COLOR.
- EMERGENCY COMMUNICATION DEVICES SHALL BE PLACED IN THE PARKING GARAGE, POOL, AND COMMON AREAS.
- PARKING GARAGE WILL PROVIDE ACCESS CONTROL FOR RESIDENTS
- ELEVATORS WILL BE ACCESS CONTROLLED.

CODE DATA

- PROJECT SHALL BE PERMITTED UNDER THE 2023 FLORIDA BUILDING CODE, 8TH EDITION, AND COMPLY WITH FAIR HOUSING ACT DESIGN PRINCIPLES WHERE APPLICABLE.
- OCCUPANCIES UNDER THE BUILDING PERMIT SHALL BE CLASSIFIED 'R', 'R-2', 'R-3', AND 'R-4' PER FBC CHAPTER 3.
- TYPE OF CONSTRUCTION PER FBC 2023, CHAPTER 5 SHALL BE I-A, SPRINKLERED, ALLOWABLE HEIGHT AND AREA ARE 'UNLIMITED' PER TABLE 504.3, 504.4 AND 504.5.
- PARKING GARAGE SHALL BE 'OPEN' AND 'NATURALLY' VENTILATED PER FBC SECTION 406.5.
- LIFE SAFETY PLANS UNDER THE BUILDING PERMIT SHALL BE SUBJECT TO FBC 2023, CHAPTER 10 MEANS OF EGRESS - TYPICAL, ALL FLOORS.
- BUILDING SEPARATIONS SHALL COMPLY WITH FBC 2023 CHAPTER 6, TABLE 601.
- EXTERIOR WALL OPENINGS SHALL COMPLY WITH FBC 2023 CHAPTER 7, TABLE 705.8.
- BUILDING TO BE FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903 OF THE 2023 FBC.
- PARKING GARAGE SLOPES SHALL COMPLY WITH ULDR SECTION 47-20.9.A
- DUMPSTERS SHALL COMPLY WITH ULDR SECTION 47-19.A.

LOADING ZONE MANEUVERING CLEARANCE

SITE PLAN DATA

AWARD: 2021
 NW REGIONAL ARCHITECT CENTER
 NWRAC-0106
 118.5300 SF (+2.72 ACRES)
 106,000 SF (+2.48 ACRES)
 CITY OF FORT LAUDERDALE

A. LAND USE DESIGNATION

NWRAC-0106

B. ZONING DESIGNATION

NWRAC-0106

C. SITE AREA - GROSS

118.5300 SF (+2.72 ACRES)

D. SITE AREA - NET

106,000 SF (+2.48 ACRES)

E. WATER/WASTE WATER SERVICE PROVIDER

CITY OF FORT LAUDERDALE

F. RESIDENTIAL DEVELOPMENT UNIT BREAK DOWN AND TYPE

UNIT TYPE	MARKET RATE	AFFORDABLE	TOTAL
STUDIO	43 UNITS @ 89 PPS	5 UNITS @ 10.2%	48 UNITS
1 BEDROOM	295 UNITS @ 89 PPS	33 UNITS @ 10.1%	328 UNITS
2 BEDROOM	41 UNITS @ 89 PPS	5 UNITS @ 10.2%	46 UNITS
TOTALS	379 UNITS @ 89 PPS	43 UNITS @ 10.2%	422 UNITS

G. FLOOR AREAS

AREA	AREA (SQ FT)
COMMERCIAL	1,520 SQ FT
CORRIDOR/CIRCULATION	49,546 SQ FT
AMENITIES (INTERIOR)	15,990 SQ FT
AMENITIES DECK (EXTERIOR)	17,412 SQ FT
REAR/RESIDENTIAL	28,883 SQ FT
BALCONIES	34,809 SQ FT
PARKING/DECK/BI/O.H.	19,023 SQ FT
GROSS SQUARE FOOTAGE	599,145 SQ FT

H. PARKING DATA

RESIDENTIAL PARKING REQUIRED	COMMERCIAL SPACE PARKING REQUIRED (FIRST 2,500 SF EXEMPT, BALANCE @ 60%)	TOTAL PARKING PROVIDED
STUDIO - MARKET RATE: 33 x 1.75 PER UNIT = 58 SPACES	COMMERCIAL / RETAIL: = 1,520 SF	700 SPACES
STUDIO - AFFORDABLE: 295 x 1.75 PER UNIT = 517 SPACES	FIRST 2,500 SF OF PARKING IS EXEMPT, REMAINING PARKING CALCULATED @ 1 SPACE / 100 SF AND * 60% REDUCTION	21 SPACES
1 BEDROOM - MARKET RATE: 33 x 1 PER UNIT = 33 SPACES	TOTAL OFFSITE PARKING PROVIDED	589 SPACES
1 BEDROOM - AFFORDABLE: 41 x 2 PER UNIT = 82 SPACES	TOTAL PARKING PROVIDED	580 SPACES (120 SPACE DEFICIT)
2 BEDROOM - MARKET RATE: 5 x 1 PER UNIT = 5 SPACES	ASSUMED 1 SPACE FOR COMMERCIAL	1 SPACE
2 BEDROOM - AFFORDABLE: 5 x 1 PER UNIT = 5 SPACES	ASSUME BALANCE FOR RESIDENTIAL - 580 RESIDENTIAL SPACES (1.5 SPACES / UNIT)	12 SPACES (1 VAN)
TOTAL RESIDENTIAL PARKING REQUIRED	FHA SPACES REQUIRED (2% OF 580)	13 SPACES
	SPACES PROVIDED	13 SPACES
	BI-CYCLE PARKING REQUIRED - RESIDENTIAL	1 PER 10 DWELLING UNITS
	REQUIRED - 43 BI-CYCLES	43 MINIMUM PROVIDED
	BI-CYCLE PARKING REQUIRED - NON-RESIDENTIAL	1 PER 20 PARKING SPACES
	REQUIRED - 1 BI-CYCLE	1 MINIMUM PROVIDED

*NOTE REFER TO PARKING REDUCTION STUDY

I. BUILDING FOOTPRINT COVERAGE

76,889 SF

J. F.A.R.

LEVEL	AREA (SQ FT)
LEVEL 01 GROUND LEVEL	70,388 SF
LEVEL 02 UNITS / GARAGE	71,211 SF
LEVEL 03 UNITS / GARAGE	72,001 SF
LEVEL 04 UNITS / GARAGE	72,001 SF
LEVEL 05 UNITS / GARAGE	72,001 SF
LEVEL 06 UNITS / GARAGE	72,001 SF
LEVEL 07 UNITS / GARAGE	72,001 SF
LEVEL 08 UNITS / GARAGE	72,001 SF
LEVEL 09 UNITS / GARAGE	72,001 SF
LEVEL 10 UNITS / GARAGE	72,001 SF
LEVEL 11 UNITS / GARAGE	72,001 SF
LEVEL 12 UNITS / GARAGE	72,001 SF
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LEVEL 93 UNITS / GARAGE	72,001 SF
LEVEL 94 UNITS / GARAGE	72,001 SF
LEVEL 95 UNITS / GARAGE	72,001 SF
LEVEL 96 UNITS / GARAGE	72,001 SF
LEVEL 97 UNITS / GARAGE	72,001 SF
LEVEL 98 UNITS / GARAGE	72,001 SF
LEVEL 99 UNITS / GARAGE	72,001 SF
LEVEL 100 UNITS / GARAGE	72,001 SF

K. BUILDING HEIGHT OVERALL

TO ROOF SLAB: 65'-0"
 HEIGHT TO HIGHEST ARCHITECTURAL ELEMENT: 79'-4"
 HEIGHT TO HIGHEST ARCHITECTURAL ELEMENT: 91'-4"

*AN INCREASE IN HEIGHT SHALL BE PERMITTED UP TO 110' WHEN APPROVED BY CITY COMMISSION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS PROVIDED IN SEC. 47-13.52.B.

L. NUMBER OF STORIES

8

M. BUILDING YARDS

YARD	REQUIRED	PROVIDED
FRONT (EAST) SETBACK	5 FEET	16'-0" TO EXTERIOR ENVELOPE
SIDE REAR (SOUTH) SETBACK	0 FEET	11'-0" TO EXTERIOR BALCONY
SIDE (WEST) SETBACK	5 FEET	5'-0" TO EXTERIOR ENVELOPE
SIDE (NORTH) SETBACK	5 FEET	5'-0" TO EXTERIOR ENVELOPE
SIDE (EAST) SETBACK	5 FEET	17'-4" TO EXTERIOR ENVELOPE
SIDE (WEST) SETBACK	5 FEET	11'-4" TO EXTERIOR ENVELOPE
SIDE (NORTH) SETBACK	5 FEET	13'-4" TO EXTERIOR ENVELOPE
SIDE (SOUTH) SETBACK	5 FEET	8'-4" TO EXTERIOR BALCONY

N. TOWER FOOTPRINT

REQUIRED (MAY BE MODIFIED): PROPOSED REQUEST TO MODIFY**

12,000 SF FOR RESIDENTIAL
 33,000 SF FOR COMMERCIAL

LEVEL 08 (RESIDENTIAL - GARAGES) = 71,982 SF
 LEVEL 08 (RESIDENTIAL - AMENITIES) = 54,472 SF

O. TOWER STEPS

REQUIRED (MAY BE MODIFIED): PROPOSED REQUEST TO MODIFY**

PER ULDR 47-13.31

15 FEET

0 FEET

MIN. 30' - 40' FEET DEPENDING ON FLOOR/PLATE PER 8.9

0 FEET AT LEVEL OF 2'-4" AT LEVEL 08

P. LOADING ZONES

LOADING REQUIRED: NOT REQUIRED FOR RESIDENTIAL USE OR FOR COMMERCIAL USE <15,000 SF PER ULDR SEC. 47-20.2. PARALLEL A & B

LOADING PROVIDED: 2 - TYPE 1 SPACES (AS REQUIRED) DESIGN VEHICLE: 14 CLEAR Ht. MIN.)

Q. SITE AREAS

AREA	AREA (SQ FT)
VIA LANDSCAPE (PERVIOUS)	1,054 SF (1%)
LANDSCAPE (PERVIOUS)	12,010 SF (1%)
PEDESTRIAN WALKS & TERRACES (IMPERVIOUS)	18,747 SF (17%)
BUILDING FOOTPRINT	71,167 SF (64%)

R. STREETS

STREET	REQUIRED	PROVIDED
EAST (NW 3RD AVE)	150' MAX.	150' MAX.
WEST (NW 4TH AVE)	150' MAX.	150' MAX.
NORTH (NW 7TH ST.)	150' MAX.	150' MAX.

FSM
 ARCHITECTS + PLANNERS

500 SOUTH ANDREWS AVE. SUITE 1710
 FORT LAUDERDALE, FLORIDA 33301
 PH: (954) 764-6575 FAX: (954) 764-8622

DATE: 05/05/25
 COMM: 22026

312 NW 7TH STREET
 Fort Lauderdale, FL 33311

SITE PLAN / FIRST FLOOR PLAN

AR-101

DESIGNED: JY
DRAWN: JJ
CHECKED: JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE: 05/05/25
COMPL: 22026

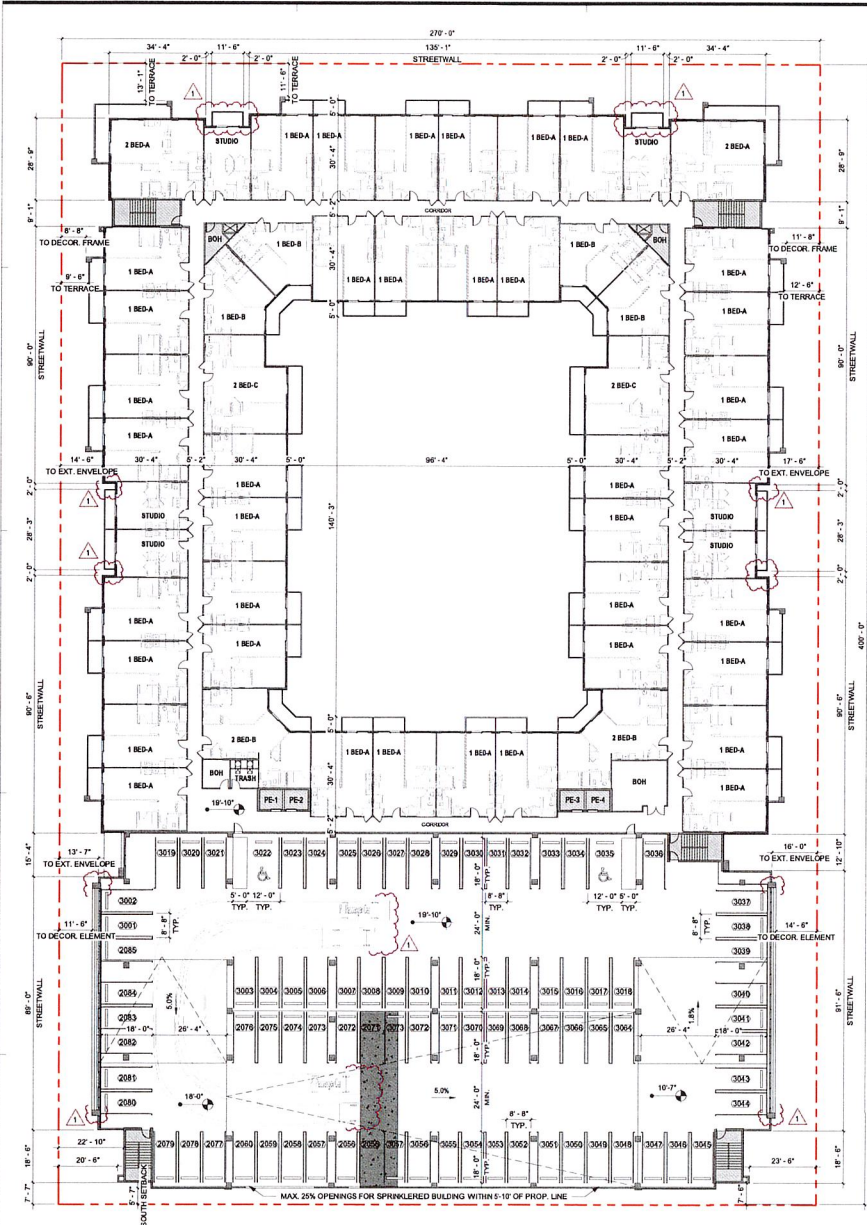
312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

