REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD

October 14, 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 Alfredo Olvera

i.	Call to Order/Roll Call Quorum	Rhoda Glasco F. Chair
ii.	Approval of Minutes - 09/09/2025 Minutes	NPF CRA Board
iii.	Project Funding Update	Vanessa Martin CRA Staff
iv.	Disposition and Development of CRA Property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue for Permanent Owner-Occupied Affordable Housing-Acceptance of the Recommendation of the RFP Evaluation Committee to Award an Agreement to Broward County Habitat Community Housing Development Corporation for the Project	Bob Wojcik CRA Staff
v.	Request for Funding Increase – Pleasant Image Distributing, Inc. (d.b.a. "Nefertiti's Secrets") – 710 NW 5th Avenue, Unit 1071, Fort Lauderdale, Fl 33311 $26,800 – CRA Property and Business Improvement Program	Eleni Ward-Jankovic CRA Staff
vi.	Funding Request – Buildout of New CRA Office Space The Adderley Apartments – 501 NW 7th Avenue, Fort Lauderdale, Fl. 33311 $750,000 – CRA Capital Improvements Fund	Eleni Ward-Jankovic CRA Staff
vii.	Recommendation to approve the Updated Redevelopment Plan	Jonelle Adderley CRA Staff
viii.	Old/New Business	Rhoda Glasco F. Chair
ix.	Public Comments	Rhoda Glasco F. Chair
x.	Adjournment	Rhoda Glasco F. Chair

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

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.

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

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

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Board Members	Attendance	Cumulative Attendance June 2025-May 2026 Present	Absent
Rhoda Glasco Foderingham, Chair	P	2	0
Jinny Bissainthe	P	2	0
Jeffrey Burns	P	1	1
Sonya Burrows [via Zoom]	P	2	0
Kenneth Calhoun	A	1	1
Noel Edwards	P	2	0
Marion Howard	A	1	1
Matthew Kohen	P	2	0
Christopher Murphy	A	1	1
Alfredo Olvera	P	2	0
John Quailey, Vice Chair	P	2	0
Brian Stafford	P	2	0
Mallory Sullivan	P	2	0

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

Staff
Lizeth DeTorres, Sr. Administrative Assistant
Clarence Woods, III, NPF CRA Manager
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.

II. Approval of Minutes NPF CRA Board

- June 8, 2025 Minutes

Chair Foderingham noted changes to the minutes.

Motion made by Ms. Bissainthe, seconded by Mr. Edwards to approve the Board's July 8, 2025 minutes as amended. In a voice vote, motion passed unanimously.

III. Project Funding Update Vanessa Martin Business Manager

Ms. Martin was not present..

IV. 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 **Bob Wojcik CRA Staff**

Development Incentive Program - $10,000,000

Mr. Burns recused himself from this item, citing a conflict.

Mr. Wojcik stated the CRA had received a funding application from 312 NW 7th Street, LLC 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.

The project will be constructed on the City block bordered by Sistrunk Boulevard to the south, NW 7th 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. The 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. 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 (DRC) and expect to have the Final 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 levels of structured parking and 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 residential units set aside as affordable would be in perpetuity. 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.

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 one-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, and 950 to 960 square feet for a two bedroom. 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, 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 per square foot. The developer is seeking a LEED Silver certification and/or National Green Building Standard.

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. The property was purchased between July 12, 2023 and December 21, 2023 for $1,610,000. The developer estimates the current fair market value of the property to be $3.04 million dollars. The land is located on NW 8" Avenue and NW 7th Avenue south of Sistrunk Boulevard, directly west of the recently completed CRA funded Adderley Housing development. 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 and have made a significant investment in assembling other properties for redevelopment in the Northwest Progress Flagler Heights Community Redevelopment (NPF CRA) area.

The total estimated project Development Budget (DB) is $138,298,189 and the CRA funding for the project represents 7.2% of the total Development Budget. The $10,000,000 Development Incentive Program (DIP) Loan, subject to annual budget approval, will be funded over five years starting in FY 2026. 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. The project will start construction in 2026 and be completed by 2028.

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.

Tal Levinson and Pratima Raju gave a Power Point presentation, a copy of which is attached to these minutes for the public record. Mr. Levinson said this project would provide 610 jobs, generate $40 million in real estate taxes and provide 114 affordable units (if they received the additional County funding.)

Mr. Woods stated the land would be transferred directly to the CRA. Mr. Stafford asked who had valued the property transferred and Ms. Raju said there had been a third-party appraisal. Chair Foderingham asked about job creation for the community and Ms. Raju stated there would be temporary construction jobs and then permanent jobs associated with managing the complex. She said they would be flexible in advertising the jobs and the units. Mr. Woods stated there would be community benefit beyond the temporary construction jobs. Mr. Kohen appreciated that 27% of the project would be for affordable housing and asked how this could be ensured. Mr. Levinson said there would be agreements in place for the affordable housing. Ms. Raju stated the CRA matching funds would give them extra points when applying for the County funding.

Mr. Edwards asked about the parameters for employing people “in the community“ and also requested set-asides for minority contractors. Ms. Raju said they would be willing to partner with the Minority Builders Coalition. Mr. Woods stated the developers had agreed to hiring labor from within CRA boundaries first, then from District 2, then from District 3, and then from the entire City and beyond. Mr. Burns asked about the CRA’s sunsetting and how that could affect the five-year timeline for this funding. Mr. Woods said this commitment would help extend the CRA when it was reviewed in two years. Mr. Burns said he owned the 613 building adjacent to this project and recalled that part of his project’s community outreach had included hosting a job fair in the CRA.

MOTION made by Mr. Olvera, seconded by Mr. Stafford, to approve the requested funding. **Motion passed 9-0** with Mr. Burns abstaining.

V. Old/New Business

Chair Foderingham stated the Board had not received a project worksheet because there had been no changes since last month.

Mr. Edwards talked about clawing money back based on projects missing deadlines. Mr. Woods said as long as a project was progressing, he did not want to cut them off. Chair Foderingham suggested Board members look at the project funding list next month and bring up their concerns about specific projects then.

VI. Public Comments

None

VII. Adjournment

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

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

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

Minutes by J. Opperlee, Prototype Inc.

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Project Report as of 10/1/2025 (FY2017 - FY2026)

Vendor	VENDOR ADDRESS	Commission District	DATE Awarded/Pending Award	Commission Agenda Memo #/Agreement /Administrative Approval	Total Award	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	Update as of 10.1.2025
Rhythm 2.0	733-735 Sistrunk Blvd Fort Lauderdale, Fl 33311	2	8/4/2019	Agreement/CAM 22-0038	$ 350,000	$ (230,703)	65.9%	$ 119,297	Dec. 2025	50% Complete.
V & R Enterprises	1227 Sistrunk Blvd. Fort Lauderdale, Fl 33311	3	11/5/2019 & 11/7/2023	19-1068 & 23-0295	$ 750,000	$ (678,381)	90.5%	$ 71,619	Nov. 2025	65% Complete. Request for additional funds.
Dales Wheels & Tires Direct, LLC	200-250 West Sunrise Blvd. Fort Lauderdale, Fl 33311	2	4/19/2022	22-0309	$ 727,500	$ (45,000)	6.2%	$ 682,500	Jun. 2026	Pending approval from building department.
Optimal Pharmacy	1409 Sistrunk Blvd. Fort Lauderdale, Fl 33311	3	8/16/2022	22-0732	$ 293,000	$ (133,451)	45.5%	$ 159,549	Dec. 2025	95% Complete.
Food and Friends Catering, LLC	1310-1312 Sistrunk Blvd. Fort Lauderdale, Fl 33311	3	8/16/2022	22-0733	$ 1,125,000	$ -	0.0%	$ 1,125,000	Jun. 2026	No Purchase order - pending land transfer and executed agreement. Project not started.
Cravemadness - Jamaican Jerk Res.	560 NW 7th Avenue Fort Lauderdale, Fl 33311	2	*1/8/2019*	*19-0038*	*$ 592,220*	$ (242,545)	41.0%	*$ 349,675*	Nov. 2025	60% Complete.
West Village LLC - The Adderley	501 NW 7th Terrace Fort Lauderdale, Fl 33311	3	1/21/2020	20-0011	$ 12,000,000	$ (11,491,005)	95.8%	$ 508,995	Nov. 2025	Complete. Pending final paperwork and certificate of occupancy.
Omegas Broward	1108 Sistrunk Blvd Fort Lauderdale, Fl 33311	3	12/15/2020 & 10/3/2023	20-0939 & 23-0294	$ 585,000	$ (172,375)	29.5%	$ 412,625	Jan. 2026	60% Complete.
Wright Dynasty LLC	1217-1223 Sistrunk Blvd. Fort Lauderdale, Fl 33311	3	11/17/2020/ 12/6/2022/10/1/2024	20-0849 & 22-1011 & 24-0645	$ 5,000,000	$ -	0.0%	$ 5,000,000	Nov. 2026	Pending executed agreement. Purchase order issued for $1.5m of $5M awarded.
GreenMills Holding	Pantry Lofts	2	8/17/2021	21-0723	$ 640,000	$ -	0.0%	$ 640,000	To be determined	No Purchase order- pending executed agreement. Tax credit approved.
825 Progresso Drive, LLC	825-833 Progresso Drive	2	7/5/2023	23-0266	$ 402,695	$ (221,327)	55.0%	$ 181,368	Dec. 2025	50% Complete.
New Hope	1316 Sistrunk Boulevard	3	5/2/2023	23-0267	$ 2,000,000	$ -	0.0%	$ 2,000,000	Nov. 2026	Drawings are with the development review committee. Project not started.
Regal Development, Inc	733 NW 6th Street Fort Lauderdale, FL 33311	3	8/26/2023	Agreement	$ 180,000	$ (77,542)	43.1%	$ 102,458	Dec. 2025	40% Complete. Pending rhythms 2.0 completion.
Pleasant Image Distributing	710 NW5th Ave. Unit 1071 Fort Lauderdale, FL 33311	3	2/27/2024	Agreement	$ 98,100	$ (97,051)	98.9%	$ 1,049	Dec. 2025	90% Complete. Received Certificate of occupancy with $8700 payment request in August 2025
Sirrom Commercial, Inc (Art Xchange)	1429-1435 Sistrunk Blvd	3	6/4/2024	24-0558	$ 6,000,000	$ -	0.0%	$ 6,000,000	June. 2026	Project not yet started.
SJC Sistrunk, LLC	801 NW 6th Street	2	2/18/2025	25-0162	$ 6,000,000	$ -	0.0%	$ 6,000,000	Dec. 2025	No Purchase order - pending executed agreement. Project not started.
West Sistrunk Plaza, LLC for Poderosa Plaza	2201 Sistrunk Boulevard	3	10/1/2024	24-0818	$ 800,000	$ (38,000)	4.8%	$ 762,000	Jan. 2026	Pending architect construction drawings.
Right Consulting	2219 Sistrunk Blvd	3	4/1/2025	25-0331	$ 1,000,000	$ -	0.0%	$ 1,000,000	Dec. 2025	No Purchase order - pending executed agreement. Project not started.

6 West Apartments LLc **(909 Sistrunk Blvd**)- Mixed use	909 Sistrunk Blvd	3	11/16/2021/12/5/2023	21-0319/23-1033	$ 4,000,000	$ -	0.0%	$ 4,000,000	Dec. 2025	No Purchase order - pending executed agreement. Project not started.
*Arcadian - Sunshine Shipyard LLC	640 NW 7th Avenue	3	10/17/2023	23-0958	$ 10,000,000	$ (9,269,198)	93%	$ 730,802	Sept. 2025	Garage 95% Complete.
* The Aldridge and The Laramore - Mixed use	1204 Sistrunk Blvd/1620 NW 6 Court	3	11/16/2021 and 1/22/2025	21-0321/25-0008	$ 9,000,000	$ -	0%	$ 9,000,000	Mar. 2026	Pending October 29, 2025 closing on developer financing. Commencement of construction projected November 2025.
*Victory Entertainment Complex - NE 6th Development, LLC	1017 Sistrunk Blvd	3	11/16/2021	21-0320	$ 2,450,000	$ -	0%	$ 2,450,000	Oct. 2026	Project plans in permitting stage.
*Sistrunk View LLC	538 NW 8 Avenue, 547 NW 7 Terrace, 551 NW 7 Terrace, and 537 NW 7 Terrace	3	11/7/2024	24-0817	$ 5,000,000	$ -	0%	$ 5,000,000	Jan. 2027	No Purchase order - pending executed agreement. Project not started. In design process.
TOTAL INCENTIVE PROJECTS IN PROGRESS as of 10.1.2025 - FISCAL YEAR 2026					**$ 68,993,515**	**$ (22,696,578)**	**33%**	**$ 46,296,937**		

* $20M - RESERVES ACCOUNT. Of which $20M was awarded. Sistrunk View pending encumbrance

Sunshine - $2M not forgivable
West Village - $3.6M not forgivable

* Total Incentive Projects not yet started - $21,265,000 (NO purchase order issued)

Fiscal Year 2026 Summary

NPF CRA FY 2026 Incentive Budget total: $3,289,441.00
Projected remaining FY2026 Incentive balance is $219,441.00

Pending CAMs	FY 2026
CAM 25-0574 - V& R Increase	$ 375,000.00
CAM 25-0614 - Regal Dev. Loan Increase	$ 195,000.00
Security Program	$ 250,000.00
Residental Façade and Landscaping	$ 250,000.00
Advisory Board approval 9.9.2025	
CAM 25-0945	$ 2,000,000.00
TOTAL Pending	**$ 3,070,000.00**

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TOTAL Pending	**$ 3,070,000.00**

MEMORANDUM

DATE: October 14, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Disposition and Development of CRA Property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue for Permanent Owner-Occupied Affordable Housing - Acceptance of the Recommendation of the RFP Evaluation Committee to Award an Agreement to Broward County Habitat Community Housing Development Corporation for the Project

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SUMMARY

On December 21, 2021, the City of Fort Lauderdale transferred surplus scattered sites in As-Is condition in the Northwest-Progresso-Flagler Heights Community Redevelopment (NPF CRA) area to the Fort Lauderdale Community Redevelopment Agency (CRA) for affordable housing and the properties were conveyed to the CRA at no cost. Florida Statutes requires cities to prepare an inventory list of City owned property within its jurisdiction which are deemed appropriate for affordable housing. All properties under the City's affordable housing surplus list are dedicated to permanent affordable housing, according to Florida Statutes and must remain affordable to families not exceeding 120% of the area median income in accordance with Section 420.004 of Florida Statutes. On August 8, 2025, the CRA issued a Notice of Intent to accept proposals from Certified Community Housing Development Organizations (CHDO) and dispose of four CRA parcels for permanent owner-occupied affordable housing. The properties are located at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue. Three of the parcels consists of vacant land and one of the parcels includes a vacant deteriorated wooden structure that is in the process of being demolished by the CRA. The property will be donated by the CRA in "As-Is" Condition and except for this donation of CRA Property, the CRA will not be providing any financial assistance/incentives for the project. A copy of the location map and Broward County Property Appraiser information are attached as **Exhibit 1,** and the Notice of Intent (RFP Notice) published in the Sun Sentinel is attached as **Exhibit 2**

The property at 427 NW 20 Avenue is a 5,500 SF parcel zoned RS-8 (Residential Single Family Low Medium Density District), 521 NW 13 Avenue is 7,910 SF parcel zoned RS-8 (Residential Single Family Low Medium Density District), 1207 NW 2 Street is a 6,000 SF parcel zoned RMM-25 (Residential Multi- Family Medium High Density District), and

420 NW 8 Avenue is a 6,750 SF parcel zoned RMM-25 (Residential Multi- Family Medium High Density District).

On September 12, 2025, two proposals were received for the project, Proposals were received from Broward County Habitat Community Housing Development Corporation, attached as (**Exhibit 3**) and from Fort Lauderdale Community Development Corporation, attached as (**Exhibit 4**).

An Evaluation Committee was established and met on September 25, 2025 to review and score the proposals based on the Evaluation Criteria below as stated in the RFP.

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

The Evaluation Committee consisted of:

- Jonelle Adderley, CRA Planner
- Eleni Ward-Jankovic, CRA Housing and Economic Development Manager, and
- Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager and State Certified General Contractor

The Evaluation Committee members unanimously scored the proposal of Broward County Habitat Community Housing Development Corporation, the top ranked proposal and approved a motion to award the project to Broward County Habitat Community Housing Development Corporation.

Broward County Habitat Community Housing Development Corporation (BCHCHDC) partners with Habitat for Humanity of Broward (HFHB) who has over 40 years of experience and a track record as a top affordable housing producer. BCHCHDC will manage the operation from inception to home closing to develop, construct, finance and close the homes to be built on these sites. With a mission to serve low income/workforce housing, they function as a full service non-profit organization leveraging their affiliation with HFHB to manage land development, construction, mortgage lending, homeowner readiness education, selection, and continued family support, using this integrated approach to ensure long term sustainability and equitable home ownership. Homebuyers provide sweat equity in lieu of cash down payment. BCHCHDC directly addresses affordability through its affiliation with HFHB by serving as its own mortgage lender,

proving low interest rate mortgages, requiring no money down (excluding initial escrow cost) and does not require Private Mortgage Insurance (PMI). These subsidies result in substantial up front savings to families and over the life of the loan and payments received from existing homeowners are reinvested into future homes, creating a perpetual cycle of affordability. Restrictive covenants will govern these properties to keep them affordable over time for the target population. A comparison of cost saving to the homebuyer on a Habitat home compared to a non-Habitat home with the same sales price is attached as **Exhibit 5**.

BCHCHDC implements a competitive and rigorous selection process for homeowners and selected families participate in an intensive 12-18 month Future Homeowner Program covering budgeting, home maintenance, financial literacy, and civic involvement. This program combined with required "Sweat Equity Hours" (300 hours) prepare families for successful long term homeownership. This extensive preparation along with ongoing support and loan servicing results in remarkably low foreclosure rates averaging under 1%. Homes are built cost effectively through leveraging partnerships, donors, access to national supply chains and product donations. Among the top 1200 Habitat affiliates in the nation, HFHB is in the top 3% producers and consistently ranked in the top 15 builders overall in Broward County. Their work has evolved with progressive designs and a full portfolio of products from single to multi-family designs partnering with
architectural talent to create homes that are not only beautiful, but value engineered to be affordable and sustainable. Homes design features include modern designs reflective of the surrounding community, lush landscaping with native plants, decorative stucco and designer paint schemes, marble window sills, concrete driveways, dimensional shingle roofs, wood cabinets, open floor plan design, chrome kitchen and bath features, master bath walk-in showers and bath tubs in the secondary bath, ceramic tile in high traffic living areas, Energy Star HVAC, water heater, refrigerator, dishwasher and electric range with self-cleaning oven, energy efficient modern light fixtures, washer-dryers. smoke and carbon dioxide detectors, low E impact exterior windows and doors and hurricane rated garage doors and extended two foot overhangs. Homes are built to L.E.E.D building standards and meets the requirements to quality as L.E.E.D.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

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

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee and recommend to

award an agreement to Broward County Habitat Community Housing Corporation for the conveyance and development of the CRA property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue for affordable housing.

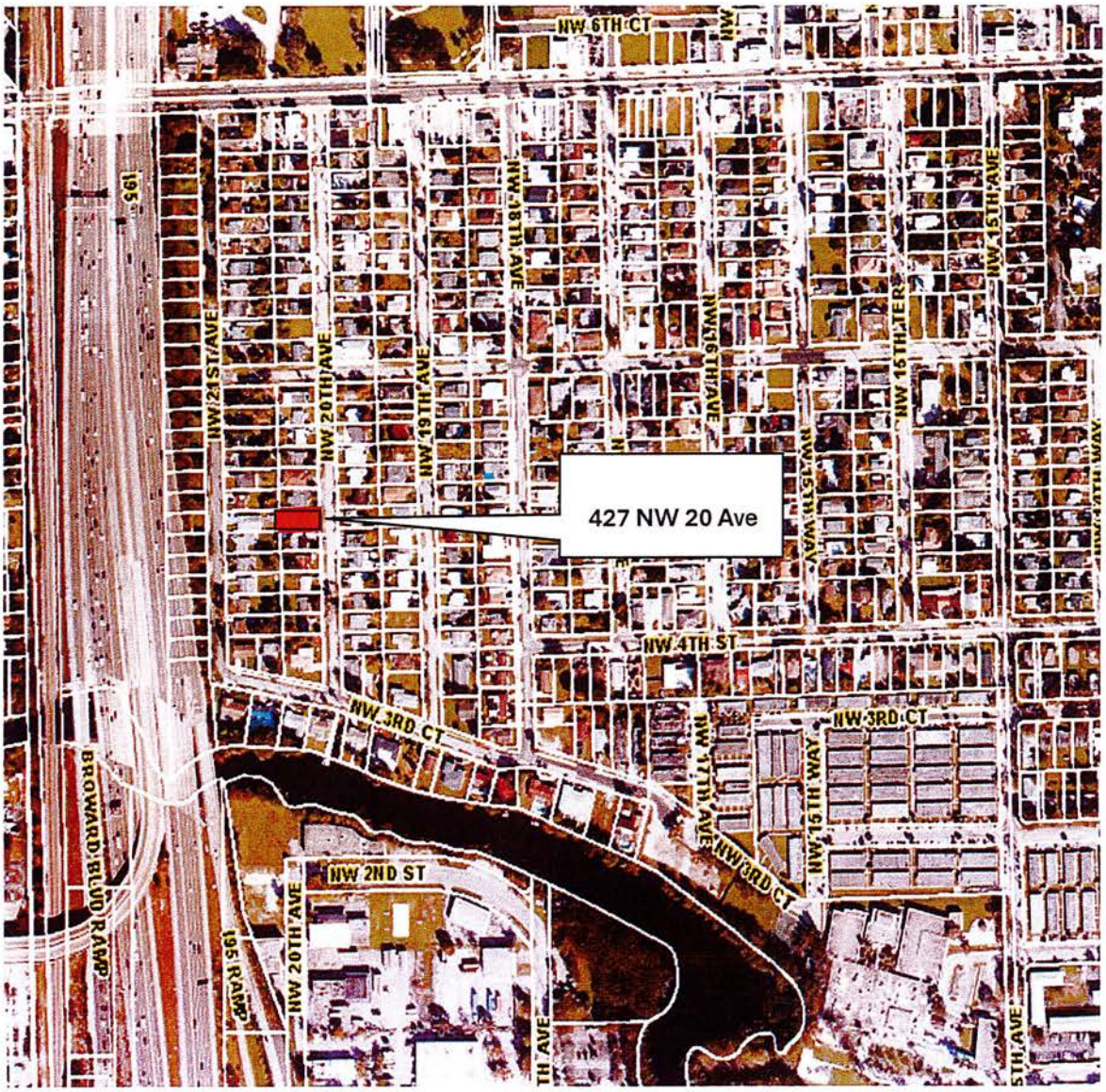
BW/CEW

Attachments

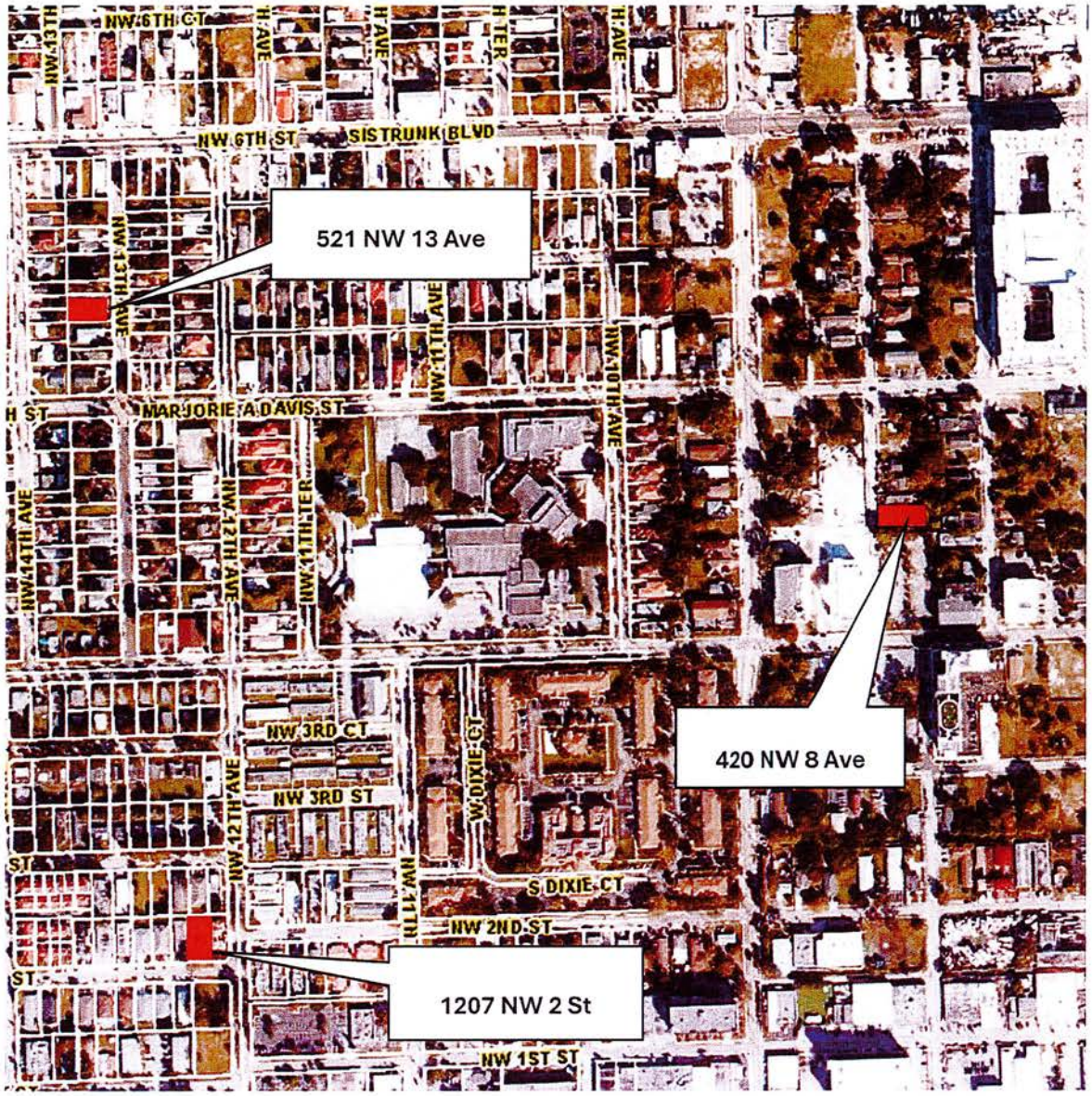
Exhibit 1 – Location Map and BC Property Appraiser Information
Exhibit 2 – RFP Notice and Exhibits
Exhibit 3 – Proposal by Broward County Habitat Community Housing Development Corporation
Exhibit 4 – Proposal by Fort Lauderdale Community Development Corporation
Exhibit 5 – Comparison of Cost Saving to the Homebuyer on a Habitat Home Compared to a Non-Habitat Home With the Same Sales Price

Exhibit 1

Location Map



Community Redevelopment Agency Property for Affordable Housing



Community Redevelopment Agency Property for Affordable Housing

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	427 NW 20 AVENUE, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311

ID #	5042 04 30 0960
Millage	0312
Use	00

Abbr Legal Description	RIVER BEND 25-50 B LOT 22 BLK 5

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$110,000		$110,000	$87,840	
2024	$82,500		$82,500	$79,860	
2023	$82,500		$82,500	$72,600	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$110,000	$110,000	$110,000	$110,000
Portability	0	0	0	0
Assessed/SOH	$87,840	$110,000	$87,840	$87,840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$87,840	$110,000	$87,840	$87,840
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117871936
7/24/2018	CET-D	$1,000	115250307
4/30/2012	QCD-T	$100	48772 / 414
3/26/2009	QCD-T	$100	47314 / 460
6/11/1997	ODH		26634 / 775

Land Calculations

Price	Factor	Type
$20.00	5,500	SF
Adj. Bldg. S.F.		

Special Assessments

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

Property Id: 504204300960 **Please see map disclaimer

July 10, 2025

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Flight Date : Jan. 4, 2025 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1207 NW 2 STREET, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311

ID #	5042 04 20 0330
Millage	0312
Use	80-01

Abbr Legal Description	SEMINOLE FOREST 14-16 B LOT 2 BLK 3

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$108,000		$108,000	$95,830	
2024	$108,000		$108,000	$87,120	
2023	$90,000		$90,000	$79,200	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$108,000	$108,000	$108,000	$108,000
Portability	0	0	0	0
Assessed/SOH	$95,830	$108,000	$95,830	$95,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$95,830	$108,000	$95,830	$95,830
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117871822
1/17/2003	SW*		34831 / 897
12/6/1999	TXD	$12,600	30142 / 917
12/1/1989	D	$18,200	17015 / 94
5/1/1989	SWD	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$18.00	6,000	SF
Adj. Bldg. S.F.		

Special Assessments

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

Property Id: 504204200330 **Please see map disclaimer

July 10, 2025

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Flight Date: Jan 4, 2025 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 8 AVENUE, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301

ID #	5042 03 01 2620
Millage	0312
Use	80-01

Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOTS 35,36 & W1/2 VAC ALLEY ABUTTING SAID LOTS BLK 18

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$270,000		$270,000	$39,410	
2024	$168,750		$168,750	$35,830	
2023	$168,750		$168,750	$32,580	

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	$39,410	$270,000	$39,410	$39,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$39,410	$270,000	$39,410	$39,410
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
10/4/2017	QCD-T	$100	114773690
6/1/2006	SW*	$100	42321 / 1445
12/24/1997	TD	$6,000	27492 / 835
8/11/1976	WD	$100	3476 / 317

* Denotes Multi-Parcel Sale (See Deed)

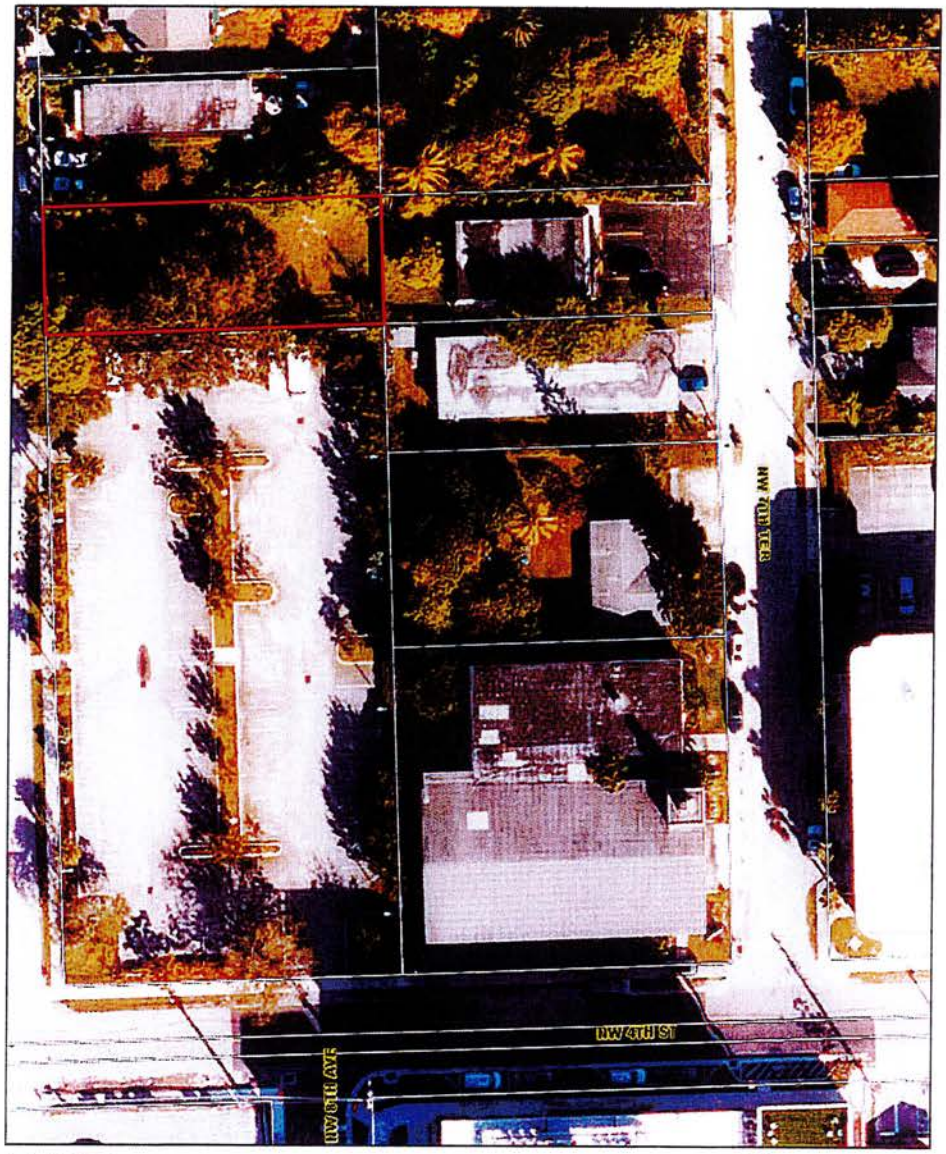
Land Calculations

Price	Factor	Type
$40.00	6,750	SF
Adj. Bldg. S.F.		

Special Assessments

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

Property Id: 504203012620 **Please see map disclaimer



July 10, 2025

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Flight Date: Jan 4, 2025 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	521 NW 13 AVENUE, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311

ID #	5042 04 06 0680
Millage	0312
Use	01-01

Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 14,15 BLK 4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$23,730	$350,850	$374,580	$287,930	
2024	$23,730	$307,730	$331,460	$261,760	
2023	$23,730	$236,830	$260,560	$237,970	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$374,580	$374,580	$374,580	$374,580
Portability	0	0	0	0
Assessed/SOH	$287,930	$374,580	$287,930	$287,930
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$287,930	$374,580	$287,930	$287,930
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117872017
10/10/2019	CET-D	$5,700	116158989
8/17/2007	WD-T	$100	44521 / 1371

Land Calculations

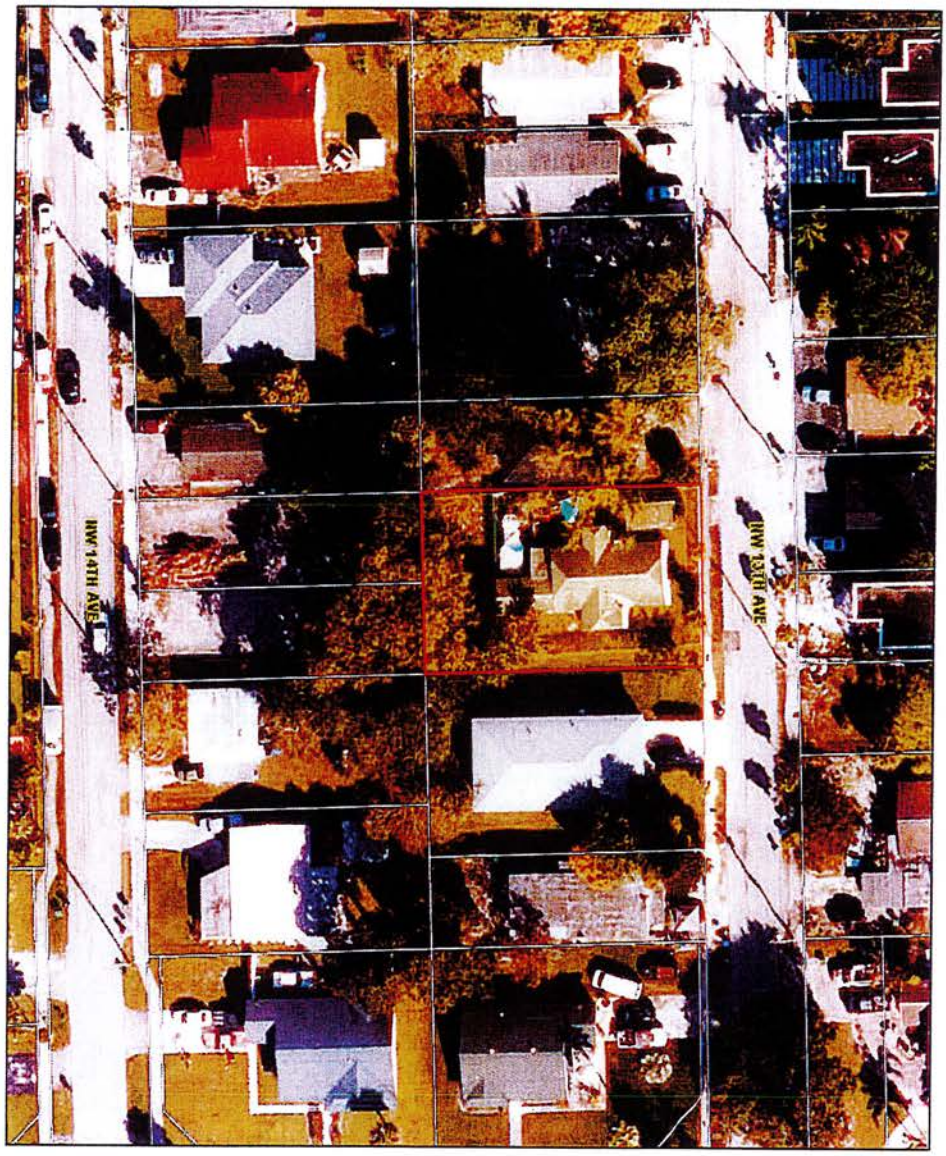
Price	Factor	Type
$3.00	7,910	SF

Adj. Bldg.S.F. (Card, Sketch)	1504
Units/Beds/Baths	1/3/1
Eff./Act. Year Built: 1962/1961	

Special Assessments

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

Property Id: 504204060680 **Please see map disclaimer



July 10, 2025

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Flight Date : Jan 4, 2025 Broward County Property Appraiser

Exhibit 2

NOTICE OF INTENT TO ACCEPT PROPOSALS FROM CERTIFIED COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) AND DISPOSE OF FOUR FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PARCELS FOR THE DEVELOPMENT OF PERMANENT OWNER OCCUPIED AFFORDABLE HOUSING IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA AND NOTICE OF A PUBLIC HEARING ON NOVEMBER 18, 2025 AT THE BROWARD CENTER FORTHE PERFORMING ARTS MARY N. PORTER RIVERVIEW BALLROOM 201 SW 5TH AVENUE, FORT LAUDERDALE, FLORIDA 33312, TO ANNOUNCE THE AWARD

The Fort Lauderdale Community Redevelopment Agency (the " CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2024) of its intent to accept proposals from a Community Housing Development Organizations (CHDO) as certified by the City of Fort Lauderdale for the development of affordable housing and dispose of real property within the Northwest Progresso Flagler Heights Community Redevelopment Area pursuant to the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Area (NPF CRA Plan) in accordance with the terms, conditions, and specifications contained in this Request for Proposal (RFP) issued by the FL CRA. The Property consists of four residential parcels. Three of the parcels consists of vacant land and one of the parcels includes a vacant deteriorated single family home that will need to be demolished. All four lots are to be used as permanent owner occupied affordable housing in accordance with Section 420.0004 of Florida Statutes. The Property must be affordable to and occupied by individuals or families whose gross income does not exceed one hundred and twenty percent (120%) of the area median income (AMI) for the metropolitan statistical area of Broward County, Florida as adjusted for family size. The property will be donated to the awardee in "As Is" condition without any warranties for this project subject to a right of reverter and such other terms and conditions as imposed by the CRA. Except for this donation of CRA property, the CRA will not be providing any financial assistance/incentives for the project.

The awardee will be responsible for the cost to construct, market and sell new residential structure(s) for owner occupied affordable housing subject to existing land use, zoning, building code requirements and Fort Lauderdale Unified Land Development Regulations.

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

427 NW 20 Avenue

Lot 22, Block 5, RIVER BEND according to the Plat thereof, Recorded in Plat Book 25, Page 50, Public Records of Broward County Florida.

(Property ID 5042 04 30 0960)

Together With

1207 NW 2 Street

Lot 2, Block 3, SEMINOLE FOREST, according to the Plat thereof, as recorded in Plat Book 14, Page 16, of the Public Records of Broward County Florida, said lands situate, lying and being in Broward County, Florida.

(Property ID 5042 04 20 0330)

Together With

420 NW 8 Avenue

Lot 35 and 36, Block 18, of NORTH LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County Florida, said land lying and being in Broward County, Florida; together with the West ½ of vacated alley abutting said lots.

(Property ID 5042 03 01 2620)

Together With

521 NW 13 Avenue

Lot 14 and 15, All of Block 4, First Addition to Tuskegee Park, a Subdivision of Section 4, Township 50 South, Range 42 East, According to the Plat thereof Recorded in Plat Book 9, Book 65, of the Public Records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida

(Property ID 5042 04 06 0680)

(The "Property")

427 NW 20 Avenue and 521 NW 13 Avenue are zoned RS-8. 1207 NW 2 Street and 420 NW 8 Avenue are zoned RMM-25. 427 NW 20 Avenue, 521 NW 13 Avenue and 1207 NW 2 Street were conveyed to the FLCRA by the City of Fort Lauderdale in "As-Is" condition by Quit Claim Deed on December 21, 2021. 420 NW 8 Avenue was conveyed to the CRA by the City of Fort Lauderdale in "As-Is" condition by Quit Claim Deed on October 4, 2017.

1. **Files containing information regarding the Property are available on the CRA web site at www.fortlauderdalecra.com under NOTICES - NOTICE OF INTENT TO ACCEPT PROPOSALS FROM CERTIFIED COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) AND DISPOSE OF FOUR FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PARCELS FOR THE DEVELOPMENT OF PERMANENT OWNER OCCUPIED AFFORDABLE HOUSING IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA**

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– Files, consisting of Exhibit 1 (Location Map), Exhibit 2 (Broward County Appraiser Property Information and Deeds), Exhibit 3 (Surveys), Exhibit 4 (Appraisal), Exhibit 5 (NPF CRA Community Redevelopment Plan) and Exhibit 6 (Section 420.0004 Florida Statutes)

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

Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted on or before 4:00 P.M. on Friday, September 12, 2025, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

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

Submission must include three (3) copies of the Development Proposal, including all attachments plus one (1) electronic copy on a thumb drive in a sealed envelope and marked:

PROPOSAL FOR THE DEVELOPMENT OF FOUR FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PARCELS FOR AFFORDABLE HOUSING

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA shall not be responsible for the applicant's cost and expense to assemble and prepare a response to this invitation. The

CRA's normal business hours are Monday through Friday, 8:00 a.m through 5:00 p.m. excluding holidays observed by the CRA.

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

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

An evaluation committee will review the proposals and make a recommendation based on the criteria in the Notice. All three evaluation criteria will have equal weight. Proposals must address the evaluation criteria and include:

1) An executive summary that summarizes the project, and how it will be maintained as permanent affordable housing in compliance with Section 420.0004(3) Florida Statutes;
2) Information on the Proposer including name, address, e-mail, phone number, background information, management structure of Proposer;
3) Background information on Proposer's development team;
4) Proof of financial capacity of Proposer including tax returns, financial statements and bank statements for the last 2 years;
5) Development cost including estimated hard and soft costs;
6) Estimated sales prices and targeted AMI of homebuyer;
7) Proposed financing plan and estimated sources and uses of funding for the project;
8) Proforma including income, expenses, debt service and profit;
9) Conceptual plans for project(s) and each parcel including site plan, landscape plan, floor plan, elevations, features and amenities;
10) Schedule for completion of project;
11) Proof of certification as a CHDO.

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The CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

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

The Awardee shall be required to execute a Donation Agreement and Restrictive Covenant, both in form and substance acceptable to the CRA Board together with execution of the Development Agreement with the CRA. The CRA will subordinate its right of reverter to the construction lender and release the right of reverter as each unit is completed and transferred to an Eligible Homebuyer. Each homebuyer will be required to execute a restrictive covenant secured by a subordinate mortgage agreeing to reside on the property permanently or to transfer to a Eligible homebuyer.

The selected proposer will be required to enter into several agreements with the CRA. The selected proposer will be required to complete the project within twenty-four (24) months of execution of the development agreement. Negotiation of the Development Agreement must be completed within six (6) months of award by the governing body. The Development Agreement may include, but not be limited to, restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants which will permanently restrict occupancy of the property to households that meet the income and other requirements of Section 420.0004(3) of the Florida Statutes will be recorded in the public records in order to ensure continuity of affordability for the target population.