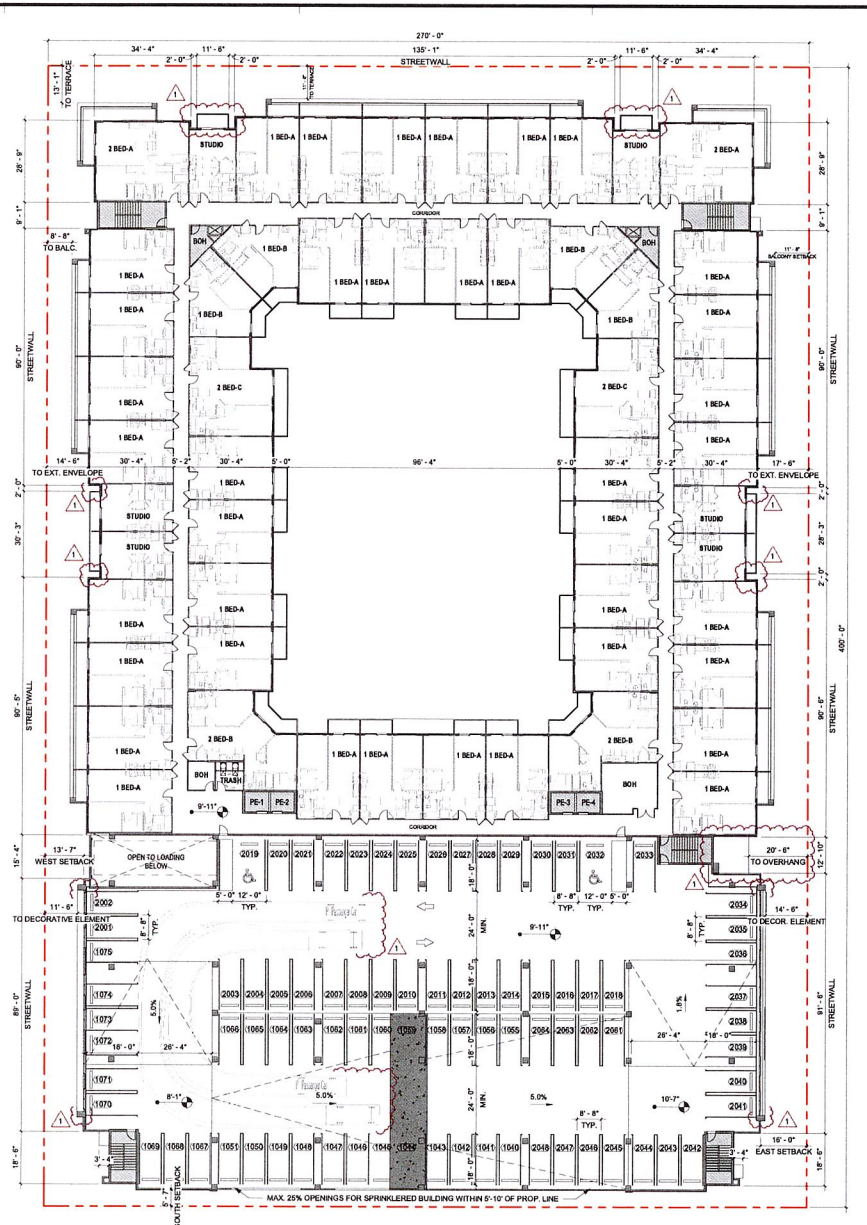
LEVEL 02 & 03-06 FLOOR PLAN

DRC SET

AR-102



2 LEVEL 03-06 FLOOR PLAN
Scale: 1" = 20'-0"



1 LEVEL 02 FLOOR PLAN
Scale: 1" = 20'-0"

10/12/2025 9:36:07 PM

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE	COMMENTS
05/05/25	22026

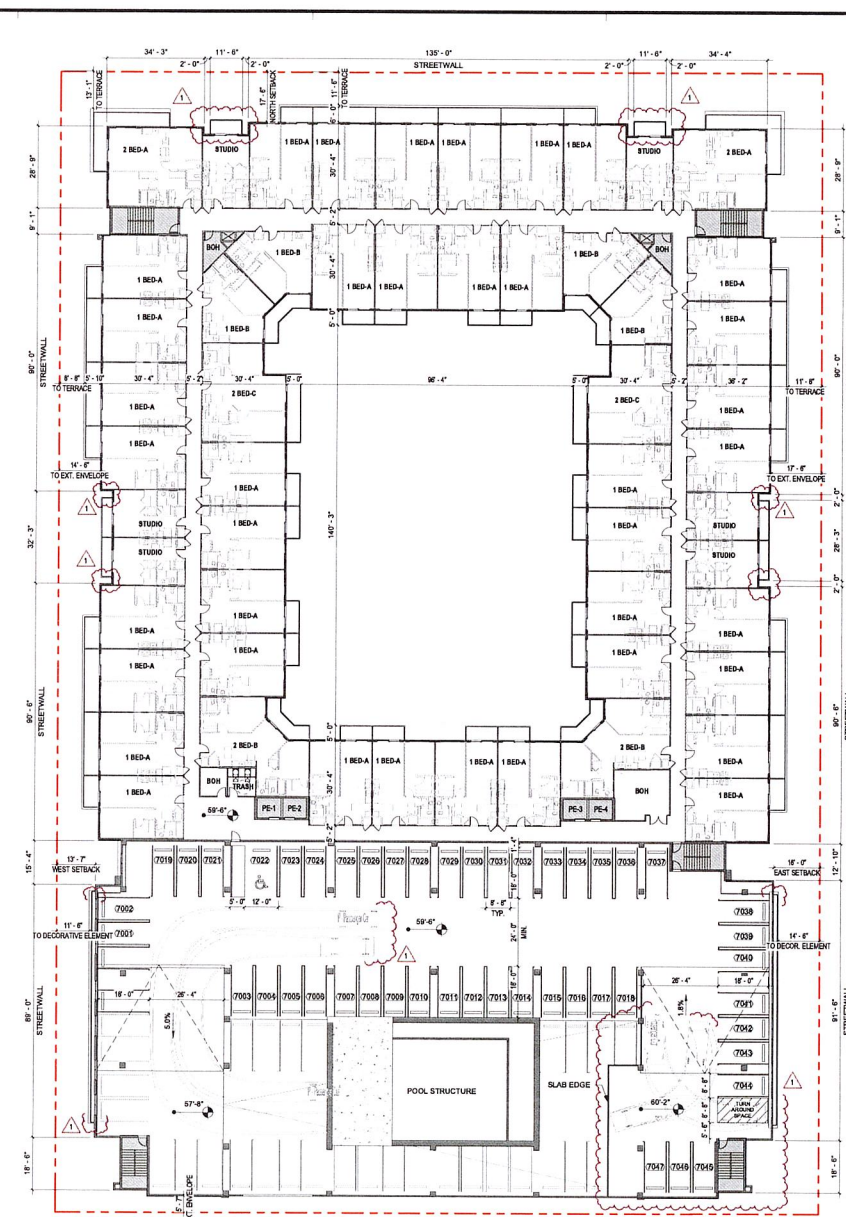
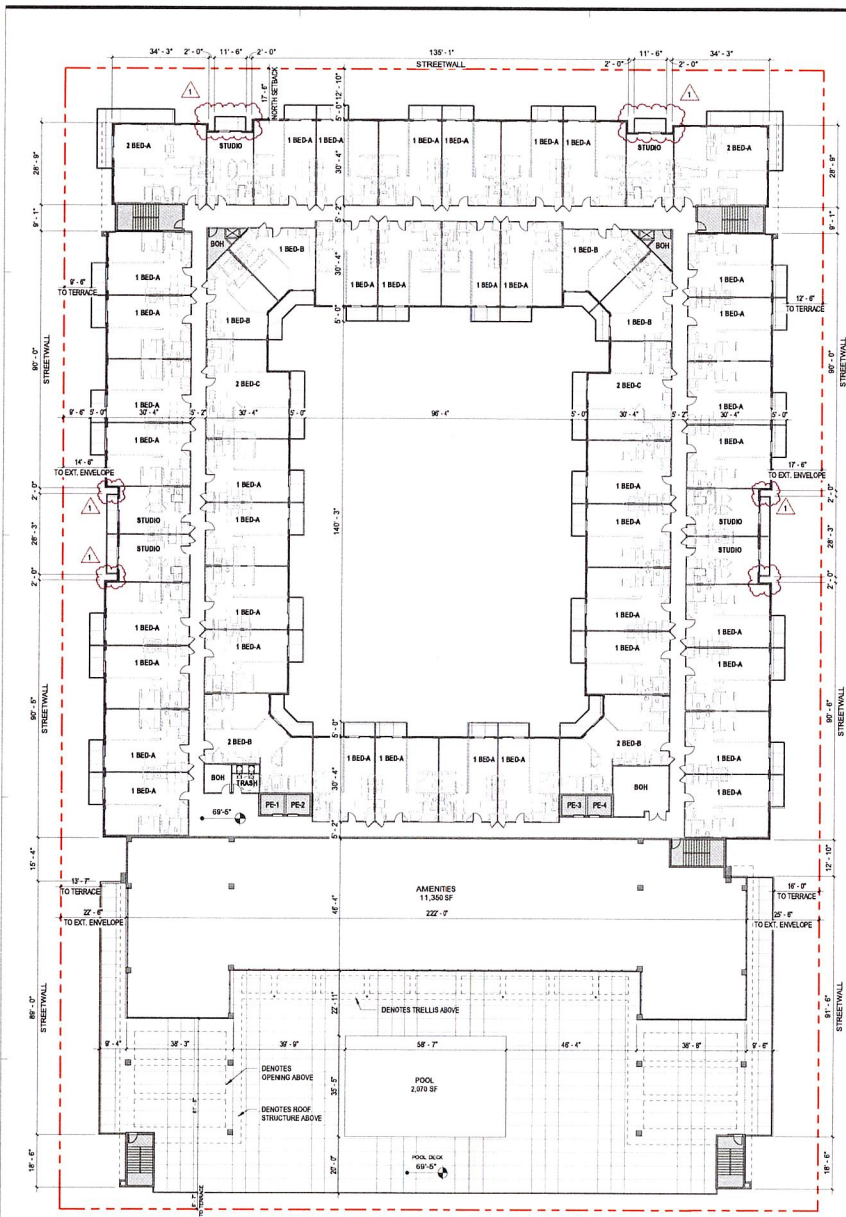
312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

LEVEL 07 & 08 FLOOR PLANS

DRC SET

AR-103



11/10/2025 8:36:36 PM

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE: 05/05/25
COMM: 22026

312 NW 7TH STREET

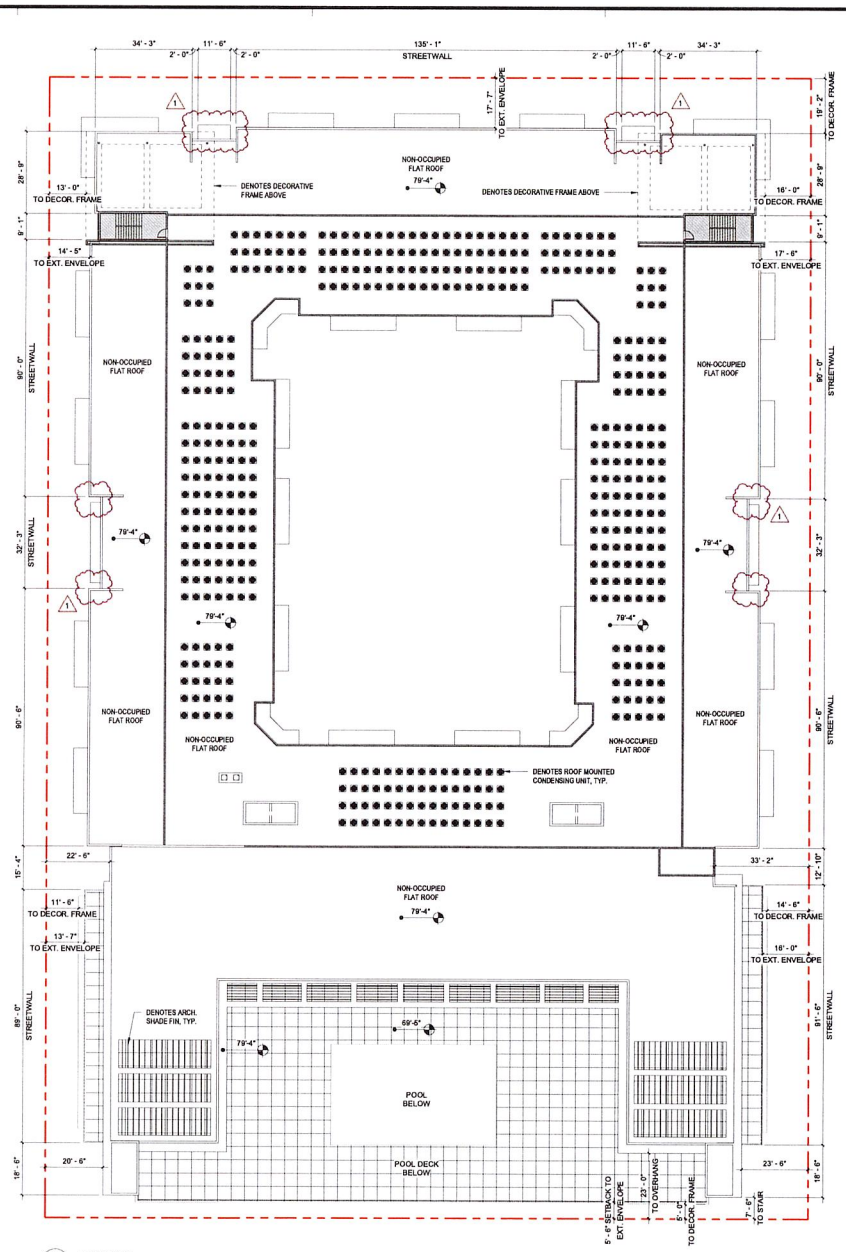
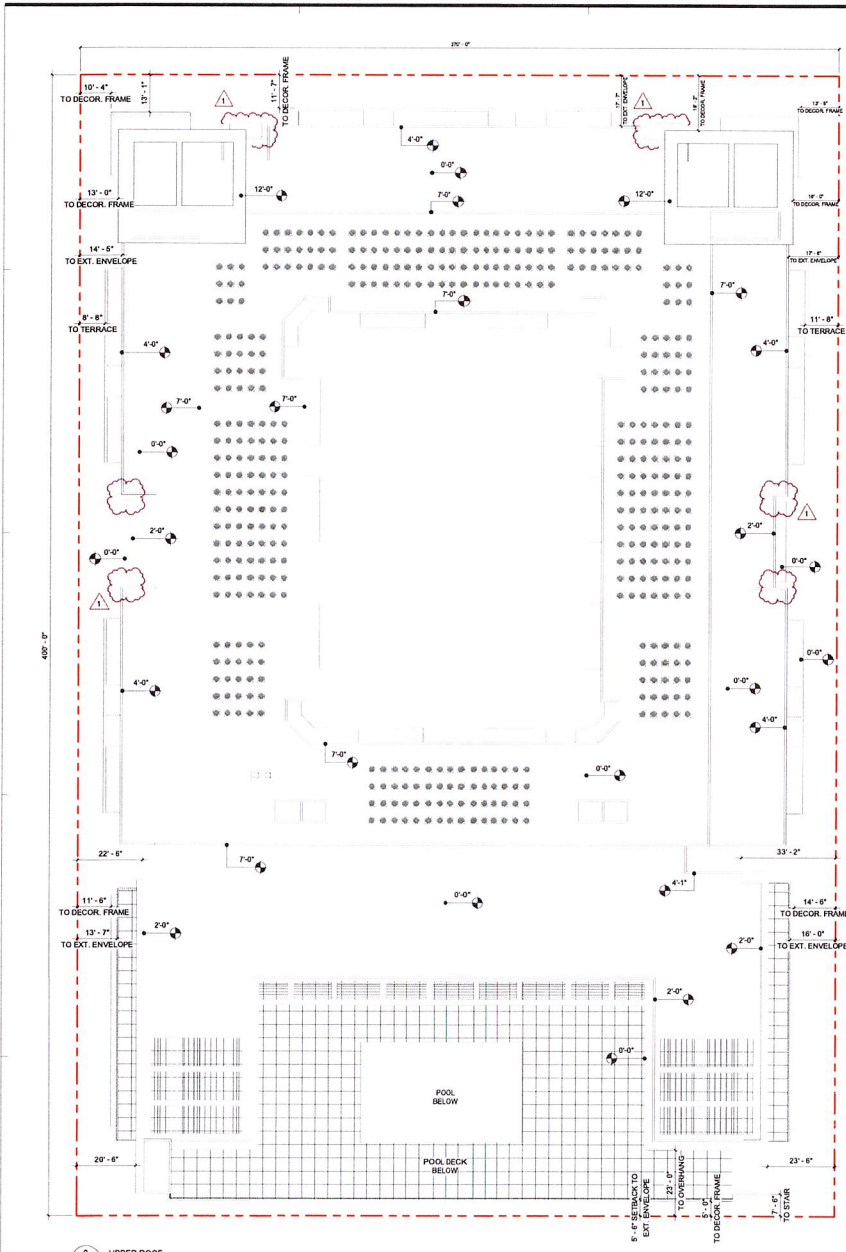
312 NW 7th Street
Fort Lauderdale, FL 33311

LOWER & UPPER ROOF PLANS

DRC SET

AR-104

7/17/2025 3:55:25 PM



DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE: 05/05/25 COMM: 22026

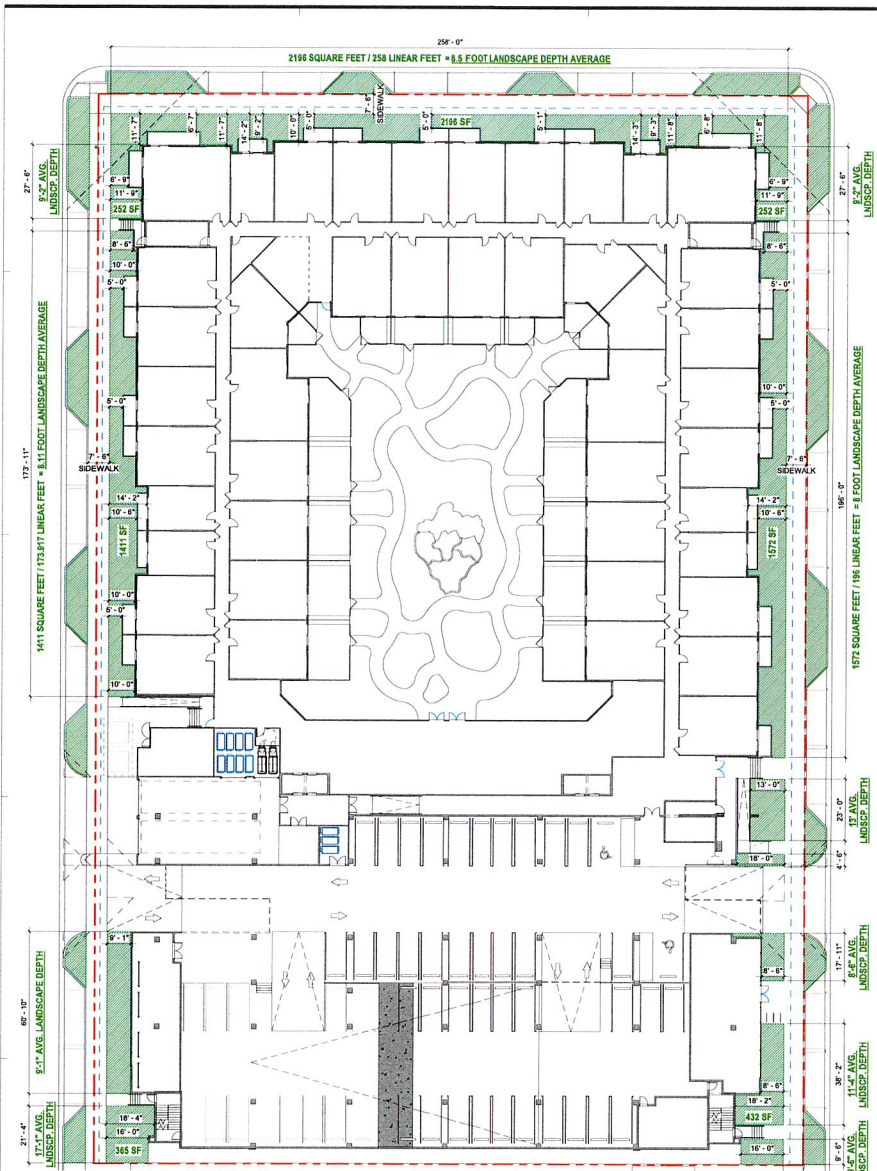
312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

RIGHT-OF-WAY EXHIBITS

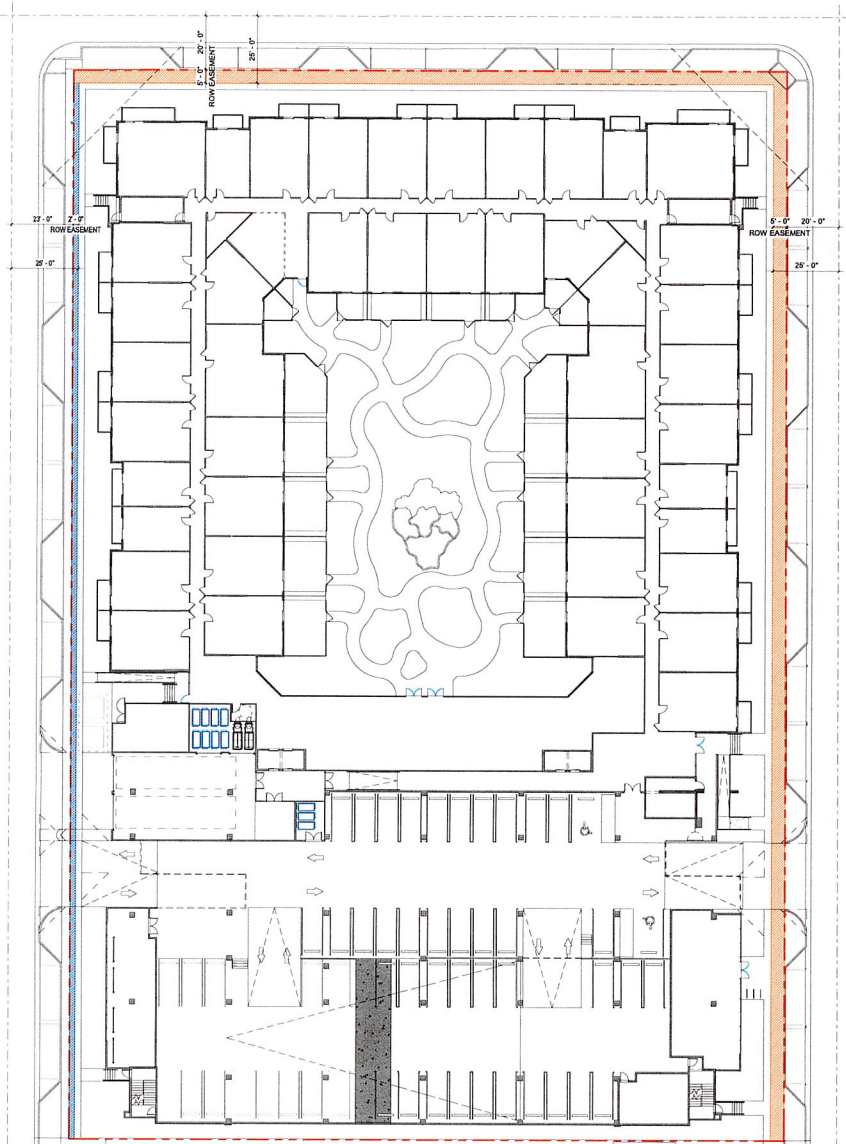
DRC SET

AR-105



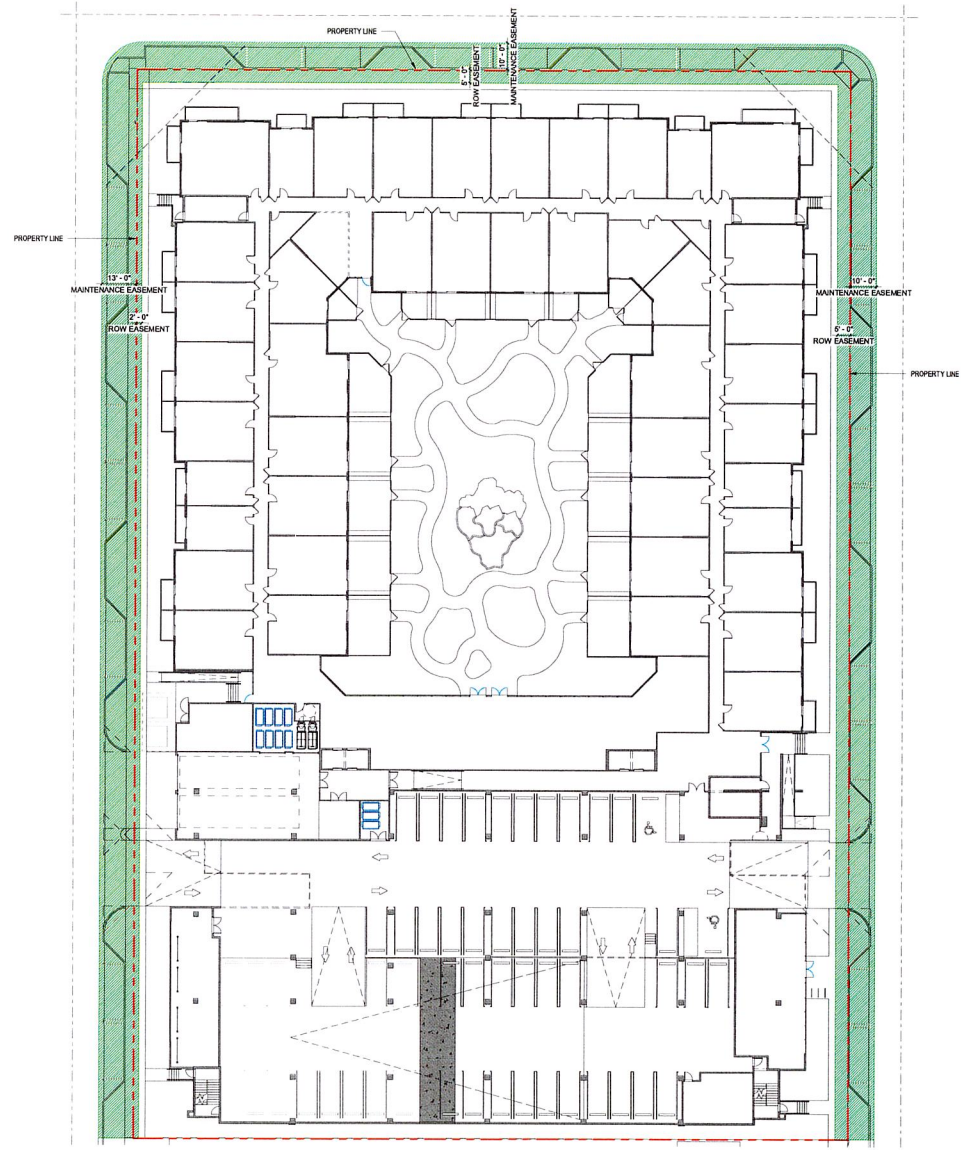
2 ROW LANDSCAPE EXHIBIT
Scale: 3/8" = 1'-0"

LANDSCAPE AREA ADJACENT TO ROW AREA



1 ROW EASEMENT EXHIBIT
Scale: 3/8" = 1'-0"

2 FOOT WIDE ROW EASEMENT
5 FOOT WIDE ROW EASEMENT



1 MAINTENANCE AGREEMENT EXHIBIT
Scale: 3/8" = 1'-0"

MAINTENANCE EASEMENT (CITY)

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE	COMM:
05/05/25	22026

312 NW 7TH STREET

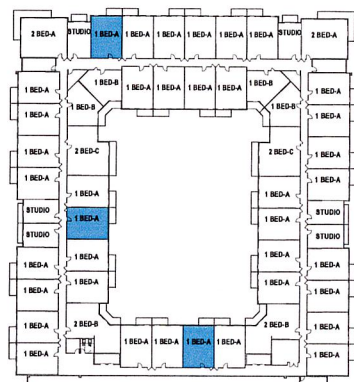
312 NW 7th Street
Fort Lauderdale, FL 33311

MAINTENANCE AGREEMENT EXHIBIT

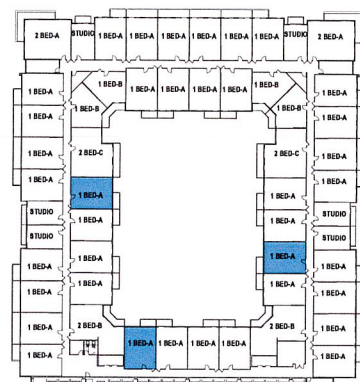
DRC SET

AR-106

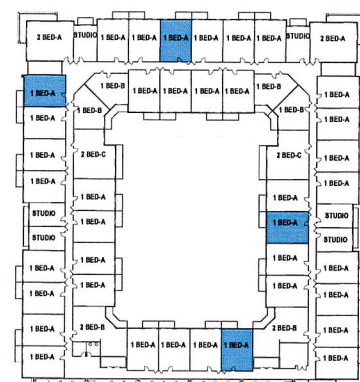
PLANNING FACILITY



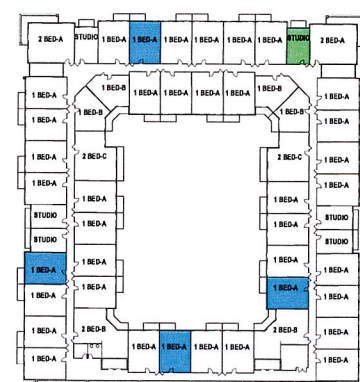
8 LEVEL 08 - AFFORDABLE UNITS
Scale: 1" = 40'-0"



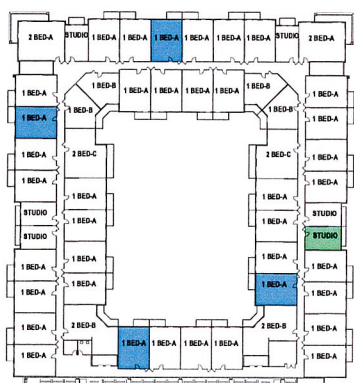
7 LEVEL 07 - AFFORDABLE UNITS
Scale: 1" = 40'-0"



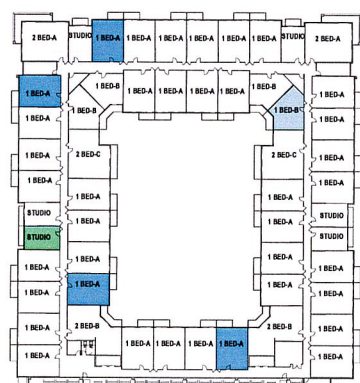
6 LEVEL 06 - AFFORDABLE UNITS
Scale: 1" = 40'-0"



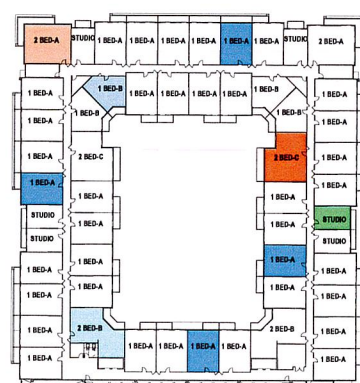
5 LEVEL 05 - AFFORDABLE UNIT EXHIBIT
Scale: 1" = 40'-0"



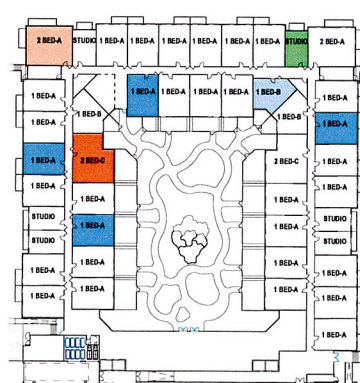
4 LEVEL 04 - AFFORDABLE UNIT EXHIBIT
Scale: 1" = 40'-0"



3 LEVEL 03 - AFFORDABLE UNIT EXHIBIT
Scale: 1" = 40'-0"



2 LEVEL 02 - AFFORDABLE UNIT EXHIBIT
Scale: 1" = 40'-0"



1 LEVEL 01 - AFFORDABLE UNIT EXHIBIT
Scale: 1" = 40'-0"

UNIT BREAK DOWN AND TYPE
1106 ALLOCATED AS AFFORDABLE UNITS
*43 AFFORDABLE UNITS TOTAL, 22 UNITS @ 100 AMI, 21 UNITS @ 80 AMI

STUDIO	43 UNITS (89.4%)
1 BEDROOM	293 UNITS (89.9%)
2 BEDROOM	41 UNITS (89.1%)
TOTALS	379 UNITS (89.6%)

AFFORDABLE:	TOTAL:
3 UNITS (10.4%)	48 UNITS
33 UNITS (10.3%)	328 UNITS
5 UNITS (10.9%)	46 UNITS
	422 UNITS

- STUDIO DESIGNATED AS AFFORDABLE UNIT
- 1 BED TYPE A DESIGNATED AS AFFORDABLE UNIT
- 1 BED TYPE B DESIGNATED AS AFFORDABLE UNIT
- 2 BED TYPE A DESIGNATED AS AFFORDABLE UNIT
- 2 BED TYPE B DESIGNATED AS AFFORDABLE UNIT
- 2 BED TYPE C DESIGNATED AS AFFORDABLE UNIT

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DATE: 05/05/25 COMM: 22026

312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

AFFORDABLE UNIT DISTRIBUTION
EXHIBITS
DRC SET

AR-107

7/17/2025 2:31 PM

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

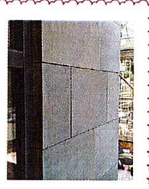


1 ELEVATION - WEST
Scale: 1/16" = 1'-0"



2 ELEVATION - EAST
Scale: 1/16" = 1'-0"

PER IADR SECTION 47.26.3 A.3.2(i), SCREENING OF ROOFTOP MECHANICAL EQUIPMENT, ALL ROOFTOP MECHANICAL EQUIPMENT, STAIR AND ELEVATOR TOWERS SHALL BE DESIGNED AS AN INTEGRAL PART OF THE BUILDING VOLUME AND SHALL BE SCREENED WITH MATERIAL THAT MATCHES THE MATERIAL USED FOR THE PRINCIPAL STRUCTURE AND SHALL BE AT LEAST SIX (6) INCHES ABOVE THE TOP MOST SURFACE OF THE ROOF MOUNTED STRUCTURE.



6 TILE WALL FINISH
N.T.S.



5 CONCRETE OVERHANG
N.T.S.



4 IMPACT-RESISTANT WINDOW SYSTEM
N.T.S.



3 METAL MESH RAILING
N.T.S.

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DATE: 05/05/25
COMMA: 22026

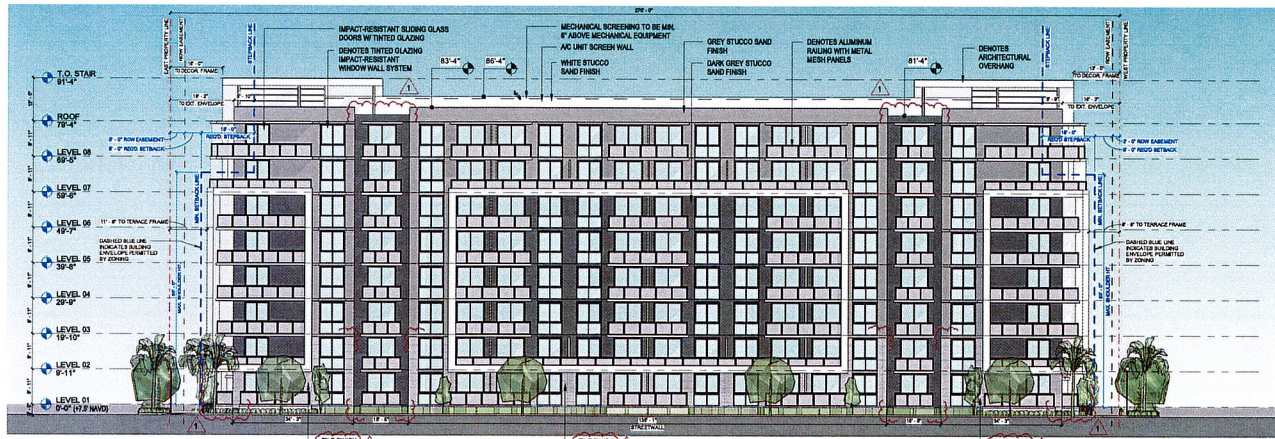
312 NW 7TH STREET

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Fort Lauderdale, FL 33311

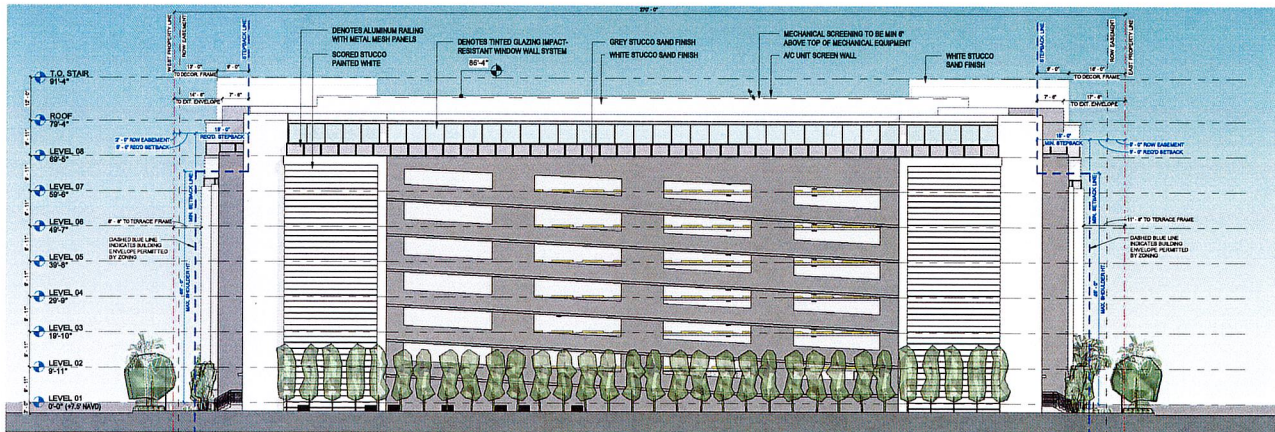
EXTERIOR ELEVATIONS

DRC SET

AR-201



1 DRC ELEVATION - NORTH SIDE
Scale: 1/16" = 1'-0"



2 DRC ELEVATION - SOUTH SIDE
Scale: 1/16" = 1'-0"

PER ULDR SECTION 47.26.3.A.3.2(h), SCREENING OF ROOFTOP MECHANICAL EQUIPMENT, STAIR, AND ELEVATOR TOWERS SHALL BE DESIGNED AS AN INTEGRAL PART OF THE BUILDING VOLUME AND SHALL BE SCREENED WITH MATERIAL THAT MATCHES THE MATERIAL USED FOR THE PRINCIPAL STRUCTURE AND SHALL BE AT LEAST 8x6 (6 INCHES ABOVE THE TOP MOST SURFACE OF THE ROOF MOUNTED STRUCTURES).

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE	COMM.
05/05/25	22026

312 NW 7TH STREET

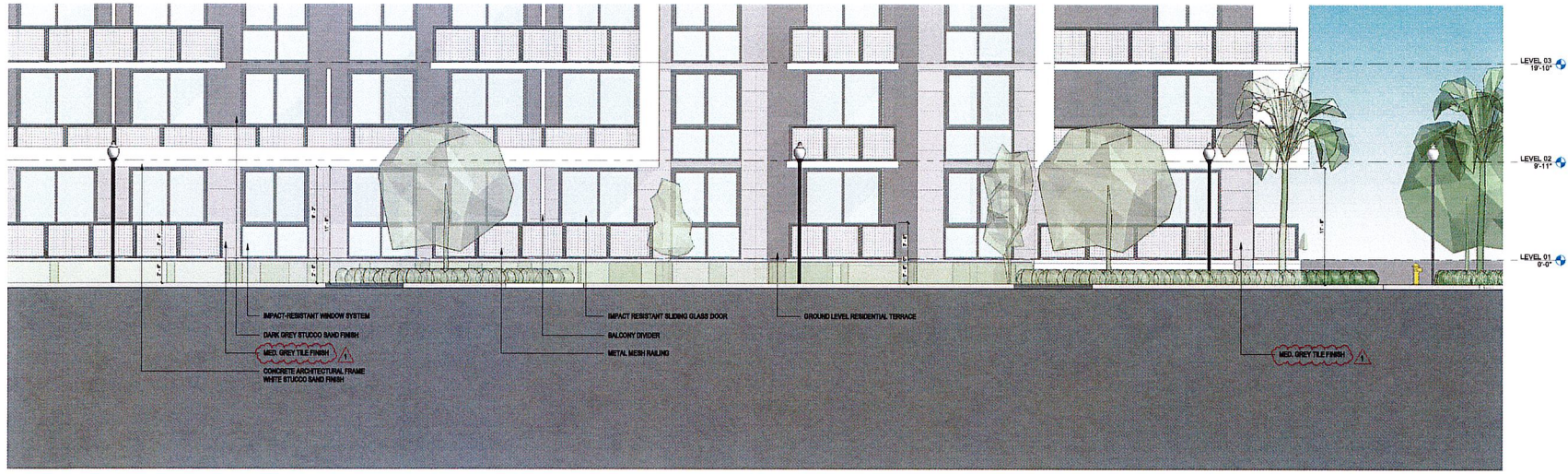
312 NW 7th Street
Fort Lauderdale, FL 33311

EXTERIOR ELEVATIONS

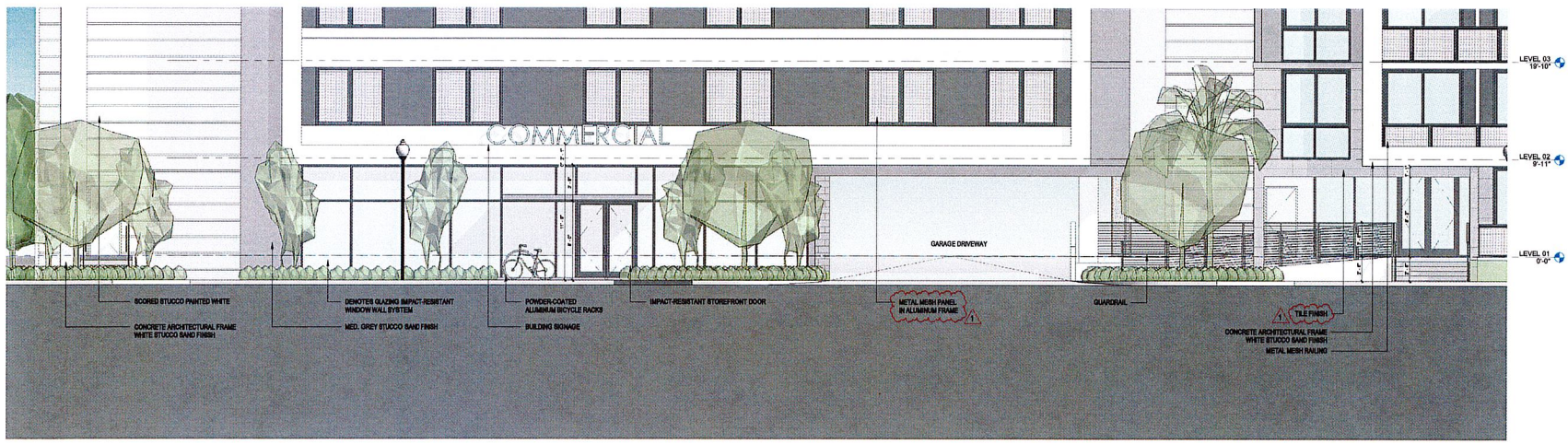
DRC SET

AR-202

11/17/2025 3:30:32 PM



2 NORTH GROUND FLOOR ENLARGED ELEVATION
Scale: 3/16" = 1'-0"



1 EAST GROUND FLOOR ENLARGED ELEVATION
Scale: 3/16" = 1'-0"

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE	COMMENT
05/05/25	22026

312 NW 7TH STREET

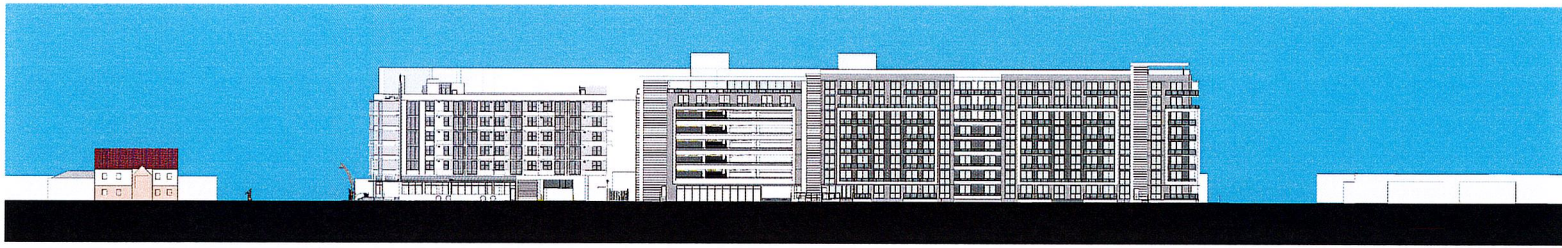
312 NW 7th Street
Fort Lauderdale, FL 33311

ENLARGED ELEVATIONS

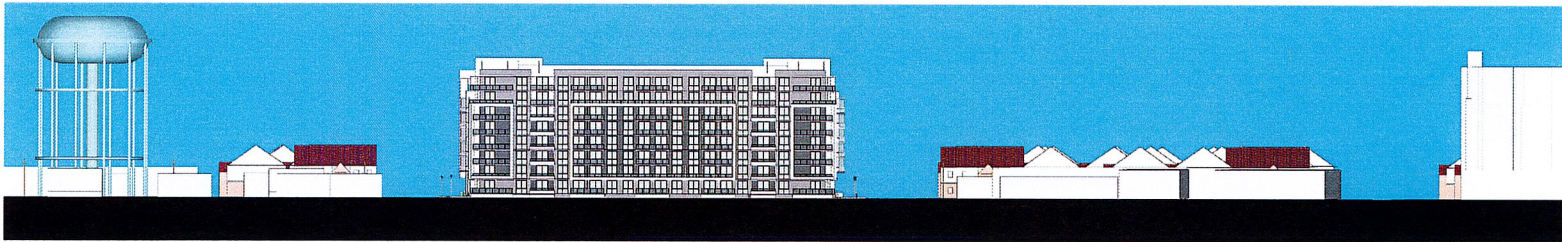
DRC SET

AR-203

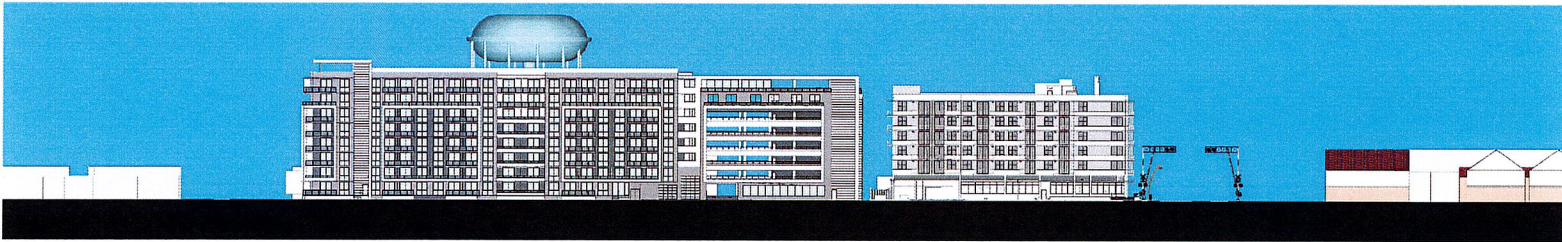
1/1/2025 10:30 AM



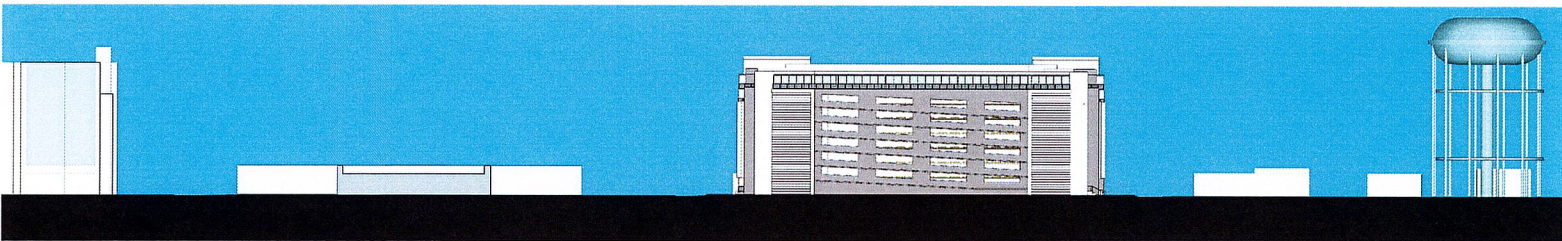
1 EAST CONTEXT ELEVATION
N.T.S.