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

Dated: August 8, 2025

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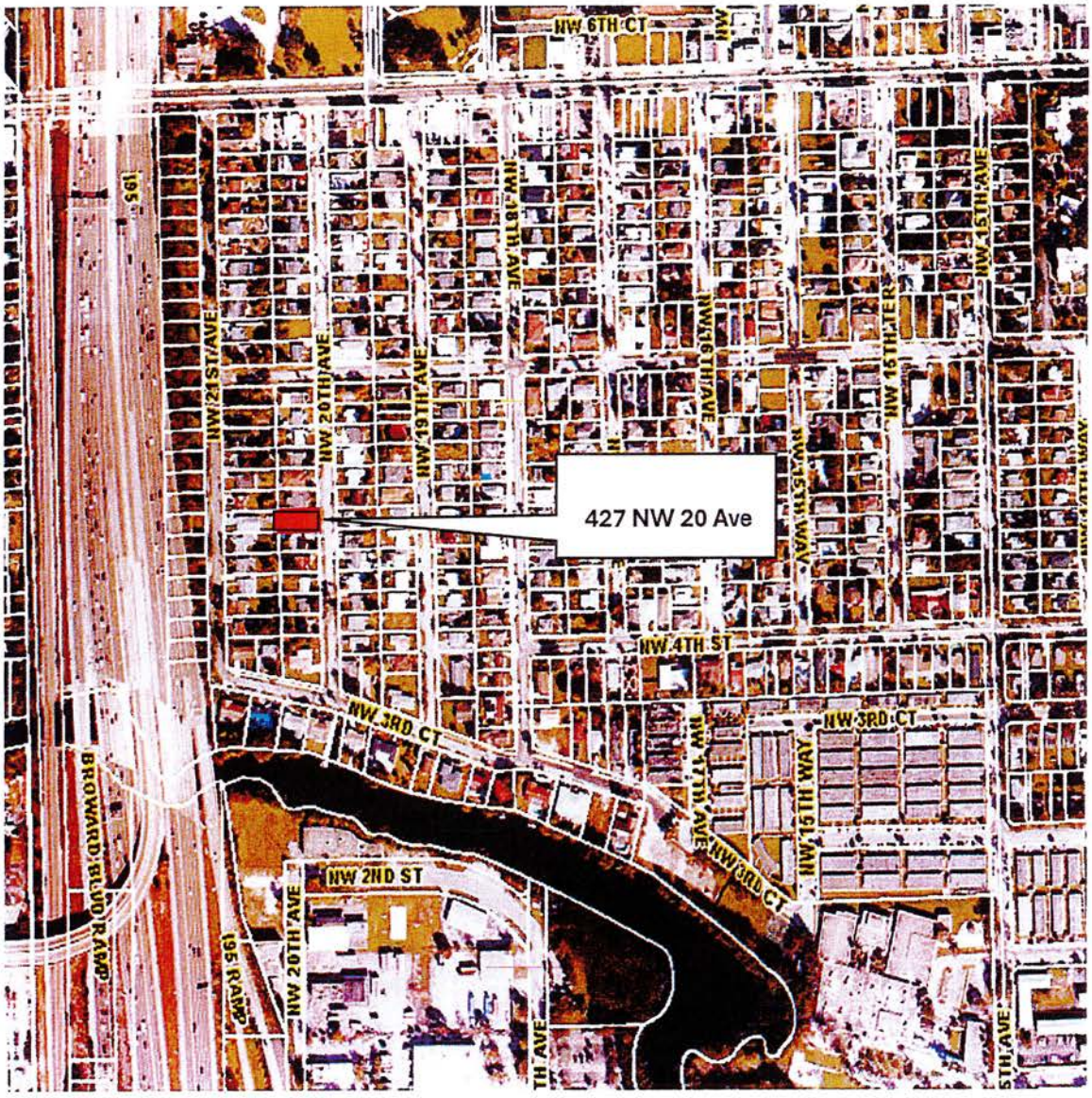
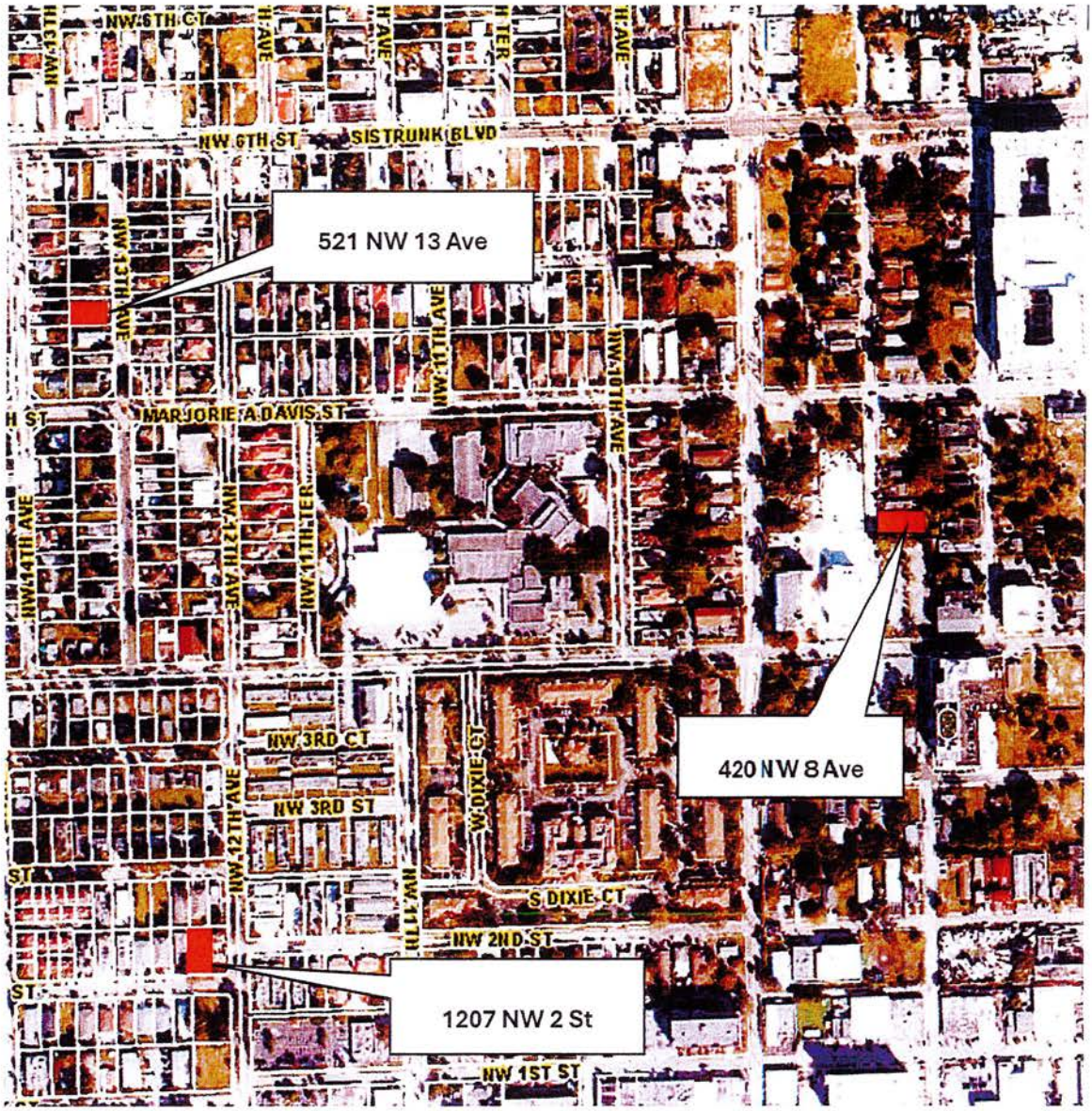
Exhibit 1

Location Map



Community Redevelopment Agency Property for Affordable Housing



Community Redevelopment Agency Property for Affordable Housing

Exhibit 2

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	427 NW 20 AVENUE, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311

ID #	5042 04 30 0960
Millage	0312
Use	00

Abbr Legal Description	RIVER BEND 25-50 B LOT 22 BLK 5

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$110,000		$110,000	$87,840	
2024	$82,500		$82,500	$79,860	
2023	$82,500		$82,500	$72,600	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$110,000	$110,000	$110,000	$110,000
Portability	0	0	0	0
Assessed/SOH	$87,840	$110,000	$87,840	$87,840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$87,840	$110,000	$87,840	$87,840
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117871936
7/24/2018	CET-D	$1,000	115250307
4/30/2012	QCD-T	$100	48772 / 414
3/26/2009	QCD-T	$100	47314 / 460
6/11/1997	ODH		26634 / 775

Land Calculations

Price	Factor	Type
$20.00	5,500	SF
Adj. Bldg. S.F.		

Special Assessments

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

Property Id: 504204300960 **Please see map disclaimer

July 10, 2025

1:600

0 25 50 100 ft

0 5 10 20 m

Flight Date : Jan 4, 2025 Broward County Property Appraiser

Instr# 117871936 , Page 1 of 3, Recorded 01/18/2022 at 12:58 PM
Broward County Commission
Deed Doc Stamps: $0.00

PREPARED BY AND RETURN TO:
Lynn Solomon, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio No.
5042 04 30 0960

Space Reserved for Recording Information

QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 21 day of December, 2021, by and between:

CITY OF FORT LAUDERDALE, a Florida Municipal Corporation, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR,"

And

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale, Florida 33311 hereinafter "GRANTEE,"

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all of the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 22, Block 5, RIVER BEND, according to the Plat thereof as Recorded in Plat Book 25, Page 50, Public Records of Broward County, Florida.

(hereinafter, the "Property")

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

Scott Wyman
[Witness-print or type name]

Donna Varisco
Donna Varisco
[Witness-print or type name]

(CORPORATE SEAL)

CITY OF FORT LAUDERDALE,
a Florida municipal corporation

By: _____
Dean J. Trantalis, Mayor
Mayor

By: _____
Christopher J. Lagerbloom, ICMA-CM
City Manager

ATTEST:

FOR _____
Jeffrey A. Modarelli, City Clerk

Approved as to form:
Alain E. Boileau, City Attorney

By: _____
Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online, this 21st day of December, 2021, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Jeanette A. Johnson
Notary Public, State of Florida

Jeanette A. Johnson
Name of Notary Typed, Printed or Stamped

JEANETTE A JOHNSON
Notary Public - State of Florida
Commission # GG 276785
My Comm. Expires Jan 31, 2023
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of □ physical presence or ☑ online, this 17 day of December, 2021, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Notary Public, State of Florida

Aimee Llauro
Name of Notary Typed, Printed or Stamped

Notary Public State of Florida
Aimee Llauro
My Commission GG 321478
Expires 05/08/2023

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1207 NW 2 STREET, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311

ID #	5042 04 20 0330
Millage	0312
Use	80-01

Abbr Legal Description	SEMINOLE FOREST 14-16 B LOT 2 BLK 3

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$108,000		$108,000	$95,830	
2024	$108,000		$108,000	$87,120	
2023	$90,000		$90,000	$79,200	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$108,000	$108,000	$108,000	$108,000
Portability	0	0	0	0
Assessed/SOH	$95,830	$108,000	$95,830	$95,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$95,830	$108,000	$95,830	$95,830
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117871822
1/17/2003	SW*		34831 / 897
12/6/1999	TXD	$12,600	30142 / 917
12/1/1989	D	$18,200	17015 / 94
5/1/1989	SWD	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$18.00	6,000	SF
Adj. Bldg. S.F.		

Special Assessments

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

Property Id: 504204200330 **Please see map disclaimer

July 10, 2025

1:600

0 25 50 100 ft

0 5 10 20 m

Flight Date : Jan 4, 2025 Broward County Property Appraiser

Instr# 117871822 , Page 1 of 3, Recorded 01/18/2022 at 12:41 PM
Broward County Commission
Deed Doc Stamps: $0.00

PREPARED BY AND RETURN TO:
Lynn Solomon, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio No.
5042 04 20 0330

Space Reserved for Recording Information

QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 4 day of Dec, 2021, by and between:

CITY OF FORT LAUDERDALE, a Florida Municipal Corporation, Successor to Northwest Neighborhood Improvement District, a Dissolved Special District whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR,"

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale, Florida 33311 hereinafter "GRANTEE,"

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all of the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 2, Block 3, SEMINOLE FOREST, according to the Plat thereof, as recorded in Plat Book 14, Page 16, of the records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida.
(Hereinafter, the "Property")

NOTE: Pursuant to Florida Statutes section 189.076 (2017), title to the real property described herein automatically transfers from Northwest Neighborhood Improvement District, a Dissolved Special District, to the City of Fort Lauderdale, by operation of law.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER

ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

Rebecca McClay
[Witness-print or type name]

Donna Varisco
[Witness-print or type name]

(CORPORATE SEAL)

CITY OF FORT LAUDERDALE, a Florida municipal corporation, Successor to Northwest Neighborhood Improvement District, a Dissolved Special District

By: _____
Dean J. Trantalis, Mayor

By: _____
Christopher J. Lagerbloom, ICMA-CM
City Manager

ATTEST:
For _____
Jeffrey A. Modarelli, City Clerk

Approved as to form:
Alain E. Boileau, City Attorney

By: _____
Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online, this 21st day of December, 2021, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Jeanette A. Johnson
Notary Public, State of Florida

JEANETTE A JOHNSON
Notary Public - State of Florida
Commission # GG 276785
My Comm. Expires Jan 31, 2023
Bonded through National Notary Assn.

Jeanette A. Johnson
Name of Notary Typed, Printed or Stamped

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online, this 17 day of December, 2021, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Notary Public, State of Florida

Aimee Llauro
Name of Notary Typed, Printed or Stamped

Notary Public State of Florida
Aimee Llauro
My Commission GG 321478
Expires 05/08/2023

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 8 AVENUE, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301

ID #	5042 03 01 2620
Millage	0312
Use	80-01

Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOTS 35,36 & W1/2 VAC ALLEY ABUTTING SAID LOTS BLK 18

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$270,000		$270,000	$39,410	
2024	$168,750		$168,750	$35,830	
2023	$168,750		$168,750	$32,580	

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	$39,410	$270,000	$39,410	$39,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$39,410	$270,000	$39,410	$39,410
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
10/4/2017	QCD-T	$100	114773690
6/1/2006	SW*	$100	42321 / 1445
12/24/1997	TD	$6,000	27492 / 835
8/11/1976	WD	$100	3476 / 317

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$40.00	6,750	SF
Adj. Bldg. S.F.		

Special Assessments

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

Property Id: 504203012620 **Please see map disclaimer

July 10, 2025

1:600

0 25 50 100 ft

0 5 10 20 m

Flight Date : Jan 4, 2025 Broward County Property Appraiser

Instr# 114773690 , Page 1 of 2, Recorded 12/13/2017 at 11:41 AM
Broward County Commission
Deed Doc Stamps: $0.70

19

PREPARED BY AND RETURN TO:
Cynthia A. Everett, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio Number: 504203-01-2620

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, SUCCESSOR TO NORTHWEST NEIGHBORHOOD IMPROVEMENT DISTRICT, A DISSOLVED SPECIAL DISTRICT, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311, hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lots 35 and 36, Block 18, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, page 48, of the Public Records of Miami-Dade County, Florida, said land lying and being in Broward County, Florida; TOGETHER WITH the West ½ of Vacated alley abutting said lots.

NOTE: Pursuant to Florida Statute section 189.076 (2017), title to the real property described herein automatically transfers from Northwest Neighborhood Improvement District, a Dissolved Special District, to the City of Fort Lauderdale, by operation of law.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

(2)

Witness Signature
Printed Name: Maxine A. SINGH

Witness Signature
Printed Name: KERRY MATTHEWS

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler, Mayor

Lee R. Feldman, City Manager

ATTEST:

Name: Jeffrey A. Modarelli, City Clerk

Approved as to form (Cynthia A. Everett, City Attorney)

Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4 day of October, 2017, by ~~John P. "Jack" Seiler, Mayor and~~ Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

Signature of Notary
Printed Name:
My commission expires:

GINA RIZZUTI-SMITH
MY COMMISSION # GG 083510
EXPIRES: March 15, 2021
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and ~~Lee R. Feldman~~, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

Signature of Notary
Printed Name: Safeea A. Maloney
My commission expires: 12/4/18

SAFEEA A. MALONEY
Notary Public - State of Florida
My Comm. Expires Dec 4, 2018
Commission # FF 161992
Bonded through National Notary Assn.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	521 NW 13 AVENUE, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311

ID #	5042 04 06 0680
Millage	0312
Use	01-01

Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 14,15 BLK 4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$23,730	$350,850	$374,580	$287,930	
2024	$23,730	$307,730	$331,460	$261,760	
2023	$23,730	$236,830	$260,560	$237,970	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$374,580	$374,580	$374,580	$374,580
Portability	0	0	0	0
Assessed/SOH	$287,930	$374,580	$287,930	$287,930
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$287,930	$374,580	$287,930	$287,930
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117872017
10/10/2019	CET-D	$5,700	116158989
8/17/2007	WD-T	$100	44521 / 1371

Land Calculations

Price	Factor	Type
$3.00	7,910	SF

Adj. Bldg. S.F. (Card, Sketch)	1504
Units/Beds/Baths	1/3/1
Eff./Act. Year Built: 1962/1961	

Special Assessments

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

Property Id: 504204060680 **Please see map disclaimer

July 10, 2025

1:600

0 25 50 100 ft

0 5 10 20 m

Flight Date : Jan 4, 2025 Broward County Property Appraiser

Instr# 117872017 , Page 1 of 3, Recorded 01/18/2022 at 01:15 PM
Broward County Commission
Deed Doc Stamps: $0.00

PREPARED BY AND RETURN TO:
Lynn Solomon, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio No.
5042 04 06 0680

Space Reserved for Recording Information

QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 21 day of December, 2021, by and between:

CITY OF FORT LAUDERDALE, a Florida Municipal Corporation, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR,"

And

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale, Florida 33311 hereinafter "GRANTEE,"

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all of the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lots 14 and 15, All of Block 4, First Addition to Tuskegee Park, a Subdivision in Section 4, Township 50 South, Range 42 East, According to the Plat thereof Recorded in Plat Book 9, Book 65, of the Public Records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida.

(hereinafter, the "Property")

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

[Witness-print or type name]

[Witness-print or type name]

(CORPORATE SEAL)

CITY OF FORT LAUDERDALE,
a Florida municipal corporation

By: _____
Dean J. Trantalis, Mayor
Mayor

By: _____
Christopher J. Lagerbloom, ICMA-CM
City Manager

ATTEST:

FOR _____
Jeffrey A. Modarelli, City Clerk

Approved as to form:
Alain E. Boileau, City Attorney

By: _____
Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online, this 21st day of December, 2021, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Jeanette A. Johnson
Notary Public, State of Florida

Jeanette A. Johnson
Name of Notary Typed, Printed or Stamped

JEANETTE A JOHNSON
Notary Public - State of Florida
Commission # GG 276785
My Comm. Expires Jan 31, 2023
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☑ physical presence or □ online, this 17 day of December, 2021, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Notary Public, State of Florida

Notary Public State of Florida
Aimee Llauro
My Commission GG 321478
Expires 05/08/2023

Aimee Llauro
Name of Notary Typed, Printed or Stamped

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

Exhibit 3

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

427 N.W. 20th AVENUE, FORT LAUDERDALE, FL.

LOCATION MAP
NOT TO SCALE

SCALE: 1" = 20'

GRAPHIC SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
I.D.	IDENTIFICATION
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORD
L.B.	LICENSED BUSINESS
(C)	CALCULATED
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND:

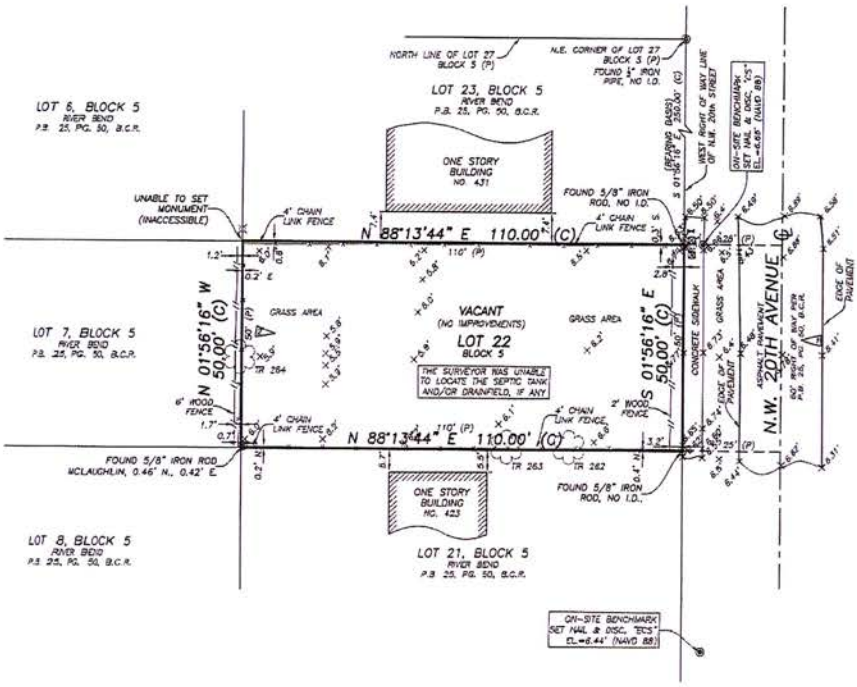
	SEWER VALVE
	WATER METER
	WOOD POWER POLE
EL.	ELEVATION
TR 262	TREE NUMBER 262
℄	CENTERLINE
-OHW-	OVERHEAD WIRES
	BREAK IN SCALE
	VIEW 1
8.52'	SURFACE ELEVATION

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT
262	UNKNOWN TREE	6"	10'	15'
263	UNKNOWN TREE	6"	15'	20'
392	UNKNOWN TREE	6"	10'	15'

VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 22, BLOCK 5, RIVER BEND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 50, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

5. HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.

6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. THE PROPERTY SHOWN HEREON CONTAINS 0.13 ACRES (5,500 SQUARE FEET), MORE OR LESS.

8. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE JULY 31, 2024.

9. THE ELEVATIONS SHOWN HEREON WERE ARE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 551" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 545 SET ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 6TH STREET AND N.W. 22ND AVENUE. ELEVATION=3.93'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

10. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.01°56'16"E., ALONG THE WEST RIGHT OF WAY LINE OF N.W. 20TH AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

11. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
2025.03.28 08:58:33
-04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

ECS LAND SURVEYORS, INC.
L.B. 7551
3480 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL. 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

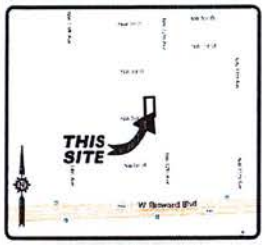
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 22
BLOCK 5
RIVER BEND
PLAT BOOK 19, PAGE 22, B.C.R.
427 N.W. 20th AVENUE, FORT LAUDERDALE, FL. 33311

CLIENT: CITY OF FORT LAUDERDALE, CRA
DATE: 02/28/25
DRAWN BY: CDLR
CHK'D BY: JDLR
LAST FIELD DATE: 02/27/25
REVISIONS:
JOB NO. ECS3819
SHEET NO. 01 OF 01

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

1207 N.W. 2ND STREET, FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 20'

GRAPHIC SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
I.D.	IDENTIFICATION
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORD
L.B.	LICENSED BUSINESS
(C)	CALCULATED
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
R.E.	RIM ELEVATION
EL.	ELEVATION
TR 244	TREE NUMBER 244

LEGEND:

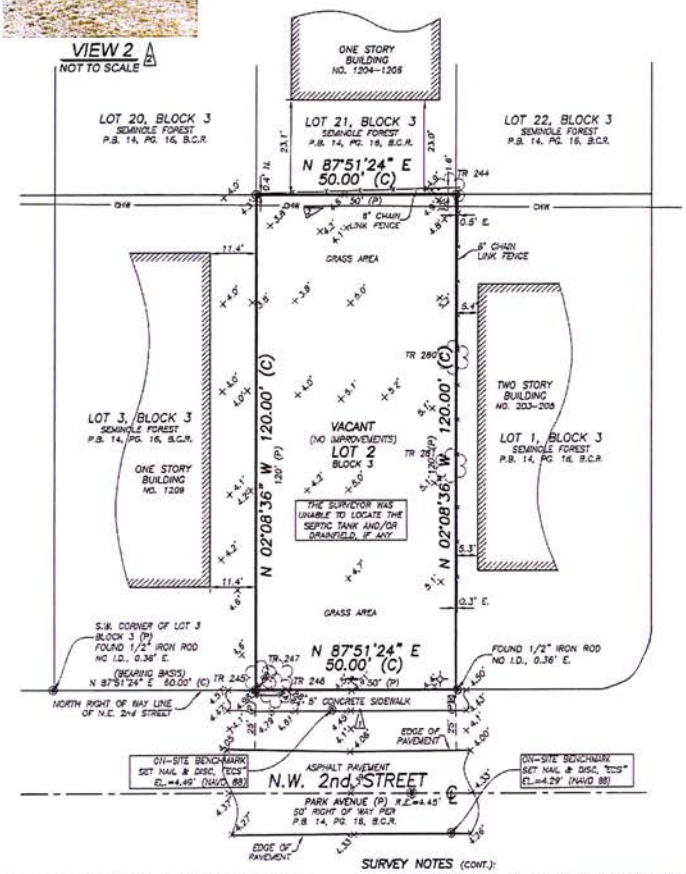
+	CLEANOUT
	SIGN
	WOOD POWER POLE
	WATER METER
	SANITARY SEWER MANHOLE
	CENTERLINE
-OHW-	OVERHEAD WIRES
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
1	VIEW 1
+4.39	SURFACE ELEVATION

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
244	GUMBO LIMBO	12"	20'	25'	
245	OAK TREE	30"	60'	50'	
246	OAK TREE	30"	60'	50'	
247	OAK TREE	30"	60'	50'	
280	GUMBO LIMBO	8"	100'	15'	
281	UNKNOWN TREE	6"	15'	15'	

VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE



LEGAL DESCRIPTION:

LOT 2, BLOCK 3, SEMINOLE FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 16, OF THE RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

5. HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.

6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. THE PROPERTY SHOWN HEREON CONTAINS 0.14 ACRES (6,000 SQUARE FEET), MORE OR LESS.

8. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0556 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY, 31, 2024.

9. THE ELEVATIONS SHOWN HEREON WERE ARE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 152" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 152 SET ON THE CENTERLINE OF A 5' SIDEWALK, 23' WEST OF THE CENTERLINE OF NW 15TH AVENUE & 33' NORTH OF THE CENTERLINE OF EXTENDED NW 2ND STREET. ELEVATION=4.71'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

10. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.87°51'24"W., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 2ND STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

11. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
2025.03.28
09:00:07 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

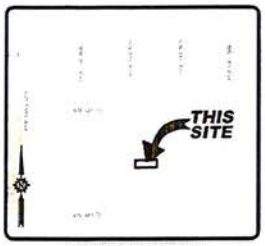
ECS LAND SURVEYORS, INC.
L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 2
BLOCK 3
SEMINOLE FOREST
PLAT BOOK 14, PAGE 16, B.C.R.
1207 N.W. 2ND STREET, FORT LAUDERDALE, FL 33311

CLIENT: CITY OF FORT LAUDERDALE, CRA
DATE: 02/26/25
DRAWN BY: CDLR
CHK'D BY: JDLR
LAST FIELD DATE: 02/26/25
REVISIONS
JOB NO. ECS3818
SHEET NO. 01 OF 01

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

N.W. 8th AVENUE, FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 20'
GRAPHIC SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
I.D.	IDENTIFICATION
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORD
L.B.	LICENSED BUSINESS
(C)	CALCULATED
(R)	DENOTES INFORMATION BASED ON RECORD INFORMATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
R.E.	RIM ELEVATION
EL.	ELEVATION

LEGEND:

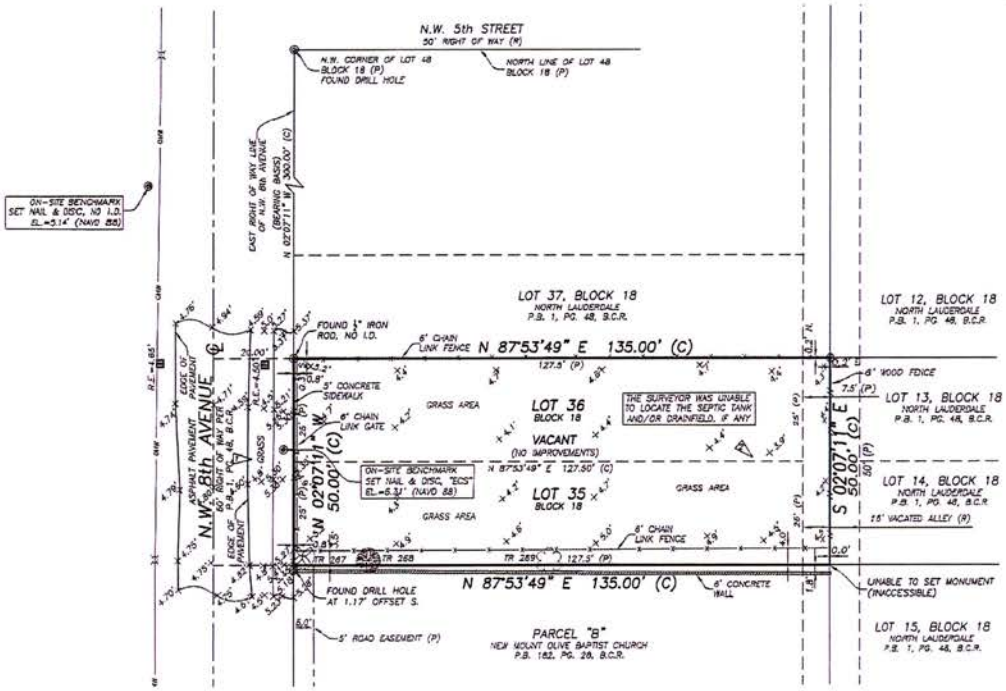
■	CATCH BASIN
⌗	WOOD POWER POLE
TR 268	TREE NUMBER 268
◉	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
℄	CENTERLINE
-OHW-	OVERHEAD WIRES
	BREAK IN SCALE
1	VIEW 1
4.71	SURFACE ELEVATION

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
267	MANGO	26"	55'	62'	
268	FICUS (2)	12"	49'	61'	
269	OAK	47"	68'	78'	

VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 35 AND 36, BLOCK 18, OF NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA; TOGETHER WITH THE WEST 1/2 OF VACATE ALLEY ABUTTING SAID LOTS.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

5. HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.

6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. THE PROPERTY SHOWN HEREON CONTAINS 0.16 ACRES (6,750 SQUARE FEET), MORE OR LESS.

8. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0369 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY 31, 2024.

9. THE ELEVATIONS SHOWN HEREON WERE ARE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 799" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A MAG NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 799 ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 9th AVENUE AND N.W. 4th STREET. ELEVATION=4.927.

10. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.02°07'11"W., ALONG THE EAST RIGHT OF WAY LINE OF N.W. 8th AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

11. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
2025.03.28
08:54:16 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
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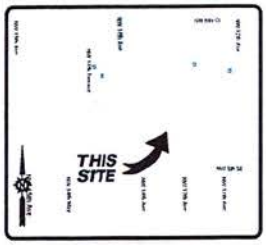
ECS LAND SURVEYORS, INC.
L.B. 7551
3480 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 35 & 36
BLOCK 18
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, B.C.R.
N.W. 8th AVENUE, FORT LAUDERDALE, FL. 33311

CLIENT: CITY OF FORT LAUDERDALE, CRA
DATE: 02/26/25
DRAWN BY: CDLR
CHK'D BY: JDLR
LAST FIELD DATE: 02/26/25
REVISIONS:
JOB NO. ECS3820
SHEET NO. 01 OF 01

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

521 NW 13TH AVENUE, FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
I.D.	IDENTIFICATION
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORD
L.B.	LICENSED BUSINESS
(C)	CALCULATED
(R)	DENOTES DISTANCE BASED ON RECORD INFORMATION
℄	CENTERLINE
	BREAK IN SCALE
1	VIEW 1
R.E.	RIM ELEVATION
EL.	ELEVATION
TR 388	TREE NUMBER 388

LEGEND:

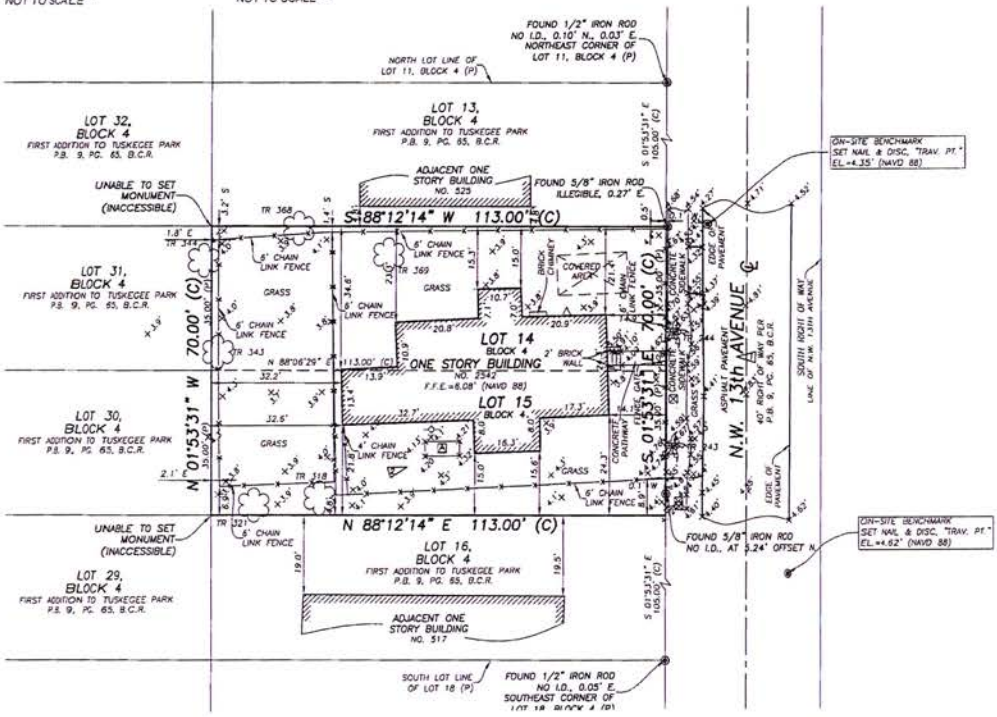
	SIGN
	CLEANOUT
	ELECTRIC METER
	SEPTIC TANK
	WATER VALVE
	WATER METER
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT.	TRAVERSE POINT
F.F.E.	FINISHED FLOOR ELEVATION
8.5	SURFACE ELEVATION

VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
343	UNKNOWN PALM	8"		25'	10'
344	UNKNOWN PALM	8"		25'	10'
318	SEA GRAPE	18"	30'	40'	
321	UNKNOWN TREE	10"	15'	20'	
343	MANGO TREE	15"	25'	30'	
349	OAK TREE	24"	40'	50'	



LEGAL DESCRIPTION:

LOTS 14 AND 15, ALL OF BLOCK 4, FIRST ADDITION TO TUSKEGEE PARK, A SUBDIVISION IN SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST ACCORDING TO THE PLA THEREOF, RECORDED IN PLAT BOOK 9, BOOK 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

5. HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.

6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. THE PROPERTY SHOWN HEREON CONTAINS 0.18 ACRES (7910 SQUARE FEET), MORE OR LESS.

8. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION = 6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY 31, 2024.

9. THE ELEVATIONS SHOWN HEREON WERE ARE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 528" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 528 TOP OF CURB AT THE NORTH SIDE OF NW 6TH STREET & 56' EAST OF THE EAST BUILDING, LINE ∥ 1291. ELEVATION=4.85'.

10. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.01°53'31"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

11. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF FLORIDA 6080 JAVIER DE LA ROCHA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by JAVIER DE LA ROCHA
Date: 2025.05.27 12:14:13 -04'00'
Adobe Acrobat version: 2025.001.20474

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

ECS LAND SURVEYORS, INC.
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TELEPHONE NO 561-314-0769 FAX NO 561-314-0770

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 14 AND 15
BLOCK 4
FIRST ADDITION TO TUSKEGEE PARK
PLAT BOOK 9, PAGE 65, B.C.R.
521 NW 13TH AVE., FORT LAUDERDALE, FL. 33311

CLIENT: CITY OF FORT LAUDERDALE, CRA
DATE: 05/21/25
DRWN BY: CDLR
CHK'D BY: JDLR
LAST FIELD DATE: 05/15/25
REVISIONS
JOB NO. ECS3817
SHEET NO. 01 OF 01

Exhibit 4

APPRAISAL REPORT

VACANT RESIDENTIAL PROPERTIES
NORTHWEST REGIONAL ACTIVITY CENTER
521 Northwest 13 Avenue
427 Northwest 20 Avenue
1207 Northwest 2 Street
420 Northwest 8 Avenue
FORT LAUDERDALE, FL 33311

by

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

for

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

June 13, 2025

Vance Real Estate Service

June 13, 2025

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

RE: Four (4) vacant residential properties in the Northwest Regional Activity Center
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of June 13, 2025. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

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

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

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

521 Northwest 13 Avenue, Fort Lauderdale, FL:	**$206,000**
427 Northwest 20 Avenue, Fort Lauderdale, FL:	**$143,000**
1207 Northwest 2 Street, Fort Lauderdale, FL:	**$156,000**
420 Northwest 8 Avenue, Fort Lauderdale, FL:	**$175,000**

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH ONE HUNDRED SEVENTY-SEVEN (77) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

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

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

MBA in Real Estate Development & Management
7481 Northwest 4th Street, Plantation, FL 33317-2204 954/583-2116 vanceval@att.net

Exhibit 5

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA

MODIFIED AND RESTATED

MARCH 15, 2016

Exhibit 6

2024 Florida Statutes

< Back to Statute Search

Title XII MUNICIPALITIES

Chapter 166 MUNICIPALITIES

SECTION 0451 Disposition of municipal property for affordable housing.

[1]166.0451 Disposition of municipal property for affordable housing.—
(1) By October 1, 2023, and every 3 years thereafter, each municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality or any dependent special district within its boundaries holds fee simple title which is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such property and specify whether the property is vacant or improved. The governing body of the municipality must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the governing body of the municipality shall adopt a resolution that includes an inventory list of such property. Each municipality shall make the inventory list publicly available on its website to encourage potential development.
(2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the municipality may be used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing, offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, sold with a restriction that requires the development of the property as permanent affordable housing, or donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the municipality or special district may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term "affordable" has the same meaning as in s. **420.0004**(3).
(3) Municipalities are encouraged to adopt best practices for surplus land programs, including, but not limited to:
(a) Establishing eligibility criteria for the receipt or purchase of surplus land by developers;
(b) Making the process for requesting surplus lands publicly available; and
(c) Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring reversion of property not used for affordable housing within a certain timeframe.
History.—s. 4, ch. 2006-69; s. 7, ch. 2023-17.

[1]Note.—Section 43, ch. 2023-17, provides:

"(1) The Department of Revenue is authorized, and all conditions are deemed met, to adopt emergency rules under s. 120.54(4), Florida Statutes, for the purpose of implementing provisions related to the Live Local Program created by this act. Notwithstanding any other law, emergency rules adopted under this section are effective for 6 months after adoption and may be renewed during the pendency of procedures to adopt permanent rules addressing the subject of the emergency rules.

"(2) This section expires July 1, 2026."

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2024 Florida Statutes

< Back to Statute Search

Title XXX SOCIAL WELFARE

Chapter 420 HOUSING

SECTION 0004 Definitions.

420.0004 Definitions.—As used in this part, unless the context otherwise indicates:

(1) "Adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility determined as provided in subsection (9), subsection (11), subsection (12), or subsection (17), based upon a formula as established by the United States Department of Housing and Urban Development.

(2) "Adjusted gross income" means all wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

(3) "Affordable" means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17).

(4) "Corporation" means the Florida Housing Finance Corporation.

(5) "Community-based organization" or "nonprofit organization" means a private corporation organized under chapter 617 to assist in the provision of housing and related services on a not-for-profit basis and which is acceptable to federal and state agencies and financial institutions as a sponsor of low-income housing.

(6) "Department" means the Department of Commerce.

(7) "Disabling condition" means a diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability, or the co-occurrence of two or more of these conditions, and a determination that the condition is:

(a) Expected to be of long-continued and indefinite duration; and

(b) Not expected to impair the ability of the person with special needs to live independently with appropriate supports.

(8) "Elderly" describes persons 62 years of age or older.

(9) "Extremely-low-income persons" means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually

by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

(10) "Local public body" means any county, municipality, or other political subdivision, or any housing authority as provided by chapter 421, which is eligible to sponsor or develop housing for farmworkers and very-low-income and low-income persons within its jurisdiction.

(11) "Low-income persons" means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(12) "Moderate-income persons" means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(13) "Person with special needs" means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

(14) "Student" means any person not living with his or her parent or guardian who is eligible to be claimed by his or her parent or guardian as a dependent under the federal income tax code and who is enrolled on at least a half-time basis in a secondary school, career center, community college, college, or university.

(15) "Substandard" means:

(a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;

(b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or

(c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

(16) "Substantial rehabilitation" means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

(17) "Very-low-income persons" means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the

median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

History.—s. 2, ch. 88-376; s. 1, ch. 89-121; s. 13, ch. 90-275; s. 72, ch. 2000-153; s. 36, ch. 2004-357; ss. 44, 53, ch. 2006-26; s. 14, ch. 2006-69; s. 323, ch. 2011-142; s. 7, ch. 2011-189; s. 146, ch. 2024-6.

Exhibit 3

PROPOSAL SUBMISSION

Habitat for Humanity® of Broward

CRA Revitalize Fort Lauderdale

Submitted to:
The City of Fort Lauderdale
Community Redevelopment Agency
914 Northwest 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Submitted by:
Broward County Habitat Community Housing Development Corporation
888 Northwest 62nd Street, 2nd Floor
Fort Lauderdale, Florida 33309

1.0 EXECUTIVE SUMMARY

This executive summary outlines a proposal focused on developing permanent owner-occupied affordable housing on four specific residential parcels located within the Northwest Progresso Flagler Heights Community Redevelopment Area. The specific properties include three vacant land parcels and one parcel with a dilapidated single-family home requiring demolition.

These properties are identified as:

- **427 NW 20 Avenue** (Property ID 5042 04 30 0960)
- **1207 NW 2 Street** (Property ID 5042 04 20 0330)
- **420 NW 8 Avenue** (Property ID 5042 03 01 2620)
- **521 NW 13 Avenue** (Property ID 5042 04 06 0680)

Broward County Habitat Community Housing Development Corporation (hereinafter BCHCHDC), proudly partners with Habitat for Humanity of Broward (HFHB) who has over 40 years of experience and a track record as a top affordable housing producer, employs a comprehensive, "turnkey" model that is well-suited to meet and exceed these requirements for maintaining permanent affordable housing. BCHCHDC will project manage the operation from inception to home closing to develop, construct, finance and close the homes to be built on these sites. BCHCHDC is proud to promote homeownership, by utilizing these vacant, residential lots for in-fill housing.

As a CHDO we are community based with a mission to serve low-income/workforce housing with AMI's between 50-120% of AMI. We have a history of being grassroots driven with a wealth of data based on including, involving, listening and acting upon the resident feedback of those we serve. Given the affordability crisis in Broward County, where less than 6% of our population can afford the median priced home and total units of affordable housing are shy by 150,000. This land grant allows for desperately needed home ownership units that BCHCHDC will leverage to maximize the intent of this grant. In addition, restrictive covenants will govern these properties to keep them 'affordable' over time and ensure sustainability will carry with these properties for the target population.

Integrated Approach: BCHCHDC functions as a full-service non-profit organization leveraging its affiliation with HFHB to manage land development, construction, mortgage lending, homeowner readiness education, selection, and continued family support. This integrated approach ensures long-term sustainability and equitable homeownership.

Sustainable Mortgage Lending: BCHCHDC directly addresses affordability through its affiliation with HFHB by serving as its own mortgage lender. HFHB provides low-interest rate mortgages, requires no money down (excluding initial escrow costs), and does not require Private Mortgage Insurance (PMI). These substantial subsidies save families hundreds of thousands of dollars over the life of the loan, ensuring homeownership remains truly affordable and sustainable. The payments received from existing homeowners are reinvested into future homes, creating a perpetual cycle of affordability. This financial model directly supports the long-term affordability requirements of Section 420.0004 by keeping monthly housing costs within the 30% income threshold.

Rigorous Homeowner Selection and Education: BCHCHDC implements a competitive and rigorous selection process for homeowners by partnering with HFHB, targeting workforce housing up to 120% AMI, per this RFP cap. Selected families participate in an intensive 12–18-month Future Homeowner Program covering budgeting, home maintenance, financial literacy, and civic involvement. This program, combined with required "Sweat Equity Hours" (300 hours), prepares families for successful, long-term homeownership. This robust preparation, along with ongoing wraparound support and loan servicing, results in a remarkably low foreclosure rate averaging under 1%, underscoring the success of the program and significantly contributing to the permanent aspect of affordable housing.

Cost Efficiency and Subsidies: BCHCHDC leverages partnerships, donors, and government funds to subsidize every home. Our non-profit status means we do not seek profit. Cost reductions are also achieved through access to a national supply chain, a "volunteer army", and product donations. These efforts ensure homes are built cost-effectively and remain affordable for families, consistent with the need to deliver cost-effective housing.

Green Building Practices: BCHCHDC constructs quality architectural designs and sustainable, energy-efficient homes that adhere to LEED building standards by leveraging HFHB construction Department Services. Features like impact windows, LED lighting, Energy Star appliances, and efficient HVAC systems reduce utility bills for homeowners, further enhancing the long-term affordability and sustainability of the homes.

By integrating its roles as developer, builder, lender, and family support provider, BCHCHDC's partnership with HFHB established model ensures that projects like the development of these four parcels would not only create immediate affordable homeownership opportunities but also guarantee their permanent affordability and sustained positive impact for future generations, fully aligning with the stringent requirements of Florida Statute Section 420.0004.

2.0 PROPOSER OVERVIEW

Established in 2020, Broward County Habitat Community Housing Development Corporation has provided affordable homeownership for thousands of residents in Broward County under its affiliation with HFHB. Among the 1,200 Habitat affiliates in the nation, HFHB is in the top 40 (3%) producers and is consistently ranked in the top 15 builders overall for Broward County. Over the 40+ years serving this county, the work has evolved with progressive designs and a full portfolio of products from single to multi-family designs. The ability to partner with terrific architectural talent to create homes that are beautiful, but also value engineered to be affordable and sustainable has proven to be key to many of the partnerships we have forged. BCHCHDC administrative office is located at 888 NW 62nd St. 2nd Floor in Fort Lauderdale, FL 33309. Habitat for Humanity of Broward is the sponsoring agency of BCHCHDC. The organization is in good standing, as detailed in Section I, Attachment A: Legal Entity Documentation (SunBiz record provided). HFHB is committed to BCHCHDC's success and grassroots community approach to drive and represent lower income communities creating higher quality of life through its commitment to develop affordable housing via the stability and empowering road of homeownership.

Qualifications & Experience: BCHCHDC through its partnership with HFHB is a full-service, wraparound non-profit organization focusing on land acquisition and development, construction, mortgage lending, homeowner readiness, education & selection, and continued family support. One of the many benefits of partnering is that we can deliver a "turnkey" product for municipalities with HFHB's built-in, time-tested wrap-around program encompassing everything from land development, construction, to qualifying and selecting homeowners. In addition, our partnership also finances and services its mortgages, ensuring long term sustainability and equitable homeownership for our community's hard-working families.

To date, this partnership has empowered thousands in our county to achieve economic stability and improve their quality of life through affordable homeownership. Our low interest mortgages and closing cost assistance make homeownership affordable for hardworking families in Broward County. By partnering with HFHB mortgage company, payments received from current homeowners are invested back into the work, thus current homeowners become donors for future homeowners.

With over 40 years' experience building in Broward County, HFHB has successfully partnered with municipalities, the County itself, and hundreds of private sponsors, donors, and corporations to make thriving communities possible in Broward.

Project Contacts: Nancy Robin [nancy@habitatbroward.org], (954) 809-9685, Name of representative to act on behalf: Alex Nesar, (954) 547-8935. Lead Project Manager: Tish Johnson, (954) 396-3030.

ORGANIZATIONAL CAPACITY

Beyond land and construction experience and a 42-year history of strong delivery, in affiliation with HFHB, BCHCHDC also has a proven track record financially. Fiscally responsible and solid with the highest ratings year-over-year. HFHB is rated not only by outside agencies, receiving awards and accolades and the highest of ratings, but also year-over-year unqualified third-party audits. HFHB has earned a solid reputation in the community and has an impressive donor support base in foundations, individuals and corporations. This translates to BCHCHDC being nimble and able to finish any projects and developments it starts.

By way of its affiliation with HFHB, BCHCHDC not only has an incredible local network, but the scope of HFHB's worldwide network creates an intelligence and resource hub like no other. BCHCHDC has this network at its disposal to leverage. HFHB is a rich resource for any type of trend or best practice related to affordable housing. There is nothing HFHB is not doing somewhere in some manner. In addition, projects like this one become a national focus and study. It is a powerful platform for municipalities to showcase their efforts and partnerships.

The support HFHB has also extends to what we call a volunteer army with thousands of volunteers contributing hundreds of thousands of hours. By way of its affiliation with HFHB, BCHCHDC has an incredible track record in engaging community. HFHB's volunteer leaders are widely respected and often requested to lead some of HFHB's high profile national Carter Builds.