2 NORTH CONTEXT ELEVATION
N.T.S.



3 WEST CONTEXT ELEVATION
N.T.S.



4 SOUTH CONTEXT ELEVATION
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

REVISIONS

DATE:	COMA:
05/05/25	22026

312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

CONTEXT ELEVATIONS

ARC SET

AR-204

- TO STAIR 81'-4"
- ROOF 79'-4"
- LEVEL 08 69'-5"
- LEVEL 07 59'-4"
- LEVEL 06 49'-7"
- LEVEL 05 39'-8"
- LEVEL 04 29'-8"
- LEVEL 03 19'-10"
- LEVEL 02 9'-11"
- LEVEL 01 0'-0"



■ SOLID AREA
□ OPEN AREA

LEVEL	SURFACE AREA	OPEN AREA	% OPEN	% OPEN ALLOWED
LEVEL 01	148 SQ FT	233 SQ FT	15.7%	25.0%
LEVEL 02	193 SQ FT	475 SQ FT	24.6%	25.0%
LEVEL 03	2010 SQ FT	475 SQ FT	24.8%	25.0%
LEVEL 04	2010 SQ FT	475 SQ FT	24.8%	25.0%
LEVEL 05	2010 SQ FT	475 SQ FT	24.8%	25.0%
LEVEL 06	2010 SQ FT	475 SQ FT	24.8%	25.0%
LEVEL 07	318 SQ FT	480 SQ FT	15.1%	25.0%

DATE: 05/05/25
COMM: 22026

312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

OPEN AREA - SOUTH ELEVATION

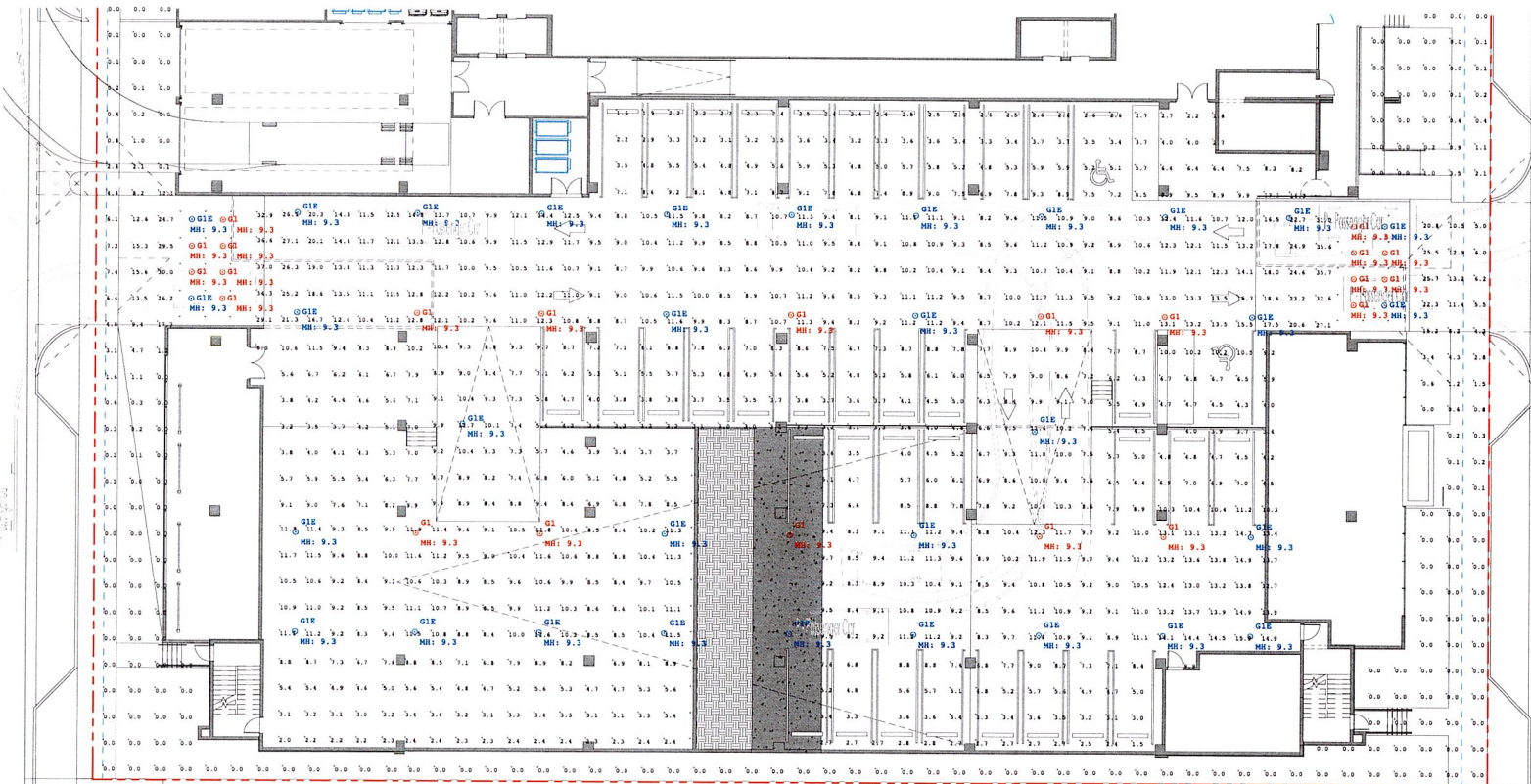
DRG SET

AR-205

11/08/2025 10:26:56 AM

SEE LANDSCAPE PLANS FOR STREETSCAPE PHOTOMETRICS

DESIGNED BY JY
DRAWN BY JJ
CHECKED BY JY



1 FIRST FLOOR GARAGE - PHOTOMETRICS (NORMAL POWER)
Scale: 3/32" = 1'-0"

Luminaire Schedule Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
G1	22	G1	Single	RELP G19-HS-11-QT-MCT	0.900	5000	46	1012
G1E	32	G1E	Single	RELP G19-HS-11-QT-MCT-EM	0.900	5000	34	1088

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Entrance #1	Illuminance	Fc	55.17	63.3	46.2	1.19	1.37
Parking Entrance #2	Illuminance	Fc	56.63	65.0	48.3	1.17	1.35
Parking Spaces Floor	Illuminance	Fc	5.70	14.6	1.6	3.56	9.13
Ramp and Drive Lane	Illuminance	Fc	11.13	41.6	5.5	2.02	7.56

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DATE: 05/05/25
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312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

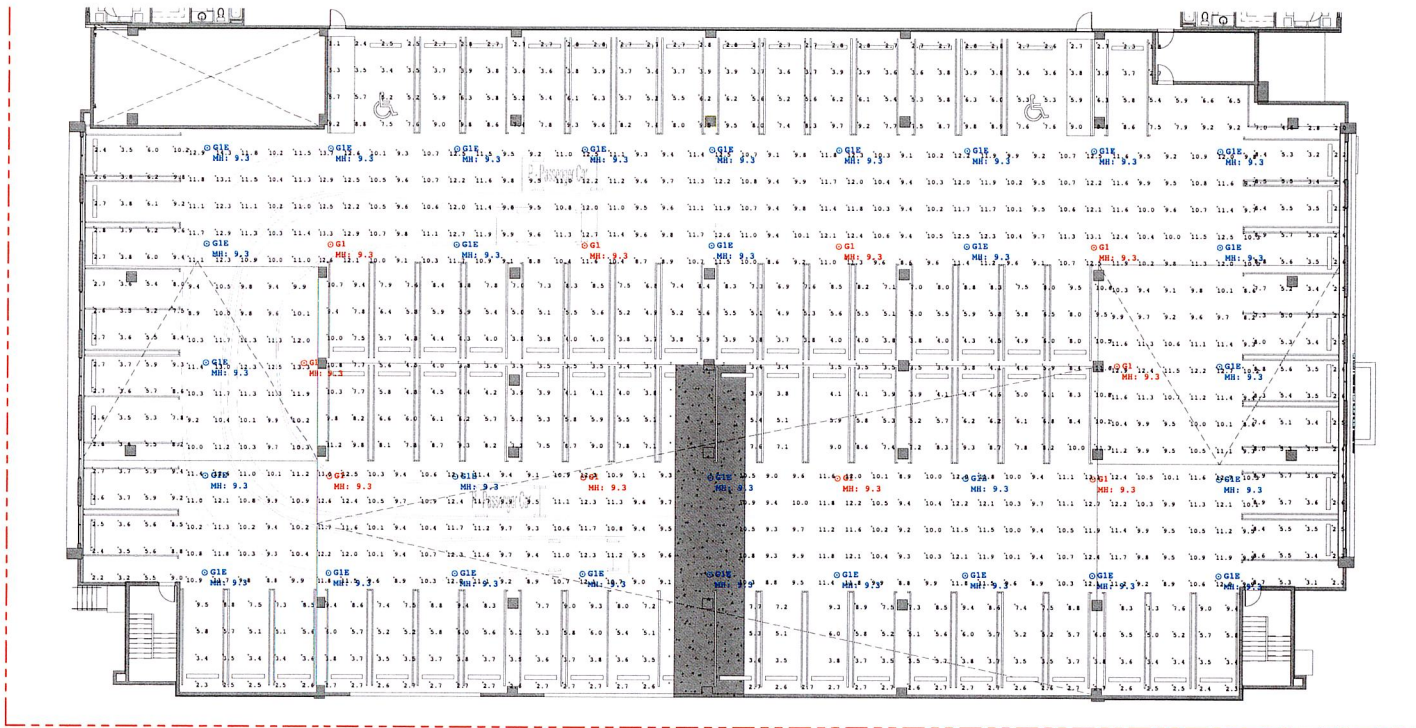
FIRST FLOOR - PHOTOMETRICS

DRC SET

AR-301

7/18/2025 8:52:54 AM

DESIGNED	DRAWN	CHECKED
JY	JJ	JY



1 SECOND FLOOR GARAGE - PHOTOMETRICS (NORMAL POWER)
Scale: 3/32" = 1'-0"

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	10	G1	Single	EELP GL9-MS-11-QT-MCT	0.900	5000	46	460
⊙	30	G1E	Single	EELP GL9-MS-11-QT-MCT-EM	0.900	5000	34	1020

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	Parking Spaces Floor	Illuminance	Fc	9.44	11.6	1.8	3.02	6.44
Label	Ramp and Driveways	Illuminance	Fc	10.75	14.3	5.2	1.31	1.74

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DATE: 05/05/25
COMME: 22026

312 NW 7TH STREET

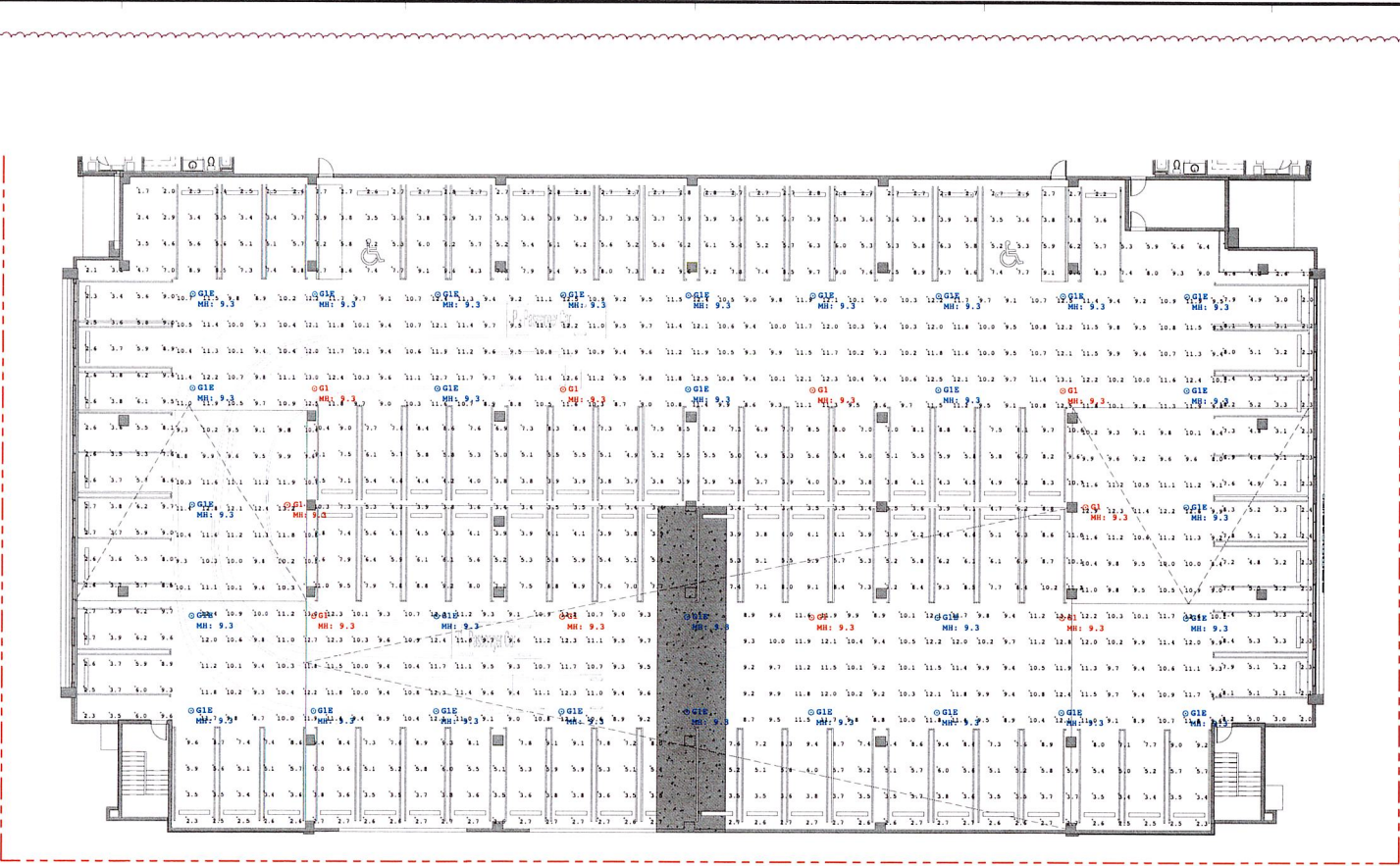
312 NW 7th Street
Fort Lauderdale, FL 33311

SECOND FLOOR - PHOTOMETRICS

DRC SET

AR-302

DESIGNED JY	DRAWN JJ	CHECKED JY
----------------	-------------	---------------



1 THIRD THRU SIXTH FLOOR GARAGE - PHOTOMETRICS (NORMAL POWER)
Scale: 3/32" = 1'-0"

Luminaire Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	30	GIE	Single	EELF GL9-MS-11-OT-MCT-EM	0.900	5000	34	1020
⊙	10	GI	Single	EELF GL9-MS-11-QT-MCT	0.900	5000	46	460

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Spaces/Floor	Illuminance	Fc	5.35	11.9	1.7	3.15	7.00
Ramp and Drive Lanes	Illuminance	Fc	10.63	13.2	8.0	1.33	1.65

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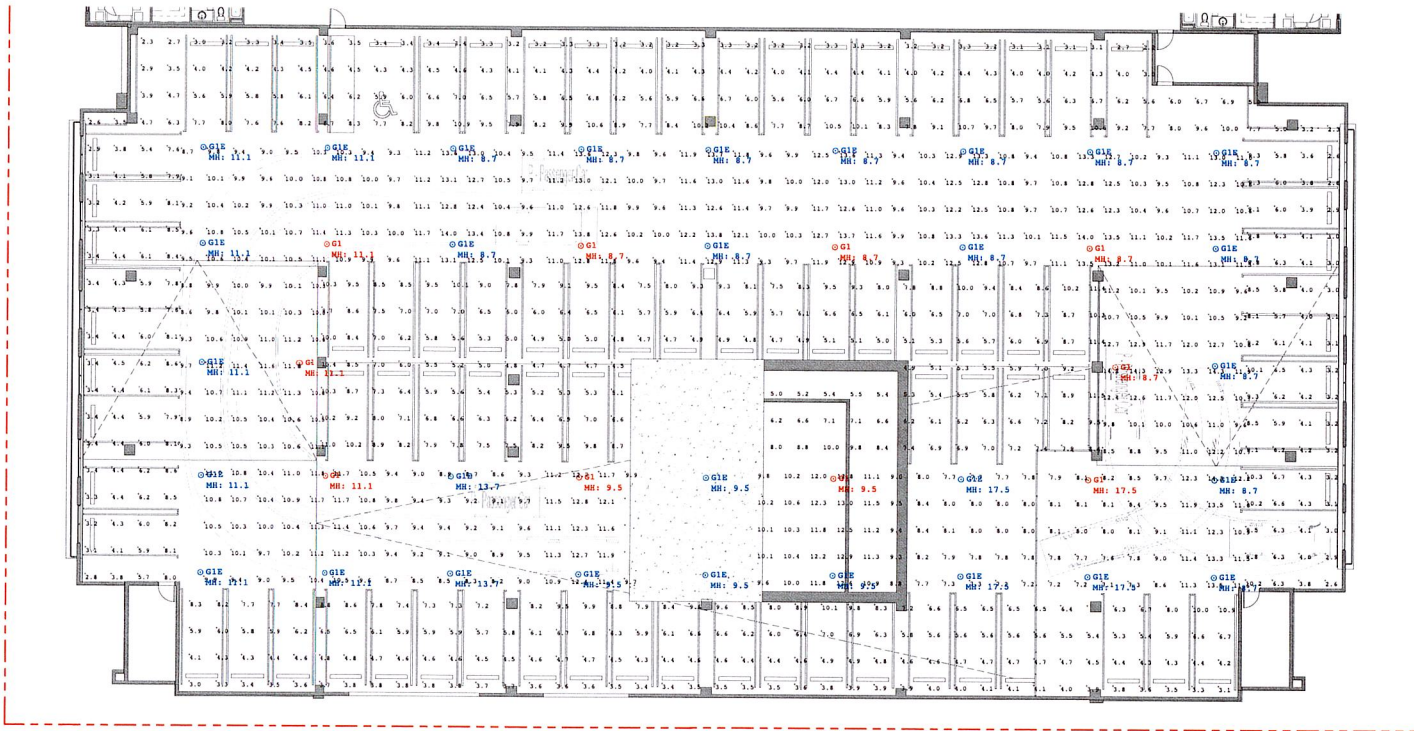
DATE:	COMM:
05/05/25	22026