In addition, HFHB has widely recognized homeowner programming, that extends beyond the basic HUD and financial readiness training. HFHB's program covers a wide variety of topics including health and wellness, nutrition, civic engagement, homeowner association management and leadership as well as being a good neighbor. This programming is also encompassed in our Youth Empowerment Program which conducts a similar age-appropriate curriculum. A tremendous sense of caring, cohesiveness and community results as families go through not only the educational programming but also work with each other to build their homes and that of their neighbors.

3.0 PERFORMANCE DELIVERY PLAN AND DEVELOPMENT TEAM

In affiliation with HFHB, BCHCHDC has vast experience in the creation of affordable, sustainable and beautiful communities. BCHCHDC, deep community roots and project management abilities combined with partner, HFHB capabilities and experience with ground up development projects, from major infrastructure work, including but not limited to installation of roads, electric, communication, sewage, and water systems. Further, HFHB has successfully managed the bidding, procurement of materials, subcontracting and scheduling of all permitted work, including but not limited to: foundations and exterior walls; mechanical systems; and drywall on all projects.

HFHB's unique model creates a wraparound service, delivering affordable homeownership at an affordable rate, on schedule and within budget.

- **Builder:** In affiliation with HFHB, BCHCHDC has experience building various housing products such as single-family homes, duplexes, multi-family townhomes, infill and complete communities as well critical repairs and rehabs. Also, BCHCHDC has a track record of performing ADA adaptations when needed. HFHB's products and large-scale projects span Broward County and are featured in over half the cities in Broward. The organization has letters of recommendation and referrals from multiple municipal partners citing the ease of partnership.
- **Funder:** In affiliation with HFHB, BCHCHDC leverages every dollar it receives from funders, donors, government, and other partners to ensure construction is under budget, on schedule and that homes remain affordable. This is accomplished through economies of scale on several fronts. The first is HFHB's access to a national supply chain via HFHB's national network. The second is our volunteer army which reduces contractor expenses. Lastly, we are also blessed to receive product donations from local business partners. As a non-profit organization, BCHCHDC does not seek to make a profit from this build, making it a unique building partner.
- **Educator:** In affiliation with HFHB, families in the BCHCHDC program invest an average of 12-18 months over the course of this time before moving into their homes and receiving their mortgage. Over the course of the 18 months, the families, including children via the Youth Empowerment Program/YEP, complete the homeowner education program on homeowner basics, financial literacy, post-closing maintenance, civic involvement, good neighbor etiquette, and more. This educational component guarantees families are equipped for their next chapter, that their new community flourishes and that their new community receives happy, healthy residents. The beautiful byproduct of this programming is when families and their children are going through classes and building their actual homes together, an incredible sense of community is formed even before the actual finished construction.

- **Mortgage Lender:** In partnership with HFHB, HFHB underwrites, originates, and lends to all families in the program a fixed rate low or zero interest mortgage. The principal loan amount/sales price of the home is dependent on the final appraised value with potential down payment assistance available on a case-by-case basis. In addition, as the mortgage lender, HFHB can work with families who face hardship to avoid delinquency and/or foreclosures. As the lender, HFHB is able to remove many of the barriers to homeownership. The first being interest rate, even in a low-interest rate environment, HFHB's ability to subsidize the rate of interest, essentially cuts the payment in half. With interest rates now up to 6-8% the impact of this is even more dramatic with equity built faster for our homeowners, and hundreds of thousands of dollars saved in interest payments over the life of the loan. In addition, HFHB requires no down payment, another huge barrier and, again because HFHB is the lender, there is no Private Mortgage Insurance (PMI), further reducing the payment amount and increasing affordability to make the dream of homeownership attainable for hard working families.
- **Servicer:** In affiliation with HFHB, following the home closing, HFHB remains a partner through servicing and wraparound support provided to families. HFHB's program boasts long term success with foreclosure rates at less than 1%, puts them amongst the lowest in the country when compared to conventional and/or FHA. BCHCHDC stays in communication with families during times of trial to ensure the community continues to succeed and the city benefits from strong, stable families.

By way of its affiliation with HFHB unique full-service model, BCHCHDC has a history of success of over 5 years. HFHB has earned the reputation of being ranked one of the most 'beloved and trusted brands' nationwide. In addition, Ranked at 26 in the nation, Habitat for Humanity ranks amongst the top producers on the 2024 Builder 100 list. HFHB's structure is a federated model, a movement with a fascinating history that was born out of the desire that everyone deserves a decent place to live. With close to a thousand affiliates nationwide and operations in another seventy countries, HFHB is a network with global cutting-edge intelligence and resources leveraged by all so that more can be done.

HFHB was one of the earliest affiliates and has a rich forty-two-year history serving Broward County. With thousands of individuals served, over 700 homes built, including infill and communities, hundreds of rehabs and critical repairs along with neighborhood revitalization and disaster recovery efforts, HFHB is ranked amongst the top 3% in the country. To achieve this work is truly a unique model of bringing community together; public, private and independent sectors all working in unison to make a difference.

As a subsidiary of HFHB, BCHCHDC consistently ranks as a top-rated charity with Platinum and 4 of 4 stars by all rating agencies. With year over year unqualified audits, HFHB's efficiency and financial strength contribute to its reputation to effectively execute on any project it undertakes.

Under its affiliation with HFBH, BCHCHDC has assembled a senior team of varied experience in each of its operational areas. It is a lean team boasting efficiency in every area. The reason for this efficiency is the power of partnerships both with the global resources at our disposal as well as the local partnerships established at the highest level who lean in with full resources, along with their hearts and souls to make a difference.

KEY STAFF & ASSEMBLAGE OF THIS PROJECT TEAM

BCHCHDC

Tish Johnson: Executive Project Manager
Tish has over 25 years of experience in design, planning, permitting and due diligence. Since joining BCHCHDC in 2023, Tish oversees managing complex, special projects while delivering quality and efficiency at every stage. Tish's passion for excellence drives her approach to development, ensuring each project meets the highest standards.

HFHB

Nancy Robin: CEO
A former Bank President and highly respected investment executive, Nancy joined HFHB in 2016 and has led it to become one of the top 40 most productive Habitats amongst 900 affiliates. With the sale of the bank, her passion was always economic empowerment, and HFHB was a natural fit. Nancy's financial acumen lends itself well to the HFHB model.

Alex Nesar: Vice President of Construction
Alex joined HFHB in 2016 and as Director of Construction, Alex oversees and takes ownership of all construction and development activities. He brings 22 years of acquired skills and experience in construction, project management, and subcontractor supervision to HFHB. In addition to overseeing all of HFHB's new construction, Alex also oversees the volunteer and critical repair divisions. While HFHB has a wealth of GC's, HFHB by its existence is a GC. Statute 489 included in the exhibits spells out HFHB's license to build due to its corporate status (See Section I, Attachment C for license documentation).

Erin Kozlowski: VP, Development & Communications

Erin a seasoned professional with a strong background in the non-profit sector, joined HFHB in 2025 as VP of Development and Communications. Her extensive expertise includes strategic partnerships, event planning, grants, and fundraising, having successfully driven significant revenue growth and created major gifts departments in her previous roles. Erin has a strong passion for creating philanthropic revenue and addressing the critical need of stable, affordable housing.

Donald Smith: Vice President of Family Services

As Family Services VP, he oversees HFHB's extensive homeownership readiness, education, and selection process. Donald is passionate about ensuring that all HFHB families receive the proper education and training to achieve successful homeownership. Prior to joining HFHB, he served leading property management efforts and was a Lifestyle Director for large master-planned communities across the nation.

Melonie Bully-Chambers: Vice President of Finance and Operations

Melonie joined HFHB in 2014 with a strong legal and accounting background. Melonie oversees HFHB's finance, compliance and facilities departments as well as HFHB's mortgage processing and servicing departments.

4.0 PROOF OF FINANCIAL CAPACITY

By way of its affiliation with HFHB, BCHCHDC is proud of the capacity and strength it has developed. It's focus on providing safe, decent, and affordable housing has never wavered. Today, it is more critical than even that BCHCHDC build as cost effectively as possible in order to keep homes attainable for working families.

Inflation and market trends have increased the costs to build, and BCHCHDC works to not pass these costs down to its future families as another barrier to their dreams of homeownership. BCHCHDC looks to its partners, funders, and supporters to make this possible. As part of its affiliation with HFHB, BCHCHDC is blessed to have access to HFHB's strong base of support and a proud 42-year history of successful output.

Another benefit of working with our partnership is the opportunity, if desired by the City and community, to participate in volunteer construction activities which serve to reduce HFHB's build costs and skyrocket community morale and engagement. HFHB's ability to amplify this build is another way to showcase Fort Lauderdale's commitment to quality of life and attainable housing for the entire community. The volunteer opportunities we find are tremendous culture and morale builders for all who participate.

As the sponsoring agency of the BCHCHDC, HFHB provides the financial and organizational backing necessary to support this initiative. Accordingly, the financial statements are presented on a consolidated basis to reflect the integrated resources and capacity of both entities. This affiliation demonstrates the financial stability and long-term sustainability required to successfully undertake and complete the proposed project (See Section II, Financial Statements).

5.0 DEVELOPMENT COST

Each cost category below reflects the proposed amount necessary to complete the Project.

Budget	Cost Category	TOTAL
Acquisition	Land/Acquisition	0
Hard Costs	Construction	1,040,000
	Site Work	160,000
Total Hard Costs		1,200,000
Soft Costs	Architect (design+supervison)	32,000
	Permitting & Impact Fees	36,000
	School Impact Fees	49,545
	Appraisals	2,400
	Surveys	15,000
	Soil Tests	6,000
	Misc. Expenses -, Insurance, repairs, maint,printing,water, electric	19,921
	Project Management and professional Fees	45,000
	Homebuyer Closing and Settlement Costs	72,000
Total Soft Costs		277,866
Total Costs		1,477,866

6.0 ESTIMATED SALES PRICE & TARGETED AMI

In our affiliation with HFHB, all Habitat affiliates adhere to Habitat for Humanity International (Habitat International) policies and standards. Habitat International sets these policies and standards to create best practices for the affiliate network to ensure consistency across mission and affordable housing development. Habitat Broward's adherence to these policies and standards are required to stay in good standing.

One such policy that is implemented at both the international and the local level is how home sales prices are projected and set. The Habitat International policy states that home sale prices are not set until after the home is complete and an independent appraisal is complete. As with every home Habitat Broward builds and sells to a qualified borrower, the mortgage and sale price are set based on this appraised value conducted immediately before closing. Therefore, HFHB cannot set a sale price before building and relies on estimates for proposals. Habitat sales prices will not exceed the set allowable HUD guidelines.

BCHCHDC typically prices homes at appraised value and subsidizes the difference between what the borrower can afford and the appraised value with DPA and a silent second. This practice also prevents potential flipping if the sales price set is substantially below market value.

Below is a table showing an example of the AMI and terms under Habitat's lending program vs a typical market rate loan. It illustrates the lending subsidy that Habitat Loan program provides. That said, if the homes are priced to sell at the estimated construction cost of $369,466.50, the example below provides an illustration of how the grant of this land is being leveraged not just through non-profit building and cost savings, but also through HFHB's portfolio subsidized mortgage program.

Table/Exhibit 1: COMPARISON OF SUBSIDY PROVIDED VIA BCHCHDC VS. OTHER PREFERRED PROGRAMS. SAVINGS/SUBSIDY AND ABILITY TO SERVE MORE DEEPLY ON AMI

Exhibit 1				
COMPARISON OF SUBSIDY PROVIDED VIA BCHCHDC VS. OTHER PREFERRED PROGRAMS. SAVINGS/SUBSIDY AND ABILITY TO SERVE MORE DEEPLY ON AMI				
Description	Habitat 1st Time Homebuyer 30 year fixed Loan Program	Notes	Market 1st Time Homebuyer 30 year fixed Loan Program	Notes
Sales Price	$369,466.50		$369,466.50	
Down Payment	0	Habitat requires 300 hours of 'Sweat Equity' in lieu of a cash down payment.	$11,083.98	3% down and assumes no PMI
Estimated Closing Costs/Prepays and escrows paid by borrower	$3,000	Habitat subsidizes closing costs above 3K. Savings avg to borrower $11,335.28	$14,335.28	
Total Out of Pocket Required by Borrower	$3,000		$25,419.26	
Mortgage Amount	$369,466.50		358,382.52	
PMI (typically required with under 20% down)	Not required		Assumed not required	
Principal and Interest	$1,026.30	Saves $785 per month over market $282,853 over the life of the loan	$1,812.00	Assumes a market rate of 6.5%
Estimated Taxes and Insurance	$560.00		$560.00	
Total Estimated Monthly Payment	$1,586.30		$2,372.00	
Minimum Income Required to purchase	$63,452	71% AMI min	$94,880	106% AMI min

The homes will be marketed to families whose gross annual income does not exceed 120% of the Area Median Income (AMI), as per this RFP cap. BCHCHDC helps to empower and further prepare hard-working families, the backbone of our communities, for the life-changing journey of homeownership. BCHCHDC works to provide homeownership for low-income families in need of safe, affordable housing. BCHCHDC ensures a family's housing payments (including principal, interest (if any), taxes, and insurance) will be structured so they do not exceed 30% of their income.

7.0 FINANCIAL PLANNING

This project will be completed without the use of outside financing. As the sponsoring affiliate, HFHB has the necessary funds on hand to fully support this build. The project is shovel-ready, with all resources in place to move forward immediately upon approval. There are no outstanding interim or permanent financing commitments applicable to this project.

BCHCHDC in partnership with HFHB maintains a strong financial standing and sound fiscal management practices.

SOURCES AND USES				
Cost Category	CRA Contribution	Donations Raised (1)	Donations to be raised (2)	Total sources
Land	In kind (value 680,000)	n/a	n/a	In kind
Construction		1,040,000		1,040,000
Site Work		160,000		160,000
Soft Costs		277,866		277,866
Totals		1,477,866		1,477,866

(1) See consolidated financial statements in Section II. Sources for funding come from private and public donations. For this proposal private fundraising has been secured and evidenced by cash on hand as shown on financials. There is no source of funds on the sale of the house, our costs are covered via fundraising. When the unit is sold BCHCHDC partners with Habitat, the GC and also Habitat who is the mortgage originator/holder.
(2) Any potential shortfall will be covered with additional fundraising.

8.0 PROFORMA

PROFORMA	
Income	
Contributions/Donations	1,477,866
Sale of Homes	1,477,866
Total Revenue	2,955,732
Expenses	
Construction	1,040,000
Site Work	160,000
Soft Costs	277,866
Mortgage Loan to each homeowner (no interest/revenue)	1,477,866
Total Expense	2,955,732
Net Profit	---0----

While the sale of the home is recognized on the financials as revenue, there is no cash that changes hands, the builder is the mortgage holder, and the amount of the sale is lent at no interest. The funds to build are from fundraising and volunteer contributions. It is not the traditional model where the Developer borrows money to build the home, sells it and gets his/her cost +any profit via the end loan made to the buyer by a traditional lender.

9.0 CONCEPTUAL PLANS, BUILDING FEATURES AND AMENITIES

At this stage, conceptual plans for each parcel including site plan, landscape plan, floor plan, and elevations have been prepared as illustrative, not to scale plans to provide a general vision for development across the parcels. Conceptual plans have been prepared by HFHB in partnership with BCHCHDC and will serve as the foundation for final design. Each home will reflect HFHB's proven building standards, incorporating quality, energy-efficient materials, durable construction methods, and thoughtful design features that promote long-term sustainability and affordability for homeowners.

A single base plan has been designed that can be adapted to each lot, with flexibility for either a three- or four-bedroom single-family home and where zoning and lot size allow, we also have included our duplex model. These plans represent HFHB's high-quality template designs that have been successfully built across Broward County, reflecting years of experience in delivering durable, energy-efficient housing. The exact home model and configuration for each site will be finalized upon further review. Final design will take into consideration site layout, orientation, and utility connections to ensure compatibility with neighborhood context and efficient use of land.

HFHB DESIGN STANDARDS

Affordability is defined by more than a purchase price. While we may measure affordability by the bottom-line cost of the mortgage and how it's factored into monthly payments, that is only a small part of the equation. Equally as important is the long-term affordability and sustainability of owning the home, including utility costs, maintenance and repair costs, taxes and insurance rates, and necessary future upgrades. Long-term affordability plays into the financial reliability of the home and the security that comes from it.

For each decision we make on systems and features that may increase the initial cost or sales price of the home, we weigh heavily on how much these features can save the buyer in the long term. BCHCHDC in affiliation with HFHB is intentional in its design to long term cost savings and commitment to sustainability, while also creating a product that is undisguisable from market rate units.

DESIGN ELEMENTS

Curated Design Features
• Modern home design reflective of surrounding community • Lush landscaping with native plants • Decorative stucco & designer exterior paint schemes • Marble windowsills • Concrete driveways • Dimensional shingle roofs

Kitchen and Bath Features
• Wood cabinets • Open floor plan design • Chrome kitchen & bath fixtures • Master bath walk-in shower & bathtubs in secondary bath

Efficiency and Sustainability
• Energy Star HVAC, water heater, refrigerator and dishwasher & electric 30' range with self-clean • Energy efficient modern light fixtures • Low E Impact resistant exterior windows and doors & hurricane rated garage door • Smoke and carbon dioxide detectors • Washer/dryers

HFHB proudly builds sustainable, energy-efficient homes that are both environmentally friendly and cost-effective for low-income homeowners. HFHB builds its homes according to L.E.E.D. building standards and meets the requirements to qualify as L.E.E.D and was awarded a Partners in Sustainable Building Program by Habitat for Humanity International.

All Habitat affiliates, including HFHB, adhere to Habitat for Humanity International (Habitat International). Habitat International makes sustainable building a priority around the world. From reducing utility bills through energy-efficient homes and renewable energy sources to cutting waste and construction costs with conscientious building practices, it is the organization goal to find ways to optimize our homes to benefit families and the environment. In affiliation with HFHB, we help families reduce their water consumption and save on bills. Over 15,000 gallons of water have been saved each year as a result of HFHB working alongside homeowners to install low-flow toilets and showerheads.

Additionally, by partnering with Florida Solar Energy Center, FPL's BuildSmart for Humanity Program, E3 Building Sciences and Abney Green Solutions, HFHB has identified proven methods to create the most efficient and cost friendly ways to build green homes.

These methods include:

- Impact windows and doors
- LED lighting
- Energy Star rated appliances and ceiling fans
- Efficient HVAC systems and installing A/C ducts inside air-conditioned space
- Using low-flow toilets and shower heads Installing programmable thermostats
- Using ceramic tile in high traffic living areas for durability
- Building extended (2 ft) roof overhangs for improved cooling and heating
- Capturing rainwater in well-designed retention areas and swales
- Planting shrubs and trees that are native to Florida

Please refer to conceptual plans provided below, which illustrate the proposed design approach for this project.

3 BEDROOM MODEL RENDERING

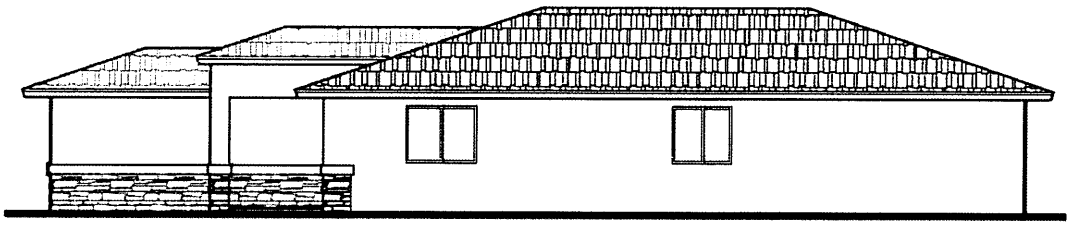
3 BEDROOM ELEVATIONS

FRONT ELEVATION

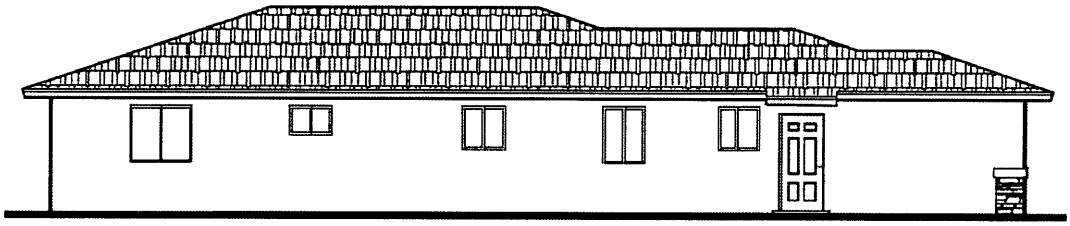
3 BEDROOM RESIDENCE

HABITAT FOR HUMANITY OF BROWARD

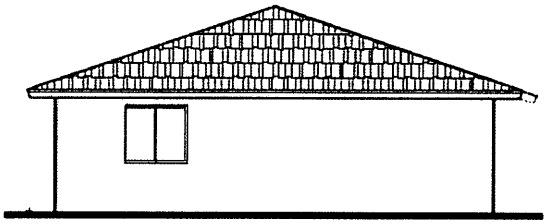
3 BEDROOM ELEVATIONS



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

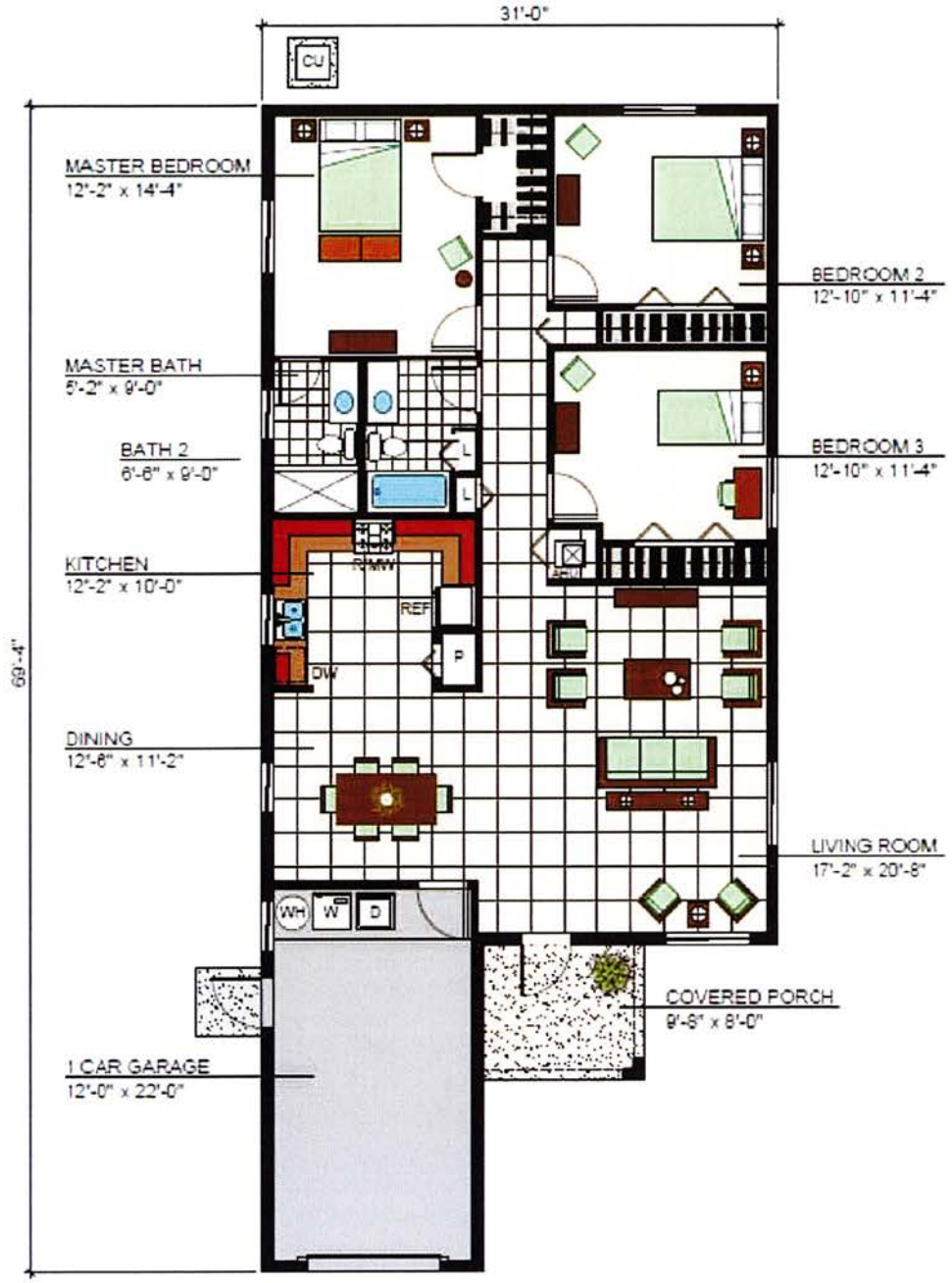


REAR ELEVATION

3 BEDROOM RESIDENCE

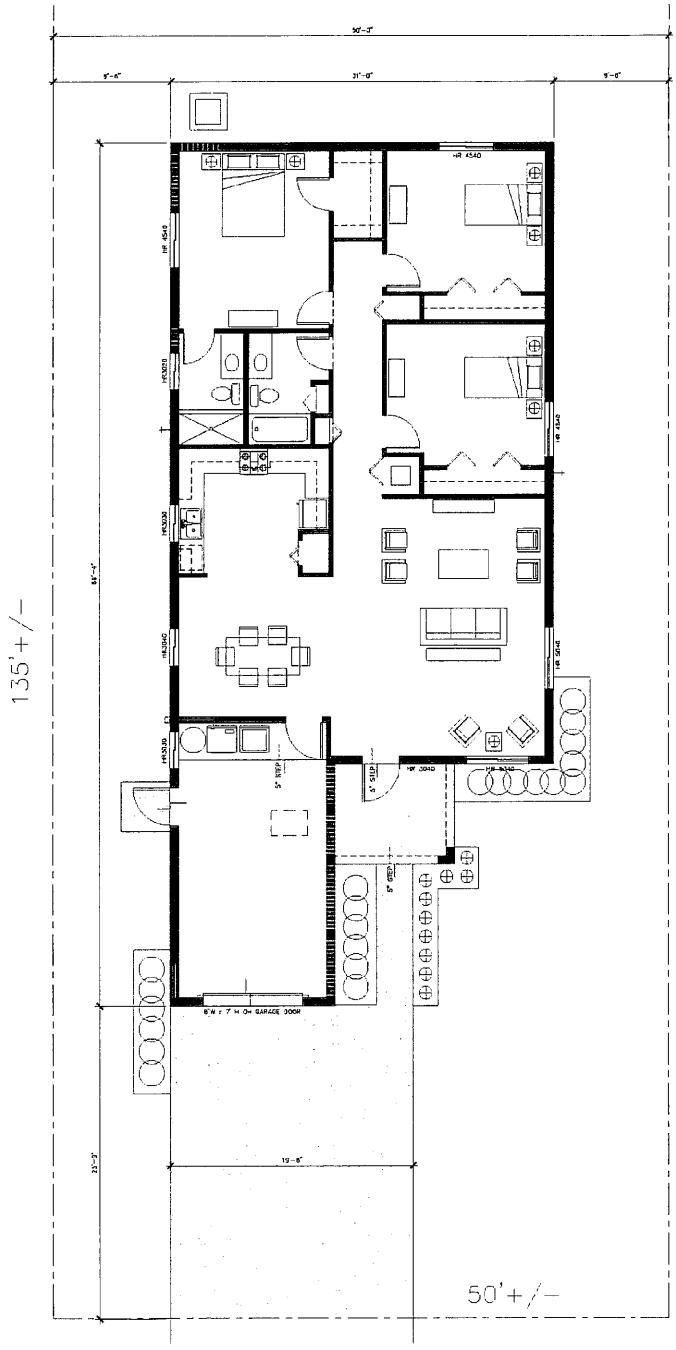
HABITAT FOR HUMANITY OF BROWARD

3 BEDROOM SITE & LANDSCAPE PLAN



3 BR FLOOR PLAN - 1,507 S.F.

HABITAT FOR HUMANITY OF BROWARD



SITE/LANDSCAPE PLAN

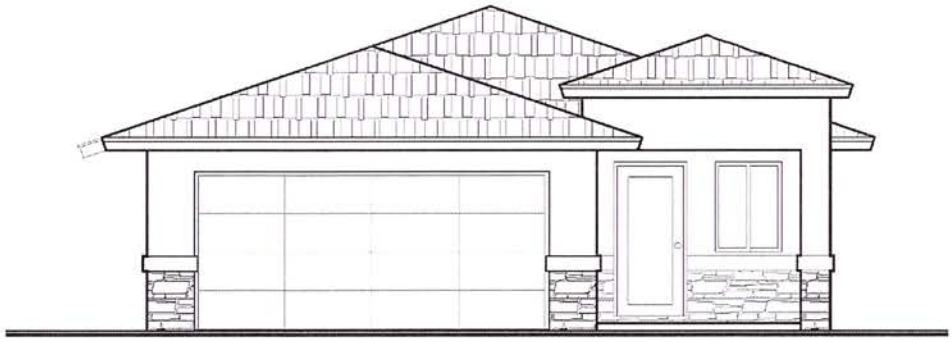
SCALE: 1/8" = 1'-0"

3 BEDROOM RESIDENCE

HABITAT FOR HUMANITY OF BROWARD DATE: 2/3/23

4 BEDROOM MODEL RENDERING

4 BEDROOM ELEVATIONS

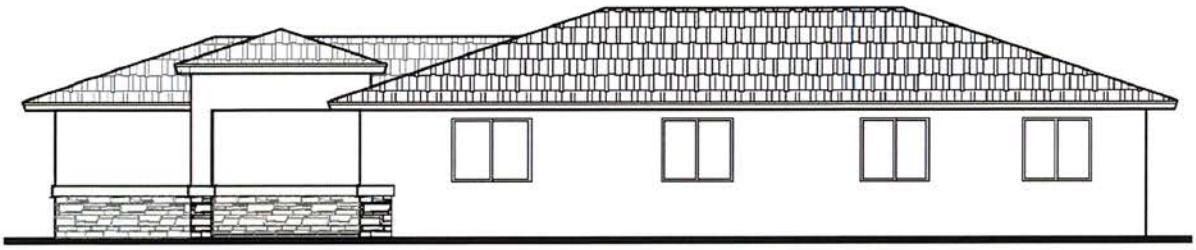


FRONT ELEVATION

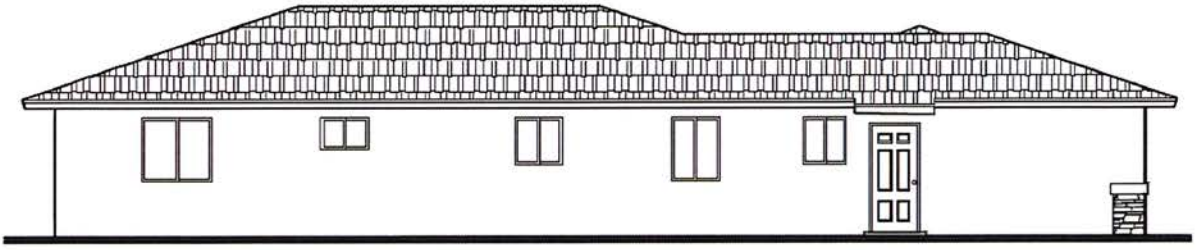
4 BEDROOM RESIDENCE

HABITAT FOR HUMANITY OF BROWARD DATE: 2/3/23

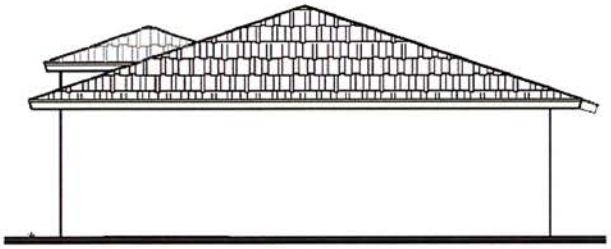
4 BEDROOM ELEVATIONS



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

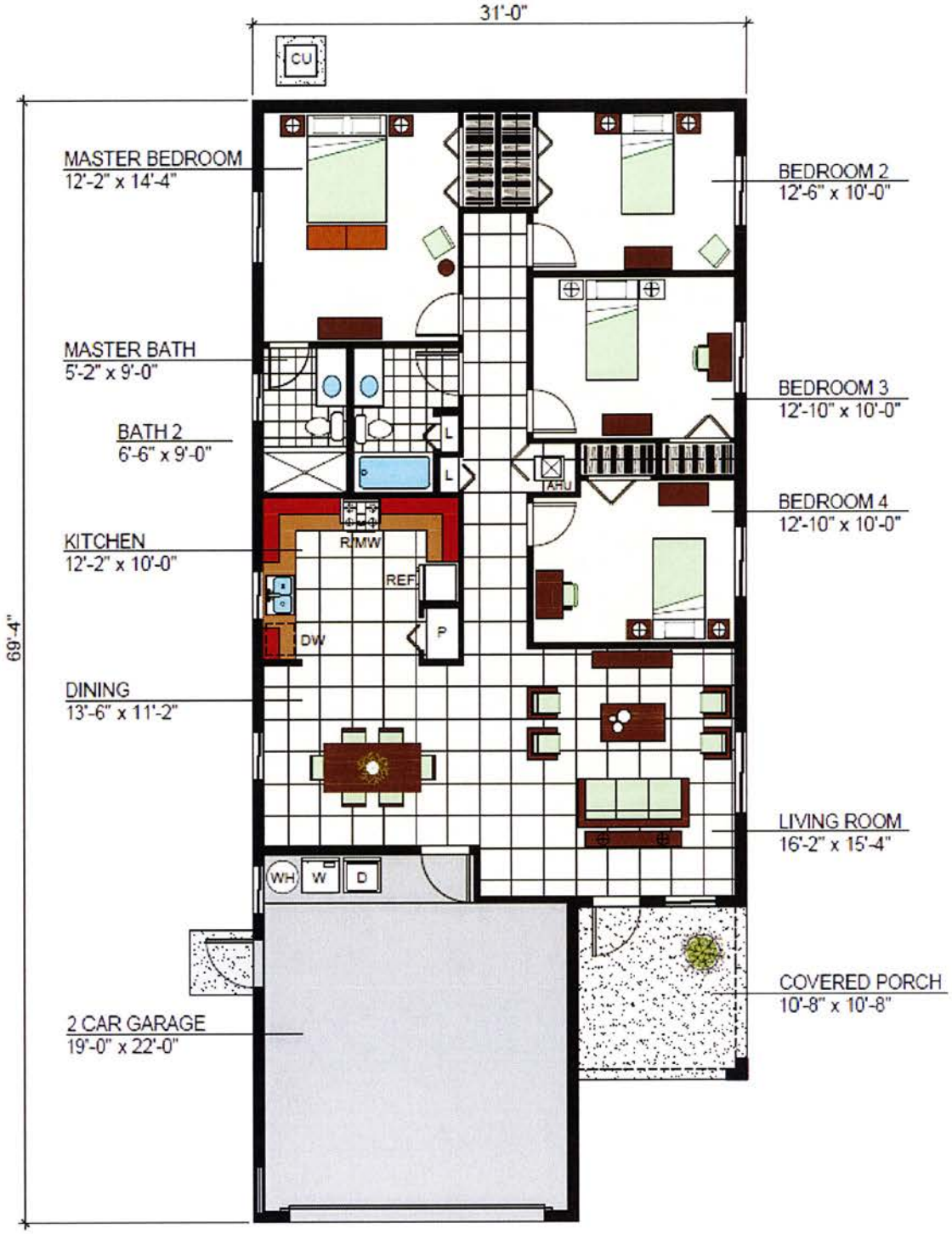


REAR ELEVATION

4 BEDROOM RESIDENCE

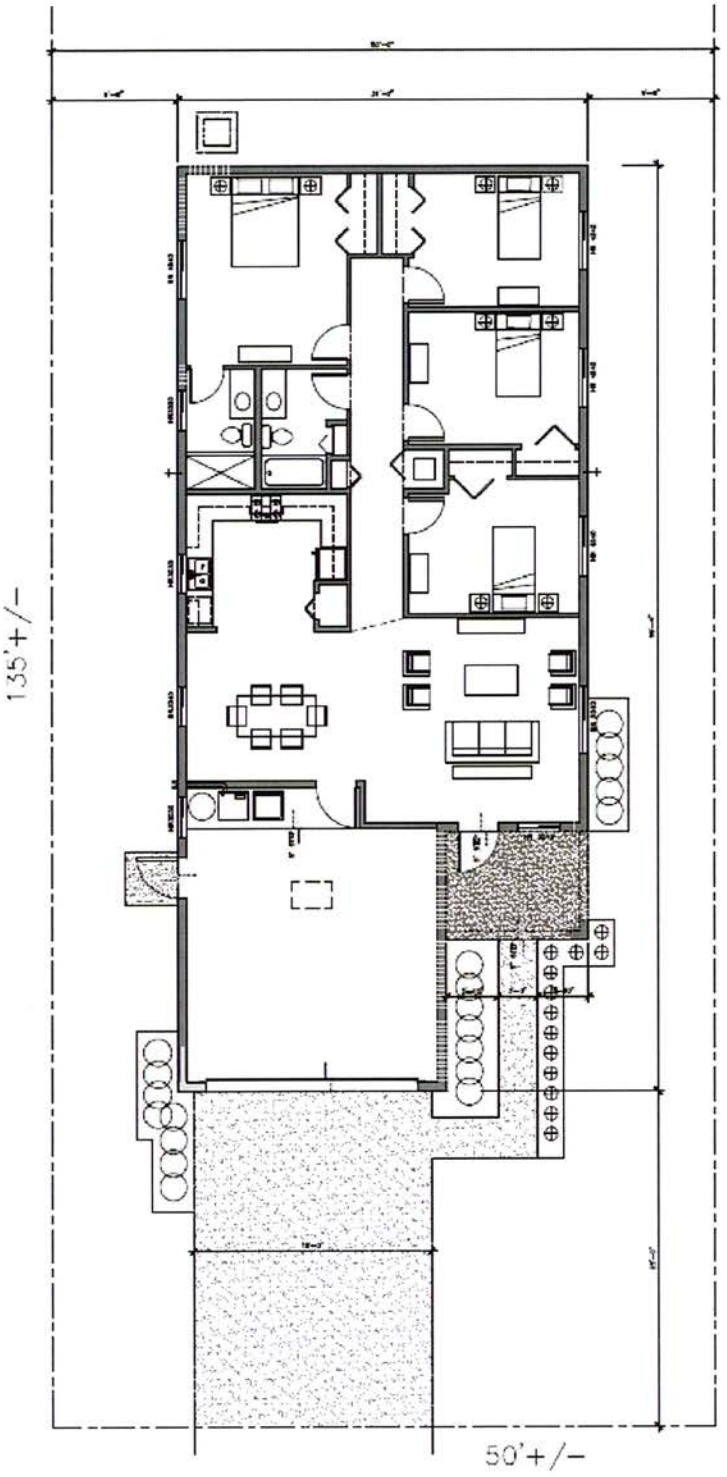
HABITAT FOR HUMANITY OF BROWARD

4 BEDROOM SITE & LANDSCAPE PLAN



4 BR FLOOR PLAN - 1,502 S.F.

HABITAT FOR HUMANITY OF BROWARD



SITE/LANDSCAPE PLAN

SCALE 1/8" = 1'-0"

4 BEDROOM RESIDENCE

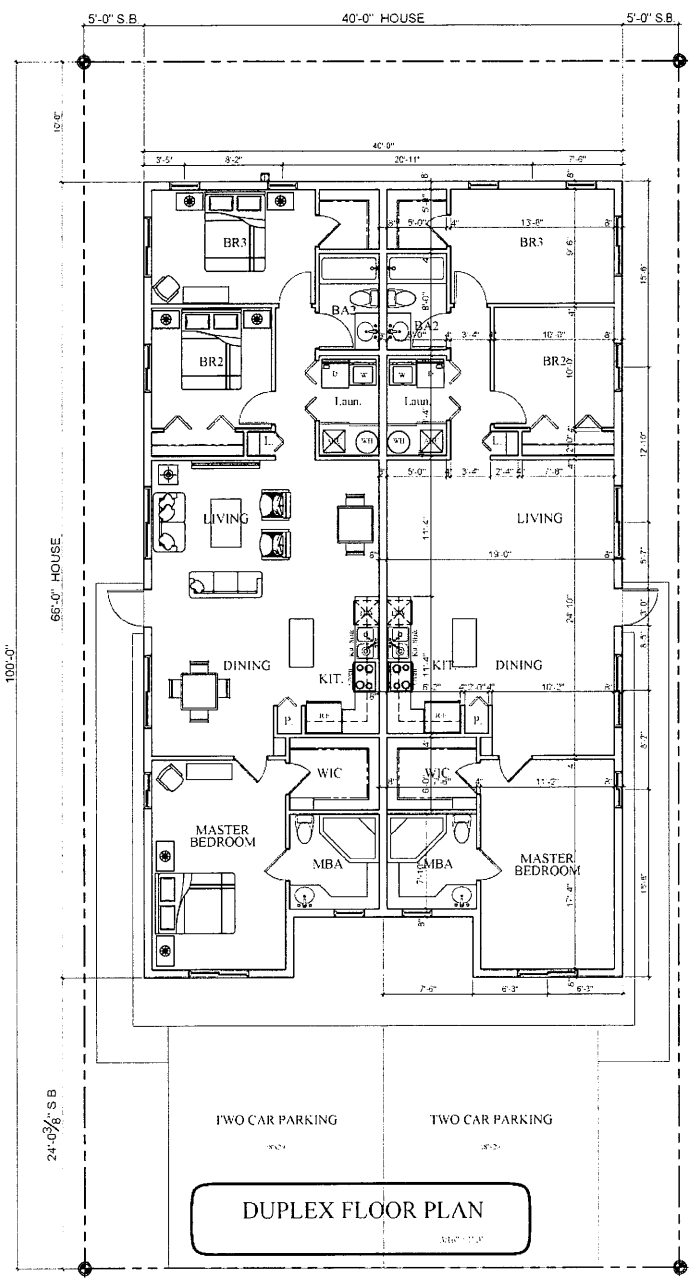
HABITAT FOR HUMANITY OF BROWARD

DUPLEX COMMUNITY RENDERING FLOOR PLAN

ELEVATION FROM PARKING
DUPLEX HABITAT COMMUNITY
3/16" SC

COLOR LEGEND
1. FASCIA & CROWN: ESPRESSO
2. TRIM & CASING: SATURNIA STONE
3. FIELD COLOR: LIGHT CREAM WHITE

The Benedict Bullock Group, PA



DUPLEX FLOOR PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DUPLEX
HABITAT COMMUNITY

Benedict Bullock

Brian Bullock
Architect
AR 95754

DUPLEX

SCALE	DRAWING NUMBER
DATE 11-13-18	A-1
DRAWN/CHECKED JTB	
JOB NUMBER BH1801	

10.0 DEVELOPMENT SCHEDULE

The table below lists the main work tasks required to complete Project objectives before the term of the Agreement expires. BCHCHDC will be contracting and working with GC, builder, and developer HFHB to develop and construct the units on this site.

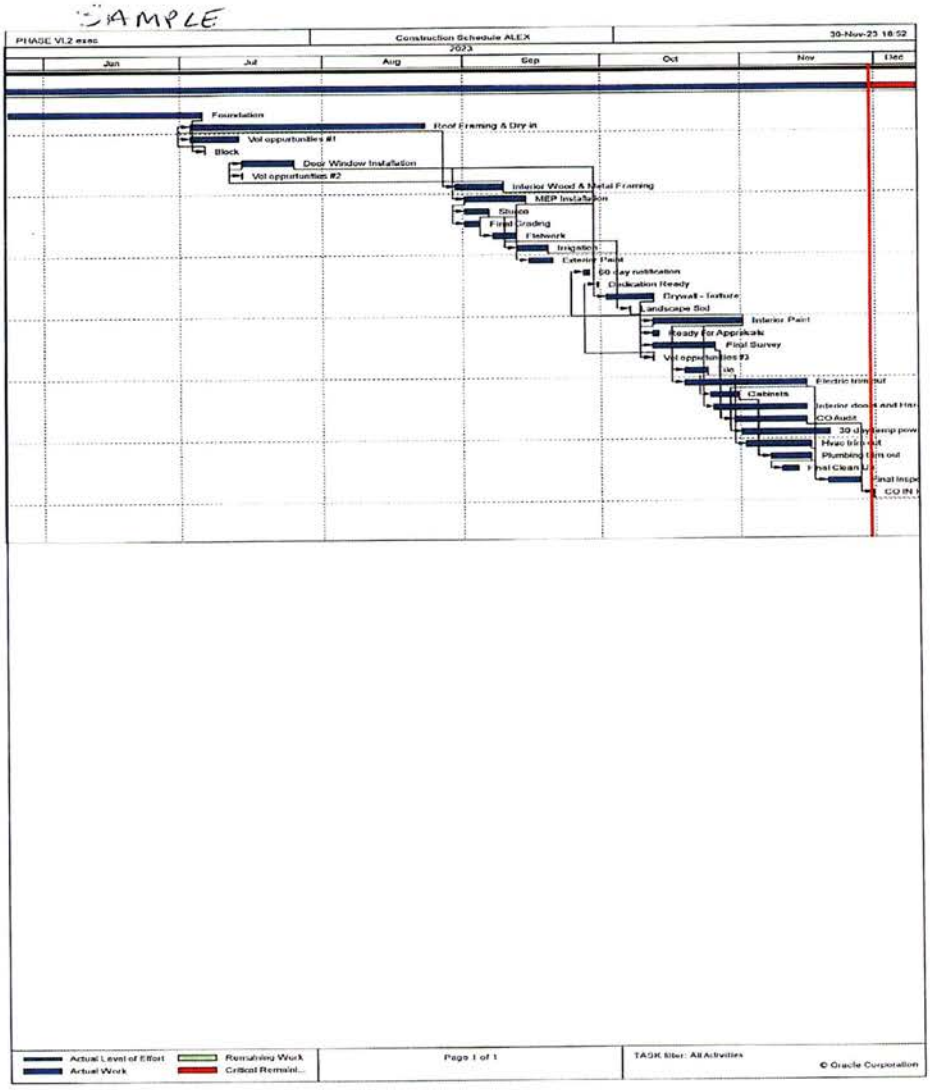
Phase	Time Frame	Activities	BCHCHDC Project Manager	HFHB Staff Responsible
Pre-construction Activities	1/2026-8/2026 8 Months	Contract Award, Notice to Proceed, Procurement and Permitting, Lot Prep and Pre-development activities commence. Homeowner Selection begins. Groundbreaking Ceremonies with City and VIP's Marketing Begins	Tish Johnson-Project Lead through-out	Nancy Robin Alex Nesar Donald Smith Erin Kozlowski
Commencement of Construction	9/2026-4/2027 8 Months	Vertical Construction begins. Volunteer Opportunities begin: Interior, framing, windows and roofing Homeowner Classes and youth programs begin		Alex Nesar Donald Smith
On-going Construction	5/2027-11/2027 6 Months	Construction continues Volunteer opportunities: Wall furring, Interior Exterior Paint, and Landscape Homeowner assignments -Stake Your Claim Ceremonies commence		Alex Nesar Donald Smith
Completion	12/2027-1/2028 2 Months	Certificate of Occupancy Dedication Ceremony with City of officials, families, Donors and other VIP's		Alex Nesar Donald Smith Melonie Bully-Chambers

		Transfer of Homeownership: Mortgage closings and Move-In		
CONSTRUCTION TO HOMEOWNER MOVE-IN ~24 MONTHS				

In addition to adhering to the detailed construction above, BCHCHDC also utilizes construction scheduling and project management systems to ensure projects are in budget and on schedule. Once the project goes into production, formalized schedules are developed per samples shown below. Please see attached schedule exhibits below.

DEVELOPMENT BUILD SCHEDULE (SAMPLE)

SAMPLE



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DEVELOPMENT BUILD SCHEDULE (SAMPLE)

SAMPLE

PHASE VI.2 exec | Construction Schedule ALEX | 30-Nov-23 18:53

Activity ID	Activity Name	Original Duration	Start	Finish	Calendar
02 WBuild 174-177		306	23-Dec-22 A	24-Feb-24	
A1000	Construction Duration	368	23-Dec-22 A	24-Feb-24	7-Day Workweek
A1020	Start Construction	0	23-Dec-22 A		7-Day Workweek
A1030	Foundation	20	24-May-23 A	05-Jul-23 A	7-Day Workweek
A1050	Roof Framing & Dry-in	30	03-Jul-23 A	23-Aug-23 A	7-Day Workweek
A1060	Vol oppurtunities #1	10	03-Jul-23 A	13-Jul-23 A	7-Day Workweek
A1040	Block	5	06-Jul-23 A	06-Jul-23 A	7-Day Workweek
A1080	Door Window Installation	10	14-Jul-23 A	25-Jul-23 A	7-Day Workweek
A1350	Vol oppurtunities #2	1	14-Jul-23 A	14-Jul-23 A	7-Day Workweek
A1070	Interior Wood & Metal Framing	10	30-Aug-23 A	08-Sep-23 A	7-Day Workweek
A1090	MEP Installation	10	01-Sep-23 A	14-Sep-23 A	Trades - 5 Day
A1100	Stucco	5	01-Sep-23 A	06-Sep-23 A	7-Day Workweek
A1160	Final Grading	3	01-Sep-23 A	04-Sep-23 A	7-Day Workweek
A1140	Flatwork	5	07-Sep-23 A	12-Sep-23 A	7-Day Workweek
A1150	Irrigation	5	12-Sep-23 A	19-Sep-23 A	Trades - 5 Day
A1110	Exterior Paint	5	15-Sep-23 A	20-Sep-23 A	7-Day Workweek
A1330	60 day notification	1	27-Sep-23 A	28-Sep-23 A	7-Day Workweek
A1280	Dedication Ready	1	30-Sep-23 A	30-Sep-23 A	Saturday Volunteer
A1120	Drywall - Texture	5	02-Oct-23 A	12-Oct-23 A	Trades - 5 Day
A1240	Landscape Sod	1	07-Oct-23 A	07-Oct-23 A	Saturday Volunteer
A1130	Interior Paint	5	12-Oct-23 A	01-Nov-23 A	Standard 5 Day
A1220	Ready For Appraisals	1	12-Oct-23 A	13-Oct-23 A	7-Day Workweek
A1250	Final Survey	1	12-Oct-23 A	26-Oct-23 A	Trades - 5 Day
A1360	Vol oppurtunities #3	1	12-Oct-23 A	12-Oct-23 A	7-Day Workweek
A1170	Tile	5	19-Oct-23 A	24-Oct-23 A	7-Day Workweek
A1180	Electric trim out	4	19-Oct-23 A	15-Nov-23 A	Trades - 5 Day
A1200	Cabinets	5	25-Oct-23 A	31-Oct-23 A	7-Day Workweek
A1310	Interior doors and Hardware	5	26-Oct-23 A	15-Nov-23 A	7-Day Workweek
A1290	CO Audit	2	30-Oct-23 A	15-Nov-23 A	4 day city work week
A1230	30 day temp power	15	01-Nov-23 A	20-Nov-23 A	Trades - 5 Day
A1190	Hvac trim out	5	02-Nov-23 A	16-Nov-23 A	Trades - 5 Day
A1210	Plumbing trim out	6	07-Nov-23 A	16-Nov-23 A	Trades - 5 Day
A1300	Final Clean Up	3	10-Nov-23 A	13-Nov-23 A	7-Day Workweek
A1270	Final Inspections	5	20-Nov-23 A	27-Nov-23 A	4 day city work week
A1340	CO IN HAND	1	30-Nov-23 A	30-Nov-23 A	4 day city work week
A1390	Home Closing	30	18-Dec-23*	20-Jan-24	7-Day Workweek
A1380	Punchlist received/completed	30	22-Jan-24	24-Feb-24	7-Day Workweek
A1370	End Construction	0		24-Feb-24	7-Day Workweek

Page 1 of 1 | TASK filter: All Activities

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11.0 CHDO CERTIFICATION

CITY OF
FORT LAUDERDALE
FLORIDA

October 2, 2024

Broward County Habitat Community Housing Development Corporation(BCHCHD)
888 NW 62 Street
Fort Lauderdale, Florida 33309
Melonie Bully-Chambers

Dear Ms. Chambers,

This letter is in response to your recent application for certification as a Community Housing Development Organization (CHDO) under the 2024-2025 HOME Program for the City of Fort Lauderdale.

It is my pleasure to inform you that your non-profit agency has met all of the necessary requirements for CHDO certification as of October 1, 2024.

BCHCHD is now eligible to apply for any HOME set-aside funds designated for CHDOs made available during the 2024-2025 Program Year (10-1-24 thru 9-30-25). Recertification will be required for each Program Year and when you are awarded HOME Program CHDO Funds.

Please feel free to contact me at the information below if you have questions.

Sincerely,

Avis A. Wilkinson

Avis A. Wilkinson, Housing Programs /SHIP Administrator
Housing & Community Development
914 Sistrunk Blvd, Ste 103
Fort Lauderdale, Florida 33311

CITY MANAGER'S OFFICE
Housing & Community Development (HCD) Division
914 Sistrunk Blvd. Suite 103, Fort Lauderdale, Florida 33311 | (954) 828-4527
www.fortlauderdale.gov

EQUAL OPPORTUNITY EMPLOYER

SECTION I - ATTACHMENTS

Attachment A: Certificate of Status

Attachment B: IRS Form 501(c)(3)

Attachment C: General Contractor's License

Attachment D: Summer 2025 Impact Report

Attachment A

Sunbiz.org Division of Corporations
an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
HABITAT FOR HUMANITY OF BROWARD, INC.

Filing Information

Document Number	769100
FEI/EIN Number	59-2320573
Date Filed	06/24/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/17/2020
Event Effective Date	NONE

Principal Address

501 West Broward Blvd
Fort Lauderdale, FL 33312

Changed: 04/13/2021

Mailing Address

505 West Broward Blvd
Fort Lauderdale, FL 33312

Changed: 04/13/2021

Registered Agent Name & Address

Robin, Nancy L
501 West Broward Blvd
Fort Lauderdale, FL 33312

Name Changed: 07/07/2016

Address Changed: 04/13/2021

Officer/Director Detail

Name & Address

Title TREA

PALMER, STEPHEN R
301 E. LAS OLAS BLVD
FORT LAUDERDALE, FL 33301

Title SECRETARY

BARRON, ROBERT
350 EAST LAS OLAS BLVD STE 1000
FT LAUDERDALE, FL 33301

Title CEO

Robin , Nancy
3564 North Ocean Blvd
Ft Lauderdale, FL 33308

Title P

KELLY, KOLB
401 E LAS OLAS BLVD - STE. 2250
FT. LAUDERDALE, FL 33301

Title T

PARDO, LILY
3564 N. OCEAN BLVD.
FORT LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2019	01/29/2019
2020	01/07/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
09/17/2020 -- Amendment	View image in PDF format
01/07/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
10/26/2017 -- Amendment	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
07/07/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
09/11/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
02/14/2014 -- ANNUAL REPORT	View image in PDF format
01/18/2013 -- ANNUAL REPORT	View image in PDF format
09/19/2012 -- ANNUAL REPORT	View image in PDF format
05/04/2012 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
06/10/2011 -- ANNUAL REPORT	View image in PDF format

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
BROWARD COUNTY HABITAT COMMUNITY HOUSING DEVELOPMENT CORPORATION

Filing Information

Document Number	N20000012858
FEI/EIN Number	85-3849693
Date Filed	11/16/2020
State	FL
Status	ACTIVE

Principal Address

888 NW 62ND ST
2ND FLOOR
FORT LAUDERDALE, FL 33309

Changed: 02/14/2022

Mailing Address

888 NW 62ND ST
2ND FLOOR
FORT LAUDERDALE, FL 33309

Changed: 02/14/2022

Registered Agent Name & Address

Bully-Chambers, Melonie
888 NW 62ND ST
2ND FLOOR
FORT LAUDERDALE, FL 33309

Name Changed: 04/13/2021

Address Changed: 02/14/2022

Officer/Director Detail

Name & Address

Title PD, Treasurer

Bully-Chambers, Melonie
888 NW 62ND ST
2ND FLOOR

FORT LAUDERDALE, FL 33309

Title VPD

KOLB, KELLY
888 NW 62ND ST
2ND FLOOR
FORT LAUDERDALE, FL 33309

Title Board Member, Secretary

Lyons , Theodore
1450 NW 6TH TERR
POMPANO BEACH, FL 33060

Annual Reports

Report Year	Filed Date
2023	03/15/2023
2024	02/20/2024
2025	04/09/2025

Document Images

04/09/2025 -- ANNUAL REPORT	View image in PDF format
02/20/2024 -- ANNUAL REPORT	View image in PDF format
03/21/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
02/14/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
11/16/2020 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

The City of Fort Lauderdale Community Redevelopment Agency

Attachment A

Certificate of Status

The City of Fort Lauderdale Community Redevelopment Agency

Attachment B

IRS Form 501c(3)

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077967774
Feb. 04, 2020 LTR 4167C 0
91-1914868 000000 00
00022612
BODC: TE

Attachment B

HABITAT FOR HUMANITY INTERNATIONAL
INC
HABITAT FOR HUMANITY INTRNL PARENT
% LEGAL DEPARTMENT
270 PEACHTREE ST NW STE 1300
ATLANTA GA 30303-1246

015435

Employer identification number: 91-1914868
Group exemption number: 8545

Dear Taxpayer:

This is in response to your request dated Jan. 09, 2020, for information about your tax-exempt status.

Our records indicate we issued a determination letter to you in January 1987, and you're currently exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also recognized the subordinates on the list you submitted as exempt from federal income tax under IRC Section 501(c)(3).

For federal income tax purposes, donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106 and 2522.

Because IRC Section 170(c) describes your subordinate organizations, donors can deduct contributions they make to them.

Please refer to www.irs.gov/charities for information about filing requirements. Specifically, IRC Section 6033(j) provides that, if you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

In addition, each subordinate organization is subject to automatic revocation if it doesn't file a required return or notice for three consecutive years. Subordinate organizations can file required returns or notices individually or as part of a group return.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

4077967774
Feb. 04, 2020 LTR 4167C 0
91-1914868 000000 00
00022613

HABITAT FOR HUMANITY INTERNATIONAL
INC
HABITAT FOR HUMANITY INTRNL PARENT
% LEGAL DEPARTMENT
270 PEACHTREE ST NW STE 1300
ATLANTA GA 30303-1246

Sincerely yours,

Stephen A. Martin
Director, EO Rulings & Agreements

The City of Fort Lauderdale Community Redevelopment Agency

Attachment C

General Contractor's License

CHAPTER 489 #18

Habitat Exemption highlighted below

Attachment C

Select Year: 2012 Go

The 2012 Florida Statutes

Title XXXII
REGULATION OF PROFESSIONS AND OCCUPATIONS

Chapter 489 View Entire Chapter
CONTRACTING

489.103 Exemptions.—This part does not apply to:

(1) Contractors in work on bridges, roads, streets, highways, or railroads, and services incidental thereto. The board, in agreement with the Department of Transportation, shall, by rule, define "services incidental thereto" for the purposes of this subsection only.

(2) Any employee of a certificateholder or registrant who is acting within the scope of the license held by that certificateholder or registrant and with the knowledge and permission of the licenseholder. However:

(a) If the employer is not a certificateholder or registrant in that type of contracting, and the employee performs any of the following, the employee is not exempt:

1. Holds himself or herself or his or her employer out to be licensed or qualified by a licensee;

2. Leads the consumer to believe that the employee has an ownership or management interest in the company; or

3. Performs any of the acts which constitute contracting.

(b) The legislative intent of this subsection is to place equal responsibility on the unlicensed business and its employees for the protection of the consumers in contracting transactions.

For the purpose of this part, "employee" is defined as a person who receives compensation from and is under the supervision and control of an employer who regularly deducts the F.I.C.A. and withholding tax and provides workers' compensation, all as prescribed by law.

(3) An authorized employee of the United States, this state, or any municipality, county, irrigation district, reclamation district, or any other municipal or political subdivision, except school boards, state university boards of trustees, and community college boards of trustees, unless for the purpose of performing routine maintenance or repair or construction not exceeding $200,000 to existing installations, if the employee does not hold himself or herself out for hire or otherwise engage in contracting except in accordance with his or her employment. If the construction, remodeling, or improvement exceeds $200,000, school boards, state university boards of trustees, and community college boards of trustees shall not divide the project into separate components for the purpose of evading this section.

(4) An officer appointed by a court when he or she is acting within the scope of his or her office as defined by law or court order. When construction projects which were not underway at the time of appointment of the officer are undertaken, the officer shall employ or contract with a licensee.

(5) Public utilities, including special gas districts as defined in chapter 189, telecommunications companies as defined in s. 364.02(13), and natural gas transmission companies as defined in s. 368.103(4), on construction, maintenance, and development work performed by their employees, which work, including, but not limited to, work on bridges, roads, streets, highways, or railroads, is incidental to their

business. The board shall define, by rule, the term "incidental to their business" for purposes of this

subsection.

(6) The sale or installation of any finished products, materials, or articles of merchandise that are not fabricated into and do not become a permanent fixed part of the structure, such as awnings. However, this subsection does not exempt in-ground spas and swimming pools that involve excavation, plumbing, chemicals, or wiring of any appliance without a factory-installed electrical cord and plug. This subsection does not limit the exemptions provided in subsection (7).

(7)(a) Owners of property when acting as their own contractor and providing direct, onsite supervision themselves of all work not performed by licensed contractors:

1. When building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed $75,000, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of the sale or lease, or offering for sale or lease, of any such structure by the owner-builder within 1 year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease.

2. When repairing or replacing wood shakes or asphalt or fiberglass shingles on one-family, two-family, or three-family residences for the occupancy or use of such owner or tenant of the owner and not offered for sale within 1 year after completion of the work and when the property has been damaged by natural causes from an event recognized as an emergency situation designated by executive order issued by the Governor declaring the existence of a state of emergency as a result and consequence of a serious threat posed to the public health, safety, and property in this state.

3. When installing, uninstalling, or replacing solar panels on one-family, two-family, or three-family residences, and the local permitting agency's county or municipal government is participating in a "United States Department of Energy SunShot Initiative: Rooftop Solar Challenge" grant. However, an owner must utilize a licensed electrical contractor to effectuate the wiring of the solar panels, including any interconnection to the customer's residential electrical wiring. The limitations of this exemption shall be expressly stated in the building permit approved and issued by the permitting agency for such project.

(b) This subsection does not exempt any person who is employed by or has a contract with such owner and who acts in the capacity of a contractor. The owner may not delegate the owner's responsibility to directly supervise all work to any other person unless that person is registered or certified under this part and the work being performed is within the scope of that person's license. For the purposes of this subsection, the term "owners of property" includes the owner of a mobile home situated on a leased lot.

(c) To qualify for exemption under this subsection, an owner must personally appear and sign the building permit application and must satisfy local permitting agency requirements, if any, proving that the owner has a complete understanding of the owner's obligations under the law as specified in the disclosure statement in this section. However, for purposes of implementing a "United States Department of Energy SunShot Initiative: Rooftop Solar Challenge" grant and the participation of county and municipal governments, including local permitting agencies under the jurisdiction of such county and municipal governments, an owner's notarized signature or personal appearance to sign the permit application is not required for a solar project, as described in subparagraph (a)3., if the building permit application is submitted electronically to the permitting agency and the owner certifies the application and disclosure statement using the permitting agency's electronic confirmation system. If any person violates the requirements of this subsection, the local permitting agency shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued. The local permitting agency shall provide the person with a disclosure statement in substantially the following form:

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.

3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.

4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed $75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I

also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property) .

12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Signature: (signature of property owner) .

Date: (date) .

(d) A building permit application and disclosure statement electronically submitted by an owner to the authority for a solar project, as described in subparagraph (a)3., must also contain the following additional statement:

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this building permit application and the representations made in the required disclosure statement are true and correct.

(e) A permitting authority that accepts a building permit application and disclosure statement in an electronic format from an owner who is exempt pursuant to this subsection and who applies for a permit relating to a solar project, as described in subparagraph (a)3., is not liable in any civil action for inaccurate information submitted by the owner using the authority's electronic confirmation system.

(8) Any construction, alteration, improvement, or repair carried on within the limits of any site the title to which is in the United States or with respect to which federal law supersedes this part.

(9) Any work or operation of a casual, minor, or inconsequential nature in which the aggregate contract

price for labor, materials, and all other items is less than $1,000, but this exemption does not apply:

(a) If the construction, repair, remodeling, or improvement is a part of a larger or major operation, whether undertaken by the same or a different contractor, or in which a division of the operation is made in contracts of amounts less than $1,000 for the purpose of evading this part or otherwise.

(b) To a person who advertises that he or she is a contractor or otherwise represents that he or she is qualified to engage in contracting.

(10)(a) Any construction or operation incidental to the construction or repair of irrigation and drainage ditches;

(b) Regularly constituted irrigation districts or reclamation districts; or

(c) Clearing or other work on the land in rural districts for fire prevention purposes or otherwise except when performed by a licensee.

(11) A registered architect or engineer acting within the scope of his or her practice or any person exempted by the law regulating architects and engineers, including persons doing design work as specified in s. 481.229(1)(b); provided, however, that an architect or engineer shall not act as a contractor unless properly licensed under this chapter.

(12) Any person who only furnishes materials or supplies without fabricating them into, or consuming them in the performance of, the work of the contractor.

(13) Any person who is licensed pursuant to chapter 527 when such person is performing the work authorized by such license.

(14) Any person who sells, services, or installs heating or air-conditioning units which have a capacity no greater than 3 tons or 36,000 Btu, which have no ducts, and which have a factory-installed electrical cord and plug.

(15) The installation and maintenance of water conditioning units for domestic, commercial, or industrial purposes by operators of water conditioning services. No municipality or county may adopt an ordinance, rule, or regulation which requires such an operator to become licensed, certified, or registered as a plumber or which otherwise prevents the installation and maintenance of such water conditioning units by an operator.

(16) An architect or landscape architect licensed pursuant to chapter 481 or an engineer licensed pursuant to chapter 471 who offers or renders design-build services which may require the services of a contractor certified or registered pursuant to the provisions of this chapter, as long as the contractor services to be performed under the terms of the design-build contract are offered and rendered by a certified or registered general contractor in accordance with this chapter.

(17) Contracting for repair, maintenance, remodeling, or improvement by any person licensed under part I of chapter 475 while acting as the owner's agent pursuant to that license, where all work requiring a contractor is performed by a contractor who has a current, valid certificate or registration issued under this part to perform such work, and where the aggregate contract for labor, materials, and all other items is less than $5,000; however, this exemption does not apply:

(a) If the maintenance, repair, remodeling, or improvement is a part of a larger or major operation, whether undertaken by the same or a different contractor, or in which a division of the operation is made in contracts of amounts less than $5,000 for the purpose of evading this part or otherwise.

(b) To a person who advertises that he or she is qualified to engage in contracting.

(18) Any one-family, two-family, or three-family residence constructed or rehabilitated by Habitat for Humanity International, Inc., or its local affiliates. Habitat for Humanity International, Inc., or its local affiliates, must:

(a) Obtain all necessary building permits.

(b) Obtain all required building code inspections.

(c) Provide for supervision of all work by an individual with construction experience.

(19) A disaster recovery mitigation organization or a not-for-profit organization repairing or replacing a one-family, two-family, or three-family residence that has been impacted by a disaster when such organization:

(a) Is using volunteer labor to assist the owner of such residence in mitigating unsafe living conditions at the residence;

(b) Is not holding itself out to be a contractor;

(c) Obtains all required building permits;

(d) Obtains all required building code inspections; and

(e) Provides for the supervision of all work by an individual with construction experience.

(20) The sale, delivery, assembly, or tie-down of prefabricated portable sheds that are not more than 250 square feet in interior size and are not intended for use as a residence or as living quarters. This exemption may not be construed to interfere with the Florida Building Code or any applicable local technical amendment to the Florida Building Code, local licensure requirements, or other local ordinance provisions.

(21) The sale, delivery, assembly, or tie-down of lawn storage buildings and storage buildings not exceeding 400 square feet and bearing the insignia of approval from the department showing compliance with the Florida Building Code.

(22) A person licensed pursuant to s. 633.061(1)(d) or (3)(b) performing work authorized by such license.

History.—ss. 11, 17, ch. 79-200; ss. 2, 3, ch. 81-318; s. 1, ch. 84-160; s. 1, ch. 87-235; ss. 2, 20, 21, ch. 88-156; s. 3, ch. 89-115; s. 69, ch. 89-162; s. 1, ch. 89-343; s. 29, ch. 89-374; s. 38, ch. 90-228; ss. 34, 68, ch. 91-137; s. 4, ch. 91-429; s. 7, ch. 92-55; s. 1, ch. 93-154; s. 1, ch. 93-166; s. 255, ch. 94-119; s. 4, ch. 96-298; s. 73, ch. 96-388; s. 1125, ch. 97-103; s. 39, ch. 98-250; s. 19, ch. 98-287; s. 22, ch. 98-419; s. 39, ch. 2000-141; s. 34, ch. 2000-154; s. 30, ch. 2000-372; s. 34, ch. 2001-186; s. 3, ch. 2001-372; s. 26, ch. 2003-32; s. 5, ch. 2005-30; s. 26, ch. 2005-132; s. 43, ch. 2005-147; s. 1, ch. 2006-283; s. 56, ch. 2007-217; s. 25, ch. 2009-195; s. 26, ch. 2010-176; s. 61, ch. 2011-36; s. 37, ch. 2011-64; s. 404, ch. 2011-142; s. 13, ch. 2011-222; s. 8, ch. 2012-13.

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The City of Fort Lauderdale Community Redevelopment Agency

Attachment D

Summer 2025 Impact Report

Attachment D

Habitat for Humanity® of Broward

Quarterly Impact Report

Summer 2025

"Homeownership ... is a place where I can nurture my family bonds, establish roots, and create lasting memories with my children, Jordan and Jake."

- Brenda

Meet the **Gonzalez Family**

Brenda Gonzalez dreams of a safe, stable home for her children, Jordan and Jake. Their current apartment sits near a busy street, making it unsafe for outdoor play and limiting their freedom.

For Brenda, owning a home means more than shelter—it's about creating a nurturing space where her boys can grow up with the security and consistency she experienced in Puerto Rico.

A Habitat home will give her family the opportunity to plant roots and build traditions.

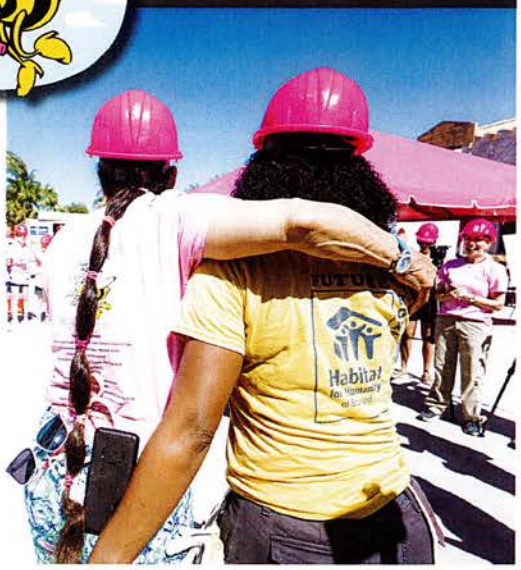
Did You Know ...

84%
report they are more **Financially Stable** since purchasing their home

81%
of **New Homeowners** feel comfortable with their **Children Playing Outside**

53%
of **Children's Grades** have **Improved**

Susie Levan 2025 Women Build



At Habitat for Humanity of Broward's 14th annual Women Build, over 250 women volunteers came together to build more than homes—they built hope for eight hardworking families, impacting nearly 40 lives. With over $1 million raised, this effort provided a path to stability for local school employees, healthcare workers, and their children. The build, dedicated to the late Susie Levan, a champion for women's empowerment, was made possible through the support of generous sponsors like CITY Furniture and the Seminole Hard Rock Hollywood. In a county facing a shortage of over 150,000 affordable housing units and where 95% of residents cannot qualify for a median-priced home, Women Build shows what's possible when compassion and community come together.

Thank You To ALL Our Sponsors

FAMILY HOME SPONSORS

Alan B. Levan/ Susie and Alan B. Levan Family Foundation

Seminole Hard Rock Hotel & Casino Hollywood, FL

CITY Furniture

Rick Case Automotive Group — 50 Plus Years • Since 1962

Sunbeam Development Corporation

WSVN 7

Falcone Group

Nancy Daly

UKG — Our purpose is people

PRESENTING & EVENT SPONSORS

AutoNation

Bank of America

The Jack B. Rettig Foundation

Cushman & Wakefield

Franz Walkow

TEAM SPONSORS

Happy Pineapple Charity Fund

Moss

GL Homes

Miller Construction Company — relationships that build

BLU — by ThriveWell

13 Families Build New Lives in Coral Springs

In Coral Springs, Habitat for Humanity of Broward is building more than homes—it's transforming lives for 13 hardworking families, totaling nearly 60 parents and children who will finally have a safe, affordable place to call home. These families, many of whom serve our community as teachers, aides, drivers, and nurses, represent the heart of Broward County. Habitat Broward serves hundreds of individuals each year, helping working families gain the stability they deserve. With the support of the City of Coral Springs and generous donors, this first-ever Habitat neighborhood in the city is not just closing the housing gap—it's opening the door to brighter futures and stronger communities.

Did You Know ...

Nationally

92%

of

Habitat homeowners

report their

household is healthier

after moving in

and

74%

say their family's

overall well-being improved

The Habitat Model

Habitat Broward is not a handout, it is a hand up for hard-working families seeking the American dream of homeownership. The path to Habitat homeownership is not easy, but those who persevere are rewarded with an affordable mortgage and homeownership-proven to dramatically change life outcomes.

Here is how the process works:

1 **Eligibility**
Eligible families exhibit real need and meet income guidelines.

2 **Application**
Families complete a formal application, background check and home visit.

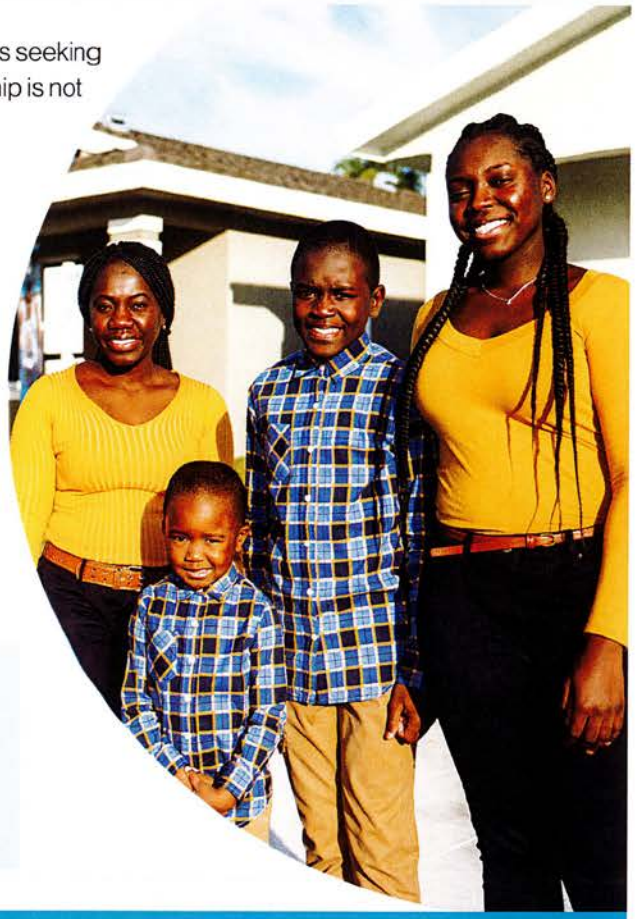
3 **Education**
Applicants attend 12 months of financial literacy and life skills education.

4 **Sweat Equity**
Families work on site building homes and invest a minimum of 300 hours of sweat equity.

5 **Down Payment**
Future homeowners make a down payment of $2,000 and stake their claim to their future home.

6 **Mortgage**
Mortgage applications are prepared and processed for approval.

7 **MOVING DAY**
Families close on homes with an AFFORDABLE mortgage kept to 30% of household income, including insurance. and taxes.



Ways to Give

Every gift is used to make homeownership a reality for our families.

Safe, decent and affordable shelter is the foundation upon which every one of us depends.

Give a gift, change lives.

Sponsorships
Your company, civic group, church or other organization can become a sponsor and support our mission.

Planned Giving
Plan the most meaningful gift through your will, living trust, retirement plan, or insurance assets.

Donate Assets
We welcome donations of stocks, houses, vacant land, condos, art collections, interest in businesses, and more.

Household Items
Donate lightly used furniture, appliances, lighting fixtures, or other home improvement materials.

Team Builds
Your company and colleagues can give back to our community through our team builds.

Cars for Homes™
Donate automobiles, trucks, boats, RVs, motorcycles, and other vehicles – and we'll pick it up!

Habitat for Humanity® of Broward

For more information contact:
Erin Kozlowski at 954-396-3030, Ext. 210
888 NW 62nd Street, 2nd Floor
Fort Lauderdale, FL 33309

habitatbroward.org

SECTION II – FINANCIAL STATEMENTS

Proof of financial capacity (last 2 years) including:

1. Bank Statements – BCHCHDC & HFHB
2. Tax Returns - HFHB
3. Financial statements - HFHB

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 08/31/2024
Page: 1 of 37

3996 M7506COM083124041424 01 000000000 0 038

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

3996 0021633 0001-0037 0000000000000000

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$249,978.30
INSURED CASH SWEEP (ICS)		$7,119,804.47

BUSINESS CHECKING

Account Number: [redacted]

Account Summary

[redacted]

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 07/31/2024
Page: 1 of 31

3368 M7506COM080124041603 01 000000000 0 032

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

3368 0018468 0001-0031 0000000000000000

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$249,990.90
INSURED CASH SWEEP (ICS)		$7,685,336.25

BUSINESS CHECKING

Account Number: [redacted]

Account Summary

[redacted]

AMERANT SM

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 06/30/2024
Page: 1 of 33

3511 M7506COM062924042239 01 000000000 0 034

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

3511 0017524 0001-0033 0000000000000000

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$249,989.15
INSURED CASH SWEEP (ICS)		$8,230,249.50

BUSINESS CHECKING

Account Number: [redacted]

Account Summary

[redacted]

Get Cash Back or Points on Every Purchase

Get the benefits of a Maximum Rewards® Visa Signature® Card

Scan to learn more

Member FDIC

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 05/31/2024
Page: 1 of 35

2929 M7506COM060124040447 01 000000000 0 036

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

2929 0015235 0001-0035 0000000000000000

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$249,983.90
INSURED CASH SWEEP (ICS)		$9,162,789.15

BUSINESS CHECKING

Account Number: [redacted]

Account Summary

[redacted]

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 02/29/2024
Page: 1 of 34

1785 M7506COM030124041054 01 000000000 0 035

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

1785 0007873 0001-0034 0000000000000000

Important Message

THANK YOU FOR BANKING WITH US!

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$249,987.05
Cash Manager Broom Statement		$10,663,176.79

BUSINESS CHECKING

Account Number: [redacted]

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 03/31/2024
Page: 1 of 29

2078 M7506COM033024041431 01 000000000 0 030

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200
Mailing Address: 10500 Marks Way
Miramar, FL 33025
Hours: amerantbank.com/locations

2078 0009508 0001-0029 0000000000000000

Important Message

THANK YOU FOR BANKING WITH US!

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$249,999.30
Cash Manager Broom Statement		$10,048,951.66

BUSINESS CHECKING

Account Number: [redacted]

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 04/30/2024
Page: 1 of 32

2363 M7506COM050224125642 01 000000000 0 033

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

2363 0011909 0001-0032 0000000000000000

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$249,988.80
INSURED CASH SWEEP (ICS)		$9,359,914.03

BUSINESS CHECKING

Account Number: [redacted]

Account Summary

[redacted]

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 12/31/2023
Page: 1 of 32

2843 M7506COM123023041256 01 000000000 0 033

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

2843 0011902 0001-0032 0000000000000000

Important Message

THANK YOU FOR BANKING WITH US!

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$250,000.00

BUSINESS CHECKING

Account Number: [redacted]

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 01/31/2024
Page: 1 of 31

1450 M7506COM020124040315 01 000000000 0 032

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

1450 0006371 0001-0031 0000000000000000

Important Message

THANK YOU FOR BANKING WITH US!

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$250,000.00
Cash Manager Broom Statement		$11,809,974.55

BUSINESS CHECKING

Account Number: [redacted]

AMERANT[SM]

P.O. Box 229015
Miami, FL 33222-9015

Account Number: [redacted]
Statement Date: 11/30/2023
Page: 1 of 23

890 M7506COM120123040133 01 000000000 0 024

HABITAT FOR HUMANITY OF BROWARD INC
NANCY L ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442

Toll Free: 1-855 AMERANT | 1 (855) 263-7268
Direct/International: (305) 629-1200

Mailing Address: 10500 Marks Way
Miramar, FL 33025

Hours: amerantbank.com/locations

890 0003951 0001-0023 0000000000000000

Important Message

THANK YOU FOR BANKING WITH US!

Relationship Summary

Account Type	Account Number	Balance
BUSINESS CHECKING	[redacted]	$250,000.00

BUSINESS CHECKING

Account Number: [redacted]

AMERANT

P.O. Box 229015 - Miami, FL 33222-9015

Statement Ending 10/31/2023

ADDRESS SERVICE REQUESTED

HABITAT FOR HUMANITY OF BROWARD INC.
NANCY L. ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442-5209

How Can We Help?

Telephone:	1 (305) 629-1212
Toll Free:	1-888-629-0810
Mailing Address:	12496 N.W. 25th Street Miami, Florida 33182
Hours:	amerantbank.com/locations

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Checking	[redacted]	$250,000.00

Business Checking - [redacted]

Account Summary

Date	Description	Amount
10/01/2023	[redacted]	[redacted]

Deposits

Date	Description	Amount
[redacted]	[redacted]	[redacted]

AMERANT

Statement Ending 09/30/2023

ADDRESS SERVICE REQUESTED

HABITAT FOR HUMANITY OF BROWARD INC.
NANCY L. ROBIN
PO BOX 5209
DEERFIELD BEACH FL 33442-5209

How Can We Help?

Telephone:	1 (305) 629-1212
Toll Free:	1-888-629-0810
Mailing Address:	12496 N.W. 25th Street Miami, Florida 33182
Hours:	amerantbank.com/locations

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Checking	[redacted]	$250,000.00

Business Checking - [redacted]

Account Summary

Date	Description	Amount
09/01/2023	[redacted]	[redacted]

Deposits

Date	Description	Amount
[redacted]	[redacted]	[redacted]

TRUIST

999-99-99-99 40386 U 0 C 001 30 T 63 001
BROWARD CTY HABITAT COMMUNITY HOUSING
DEVELOPMENT CORP
3564 N OCEAN BLVD
FORT LAUDERDALE FL 33308-6752

Your account statement

For 08/31/2023

Contact us

Truist.com

(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 500 CHECKING [redacted]

Account summary

Your previous balance as of 07/31/2023	$200,833.86
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 08/31/2023	= $200,833.86

Pricing Change Notification

Effective July 24, 2023, Truist will no longer charge the Returned Item Fee on the Business Regular Savings and Public Fund Regular Savings.

Effective August 1, 2023, Truist will no longer charge the Returned Item Fee for the following account types: Business Interest Checking, Public Fund Interest Checking, Business Value 200, Truist Simple Business Savings, Public Fund Money Rate Savings, Business Managed Money Rate Savings, Public Fund Checking, Truist Community Checking, Community Interest Checking, Civic Checking, Business Value 500 Checking, Truist Simple Business Checking, Commercial Suite Checking, Truist Dynamic Business Checking, Business High Performance Money Market, Truist Business Money Market, and Intercompany Money Rate Savings

The most current version of the Business Deposit Accounts Fee schedule can be obtained at any Truist branch or online at www.truist.com/business-fee-schedule. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

TRUIST

999-99-99-99 40386 U 0 C 001 30 T 63 001
BROWARD CTY HABITAT COMMUNITY HOUSING
DEVELOPMENT CORP
3564 N OCEAN BLVD
FORT LAUDERDALE FL 33308-6752

Your account statement

For 12/29/2023

Contact us

Truist.com

(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 500 CHECKING [redacted]

Account summary

Your previous balance as of 11/30/2023	$200,833.86
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 12/29/2023	= $200,833.86

Changes are being made effective February 2, 2024, to the Commercial Bank Services Agreement ("CBSA") that governs your account, including a new paragraph titled Fraud Detection Products. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

TRUIST

999-99-99-99 40386 U 0 C 001 30 T 63 001
BROWARD CTY HABITAT COMMUNITY HOUSING
DEVELOPMENT CORP
3564 N OCEAN BLVD
FORT LAUDERDALE FL 33308-6752

Your account statement

For 11/30/2023

Contact us

Truist.com

(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 500 CHECKING [redacted]

Account summary

Your previous balance as of 10/31/2023	$200,833.86
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 11/30/2023	= $200,833.86

TRUIST

999-99-99-99 40386 U 0 C 001 30 T 63 001
BROWARD CTY HABITAT COMMUNITY HOUSING
DEVELOPMENT CORP
3564 N OCEAN BLVD
FORT LAUDERDALE FL 33308-6752

Your account statement

For 10/31/2023

Contact us

Truist.com

(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 500 CHECKING [redacted]

Account summary

Your previous balance as of 09/29/2023	$200,833.86
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 10/31/2023	= $200,833.86

Pricing Change Notification

Effective September 18, 2023, Truist will no longer consider reinitiated or represented items against your account as a separate "item" for purposes of the overdraft/ returned item fee even if represented multiple times.

Effective November 01, 2023, Truist will no longer charge an Overdraft Protection Transfer Fee when the funds are transferred from another Truist business deposit account through the automated overdraft protection process.

Effective November 20, 2023, Truist will no longer charge a Negative Account Balance Fee when your account balance remains overdrawn for seven consecutive calendar days.

Effective November 20, 2023, Truist will waive Overdraft / Returned Item fees on items that are less than $5.00 and Truist will limit total Overdraft / Returned Item fees to three (3) per day.

Important: Fee Changes. Truist has completed an annual review of additional banking fees and services. As of January 1, 2024, fees will change for select deposit, treasury solutions and digital products. Additional detail will be available in your next statement.

The most current version of the Business Deposit Accounts Fee schedule can be obtained at any Truist branch or online at www.truist.com/business-fee-schedule. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

TRUIST

999-99-99-99 40386 U 0 C 001 30 T 63 001
BROWARD CTY HABITAT COMMUNITY HOUSING
DEVELOPMENT CORP
3564 N OCEAN BLVD
FORT LAUDERDALE FL 33308-6752

Your account statement

For 09/29/2023

Contact us

Truist.com

(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 500 CHECKING [redacted]

Account summary

Your previous balance as of 08/31/2023	$200,833.86
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 09/29/2023	= $200,833.86

Coming Soon! Be on the lookout for the new immediate availability service in the Truist Mobile Application that will be in place by the end of October 2023!

- Immediate availability will be a service offered, and if applicable, your deposited funds will be made available immediately upon confirmation of a successful mobile check deposit. Fees may apply.
- Transactions are processed each business day (Monday through Friday except federal holidays) during nightly processing. If immediate availability is accepted, your available balance will be increased by the amount of the deposited item, minus the applicable fee, at the time the deposit is made. This service will be made available by the end of October 2023 for Mobile Check Deposit only.
- The fee for immediate availability is 2% of each check amount equal to or over $100. For each check under $100, a $1 fee will apply. The fee amount will be disclosed prior to acceptance. A single check deposit that is less than $5 is not eligible for immediate availability.
- For eligible business accounts, see the current version of the Funds Availability Policy in the Commercial Bank Services Agreement and the Business Deposit Accounts Fee Schedule for further details. www.truist.com/CBSA and www.truist.com/business-fee-schedule

Pricing Change Notification

Effective September 18, 2023, Truist will no longer consider reinitiated or represented items against your account as a separate "item" for purposes of the overdraft/ returned item fee even if represented multiple times.

Effective November 01, 2023, Truist will no longer charge an Overdraft Protection Transfer Fee when the funds are transferred from another Truist business deposit account through the automated overdraft protection process.

Effective November 20, 2023, Truist will no longer charge a Negative Account Balance Fee when your account balance remains overdrawn for seven consecutive calendar days.

Effective November 20, 2023, Truist will waive Overdraft / Returned Item fees on items that are less than $5.00 and Truist will limit total Overdraft / Returned Item fees to three (3) per day.

HABITAT FOR HUMANITY OF BROWARD, INC. AND AFFILIATES

Consolidated Financial Statements
and
Independent Auditor's Report
For the Year Ended June 30, 2023
(With Summarized Comparative Financial Information for the Year Ended June 30, 2022)

Habitat for Humanity of Broward, Inc. and Affiliates

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Independent Auditor's Report

The Board of Directors
Habitat for Humanity of Broward, Inc. and Affiliates
Fort Lauderdale, Florida

Opinion

We have audited the accompanying consolidated financial statements of Habitat for Humanity of Broward, Inc. and Affiliates (a Florida not-for-profit corporation), which comprise the consolidated statement of financial position as of June 30, 2023, and the related consolidated statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Habitat for Humanity of Broward, Inc. and Affiliates as of June 30, 2023, and the consolidated changes in net assets and its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Habitat for Humanity of Broward, Inc. and Affiliates and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitat for Humanity of Broward, Inc. and Affiliates' ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Habitat for Humanity of Broward, Inc. and Affiliates' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitat for Humanity of Broward, Inc. and Affiliates' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating supplementary information is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Report on Summarized Comparative Information

We have previously audited the Habitat for Humanity of Broward, Inc. and Affiliates' 2022 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated November 29, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Marcum Asbley & Co. LLP

Miami, Florida
October 12, 2023

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidated Statements of Financial Position

June 30,		2023		2022
ASSETS				
Current assets				
Cash and cash equivalents	$	**24,091,514**	$	19,312,321
Restricted cash		**48,031**		58,958
Receivables				
Mortgages receivable, net		**2,419,864**		1,292,137
Contributions receivable, net		**2,636,378**		648,344
Prepaid expenses and other current assets		**221,098**		338,274
Total current assets		**29,416,885**		21,650,034
Property and equipment, net		**1,577,647**		1,589,730
Other assets				
Receivables				
Mortgages receivable, net		**10,080,927**		10,905,178
Contributions receivable, net		**675,000**		-
Single family homes under construction		**5,580,145**		5,795,320
Investment in joint ventures		**6,315,438**		6,315,438
Total other assets		**22,651,510**		23,015,936
Total assets	$	**53,646,042**	$	46,255,700
LIABILITIES AND NET ASSETS				
Current liabilities				
Accounts payable and accrued expenses	$	**622,983**	$	372,875
Other liabilities		**48,031**		58,958
Total current liabilities		**671,014**		431,833
Long-term debt				
Notes payable - HFHI NMTC, net		**8,241,305**		8,160,341
Total liabilities		**8,912,319**		8,592,174
Net assets				
Without donor restriction		**37,648,208**		34,843,171
With donor restriction		**7,085,515**		2,820,355
Total net assets		**44,733,723**		37,663,526
Total liabilities and net assets	$	**53,646,042**	$	46,255,700

The accompanying notes are an integral part of these consolidated financial statements.

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidated Statements of Activities and Changes in Net Assets

(With Summarized Comparative Financial Information for the Year Ended June 30, 2022)

For the years ended June 30,	Without Donor Restriction	With Donor Restriction	2023 Total	2022 Comparative Totals
Public support and revenue				
Home sales, net	$ 3,362,566	$ -	$ 3,362,566	$ 1,389,373
Contributions and grants	2,061,007	6,106,985	8,167,992	9,280,042
Sales - ReStore	2,442,036	-	2,442,036	2,229,593
Mortgage interest income	3,327,515	-	3,327,515	1,743,387
Donated goods and services	682,571	-	682,571	244,515
Program revenue	544,690	-	544,690	376,667
Special events revenue	300,000	-	300,000	188,510
Interest income	505,972	-	505,972	18,280
Other	135,807	-	135,807	83,151
Total public support and revenue before net assets released from restrictions	13,362,164	6,106,985	19,469,149	15,553,518
Net assets released from restrictions	1,841,825	(1,841,825)	-	-
Total public support and revenue after net assets released from restrictions	15,203,989	4,265,160	19,469,149	15,553,518
Expenses				
Program services	11,114,988	-	11,114,988	6,276,436
Supporting services				
Management and general	475,023	-	475,023	470,016
Development, public relations, and fund-raising	808,941	-	808,941	656,260
Total expenses	12,398,952	-	12,398,952	7,402,712
Changes in net assets	2,805,037	4,265,160	7,070,197	8,150,806
Net assets - beginning of year	34,843,171	2,820,355	37,663,526	29,512,720
Net assets - end of year	$ 37,648,208	$ 7,085,515	$ 44,733,723	$ 37,663,526

The accompanying notes are an integral part of these consolidated financial statements.