312 NW 7th STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

THIRD THRU SIXTH FLOOR -
PHOTOMETRICS
DRC SET

AR-303



1 SEVENTH LEVEL GARAGE - PHOTOMETRICS (NORMAL POWER)
Scale: 3/32" = 1'-0"

Luminaire Symbol	Schedule Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	10	G1	Single	EELP GL9-MS-1L-QT-MCT	0.900	5000	46	460
⊙	30	G1E	Single	EELP GL9-MS-1L-QT-MCT-EM	0.900	5000	34	1020

Calculation Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Spaces Floor	Illuminance	Fc	6.00	12.8	2.2	2.73	5.82
Ramp and Drive Lanes	Illuminance	Fc	10.61	14.3	7.1	1.49	2.01

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

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REVISIONS

DATE	COMMENTS
05/05/25	22026

312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33011

SEVENTH FLOOR - PHOTOMETRICS

DRC SET

AR-304

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

- 9 STORY WISDOM VILLAGE CROSSING APARTMENTS
- 8 STORY PROGRESSO POINT APARTMENTS
- 1 STORY APPROXIMATELY 20 FOOT TALL SISTRUNK MARKETPLACE & BREWERY
- 1 STORY APPROXIMATELY 20 FOOT TALL CROSSFIT GYM
- SUBJECT PROPERTY
- 2 STORY APARTMENTS
- 1 STORY SINGLE FAMILY RESIDENCE
- 1 STORY APARTMENTS
- 1 STORY APARTMENTS



- 2 STORY APARTMENTS
- 6 STORY SIX13 MIXED USE / APARTMENTS
- 2 STORY REGAL TRACE APARTMENTS
- 1 STORY OFFICE / WAREHOUSE
- 1 STORY APPROXIMATELY 25 FOOT TALL OFFICE / WAREHOUSE

2 AERIAL VIEW LOOKING SOUTHEAST
N.T.S.

- 8 STORY MIXED USE / RESIDENTIAL BUILDING UNDER CONSTRUCTION
- 1 STORY APPROXIMATELY 25 FOOT TALL OFFICE / WAREHOUSE
- 6 STORY SIX13 MIXED USE / APARTMENTS
- 1 STORY OFFICE
- 2 STORY REGAL TRACE APARTMENTS



- SUBJECT PROPERTY
- 1 STORY SINGLE FAMILY RESIDENCE
- 1 STORY COMMERCIAL OFFICE BUILDING
- 1 STORY APPROXIMATELY 20 FOOT TALL WAREHOUSE
- 1 STORY MARKET

1 AERIAL VIEW LOOKING NORTHWEST
N.T.S.

REVISIONS

DATE	COMMENTS
05/05/25	22026

312 NW 7th STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

CONTEXT AERIAL RENDERINGS

DRG SET

AR-401

AERIAL RENDERINGS

SCALE: N.T.S. THE 3-DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH, AND LENGTH AS REPRESENTED IN THE SITE AND FLOOR PLANS

1/17/2025 1:46:45 PM



2 RENDERING - NORTHWEST CORNER
N.T.S.



1 RENDERING - SOUTHWEST CORNER
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE: 05/05/25 COMM: 22026

312 NW 7TH STREET

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Fort Lauderdale, FL 33311

RENDERINGS

DRC SET

AR-402

TERRACOTTA 2025/05/05

DESIGNED	DRAWN	CHECKED
JY	JJ	JY



2 RENDERING - AT EAST LOOKING NORTHWEST
A848 N.T.S.



1 RENDERING - AT WEST LOOKING NORTHEAST
A849 N.T.S.

1 DRC Rev 1 7-18-25

REVISIONS

DATE	COMM.
05/05/25	22026

312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

RENDERINGS

DRC SET

AR-403

7/18/25 3:06:47 PM

DESIGNED	DRAWN	CHECKED
JY	JJ	JY



2
AR-404
RENDERING - SOUTHEAST CORNER LOOKING NORTHWEST
N.T.S.



1
AR-404
RENDERING - SOUTHWEST CORNER LOOKING NORTHEAST
N.T.S.

1 DRC Rev 1 7-18-25

REVISIONS

DATE	COMM.
05/05/25	22026

312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

RENDERINGS

DRC SET

AR-404



2 RENDERING - NORTHEAST CORNER GROUND LEVEL LOOKING WEST
A448 N.T.S.



1 RENDERING - NORTHWEST CORNER GROUND LEVEL LOOKING SOUTH
A448 N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE	COMMENT
05/05/25	22026

312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

RENDERINGS

DRC SET

AR-405



1 RENDERING - NORTHWEST CORNER, NIGHT
Scale: 3/8" = 1'-0"



2 RENDERING - SOUTHWEST CORNER, NIGHT
Scale: 3/8" = 1'-0"

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE	COMM.
05/05/25	22026

312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

RENDERINGS

DRC SET

AR-406

7/18/2025 8:42:07 AM

DESIGNED JY	DRAWN JJ	CHECKED JY
----------------	-------------	---------------



14
AR-01 AT SW CORNER OF SITE LOOKING SOUTH
N.T.S.



13
AR-01 AT SW CORNER OF SITE LOOKING NE
N.T.S.



12
AR-01 AT SW CORNER OF SITE - EXIST. 2-STORY RESIDENTIAL BLDG.
N.T.S.



11
AR-01 AT NW SIDE OF SITE - EXIST. 2-STORY CHURCH
N.T.S.



10
AR-01 AT NW CORNER OF SITE LOOKING NORTH
N.T.S.



9
AR-01 AT NW CORNER OF SITE LOOKING EAST
N.T.S.



8
AR-01 AT NW CORNER OF SITE LOOKING SOUTH
N.T.S.



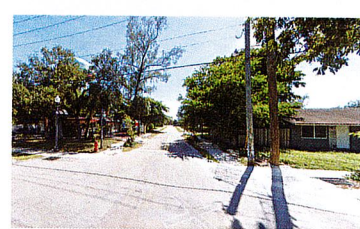
7
AR-01 AT NORTH SIDE OF SITE - EXIST. 1-STORY RESIDENTIAL BLDG.
N.T.S.



6
AR-01 AT NE CORNER OF SITE LOOKING NORTH
N.T.S.



5
AR-01 AT NE CORNER OF SITE LOOKING SOUTHWEST
N.T.S.



4
AR-01 AT NE CORNER OF SITE LOOKING SOUTH
N.T.S.



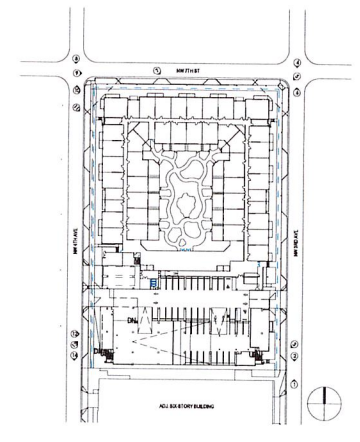
3
AR-01 AT SE CORNER OF SITE - EXIST. 1-STORY RESIDENTIAL BLDG.
N.T.S.



2
AR-01 AT SE CORNER OF SITE LOOKING SOUTH
N.T.S.



1
AR-01 AT SE CORNER OF SITE LOOKING NORTH
N.T.S.



15
AR-01 KEY PLAN
Scale: 1" = 80'-0"

REVISIONS

DATE:	COMME:
05/05/25	22026

312 NW 7TH STREET

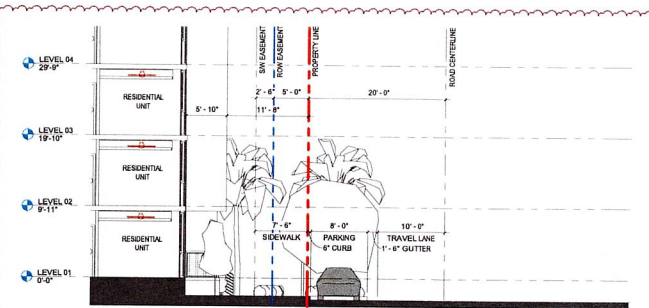
312 NW 7th Street
Fort Lauderdale, FL 33311

SITE CONTEXT PHOTOS

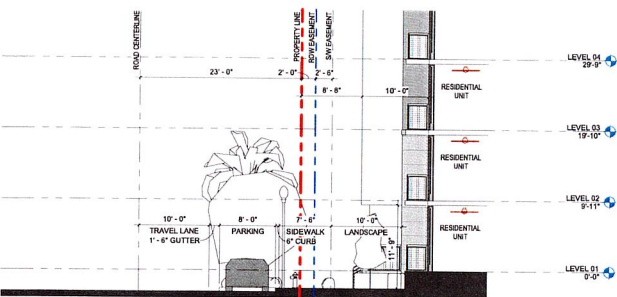
DRG SET

AR-501

7/17/2025 8:40:38 PM



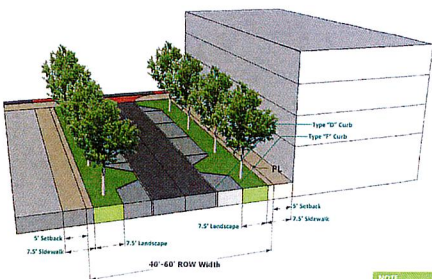
4 NW 3RD AVE / NW 7TH ST - STREET SECTION
Scale: 1/8" = 1'-0"



3 NW 4TH AVE - STREET SECTION
Scale: 1/8" = 1'-0"

STREET DESIGN EXAMPLES: NWRAC-MU

Secondary Streets



NOTE:
Sub-grade under sidewalks with storm to be constructed with appropriate local soil systems.

3
street design examples
NWRAC (Illustrations of Design Standards)

NOTE on Street Design

- All existing medians shall be preserved as they currently exist.
- Maximum travel lane width shall be less than 100 feet.
- Minimum on-street parking width shall be eight (8) feet.
- The remaining portion of the right-of-way, from the curb of the parking space to the property line, shall be reserved for (a) building setback, shall be reserved for the pedestrian walkway, as outlined below.
- Large shade trees shall be located to back up, that every one parking space.
- Small shade trees or ornamental trees shall be located in a tree planters within the setback, the walk being a minimum of six (6) feet from the face of the building, and spaced at the discretion of every parking space.

DRAFT
May 21, 2013

2 DESIGN STANDARD STREET SECTION - SECONDARY STREETS
N.T.S.



1 PROPOSED STREET SECTION - SECONDARY STREETS (NW 7TH STREET SHOWN)
N.T.S.

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE: 05/05/25
COM: 22026
312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

STREET SECTIONS

DRC SET

AR-601

7/17/2025 10:17 AM

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

1 DRC Rev 1 7-18-25

REVISIONS

DATE:	COMM:
05/05/25	22026

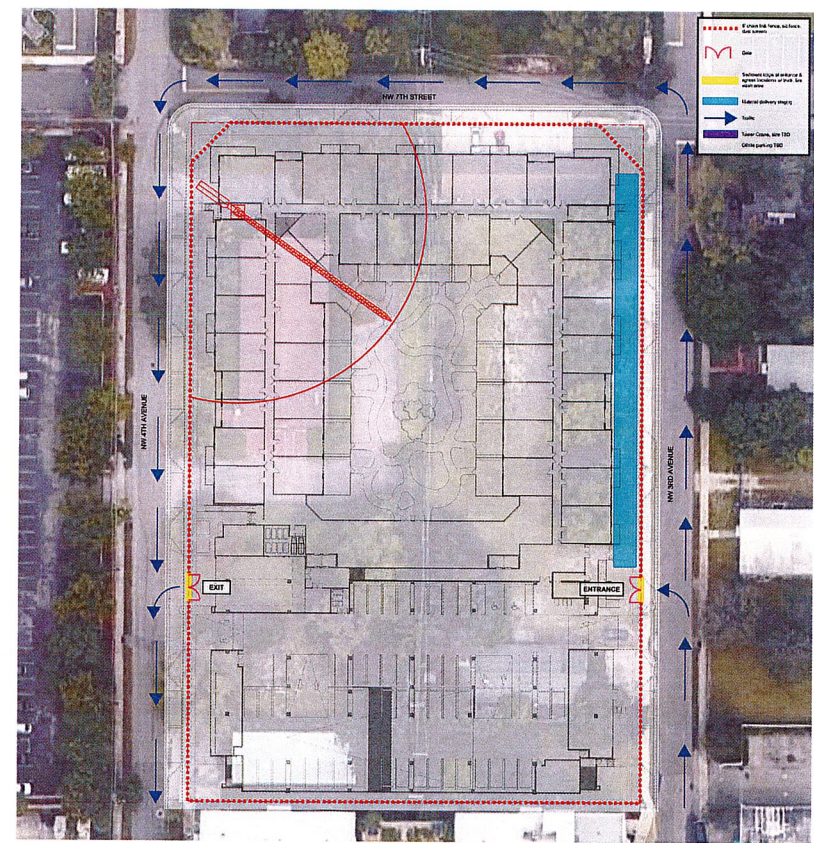
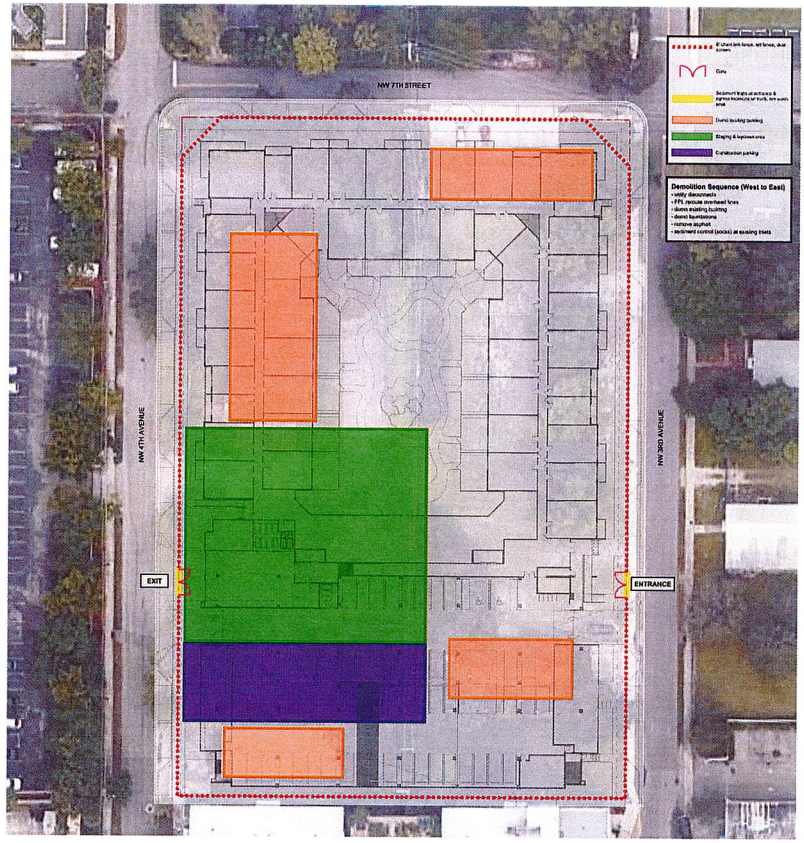
312 NW 7TH STREET

312 NW 7th Street
Fort Lauderdale, FL 33311

CONSTRUCTION STAGING PLAN

DRC SET

AR-701



EROSION CONTROL AND POLLUTION PREVENTION NOTES PER CITY OF FORT LAUDERDALE STANDARDS

A. CONTRACTOR SHALL ADHERE TO THE NATIONAL POLLUTION DISCHARGE SYSTEM (NPDES) REQUIREMENTS. THE CONTRACTOR SHALL INSTITUTE BEST MANAGEMENT PRACTICES (BMPs) TO ENSURE COMPLIANCE WITH THE NPDES PROGRAM AND TO MINIMIZE THE IMPACT TO PUBLIC STORMWATER FACILITIES. A NOTICE OF INTENT (NOI) SHALL BE FILED PRIOR TO THE START OF CONSTRUCTION.

B. PRIOR TO THE START OF DEMOLITION, CONTRACTOR SHALL INSTALL POLLUTION PREVENTION CONTROL SERVICES (I.E. SILT BARRIERS, SEDIMENT BASINS, TURBIDITY BARRIERS AND/OR STORMWATER OUTFALLS ON THE ROADWAYS, SILT SCREENS, ETC. ACCORDING TO THE APPROVED SWPPP AND AS RECOMMENDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) LATEST GUIDELINES AND PERMITTING REQUIREMENTS.

C. PRIOR TO THE START OF DEMOLITION, A SILT FENCE IN ACCORDANCE WITH THE APPROVED SWPPP DETAILS AND LATEST DEP STANDARDS SHALL BE ERRECTED AROUND THE SITE PROPERTY LINES. ALL PUBLIC AREAS SURROUNDING THE SITE SHALL BE PROTECTED BY THE INSTALLATION OF FILTER FABRIC INTO THE FRAME AND GRATE OR OTHER APPROVED BMP'S TO PROTECT AGAINST STORM RUNOFF.

D. POLLUTION CONTROL INSTALLATIONS, AS APPROVED AND SHOWN IN THE SWPPP, SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION PERIODS UNTIL THE PROJECT HAS BEEN COMPLETED AND APPROVED BY THE CITY ENGINEERING INSPECTOR OR PROJECT ENGINEER.

E. CONTRACTOR SHALL INSPECT THE POLLUTION CONTROL DEVICES DAILY FOR SIGNS OF MALFUNCTION, FAILURE, OR NEED FOR REPAIR AND SHALL MAKE REPAIRS, ACTIONS IMMEDIATELY UPON DISCOVERY.

F. DESIGN STORMWATER INLETS, CATCH BASINS, OR MANHOLES, ON-SITE OR OFF-SITE, SHALL BE PROTECTED FROM SEDIMENT STORM RUNOFF FROM THE PROPOSED DEMOLITION AND CONSTRUCTION SCOPE OF WORK.

G. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING ROADS AND FACILITIES DUE TO DEMOLITION OR CONSTRUCTION FROM THE PROPOSED DEVELOPMENT.

H. IN ORDER TO MINIMIZE THE AMOUNT OF SEDIMENTS, MUD, AND DUST TRANSPORTED ONTO PUBLIC ROADWAYS BY CONSTRUCTION VEHICLES OR RUNOFF, THE CONTRACTOR SHALL INSTALL STABILIZED BUNCH THICK LAYER OF 2 TO 3 INCH COURSE AGGREGATE STONE, 12" MINIMUM WIDTH, AND LENGTH TO ACCOMMODATE A MINIMUM OF ONE TRUCKING VEHICLE.

I. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY AS CONDITIONS DEMAND IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHTS-OF-WAY. SEDIMENTS SHALL BE TRAPPED IN CLEANOUT AREAS AND PROPERLY HANDLED AS ON-SITE DEBRIS PER APPLICABLE STATE REGULATIONS.

J. WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO PUBLIC STORM DRAINS MUST BE REMOVED BY CONTRACTOR IMMEDIATELY.

L. TRUCKS SHALL NOT "CUT CORNERS" WHERE THE CONSTRUCTION EXIT MEETS THE ROADWAYS.

M. SWEEPING OF PUBLIC ROADWAYS SHALL BE DONE PERIODICALLY AS CONDITIONS DEMAND.

N. DUST GENERATED FROM CONSTRUCTION SHALL BE MINIMIZED BY DAILY WATERING OF THE SITE.

O. CONTRACTOR SHALL PROVIDE AN EROSION AND SEDIMENTATION CONTROL INSPECTOR TO INSPECT ALL POINTS OF DISCHARGE INTO NEARBY WATERBODIES TO RECORD THE CONDITION OF DISCHARGE POINTS. INTEGRITY OF SILT FENCE AND POLLUTION CONTROL DEVICES, DUST CONTROL MEASURES, VEHICULAR TRAFFIC AND CONSTRUCTION MATERIAL STORAGE AND DISPOSAL. WRITTEN RECORD OF ALL INSPECTIONS SHALL BE STORED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION PERIODS AND SHALL BE SUBMITTED TO CITY INSPECTORS UPON REQUEST. THE INSPECTION REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING INFORMATION:

P. NAME OF INSPECTOR AND HIS/HER QUALIFICATIONS IN EROSION AND SEDIMENTATION CONTROL.

Q. DATE OF INSPECTION

R. RAINFALL RATE

S. OBSERVATIONS ABOUT THE SWPPP

T. ACTIONS TAKEN BY CONTRACTOR FOR ALL INCIDENTS OF NON-COMPLIANCE WITH PERMITS.

U. CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND PERMITS.

BEST MANAGEMENT PRACTICES

1. STAGING PLANS TO BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.

2. CONTRACTOR TO UTILIZE "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION TO MINIMIZE SOIL EROSION AND TURBIDITY IMPACTS.