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidated Statements of Functional Expenses

(With Summarized Comparative Financial Information for the Year Ended June 30, 2022)

For the years ended June 30, 2023 and 2022

	Program Services				Supporting Services				
	Home Constructions	ReStore	Family Services and Others	Total Program Services	Management and General	Development, Public Relations, and Fund-Raising	Total Supporting Services	Total 2023	Comparative Totals 2022
Salaries and wages	$ 623,417	$ 701,120	$ 443,226	$ 1,767,763	$ 96,582	$ 520,771	$ 617,353	$ 2,385,116	$ 2,027,327
Payroll taxes	51,020	57,379	36,273	144,672	7,904	42,619	50,523	195,195	166,932
Benefits	86,166	96,905	61,260	244,331	13,350	71,978	85,328	329,659	274,098
Cost of homes sold	6,952,862	-	-	6,952,862	-	-	-	6,952,862	2,766,451
Affiliate dues and tithing	109,862	-	-	109,862	-	-	-	109,862	60,000
Home repairs	746,016	-	-	746,016	-	-	-	746,016	315,549
Property taxes	-	3,949	-	3,949	15,936	-	15,936	19,885	4,116
Cost of purchased ReStore inventory sold	-	112,154	-	112,154	-	-	-	112,154	138,196
Homeowner mortgage/escrow relief	-	-	-	-	-	-	-	-	26,387
Contract labor	-	16,405	-	16,405	39,748	-	39,748	56,153	49,571
Telephone and utilities	19,903	117,952	6,650	144,505	6,386	12,571	18,957	163,462	140,333
Vehicle and machinery expenses	32,775	88,166	-	120,941	-	-	-	120,941	88,719
Insurance	42,882	41,787	5,571	90,240	13,507	7,945	21,452	111,692	137,581
Professional fees	26,278	10,867	52,295	89,440	158,289	13,382	171,671	261,111	285,563
Bank and credit card fees	214	38,155	465	38,834	3,637	4,238	7,875	46,709	37,042
Rent	51,122	-	43,386	94,508	23,543	20,516	44,059	138,567	105,236
Repairs and maintenance	1,902	22,315	472	24,689	4,679	1,415	6,094	30,783	59,617
Office supplies and expenses	6,569	13,772	8,544	28,885	15,411	4,094	19,505	48,390	36,424
Office equipment and software	2,026	3,587	772	6,385	14,431	2,518	16,949	23,334	31,575
Advertising	86	85,573	1,845	87,504	169	51,080	51,249	138,753	205,329
Depreciation and amortization expense	11,190	67,788	-	78,978	2,562	-	2,562	81,540	75,244
Bad debt expense	-	-	5,750	5,750	9,584	2,500	12,084	17,834	112,274
Interest expense	80,977	-	-	80,977	-	-	-	80,977	78,753
Other	73,161	18,966	33,211	125,338	49,305	53,314	102,619	227,957	180,395
Total expenses	$ 8,918,428	$ 1,496,840	$ 699,720	$ 11,114,988	$ 475,023	$ 808,941	$ 1,283,964	$ 12,398,952	$ 7,402,712

The accompanying notes are an integral part of these consolidated financial statements.

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidated Statements of Cash Flows

For the years ended June 30,	2023	2022
Cash flows from operating activities		
Change in net assets	$ 7,070,197	$ 8,150,806
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation and amortization expense	81,540	75,244
Bad debt expense	17,834	112,274
Non-cash contributions capitalized	(566,196)	(42,612)
Imputed interest on non-interest bearing notes	(3,327,515)	(1,743,387)
Discount of mortgages on new home sales	4,244,698	1,551,627
Amortization of debt issuance costs included in interest expense	80,964	78,750
(Increase) decrease in assets		
Mortgages receivable, net	(1,220,659)	260,855
Contributions receivable, net	(2,680,868)	592,932
Prepaid expenses and other assets	117,176	119,021
Single family homes under construction, net	781,371	(1,345,156)
(Decrease) increase in liabilities		
Accounts payable and accrued expenses	250,108	97,590
Other liabilities	(10,927)	23,755
Net cash provided by operating activities	4,837,723	7,931,699
Cash flows from investing activities		
Purchase of property and equipment	(69,457)	(127,877)
Purchase of investment in joint ventures	-	(2,123,705)
Net cash used in investing activities	(69,457)	(2,251,582)
Cash flows from financing activities		
Proceeds from note payable - HFHI NMTCs	-	2,864,763
Payments for deferred financing costs	-	(323,633)
Net cash provided by investing activities	-	2,541,130
Net increase in cash, cash equivalents, and restricted cash	4,768,266	8,221,247
Cash, cash equivalents, and restricted cash, beginning of year	19,371,279	11,150,032
Cash, cash equivalents, and restricted cash, end of year	$ 24,139,545	$ 19,371,279

The accompanying notes are an integral part of these consolidated financial statements.

1. Organization and Summary of Significant Accounting Policies

Organization

Habitat for Humanity of Broward, Inc. and Affiliates (collectively the Organization) is composed of Habitat for Humanity of Broward, Inc., Capital Good for Humanity, Inc., and Broward County Habitat Community Housing Development Corp.

Habitat for Humanity of Broward, Inc. (Habitat Broward) was incorporated in June of 1983 and is an affiliate of Habitat for Humanity International, Inc. (HFHI). HFHI and its affiliates (collectively, Habitat) are tax-exempt, not-for-profit ecumenical ministries whose mission is to provide low-income families with decent, affordable housing.

In fulfilling its mission, Habitat Broward builds single family homes in Broward County, Florida, sells them to low-income families (homeowners) and holds non-interest bearing mortgage receivables with payments commensurate with the family's ability to pay. Habitat Broward also provides prospective homeowners in its program with counseling and training to prepare them for home ownership and its responsibilities. Homeowners are required to pledge a minimum of four hundred hours of service to the building of their home or the homes of other Habitat homeowners.

Habitat Broward receives support from the local community by enlisting volunteer labor when practical and soliciting donations of land, building materials, and cash necessary in its building efforts. These donations and the cash from the collection of mortgages receivable are used to continue building houses for those in need.

Habitat Broward operates a resale store (ReStore) as a supporting service to raise funds. The resale store primarily sells construction related materials and household furnishings and receives a majority of its merchandise from donations.

Capital Good for Humanity, Inc. (Capital Good) was formed in September of 2021 in the state of Florida. Capital Good was organized as a not-for-profit organization to promote affordable housing through training, lending, development, and building activities.

Broward County Habitat Community Housing Development Corp. (CHDO) was formed in November of 2020 in the state of Florida as a not-for-profit organization. CHDO is a community housing development organization sanctioned by the U.S. Department of Housing and Urban Development (HUD), whose purpose is to assist in developing community low-income housing in Broward County, Florida.

Principles of Consolidation

The consolidated financial statements of the Organization include the accounts of Habitat Broward, Capital Good, and CHDO. All inter-company balances and transactions have been eliminated in consolidation.

Financial Statement Presentation

The consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). Net assets, revenues and expenses are classified based on the existence or absence of donor-imposed restrictions as follows:

Net assets without donor restrictions

Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. The Organization's Board may designate assets without restrictions for specific operational purposes from time to time. In addition, net assets whose donor restrictions are met in the same reporting period are also considered to be net assets without donor restrictions.

1. Organization and Summary of Significant Accounting Policies (cont.)

Financial Statement Presentation (cont.)

Net assets with donor restrictions

Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature: those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions.

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash, Cash Equivalents and Restricted Cash

All highly liquid cash investments with original maturities of three months or less are considered to be cash equivalents.

Restricted cash represents deposits made by future homeowners for the purchase of homes and escrow payments made by current homeowners for property taxes and insurance.

Total cash, cash equivalents, and restricted cash reported in the consolidated statements of cash flows are as follows as of June 30:

	2023	2022
Cash and cash equivalents	**$ 24,091,514**	$ 19,312,321
Restricted cash	**48,031**	58,958
Total cash, cash equivalents, and restricted cash	**$ 24,139,545**	$ 19,371,279

Concentrations of Credit Risk

Financial instruments that potentially subject the Organization to concentrations of credit risk consist of cash and cash equivalents (deposit and money market accounts) and mortgages. The Organization maintains cash and cash equivalents in what it believes to be high quality financial institutions, which it believes limits its risk. A significant amount of cash equivalents are invested in sweep investment accounts with a financial institution, which are fully insured accounts. As of June 30, 2023 and 2022, the Organization had approximately $3,210,000 and $18,349,000, respectively, of balances in excess of insurance limits covered by the Federal Deposit Insurance Corporation (FDIC). Mortgages receivables are secured by real property.

1. Organization and Summary of Significant Accounting Policies (cont.)

Concentrations of Contributions Receivables, and Support and Revenue

Concentrations of risk exist with respect to contributions and pledges made to the Organization during the years ended June 30, 2023 and 2022. Contributions totaling approximately $4,125,000 from two donors and $6,750,000 from one donor were received during the years ended June 30, 2023 and 2022, respectively. This accounts for approximately 47% and 70% of total contributions and grants revenue during the years ended June 30, 2023 and 2022, respectively.

Grants

In the normal course of business, the Organization has received grants which are subject to audit by agents of the relevant funding authority, the purpose of which is to ensure compliance with conditions precedent to providing such funds. Management of the Organization believes that all of the grant expenditures are properly recorded and that the liability, if any, for any reimbursement which may arise as the result of audits would not be significant.

Mortgages Receivable

The Organization's mortgages consist of amounts due from homeowners. The Organization performs extensive credit and work history evaluations before the sale of a home. The Organization also has a perfected security interest in all homes they sell. Mortgage receivable balances are stated net of discount and if applicable, net of an allowance for uncollectible amounts based on management's judgment and analysis of the credit-worthiness of the homeowners, past payment experience, and other relevant factors. As of June 30, 2023 and 2022, management determined that no allowance for mortgage receivables was necessary.

From time to time, Habitat Broward sells mortgages receivable with recourse to financial institutions. Habitat has guaranteed payment of the mortgage loans and in the event of any loan default, Habitat Broward will replace the nonperforming loan with a performing loan or will buy back the nonperforming loan at par. As of June 30, 2023 and June 30, 2022, the uncollected balances remaining on the mortgages sold totaled approximately $6,203,000 and $2,411,000, respectively.

Contributions Receivable, Net

Contributions receivable are promises to give from donors that are considered unconditional. Contributions receivable are presented net of the allowance for doubtful accounts and present value discount. Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows. The discounts on those amounts are computed using risk free interest rates applicable to the years in which the promises are received. The discount will be recognized as contribution revenue in future years as the discount is amortized over the duration of the contributions.

The Organization carries contributions receivable net of an estimated allowance for doubtful accounts. The Organization provides for losses on contributions receivable using the allowance method. The allowance is based on the Organization's experience with third-party contracts and other circumstances which may affect the ability of clients to meet their obligations. Receivables are considered impaired if payments are not received in accordance with contractual terms. It is the Organization's policy to charge-off uncollectible contributions receivable against the allowance when management determines the receivable will not be collected. Allowance for doubtful accounts as of June 30, 2023 and 2022 was $26,539 and $118,289, respectively. Bad debt expenses for the years ended June 30, 2023 and 2022 amounted to $17,834 and $112,274, respectively.

1. Organization and Summary of Significant Accounting Policies (cont.)

Revenue Recognition

The Organization recognizes revenue based on the existence or absence of an exchange transaction.

For transactions that represent nonreciprocal transfers and do not represent the sale of goods or services, the Organization applies Financial Account Standards Board ("FASB") Accounting Standards Update ("ASU") 2018-08, *Not-for-Profit Entities (Topic 958): Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made.* Under ASU 2018-08, revenue is recognized upon notification of the contribution and satisfaction of all conditions, if applicable.

Management has determined that contributions and grants are non-reciprocal transactions. The Organization receives both unconditional and conditional contributions and grants. Unconditional contributions are recognized when received. A contribution is considered conditional when the donor imposes both a barrier and a right of return. Conditional contributions are recognized as revenue on the date all donor-imposed barriers are overcome or explicitly waived by the donor. Barriers may include specific and measurable outcomes, limitations on the performance of an activity and other stipulations related to the contribution. A donor has a right of return of any assets transferred or a right of release of its obligation to transfer any assets in the event the Organization fails to overcome one or more barriers. Assets received before the barrier is overcome are accounted for as refundable advances.

Unconditional contributions may or may not be subject to donor-imposed restrictions. Donor imposed restrictions limit the use of the donated assets but are less specific than donor-imposed conditions. Contributions received and unconditional promises to give are measured at their fair values and are reported as an increase in net assets. The Organization reports gifts of cash and other assets as restricted support if they are received with donor stipulations about the use of the donated assets, or if they are designated as support for future periods.

When a donor restriction expires, that is, when a stipulated time restriction ends, or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as "Net assets released from restrictions." Donor-restricted contributions whose restrictions are met in the same reporting period in which received are reported as net assets without donor restrictions.

The Organization generates revenue from special events. ASU 2018-08 notes that the exchange of assets or performance of services in exchange for assets of substantially lower value may be deemed to be a partial contribution. Such contribution would be measured at the difference between the fair value of the products provided or services performed, and the consideration received. Management concludes that the benefit to donors related to special events is immaterial in comparison to the consideration received from the donor as typically all that is received are insignificant amounts of food and beverages during the events. As such, consideration received through the conducting of special events is considered a contribution transaction.

The Organization accounts for revenue from exchange transactions from contracts with customers under a single five-step model under Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers (Topic 606).* The Organization's main revenue streams accounted for as exchange transactions derive from home sales and ReStore sales.

1. Organization and Summary of Significant Accounting Policies (cont.)

Revenue Recognition (cont.)

The Organization generates revenue through the sales of homes to program participants and financing the sale through a mortgage agreement with 0% interest. The Organization has identified two performance obligations associated with the sales of homes: 1) to transfer the title of the home to the homeowner, and 2) to finance the purchase price of the home. The transaction price for the property is identified and stated on the closing agreement and is consistent with the gross amount of revenue recorded at the time of an executed closing agreement. With respect to home sales, the Organization is the principal in the arrangement as the Organization maintains control of the property up until the time at which the property is sold to the homeowner. As the mortgages are at 0% interest, the Organization imputes interest on the mortgage by discounting the transaction price to present value based on a discount rate set by HFHI at the end of each fiscal year. The present value of the transaction price is allocated to the first performance obligation, with development costs of homes included as construction hard costs. The imputed interest or "discount" is allocated to the second performance obligation.

Revenue allocated to the first performance obligation is recorded at the point in time when control of the property transfers. This is the point in time at which the Organization has satisfied its first performance obligation to transfer control of the property to the homeowner as evidenced by an executed closing statement. Revenue allocated to the second performance obligation is recognized over the mortgage term as payments are collected. Contract liabilities relate mainly to homeowner deposits in escrow.

Revenue related to the ReStore sales is recognized at the time of sale. The income derived from ReStore sales are exempt from unrelated business income tax because substantially all sales consist of merchandise that the Organization received as gifts or contributions.

The Organization's other revenue streams include interest income, rent income, late-fee income, and other income which are not included within the scope of Topic 606.

Home Sales

Homes are sold to qualified buyers and the mortgage terms are based on the amount the purchaser is able to pay. Consideration received is mortgages receivable which are non-interest bearing. Home sales are recorded at the discounted value of payments to be received over the lives of the mortgages. Non-interest bearing mortgages have been discounted at 7.85% and 7.49% for the years ended June 30, 2023 and 2022, respectively, based upon prevailing market rates for low-income housing at inception of the mortgages. Discounts are amortized using the effective interest method over the lives of the mortgages with rates ranging from 7.23% to 9.00% and is recorded as interest income in the accompanying consolidated statements of activities and changes in net assets. During the years ended June 30, 2023 and 2022, 23 homes and 9 homes, respectively, were sold.

Sales - ReStore

Revenue related to the ReStore sales are recognized at the time of the sale. The value for the purchased inventory of the ReStore is included in other assets within the consolidated statements of financial position. Habitat ReStore inventory includes donated and purchased household building materials, appliances, and furniture that are sold at the Habitat ReStore. Donated merchandise is recorded at fair market value where objectively measurable. Purchased merchandise is recorded at lower of cost or market, with cost being determined by the first-in, first-out method.

1. Organization and Summary of Significant Accounting Policies (cont.)

Sales – ReStore (cont.)

As of June 30, 2023 and 2022, the Organization had $48,063 and $51,330, respectively, of purchased inventory and is included within prepaid expenses and other current assets in the accompanying consolidated statements of financial position.

Donated Goods and Services

Donated services (in-kind donations) are recognized as contributions in accordance with Financial Accounting Standards Board (FASB) Accounting Standard Code (ASC) Topic 958, *Not-for-Profit Entities*, if the services create or enhance non-financial assets, or require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. A number of unpaid volunteers have made contributions of their time by providing construction, administrative and fund-raising services to the Organization, the value of these amounts are not recorded because they do not require specialized skills. Donations of construction materials are received and used in the construction of homes. U.S. GAAP requires contributions (including donated materials) to be recorded at fair value at the date of receipt.

Property and Equipment

Property and equipment are capitalized when the cost is in excess of $500 and with a useful life over one year. Property and equipment are recorded at cost or, if donated, at fair value at the date of donation. Major renewals and improvements are capitalized, while repairs and maintenance expenditures are expensed as incurred. When items are retired or otherwise disposed of, the related costs and accumulated depreciation or amortization are removed from the accounts and any resulting gains or losses are recognized. Depreciation is computed on the straight-line method over the estimated useful lives of the respective assets. Leasehold improvements are amortized over the lesser of the useful life of the asset or the term of the lease.

The estimated useful lives of each asset group are as follows:

Asset Group	Years
Buildings	50
Leasehold improvements	10
Office furniture and equipment	3
Computer equipment and software	3
Automobiles	5

Single Family Homes Under Construction

Vacant land and construction in progress are stated at cost and include direct and indirect costs of housing construction, property taxes, and overhead incurred during the development period. Donated land and construction materials are required to be recorded at fair value at the time received. Land and offsite development costs associated with homes under construction are also included in construction in progress. Vacant land and construction in progress are evaluated for impairment if impairment indicators are present. U.S. GAAP requires vacant land and construction in progress to be recorded at the lower of its carrying amount or fair value. Since the purpose and mission of the Organization is to build affordable housing for low-income families, the Organization does not generally write down the value of construction in progress to estimated sales value, because any excess cost over sales value is a component of program services.

1. Organization and Summary of Significant Accounting Policies (cont.)

Investment in Joint Ventures

The Organization records its investments in HFHI NMTC Leverage Lender 2018, LLC and HFHI NMTC Leverage Lender 2021, LLC on the cost basis method since the Organization does not have significant influence over the joint ventures as the operating agreements executed by the investors restricts individual investors' rights as members (see Note 7). Accordingly, the investments are recorded at transaction cost and distributions received from the investments are reported as revenue on the statements of activities and changes in net assets.

Land Lease

The Organization entered into a 99-year land lease agreement during December 2015, to maintain the common area land of the Hallandale Beach Townhome community, consisting of approximately 16 homes. The Organization is responsible for all operating expenses on the common area land. During the year ended June 30, 2023, the Organization recognized $14,275 of land lease income and $13,277 of land lease expenses. During the year ended June 30, 2022, the Organization recognized $13,890 of land lease income and $15,772 of land lease expenses. These amounts are included in other revenue and program services expenses, respectively, in the accompanying consolidated statements of activities and changes in net assets.

Functional Allocation of Expenses

The cost of providing the various programs and other activities of the Organization has been summarized on a functional basis. Salaries and other expenses, which are associated with a specific program, are charged directly to that program. Salaries and other expenses, which benefit more than one program, are allocated to the various programs based on the time spent.

Advertising Costs

The Organization expenses advertising costs as they are incurred. Advertising expense for the years ended June 30, 2023 and 2022 amounted to $138,753 and $205,329, respectively, and is included in the accompanying consolidated statements of functional expenses.

Income Taxes

Habitat Broward received a determination (via HFHI) from the Internal Revenue Service (IRS) indicating that it is exempt from federal income tax on all income except unrelated business income under Internal Revenue Code Section 501(c)(3); Capital Good and CHDO are exempt nonprofit organizations under Internal Revenue Code Section 501(c)(3). Accordingly, no provision for income taxes has been recorded in the accompanying consolidated financial statements. For the years ended June 30, 2023 and 2022, the Organization had no unrelated business income tax resulting from unrelated business income.

The Organization accounts for uncertainty in income taxes in accordance with U.S. GAAP, which requires recognition in the accompanying financial statements of a tax position only after determining that the relevant tax authority would more likely than not sustain the position following an audit. For tax positions meeting the more likely than not threshold, the amount recognized in the financial statements is the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement with the relevant tax authority. The Organization had no material unrecognized tax benefits and no adjustments to its financial position, activities or cash flows were required.

1. Organization and Summary of Significant Accounting Policies (cont.)

Income Taxes (cont.)

The Organization did not record any interest or penalties on uncertain tax positions in the consolidated statements of financial position as of June 30, 2023 and 2022, or the consolidated statements of activities and changes in net assets for the years then ended. If the Organization were to incur any income tax liability in the future, interest on any income tax liability would be reported as interest expense and penalties on any income tax liability would be reported as income taxes. The Organization is generally no longer subject to examination by the IRS for years before 2020.

Reclassifications

Certain items in the 2022 financial statements have been reclassified to conform to the 2023 presentation.

Recent Accounting Pronouncement

In June 2016, the FASB issued ASU 2016-13, *Financial Instruments – Credit Losses (Topic 326)* ("ASU 2016-13") and subsequently issued various corresponding updates that will update the impairment model for financial assets measured at amortized cost, known as the Current Expected Credit Loss ("CECL") model. For trade and other receivables, held-to-maturity debt securities, loans and other instruments, entities will be required to use a new forward-looking "expected loss" model that generally will result in the earlier recognition of allowance for losses. For available-for-sale debt securities with unrealized losses, there will be no change to the measurement of credit losses, except that unrealized losses due to credit-related factors will be recognized as an allowance on the consolidated statement of financial position with a corresponding adjustment to earnings in the consolidated statements of activities and changes in net assets. There are various transition methods available upon adoption. ASU 2016-13, as amended by ASU 2019-10, is effective for nonpublic companies for periods beginning after December 15, 2022. Early adoption is permitted. The Organization is currently assessing the impact of adopting this guidance on its consolidated financial statements.

Subsequent Events

The Organization's management has evaluated subsequent events through October 12, 2023, the date which the consolidated financial statements were available for issue.

2. Liquidity Management and Availability of Resources

The Organization maintains a policy of structuring its financial assets to be available as general expenditures, liabilities and other obligations come due. In managing its liquidity needs, the Organization monitors its cash balances and also ensures spending is within budget guidelines.

The Organization's financial assets available within one year of the consolidated statement of financial position date for general expenditure are as follows:

	2023
Current financial assets	
Cash and cash equivalents	$ 24,091,514
Restricted cash	48,031
Mortgages receivables, net, current portion	2,419,864
Contributions receivables, net, current portion	2,636,378
Other current assets - other receivables	139,152
Total financial assets	29,334,939
Less amounts not available to be used within one year	
Restricted cash held on behalf of current and future homeowners	48,031
Net assets with donor restrictions (less any noncurrent amounts)	6,410,515
Total financial assets not available to be used within one year	6,458,546
Financial assets available to meet general expenditures within one year	$ 22,876,393

3. Mortgages Receivable, Net

A home is considered sold when a formal closing transaction has been finalized. At that time, a first non-interest bearing mortgage is given to the homeowner based on the amount the homeowner is able to pay. The Organization records the revenue for the sale at the amount equal to the first mortgage net of imputed interest. If the fair value of the property is greater than the first mortgage, the Organization obtains a second mortgage for the difference of the sales price and the fair value. The second mortgage is to protect the value of the collateral and is not recorded in the books and records of the Organization. At the time the first mortgage is paid in full, the Organization cancels the second mortgage.

The timing of revenue recognition, billings and cash collections results in mortgages receivable from homeowners, net, unamortized discount on mortgages receivable, and homeowners' deposits in escrow on the statements of financial position. Mortgages receivable from homeowners are recorded at the time revenue is recognized, while cash collections occur after revenue recognition. Generally, billing and cash collections associated with homeowners' deposits in escrow occur before revenue recognition. These deposits are liquidated when revenue is recognized.

3. Mortgages Receivable, Net (cont.)

The balances related to mortgages receivable are as follows as of June 30:

June 30,		**2023**		2022
Mortgages receivable, net – current	$	**2,419,864**	$	1,292,137
Mortgages receivable, net – noncurrent		**24,665,431**		24,572,499
Unamortized discount on mortgages receivable		**(14,584,504)**		(13,667,321)
Homeowners' deposits in escrow		**48,031**		58,958
Total	$	**12,548,822**	$	12,256,273

As of June 30, 2023, the estimated annual repayment amounts on these mortgage receivable balances along with the unamortized discount were as follows:

For the years ending June 30,		Amount
2024	$	2,419,864
2025		1,232,989
2026		1,198,889
2027		1,182,033
2028		1,150,098
Thereafter		19,901,422
		27,085,295
Less unamortized discount		(14,584,504)
Mortgage receivable, net	$	12,500,791

4. Contributions Receivable, Net

Contributions receivable, net, consists of the following as of June 30:

		2023		2022
Due in less than one year	$	**2,662,917**	$	766,633
Due in one to five years		**675,000**		-
Less: allowance for doubtful accounts		**(26,539)**		(118,289)
Contributions receivable, net	$	**3,311,378**	$	648,344

5. Property and Equipment, Net

Property and equipment, net, consists of the following as of June 30:

		2023		2022
Land, building, and improvements	$	**2,703,359**	$	2,643,698
Vehicles		**145,665**		145,665
Leasehold improvements		**120,842**		111,046
Construction equipment		**46,621**		46,621
Computer equipment and software		**41,361**		41,361
Office furniture and equipment		**22,624**		22,624
		3,080,472		3,011,015
Less: accumulated depreciation and amortization		**(1,502,825)**		(1,421,285)
Property and equipment, net	$	**1,577,647**	$	1,589,730

Depreciation and amortization expense was $81,540 and $75,244, for the years ended June 30, 2023 and 2022, respectively.

6. Single Family Homes Under Construction

Single family homes under construction at June 30, 2023 and 2022, consist of the following:

		2023		2022
Construction in progress	$	**3,422,120**	$	3,978,941
Land		**2,158,025**		1,816,379
Total	$	**5,580,145**	$	5,795,320

Potential homeowners must meet certain requirements before they can close on a home. If the home is completed before these requirements are met, then the family is allowed to rent the home while working to meet the requirements. There was no rent income from unsold homes for the years ended June 30, 2023 and 2022. Before closing on a home, potential homeowners must prepay a certain amount of closing costs. At June 30, 2023 and 2022, these prepayments were $38,178 and $49,105, respectively, and are included within other liabilities in the accompanying consolidated statements of financial position.

7. New Market Tax Credits and Joint Ventures

On August 22, 2018, the Organization closed on a transaction to participate in a New Market Tax Credit (NMTC) program. The program provides funds to eligible organizations for investment in "qualified low-income community investment". The Organization invested, along with other similar Habitat affiliates, in a joint venture (HFHI NMTC Leverage Lender 2018, LLC) with a 27.75% ownership to take advantage of the NMTC financing. NMTC financing allows an entity to receive a loan or investment capital from outside investors, who will receive new market tax credits to be applied against their federal tax liability. As a result, the Organization invested $4,197,654 in the joint venture and secured a 30-year loan in the amount of $6,022,743 (see Note 8), payable to a community development entity (an affiliate of the joint venture).

The net proceeds less fees are to be used solely for the purpose of constructing and selling qualified housing properties to low-income residents.

7. New Market Tax Credits and Joint Ventures (cont.)

On July 30, 2021, the Organization closed on another transaction to participate in the NMTC program. The Organization invested, along with other similar Habitat affiliates, in a joint venture (HFHI NMTC Leverage Lender 2021, LLC) with a 14.44% ownership to take advantage of the NMTC financing. As a result, the Organization invested $2,117,784 in the joint venture and secured two 30-year loans in the amounts of $2,578,287 and $286,476 (see Note 8), payable to a community development entity (an affiliate of the joint venture). The net proceeds less fees are to be used solely for the purpose of constructing and selling qualified housing properties to low-income residents.

Program compliance requirements include creation of promissory notes and investments in a qualified community development entity (CDE). Tax credit recapture is required if compliance requirements are not met over a seven-year period. A portion of the Leverage Lender proceeds are used to pre-fund the joint expenses accounts. The joint expenses will be used during the seven-year compliance period to pay for the expenses of the affiliates and the CDE associated with the reporting obligations required in these transactions. These expenses are administered by the CDE, and any unused amounts will be returned to the affiliates at the end of the compliance period.

8. Notes Payables – HFHI NMTC, Net

HFHI NMTC Sub-CDE III, LLC

Note payable due to HFHI NMTC Sub-CDE III, LLC is a result of the NMTC financing (see Note 7). The note is a 30-year loan in the amount of $6,022,743. The Organization had unamortized debt issuance costs of $373,490 and $427,886, respectively, as of June 30, 2023 and 2022. Unamortized debt issuance costs are netted against the principal outstanding on the note payable as presented on the consolidated statements of financial position. Amortization of debt issuance costs are recorded as interest expense. The note accrues interest for 7 years at a rate of .6941% on an annual basis commencing on November 5, 2018. Commencing on August 23, 2025, the principal balance of the loan is reduced by a 23-year amortization at the same rate of .6941%. The loan matures on August 22, 2048 and is secured by substantially all the assets acquired by the Organization from the project loan proceeds.

The note has a put option feature that is exercisable after August 22, 2025. This put option is expected to be exercised and this exercise of the put option will effectively allow the Organization to extinguish its outstanding debt.

Pursuant to the agreement, the Organization is required to comply with the NMTC requirements as generally set forth in the Internal Revenue Code (IRC) Section 45D, including that the Organization maintain a separate business activity such that the separate business activity will qualify as a qualified active low-income community business as defined in IRC Section 45D.

In accordance with the agreement, the Organization is required to maintain a separate affiliate expense reserve, which is used to fund guaranteed obligations and the servicing fee to HFHI. The initial required funding under the agreement as it relates to the Organization was $636,404.

8. Notes Payables – HFHI NMTC, Net (cont.)

HFHI NMTC Sub-CDE IV, LLC and HFHI NMTC Sub-CDE V, LLC

Note payables due to HFHI NMTC Sub-CDE IV, LLC and HFHI NMTC Sub-CDE V, LLC is a result of the NMTC financing (see Note 7). The notes are 30-year loans in the amounts of $2,578,287 and $286,476. The Organization had unamortized debt issuance costs of $272,711 and $299,279, respectively, as of June 30, 2023 and 2022. Unamortized debt issuance costs are netted against the principal outstanding on the note payables as presented on the consolidated statements of financial position. Amortization of debt issuance costs are recorded as interest expense. The notes accrue interest for 7 years at a rate of .7379%, on an annual basis commencing on November 5, 2021. Commencing on January 1, 2029, the principal balance of the loan is reduced by a 23-year amortization at the same rate of .7379%. The loans mature on July 30, 2051 and are secured by substantially all the assets acquired by the Organization from the project loan proceeds. The notes have a put option feature that is exercisable after December 31, 2028. This put option is expected to be exercised and this exercise of the put option will effectively allow the Organization to extinguish its outstanding debt.

Pursuant to the agreement, the Organization is required to comply with the NMTC requirements as generally set forth in the IRC Section 45D, including that the Organization maintain a separate business activity such that the separate business activity will qualify as a qualified active low-income community business as defined in IRC Section 45D.

In accordance with the agreement, the Organization is required to maintain a separate affiliate expense reserve, which is used to fund guaranteed obligations and the servicing fee to HFHI. The initial required funding under the agreement as it relates to the Organization was $323,633.

9. Contributions and Grants

Contributions and grants, which are included in the consolidated statement of activities and changes in net assets, for the year ended June 30, 2023 consist of the following:

	Without Donor Restriction	With Donor Restriction	Total
Contributions			
Faith community	$ 12,600	$ 101,500	$ 114,100
Commerce and industry	621,332	3,023,235	3,644,567
Foundations and other charitable organizations	268,408	2,308,500	2,576,908
Individuals	933,167	143,750	1,076,917
Total contributions	1,835,507	5,576,985	7,412,492
Grants			
Commerce and industry	10,000	50,000	60,000
Foundations and other charitable organizations	15,500	355,000	370,500
Government – federal	200,000	125,000	325,000
Total grants	225,500	530,000	755,500
Total contributions and grants	$ 2,061,007	$ 6,106,985	$ 8,167,992

9. Contributions and Grants (cont.)

Contributions and grants, which are included in the consolidated statement of activities and changes in net assets, for the year ended June 30, 2022 consist of the following:

	Without Donor Restriction	With Donor Restriction	Total
Contributions			
Faith community	$ 12,819	$ 98,781	$ 111,600
Commerce and industry	354,692	217,408	572,100
Foundations and other charitable organizations	172,129	429,250	601,379
Individuals	7,335,778	102,130	7,437,908
Total contributions	7,875,418	847,569	8,722,987
Grants			
Commerce and industry	118,500	40,000	158,500
Foundations and other charitable organizations	90,000	308,555	398,555
Total grants	208,500	348,555	557,055
Total contributions and grants	$ 8,083,918	$ 1,196,124	$ 9,280,042

10. Contributions of Nonfinancial Assets

Contributed nonfinancial assets during the years ended June 30, 2023 and 2022 were as follows:

Nonfinancial Asset	Revenue Recognized in years ended: June 30, 2023	June 30, 2022	Utilization in Programs/Activities	Donor Restrictions	Valuation Techniques/Inputs
Advertising	**$ 4,800**	$ 49,000	Fundraising	No donor restrictions	Based on estimated fair market value of ads provided
Construction materials and Land Held for Development	**566,196**	43,000	Capitalized; then included as a Program Expense in Cost of Homes Sold	No donor restrictions	Based on estimated fair market value of materials and land provided by donors
Software	-	8,000	Management and General	No donor restrictions	Based on estimate fair market value of software provided
Rent	**111,575**	144,000	Capitalized; then included as a Program Expense in Cost of Homes Sold	No donor restrictions	Based on estimated fair market value of land provided by donors
	$ 682,571	$ 244,000			

11. Net Assets with Donor Restrictions

Net assets with donor restrictions consist of funds restricted for the construction of specific homes or that are time restricted to future periods Net assets with donor restrictions are available with the following restrictions as of June 30:

	2023	2022
Home sponsorships received – purpose and time restriction	**$ 675,000**	$ 150,000
Other contributions received – purpose restriction	**5,910,515**	2,670,355
Perpetual endowment	**500,000**	-
Total net assets with donor restrictions	**$ 7,085,515**	$ 2,820,355

12. Endowment

The Organization's endowment consists of an individual donor-restricted fund established for a single purpose. As required by U.S. GAAP, net assets associated with endowment fund are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law

The State of Florida adopted the Florida Uniform Prudent Management of Institutional Funds Act ("FUPMIFA"). The Organization has interpreted the FUPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds, absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as net assets with donor restrictions the historical value of donor-restricted endowment funds, which includes (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment and (c) changes to the permanent endowment made in accordance with the direction of the applicable donor gift instrument. Also included in net assets with donor restrictions is accumulated appreciation on donor restricted endowment funds which are available for expenditure in a manner consistent with the standard of prudence prescribed by the FUPMIFA.

The Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

1. The duration and preservation of the fund;
2. The purposes of the Organization and the donor-restricted endowment fund;
3. General economic conditions;
4. The possible effect of inflation and deflation;
5. The expected total return from income and the appreciation of investments;
6. Other resources of the Organization;
7. The investment policies of the Organization.

Endowment net assets consist of the following:

Summary of Endowment Net Assets at June 30, 2023:

	Without Donor Restrictions	With Donor Restrictions	Total
Original donor restricted gifts in perpetuity	$ -	$ 500,000	$ 500,000
Accumulated earnings	-	-	-
	$ -	$ 500,000	$ 500,000

Changes in Endowment Net Assets During the year ended June 30, 2023:

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning	$ -	$ -	$ -
Contributions	-	500,000	500,000
Endowment net assets, ending	$ -	$ 500,000	$ 500,000

12. Endowment (cont.)

Funds with Deficiencies

From time to time, the fair value of assets associated with donor-restricted endowment funds may fall below the level that the donor or the FUPMIFA requires the Organization to retain as a fund of perpetual duration. In accordance with U.S. GAAP, deficiencies of this nature are reported as net assets without donor restrictions. There were no such deficiencies as of June 30, 2023.

Return Objectives and Risk Parameters

The Board of the Organization has implemented a short-term risk-free investment approach for endowment assets.

Strategies Employed for Achieving Objectives

As approved by the Board, the endowment assets are invested in a manner that is intended to produce results that are commensurate with a short-term investment time horizon.

Spending Policy and How the Investment Objectives Related to Spending Policy

The Board has not adopted a spending policy, however, the Board does not intend to use any earnings in the short term.

13. Transactions with Affiliates

During the years ended June 30, 2023 and 2022, the Organization contributed $109,862 and $60,000, respectively, to HFHI. These contributions are included within affiliate dues and tithing within the accompanying consolidated statements of functional expenses. These funds are used to construct homes in economically depressed areas around the world.

During the year ended June 30, 2023 several transactions occurred between the consolidated entities. Habitat Broward made a $5,000,000 contribution to Capital Good to fund the organization. With this funding, Capital Good originated 15 mortgages loans related to homes sold by Habitat Broward during the year ended June 30, 2023. As a result, as of June 30, 2023, Capital Good had a due to Habitat Broward of $4,880,945.

During the year ended June 30, 2023, CHDO was awarded a $200,000 grant from the U.S. Department of Housing and Urban Development. The grants were used to pay for expenses incurred and paid by Habitat Broward, therefore a due to affiliate of $200,000 and related expenses was recorded by CHDO. As of June 30, 2023, CHDO had a due to Habitat Broward of $202,602.

14. Mortgage Servicing Agreement

In 2019 the Organization transferred its mortgage servicing activities to Affiliate Mortgage Services, a third-party mortgage service provider. This agreement allows Affiliate Mortgage Services to collect all payments due under the terms of the mortgage loans and keep a complete, accurate and separate accounting of all sums collected by it from mortgagors. The agreement also provides that Affiliate Mortgage Services will act as the escrow agent for homeowners who have obtained mortgages through the purchase of a home from the Organization.

The agreement states that Affiliate Mortgage Services will initially fund the loan and prepare all loan origination documents. After closing, the loan proceeds are temporarily transferred to the Organization and remitted back once the mortgage loan is established. As of June 30, 2023 and 2022, the Organization has no liability in accounts payable and accrued expenses to be transferred to Affiliate Mortgage Services.

15. Employee Benefit Plans

The Organization sponsors a defined contribution retirement plan (the Plan) covering substantially all of its full-time employees. Employees become eligible for Plan participation after completing six months of service. The Organization contributes 3% of eligible employees' gross compensation to the Plan. All contributions made on behalf of employees become fully vested upon completing six months of service. For the years ended June 30, 2023 and 2022, the Organization contributed $58,651 and $49,764, respectively, to the Plan.

SUPPLEMENTARY SCHEDULES

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidating Statements of Financial Position

June 30, 2023	Habitat for Humanity of Broward, Inc.	Capital Good for Humanity, Inc.	Broward County Habitat Community Housing Development Corp.	Eliminating Entries	Total
ASSETS					
Current assets					
Cash and cash equivalents	$ 18,720,130	$ 5,170,550	$ 200,834	$ -	$ 24,091,514
Restricted cash	48,031	-	-	-	48,031
Mortgages receivable, net	1,598,889	820,975	-	-	2,419,864
Contributions receivable, net	2,619,752	16,626	-	-	2,636,378
Prepaid expenses and other current assets	220,663	435	-	-	221,098
Due from affiliates	5,083,547	-	-	(5,083,547)	-
Total current assets	28,291,012	6,008,586	200,834	(5,083,547)	29,416,885
Property and equipment, net	1,577,647	-	-	-	1,577,647
Mortgages receivable, net	9,036,455	1,044,472	-	-	10,080,927
Contributions receivable, net	675,000	-	-	-	675,000
Single family homes under construction	5,580,145	-	-	-	5,580,145
Investment in joint ventures	6,315,438	-	-	-	6,315,438
Total assets	$ 51,475,697	$ 7,053,058	$ 200,834	$ (5,083,547)	$ 53,646,042
LIABILITIES AND OWNERS' EQUITY					
Current liabilities					
Accounts payable and accrued expenses	$ 622,983	$ -	$ -	$ -	$ 622,983
Other liabilities	48,031	-	-	-	48,031
Due to affiliate	-	4,880,945	202,602	(5,083,547)	-
Total current liabilities	671,014	4,880,945	202,602	(5,083,547)	671,014
Notes payable - HFHI NMTC, net	8,241,305	-	-	-	8,241,305
Total liabilities	8,912,319	4,880,945	202,602	(5,083,547)	8,912,319
Without donor restriction	35,602,863	2,047,113	(1,768)	-	37,648,208
With donor restriction	6,960,515	125,000	-	-	7,085,515
Total net assets	42,563,378	2,172,113	(1,768)	-	44,733,723
Total liabilities and net assets	$ 51,475,697	$ 7,053,058	$ 200,834	$ (5,083,547)	$ 53,646,042

The accompanying notes are an integral part of these consolidated financial statements

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidating Statements of Activities and Changes in Net Assets

For the year ended June 30, 2023	Habitat for Humanity of Broward, Inc.	Capital Good for Humanity, Inc.	Broward County Habitat Community Housing Development Corp.	Eliminating Entries	Total
Public support and revenue					
Home sales, net	$ 6,355,600	$ -	$ -	$ (2,993,034)	$ 3,362,566
Contributions and grants	7,842,992	5,125,000	200,000	(5,000,000)	8,167,992
Sales - ReStore	2,442,036	-	-	-	2,442,036
Mortgage interest income	3,322,597	4,918	-	-	3,327,515
Donated goods and services	682,571	-	-	-	682,571
Program revenue	544,690	-	-	-	544,690
Special events revenue	300,000	-	-	-	300,000
Interest income	465,417	40,555	-	-	505,972
Other	135,807	-	-	-	135,807
Total public support and revenue	22,091,710	5,170,473	200,000	(7,993,034)	19,469,149
Expenses					
Program services	15,908,131	2,998,289	201,602	(7,993,034)	11,114,988
Supporting services					
Management and general	474,787	70	166	-	475,023
Development, public relations, and fund-raising	808,941	-	-	-	808,941
Total expenses	17,191,859	2,998,359	201,768	(7,993,034)	12,398,952
Changes in net assets	4,899,851	2,172,114	(1,768)	-	7,070,197
Net assets - beginning of year	37,663,526	-	-	-	37,663,526
Net assets - end of year	$ 42,563,377	$ 2,172,114	$ (1,768)	$ -	$ 44,733,723

The accompanying notes are an integral part of these consolidated financial statements.

HABITAT FOR HUMANITY OF BROWARD, INC. AND AFFILIATES

Consolidated Financial Statements, Independent Auditor's Report and Supplementary Information

For the Year Ended June 30, 2024
(With Summarized Comparative Financial Information For the Year Ended June 30, 2023)

Habitat for Humanity of Broward, Inc. and Affiliates

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Independent Auditor's Report

The Board of Directors
Habitat for Humanity of Broward, Inc. and Affiliates
Fort Lauderdale, Florida

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Habitat for Humanity of Broward, Inc. and Affiliates (a Florida not-for-profit corporation), which comprise the consolidated statement of financial position as of June 30, 2024, and the related consolidated statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Habitat for Humanity of Broward, Inc. and Affiliates as of June 30, 2024, and the consolidated changes in net assets and its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Habitat for Humanity of Broward, Inc. and Affiliates and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitat for Humanity of Broward, Inc. and Affiliates' ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Habitat for Humanity of Broward, Inc. and Affiliates' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitat for Humanity of Broward, Inc. and Affiliates' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating supplementary information is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Report on Summarized Comparative Information

We have previously audited the Habitat for Humanity of Broward, Inc. and Affiliates' 2023 consolidated financial statements, and we expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated October 12, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2023, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Hancock Askew & Co., LLP

Miami, Florida
November 06, 2024

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidated Statements of Financial Position

June 30,		2024		2023
ASSETS				
Current assets				
Cash and cash equivalents	$	**23,197,976**	$	24,091,514
Restricted cash		**859,594**		48,031
Receivables				
Mortgages receivable, net (Note 3)		**1,319,932**		2,419,864
Contributions receivable, net (Note 4)		**1,900,647**		2,636,378
Prepaid expenses and other current assets		**261,886**		221,098
Total current assets		**27,540,035**		29,416,885
Property and equipment, net		**1,501,717**		1,577,647
Other non-current assets				
Receivables				
Mortgages receivable, net (Note 3)		**11,805,460**		10,080,927
Contributions receivable, net (Note 4)		**200,000**		675,000
Single family homes under construction (Note 6)		**9,362,792**		5,580,145
Investment in joint ventures (NMTC Program) (Note 7)		**6,315,438**		6,315,438
Total other non-current assets		**27,683,690**		22,651,510
Total assets	$	**56,725,442**	$	53,646,042
LIABILITIES AND NET ASSETS				
Current liabilities				
Accounts payable and accrued expenses	$	**470,292**	$	622,983
Other liabilities		**111,499**		48,031
Total current liabilities		**581,791**		671,014
Long-term debt				
Notes payable - HFHI NMTC, net (Note 8)		**8,322,269**		8,241,305
Total liabilities		**8,904,060**		8,912,319
Net assets				
Without donor restriction		**39,726,362**		37,648,208
With donor restriction		**8,095,020**		7,085,515
Total net assets		**47,821,382**		44,733,723
Total liabilities and net assets	$	**56,725,442**	$	53,646,042

The accompanying notes are an integral part of these consolidated financial statements.

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidated Statements of Activities and Changes in Net Assets

(With Summarized Comparative Financial Information for the Year Ended June 30, 2023)

For the years ended June 30,	Without Donor Restriction	With Donor Restriction	2024 Total	2023 Comparative Totals
Public support and revenue				
Home sales, net	$ 1,629,616	$ -	$ 1,629,616	$ 3,362,566
Contributions and grants	3,387,749	3,195,917	6,583,666	8,712,682
Sales - ReStore	2,598,563	-	2,598,563	2,442,036
Mortgage interest income	1,576,015	-	1,576,015	3,327,515
Donated goods and services	163,788	-	163,788	682,571
Special events revenue	150,155	-	150,155	300,000
Interest income	816,879	-	816,879	505,972
Other	105,076	-	105,076	135,807
Total public support and revenue before net assets released from restrictions	10,427,841	3,195,917	13,623,758	19,469,149
Net assets released from restrictions	2,186,412	(2,186,412)	-	-
Total public support and revenue after net assets released from restrictions	12,614,253	1,009,505	13,623,758	19,469,149
Expenses				
Program services	8,998,942	-	8,998,942	11,114,988
Supporting services				
Management and general	504,920	-	504,920	475,023
Development, public relations, and fund-raising	1,032,237	-	1,032,237	808,941
Total expenses	10,536,099	-	10,536,099	12,398,952
Changes in net assets	2,078,154	1,009,505	3,087,659	7,070,197
Net assets - beginning of year	37,648,208	7,085,515	44,733,723	37,663,526
Net assets - end of year	$ 39,726,362	$ 8,095,020	$ 47,821,382	$ 44,733,723

The accompanying notes are an integral part of these consolidated financial statements.

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidated Statements of Functional Expenses

(With Summarized Comparative Financial Information for the Year Ended June 30, 2023)

For the year ended June 30, 2024

	Program Services				Supporting Services				
	Home Constructions	ReStore	Family Services and Others	Total Program Services	Management and General	Development, Public Relations, and Fund-Raising	Total Supporting Services	Total 2024	Comparative Totals 2023
Salaries and wages	$ 936,451	$ 772,399	$ 508,198	$ 2,217,048	$ 114,590	$ 608,485	$ 723,075	$ 2,940,123	$ 2,385,116
Payroll taxes	77,717	64,102	42,176	183,995	9,511	50,499	60,010	244,005	195,195
Benefits	120,508	99,397	65,398	285,303	14,746	78,304	93,050	378,353	329,659
Cost of homes sold	3,424,852	-	-	3,424,852	-	-	-	3,424,852	6,952,862
Affiliate dues and tithing	186,500	-	-	186,500	-	-	-	186,500	109,862
Home repairs	1,133,631	-	-	1,133,631	-	-	-	1,133,631	746,016
Property taxes	-	4,363	-	4,363	-	-	-	4,363	19,885
Cost of purchased ReStore inventory sold	-	114,731	-	114,731	-	-	-	114,731	112,154
Contract labor	10,152	15,248	5,085	30,485	-	-	-	30,485	56,153
Telephone and utilities	37,264	112,220	12,823	162,307	8,991	13,666	22,657	184,964	163,462
Vehicle and machinery expenses	55,694	91,741	-	147,435	24	-	24	147,459	120,941
Insurance	74,829	75,771	6,894	157,494	28,571	10,341	38,912	196,406	111,692
Professional fees	144,369	13,146	53,862	211,377	240,031	75,848	315,879	527,256	261,111
Bank and credit card fees	528	37,287	-	37,815	5,714	7,264	12,978	50,793	46,709
Rent	42,631	-	38,128	80,759	33,024	30,322	63,346	144,105	138,567
Repairs and maintenance	25,667	34,085	5,418	65,170	5,418	14,192	19,610	84,780	30,783
Office supplies and expenses	6,233	14,064	3,481	23,778	4,137	4,654	8,791	32,569	48,390
Office equipment and software	19,349	-	17,310	36,659	14,929	13,707	28,636	65,295	23,334
Advertising	37,467	94,010	-	131,477	5,074	46,876	51,950	183,427	138,753
Depreciation and amortization expense	-	68,138	-	68,138	14,612	-	14,612	82,750	81,540
Bad debt expense	9,500	-	2,650	12,150	1,275	7,524	8,799	20,949	17,834
Interest expense	80,977	-	-	80,977	-	-	-	80,977	80,977
Other	121,237	29,933	51,328	202,498	4,273	70,555	74,828	277,326	227,957
Total expenses	$ 6,545,556	$ 1,640,635	$ 812,751	$ 8,998,942	$ 504,920	$ 1,032,237	$ 1,537,157	$ 10,536,099	$ 12,398,952

The accompanying notes are an integral part of these consolidated financial statements.

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidated Statements of Cash Flows

For the years ended June 30,	2024	2023
Cash flows from operating activities		
Change in net assets	$ 3,087,659	$ 7,070,197
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities		
Depreciation and amortization expense	82,750	81,540
Bad debt expense	20,949	17,834
Non-cash contributions capitalized	(8,651)	(566,196)
Imputed interest on non-interest bearing notes	(1,576,015)	(3,327,515)
Discount of mortgages on new home sales	495,856	4,244,698
Amortization of debt issuance costs included in interest expense	80,964	80,964
(Increase) decrease in assets		
Mortgages receivable, net	455,558	(1,220,659)
Contributions receivable, net	1,189,782	(2,680,868)
Prepaid expenses and other assets	(40,788)	117,176
Single family homes under construction, net	(3,773,996)	781,371
(Decrease) increase in liabilities		
Accounts payable and accrued expenses	(152,691)	250,108
Other liabilities	63,468	(10,927)
Net cash provided by (used in) operating activities	(75,155)	4,837,723
Cash flows from investing activity		
Purchase of property and equipment	(6,820)	(69,457)
Net cash used in investing activity	(6,820)	(69,457)
Net increase (decrease) in cash, cash equivalents, and restricted cash	(81,975)	4,768,266
Cash, cash equivalents, and restricted cash, beginning of year	24,139,545	19,371,279
Cash, cash equivalents, and restricted cash, end of year	$ 24,057,570	$ 24,139,545

The accompanying notes are an integral part of these consolidated financial statements.

1. Organization and Summary of Significant Accounting Policies

Organization

Habitat for Humanity of Broward, Inc. and Affiliates (collectively the Organization) is composed of Habitat for Humanity of Broward, Inc., Capital Good for Humanity, Inc., and Broward County Habitat Community Housing Development Corp.

Habitat for Humanity of Broward, Inc. (Habitat Broward) was incorporated in June of 1983 and is an affiliate of Habitat for Humanity International, Inc. (HFHI). HFHI and its affiliates (collectively, Habitat) are tax-exempt, not-for-profit ecumenical ministries whose mission is to provide low-income families with decent, affordable housing.

In fulfilling its mission, Habitat Broward builds single family homes in Broward County, Florida, sells them to low-income families (homeowners) and holds non-interest-bearing mortgage receivables with payments commensurate with the family's ability to pay. Habitat Broward also provides prospective homeowners in its program with counseling and training to prepare them for home ownership and its responsibilities. Homeowners are required to pledge a minimum of four hundred hours of service to the building of their home or the homes of other Habitat homeowners.

Habitat Broward receives support from the local community by enlisting volunteer labor when practical and soliciting donations of land, building materials, and cash necessary in its building efforts. These donations and the cash from the collection of mortgages receivable are used to continue building houses for those in need.

Habitat Broward operates a resale store (ReStore) as a supporting service to raise funds. The resale store primarily sells construction related materials and household furnishings and receives a majority of its merchandise from donations.

Capital Good for Humanity, Inc. (Capital Good) was formed in September of 2021 in the state of Florida. Capital Good was organized as a not-for-profit organization to promote affordable housing through training, lending, development, and building activities.

Broward County Habitat Community Housing Development Corp. (CHDO) was formed in November of 2020 in the state of Florida as a not-for-profit organization. CHDO is a community housing development organization sanctioned by the U.S. Department of Housing and Urban Development (HUD), whose purpose is to assist in developing community low-income housing in Broward County, Florida.

Principles of Consolidation

The consolidated financial statements of the Organization include the accounts of Habitat Broward, Capital Good, and CHDO. All inter-company balances and transactions have been eliminated in consolidation.

Financial Statement Presentation

The consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). Net assets, revenues and expenses are classified based on the existence or absence of donor-imposed restrictions as follows:

Net assets without donor restrictions

Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. The Organization's Board may designate assets without restrictions for specific operational purposes from time to time. In addition, net assets whose donor restrictions are met in the same reporting period are also considered to be net assets without donor restrictions.

1. Organization and Summary of Significant Accounting Policies (cont.)

Financial Statement Presentation (cont.)

Net assets with donor restrictions

Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature: those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions.

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash, Cash Equivalents, and Restricted Cash

All highly liquid cash investments with original maturities of three months or less are considered to be cash equivalents.

Restricted cash represents deposits made by future homeowners for the purchase of homes and escrow payments made by current homeowners for property taxes and insurance.

Total cash, cash equivalents, and restricted cash reported in the consolidated statements of cash flows are as follows as of June 30:

	2024	2023
Cash and cash equivalents	**$ 23,197,976**	$ 24,091,514
Restricted cash	**859,594**	48,031
Total cash, cash equivalents, and restricted cash	**$ 24,057,570**	$ 24,139,545

Concentrations of Credit Risk

Financial instruments that potentially subject the Organization to concentrations of credit risk consist of cash and cash equivalents (deposit and money market accounts) and mortgages. The Organization maintains cash and cash equivalents in what it believes to be high quality financial institutions, which it believes limits its risk. A significant amount of cash equivalents is invested in sweep investment accounts with a financial institution, which are fully insured accounts. As of June 30, 2024 and 2023, the Organization had approximately $3,529,000 and $3,210,000, respectively, of balances in excess of insurance limits covered by the Federal Deposit Insurance Corporation (FDIC). Mortgages receivables are secured by real property.

1. Organization and Summary of Significant Accounting Policies (cont.)

Concentrations of Contributions Receivables, and Support and Revenue

Concentrations of risk exist with respect to contributions and pledges made to the Organization during the years ended June 30, 2024 and 2023. Contributions totaling approximately $1,000,000 from one donor and $4,125,000 from two donors were received during the years ended June 30, 2024 and 2023, respectively. This accounts for approximately 20% and 47% of total contributions and grants revenue during the years ended June 30, 2024 and 2023, respectively.

Grants

In the normal course of business, the Organization has received grants which are subject to audit by agents of the relevant funding authority, the purpose of which is to ensure compliance with conditions precedent to providing such funds. Management of the Organization believes that all of the grant expenditures are properly recorded and that the liability, if any, for any reimbursement which may arise as the result of audits would not be significant.

Mortgages Receivable

The Organization's mortgages consist of amounts due from homeowners. The Organization performs extensive credit and work history evaluations before the sale of a home. The Organization also has a perfected security interest in all homes they sell. Mortgage receivable balances are stated net of discount and if applicable, net of an allowance for uncollectible amounts based on management's judgment and analysis of the credit-worthiness of the homeowners, past payment experience, and other relevant factors. As of June 30, 2024 and 2023, management determined that no allowance for mortgage receivables was necessary.

From time to time, Habitat Broward sells mortgages receivable with recourse to financial institutions. Habitat has guaranteed payment of the mortgage loans and in the event of any loan default, Habitat Broward will replace the nonperforming loan with a performing loan or will buy back the nonperforming loan at par. As of June 30, 2024 and 2023, the uncollected balances remaining on the mortgages sold totaled approximately $6,773,000 and $6,203,000, respectively.

Contributions Receivable, Net

Contributions receivable are promises to give from donors that are considered unconditional. Contributions receivable are presented net of the allowance for doubtful accounts and present value discount. Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows. The discounts on those amounts are computed using risk free interest rates applicable to the years in which the promises are received. The discount will be recognized as contribution revenue in future years as the discount is amortized over the duration of the contributions.

The Organization carries contributions receivable net of an estimated allowance for doubtful accounts. The Organization provides for losses on contributions receivable using the allowance method. The allowance is based on the Organization's experience with third-party contracts and other circumstances which may affect the ability of clients to meet their obligations. Receivables are considered impaired if payments are not received in accordance with contractual terms. It is the Organization's policy to charge-off uncollectible contributions receivable against the allowance when management determines the receivable will not be collected. Allowance for doubtful accounts as of June 30, 2024 and 2023 was $29,189 and $26,539, respectively. Bad debt expense for the years ended June 30, 2024 and 2023 amounted to $20,949 and $17,834, respectively.

1. Organization and Summary of Significant Accounting Policies (cont.)

Revenue Recognition

The Organization recognizes revenue based on the existence or absence of an exchange transaction.

For transactions that represent nonreciprocal transfers and do not represent the sale of goods or services, the Organization applies Financial Account Standards Board ("FASB") Accounting Standards Update ("ASU") 2018-08, *Not-for-Profit Entities (Topic 958): Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made.* Under ASU 2018-08, revenue is recognized upon notification of the contribution and satisfaction of all conditions, if applicable.

Management has determined that contributions and grants are non-reciprocal transactions. The Organization receives both unconditional and conditional contributions and grants. Unconditional contributions are recognized when received. A contribution is considered conditional when the donor imposes both a barrier and a right of return. Conditional contributions are recognized as revenue on the date all donor-imposed barriers are overcome or explicitly waived by the donor. Barriers may include specific and measurable outcomes, limitations on the performance of an activity and other stipulations related to the contribution. A donor has a right of return of any assets transferred or a right of release of its obligation to transfer any assets in the event the Organization fails to overcome one or more barriers. Assets received before the barrier is overcome are accounted for as refundable advances.

Unconditional contributions may or may not be subject to donor-imposed restrictions. Donor imposed restrictions limit the use of the donated assets but are less specific than donor-imposed conditions. Contributions received and unconditional promises to give are measured at their fair values and are reported as an increase in net assets. The Organization reports gifts of cash and other assets as restricted support if they are received with donor stipulations about the use of the donated assets, or if they are designated as support for future periods.

When a donor restriction expires, that is, when a stipulated time restriction ends, or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as "Net assets released from restrictions." Donor-restricted contributions whose restrictions are met in the same reporting period in which received are reported as net assets without donor restrictions.

The Organization generates revenue from special events. ASU 2018-08 notes that the exchange of assets or performance of services in exchange for assets of substantially lower value may be deemed to be a partial contribution. Such contribution would be measured at the difference between the fair value of the products provided or services performed, and the consideration received. Management concludes that the benefit to donors related to special events is immaterial in comparison to the consideration received from the donor as typically all that is received are insignificant amounts of food and beverages during the events. As such, consideration received through the conducting of special events is considered a contribution transaction.

The Organization accounts for revenue from exchange transactions from contracts with customers under a single five-step model under Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers (Topic 606).* The Organization's main revenue streams accounted for as exchange transactions derive from home sales and ReStore sales.

1. Organization and Summary of Significant Accounting Policies (cont.)

Revenue Recognition (cont.)

The Organization generates revenue through the sales of homes to program participants and financing the sale through a mortgage agreement with 0% interest. The Organization has identified two performance obligations associated with the sales of homes: 1) to transfer the title of the home to the homeowner, and 2) to finance the purchase price of the home. The transaction price for the property is identified and stated on the closing agreement and is consistent with the gross amount of revenue recorded at the time of an executed closing agreement. With respect to home sales, the Organization is the principal in the arrangement as the Organization maintains control of the property up until the time at which the property is sold to the homeowner. As the mortgages are at 0% interest, the Organization imputes interest on the mortgage by discounting the transaction price to present value based on a discount rate set by HFHI at the end of each fiscal year. The present value of the transaction price is allocated to the first performance obligation, with development costs of homes included as construction hard costs. The imputed interest or "discount" is allocated to the second performance obligation.

Revenue allocated to the first performance obligation is recorded at the point in time when control of the property transfers. This is the point in time at which the Organization has satisfied its first performance obligation to transfer control of the property to the homeowner as evidenced by an executed closing statement. Revenue allocated to the second performance obligation is recognized over the mortgage term as payments are collected. Contract liabilities relate mainly to homeowner deposits in escrow.

Revenue related to the ReStore sales is recognized at the time of sale. The income derived from ReStore sales are exempt from unrelated business income tax because substantially all sales consist of merchandise that the Organization received as gifts or contributions.

The Organization's other revenue streams include interest income, rent income, late-fee income, and other income which are not included within the scope of Topic 606.

Home Sales

Homes are sold to qualified buyers and the mortgage terms are based on the amount the purchaser is able to pay. Consideration received is mortgages receivable which are non-interest bearing. Home sales are recorded at the discounted value of payments to be received over the lives of the mortgages. Non-interest bearing mortgages have been discounted at 8.02% and 7.85% for the years ended June 30, 2024 and 2023, respectively, based upon prevailing market rates for low-income housing at inception of the mortgages. Discounts are amortized using the effective interest method over the lives of the mortgages with rates ranging from 7.23% to 9.00% and is recorded as interest income in the accompanying consolidated statements of activities and changes in net assets. During the years ended June 30, 2024 and 2023, 11 homes and 23 homes, respectively, were sold.

Sales - ReStore

Revenue related to the ReStore sales are recognized at the time of the sale. The value for the purchased inventory of the ReStore is included in other assets within the consolidated statements of financial position. Habitat ReStore inventory includes donated and purchased household building materials, appliances, and furniture that are sold at the Habitat ReStore. Donated merchandise is recorded at fair market value where objectively measurable. Purchased merchandise is recorded at lower of cost or market, with cost being determined by the first-in, first-out method.

As of June 30, 2024 and 2023, the Organization had $38,972 and $48,063, respectively, of purchased inventory and is included within prepaid expenses and other current assets in the accompanying consolidated statements of financial position.

1. Organization and Summary of Significant Accounting Policies (cont.)

Donated Goods and Services

Donated services (in-kind donations) are recognized as contributions in accordance with Financial Accounting Standards Board (FASB) Accounting Standard Code (ASC) Topic 958, *Not-for-Profit Entities*, if the services create or enhance non-financial assets, or require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. A number of unpaid volunteers have made contributions of their time by providing construction, administrative and fund-raising services to the Organization, the value of these amounts are not recorded because they do not require specialized skills. Donations of construction materials are received and used in the construction of homes. U.S. GAAP requires contributions (including donated materials) to be recorded at fair value at the date of receipt.

Property and Equipment

Property and equipment are capitalized when the cost is in excess of $5,000 and with a useful life over one year. Property and equipment are recorded at cost or, if donated, at fair value at the date of donation. Major renewals and improvements are capitalized, while repairs and maintenance expenditures are expensed as incurred. When items are retired or otherwise disposed of, the related costs and accumulated depreciation or amortization are removed from the accounts and any resulting gains or losses are recognized. Depreciation is computed on the straight-line method over the estimated useful lives of the respective assets. Leasehold improvements are amortized over the lesser of the useful life of the asset or the term of the lease.

The estimated useful lives of each asset group are as follows:

Asset Group	Years
Buildings	50
Leasehold improvements	10
Office furniture and equipment	3
Computer equipment and software	3
Automobiles	5

Single Family Homes Under Construction

Vacant land and construction in progress are stated at cost and include direct and indirect costs of housing construction, property taxes, and overhead incurred during the development period. Donated land and construction materials are required to be recorded at fair value at the time received. Land and offsite development costs associated with homes under construction are also included in construction in progress. Vacant land and construction in progress are evaluated for impairment if impairment indicators are present. U.S. GAAP requires vacant land and construction in progress to be recorded at the lower of its carrying amount or fair value. Since the purpose and mission of the Organization is to build affordable housing for low-income families, the Organization does not generally write down the value of construction in progress to estimated sales value, because any excess cost over sales value is a component of program services.

Investment in Joint Ventures

The Organization records its investments in HFHI NMTC Leverage Lender 2018, LLC and HFHI NMTC Leverage Lender 2021, LLC on the cost basis method since the Organization does not have significant influence over the joint ventures as the operating agreements executed by the investors restricts individual investors' rights as members (see Note 7). Accordingly, the investments are recorded at transaction cost and distributions received from the investments are reported as revenue on the statements of activities and changes in net assets.

1. Organization and Summary of Significant Accounting Policies (cont.)

Land Lease

The Organization entered into a 99-year land lease agreement during December 2015, to maintain the common area land of the Hallandale Beach Townhome community, consisting of approximately 16 homes. The Organization is responsible for all operating expenses on the common area land. During the year ended June 30, 2024, the Organization recognized $13,925 of land lease income and $14,107 of land lease expenses. During the year ended June 30, 2023, the Organization recognized $14,275 of land lease income and $13,277 of land lease expenses. These amounts are included in other revenue and program services expenses, respectively, in the accompanying consolidated statements of activities and changes in net assets.

Functional Allocation of Expenses

The cost of providing the various programs and other activities of the Organization has been summarized on a functional basis. Salaries and other expenses, which are associated with a specific program, are charged directly to that program. Salaries and other expenses, which benefit more than one program, are allocated to the various programs based on the time spent.

Advertising Costs

The Organization expenses advertising costs as they are incurred. Advertising expense for the years ended June 30, 2024 and 2023 amounted to $183,427 and $138,753, respectively, and is included in the accompanying consolidated statements of functional expenses.

Income Taxes

Habitat Broward received a determination (via HFHI) from the Internal Revenue Service (IRS) indicating that it is exempt from federal income tax on all income except unrelated business income under Internal Revenue Code Section 501(c)(3); Capital Good and CHDO are exempt nonprofit organizations under Internal Revenue Code Section 501(c)(3). Accordingly, no provision for income taxes has been recorded in the accompanying consolidated financial statements. For the years ended June 30, 2024 and 2023, the Organization had no unrelated business income tax resulting from unrelated business income.

The Organization accounts for uncertainty in income taxes in accordance with U.S. GAAP, which requires recognition in the accompanying financial statements of a tax position only after determining that the relevant tax authority would more likely than not sustain the position following an audit. For tax positions meeting the more likely than not threshold, the amount recognized in the financial statements is the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement with the relevant tax authority. The Organization had no material unrecognized tax benefits and no adjustments to its financial position, activities or cash flows were required.

The Organization did not record any interest or penalties on uncertain tax positions in the consolidated statements of financial position as of June 30, 2024 and 2023, or the consolidated statements of activities and changes in net assets for the years then ended. If the Organization were to incur any income tax liability in the future, interest on any income tax liability would be reported as interest expense and penalties on any income tax liability would be reported as income taxes. The Organization is generally no longer subject to examination by the IRS for years before 2021.

1. Organization and Summary of Significant Accounting Policies (cont.)

Recent Adopted Accounting Pronouncement

In June 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-13, Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments, which significantly changes the impairment model for most financial assets that are measured at amortized cost and certain other instruments from an incurred loss model to an expected loss model which will be based on an estimate of current expected credit loss (CECL). The standard also requires incremental disclosures. Financial assets held by the Organization that are subject to the guidance were mortgages receivable.

The Organization adopted the standard effective July 1, 2023. The impact was not considered material to the consolidated financial statements and primarily resulted in new/enhanced disclosures only. Results for reporting periods beginning after July 1, 2023, are presented under Topic 326 while prior period amounts continue to be reported in accordance with previously applicable GAAP.

Subsequent Events

The Organization's management has evaluated subsequent events through November 06, 2024, the date which the consolidated financial statements were available for issue.

2. Liquidity Management and Availability of Resources

The Organization maintains a policy of structuring its financial assets to be available as general expenditures, liabilities and other obligations come due. In managing its liquidity needs, the Organization monitors its cash balances and also ensures spending is within budget guidelines.

The Organization's financial assets available within one year of the consolidated statement of financial position date for general expenditure are as follows:

Current financial assets		
Cash and cash equivalents	$	**23,197,976**
Restricted cash		**859,594**
Mortgages receivables, net, current portion		**1,319,932**
Contributions receivables, net, current portion		**1,900,647**
Other current assets - other receivables		**167,687**
Total current financial assets		**27,445,836**
Less amounts not available to be used within one year		
Restricted cash held on behalf of current and future homeowners		**111,499**
Net assets with donor restrictions (less any noncurrent amounts)		**8,095,020**
Total financial assets not available to be used within one year		**8,206,519**
Financial assets available to meet general expenditures within one year	$	**19,239,317**

3. Mortgages Receivable, Net

A home is considered sold when a formal closing transaction has been finalized. At that time, a first non-interest-bearing mortgage is given to the homeowner based on the amount the homeowner is able to pay. The Organization records the revenue for the sale at the amount equal to the first mortgage net of imputed interest. If the fair value of the property is greater than the first mortgage, the Organization obtains a second mortgage for the difference of the sales price and the fair value. The second mortgage is to protect the value of the collateral and is not recorded in the books and records of the Organization. At the time the first mortgage is paid in full, the Organization cancels the second mortgage.

The timing of revenue recognition, billings, and cash collections results in mortgages receivable from homeowners, net, unamortized discount on mortgages receivable, and homeowners' deposits in escrow on the statements of financial position. Mortgages receivable from homeowners are recorded at the time revenue is recognized, while cash collections occur after revenue recognition. Generally, billing and cash collections associated with homeowners' deposits in escrow occur before revenue recognition. These deposits are liquidated when revenue is recognized.

The balances related to mortgages receivable are as follows as of June 30:

June 30,	**2024**	2023
Mortgages receivable, net – current	$ **1,319,932**	$ 2,419,864
Mortgages receivable, net – noncurrent	**27,150,756**	24,665,431
Unamortized discount on mortgages receivable	**(15,345,296)**	(14,584,504)
Homeowners' deposits in escrow	**111,499**	48,031
Total	$ **13,236,891**	$ 12,548,822

As of June 30, 2024, the estimated annual repayment amounts on these mortgage receivable balances along with the unamortized discount were as follows:

For the years ending June 30,	Amount
2025	$ 1,319,932
2026	1,286,427
2027	1,269,057
2028	1,239,586
2029	1,222,558
Thereafter	22,133,128
	28,470,688
Less unamortized discount	(15,345,296)
Mortgages receivable, net	$ 13,125,392

4. Contributions Receivable, Net

Contributions receivable, net, consists of the following as of June 30:

		2024		2023
Due in less than one year	$	**1,929,836**	$	2,662,917
Due in one to five years		**200,000**		675,000
Less: allowance for doubtful accounts		**(29,189)**		(26,539)
Contributions receivable, net	$	**2,100,647**	$	3,311,378

5. Property and Equipment, Net

Property and equipment, net, consists of the following as of June 30:

		2024		2023
Land, building, and improvements	$	**2,710,179**	$	2,703,359
Vehicles		**145,665**		145,665
Leasehold improvements		**120,842**		120,842
Construction equipment		**46,621**		46,621
Computer equipment and software		**41,361**		41,361
Office furniture and equipment		**22,624**		22,624
		3,087,292		3,080,472
Less: accumulated depreciation and amortization		**(1,585,575)**		(1,502,825)
Property and equipment, net	$	**1,501,717**	$	1,577,647

Depreciation and amortization expense was $82,750 and $81,540, for the years ended June 30, 2024 and 2023, respectively.

6. Single Family Homes Under Construction

Single family homes under construction at June 30, 2024 and 2023, consist of the following:

		2024		2023
Construction in progress	$	**7,354,535**	$	3,422,120
Land		**2,008,257**		2,158,025
Total	$	**9,362,792**	$	5,580,145

Potential homeowners must meet certain requirements before they can close on a home. If the home is completed before these requirements are met, then the family is allowed to rent the home while working to meet the requirements. There was no rent income from unsold homes for the years ended June 30, 2024 and 2023. Before closing on a home, potential homeowners must prepay a certain amount of closing costs. At June 30, 2024 and 2023, these prepayments were $101,646 and $38,178, respectively, and are included within other liabilities in the accompanying consolidated statements of financial position.

7. New Market Tax Credits and Joint Ventures

On August 22, 2018, the Organization closed on a transaction to participate in a New Market Tax Credit (NMTC) program. The program provides funds to eligible organizations for investment in "qualified low-income community investment". The Organization invested, along with other similar Habitat affiliates, in a joint venture (HFHI NMTC Leverage Lender 2018, LLC) with a 27.75% ownership to take advantage of the NMTC financing. NMTC financing allows an entity to receive a loan or investment capital from outside investors, who will receive new market tax credits to be applied against their federal tax liability. As a result, the Organization invested $4,197,654 in the joint venture and secured a 30-year loan in the amount of $6,022,743 (see Note 8), payable to a community development entity (an affiliate of the joint venture).

The net proceeds less fees are to be used solely for the purpose of constructing and selling qualified housing properties to low-income residents.

On July 30, 2021, the Organization closed on another transaction to participate in the NMTC program. The Organization invested, along with other similar Habitat affiliates, in a joint venture (HFHI NMTC Leverage Lender 2021, LLC) with a 14.44% ownership to take advantage of the NMTC financing. As a result, the Organization invested $2,117,784 in the joint venture and secured two 30-year loans in the amounts of $2,578,287 and $286,476 (see Note 8), payable to a community development entity (an affiliate of the joint venture). The net proceeds less fees are to be used solely for the purpose of constructing and selling qualified housing properties to low-income residents.

Program compliance requirements include creation of promissory notes and investments in a qualified community development entity (CDE). Tax credit recapture is required if compliance requirements are not met over a seven-year period. A portion of the Leverage Lender proceeds are used to pre-fund the joint expenses accounts. The joint expenses will be used during the seven-year compliance period to pay for the expenses of the affiliates and the CDE associated with the reporting obligations required in these transactions. These expenses are administered by the CDE, and any unused amounts will be returned to the affiliates at the end of the compliance period.

8. Notes Payables – HFHI NMTC, Net

HFHI NMTC Sub-CDE III, LLC

Note payable due to HFHI NMTC Sub-CDE III, LLC is a result of the NMTC financing (see Note 7). The note is a 30-year loan in the amount of $6,022,743. The Organization had unamortized debt issuance costs of $319,094 and $373,490, respectively, as of June 30, 2024 and 2023. Unamortized debt issuance costs are netted against the principal outstanding on the note payable as presented on the consolidated statements of financial position. Amortization of debt issuance costs are recorded as interest expense. The note accrues interest for 7 years at a rate of .6941% on an annual basis commencing on November 5, 2018. Commencing on August 23, 2025, the principal balance of the loan is reduced by a 23-year amortization at the same rate of .6941%. The loan matures on August 22, 2048, and is secured by substantially all the assets acquired by the Organization from the project loan proceeds.

The note has a put option feature that is exercisable after August 22, 2025. This put option is expected to be exercised and this exercise of the put option will effectively allow the Organization to extinguish its outstanding debt.

Pursuant to the agreement, the Organization is required to comply with the NMTC requirements as generally set forth in the Internal Revenue Code (IRC) Section 45D, including that the Organization maintain a separate business activity such that the separate business activity will qualify as a qualified active low-income community business as defined in IRC Section 45D.

In accordance with the agreement, the Organization is required to maintain a separate affiliate expense reserve, which is used to fund guaranteed obligations and the servicing fee to HFHI. The initial required funding under the agreement as it relates to the Organization was $636,404.

8. Notes Payables – HFHI NMTC, Net (cont.)

HFHI NMTC Sub-CDE IV, LLC and HFHI NMTC Sub-CDE V, LLC

Note payables due to HFHI NMTC Sub-CDE IV, LLC and HFHI NMTC Sub-CDE V, LLC is a result of the NMTC financing (see Note 7). The notes are 30-year loans in the amounts of $2,578,287 and $286,476. The Organization had unamortized debt issuance costs of $246,143 and $272,711, respectively, as of June 30, 2024 and 2023. Unamortized debt issuance costs are netted against the principal outstanding on the note payables as presented on the consolidated statements of financial position. Amortization of debt issuance costs are recorded as interest expense. The notes accrue interest for 7 years at a rate of .7379%, on an annual basis commencing on November 5, 2021. Commencing on January 1, 2029, the principal balance of the loan is reduced by a 23-year amortization at the same rate of .7379%. The loans mature on July 30, 2051, and are secured by substantially all the assets acquired by the Organization from the project loan proceeds. The notes have a put option feature that is exercisable after December 31, 2028. This put option is expected to be exercised and this exercise of the put option will effectively allow the Organization to extinguish its outstanding debt.

Pursuant to the agreement, the Organization is required to comply with the NMTC requirements as generally set forth in the IRC Section 45D, including that the Organization maintain a separate business activity such that the separate business activity will qualify as a qualified active low-income community business as defined in IRC Section 45D.

In accordance with the agreement, the Organization is required to maintain a separate affiliate expense reserve, which is used to fund guaranteed obligations and the servicing fee to HFHI. The initial required funding under the agreement as it relates to the Organization was $323,633.

9. Contributions and Grants

Contributions and grants, which are included in the consolidated statement of activities and changes in net assets, for the year ended June 30, 2024 consist of the following:

	Without Donor Restrictions	With Donor Restrictions	Total
Contributions			
Faith community	$ 1,600	$ -	$ 1,600
Commerce and industry	897,570	1,922,140	2,819,710
Foundations and other charitable organizations	438,983	565,200	1,004,183
Individuals	154,480	423,217	577,697
Total contributions	1,492,633	2,910,557	4,403,190
Grants			
Commerce and industry	30,000	-	30,000
Foundations and other charitable organizations	43,500	285,360	328,860
Government – Federal	889,091	-	889,091
Government – State	932,525	-	932,525
Total grants	1,895,116	285,360	2,180,476
Total contributions and grants	$ 3,387,749	$ 3,195,917	$ 6,583,666

9. Contributions and Grants (cont.)

Contributions and grants, which are included in the consolidated statement of activities and changes in net assets, for the year ended June 30, 2023 consist of the following:

	Without Donor Restriction	With Donor Restriction	Total
Contributions			
Faith community	$ 12,600	$ 101,500	$ 114,100
Commerce and industry	621,332	3,023,235	3,644,567
Foundations and other charitable organizations	268,408	2,308,500	2,576,908
Individuals	933,167	143,750	1,076,917
Total contributions	1,835,507	5,576,985	7,412,492
Grants			
Commerce and industry	10,000	50,000	60,000
Foundations and other charitable organizations	15,500	355,000	370,500
Government – federal	200,000	125,000	325,000
Total grants	225,500	530,000	755,500
Total contributions and grants	$ 2,061,007	$ 6,106,985	$ 8,167,992

10. Contributions of Nonfinancial Assets

Contributed nonfinancial assets during the years ended June 30, 2024 and 2023 were as follows:

Nonfinancial Asset	Revenue Recognized in years ended: **June 30, 2024**	June 30, 2023	Utilization in Programs/Activities	Donor Restrictions	Valuation Techniques/Inputs
Advertising	$ **43,562**	$ 4,800	Fundraising	No donor restrictions	Based on estimated fair market value of ads provided
Construction materials and Land Held for Development	**8,651**	566,196	Capitalized; then included as a Program Expense in Cost of Homes Sold	No donor restrictions	Based on estimated fair market value of materials and land provided by donors
Rent	**111,575**	111,575	Included as a Program Expense in Cost of Homes Sold	No donor restrictions	Based on estimated fair market value of land provided by donors
	$ **163,788**	$ 682,571			

11. Net Assets with Donor Restrictions

Net assets with donor restrictions consist of funds restricted for the construction of specific homes or that are time restricted to future periods Net assets with donor restrictions are available with the following restrictions as of June 30:

	2024	2023
Home sponsorships received – purpose and time restriction	$ **200,000**	$ 675,000
Other contributions received – purpose restriction	**7,395,020**	5,910,515
Perpetual endowment	**500,000**	500,000
Total net assets with donor restrictions	$ **8,095,020**	$ 7,085,515

12. Endowment

The Organization's endowment consists of an individual donor-restricted fund established for a single purpose. As required by U.S. GAAP, net assets associated with endowment fund are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law

The State of Florida adopted the Florida Uniform Prudent Management of Institutional Funds Act ("FUPMIFA"). The Organization has interpreted the FUPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds, absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as net assets with donor restrictions the historical value of donor-restricted endowment funds, which includes (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment and (c) changes to the permanent endowment made in accordance with the direction of the applicable donor gift instrument. Also included in net assets with donor restrictions is accumulated appreciation on donor restricted endowment funds which are available for expenditure in a manner consistent with the standard of prudence prescribed by the FUPMIFA.

The Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

1. The duration and preservation of the fund;
2. The purposes of the Organization and the donor-restricted endowment fund;
3. General economic conditions;
4. The possible effect of inflation and deflation;
5. The expected total return from income and the appreciation of investments;
6. Other resources of the Organization;
7. The investment policies of the Organization.

Endowment net assets consist of cash and cash equivalents as of June 30, 2024.

12. Endowment (cont.)

Summary of Endowment Net Assets at June 30, 2024:

	Without Donor Restrictions	With Donor Restrictions	Total
Original donor restricted gifts in perpetuity	$ -	$ 500,000	$ 500,000
	$ -	$ 500,000	$ 500,000

Changes in Endowment Net Assets During the year ended June 30, 2024:

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning	$ -	$ 500,000	$ 500,000
Endowment net assets, ending	$ -	$ 500,000	$ 500,000

Funds with Deficiencies

From time to time, the fair value of assets associated with donor-restricted endowment funds may fall below the level that the donor or the FUPMIFA requires the Organization to retain as a fund of perpetual duration. In accordance with U.S. GAAP, deficiencies of this nature are reported as net assets without donor restrictions. There were no such deficiencies as of June 30, 2024.

Return Objectives and Risk Parameters

The Board of the Organization has implemented a short-term risk-free investment approach for endowment assets.

Strategies Employed for Achieving Objectives

As approved by the Board, the endowment assets are invested in a manner that is intended to produce results that are commensurate with a short-term investment time horizon.

Spending Policy and How the Investment Objectives Related to Spending Policy

The Board has not adopted a spending policy, however, the Board does not intend to use any earnings in the short term.

13. Transactions with Affiliates

During the years ended June 30, 2024 and 2023, the Organization contributed $186,500 and $109,862, respectively, to HFHI. These contributions are included within affiliate dues and tithing within the accompanying consolidated statements of functional expenses. These funds are used to construct homes in economically depressed areas around the world.

14. Mortgage Servicing Agreement

In 2019 the Organization transferred its mortgage servicing activities to Affiliate Mortgage Services, a third-party mortgage service provider. This agreement allows Affiliate Mortgage Services to collect all payments due under the terms of the mortgage loans and keep a complete, accurate and separate accounting of all sums collected by it from mortgagors. The agreement also provides that Affiliate Mortgage Services will act as the escrow agent for homeowners who have obtained mortgages through the purchase of a home from the Organization.

The agreement states that Affiliate Mortgage Services will initially fund the loan and prepare all loan origination documents. After closing, the loan proceeds are temporarily transferred to the Organization and remitted back once the mortgage loan is established. As of June 30, 2024 and 2023, the Organization has no liability in accounts payable and accrued expenses to be transferred to Affiliate Mortgage Services.

15. Employee Benefit Plans

The Organization sponsors a defined contribution retirement plan (the Plan) covering substantially all of its full-time employees. Employees become eligible for Plan participation after completing six months of service. The Organization contributes 3% of eligible employees' gross compensation to the Plan. All contributions made on behalf of employees become fully vested upon completing six months of service. For the years ended June 30, 2024 and 2023, the Organization contributed $71,071 and $58,651, respectively, to the Plan.

SUPPLEMENTARY SCHEDULES

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidating Statements of Financial Position

June 30, 2024	Habitat for Humanity of Broward, Inc.	Capital Good for Humanity, Inc.	Broward County Habitat Community Housing Development Corp.	Eliminating Entries	Total
ASSETS					
Current assets					
Cash and cash equivalents	$ 17,509,338	$ 5,490,304	$ 198,334	$ -	$ 23,197,976
Restricted cash	859,594	-	-	-	859,594
Mortgages receivable, net	1,177,799	142,133	-	-	1,319,932
Contributions receivable, net	1,876,005	24,642	-	-	1,900,647
Prepaid expenses and other current assets	261,886	-	-	-	261,886
Due from affiliates	5,444,322	-	-	(5,444,322)	-
Total current assets	27,128,944	5,657,079	198,334	(5,444,322)	27,540,035
Property and equipment, net	1,501,717	-	-	-	1,501,717
Mortgages receivable, net	10,022,010	1,783,450	-	-	11,805,460
Contributions receivable, net	200,000	-	-	-	200,000
Single family homes under construction	9,362,792	-	-	-	9,362,792
Investment in joint ventures	6,315,438	-	-	-	6,315,438
Total assets	$ 54,530,901	$ 7,440,529	$ 198,334	$ (5,444,322)	$ 56,725,442
LIABILITIES AND OWNERS' EQUITY					
Current liabilities					
Accounts payable and accrued expenses	$ 470,292	$ -	$ -	$ -	$ 470,292
Other liabilities	111,499	-	-	-	111,499
Due to affiliate	-	5,241,645	202,677	(5,444,322)	-
Total current liabilities	581,791	5,241,645	202,677	(5,444,322)	581,791
Notes payable - HFHI NMTC, net	8,322,269	-	-	-	8,322,269
Total liabilities	8,904,060	5,241,645	202,677	(5,444,322)	8,904,060
Without donor restriction	37,531,821	2,198,884	(4,343)	-	39,726,362
With donor restriction	8,095,020	-	-	-	8,095,020
Total net assets	45,626,841	2,198,884	(4,343)	-	47,821,382
Total liabilities and net assets	$ 54,530,901	$ 7,440,529	$ 198,334	$ (5,444,322)	$ 56,725,442

The accompanying notes are an integral part of these consolidated financial statements.

Habitat for Humanity of Broward, Inc. and Affiliates

Consolidating Statements of Activities and Changes in Net Assets

For the year ended June 30, 2024	Habitat for Humanity of Broward, Inc.	Capital Good for Humanity, Inc.	Broward County Habitat Community Housing Development Corp.	Eliminating Entries	Total
Public support and revenue					
Home sales, net	$ 2,125,472	$ -	$ -	$ (495,856)	$ 1,629,616
Contributions and grants	6,583,666	-	-	-	6,583,666
Sales - ReStore	2,598,563	-	-	-	2,598,563
Mortgage interest income	1,081,231	494,784	-	-	1,576,015
Donated goods and services	163,788	-	-	-	163,788
Special events revenue	150,155	-	-	-	150,155
Interest income	651,301	165,578	-	-	816,879
Other	104,341	735	-	-	105,076
Total public support and revenue	13,458,517	661,097	-	(495,856)	13,623,758
Expenses					
Program services	8,857,897	634,326	2,575	(495,856)	8,998,942
Supporting services					
Management and general	504,920	-	-	-	504,920
Development, public relations, and fund-raising	1,032,237	-	-	-	1,032,237
Total expenses	10,395,054	634,326	2,575	(495,856)	10,536,099
Changes in net assets	3,063,463	26,771	(2,575)	-	3,087,659
Net assets - beginning of year	42,563,377	2,172,114	(1,768)	-	44,733,723
Net assets - end of year	$ 45,626,840	$ 2,198,885	$ (4,343)	$ -	$ 47,821,382

The accompanying notes are an integral part of these consolidated financial statements.

Financial Reports

Habitat for Humanity of Broward Consolidated
June 2025

Published on 18 Aug 2025

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Management's Discussion and Analysis

Overview

These financial reports include the consolidated results of Habitat for Humanity of Broward, Inc. ("HFHB") and its affiliates; Capital Good for Humanity, Inc. ("CDFI") and Broward County Habitat Community Housing Development Corp ("CHDO"). These entities are collectively referred to as the "Organization".

The month of June 2025 closed with a total cash balance of $22,777,632 which includes restricted cash of $925,447. For the detailed analysis of the year-to-date change in cash, please refer to the cash flow chart in the supplemental reports section of this package.

Management was awarded $10 million grant from The Deluca Foundation in July 2025. Revenue from this grant is not reflected in this financial report, which reports the results through June 2025.

Management closed an agreement with Third Federal Bank during November 2024 to sell 14 mortgages for $3.5 million dollars. This meets the Organization's budgeted mortgage sale amount for all of FY 25. Third Federal Bank purchased another 3 mortgages for a total of $1,400,000 in July 2025. Amerant is also reviewing mortgages for potential purchases in the range of $3.5 million.

Management applied with HFHI to participate in another New Market Tax Credit tranche, but no decision has been made yet.

An analysis versus the board-approved budget follows.

Highlights:

- 9 homes closed during the month, bringing the year-to-date total home closings to 23 through June 2025. 29 homes were anticipated to close in the fiscal year 2025 budget.
- Construction costs incurred during June 2025 were $503,023 and year-to-date $9,495,534.
- Home Repairs expenses incurred during June 2025 were $144,053 year-to-date $2,330,264.
- Interest Income for the month of June 2025 was $53,968 and year-to-date $730,177.
- Year-to-date, the Organization purchased lots in Oakland Park for a total cost of $923,766 (partial paid in previous fiscal year), received a contribution of four BMSD infill lots with a total value of $396,080 and received a contribution of land in Lauderhill with a total value of $887,350. Management is under contract for a $6 million dollar land purchase that was presented to land committee and is awaiting completion of due diligence procedures in order to presented for board approval.

RESTORE SALES, NET

$148,298

▼ -20.2% from last month

CONTRIBUTION AND GRANT REVENUE - ALL

$1,465,338

▲ 28.7% from last month

TOTAL CASH & EQUIVALENTS

$22,777,632

▲ 6.3% from last month

Budget Analysis Summary

STATEMENT OF ACTIVITY

	Jun 2025	Budget	Budget Variance ($)	2024/2025	Budget (YTD)	YTD vs YTD budget ($)	YTD actual + budget	Budget (full FY)	Variance (full FY)
Revenue	$5,038,870	$9,002,117	($3,963,247)	$22,462,641	$24,695,400	($2,232,759)	$22,462,641	$24,695,400	($2,232,759)
Direct Program Expenses	$3,738,499	$10,953,069	($7,214,570)	$11,021,605	$13,008,161	($1,986,556)	$11,021,605	$13,008,161	($1,986,556)
Revenues less Direct Program Expenses	**$1,300,371**	**($1,950,952)**	$3,251,323	**$11,441,036**	**$11,687,239**	($246,203)	**$11,441,036**	**$11,687,239**	($246,203)
Expenses	$385,995	$522,835	($136,840)	$5,333,466	$6,276,756	($943,290)	$5,333,466	$6,276,756	($943,290)
Change in Net Assets Before Other In...	**$914,376**	**($2,473,787)**	$3,388,163	**$6,107,571**	**$5,410,483**	$697,087	**$6,107,571**	**$5,410,483**	$697,087
Other Income	$108,641	($3,752,700)	$3,861,341	$434,816	($2,924,400)	$3,359,216	$434,816	($2,924,400)	$3,359,216
Other Expenses	$16,152	$15,247	$905	$182,271	$182,964	($693)	$182,271	$182,964	($693)
Earnings Before Interest	**$1,006,864**	**($6,241,734)**	$7,248,598	**$6,360,115**	**$2,303,119**	$4,056,996	**$6,360,115**	**$2,303,119**	$4,056,996
Interest Income	$53,968	$50,000	$3,968	$730,177	$600,000	$130,177	$730,177	$600,000	$130,177
Earnings	**$1,060,833**	**($6,191,734)**	$7,252,567	**$7,090,292**	**$2,903,119**	$4,187,172	**$7,090,292**	**$2,903,119**	$4,187,172
Change in Net Assets	**$1,060,833**	**($6,191,734)**	$7,252,567	**$7,090,292**	**$2,903,119**	$4,187,172	**$7,090,292**	**$2,903,119**	$4,187,172

INCOME

Revenue $22,462,641 (This year budget $24,695,400)

There is a negative variance year-to-date in total income. An analysis of the most significant categories of income follows.

CONTRIBUTIONS AND GRANTS - PRIVATE

Contribution & Grants - Private $4,366,814 (This year budget $6,000,000)

Although private contributions ended the year under budget, the variance was decreased in June, with $1.2 million invoiced in June vs $500k budgeted for the month. $979k of the $1.2 million were home sponsorships and there was also a $250k general donation received from the Colin Brown Foundation.

GRANTS - PUBLIC

Grants - Public $3,288,570 (This year budget $5,400,000)

The grants budgeted have been awarded, but the revenue is recognized when the obligations are met due to the cost-reimbursement nature of the grants. The remaining portion will be invoiced next fiscal year and has been included in the budget for FY 25/26.

GRANTS - PUBLIC - HOME REPAIRS

Grants - Public - Home Repairs $2,283,515 (This year budget $2,000,000)
Positive variance year-to-date. The revenue is recognized when the obligations are met due to the cost-reimbursement nature of the grants and a greater amount was invoiced than budgeted.

RESTORE SALES, NET

RESTORE SALES, NET $2,296,942 (This year budget $2,450,000)
Negative variance year-to-date due to donations from Macy's being much less. Macy's had increased their donations but has now discontinued their donations based on a national policy. A temporary procurement person has been hired to work on increasing donations.

HOME SALES

HOME SALES $8,671,200 (This year budget $7,580,000)
Positive variance year-to-date. 23 homes closed during the fiscal year, which was less than the budgeted amount of 29. However, the mix of homes closed was different than planned, resulting in higher revenue than anticipated. Specifically, 12 BBI homes had been planned which would have had lower home sales revenue due to the portion subsidized with grant revenue.

DIRECT PROGRAM EXPENSES

Direct Program Expenses $11,021,605 (This year budget $13,008,161)
Positive variance year-to-date. The most significant component of direct program expenses is cost of homes sold. 23 homes closed during the fiscal year, which was less than the budgeted amount of 29. However, the mix of homes closed was different than planned, resulting in lower costs than anticipated. This variance is offset by home repairs expenses over budget, but this is due to timing and will result in higher home repairs grant revenue.

EXPENSES

Expenses $5,333,466 (This year budget $6,276,756)
Positive variance year-to-date. The most significant expense categories are discussed below.

PAYROLL EXPENDITURES

PAYROLL EXPENDITURES $3,551,679 (This year budget $4,514,573)
Positive variance to budget due to open positions. This is primarily due to open development/construction positions.