3. SILT SCREEN BARRIERS AND/OR SEDIMENTATION BASINS TO BE PLACED OVER ALL CATCH BASINS DURING CONSTRUCTION SUCH THAT WATER WILL PASS INTO THE CATCH BASINS AND DISCHARGE WILL BE LESS THAN 2 FT. U.S.

4. HOSE BIBBS TO BE LOCATED AT ALL CONSTRUCTION ENTRANCES/EXITS TO THE SITE TO APPLY WATER TO TRUCK / VEHICLE TIRES TO RETAIN MUD ON SITE.

5. SILT BARRIERS TO BE PLACED AT ALL OUTFALLS UNTIL CONSTRUCTION IS COMPLETE.

6. CONTRACTOR TO COORDINATE WITH THE CITY OF FORT LAUDERDALE AND BROWARD COUNTY PRIOR TO INITIATING ANY DEWATERING OPERATIONS.

7. SAFETY SIGNS SHALL BE PLACED ALONG THE PERIMETER OF THE PROJECT ALONG THE RIGHTS-OF-WAY.

8. CONSTRUCTION WORKER PARKING WILL BE LIMITED ON SITE AND ALL EFFORTS WILL BE MADE TO INSURE THAT WORKER PARKING DOES NOT OCCUR WITHIN ANY UNAPPROVED NEIGHBORHOOD LOCATIONS OR ON-STREET.

9. ALL EFFORTS WILL BE MADE TO ENSURE THE SAFETY OF WORKERS AS WELL AS THE PUBLIC. CONSTRUCTION SCREENING WILL BE UTILIZED AT APPROPRIATE LEVELS TO HELP PREVENT ANY IMPACTS FROM FALLING MATERIALS OR DEBRIS.

10. STREET WASHERS WILL BE UTILIZED AS NECESSARY TO ENSURE THAT THE ADJACENT RIGHTS-OF-WAY ARE KEPT CLEAN FROM ANY CONSTRUCTION RELATED IMPACTS.

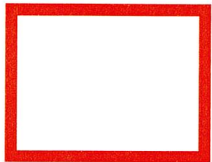
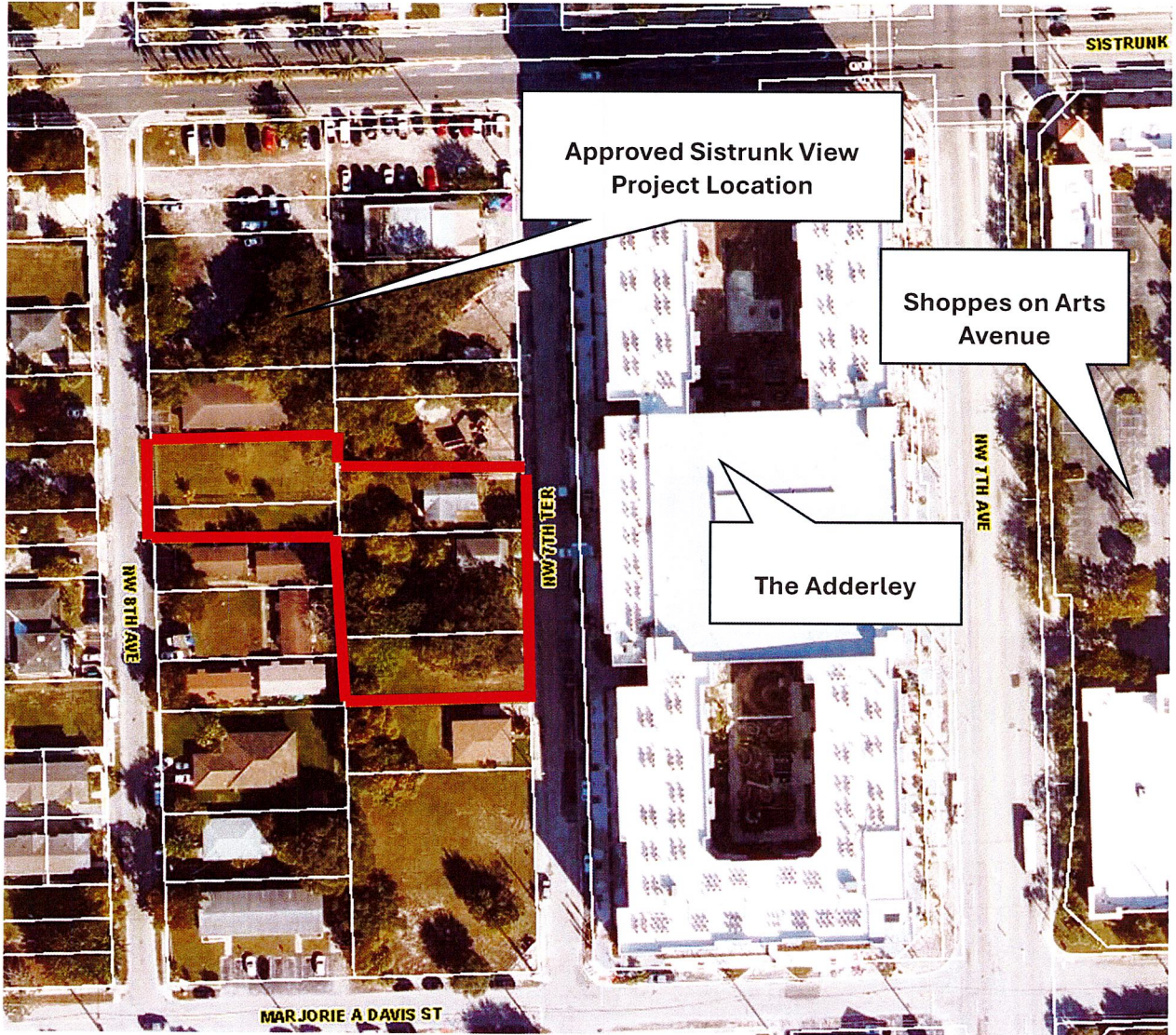
11. AUTHORIZED CONTACT INFORMATION SHALL BE POSTED ON SITE FOR ANY QUESTIONS/COMMENTS RELATED TO THE CONSTRUCTION OF THE PROJECT.

12. CONTRACTOR TO COMPLY WITH CITY OF FORT LAUDERDALE REGULATIONS FOR HOURS OF OPERATION FOR CONSTRUCTION.

11/17/2025 8:45:00 PM

Exhibit 7

Location Map



Property to be Donated By Developer to the CRA

Exhibit 8



Site Address	NW 8 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1830
Property Owner	525 NW 7TH TER LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 41 & 42 TOG WITH 1/2 OF PT VAC'D ALLEY LYING E OF & ADJ TO LOTS 41 & 42 AS PER OR 15316/195, BLK 15		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$270,000		\$270,000	\$259,870	
2024	\$236,250		\$236,250	\$236,250	\$4,492.00
2023	\$168,750		\$168,750	\$30,010	\$1,579.20

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$270,000	\$270,000	\$270,000	\$270,000
Portability	0	0	0	0
Assessed/SOH	\$259,870	\$270,000	\$259,870	\$259,870
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	\$259,870	\$270,000	\$259,870	\$259,870

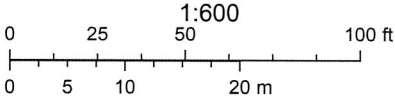
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/16/2023	QCD-T	\$100	119183048	\$40.00	6,750	SF
8/15/2023	WD-D	\$250,000	119049856			
5/23/2007	QCD-T	\$100	44095 / 1164			
5/23/2007	WD-Q	\$69,000	44095 / 1162			
4/29/2001	WD*	\$2,000	31585 / 1088			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						6750		



September 4, 2025





Site Address	NW 8 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1820
Property Owner	525 NW 7TH TER LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 40 TOG WITH 1/2 OF PT VAC'D ALLEY LYING E OF & ADJ TO LOT 40 AS PER OR 15316/195, BLK 15		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$135,000		\$135,000	\$129,940	
2024	\$118,130		\$118,130	\$118,130	\$2,246.08
2023	\$84,380		\$84,380	\$37,120	\$1,059.48

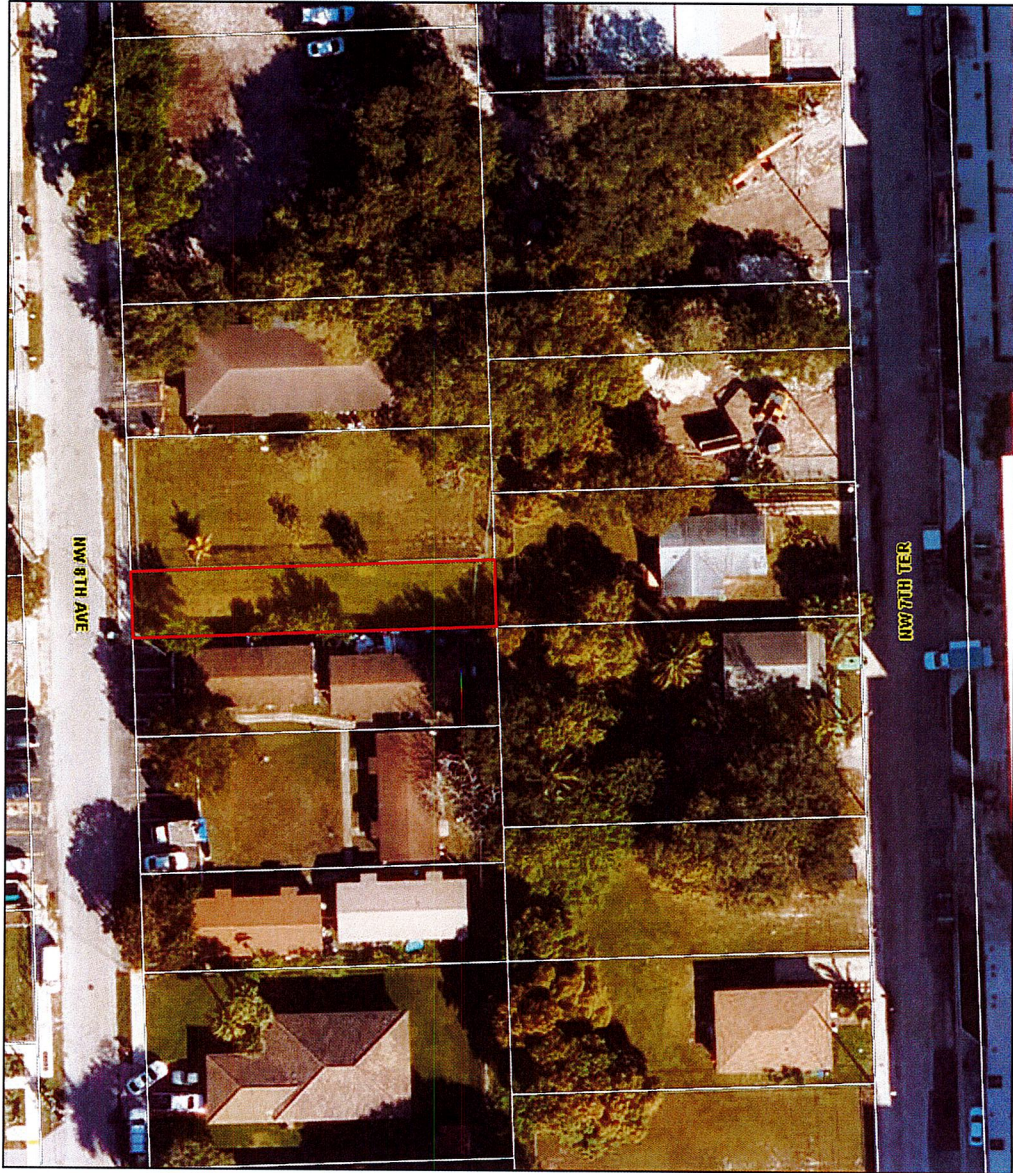
2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$135,000	\$135,000	\$135,000	\$135,000
Portability	0	0	0	0
Assessed/SOH	\$129,940	\$135,000	\$129,940	\$129,940
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$129,940	\$135,000	\$129,940	\$129,940

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/16/2023	QCD-T	\$100	119183049	\$40.00	3,375	SF
7/25/2023	WD-D	\$125,000	119007805			
11/15/2019	WD-Q	\$50,000	116190103			
10/22/2003	TXD	\$1,300	36304 / 390			
1/27/1999	TXD	\$1,100	29207 / 1802			
				Adj. Bldg. S.F.		

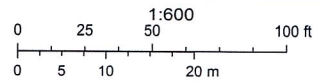
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						3375		

Property Id: 504203011820

**Please see map disclaimer



September 4, 2025





Site Address	529 NW 7 TERRACE, FORT LAUDERDALE FL 33311-8140	ID #	5042 03 01 1670
Property Owner	525 NW 7 TER LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	01-01
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 12 & 13 TOG WITH E 1/2 OF PT VAC'D ALLEY LYING W OF & ADG TO LOTS 12 & 13 AS PER OR 15316/195, BLK 15		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$20,250	\$338,710	\$358,960	\$358,960	
2024	\$20,250	\$313,600	\$333,850	\$333,850	\$6,845.37
2023	\$20,250	\$207,080	\$227,330	\$115,450	\$3,534.69

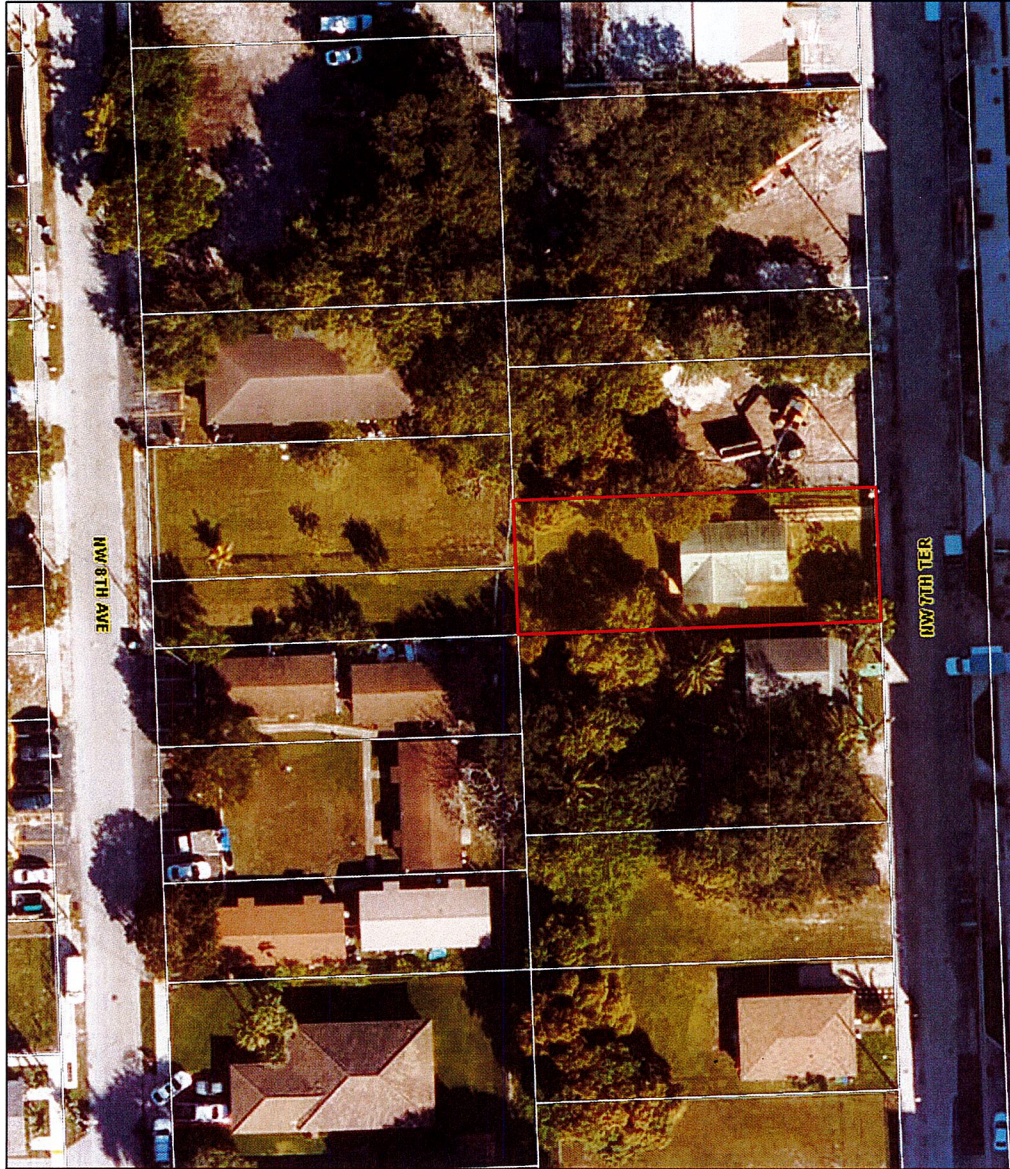
2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$358,960	\$358,960	\$358,960	\$358,960
Portability	0	0	0	0
Assessed/SOH	\$358,960	\$358,960	\$358,960	\$358,960
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$358,960	\$358,960	\$358,960	\$358,960

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/21/2023	WD-Q	\$385,000	119305816	\$3.00	6,750	SF
1/15/2014	SWD-Q	\$61,000	112048319			
12/28/2012	WD-D	\$40,000	49407 / 751			
12/1/1981	WD	\$20,000	9924 / 605			
				Adj. Bldg. S.F. (Card, Sketch)		901
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1996/1995		

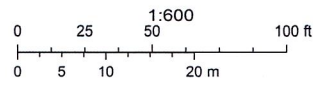
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

Property Id: 504203011670

**Please see map disclaimer



September 4, 2025





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	525 NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1690
Property Owner	525 NW 7TH TER LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	01-01
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOTS 14 TO 16, TOGETHER WITH E1/2 OF VAC'D ALLEY LYING W & ADJ TO SAID LOTS 14 TO 16 AS PER OR 15316/195, BLK 15		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$30,380	\$293,780	\$324,160	\$324,160	
2024	\$30,380	\$271,990	\$302,370	\$302,370	\$6,261.63
2023	\$30,380	\$226,680	\$257,060	\$165,000	\$4,335.98

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$324,160	\$324,160	\$324,160	\$324,160
Portability	0	0	0	0
Assessed/SOH	\$324,160	\$324,160	\$324,160	\$324,160
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	\$324,160	\$324,160	\$324,160	\$324,160

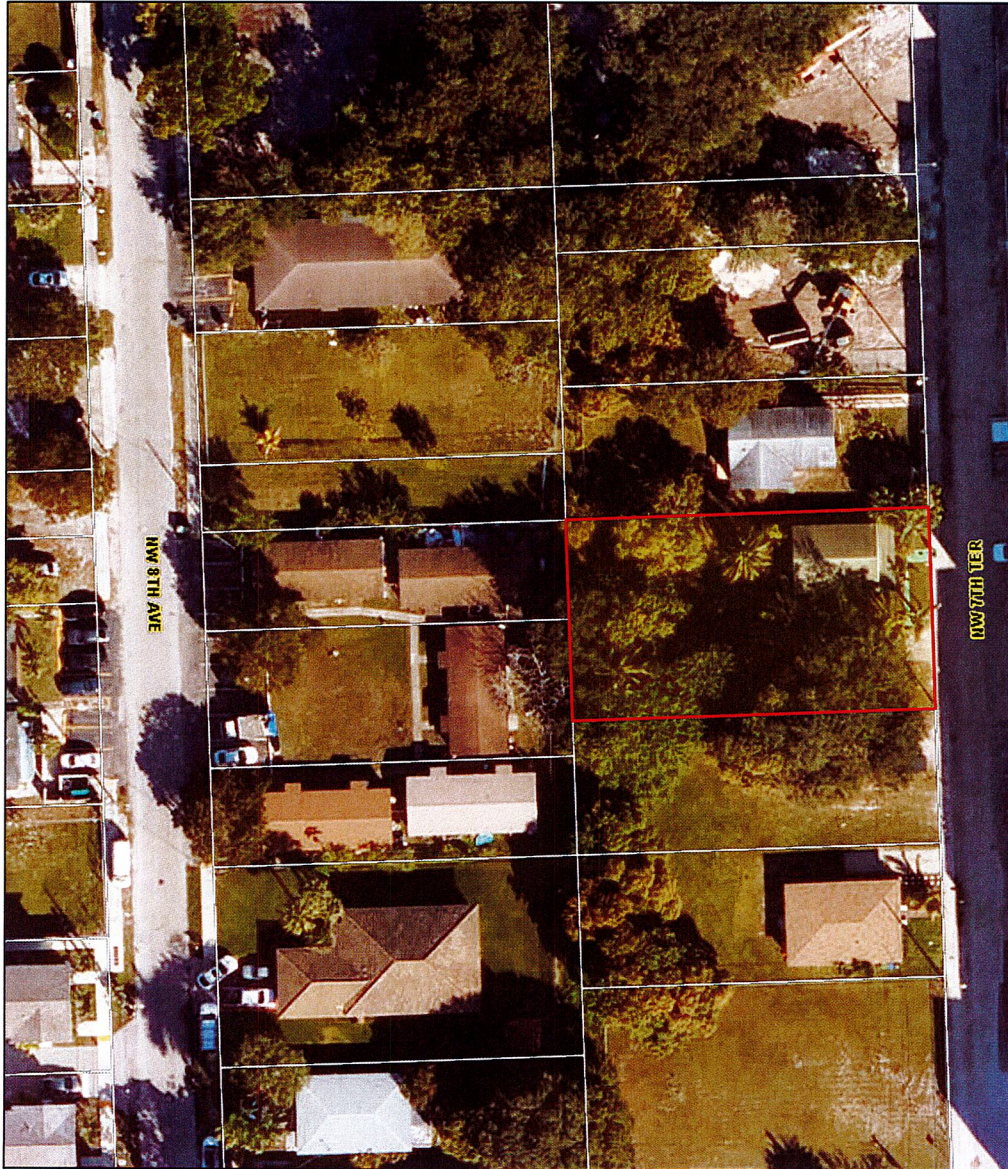
Sales History			
Date	Type	Price	Book/Page or CIN
9/16/2023	QCD-T	\$100	119183050
7/14/2023	WD-D	\$510,000	118987827
4/14/2017	QCD-T	\$100	114344970
4/30/2015	SWD-D	\$51,000	112960459
10/12/2011	WD-T	\$100	48243 / 29

Land Calculations		
Price	Factor	Type
\$3.00	10,125	SF
Adj. Bldg. S.F. (Card, Sketch)		824
Units		1
Eff./Act. Year Built: 1960/1959		

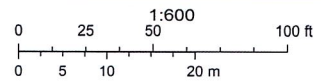
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

Property Id: 504203011690

**Please see map disclaimer



September 4, 2025





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	519 NW 7 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1700
Property Owner	639 NW 9TH AVE LLC	Millage	0312
Mailing Address	915 MIDDLE RIVER DR STE 518 FORT LAUDERDALE FL 33304-3561	Use	00
Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 17 & 18 TOG WITH E 1/2 OF PT VAC'D ALLEY LYING W OF & ADJ TO LOTS 17 & 18 AS PER OR 15316/195, BLK 15		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$270,000		\$270,000	\$259,870	
2024	\$236,250		\$236,250	\$236,250	\$4,492.00
2023	\$168,750		\$168,750	\$74,250	\$2,119.02

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$270,000	\$270,000	\$270,000	\$270,000
Portability	0	0	0	0
Assessed/SOH	\$259,870	\$270,000	\$259,870	\$259,870
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	\$259,870	\$270,000	\$259,870	\$259,870

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/12/2023	WD-D	\$340,000	119006090	\$40.00	6,750	SF
2/22/2018	WD-E	\$127,500	114919837			
5/18/2008	QCD-T	\$100	45396 / 855			
2/1/2007	QCD-T	\$100	43629 / 494			
9/22/2006	WD	\$121,000	42999 / 1279			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						6750		

Property Id: 504203011700

**Please see map disclaimer



August 28, 2025

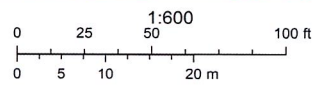


Exhibit 9

312 NW 7th Street LLC



Home Venture Properties in the CRA

Exhibit 10



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

Detail by Entity Name

Florida Limited Liability Company
312 NW 7TH STREET, LLC

Filing Information

Document Number	L22000250800
FEI/EIN Number	88-3143240
Date Filed	06/01/2022
Effective Date	05/31/2022
State	FL
Status	ACTIVE

Principal Address

915 MIDDLE RIVER DRIVE
SUITE 518
FORT LAUDERDALE, FL 33304

Changed: 04/30/2024

Mailing Address

915 MIDDLE RIVER DRIVE
SUITE 518
FORT LAUDERDALE, FL 33304

Changed: 04/30/2024

Registered Agent Name & Address

The Tarich Law Firm P.A.
1946 Tyler St
Hollywood, FL 33020

Name Changed: 04/30/2024

Address Changed: 04/30/2024

Authorized Person(s) Detail

Name & Address

Title AMBR

MALINASKY, ERIC
915 MIDDLE RIVER DRIVE SUITE 518
FORT LAUDERDALE, FL 33304

Title AMBR

LEVINSON, TAL
915 MIDDLE RIVER DRIVE SUITE 518
FORT LAUDERDALE, FL 33304

Title AMBR

OVAKNIN, GILAD
4100 NORTH 28TH TERRACE
HOLLYWOOD, FL 33020

Title AMBR

OVAKNIN, AVRAHAM
4100 NORTH 28TH TERRACE
HOLLYWOOD, FL 33020

Title AMBR

MALINASKY, DORON
4100 NORTH 28TH TERRACE
HOLLYWOOD, FL 33020

Title AMBR

LEVY, ELIYAHU
4100 NORTH 28TH TERRACE
HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	04/30/2024
2025	04/27/2025

Document Images

04/27/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
06/01/2022 -- Florida Limited Liability	View image in PDF format

AMENDED AND RESTATED OPERATING AGREEMENT

This Amended and Restated Operating Agreement (the “Agreement”) is made as of the date the Articles of Organization (defined below) were filed with the Florida Department of State (the “Effective Date”), by and between the signatories hereto (each, a “Member”; collectively, the “Members”) for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act (the “Act”) as follows:

ARTICLE I - FORMATION OF LIMITED LIABILITY COMPANY

1.1 Name. The name of the Company is 312 NW 7th Street LLC (the “Company”).

1.2 Articles of Organization. Articles of Organization for the Company were filed with the Department of State on or about the Effective Date.

1.3 Duration. The Company will exist until dissolved as provided in this Agreement.

1.4 Principal Place of Business. The Company’s principal place of business will initially be at 915 Middle Drive Suite 313, Fort Lauderdale, FL 33304, but it may be relocated by the Members at any time.

1.5 Registered Office and Registered Agent. The Company’s initial registered office will be at 1946 Tyler Street, Hollywood, Florida 33020, and the name of its initial registered agent at that address will be The Tarich Law Firm P.A. The Company’s registered office and its registered agent may only be changed by filing notice of the change with the Department of State for the State of Florida.

1.6 Purposes and Powers. The Company is formed for the purpose of engaging in any lawful business that a limited liability company may engage in under the Act. The Company has the power to do all things necessary, incident, or in furtherance of that business.

1.7 Title to Assets. Title to all assets of the Company must be held in the name of the Company. The Members do not have any right to the assets of the Company or any ownership interest in those assets except indirectly as a result of the Member’s ownership of an interest in the Company.

ARTICLE II - MEMBERS

2.1 Name and Address. The names, addresses and membership interests of the initial Members of the Company are attached hereto as Exhibit A.

2.2 Termination of Member’s Interest. Each Member will cease to be a Member of the Company on the Member’s death or incapacity, or on assignment of the Member’s entire membership interest. If there are one or more other members of the Company at the time the Member ceases to be a member, the person who is the holder of the Member’s interest immediately after the Member ceases to be a member will become a member only with the consent of the other members, except that such consent shall not be necessary for any family members of the former member.

2.3 Additional Members. Except for the holder of a member’s interest who becomes a member under the provisions of the section of this Agreement relating to the termination of a member’s interest, additional members of the Company may be admitted only by written agreement of all persons who are then members.

ARTICLE III - CAPITAL

3.1 Initial Capital Contribution. Each Member made an initial capital contribution of \$100 to the Company.

3.2 Additional Contributions. Except as otherwise provided in the Act, the Member is not required to contribute additional capital to the Company. The Member may, however, make additional capital contributions to the Company from time to time as the Member wishes.

3.3 No Interest on Capital Contributions. No interest will be paid on capital contributions.

ARTICLE IV - PROFITS AND LOSSES AND DISTRIBUTIONS

4.1 Profits and Losses. The entire net profit or net loss of the Company for each fiscal year will be allocated to the Member and must be reported by the Member on all federal, state, and local income and other tax returns that the Member is required to file.

4.2 Distributions. Subject to the restrictions governing distributions under the Act, distributions of cash or property may be made from time to time by the Company to the Member, at the direction of the Member. But the assets of the Company may not be used to pay the separate expenses of the Member, to make personal investments for the account of the Member, or for any other purpose not related to the business of the Company.

ARTICLE V - ADMINISTRATION OF COMPANY BUSINESS

5.1 Management. Management of the Company shall be vested in one or more Managers who shall manage the limited liability company in accordance with relevant state statute. Notwithstanding the foregoing, the Members can appoint officers and agents of the Company from time to time and assign to such officers and agents such powers, duties and responsibilities, as the Members may deem necessary. Each initial Member listed on Exhibit A will be an initial Manager. Subsequent or replacement Managers shall be appointed by the majority consent of the other Members and shall be removed upon the affirmative vote of a majority of the other Members.

5.2 Authority of Manager. Each Manager is an agent of the Company and has authority to bind the Company on all matters upon the affirmative vote of the Members. The authority of each Manager includes, without limitation, the authority to: (a) acquire, sell, lease, exchange, mortgage, pledge, or otherwise transfer or dispose of all or substantially all of the property or assets of the Company; (b) merge the Company with any other entity; (c) amend the Certificate of Formation of the Company or this Agreement; (e) change the nature of the business of the Company; and (f) commence a voluntary bankruptcy case for the Company.

5.3 Compensation and Reimbursement. The Managers are not entitled to the payment of any salary or other compensation for services provided to the Company. The Managers are, however, entitled to reimbursement from the Company for reasonable expenses incurred on behalf of the Company, including expenses incurred in the formation, dissolution, and liquidation of the Company.

ARTICLE VI - ACCOUNTING AND RECORDS

6.1 Books and Records. The Company may keep such books and records relating to the operation of the Company as are appropriate and adequate for the Company's business. The books and records must be available for inspection by the Member at the principal office of the Company.

6.2 Separate Accounts. The funds, assets, properties, and accounts of the Company must be maintained separately, and may not be commingled with those of the Member or any other person.

6.3. Fiscal Year. The fiscal year of the Company will be the calendar year.

ARTICLE VII - DISSOLUTION AND WINDING UP

7.1 Events of Dissolution. The Company will dissolve at such time as the Company has no Members unless the Member has approved of dissolution of the Company prior to that time, in which case the Company will dissolve when the Member consents. Neither the death, incapacity, nor bankruptcy of a Member, nor the assignment of the Members' entire membership interests, will dissolve the Company. Rather, the successor interest to the Member will succeed to the rights of the Member under this Agreement.

7.2 Winding up. Following the dissolution of the Company, the affairs of the Company must be wound up by the Members. If the affairs of the Company are to be wound up, a full account must be taken of the assets and liabilities of the Company, and the assets of the Company must then be promptly liquidated. The proceeds must first be paid to creditors of the Company in satisfaction of all liabilities and obligations of the Company, including, to the extent permitted by law, liabilities and obligations owed to the Members as creditors. Any remaining proceeds may then be distributed to the Members. Property of the Company may be distributed in kind in the process of winding up and liquidation.

7.3 Insolvency. If the liabilities of the Company exceed the value of its assets after it is dissolved and wound up, the

Member will have no obligation to make any contribution to the capital of the Company to make up the deficit, and the deficit will not be considered a debt owed by the Member to the Company or any other person for any purpose.

ARTICLE VIII - INDEMNIFICATION AND LIABILITY LIMITATION

8.1 Indemnification. The Company must indemnify each Member to the fullest extent permitted under the law of the State of Florida, as the same exists or may be amended in the future, against all liability, loss, and costs (including, without limitation, attorneys' fees) incurred or suffered by the Member by reason of or arising from the fact that the Member is or was a Member of the Company, or is or was serving at the request of the Company as a Manager, member, director, officer, partner, trustee, employee, or agent of another foreign or domestic limited liability company, corporation, partnership, joint venture, trust, benefit plan, or other enterprise. The Company may, by action of the Member, provide indemnification to employees and agents of the Company who are not members. The indemnification provided in this section will not be exclusive of any other rights to which any person may be entitled under any statute, agreement, resolution of the Member, contract, or otherwise.

8.2 Limitation of Liability. The Member is not liable to the Company for monetary damages resulting from the Member's conduct except to the extent that the Act, as it now exists or may be amended in the future, prohibits the elimination or limitation of liability of Members of limited liability companies. No repeal or amendment of this section or of the Act will adversely affect any right or protection of the Member for actions or omissions prior to the repeal or amendment.

ARTICLE IX – SALES AND TRANSFERS

9.1 Restrictions on Transfer. Any proposed transfer of Membership Interests shall be subject to the approval of such transfer and of such transferee, unanimously, by all of the non-transferring Members. Any transfer of any Membership Interests by a Member other than according to the terms of this Agreement, shall be void and shall transfer no right, title, or interest in or to any of such Member to the purported transferee.

9.2 Right of First Refusal. Except as otherwise provided in this Agreement, no Member, nor its successors or assigns, shall have the right at any time to sell or transfer any portion of such Member's Membership Interests to a third party except on the conditions stated in this Section:

(a) Offer to the Company. If any Member shall have received a legally enforceable written and signed offer to purchase some or all of its Membership Interests (the "**Selling Member**") from a person or an entity (the "**Offeror**") who is financially capable of carrying out the terms of such offer, the Selling Member shall deliver a written notice to the Company, stating the price, terms, and conditions of such offer, and the identity of the proposed transferee. The Company shall have the right to purchase all or any portion of the Membership Interests so offered (the "**Interests For Sale**") at the price and on the terms and conditions stated in such notice, within thirty (30) days after the date of such notice.

(b) Tag Along. In addition to the foregoing offer, solely in the event the Interests for Sale constitute a majority of the outstanding Membership Interests of the Company, each Member may indicate whether such Member desires to have a proportionate number of its Membership Interests transferred in the same transaction. In the event any Member so indicates that it desires to co-sell its Membership Interests in such transaction (a "**Co-Selling Member**"), and if the Company has not elected to acquire all of the Interests For Sale, the Selling Member may not transfer any Membership Interests unless the proposed transferee also acquires a pro rata portion of the Membership Interests of the Co-Selling Member, on the same price and terms as specified in the notice to Members. This right of co-sale shall not apply with respect to Membership Interests Transferred or to be Transferred to the Company.

(c) Transfer to Third Parties. If none or only a part of the Interests For Sale is bid for purchase by the Company or by other Member(s) and the other Member(s) have not fully exercised their co-sale rights within the specified time periods, then the Selling Member may dispose of all of the Interests For Sale (or such number of Membership Interests remaining after accommodating any partial exercise of first refusal or co-sale rights described herein) to the original Offeror, but only within a period of ninety (90) days from the date of the Selling Member's first notice to the Company, and only on the terms of the original offer. After expiration of such ninety (90)-day period, the procedure for first offering the Membership Interests to the Company and other Members shall again apply.

9.3 Drag-Along.

(a) In the event that the holder(s) of a majority of the outstanding Membership Interests (the “**Dragging Member(s)**”) are presented with an offer to purchase their Membership Interests from a third party that they wish to accept, then at the Dragging Member(s)’ request, each other Member (each, a “**Dragged Member**”) hereby agrees, with respect to any Membership Interests that it exercises dispositive power over, that:

(i) in the event the sale requires the approval of Members, to vote all Membership Interests in favor of such sale and in opposition of any other proposal that could reasonably be expected to delay or impair the ability of the Company to consummate such sale;

(ii) in the event the sale is to be effected by the sale of Membership Interests to a third party purchaser, to sell all Membership Interests beneficially held by such Dragged Member to the third party purchaser for the per Membership Interest price being paid to the Dragging Member(s);

(iii) it hereby appoints each of the Dragging Member(s) (or an individual designated by the Dragging Member(s)) as such Dragged Member’s true and lawful proxy and attorney with the power to act together or alone and with full power of substitution, to vote all of such Dragged Member’s Membership Interests in favor of the matters set forth herein (as applicable) and execute all such documents reasonably required in connection with the sale if, and only if, such Dragged Member fails to vote all of such Dragged Member’s Membership Interests or execute such documents in accordance with the provisions herein, with each Dragged Member hereby acknowledging and agreeing that (x) the proxy and power granted hereunder are coupled with an interest and are given to secure the performance of such Dragged Member’s duties hereunder, and (y) each such proxy shall be irrevocable for the term hereof;

(iv) it shall execute and deliver all related documentation and take such other action in support of the sale as shall reasonably be requested by the Dragging Members; and

(v) it shall not deposit except as may be provided in this Agreement, any Membership Interests owned by such Member in a voting trust or subject any such Membership Interests to any arrangement or agreement with respect to the voting of such Membership Interests, unless specifically requested to do so by the Acquirer in connection with the sale.

(b) For the avoidance of doubt, in the event the sale involves a sale by the Dragging Members of a majority of the outstanding Membership Interests, the right of first refusal provisions set forth in Section 9.2 shall not apply.

9.4 Transfers Not Subject to Restrictions. A Member may transfer any or all of such Member’s Membership Interests as follows without the consent of the Managers (or other Members) and without compliance with Section 9.2: (i) in the case of an individual Member, to a natural or adoptive lineal ancestor or descendant of such Member, or to a trust, estate, guardianship or custodianship, including those established under any of the Uniform Gifts to Minors Act of any state, established for such Member, or to a Person succeeding to the interest of such Member as the result of the death of the Member by will or intestacy or distribution from a trust without any payment of consideration by such Person; or (ii) in the case of an Entity Member, to an Affiliate of such Member. The subsequent Transfer of any Membership Interests acquired under this Section shall be subject to the limitations and restrictions set forth in this Agreement including this Section 5. Notwithstanding the foregoing, in all events any such Transfer shall comply with the provisions of Section 5.1(d) hereof.

9.5 Additional Parties. Subject to the other requirements of Section 5, additional parties may be added to this Agreement as Members by (i) the execution and delivery of a counterpart to this Agreement or an agreement agreeing to be bound by the terms of this Agreement by such additional party, which may be in the form of **Exhibit B**, and (ii) the acceptance (by countersigning and delivery) thereof by the Company.

9.6 Books and Records. Upon the admission or Withdrawal of a Member or a Transfer of Membership Interests in accordance with the terms of this Agreement, the Managers and/or the Officers shall appropriately amend Exhibit A hereto and the books and records of the Company to reflect the then existing names and Membership Interests of the Members.

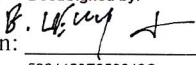
ARTICLE X - MISCELLANEOUS PROVISIONS

10.1 Amendment. The Members may amend or repeal all or part of this Agreement by signing a written instrument.

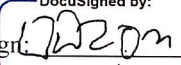
10.2. Governing Law. This agreement will be governed by the law of the State of Florida.

10.3 Severability. If any provision of this Agreement is invalid or unenforceable, it will not affect the remaining provisions.

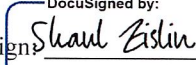
MEMBER:
ELIYAHU LEVY

DocuSigned by:
Sign: 
5324450E359843C...

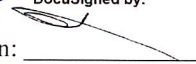
MEMBER:
DORON MALINASKY

DocuSigned by:
Sign: 
073D1FF4CC5F456...

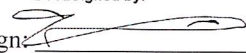
MEMBER:
SHAUL ZISLIN

DocuSigned by:
Sign: 
ACDDD6817DA3415...

MEMBER:
AVRAHAM OVAKNIN

DocuSigned by:
Sign: 
093AC79591874F7...

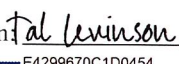
MEMBER:
GILAD OVAKNIN

DocuSigned by:
Sign: 
86F531B3E5B4432...