OCCUPANCY

OCCUPANCY $383,666 (This year budget $446,011)
Positive variance resulting from less off cycle trash pick ups due to fewer Macy's Donations.

VEHICLE & MACHINERY

VEHICLE & MACHINERY EXPENSES $113,836 (This year budget $75,780)
Negative variance resulting from charges for damages to a leased restore truck that was turned in during November as well as a van leased by construction that was not budgeted. A construction truck has now been purchased.

PROFESSIONAL FEES

PROFESSIONAL FEES $630,800 (This year budget $480,751)
Negative variance driven primarily by other development support. The development support variance is due to fees paid to the development firm that were not budgeted due to additional support needed due to open positions. This is offset by the positive variance to budget in payroll expenses as there are open positions in fundraising/development.

SPECIAL EVENT EXPENSE

SPECIAL EVENT EXPENSE $46,315 (This year budget $90,500)
Positive variance to budget due to plans to rent a facility for workshops for homeowner services for $12k that were changed. Also, a refund for a deposit on a rental for the Collegiate challenge was received in February that is reducing expense. Also, some development events were budgeted that were not carried out.

OTHER INCOME

Other Income $434,816 (This year budget ($2,924,400))
Positive variance due to mortgage sales above budget and several of the home closings being financed by third party lenders, which results in HFHB receiving cash at closing instead of a zero interest mortgage that would result in a discount being recorded.

CHANGE IN NET ASSETS

Change in Net Assets $7,090,292 (This year budget $2,903,119)
Overall, the variances noted above resulted in a positive variance in change in net assets.

Budget Analysis - Summarized by Major Category

PROFIT & LOSS	Jun 2025	Budget	Budget Variance ($)	2024/2025	Budget (YTD)	YTD vs YTD budget ($)	YTD actual + budget	Budget (full FY)	Variance (full FY)
Revenue									
CONTRIBUTION AND GRANT REVENUE	$1,465,338	$1,116,667	$348,672	$9,938,900	$13,400,000	($3,461,100)	$9,938,900	$13,400,000	($3,461,100)
RESTORE SALES, NET	$148,298	$200,000	($51,702)	$2,296,942	$2,450,000	($153,058)	$2,296,942	$2,450,000	($153,058)
HOME SALES	$3,387,300	$7,580,000	($4,192,700)	$8,671,200	$7,580,000	$1,091,200	$8,671,200	$7,580,000	$1,091,200
OTHER INCOME	$37,933	$105,450	($67,517)	$1,555,599	$1,265,400	$290,199	$1,555,599	$1,265,400	$290,199
Total Revenue	**$5,038,870**	**$9,002,117**	**($3,963,247)**	**$22,462,641**	**$24,695,400**	**($2,232,759)**	**$22,462,641**	**$24,695,400**	**($2,232,759)**
Direct Program Expenses									
COST OF HOMES SOLD	$3,371,707	$10,406,819	($7,035,112)	$8,047,345	$10,406,819	($2,359,474)	$8,047,345	$10,406,819	($2,359,474)
CLOSING COSTS	$125,318	$360,000	($234,682)	$346,742	$360,000	($13,258)	$346,742	$360,000	($13,258)
COST OF HOME REPAIRS	$144,053	$158,333	($14,280)	$2,330,264	$1,900,000	$430,264	$2,330,264	$1,900,000	$430,264
OTHER DIRECT PROGRAM EXPENSES	$97,421	$27,917	$69,504	$297,253	$341,342	($44,089)	$297,253	$341,342	($44,089)
Total Direct Program Expenses	**$3,738,499**	**$10,953,069**	**($7,214,570)**	**$11,021,605**	**$13,008,161**	**($1,986,556)**	**$11,021,605**	**$13,008,161**	**($1,986,556)**
Revenues less Direct Program Expenses	**$1,300,371**	**($1,950,952)**	**$3,251,323**	**$11,441,036**	**$11,687,239**	**($246,203)**	**$11,441,036**	**$11,687,239**	**($246,203)**
Expenses									
PAYROLL EXPENDITURES	$255,604	$376,214	($120,610)	$3,551,679	$4,514,573	($962,893)	$3,551,679	$4,514,573	($962,893)
OCCUPANCY	$35,621	$37,167	($1,546)	$383,666	$446,011	($62,345)	$383,666	$446,011	($62,345)
VEHICLE & MACHINERY EXPENSES	$5,978	$6,315	($337)	$113,836	$75,780	$38,056	$113,836	$75,780	$38,056
INSURANCE	$8,440	$8,551	($112)	$101,394	$102,616	($1,222)	$101,394	$102,616	($1,222)
PROFESSIONAL FEES	$39,854	$40,062	($208)	$630,800	$480,751	$150,049	$630,800	$480,751	$150,049
ENGAGEMENT	$2,265	$3,358	($1,093)	$25,869	$40,300	($14,431)	$25,869	$40,300	($14,431)
TRAVEL	$3,091	$4,365	($1,274)	$22,510	$54,100	($31,590)	$22,510	$54,100	($31,590)
SPECIAL EVENT EXPENSE	$6,013	$7,459	($1,446)	$46,315	$90,500	($44,185)	$46,315	$90,500	($44,185)
BANK AND CREDIT CARD CHARGES	$2,724	$4,250	($1,526)	$43,273	$51,000	($7,727)	$43,273	$51,000	($7,727)
OFFICE EXPENSES	$19,976	$13,771	$6,205	$160,216	$165,258	($5,042)	$160,216	$165,258	($5,042)
OTHER EXPENSES	$6,429	$21,322	($14,893)	$253,907	$255,867	($1,960)	$253,907	$255,867	($1,960)
Total Expenses	**$385,995**	**$522,835**	**($136,840)**	**$5,333,466**	**$6,276,756**	**($943,290)**	**$5,333,466**	**$6,276,756**	**($943,290)**
Change in Net Assets Before Other In...	**$914,376**	**($2,473,787)**	**$3,388,163**	**$6,107,571**	**$5,410,483**	**$697,087**	**$6,107,571**	**$5,410,483**	**$697,087**

	Jun 2025	Budget	Budget Variance ($)	2024/2025	Budget (YTD)	YTD vs YTD budget ($)	YTD actual + budget	Budget (full FY)	Variance (full FY)
Other Income									
Other Income	$8,733	$0	$8,733	$83,719	$0	$83,719	$83,719	$0	$83,719
Discount on Mortgages	$0	($3,828,000)	$3,828,000	($2,898,599)	($3,828,000)	$929,401	($2,898,599)	($3,828,000)	$929,401
Amortization of Mortgage Discount	$99,908	$75,300	$24,608	$3,249,696	$903,600	$2,346,096	$3,249,696	$903,600	$2,346,096
Other Expenses									
Other Expenses	$9,405	$8,500	$905	$101,307	$102,000	($693)	$101,307	$102,000	($693)
Amortization of NMTC Costs	$6,747	$6,747	$0	$80,964	$80,964	$0	$80,964	$80,964	$0
Earnings Before Interest	**$1,006,864**	**($6,241,734)**	$7,248,598	**$6,360,115**	**$2,303,119**	$4,056,996	**$6,360,115**	**$2,303,119**	$4,056,996
Interest Income									
Interest Income	$53,968	$50,000	$3,968	$730,177	$600,000	$130,177	$730,177	$600,000	$130,177
Earnings	**$1,060,833**	**($6,191,734)**	$7,252,567	**$7,090,292**	**$2,903,119**	$4,187,172	**$7,090,292**	**$2,903,119**	$4,187,172
Change in Net Assets	**$1,060,833**	**($6,191,734)**	$7,252,567	**$7,090,292**	**$2,903,119**	$4,187,172	**$7,090,292**	**$2,903,119**	$4,187,172

Budget Analysis Detail

PROFIT & LOSS	Jun 2025	Budget	Budget Variance ($)	2024/2025	Budget (YTD)	YTD vs YTD budget ($)	YTD actual + budget	Budget (full FY)	Variance (full FY)
Revenue									
CONTRIBUTION AND GRANT REVENUE									
4050 - Contribution & Grants - Private	$1,230,922	$500,000	$730,922	$4,366,814	$6,000,000	($1,633,186)	$4,366,814	$6,000,000	($1,633,186)
4055 - Grants - Public	$0	$450,000	($450,000)	$3,288,570	$5,400,000	($2,111,430)	$3,288,570	$5,400,000	($2,111,430)
4020 - Grants - Public - Home Repairs	$234,416	$166,667	$67,749	$2,283,515	$2,000,000	$283,515	$2,283,515	$2,000,000	$283,515
Total CONTRIBUTION AND GRANT REVENUE	$1,465,338	$1,116,667	$348,672	$9,938,900	$13,400,000	($3,461,100)	$9,938,900	$13,400,000	($3,461,100)
RESTORE SALES, NET									
4000 - Restore Sales	$185,479	$253,000	($67,521)	$2,827,855	$3,086,000	($258,145)	$2,827,855	$3,086,000	($258,145)
4999 - Restore Discounts	($37,181)	($53,000)	$15,819	($530,913)	($636,000)	$105,087	($530,913)	($636,000)	$105,087
Total RESTORE SALES, NET	$148,298	$200,000	($51,702)	$2,296,942	$2,450,000	($153,058)	$2,296,942	$2,450,000	($153,058)
HOME SALES									
4010 - Home Sales	$3,387,300	$7,580,000	($4,192,700)	$8,671,200	$7,580,000	$1,091,200	$8,671,200	$7,580,000	$1,091,200
OTHER INCOME									
4011 - Collections of Subordinated Mortgages	$0	$0	$0	$30,000	$0	$30,000	$30,000	$0	$30,000
4012 - Collections of Payoff Fees and Related Int...	$0	$0	$0	$3,367	$0	$3,367	$3,367	$0	$3,367
4070 - Late Fee Income	$1,410	$83	$1,327	$15,544	$1,000	$14,544	$15,544	$1,000	$14,544
4075 - Land Lease Income	$1,050	$1,200	($150)	$12,600	$14,400	($1,800)	$12,600	$14,400	($1,800)
4080 - In-Kind Revenue	$35,473	$104,167	($68,694)	$1,432,044	$1,250,000	$182,044	$1,432,044	$1,250,000	$182,044
8999 - Other Income	$0	$0	$0	$62,044	$0	$62,044	$62,044	$0	$62,044
Total OTHER INCOME	$37,933	$105,450	($67,517)	$1,555,599	$1,265,400	$290,199	$1,555,599	$1,265,400	$290,199
Total Revenue	$5,038,870	$9,002,117	($3,963,247)	$22,462,641	$24,695,400	($2,232,759)	$22,462,641	$24,695,400	($2,232,759)
Direct Program Expenses									
COST OF HOMES SOLD									
5015 - Cost of Homes Sold - Other	$380,625	$0	$380,625	$439,233	$0	$439,233	$439,233	$0	$439,233
5010 - Cost of Homes Sold	$2,991,083	$10,406,819	($7,415,736)	$7,608,112	$10,406,819	($2,798,707)	$7,608,112	$10,406,819	($2,798,707)
Total COST OF HOMES SOLD	$3,371,707	$10,406,819	($7,035,112)	$8,047,345	$10,406,819	($2,359,474)	$8,047,345	$10,406,819	($2,359,474)
CLOSING COSTS									
5025 - Closing Costs	$125,318	$360,000	($234,682)	$346,742	$360,000	($13,258)	$346,742	$360,000	($13,258)
COST OF HOME REPAIRS									
5060 - Home Repairs Program Expenses	$144,053	$158,333	($14,280)	$2,330,264	$1,900,000	$430,264	$2,330,264	$1,900,000	$430,264
OTHER DIRECT PROGRAM EXPENSES									
5090 - Affiliate Dues and Tithing	$85,000	$16,250	$68,750	$191,285	$195,000	($3,715)	$191,285	$195,000	($3,715)
5200 - Cost of Purchased ReStore Inventory Sold	$12,421	$10,417	$2,004	$86,256	$125,000	($38,744)	$86,256	$125,000	($38,744)
5150 - Homeowner Mortgage/Escrow Relief	$0	$1,250	($1,250)	$14,887	$15,000	($113)	$14,887	$15,000	($113)
5100 - Property Taxes	$0	$0	$0	$4,825	$6,342	($1,517)	$4,825	$6,342	($1,517)
Total OTHER DIRECT PROGRAM EXPENSES	$97,421	$27,917	$69,504	$297,253	$341,342	($44,089)	$297,253	$341,342	($44,089)

	Jun 2025	Budget	Budget Variance ($)	2024/2025	Budget (YTD)	YTD vs YTD budget ($)	YTD actual + budget	Budget (full FY)	Variance (full FY)
Total Direct Program Expenses	$3,738,499	$10,953,069	($7,214,570)	$11,021,605	$13,008,161	($1,986,556)	$11,021,605	$13,008,161	($1,986,556)
Revenues less Direct Program Expenses	$1,300,371	($1,950,952)	$3,251,323	$11,441,036	$11,687,239	($246,203)	$11,441,036	$11,687,239	($246,203)
Expenses									
PAYROLL EXPENDITURES									
6001 - Wages	$209,566	$310,353	($100,787)	$2,865,809	$3,724,237	($858,428)	$2,865,809	$3,724,237	($858,428)
6002 - Taxes	$16,116	$24,828	($8,712)	$232,941	$297,939	($64,998)	$232,941	$297,939	($64,998)
6003 - Insurance Benefits	$13,901	$25,626	($11,725)	$248,622	$307,512	($58,890)	$248,622	$307,512	($58,890)
6005 - Retirement Plan	$6,148	$9,311	($3,163)	$71,592	$111,727	($40,135)	$71,592	$111,727	($40,135)
6007 - Contract Labor - G&A	$4,074	$1,167	$2,907	$68,338	$14,000	$54,338	$68,338	$14,000	$54,338
6008 - Worker's Compensation	$5,799	$4,929	$870	$64,377	$59,157	$5,220	$64,377	$59,157	$5,220
Total PAYROLL EXPENDITURES	$255,604	$376,214	($120,610)	$3,551,679	$4,514,573	($962,893)	$3,551,679	$4,514,573	($962,893)
OCCUPANCY									
FACILITY COSTS									
6100 - Rent Expense	$13,505	$12,123	$1,382	$147,526	$145,480	$2,046	$147,526	$145,480	$2,046
6105 - Building Repairs & Maintenance	$913	$1,917	($1,004)	$28,936	$23,000	$5,936	$28,936	$23,000	$5,936
6110 - Janitorial Services	$9,900	$4,133	$5,767	$33,000	$49,600	($16,600)	$33,000	$49,600	($16,600)
Repairs & Maintenance	$2,324	$2,000	$324	$25,456	$24,000	$1,456	$25,456	$24,000	$1,456
Total FACILITY COSTS	$26,643	$20,173	$6,470	$234,918	$242,080	($7,162)	$234,918	$242,080	($7,162)
UTILITIES									
6011 - Electricity	$2,187	$3,588	($1,401)	$31,261	$43,058	($11,797)	$31,261	$43,058	($11,797)
6012 - Water	$0	$1,937	($1,937)	$13,446	$23,239	($9,793)	$13,446	$23,239	($9,793)
6013 - Telephone	$0	$1,001	($1,001)	$12,333	$12,012	$321	$12,333	$12,012	$321
6014 - Cell Phones	$1,236	$969	$267	$12,721	$11,625	$1,096	$12,721	$11,625	$1,096
6015 - Internet	$304	$1,472	($1,168)	$15,924	$17,661	($1,737)	$15,924	$17,661	($1,737)
6016 - Trash	$2,251	$7,028	($4,777)	$39,063	$84,336	($45,273)	$39,063	$84,336	($45,273)
6018 - Housing Stipend	$3,000	$1,000	$2,000	$24,000	$12,000	$12,000	$24,000	$12,000	$12,000
Total UTILITIES	$8,978	$16,994	($8,016)	$148,748	$203,931	($55,183)	$148,748	$203,931	($55,183)
Total OCCUPANCY	$35,621	$37,167	($1,546)	$383,666	$446,011	($62,345)	$383,666	$446,011	($62,345)
VEHICLE & MACHINERY EXPENSES									
6021 - Fuel	$1,788	$2,100	($312)	$22,617	$25,200	($2,583)	$22,617	$25,200	($2,583)
6022 - Leasing Expense	$2,501	$2,395	$106	$70,876	$28,740	$42,136	$70,876	$28,740	$42,136
6023 - Insurance - Vehicle	$1,688	$1,820	($132)	$20,185	$21,840	($1,655)	$20,185	$21,840	($1,655)
6025 - Citation fees	$0	$0	$0	$158	$0	$158	$158	$0	$158
Total VEHICLE & MACHINERY EXPENSES	$5,978	$6,315	($337)	$113,836	$75,780	$38,056	$113,836	$75,780	$38,056
INSURANCE									
6032 - Liability & Property	$8,440	$8,551	($112)	$101,394	$102,616	($1,222)	$101,394	$102,616	($1,222)
PROFESSIONAL FEES									
6041 - Legal	$0	$3,333	($3,333)	$2,491	$40,000	($37,509)	$2,491	$40,000	($37,509)
6042 - Accounting	$11,500	$20,000	($8,500)	$213,845	$240,000	($26,155)	$213,845	$240,000	($26,155)
6044 - Payroll Processing Fees	$3,575	$4,159	($584)	$38,843	$49,909	($11,066)	$38,843	$49,909	($11,066)
6045 - Mortage Svcs Fees	$3,658	$3,737	($79)	$45,281	$44,842	$439	$45,281	$44,842	$439

	Jun 2025	Budget	Budget Variance ($)	2024/2025	Budget (YTD)	YTD vs YTD budget ($)	YTD actual + budget	Budget (full FY)	Variance (full FY)
6046 - Other Professional Fees	$6,121	$8,833	($2,712)	$146,211	$106,000	$40,211	$146,211	$106,000	$40,211
6047 - Development Support	$15,000	$0	$15,000	$184,128	$0	$184,128	$184,128	$0	$184,128
Total PROFESSIONAL FEES	**$39,854**	**$40,062**	($208)	**$630,800**	**$480,751**	$150,049	**$630,800**	**$480,751**	$150,049
ENGAGEMENT									
6052 - Board Engagement	$0	$208	($208)	$343	$2,500	($2,158)	$343	$2,500	($2,158)
6053 - Employee Engagement/Appreciation	$782	$1,916	($1,135)	$13,648	$23,000	($9,352)	$13,648	$23,000	($9,352)
6054 - Volunteer Engagement	$1,483	$250	$1,233	$9,936	$3,000	$6,936	$9,936	$3,000	$6,936
6055 - Donor Engagement	$0	$983	($983)	$1,943	$11,800	($9,857)	$1,943	$11,800	($9,857)
Total ENGAGEMENT	**$2,265**	**$3,358**	($1,093)	**$25,869**	**$40,300**	($14,431)	**$25,869**	**$40,300**	($14,431)
TRAVEL									
6061 - Travel Meals	$159	$304	($145)	$1,642	$4,250	($2,608)	$1,642	$4,250	($2,608)
6062 - Airfare	$0	$561	($561)	$3,955	$7,850	($3,895)	$3,955	$7,850	($3,895)
6063 - Lodging	$2,900	$2,083	$817	$10,433	$25,000	($14,567)	$10,433	$25,000	($14,567)
6064 - Ground Transportation	$32	$583	($551)	$2,996	$7,000	($4,004)	$2,996	$7,000	($4,004)
6065 - Mileage	$0	$834	($834)	$3,485	$10,000	($6,515)	$3,485	$10,000	($6,515)
Total TRAVEL	**$3,091**	**$4,365**	($1,274)	**$22,510**	**$54,100**	($31,590)	**$22,510**	**$54,100**	($31,590)
SPECIAL EVENT EXPENSE									
6071 - Venue Rental	$0	$1,021	($1,021)	$469	$13,250	($12,781)	$469	$13,250	($12,781)
6072 - Food & Beverage	$120	$2,358	($2,238)	$10,861	$28,300	($17,439)	$10,861	$28,300	($17,439)
6073 - Equipment Rental	$0	$583	($583)	$625	$7,000	($6,375)	$625	$7,000	($6,375)
6075 - Special Event Supplies	$5,025	$1,663	$3,363	$18,010	$19,950	($1,940)	$18,010	$19,950	($1,940)
6077 - Event Photography	$0	$833	($833)	$12,522	$10,000	$2,522	$12,522	$10,000	$2,522
6079 - Other Event Expense	$868	$1,000	($132)	$3,828	$12,000	($8,172)	$3,828	$12,000	($8,172)
Total SPECIAL EVENT EXPENSE	**$6,013**	**$7,459**	($1,446)	**$46,315**	**$90,500**	($44,185)	**$46,315**	**$90,500**	($44,185)
BANK AND CREDIT CARD CHARGES									
6091 - Bank Charges	$209	$500	($291)	$2,544	$6,000	($3,456)	$2,544	$6,000	($3,456)
6092 - Credit Card/Merchant Fees	$2,491	$3,750	($1,259)	$40,530	$45,000	($4,470)	$40,530	$45,000	($4,470)
6094 - POB - Bank Charges	$24	$0	$24	$198	$0	$198	$198	$0	$198
Bank fees & service charges	$0	$0	$0	$1	$0	$1	$1	$0	$1
Total BANK AND CREDIT CARD CHARGES	**$2,724**	**$4,250**	($1,526)	**$43,273**	**$51,000**	($7,727)	**$43,273**	**$51,000**	($7,727)
OFFICE EXPENSES									
6131 - Printing and Copying	$225	$1,667	($1,442)	$15,238	$20,000	($4,762)	$15,238	$20,000	($4,762)
6132 - Equipment Under $1000	$729	$1,087	($358)	$6,822	$13,044	($6,222)	$6,822	$13,044	($6,222)
6133 - Office Equipment Leasing	$0	$250	($250)	$4,326	$3,000	$1,326	$4,326	$3,000	$1,326
6135 - Computer Software Fees	$12,791	$5,893	$6,898	$79,503	$70,714	$8,789	$79,503	$70,714	$8,789
6140 - Postage & Delivery	$29	$1,667	($1,638)	$16,027	$20,000	($3,973)	$16,027	$20,000	($3,973)
6150 - Taxes, Permits, and Licenses	$0	$500	($500)	$1,073	$6,000	($4,927)	$1,073	$6,000	($4,927)
Office Supplies	$6,202	$2,708	$3,494	$37,227	$32,500	$4,727	$37,227	$32,500	$4,727
Total OFFICE EXPENSES	**$19,976**	**$13,771**	$6,205	**$160,216**	**$165,258**	($5,042)	**$160,216**	**$165,258**	($5,042)
OTHER EXPENSES									
6160 - Advertising	$3,924	$8,417	($4,493)	$158,962	$101,006	$57,956	$158,962	$101,006	$57,956

	Jun 2025	Budget	Budget Variance ($)	2024/2025	Budget (YTD)	YTD vs YTD budget ($)	YTD actual + budget	Budget (full FY)	Variance (full FY)
6161 - Website	$0	$417	($417)	$7,180	$5,000	$2,180	$7,180	$5,000	$2,180
6165 - Meals & Entertainment	$1,205	$1,708	($503)	$9,056	$20,500	($11,444)	$9,056	$20,500	($11,444)
6170 - Dues & subscriptions	$460	$1,958	($1,498)	$22,010	$23,500	($1,490)	$22,010	$23,500	($1,490)
6175 - Conference/ Convention Fees	$0	$2,083	($2,083)	$12,059	$25,000	($12,941)	$12,059	$25,000	($12,941)
6191 - Human Resources	$417	$2,155	($1,738)	$15,189	$25,861	($10,672)	$15,189	$25,861	($10,672)
6192 - Training	$175	$4,583	($4,408)	$32,942	$55,000	($22,058)	$32,942	$55,000	($22,058)
6998 - Uncategorized Expense	$248	$0	$248	($3,504)	$0	($3,504)	($3,504)	$0	($3,504)
6181 - POB - Interest Expense	$0	$0	$0	$8	$0	$8	$8	$0	$8
6182 - POB 2 - Interest Expense	$0	$0	$0	$5	$0	$5	$5	$0	$5
Total OTHER EXPENSES	**$6,429**	**$21,322**	($14,893)	**$253,907**	**$255,867**	($1,960)	**$253,907**	**$255,867**	($1,960)
Total Expenses	**$385,995**	**$522,835**	($136,840)	**$5,333,466**	**$6,276,756**	($943,290)	**$5,333,466**	**$6,276,756**	($943,290)
Change in Net Assets Before Other Income/Expenses	**$914,376**	**($2,473,787)**	$3,388,163	**$6,107,571**	**$5,410,483**	$697,087	**$6,107,571**	**$5,410,483**	$697,087
Other Income									
Other Income									
8999 - Other Income	$8,733	$0	$8,733	$83,719	$0	$83,719	$83,719	$0	$83,719
Discount on Mortgages									
9001 - Discount on Mortgages	$0	($3,828,000)	$3,828,000	($2,898,599)	($3,828,000)	$929,401	($2,898,599)	($3,828,000)	$929,401
Amortization of Mortgage Discount									
9002 - Amortization of Mortgage Discount	$99,908	$75,300	$24,608	$1,186,944	$903,600	$283,344	$1,186,944	$903,600	$283,344
9004 - POB - Amortization of Mortgage Discount	$0	$0	$0	$486,458	$0	$486,458	$486,458	$0	$486,458
9006 - POB 2 - Amortization of Mortgage Discou...	$0	$0	$0	$1,576,295	$0	$1,576,295	$1,576,295	$0	$1,576,295
Total Amortization of Mortgage Discount	**$99,908**	**$75,300**	$24,608	**$3,249,696**	**$903,600**	$2,346,096	**$3,249,696**	**$903,600**	$2,346,096
Other Expenses									
Other Expenses									
6900 - Depreciation Expense	$9,016	$7,500	$1,516	$86,609	$90,000	($3,391)	$86,609	$90,000	($3,391)
6997 - Reconciliation Discrepancies	($230)	$0	($230)	$1,163	$0	$1,163	$1,163	$0	$1,163
6999 - Miscellaneous Expense	$40	$0	$40	$1,748	$0	$1,748	$1,748	$0	$1,748
8050 - Land Lease Expense	$579	$1,000	($421)	$11,787	$12,000	($213)	$11,787	$12,000	($213)
Total Other Expenses	**$9,405**	**$8,500**	$905	**$101,307**	**$102,000**	($693)	**$101,307**	**$102,000**	($693)
Amortization of NMTC Costs									
9010 - POB - NMTC Amortization Expense	$3,607	$3,607	$0	$43,284	$43,284	$0	$43,284	$43,284	$0
9015 - POB - NMTC Interest Expense - Debt Issu...	$926	$926	$0	$11,112	$11,112	$0	$11,112	$11,112	$0
9016 - POB 2 - NMTC Amortization Expense	$1,716	$1,716	$0	$20,592	$20,592	$0	$20,592	$20,592	$0
9017 - POB 2 - NMTC Interest Expense - Debt Is...	$498	$498	$0	$5,976	$5,976	$0	$5,976	$5,976	$0
Total Amortization of NMTC Costs	**$6,747**	**$6,747**	$0	**$80,964**	**$80,964**	$0	**$80,964**	**$80,964**	$0
Earnings Before Interest	**$1,006,864**	**($6,241,734)**	$7,248,598	**$6,360,115**	**$2,303,119**	$4,056,996	**$6,360,115**	**$2,303,119**	$4,056,996
Interest Income									
Interest Income									
8001 - Interest Income	$53,968	$50,000	$3,968	$730,177	$600,000	$130,177	$730,177	$600,000	$130,177
Earnings	**$1,060,833**	**($6,191,734)**	$7,252,567	**$7,090,292**	**$2,903,119**	$4,187,172	**$7,090,292**	**$2,903,119**	$4,187,172
Change in Net Assets	**$1,060,833**	**($6,191,734)**	$7,252,567	**$7,090,292**	**$2,903,119**	$4,187,172	**$7,090,292**	**$2,903,119**	$4,187,172

Statement of Financial Position Summary

BALANCE SHEET	2024/2025	2023/2024	This year vs last year ($)
ASSETS			
Cash & Equivalents	$22,777,632	$24,057,571	($1,279,938)
Accounts Receivable	$4,547,737	$2,100,647	$2,447,091
Inventory	$41,056	$38,972	$2,084
Other Current Assets	$28,591,512	$22,771,098	$5,820,414
Total Current Assets	**$55,957,937**	**$48,968,287**	$6,989,650
Fixed Assets	$1,492,603	$1,501,717	($9,114)
Investments or Other Non-Current Assets	$6,809,626	$6,880,675	($71,049)
Total Non-Current Assets	**$8,302,229**	**$8,382,392**	**($80,163)**
Total Assets	**$64,260,166**	**$57,350,679**	$6,909,487
LIABILITIES			
Short Term Debt	$7,217	$7,015	$202
Accounts Payable	$127,888	$331,770	($203,882)
Other Current Liabilities	$325,879	$303,004	$22,874
Total Current Liabilities	**$460,984**	**$641,789**	($180,805)
Other Non-Current Liabilities	$8,887,506	$8,887,506	$0
Total Non-Current Liabilities	**$8,887,506**	**$8,887,506**	**$0**
Total Liabilities	**$9,348,490**	**$9,529,295**	($180,805)
EQUITY			
Retained Earnings	$47,821,384	$44,733,725	$3,087,659
Current Earnings	$7,090,292	$3,087,659	$4,002,633
Total Equity	**$54,911,676**	**$47,821,384**	$7,090,292
Total Liabilities & Equity	**$64,260,166**	**$57,350,679**	$6,909,487

CASH ON HAND

Cash & Equivalents $22,777,632 (Last year $24,057,571)

The cash on hand has decreased from last fiscal year end. See cash flow chart for components and the impact on the inventory of construction in progress and mortgages receivable.

GRANTS AND ACCOUNTS RECEIVABLE

Accounts Receivable $4,547,737 (Last year $2,100,647)
The balance of Grants and Accounts Receivable has increased due to grant reimbursements invoiced that have not yet been collected.

CONSTRUCTION IN PROGRESS

CONSTRUCTION IN PROGRESS $13,281,702 (Last year $9,422,792)
The balance of construction in progress has increased due to continued construction which indicates spending towards program services and accomplishing the Organization's mission. However, the increase is offset by the release of construction costs on homes closed.

ACCOUNTS PAYABLE

Accounts Payable $127,888 (Last year $331,770)
Accounts payable has decreased in comparison to last fiscal year end due to timing.

Debt to Total Assets 0.01% (Last year 0.01%)
The Organization has almost no debt; only a credit card balance that is paid off monthly. The NMTC liabilities will forgiven when the transactions unwind at the end of the seven-year compliance periods.

NET ASSETS

Net Assets $54,911,676 (Last year $47,821,384)
The total net assets have increased due to the positive change in net assets year-to-date.

Statement of Financial Position Detail

BALANCE SHEET	2024/2025	2023/2024	This year vs last year ($)
ASSETS			
Cash & Equivalents			
OPERATING ACCOUNTS			
1005 - Truist (fmr Suntrust) Checking (1025)	$22,514	$21,521	$994
1006 - BOA Hallandale	$38,307	$41,258	($2,951)
1009 - POB - BB&T Checking (2431)	$1,410	$1,556	($146)
1023 - Amerant Operating Account	($72,653)	($373,250)	$300,597
1024 - Amerant Restore Operating Account	$1,225	($9,512)	$10,736
1026 - POB 2 - Amerant NMTC 2	$37,948	$18,927	$19,021
1027 - AMERANT ICS ACC	$327,325	$327,325	$0
1028 - Amerant Sweep (2006)	$4,138,250	$8,230,250	($4,092,000)
1029 - Amerant Sweep (2306)	$2,879,066	$6,771,606	($3,892,541)
1030 - CAPITAL GOOD FOR HUMANITY, INC (2125) - SW...	$764,645	$5,240,304	($4,475,659)
1031 - CAPITAL GOOD FOR HUMANITY, INC (9806) - OP...	$250,000	$250,000	$0
1032 - Synovus - Checking x2335	$100	$100	$0
1021 - Petty Cash	$500	$500	$0
1040 - Checking 0573 - 1	$274,226	$198,334	$75,892
Total OPERATING ACCOUNTS	**$8,662,861**	**$20,718,919**	($12,056,058)
SAVINGS			
1008 - Truist Share Donations (4290)	$49,200	$46,607	$2,592
1011 - Truist (fmr Suntrust) Savings (5983)	$1,863,755	$1,484,316	$379,439
1018 - Everbank Money Market x8181	$773,502	$759,407	$14,095
1022 - AMERANT MM ACC	$98	$95	$3
1033 - Certificate of Deposit - Synovus	$135,509	$127,704	$7,806
1034 - Amerant CD_0061	$63,667	$60,928	$2,739
1036 - Amerant CD_5412	$22,957	$0	$22,957
1037 - Amerant CD_9867	$5,135,354	$0	$5,135,354
1039 - Amerant CD_3611	$5,145,281	$0	$5,145,281
Total SAVINGS	**$13,189,324**	**$2,479,057**	$10,710,267
RESTRICTED CASH			
1019 - Amerant Escrow Acc	$406,723	$359,023	$47,700
1035 - Endowment Fund	$518,724	$500,571	$18,153
Total RESTRICTED CASH	**$925,447**	**$859,594**	$65,853
Total Cash & Equivalents	**$22,777,632**	**$24,057,571**	($1,279,938)

	2024/2025	2023/2024	This year vs last year ($)
Accounts Receivable			
1100 - Contributions and Other Receivables	$4,576,926	$2,129,836	$2,447,091
1150 - Allowance for Doubtful Accounts	($29,189)	($29,189)	$0
Total Accounts Receivable	**$4,547,737**	**$2,100,647**	$2,447,091
Inventory			
1250 - Inventory	$41,056	$38,972	$2,084
Other Current Assets			
MORTGAGES RECEIVABLE, NET			
1106 - Mortgages Receivable, Gross	$27,914,654	$23,088,842	$4,825,812
1107 - Discount on Mortgages Receivable	($12,028,481)	($10,316,826)	($1,711,655)
1108 - Principal Payments Due from Mortgage Servicer	($100,881)	($104,849)	$3,968
1110 - POB - Mortgages Receivable, Gross	$8,470,583	$8,615,709	($145,126)
1111 - POB - Discount on Mortgages Receivable	($2,355,206)	($2,841,663)	$486,458
1112 - Mortgages Sold	($2,900,677)	($3,176,001)	$275,325
1113 - POB - Mortgages Sold	($4,268,582)	($3,599,846)	($668,736)
1114 - POB 2 - Mortgages Receivable, Gross	$3,794,489	$3,857,767	($63,278)
1115 - POB 2 - Discount on Mortgages Receivable	($610,513)	($2,186,807)	$1,576,295
1116 - POB 2 - Mortgages Sold	($3,010,439)	($210,933)	($2,799,506)
Total MORTGAGES RECEIVABLE, NET	**$14,904,948**	**$13,125,391**	$1,779,556
CONSTRUCTION IN PROGRESS			
1400 - Construction in Progress	$10,065,744	$7,414,535	$2,651,209
1420 - Land Held for Development	$3,215,958	$2,008,257	$1,207,701
Total CONSTRUCTION IN PROGRESS	**$13,281,702**	**$9,422,792**	$3,858,911
OTHER CURRENT ASSETS			
1025 - Other Receivables from Homeowners	$299,569	$167,687	$131,881
1260 - Deposits on Land Purchases	$50,000	$0	$50,000
1200 - Prepaid Expenses	$55,293	$55,227	$66
Total OTHER CURRENT ASSETS	**$404,862**	**$222,915**	$181,947
Total Other Current Assets	**$28,591,512**	**$22,771,098**	$5,820,414
Total Current Assets	**$55,957,937**	**$48,968,287**	$6,989,650
Fixed Assets			
1501 - Land, Building & Improvements	$2,710,179	$2,710,179	$0
1502 - Vehicles	$179,140	$145,665	$33,475
1503 - Computer Equipment and Software	$41,361	$41,361	$0
1504 - Office Furniture	$22,624	$22,624	$0
1505 - Construction Equipment	$46,621	$46,621	$0
1506 - Leasehold Improvements	$120,842	$120,842	$0
Accumulated depreciation	($1,628,164)	($1,585,575)	($42,589)
Total Fixed Assets	**$1,492,603**	**$1,501,717**	($9,114)

	2024/2025	2023/2024	This year vs last year ($)
Investments or Other Non-Current Assets			
NMTC ASSETS			
1900 - POB - Investment in HFHI NMTC Leverage Lender 2...	$4,197,654	$4,197,654	$0
1901 - POB 2 - Investment in HFHI NMTC Leverage Lender...	$2,117,784	$2,117,784	$0
1905 - POB - Due To/From Affiliate	$1,500,322	$707,364	$792,958
1906 - Due to/From POB	($1,500,322)	($707,364)	($792,958)
1907 - POB 2 - Due To/From Affiliate	$1,926,633	($943,781)	$2,870,413
1908 - Due to/From POB 2	($1,926,633)	$943,781	($2,870,413)
Total NMTC ASSETS	**$6,315,438**	**$6,315,438**	**$0**
NMTC POB - DEFERRED CHARGES, NET			
1801 - POB - Affiliate Guarantee Fee	$302,982	$302,982	$0
1802 - POB - Accumulated Amort Affiliate Guaranty Fee	($295,774)	($252,490)	($43,284)
1803 - POB - HFHI Structuring Fee	$224,316	$224,316	$0
1804 - POB - Accum Amort HFHI Structuring Fee	($51,086)	($43,610)	($7,476)
1805 - POB - NMTC Closing Costs	$109,106	$109,106	$0
1806 - POB - Accum Amort NMTC Closing Costs	($24,846)	($21,210)	($3,636)
1811 - POB 2 - Affiliate Guarantee Fee	$144,115	$144,115	$0
1812 - POB 2 - Accumulated Amort Affiliate Guaranty Fee	($80,652)	($60,060)	($20,592)
1813 - POB 2 - HFHI Structuring Fee	$106,698	$106,698	$0
1814 - POB 2 - Accum Amort HFHI Structuring Fee	($13,912)	($10,360)	($3,552)
1815 - POB 2 - NMTC Closing Costs	$72,820	$72,820	$0
1816 - POB 2 - Accum Amort NMTC Closing Costs	($9,494)	($7,070)	($2,424)
Total NMTC POB - DEFERRED CHARGES, NET	**$484,273**	**$565,237**	($80,964)
INTERCOMPANY ACCOUNTS			
1910 - Due to/from Broward County Habitat Community Ho...	$202,677	$202,677	$0
1920 - Due to/from Capital Good for Humanity, Inc. dba Ho	$9,915	$5,241,644	($5,231,729)
1921 - Due to/from Affiliate	($202,677)	($5,444,322)	$5,241,645
Total INTERCOMPANY ACCOUNTS	**$9,915**	**$0**	$9,915
Total Investments or Other Non-Current Assets	**$6,809,626**	**$6,880,675**	($71,049)
Total Non-Current Assets	**$8,302,229**	**$8,382,392**	($80,163)
Total Assets	**$64,260,166**	**$57,350,679**	$6,909,487
LIABILITIES			
Short Term Debt			
CREDIT CARD LIABILITIES			
2021 - First Bank CC- 3410	($725,645)	($383,040)	($342,605)
2022 - First Bank CC-Director of Construction 1648	$248,774	$118,205	$130,569
2023 - First Bank CC- CPO 5065	$34,248	$34,248	$0
2024 - First Bank CC-Advocacy 7039	$5,495	$5,495	$0
2025 - First Bank CC-CEO 7612	$230,343	$146,640	$83,703
2029 - First Bank CC-Restore Manager 9445	$492	$492	$0
2030 - First Bank CC-Repairs Manager 0940	$8,776	$2,899	$5,878

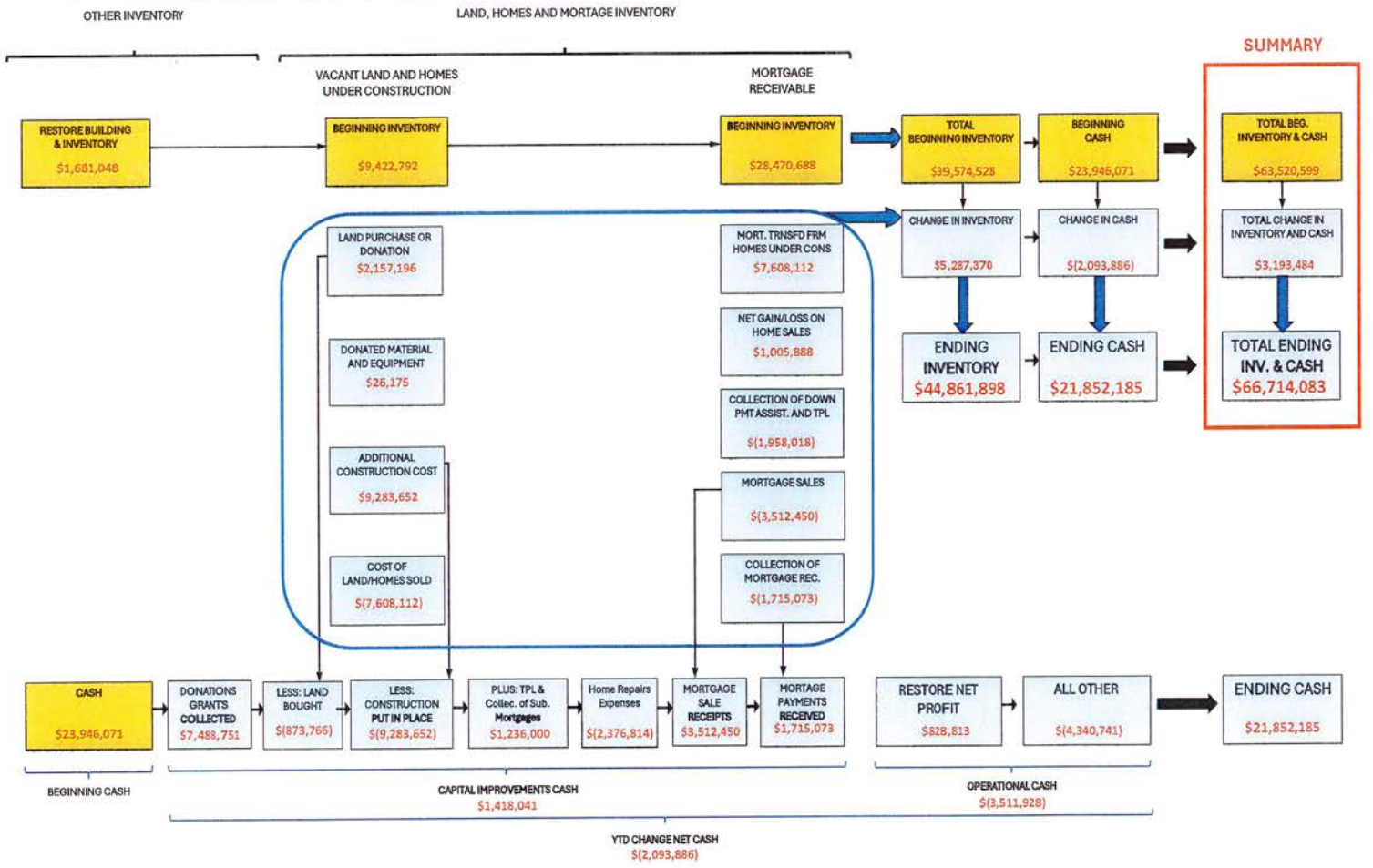
	2024/2025	2023/2024	This year vs last year ($)
2031 - First Bank CC-Volunteer Director 1606	$4,845	$4,845	$0
2033 - First Bank CC- VP HOUSING-5556	$27,353	$22,954	$4,399
2063 - FIRST BANK Executive Assistant CC	$8,344	$4,147	$4,197
2064 - Restore GM Card	$55,878	$25,258	$30,620
2065 - VP DEVELOPMENT_9319 - Carolina	$12,182	$4,051	$8,131
2066 - Amerant CC_3601 - Melonies	$33,179	$0	$33,179
2067 - Director of Development -Anita	$1,296	$210	$1,087
2010 - Family Services Credit Card (x8911)	$45,748	$20,613	$25,135
Ramp Card Liability	$8,421	$0	$8,421
Total CREDIT CARD LIABILITIES	**($272)**	**$7,015**	($7,286)
2069 - First Bank -Major Gifts Officer	$2,871	$0	$2,871
2068 - First Bank- Volunteers	$2,081	$0	$2,081
2070 - Construction Manager- Phil Roy	$2,537	$0	$2,537
Total Short Term Debt	**$7,217**	**$7,015**	$202
Accounts Payable			
2000 - Accounts Payable (A/P)	$127,888	$331,770	($203,882)
Other Current Liabilities			
ACCRUED EXPENSES			
2051 - Accrued Expenses	$0	$5,478	($5,478)
2052 - Accrued Warranty Expense	$5,000	$5,000	$0
2053 - Letter of Credit/Bond liability	$82,000	$60,000	$22,000
2060 - Accrued Payroll Liabilities	$53,057	$52,893	$164
2061 - Accrued Vacation	$55,826	$55,826	$0
2062 - Sales Tax Payable	$10,381	$12,308	($1,927)
Total ACCRUED EXPENSES	**$206,264**	**$191,505**	$14,758
HOMEOWNER ESCROW AND DEPOSITS			
2302 - Homeowner Application Deposits	$109,762	$101,646	$8,116
2303 - Homeowner Insurance Receipts	$9,853	$9,853	$0
Total HOMEOWNER ESCROW AND DEPOSITS	**$119,615**	**$111,499**	$8,116
Total Other Current Liabilities	**$325,879**	**$303,004**	$22,874
Total Current Liabilities	**$460,984**	**$641,789**	($180,805)
Other Non-Current Liabilities			
NMTC LIABILITIES			
2071 - POB 2 - QLICI - Due to HFHI NMTC Sub-CDE IV, LLC	$2,578,287	$2,578,287	$0
2072 - POB 2 - QLICI - Due to HFHI NMTC Sub-CDE V, LLC	$286,476	$286,476	$0
2700 - POB - QLICI - Due to HFHI NMTC Sub-CDE III, LLC	$6,022,743	$6,022,743	$0
Total NMTC LIABILITIES	**$8,887,506**	**$8,887,506**	**$0**
Total Other Non-Current Liabilities	**$8,887,506**	**$8,887,506**	**$0**
Total Non-Current Liabilities	**$8,887,506**	**$8,887,506**	**$0**
Total Liabilities	**$9,348,490**	**$9,529,295**	($180,805)
EQUITY			

	2024/2025	2023/2024	This year vs last year ($)
Retained Earnings			
3000 - Unrestricted Net Assets	$39,726,366	$36,638,707	$3,087,659
3005 - Net Assets With Restrictions	$8,095,018	$8,095,018	$0
Total Retained Earnings	**$47,821,384**	**$44,733,725**	$3,087,659
Current Earnings			
Net Income	$4,648,949	$3,063,463	$1,585,486
Net Revenue	$2,441,343	$24,197	$2,417,146
Total Current Earnings	**$7,090,292**	**$3,087,659**	$4,002,633
Total Equity	**$54,911,676**	**$47,821,384**	$7,090,292
Total Liabilities & Equity	**$64,260,166**	**$57,350,679**	$6,909,487

Supplemental Reports

Habitat for Humanity®

2024/2025



Habitat for Humanity®

SLICE IN TIME BALANCE SHEET

Cash and cash equivalents	21,852,185
Building	1,681,048
Vacant land and homes underway	13,281,702
Mortgage Receivable	29,899,147
INVENTORY & CAPITAL	**$ 66,714,083**
Cash and cash equivalents	21,852,185
Current liabilities	-
Obligation to Complete	(8,528,098)
NET CASH AND CASH EQUIVALENTS	**$ 13,324,087**

Exhibit 4

Proposal for the Development of Four Fort Lauderdale Community Redevelopment Agency Parcels for Affordable Housing

Submitted By:
Fort Lauderdale Community Development Corporation
Infill Development Project – Four Affordable Single-Family Homes

Prepared For:
City of Fort Lauderdale Community Redevelopment Agency
Northwest Progresso Flagler Heights CRA

Date Submitted:
Friday, September 12, 2025

Contact:
Fort Lauderdale Community Development Corporation
1033 NW 6th Street, Ste. 204
Fort Lauderdale, Florida 33311
Joe N. Toliver, Jr. MBA
Executive Director
Phone: 689-231-3086
Email:

427 NW 20 Avenue Parcel ID: 5042 04 30 0960	420 NW 8 Avenue Parcel ID: 5042 03 01 2620
1207 NW 2 Street Parcel ID: 5042 04 20 0330	521 NW 13 Avenue Parcel ID: 5042 04 06 0680

Housing Development Proposal
Fort Lauderdale Community Development Corporation

1. Executive Summary

This proposal outlines the development of four single-family homes by the Fort Lauderdale Community Development Corporation as part of the Infill Project. Each residence will comprise three bedrooms, two bathrooms, and a two-car garage. The total development cost is estimated at $369,590.00 per home, excluding land acquisition, with a projected sales price of $$410,000.00. Funding is to be secured through our CDFI partner. The Fort Lauderdale Community Development Corporation commits to maintaining these homes as permanent affordable housing in accordance with Section 420.0004(3) of the Florida Statutes, through restrictive covenants and development agreements. This initiative directly supports the Northwest Progresso Flagler Heights Community Redevelopment Plan and addresses the community's pressing need for affordable homeownership. The project's strategic approach not only focuses on constructing affordable homes but also emphasizes the importance of community integration and sustainability. By incorporating energy-efficient design features, such as enhanced insulation, the homes will offer reduced utility costs, making them more affordable in the long run. Additionally, ADA-compliant designs ensure accessibility for all, fostering an inclusive environment that caters to diverse resident needs.

The initiative's alignment with the Northwest Progresso Flagler Heights Community Redevelopment Plan underscores its commitment to revitalizing the area through thoughtful urban planning and development. By enhancing neighborhood aesthetics with landscaping and infrastructure improvements, the project aims to elevate the local quality of life, thus contributing to a vibrant and cohesive community fabric.

2. Project Description

Each residence will be designed to align with its respective lot size, with layouts tailored to maximize land use across the four parcels. Lot dimensions vary at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue, and 521 NW 13 Avenue with the Poinciana model, which balances functionality, affordability, and neighborhood integration. Homes will incorporate modern, energy-efficient features, ADA-compliant accessibility, and high-quality construction materials. Site improvements such as landscaping, sidewalks, and fencing will enhance aesthetics while contributing to long-term community stabilization.

These design elements are essential for creating a welcoming and sustainable environment that supports residents' well-being while seamlessly integrating into the existing community fabric. The incorporation of energy-efficient features—such as solar panels and high-performance insulation—intends to significantly reduce utility costs, thereby enhancing affordability for homeowners. Additionally, ADA-compliant accessibility ensures that the homes are inclusive and adaptable to the diverse needs of all potential residents, ultimately improving the overall quality of life and fostering a varied community.

In summary, the meticulous design and construction of this home reflect a commitment to sustainable development and community well-being, establishing a benchmark for future projects in Fort Lauderdale and beyond.

3. Development Team Background & Qualifications
   A. Developer/Owner: Fort Lauderdale Community Development Corporation-- Certified Community Housing Development Organization (CHDO)

- Leadership: Joe N. Toliver, Jr., MBA, Executive Director
- Experience: Over 30 years in community development and nonprofit leadership
- Portfolio: Manages ~40 rental units for residents earning under 120% of AMI; skilled in infill development, single-family homeownership, and property rehab
- Certifications: HUD-designated CHDO; experienced in leveraging finance resources
- Location: Fort Lauderdale, Florida
- Mission: Revitalize neighborhoods, enhance affordable housing access, promote economic stability, and prioritize community engagement and sustainability through collaborative projects.

B. Architect & Engineer: PDDS Internationale, Inc. – Pyramid Design & Development Services
   - Contact: Norman L. Jones
     Address: 2700 W. Atlantic Blvd., Suite 200-17, Pompano Beach, FL 33069
     Phone: (954) 971-1966
     Fax: (954) 971-3190
     Role: PDDS specializes in architectural and development planning services, with a strong emphasis on structural design as part of its branding.
   - Licensing & Certifications: The firm holds copyright and intellectual property rights, confirming its licensed operations under Florida law; however, specific details regarding licensed architects are not disclosed.
   - Services: The company offers a range of services, including architectural design (plans and elevations), development services (feasibility studies, project management), and construction documentation, all subject to copyright restrictions.
   - Experience & Qualifications: While the firm appears to deliver custom architectural drawings, detailed information regarding specific experiences and project undertakings is not provided. The incorporation suggests a potential engagement in both U.S. and international projects.

C. General Contractor: TG Construction Group
   - Role: General Contractor; Women-Owned | Military Strong
   - Leadership: Tammy E. Griffin, President
   - Licenses: General, roofing, and plumbing contractor
   - Services: Specializes in residential and commercial construction, roofing, and plumbing
   - Location: Fort Lauderdale, Florida
   - Website: www.tgconstructiongroup.net
   - Experience: Extensive project management expertise; committed to quality and compliance with Florida's construction codes, ensuring efficient and cost-effective services in affordable housing development.

D. Legal/Accounting: Steven Henriquez, CPA

   - Role: Certified Public Accountant responsible for financial oversight and compliance for FLCDC's affordable housing projects.
   - Expertise: Specializes in accounting for nonprofit and real estate development, with a focus on construction finance, compliance reporting for HUD/SHIP/HOME, tax preparation, and audit readiness.
   - Qualifications: With extensive experience in serving housing and community development organizations, Mr. Henriquez ensures the accuracy of financial statements, promotes transparent reporting, and upholds fiscal accountability. His contributions are vital for grant compliance, loan fund management, and the long-term financial sustainability of FLCDC's development initiatives.

E. Community Partners: Florida Community Loan Fund or BBIF (CDFI)

- Role: Financial Partner
- Expertise:
  i. Specializes in providing flexible financial solutions tailored to the needs of affordable housing projects.
  ii. Expertise in structuring complex financing deals that leverage a variety of funding sources, including grants, loans, and tax credits.
  iii. Skilled in working with nonprofit organizations to build financial capacity and support sustainable growth.
- Qualifications:
  i. The Community Loan Fund has a proven track record of successfully supporting community development initiatives through strategic financial partnerships.
  ii. Known for its innovative approach to financing, the fund has facilitated the development of numerous affordable housing units across diverse communities.
  iii. Dedicated to promoting equitable access to capital, ensuring projects are financially viable and community focused.

4. Market Analysis

The Fort Lauderdale housing market is currently facing a critical shortage of affordable single-family homes, particularly for households earning 120% or less of the Area Median Income (AMI). New constructions frequently exceed affordability thresholds. This initiative aims to create lasting affordability tailored to working families while advancing local housing objectives (Target AMI: 120% or lower). The Fort Lauderdale Community Development Corporation is proposing an innovative solution to address this pressing need for affordable housing.

This strategy seeks to meet the immediate needs of low- to moderate-income families while fostering long-term stability and growth within the community through the following measures:

- Formation of strategic partnerships with local government agencies, community organizations, and financial institutions.
- Emphasis on sustainability in home designs by incorporating energy-efficient technologies and eco-friendly materials, which will reduce utility costs for homeowners.
- An inclusive approach that ensures the development reflects the community's needs and aspirations, thereby fostering a sense of ownership and pride among new homeowners.

By implementing a comprehensive development strategy, the goal is to establish a vibrant and resilient neighborhood that supports economic diversity and social cohesion, paving the way for a brighter future for the families of Fort Lauderdale.

5. Sources & Uses of Funds

The total development budget for each home is $409,220.00, amounting to a combined total of 1,636,880.00. This allocation will cover hard construction costs, soft costs, and builder overhead. These funds will assist in subsidizing construction expenses, thereby ensuring affordability for buyers.

CDFI Partner Loan	$	351,500.00	Construction Cost	$	351,500.00
Developer Funds	$	18,090.00	Developer Soft Cost	$	18,090.00

		$ 369,590.00	$ 369,590.00
Total 4 Homes	CDFI Partner Loan	$ 1,406,000.00	
	Developer Funds	$ 72,360.00	

Each home is projected to sell for $410,000.00 resulting in total sales revenue of $1,640,000 across the four properties. The total development costs amount to $1,406,000.00. After repayment of the construction financing and inclusion of builder's insurance, the project yields net proceeds of approximately $160,000.

To ensure permanent affordability, we will implement restrictive covenants and development agreements, in compliance with Section 420.0004(3), Florida Statutes. This measure guarantees that these homes remain a vital part of the community's affordable housing inventory in perpetuity.

6. Community Impact

The development will:

- Provide affordable, high-quality homes to eligible homebuyers
- Promote neighborhood stabilization and revitalization
- Create local construction and ancillary jobs
- Ensure long-term affordability in compliance with statutory requirements

7. Appendices

Attachments include:

- Appendix A: Detailed Budget
- Appendix B: Budget Summary
- Appendix C: Financial Plan
- Appendix D: Pro Forma
- Appendix E: Compliance: Section 420.0004(3) F.S.
- Appendix G Development Timeline
- Appendix F: Conceptual Plans
- Appendix H: Property Locations & Parcels

Appendix A: Detailed Budget

Narrative Overview: This budget reflects the per-unit price of $354,000 with detailed line items for hard and soft costs. One of the four homes (420 NW 8 Avenue) requires demolition of an existing structure. This ensures that both per-unit and total project budgets reflect actual construction requirements while maintaining transparency.

Hard Cost | $300,000

Item #	Description	Qty	Price		Total
1	Tree Removal & Clearance	1	0		
2	Aia Plans & Special Inspector	1	0	$	14,000.00
3	Site Clean Fill	1	18,000.00	$	18,000.00
4	Site Plumbing	1	10000	$	10,000.00
5	Site Irrigation	1	2500	$	2,500.00
6	Site Landscape	1	8500	$	8,500.00
7	Site Fence	1	1000	$	1,000.00
8	Foundation	1	18,000	$	18,000.00

9	Masonry /Conc	1	12,000	$	12,000.00
10	Exterior Wall Finish - Stucco	1	10,000	$	10,000.00
11	Driveway (Green Spec)	1	7500	$	7,500.00
12	Roof Trusses - Sheathing - Straps	1	30,000	$	30,000.00
13	SHINGLE & 2nd WATER BERRIER ROOFING	1	8,500	$	8,500.00
14	Roof Gutters	1	2000	$	2,000.00
15	R-5 Wall & R-38 Roof Insulation	1	5000	$	5,000.00
16	Electric	1	17000	$	17,000.00
17	Hvac	1	12000	$	12,000.00
18	Exterior Paint	1	4000	$	4,000.00
19	Exterior Doors	3	1,000	$	3,000.00
20	Door Hardware	8	75	$	600.00
21	Garage Door 2 Car	1	5000	$	5,000.00
22	Exterior FRENCH GLASS DOOR	2	0	$	-
23	Interior Swing Doors	8	400	$	3,200.00
24	Interior Closet Doors	6	300	$	1,800.00
25	Windows (Lo-E Green Spec)	8	1100	$	8,800.00
26	Window Blinds	8	400	$	3,200.00
27	Interior Partitions	1	8500	$	8,500.00
28	Baseboard (Flat)	1	3000	$	3,000.00
29	Interior Paint	1	4000	$	4,000.00
30	Tile Common Area/Laminate Bedrooms	1	9000	$	9,000.00
31	Mstr Bedrm Carpet	1	0	$	3,000.00
32	Kitchen Wall Cabs	1	4500	$	4,500.00
33	Kitchen Base Cabs	1	4500	$	4,500.00
34	Kitchen Countertop & Backsplash	1	4000	$	4,000.00
35	Refrigerator /Etc	1	2000	$	2,000.00
36	Range/ Oven	1	1000	$	1,000.00
37	Washer Dryer	1	1000	$	1,000.00
38	Kitchen Sink	1	500	$	500.00
39	Tankless Water Heater	1	600	$	600.00
40	Water Closet	2	500	$	1,000.00
41	Tile Shower Wet Area	1	1450	$	1,450.00
42	Tile Hall Bath Wet Area	1	1500	$	1,500.00
43	Plumbing Mstr Shwr	1	0	$	-
44	Hall/ Master Bath Cer Tile	1	0	$	-
45	Bathroom/ Conv Set	2	250	$	500.00
46	Bathroom Vanities	2	1000	$	2,000.00
47	Bathroom Med Cabs / Mirror	2	300	$	600.00
48	Bathroom Grab Bars	1	0	$	-
49	Phone Cable & Doorbell	1	500	$	500.00
50	House Numbers	1	100	$	100.00
51	Mailbox	1	200	$	200.00
52	Surveys And Testing	1	0	$	2,950.00
53	City Sewer /Water Connection	1	28000	$	28,000.00
54	Appraisal Fee			$	1,000.00
55	Broward County Impact Fees	1	0	$	-
56	City Of Ft. Permits/Co			$	9,000.00
	Total Construction Cost			$	300,000.00

Soft Costs | $69,220

Itemized Development Soft Cost

Item #	Description	Qty	Price	Total
CDFI Partner				
1	Closing Cost	1	$ 1,500.00	$ 1,500.00
3	Insurance - Builder's Risk	1	$ 2,500.00	$ 2,500.00
4	Insurance - General Liability	1	$ 3,000.00	$ 3,000.00
5	Insurance - Title Insurance	1	$ 3,000.00	$ 3,000.00
6	Broward County Impact Fees	1	$12,000.00	$ 12,000.00
7	Real Estate Consulting	1	$ 3,000.00	$ 3,000.00
8	Interest - CDFI Loan	12	$ 2,000.00	$ 24,000.00
9	Attorney Fees	1	$ 2,500.00	$ 2,500.00
	Subtotal			$ 51,500.00
Developer				
8	Construction Loan Or. Fee	1	$ 4,090.00	$ 4,090.00
9	Marketing	1	$ 500.00	$ 500.00
11	Water / Sewer / Electricity	1	$ 1,500.00	$ 1,500.00
13	Construction Contingency	1	$12,000.00	$ 12,000.00
	Subtotal			$ 18,090.00

Appendix B: Budget Summary

Category	Amount
Hard Costs	$300,000
Soft Costs	$69,590
Total Project Cost (Per Home)	$369,590

Appendix C: Financial Plan

This financial plan presents a thoughtfully designed balance between efficiency and quality, establishing a robust foundation for sustainable housing development. By distributing resources across both hard and soft costs, this initiative seeks to provide homes that are not only affordable but also long-lasting, thus making a positive impact on the community and elevating the living standards of future residents. Additionally, the financial plan involves collaboration with a CDFI to increase the opportunities for affordable construction. The integration with a Community Development Financial Institution (CDFI) allows us:

- To leverage funding sources and expertise to maximize the project's reach and effectiveness.
- The ability to enhance our capacity to deliver high-quality, cost-effective housing solutions by ensuring that financial resources are allocated efficiently and equitably.

Ultimately, this financial plan is more than just a budget—it's a comprehensive approach to community building that prioritizes social responsibility, economic viability, and environmental stewardship. With the support of our partners and stakeholders, we are confident that this initiative will set a new standard for affordable housing projects.

Appendix D: Pro Forma

Category	Per Home	4 Homes
Projected Sales Price	$410,000	$1,640,000
Development Cost	$369,590	$1,478,360
– Hard Costs	$300,000	$1,200,000
– Soft Costs	$69,590	$278,360
Builder Overhead/Profit	$15,900	$63,600
Net Revenue Before Financing	$40,410	$161,640
Financing Interest (7.1%, 12 Months)	$26,250	$105,000
Builder's Insurance	$3,000	$12,000
Net Proceeds After Costs	$11,160	$44,640
Return on Investment (ROI)	~3.0%	~3.0%

This pro forma outlines the financial plan for an affordable housing initiative, ensuring responsible resource use and maximizing impact.

Appendix E: Compliance: Section 420.0004(3) F.S.

Following these regulations is essential for maintaining long-term affordability for future homeowners. The Fort Lauderdale Community Development Corporation is committed to responsible resource management, sustainable urban development, and addressing the need for affordable housing, fostering an inclusive and resilient future for the community.

Appendix E: Development Timeline

- Predevelopment: 3 months (design, permits, financing)
- Construction: 6–8 months
- Sales/Lease-up: 1–2 months
- Total Development Duration: 10–13 months

All homes will be completed within 24 months of executing the Development Agreement, in accordance with the Notice requirements.

Appendix F: Conceptual Plans

The following conceptual plans include site plans, landscape concepts, floor plans, building elevations, and amenity layouts. They are intended to demonstrate design intent, neighborhood integration, and alignment with community development goals.

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~ Poinciana Model

The Poinciana conceptual plan features strong curb appeal, functional family spaces, and sustainable elements. It includes a welcoming exterior with native plantings that enhance biodiversity. The open-concept interior promotes family interaction and is filled with natural light. Energy-efficient appliances support efficient energy management. This plan aligns with FLCDC's mission to create affordable homes that improve residents' quality of life and foster community pride and integration.

Appendix G: Development Schedule

- Predevelopment: 3 months (design, permits, financing)
- Construction: 6–8 months
- Sales/Lease-up: 1–2 months
- Total Development Duration: 10–13 months

All homes will be completed within 24 months of executing the Development Agreement, in accordance with the "Notice" requirements.

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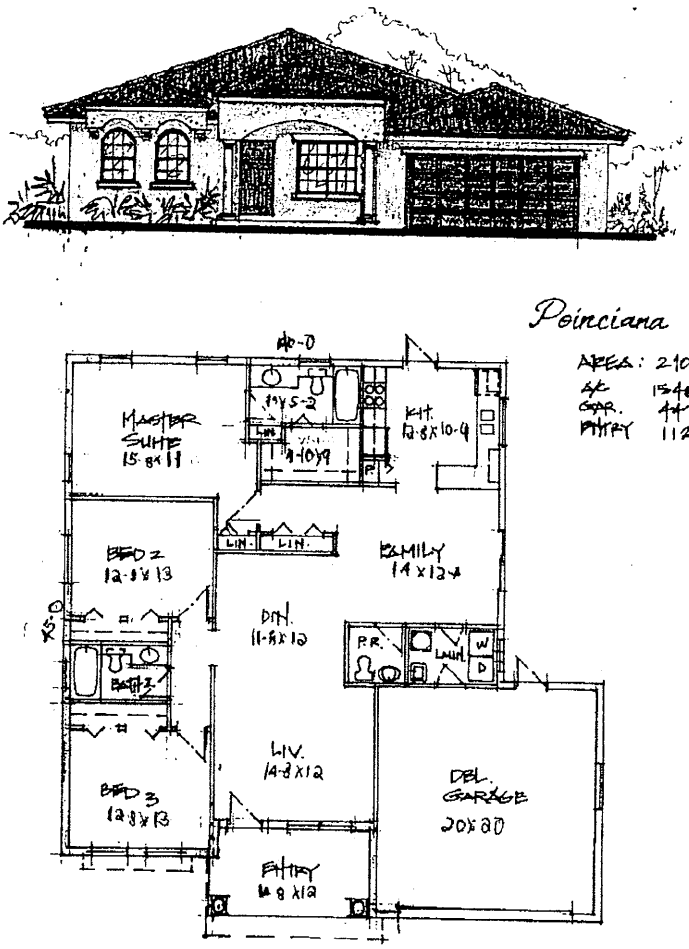

Appendix G: Development Schedule

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Financial Capacity

FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.

FINANCIAL STATEMENTS

DECEMBER 31, 2022 AND 2021

FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.
FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Fort Lauderdale Community Development Corporation, Inc.
Fort Lauderdale, Florida

Opinion

We have audited the accompanying financial statements of Fort Lauderdale Community Development Corporation, Inc. ("FLCDC") (a nonprofit organization), which comprise the statements of financial position as of December 31, 2022 and 2021, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of FLCDC as of December 31, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of FLCDC and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about FLCDC's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of FLCDC's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about FLCDC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedules of functional expenses on pages 19 and 20 are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Miramar, Florida
April 24, 2023

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FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022 AND 2021

	2022	2021
ASSETS		
Current assets:		
Cash and cash equivalents	$ 167,670	$ 324,518
Grants receivable	-	8,455
Tenants rent receivables	6,000	12,145
Prepaid expenses	49,571	22,943
Realty held for sale	956,686	68,989
Total current assets	1,179,927	437,050
Non-current assets:		
Restricted cash	44,921	32,497
Fixed assets - net of depreciation	688,859	700,265
Total non-current assets	733,780	732,762
Total Assets	$ 1,913,707	$ 1,169,812
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable and accrued expenses	$ 41,394	$ 10,994
Tenant security deposits	34,006	30,984
Current portion of mortgages payables	97,658	365,287
Total current liabilities	173,058	407,265
Non-current liabilities:		
Mortgage payables	1,179,136	231,497
Total liabilities	1,352,194	638,762
Net assets:		
Net assets without donor restrictions	(54,057)	(29,797)
Net assets with donor restrictions	615,569	560,847
Total net assets	561,512	531,050
Total Liabilities and Net Assets	$ 1,913,707	$ 1,169,812

The accompanying notes are an integral part of these financial statements.

FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENTS OF ACTIVITES
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	2022	2021
Change in net assets without donor restrictions:		
PUBLIC SUPPORT AND REVENUE		
Rental income	$ 455,983	$ 424,558
Other income	4,792	7,739
Developer income	-	27,291
Total Public Support and Revenue	460,775	459,588
EXPENSES		
Program services:		
Program services	347,239	324,595
Management and general	137,796	99,254
Total Expenses	485,035	423,849
OTHER GAINS		
Gain on sale of property	-	101,845
Net change in net assets without donor restrictions	(24,260)	137,584
Change in net assets with donor restrictions:		
Increase in net assets with donor restrictions	54,722	162,185
Net assets released from restrictions - property	-	(134,097)
Net change in net assets donor restrictions	54,722	28,088
Net change in net assets	$ 30,462	$ 165,672

The accompanying notes are an integral part of these financial statements.

FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENTS OF CHANGES IN NET ASSETS
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	Net Assets Without Donor Restrictions	Net Assets With Donor Restrictions	Total Net Assets
Net Assets			
Net assets, December 31, 2020	$ (167,381)	$ 532,759	$ 365,378
Increase in net assets from operations	137,584	-	137,584
Net assets released from restrictions – property (Note 7)	-	(134,097)	(134,097)
Increase in net assets with donor restrictions (Note 7)	-	162,185	162,185
Net assets, December 31, 2021	(29,797)	560,847	531,050
Decrease in net assets from operations	(24,260)	-	(24,260)
Net assets released from restrictions – property (Note 7)	-	-	-
Increase in net assets with donor restrictions (Note 7)	-	54,722	54,722
Net assets, December 31, 2022	$ (54,057)	$ 615,569	$ 561,512

The accompanying notes are an integral part of these financial statements.

FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENTS OF CASH FLOW
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	2022	2021
Cash flow from operating activities:		
Increase in net assets	$ 30,462	$ 165,672
Adjustments to reconcile increase in net assets to cash provided by operating activities:		
Depreciation expense	31,976	31,435
Gain on sale of property	-	(101,845)
Change in assets and liabilities:		
(Increase) decrease in:		
Accounts receivable	8,455	(8,455)
Tenants rent receivables	6,144	(4,013)
Prepaid expenses	(26,627)	(7,757)
Realty held for sale	(887,697)	(68,989)
Grant receivable	-	-
Accounts payable and accrued expenses	30,400	(159)
Tenant security deposits	3,022	4,061
Net cash provided by operating activities	(803,865)	9,950
Cash flows from investing activities:		
Proceeds from sale of property	-	220,372
Reimbursable investment cost	-	147,370
Reclassification from realty held for sale	-	-
Purchase of property and equipment	(20,570)	(235,156)
Net cash provided by (used in) investing activities	(20,570)	132,586
Cash flows from financing activities:		
Mortgage payables	680,011	(20,168)
Paycheck Protection Program (PPP) Loan	-	(6,000)
Line of credit	-	(23,437)
Net cash provided by (used in) financing activities	680,011	(49,605)
Net (decrease) increase in cash	(144,424)	92,931
Cash, beginning of year	357,015	264,084
Cash, end of year	$ 212,591	$ 357,015
Interest paid	$ 29,877	$ 22,091

The accompanying notes are an integral part of these financial statements.

Note 1 - Nature of Operations

The Fort Lauderdale Community Development Corporation ("FLCDC") (the "Organization") was incorporated in the State of Florida in October 1988. FLCDC was organized as a community development corporation. The FLCDC is certified in Broward County and the City of Fort Lauderdale as a Community Housing Development Organization. The agency is committed to raising the economic, educational, and social levels of the residents of the City of Fort Lauderdale and Broward County, Florida, including members of the community, who are substantially unemployed, underemployed, or whose income is below federal poverty guidelines.

FLCDC was also organized to:

- Expand the opportunities available to residents of the target area groups to own, manage, and operate business enterprises in economically depressed areas.
- Expand opportunities available to the target area residents and groups to obtain adequate affordable housing accommodations by constructing, rehabilitating, and providing decent, safe, and sanitary housing in Fort Lauderdale for persons and families who would otherwise not be able to find or afford suitable housing.

In 2021 The FLCDC remained focused on affordable housing for low to moderate income families in the target area. Capital improvement projects to rehabilitate two rental properties were completed. A vacant lot was purchased to develop a single-family home for an income eligible low-income first-time homebuyer. In 2022, the FLCDC entered into an agreement with the City of Fort Lauderdale to develop five single family homes. This project is in pre-development phase. Refer also Note 4.

Note 2 - Summary of Significant Accounting Policies

The accounting and reporting policies of FLCDC conform with United States generally accepted accounting principles (GAAP) as codified in the Financial Accounting Standards Board (FASB) *Accounting Standards Codification* (ASC).

The policies that materially affect the financial position and results of operation of FLCDC are summarized as follows:

Accounting method

The financial statements are prepared using the accrual basis of accounting, which recognizes revenue in the period earned and expenses when incurred.

Basis of presentation

The financial statements of the Organization have been prepared on the accrual basis of accounting. The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restriction and net assets with donor restriction.

Note 2 - Summary of Significant Accounting Policies (cont'd)

Basis of presentation (cont'd)

Net assets without donor restrictions include resources that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the organization. The Organization's board may designate assets without restrictions for specific operational purposes from time to time. Net assets without donor restrictions may also include resources restricted by donor imposed criteria for which the restrictions are met within the same time period as the funds are received.

Net assets with donor restrictions include resources subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature: those restrictions will be met by actions of the FLCDC or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents consist of cash and money market funds.

Restricted cash

Restricted cash represents amounts recorded as tenant deposits payable.

Grants receivable

Balances reflected as grants receivable represent the difference between the grant awards and contractual revenue that have been earned and cash received related to these awards and revenue. Grant revenue is recognized to the extent that these funds are earned.

Fixed assets

Buildings and building improvements represent rental property which is recorded at cost and depreciated over the estimated useful life of twenty-seven and a half (27.5) years under the straight-line method. Expenditures for repairs and maintenance are charged to expense as incurred. Major renewals and betterments that extend the useful lives of the property and equipment are capitalized.

Note 2 - Summary of Significant Accounting Policies (cont'd)

Realty held for sale

Properties in "Realty held for sale" are viewed as current assets and recorded at cost when purchased. All development costs are added to the carrying value until such time when the properties are available for sale within one year.

Rental income

Rental income is recognized as rents become due. Rental payments received in advance are deferred until earned. All leases between FLCDC and the tenants of the property are operating leases.

Revenue recognition

Revenue from government grant and contract agreements when earned through expenditure or service delivery in accordance with the agreement, is recognized as increases in net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor restrictions.

Functional allocation of expenses

Expenses that can be identified with a specific program or supporting services are charged directly to the program or supporting service. Expenses which apply to more than one functional category have been allocated based on estimates made by management.

Income taxes

Income tax status

The Fort Lauderdale Community Development Corporation is recognized as an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code accordingly, no provisions for income taxes have been made in the accompanying financial statements.

The most significant tax positions of the FLCDC are its assertion that it is exempt from income taxes and its determination of whether any amounts are subject to unrelated business tax (UBIT). All significant tax positions have been considered by management. It has been determined that it is more likely than not that all tax positions would be sustained upon examination by taxing authorities.

Management believes that the FLCDC is no longer subject to income tax examination by federal and state tax authorities for fiscal years before December 31, 2019.

Note 2 - Summary of Significant Accounting Policies (cont'd)

Leases

During fiscal year ended December 31, 2022, FLCDC adopted ASU No. 2016-02, (Updated No. 2020-05), *Leases (Topic 842)*. Topic 842 requires recognition of certain lease assets and liabilities for leases that were previously classified as operating leases and recognized as inflows of resources or outflows of resources. This statement establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset.

The total annual expenses and the total minimum lease payments for future years on FLCDC's operating lease arrangements for equipment are deemed immaterial in the financial statements. Due to the trivial nature of the lease amounts, FLCDC determined that the adoption of Topic 842 has no material impact to the financial statements and as such, disclosures have not been made in the financial statements.

Reclassification

Certain prior year amounts have been reclassified to conform to the current year presentation.

New Accounting Pronouncements

The FASB has issued several pronouncements that have effective dates in the future that may impact future financial presentations.

Statement on Auditing Standards (SAS) No. 134 – No. 140

In May 2019 and June 2019, the AICPA Auditing Standards Board ("ASB") issued the following Statements on Auditing Standards ("SAS"): No. 134, *Auditor Reporting and Amendments, Including Amendments Addressing Disclosures in the Audit of Financial Statements, as amended* No. 135, *Omnibus Statement on Auditing Standards—2019,* No.136, *Forming an Opinion and Reporting on Financial Statements of Employee Benefit Plans Subject to ERISA, as amended,* No. 137, *The Auditor's Responsibilities Relating to Other Information Included in Annual Reports,* No. 138, *Amendments to the Description of the Concept of Materiality,* No. 139, *Amendments to AU-C Sections 800, 805, and 810 to Incorporate Auditor Reporting Changes From SAS No. 134,* and No. 140, *Amendments to AU-C Sections 725, 730, 930, 935, and 940 to Incorporate Auditor Reporting Changes From SAS Nos. 134 and 137.* SAS Nos. 134–140 must be implemented at the same time.

The standards are designed to enhance the communicative value of the auditor's report and align generally accepted auditing standards ("GAAS") with the standards issued by the International Auditing and Assurance Standards Board ("IAASB") and the Public Company Accounting Oversight Board ("PCAOB"). Changes to language in the audit report are intended to provide more useful information to users of financial statements and to more clearly define the responsibilities of both the auditor and management.

Note 2 - Summary of Significant Accounting Policies (cont'd)

New accounting pronouncements (cont'd)

Statement on Auditing Standards (SAS) No. 134 – No. 140 (cont'd)

Effective for audits of financial statements for periods ending on or after December 15, 2021. Early implementation is permitted.

Management has implemented these statements in the current year financial statements.

ASU No. 2020-07, Not-for-Profit Entities (Topic 958)

Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets

The Board is issuing this update to improve generally accepted accounting principles (GAAP) by increasing the transparency of contributed nonfinancial assets for not-for-profit (NFP) entities through enhancements to presentation and disclosure.

The amendments in this update apply to NFPs that receive contributed nonfinancial assets. Contribution revenue may be presented in the financial statements using different terms (for example, gifts, donations, grants, gifts-in-kind, donated services, or other terms).

The amendments in this update improve financial reporting by providing new presentation and disclosure requirements about contributed nonfinancial assets for NFPs, including additional disclosure requirements for recognized contributed services. The amendments will not change the recognition and measurement requirements in Subtopic 958-605, *Not-for-Profit Entities—Revenue Recognition*, for those assets.

The amendments in this update should be applied on a retrospective basis and are effective for annual periods beginning after June 15, 2021, and interim periods within annual periods beginning after June 15, 2022. Early adoption is permitted.

Management has implemented this statement.

ASU No. 2016-02, (Updated No. 2020-05), Leases (Topic 842)

In February 2016, the FASB issued ASU No. 2016-02, *Leases* (Topic 842), which is intended to increase transparency and comparability among organizations by recognizing lease assets and lease liabilities on the balance sheet and disclosing key information about leasing arrangements. Lessor accounting is largely unchanged from that applied under previous GAAP. The new pronouncement is effective for entities within the "all other" category for fiscal years beginning after December 15, 2021, and interim periods within fiscal years beginning after December 15, 2022. Additionally, Leases is effective for fiscal years beginning after December 15, 2019, including interim periods within those fiscal years, for public NFP entities that have not yet issued financial statements (or made available for issuance) reflecting the adoption of Leases.

Note 2 - Summary of Significant Accounting Policies (cont'd)

New accounting pronouncements (cont'd)

ASU No. 2016-02, (Updated No. 2020-05), Leases (Topic 842) (cont'd)

Early application of the amendments in this update is permitted for all entities.

Management has implemented this statement.

Concentrations of Credit Risk

FLCDC's financial instruments that are exposed to concentrations of credit risk consist primarily of its cash, cash equivalents, and receivables. At times during the year, cash of FLCDC deposited in financial institutions exceeds the FDIC limit of $250,000. The management of FLCDC deposits cash funds in high quality institutions to mitigate the risk due to uninsured exposure. There were no uninsured balances at December 31, 2022 and 2021, respectively.

Note 3 - Fixed Assets

Buildings and building improvements comprise of eight separate rental properties with approximately 40 units.

Property and equipment at December 31, consisted of the following:

	2022	2021
Buildings and building improvements	$ 1,800,694	$ 1,780,124
Accumulated depreciation	(1,111,835)	(1,079,859)
Total property plant and equipment, net	$ 688,859	$ 700,265

Depreciation expense for the years ended December 31, 2022 and 2021 was $31,976 and $31,435, respectively.

Note 4 - Realty Held for Sale

The carrying value of the property held for sale at December 31, was as follows:

Property	2022	2021
1615 NW 4th Street	$ 253,216	$ 7,000
517 NW 13th Avenue	244,988	48,989
517 NW 15th Way	112,758	6,000
420 NW 17th Avenue	45,719	-
510 NW 17th Avenue	42,107	-
525 NW 17th Avenue	257,898	7,000
Total	$ 956,686	$ 68,989

Note 4 - Realty Held for Sale (cont'd)

During the fiscal year ended December 31, 2021, FLCDC acquired the lot at 517 NW 13th Ave using their own funds. The FLCDC is developing the property for sale using HOME funds to develop the property. In addition, FLCDC received a CDBG grant for $45,000 which is restricted for site clearance for this property.

During the fiscal year ended December 31, 2021, FLCDC incurred and recorded costs to prepare for construction at each of the 3 lots: 1615 NW 4th Street, 517 15th Way and 525 NW 17th Avenue. Whilst they do not have ownership of the properties, the FLCDC has authority to develop the properties, per the Homebuyer purchases agreements on each of the properties. Ownership of the properties will be transferred to the homebuyers identified after the completion of construction which is expected a date no later than one (1) year from the effective dates of the contracts between FLCDC and the homebuyers, or one (1) year from the date a building permit is issued by the appropriate governmental agency, whichever is longer, subject to other specified considerations.

On April 27,2022, the FLCDC entered into lien agreement with the City of Fort Lauderdale in the amount of $212,8000. This lien specifies that the FLCDC is required to design, build, and sell single family homes to eligible home buyers on the following vacant properties two years from the effective date mentioned above: 1615 NW 4th Street, Fort Lauderdale FL 33311, 525 NW 17th Avenue, Fort Lauderdale FL 33311, 517 NW 15th Way, Fort Lauderdale FL 33311, 420 NW 17th Avenue, Fort Lauderdale FL 33311 and 510 NW 17th Avenue, Fort Lauderdale FL 33311.

On April 28, 2022 the FLCDC received construction loans from Florida Community Loan Fund Inc., for financing of five properties: 1615 NW 4th Street, Fort Lauderdale FL 33311, 525 NW 17th Avenue, Fort Lauderdale FL 33311, 517 NW 15th Way, Fort Lauderdale FL 33311, 420 NW 17th Avenue, Fort Lauderdale FL 33311 and 510 NW 17th Avenue, Fort Lauderdale FL 33311. In amounts $300,000 for property 1615 and $308,000 for the remaining properties.

Note 5 - Mortgages Payable

	2022	2021
A $290,497 twenty-year non-interest-bearing mortgage note payable to City of Fort Lauderdale with payments deferred for the first 10 years. Monthly principal payments of $3,190 effective September 2013, revised to $1,000 monthly, as of January 2018 are due and payable through the maturity of the loan. The original note was obtained in 2002.	$ 231,497	$ 243,497
A $400,000 seven-year 5.75% fixed interest mortgage loan payable to Florida Community Loan Fund to provide funds to FLCDC for the purpose of acquiring and redeveloping affordable single-family homes for sale to low income participants. The note was executed on July 2, 2014. On April 18, 2022 this debt was amended and restated to add an additional indebtedness of $200,000. Monthly payments of principal and interest, amounting to $3,474, are due and payable, and continue until the Maturity Date, that was extended to a date to be determined by the lender, at which time the entire indebtedness for the remaining unpaid balance as of that date, is due and payable.	543,042	353,287
On April 27, 2022, a construction loan from Florida Community Loan Fund, Inc. for financing 5 properties was issued. The loans are issued at a fixed rate of 5% with a maturity date of April 30, 2024. This loan will be paid in a one-time payment of all outstanding principal plus all unpaid accrued interest on April 30, 2024.	427,255	-
A second mortgage on property 517 NW 13th Ave in the amount of $150,000 was funded on November 22, 2022 by Community Reinvestment Group Loan. This is a zero interest based loan with a maturity date of May 21, 2023.	75,000	-
Total	$ 1,276,794	$ 596,784

Minimum principal payments due on debt obligation outstanding as of December 31, 2022, for the next five years are as follows:

2023	$ 97,658
2024	450,455
2025	23,949
2026	24,654
2027	25,401
Thereafter	654,677
Total	$ 1,276,794

At December 31, 2022 and 2021 interest expense totaled $29,877 and $22,091, respectively.

Note 6 - Contingencies

Grants

Cost reflected in the accompanying financial statements relating to government funded programs are subject to audit by the respective governmental agencies. The possible disallowance by the related governmental agency of any item charged to the program cannot be determined at the time. No provision for any liability that may result, if any, has been made in the financial statements.

Note 7 - Net Assets with Donor Restrictions

	2022	2021
On October 1, 2013, FLCDC received a Home Investment Partnerships Grant (HOME) from the City of Fort Lauderdale ("the City") funded from the U.S. Department of Housing and Urban Development (HUD), to provide from the development of affordable housing in the City of Fort Lauderdale. The maximum amount payable by the City under the agreement was $570,000. This grant was fulfilled in 2016. A restriction remains for property at 520 NW 18 Ave. rehabilitated using these funds.	$ 139,953	$ 139,953
On May 16, 2017, FLCDC received a Home Investment Partnerships Grant (HOME) from the City funded from the U.S. Department of Housing and Urban Development (HUD), to provide from the development of affordable housing in the City of Fort Lauderdale. The maximum amount payable by the City under the agreement was $289,445. This grant was fulfilled in 2020. Restrictions remain for properties at 1324 NW 2 Avenue, 1221 & 1215 NW 1st St., and 100 NW 14th Ave. rehabilitated using these funds.	258,709	258,709
On August 20, 2019, FLCDC received a Home Investment Partnerships Grant (HOME) from the City funded from the U.S. Department of Housing and Urban Development (HUD), to provide from the development of affordable housing in the City of Fort Lauderdale. The maximum amount payable by the City under the agreement is $300,000. This grant was fulfilled in 2020. On April 2, 2021, the property at 1425 NW 3rd Street, rehabilitated using these funds, was sold and $134,097 was released from restrictions as a result of the sale. Restrictions remain for the property at 735 NW 10th Terrace which was rehabilitated using the HOME funds.	206,907	162,185
On December 6, 2022 FLCDC received a $10,000 Open Doors Homeownership Grant from Community Affordable Housing Equity Corp. restricted for development of affordable housing at 517 NW 13th Avenue Fort Lauderdale, FL.	10,000	-
Total net assets with donor restrictions	$ 615,569	$ 560,847

Note 8 - Liquidity

FLCDC's financials assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, comprise the following at December 31:

	2022	2021
Cash and cash equivalents	$ 167,670	$ 324,518
Accounts receivable	-	8,455
Tenant rent receivables	6,000	12,145
Prepaid expenses	49,571	22,943
Realty held for sale	956,686	68,989
Total current assets	$ 1,179,927	$ 437,050

FLCDC's practice is to structure its financial assets to be available as its general expenses, liabilities, and obligations come due. In addition to financial assets available to meet general expenditures over the next year, FLCDC's goal is to operate with a balanced budget and anticipates collecting sufficient revenue to cover general expenditures. Financial assets are unavailable when illiquid or not convertible to cash within one year.

Note 9 - Short-term Borrowing

During the year ended December 31, 2020, to assist with the construction project at 1425 NW 3rd Street, FLCDC obtained a line of credit with Florida Community Loan Fund, Inc. The line of credit had an approved credit limit of $140,000 with a stated interest rate of 5%. The agreement was secured by the mortgage on the property. The total amount drawn on the line of credit during the year, and the balance payable at December 31, 2020, was $23,437. This balance was paid in full on April 5, 2021.

On April 16, 2020, FLCDC was awarded a loan in the amount of $6,000 from Paradise Bank pursuant to the Paycheck Protection Program (the "PPP") under Division A, Title I of the Coronavirus Aid, Relief and Economic Security Act ("CARES Act"), which was enacted March 27, 2020. The note bears an interest rate of 1% per annum and no payments are due for at least the first six months.

The loan may be prepaid by FLCDC at any time prior to maturity with no prepayment penalties. Funds from the loan may only be used for payroll costs, costs used to continue group health care benefits, mortgage payments, rent, utilities, and interest on other debt obligations incurred before February 15, 2020. As of December 31, 2020, FLCDC had used the full amount of the loan amount for qualifying expenses. The loan was fully approved for forgiveness on April 29, 2021.

A second mortgage on property 517 NW 13th Avenue was executed by FLCDC on November 22, 2022. The note bears an interest rate of zero, for the amount of $150,000 with Community Reinvestment Group Loan. The loan has a maturity date of May 21, 2023.

Note 10 - Subsequent Events

Management has evaluated subsequent events through April 24, 2023, the date on which the financial statements were available to be issued. Based on this evaluation, except for disclosures below, management has determined that there are no subsequent events that have occurred which require adjustment to or disclosure in the financial statements.

FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.

SUPPLEMENTAL INFORMATION

FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENT OF FUNCTIONAL EXPENSES
DECEMBER 31, 2022

	Program Services	Management and General	Total
Advertising & marketing	$ -	$ 2,030	$ 2,030
Bank charges	-	370	370
Contracted services	-	60,225	60,225
Extermination	5,026	-	5,026
Garbage disposal	15,230	-	15,230
Ground maintenance	23,275	-	23,275
Insurance	42,605	1,084	43,689
Interest expense	-	29,877	29,877
Licenses & fees	1,080	-	1,080
Management fees	45,532	-	45,532
Office expenses	749	400	1,149
Payroll	39,407	-	39,407
Payroll taxes	3,022	-	3,022
Postage & delivery	116	221	337
Printing	122	914	1,036
Accounting	585	14,739	15,324
Legal	3,000		3,000
Property taxes	8,661	-	8,661
Rental or lease	-	14,400	14,400
Repairs & maintenance	93,154	-	93,154
Supplies & materials	1,369	-	1,369
Taxes & license	-	70	70
Electricity	2,919	-	2,917
Phone/ internet	-	1,232	1,232
Water & sewer	21,002	-	21,002
Depreciation	31,976	-	31,976
Bad debt expense	4,714	-	4,714
Inspection fees	2,695	-	2,695
Meals and entertainment	-	77	77
Gift cards	1,000	-	1,000
Loan costs	-	11,989	11,989
Merchant fees	-	80	80
Paypal fees	-	23	23
IT Services	-	65	65
Total Expenses	$ 347,239	$ 137,796	$ 485,035

FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENT OF FUNCTIONAL EXPENSES
DECEMBER 31, 2021

	Program Services	Management and General	Total
Advertising & marketing	$ 600	$ -	$ 600
Bank charges	91	90	181
Contracted services	200	50,068	50,268
Extermination	3,714	-	3,714
Garbage disposal	18,881	-	18,881
Ground maintenance	11,750	-	11,750
Insurance	41,740	1,034	42,774
Interest expense	-	22,091	22,091
Licenses & fees	550	-	550
Management fees	41,680	-	41,680
Office expenses	1,210	1,437	2,647
Payroll	37,280	-	37,280
Payroll taxes	2,904	-	2,904
Postage & delivery	22	194	216
Printing	166	-	166
Accounting	443	15,196	15,639
Legal	1,500		1,500
Property taxes	15,540	-	15,540
Rental or lease	-	7,668	7,668
Repairs & maintenance	63,440	-	63,440
Supplies & materials	12,126	105	12,231
Taxes & license	2,915	70	2,985
Electricity	4,139	-	4,139
Phone/ internet	-	896	896
Water & sewer	19,303	-	19,303
Commissions & fees	12,995	-	12,995
Depreciation	31,436	-	31,436
Bad debt expense	-	-	-
Charitable contributions	-	405	405
Total Expenses	$ 324,595	$ 99,254	$ 423,849

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Fort Lauderdale Community Development Corporation, Inc.
Fort Lauderdale, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States the financial statements of Fort Lauderdale Community Development Corporation, Inc. ("FLCDC") (a nonprofit organization), which comprise the statement of financial position as of December 31, 2021, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 24, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered FLCDC's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of FLCDC's internal control. Accordingly, we do not express an opinion on the effectiveness of FLCDC's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether FLCDC's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Miramar, Florida
April 24, 2023

Fort Lauderdale Community Dev. Corporation

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Paradise Bank Operating	6,599.28
Paradise Bank Tax Account	232.17
Paradise Bank Tenant Escrow	22,864.54
Paradise Construction	150,394.80
PayPal Bank	0.00
Space Coast Savings	12.99
Space Coast-8862	15,443.05
Total Bank Accounts	**$195,546.83**
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	**$0.00**
Other Current Assets	
CHDO Grant Receivable	0.00
Grants Receivables	0.00
Loan Cost	9,529.95
Prepaid Insurance	54,295.53
Tenants Receivables	3,006.00
Undeposited Funds	0.00
Total Other Current Assets	**$66,831.48**
Total Current Assets	**$262,378.31**
Fixed Assets	
100 NW 14th Avenue	360,992.13
1215 NW 1st Street	48,669.46
1221 NW 1st