MEMBER:
ERIC MALINASKY

DocuSigned by:
Sign: 
CC235D6580CF491...

MEMBER:
TAL LEVINSON

DocuSigned by:
Sign: 
E4299670C1D0454...

MEMBER:
CARL A. SWAFFORD 1995
EXEMPT FAMILY TRUST

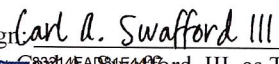
DocuSigned by:
Sign: 
By: Carl A. Swafford, III, as Trustee
of the Carl A. Swafford 1995
Exempt Family Trust, dated
December 28, 1995

EXHIBIT A

Member	Percentage Interest
<u>Eric Malinasky</u> Address: 915 Middle River Dr, Ste 313, Ft. Laud., FL 33304 Email: emalinasky@gmail.com	17.8571%
<u>Tal Levinson</u> Address: 915 Middle River Dr, Ste 313, Ft. Laud., FL 33304 Email: talaaronlevinson@gmail.com	17.8571%
<u>Doron Malinasky</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: doron@surf-style.com	10.7143%
<u>Eliyahu Levy</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: elylevysurf@gmail.com	10.7143%
<u>Gilad Ovaknin</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: gilad@surf-style.com	10.7143%
<u>Avraham Ovaknin</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: avi@surf-style.com	10.7143%
<u>Shaul Zislin</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: shaul@venturegroup11.com	10.7143%
<u>Carl A. Swafford, III, as Trustee of the Carl A. Swafford 1995 Exempt Family Trust, dated December 28, 1995</u> Address: 26619 Perdido Beach Blvd. Orange Beach, AL 36561 Email: kipp@thehangout.com	10.7143%
Total	100.00%



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

Detail by Entity Name

Florida Limited Liability Company
312 GROUP LLC

Filing Information

Document Number	L23000447065
FEI/EIN Number	N/A
Date Filed	09/27/2023
State	FL
Status	ACTIVE

Principal Address

915 MIDDLE RIVER DRIVE
SUITE 518
FORT LAUDERDALE, FL 33304

Changed: 04/30/2024

Mailing Address

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SUITE 518
FORT LAUDERDALE, FL 33304

Changed: 04/30/2024

Registered Agent Name & Address

THE TARICH LAW FIRM P.A.
1946 TYLER ST
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

MALINASKY, ERIC
915 MIDDLE RIVER DRIVE
SUITE 518
FORT LAUDERDALE, FL 33304

Title MGR

LEVINSON, TAL
915 MIDDLE RIVER DRIVE
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FORT LAUDERDALE, FL 33304

Title MGR

OVAKNIN, GILAD
4100 N 28TH TER
HOLLYWOOD, FL 33020

Title MGR

MALINASKY, DORON
4100 N 28TH TER
HOLLYWOOD, FL 33020

Title MGR

OVAKNIN, AVRAHAM
4100 N 28TH TER
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Title MGR

LEVY, ELIYAHU
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HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	04/27/2025

Document Images

[04/27/2025 -- ANNUAL REPORT](#) [View image in PDF format](#)

[04/30/2024 -- ANNUAL REPORT](#) [View image in PDF format](#)

[09/27/2023 -- Florida Limited Liability](#) [View image in PDF format](#)

AMENDED AND RESTATED OPERATING AGREEMENT

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1.1 Name. The name of the Company is 312 Group LLC (the “Company”).

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ARTICLE III - CAPITAL

3.1 Initial Capital Contribution. Each Member made an initial capital contribution of \$100 to the Company.

3.2 Additional Contributions. Except as otherwise provided in the Act, the Member is not required to contribute additional capital to the Company. The Member may, however, make additional capital contributions to the Company from time to time as the Member wishes.

3.3 No Interest on Capital Contributions. No interest will be paid on capital contributions.

ARTICLE IV - PROFITS AND LOSSES AND DISTRIBUTIONS

4.1 Profits and Losses. The entire net profit or net loss of the Company for each fiscal year will be allocated to the Member and must be reported by the Member on all federal, state, and local income and other tax returns that the Member is required to file.

4.2 Distributions. Subject to the restrictions governing distributions under the Act, distributions of cash or property may be made from time to time by the Company to the Member, at the direction of the Member. But the assets of the Company may not be used to pay the separate expenses of the Member, to make personal investments for the account of the Member, or for any other purpose not related to the business of the Company.

ARTICLE V - ADMINISTRATION OF COMPANY BUSINESS

5.1 Management. Management of the Company shall be vested in one or more Managers who shall manage the limited liability company in accordance with relevant state statute. Notwithstanding the foregoing, the Members can appoint officers and agents of the Company from time to time and assign to such officers and agents such powers, duties and responsibilities, as the Members may deem necessary. Each initial Member listed on Exhibit A will be an initial Manager. Subsequent or replacement Managers shall be appointed by the majority consent of the other Members and shall be removed upon the affirmative vote of a majority of the other Members.

5.2 Authority of Manager. Each Manager is an agent of the Company and has authority to bind the Company on all matters upon the affirmative vote of the Members. The authority of each Manager includes, without limitation, the authority to: (a) acquire, sell, lease, exchange, mortgage, pledge, or otherwise transfer or dispose of all or substantially all of the property or assets of the Company; (b) merge the Company with any other entity; (c) amend the Certificate of Formation of the Company or this Agreement; (e) change the nature of the business of the Company; and (f) commence a voluntary bankruptcy case for the Company.

5.3 Compensation and Reimbursement. The Managers are not entitled to the payment of any salary or other compensation for services provided to the Company. The Managers are, however, entitled to reimbursement from the Company for reasonable expenses incurred on behalf of the Company, including expenses incurred in the formation, dissolution, and liquidation of the Company.

ARTICLE VI - ACCOUNTING AND RECORDS

6.1 Books and Records. The Company may keep such books and records relating to the operation of the Company as are appropriate and adequate for the Company's business. The books and records must be available for inspection by the Member at the principal office of the Company.

6.2 Separate Accounts. The funds, assets, properties, and accounts of the Company must be maintained separately, and may not be commingled with those of the Member or any other person.

6.3. Fiscal Year. The fiscal year of the Company will be the calendar year.

ARTICLE VII - DISSOLUTION AND WINDING UP

7.1 Events of Dissolution. The Company will dissolve at such time as the Company has no Members unless the Member has approved of dissolution of the Company prior to that time, in which case the Company will dissolve when the Member consents. Neither the death, incapacity, nor bankruptcy of a Member, nor the assignment of the Members' entire membership interests, will dissolve the Company. Rather, the successor interest to the Member will succeed to the rights of the Member under this Agreement.

7.2 Winding up. Following the dissolution of the Company, the affairs of the Company must be wound up by the Members. If the affairs of the Company are to be wound up, a full account must be taken of the assets and liabilities of the Company, and the assets of the Company must then be promptly liquidated. The proceeds must first be paid to creditors of the Company in satisfaction of all liabilities and obligations of the Company, including, to the extent permitted by law, liabilities and obligations owed to the Members as creditors. Any remaining proceeds may then be distributed to the Members. Property of the Company may be distributed in kind in the process of winding up and liquidation.

7.3 Insolvency. If the liabilities of the Company exceed the value of its assets after it is dissolved and wound up, the

Member will have no obligation to make any contribution to the capital of the Company to make up the deficit, and the deficit will not be considered a debt owed by the Member to the Company or any other person for any purpose.

ARTICLE VIII - INDEMNIFICATION AND LIABILITY LIMITATION

8.1 Indemnification. The Company must indemnify each Member to the fullest extent permitted under the law of the State of Florida, as the same exists or may be amended in the future, against all liability, loss, and costs (including, without limitation, attorneys' fees) incurred or suffered by the Member by reason of or arising from the fact that the Member is or was a Member of the Company, or is or was serving at the request of the Company as a Manager, member, director, officer, partner, trustee, employee, or agent of another foreign or domestic limited liability company, corporation, partnership, joint venture, trust, benefit plan, or other enterprise. The Company may, by action of the Member, provide indemnification to employees and agents of the Company who are not members. The indemnification provided in this section will not be exclusive of any other rights to which any person may be entitled under any statute, agreement, resolution of the Member, contract, or otherwise.

8.2 Limitation of Liability. The Member is not liable to the Company for monetary damages resulting from the Member's conduct except to the extent that the Act, as it now exists or may be amended in the future, prohibits the elimination or limitation of liability of Members of limited liability companies. No repeal or amendment of this section or of the Act will adversely affect any right or protection of the Member for actions or omissions prior to the repeal or amendment.

ARTICLE IX – SALES AND TRANSFERS

9.1 Restrictions on Transfer. Any proposed transfer of Membership Interests shall be subject to the approval of such transfer and of such transferee, unanimously, by all of the non-transferring Members. Any transfer of any Membership Interests by a Member other than according to the terms of this Agreement, shall be void and shall transfer no right, title, or interest in or to any of such Member to the purported transferee.

9.2 Right of First Refusal. Except as otherwise provided in this Agreement, no Member, nor its successors or assigns, shall have the right at any time to sell or transfer any portion of such Member's Membership Interests to a third party except on the conditions stated in this Section:

(a) Offer to the Company. If any Member shall have received a legally enforceable written and signed offer to purchase some or all of its Membership Interests (the "**Selling Member**") from a person or an entity (the "**Offeror**") who is financially capable of carrying out the terms of such offer, the Selling Member shall deliver a written notice to the Company, stating the price, terms, and conditions of such offer, and the identity of the proposed transferee. The Company shall have the right to purchase all or any portion of the Membership Interests so offered (the "**Interests For Sale**") at the price and on the terms and conditions stated in such notice, within thirty (30) days after the date of such notice.

(b) Tag Along. In addition to the foregoing offer, solely in the event the Interests for Sale constitute a majority of the outstanding Membership Interests of the Company, each Member may indicate whether such Member desires to have a proportionate number of its Membership Interests transferred in the same transaction. In the event any Member so indicates that it desires to co-sell its Membership Interests in such transaction (a "**Co-Selling Member**"), and if the Company has not elected to acquire all of the Interests For Sale, the Selling Member may not transfer any Membership Interests unless the proposed transferee also acquires a pro rata portion of the Membership Interests of the Co-Selling Member, on the same price and terms as specified in the notice to Members. This right of co-sale shall not apply with respect to Membership Interests Transferred or to be Transferred to the Company.

(c) Transfer to Third Parties. If none or only a part of the Interests For Sale is bid for purchase by the Company or by other Member(s) and the other Member(s) have not fully exercised their co-sale rights within the specified time periods, then the Selling Member may dispose of all of the Interests For Sale (or such number of Membership Interests remaining after accommodating any partial exercise of first refusal or co-sale rights described herein) to the original Offeror, but only within a period of ninety (90) days from the date of the Selling Member's first notice to the Company, and only on the terms of the original offer. After expiration of such ninety (90)-day period, the procedure for first offering the Membership Interests to the Company and other Members shall again apply.

9.3 Drag-Along.

(a) In the event that the holder(s) of a majority of the outstanding Membership Interests (the “**Dragging Member(s)**”) are presented with an offer to purchase their Membership Interests from a third party that they wish to accept, then at the Dragging Member(s)’ request, each other Member (each, a “**Dragged Member**”) hereby agrees, with respect to any Membership Interests that it exercises dispositive power over, that:

(i) in the event the sale requires the approval of Members, to vote all Membership Interests in favor of such sale and in opposition of any other proposal that could reasonably be expected to delay or impair the ability of the Company to consummate such sale;

(ii) in the event the sale is to be effected by the sale of Membership Interests to a third party purchaser, to sell all Membership Interests beneficially held by such Dragged Member to the third party purchaser for the per Membership Interest price being paid to the Dragging Member(s);

(iii) it hereby appoints each of the Dragging Member(s) (or an individual designated by the Dragging Member(s)) as such Dragged Member’s true and lawful proxy and attorney with the power to act together or alone and with full power of substitution, to vote all of such Dragged Member’s Membership Interests in favor of the matters set forth herein (as applicable) and execute all such documents reasonably required in connection with the sale if, and only if, such Dragged Member fails to vote all of such Dragged Member’s Membership Interests or execute such documents in accordance with the provisions herein, with each Dragged Member hereby acknowledging and agreeing that (x) the proxy and power granted hereunder are coupled with an interest and are given to secure the performance of such Dragged Member’s duties hereunder, and (y) each such proxy shall be irrevocable for the term hereof;

(iv) it shall execute and deliver all related documentation and take such other action in support of the sale as shall reasonably be requested by the Dragging Members; and

(v) it shall not deposit except as may be provided in this Agreement, any Membership Interests owned by such Member in a voting trust or subject any such Membership Interests to any arrangement or agreement with respect to the voting of such Membership Interests, unless specifically requested to do so by the Acquirer in connection with the sale.

(b) For the avoidance of doubt, in the event the sale involves a sale by the Dragging Members of a majority of the outstanding Membership Interests, the right of first refusal provisions set forth in Section 9.2 shall not apply.

9.4 Transfers Not Subject to Restrictions. A Member may transfer any or all of such Member’s Membership Interests as follows without the consent of the Managers (or other Members) and without compliance with Section 9.2: (i) in the case of an individual Member, to a natural or adoptive lineal ancestor or descendant of such Member, or to a trust, estate, guardianship or custodianship, including those established under any of the Uniform Gifts to Minors Act of any state, established for such Member, or to a Person succeeding to the interest of such Member as the result of the death of the Member by will or intestacy or distribution from a trust without any payment of consideration by such Person; or (ii) in the case of an Entity Member, to an Affiliate of such Member. The subsequent Transfer of any Membership Interests acquired under this Section shall be subject to the limitations and restrictions set forth in this Agreement including this Section 5. Notwithstanding the foregoing, in all events any such Transfer shall comply with the provisions of Section 5.1(d) hereof.

9.5 Additional Parties. Subject to the other requirements of Section 5, additional parties may be added to this Agreement as Members by (i) the execution and delivery of a counterpart to this Agreement or an agreement agreeing to be bound by the terms of this Agreement by such additional party, which may be in the form of **Exhibit B**, and (ii) the acceptance (by countersigning and delivery) thereof by the Company.

9.6 Books and Records. Upon the admission or Withdrawal of a Member or a Transfer of Membership Interests in accordance with the terms of this Agreement, the Managers and/or the Officers shall appropriately amend Exhibit A hereto and the books and records of the Company to reflect the then existing names and Membership Interests of the Members.

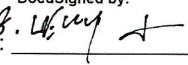
ARTICLE X - MISCELLANEOUS PROVISIONS

10.1 Amendment. The Members may amend or repeal all or part of this Agreement by signing a written instrument.

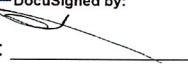
10.2. Governing Law. This agreement will be governed by the law of the State of Florida.

10.3 Severability. If any provision of this Agreement is invalid or unenforceable, it will not affect the remaining provisions.

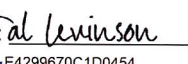
MEMBER:
ELIYAHU LEVY

DocuSigned by:
Sign: 
5324450E359843C...

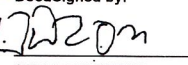
MEMBER:
AVRAHAM OVAKNIN

DocuSigned by:
Sign: 
093AC79591874F7...

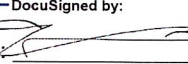
MEMBER:
TAL LEVINSON

DocuSigned by:
Sign: 
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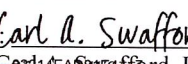
MEMBER:
DORON MALINASKY

DocuSigned by:
Sign: 
073D1FF4CC5F456...

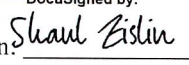
MEMBER:
GILAD OVAKNIN

DocuSigned by:
Sign: 
86F531B3E5B4432...

MEMBER:
CARL A. SWAFFORD 1995
EXEMPT FAMILY TRUST

DocuSigned by:
Sign: 
By: Carl A. Swafford, III, as Trustee
of the Carl A. Swafford 1995
Exempt Family Trust, dated
December 28, 1995

MEMBER:
SHAUL ZISLIN

DocuSigned by:
Sign: 
ACDDD6817DA3415...

MEMBER:
ERIC MALINASKY


DocuSigned by:
Sign: 
CC235D6580CF491...

EXHIBIT A

Member	Percentage Interest
<u>Eric Malinasky</u> Address: 915 Middle River Dr, Ste 313, Ft. Laud., FL 33304 Email: emalinasky@gmail.com	17.8571%
<u>Tal Levinson</u> Address: 915 Middle River Dr, Ste 313, Ft. Laud., FL 33304 Email: talaaronlevinson@gmail.com	17.8571%
<u>Doron Malinasky</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: doron@surf-style.com	10.7143%
<u>Eliyahu Levy</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: elylevysurf@gmail.com	10.7143%
<u>Gilad Ovaknin</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: gilad@surf-style.com	10.7143%
<u>Avraham Ovaknin</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: avi@surf-style.com	10.7143%
<u>Shaul Zislin</u> Address: 4100 N. 28 th Terrace, Hollywood, Florida 33020 Email: shaul@venturegroupll.com	10.7143%
<u>Carl A. Swafford, III, as Trustee of the Carl A. Swafford 1995 Exempt Family Trust, dated December 28, 1995</u> Address: 26619 Perdido Beach Blvd. Orange Beach, AL 36561 Email: kipp@thehangout.com	10.7143%
Total	100.00%

Exhibit 11

May 28, 2025

Eric Malinasky
312 NW 7th Street LLC
915 Middle River Dr Ste 313
Fort Lauderdale, FL 33304

Dear Eric,

This letter is to confirm that we have received your request for the financing of a mixed used housing development totaling 422 residential units, 1,600 +/- (net rentable) SF of ground floor retail and 285,000 SF parking garage located on the assembled site at 312 NW 7th St Fort Lauderdale, FL, 647 NW 3rd Ave Fort Lauderdale, FL, 623 NW 3rd Ave Fort Lauderdale, FL, 616 NW 4th Ave Fort Lauderdale, FL and 624 NW 4th Ave Fort Lauderdale, FL.

Your requested finance terms are reflected below, which City National Bank will consider as part of its underwriting and approval process.

Please know – this letter serves to only confirm receipt and acknowledgement of you request and should not be considered as formally reviewed or approved.

The Bank will review your proposed financing terms and will begin its review and underwriting process as soon as possible.

Requested Terms and Conditions from 312 NW 7th Street LLC

Borrower: 312 NW 7th Street LLC

Purpose: To finance a portion of the total costs for the construction of a mixed used housing development totaling 422 residential units, 1,600 +/- (net rentable) SF of ground floor retail and 285,000 SF parking garage. Project will be situated on 2.48 acre site located at the assemblage located on 312 NW 7th St Fort Lauderdale, FL, 647 NW 3rd Ave Fort Lauderdale, FL, 623 NW 3rd Ave Fort Lauderdale, FL, 616 NW 4th Ave Fort Lauderdale, FL and 624 NW 4th Ave Fort Lauderdale, FL.

Interest Rate: SOFR + 425 bps

Loan Amount: \$76,100,000 not to exceed 55% of total Lender Approved Project Costs

Loan Type: Non-Revolving Construction Loan.

Term: Construction and Stabilization Phase: 36-month term.

Extension

Option: Borrower shall have the option to extend the Loan for an additional 12-month period subject to the following requirements:

- (a) The Project construction work has a been 100% completed and Certificate(s) of Occupancy received
- (b) Loan is in good standing
- (c) Project having a minimum DSCR of 1.00X
- (d) Project having a maximum loan-to-value of 50.0%

Collateral: The Loan shall be secured by the following:

- (a) First priority lien on real property and improvements located on 312 NW 7th St Fort Lauderdale, FL, 647 NW 3rd Ave Fort Lauderdale, FL, 623 NW 3rd Ave Fort Lauderdale, FL, 616 NW 4th Ave Fort Lauderdale, FL and 624 NW 4th Ave Fort Lauderdale, FL.
- (b) Absolute assignment of all permits, plans, licenses, entitlements, approvals, contracts and leases with respect to the Property
- (c) UCC-1 financing statements (all personal property, fixture filing and accounts and reserves)

Schedule: Monthly interest only payments during the initial 36 months of the loan and extension if exercised. All principal and any accrued interest due at maturity.

Origination

Fee: 0.75% of total loan

Extension

Fee: 0.25% of total loan

Extension

Fee: Payment and performance bonds will be required for all major subcontractors over \$250,000, with the exception of self-performing work.

Gregory Mangram Jr.



Gregory Mangram Jr.

Managing Senior Vice President
Director of Corporate Banking

1450 Brickell Ave, 28th FL Miami FL 33131
Office: 305-577-7395 / Cell: 305-301-4614
Greg.Mangram@citynational.com
citynational.com Member FDIC

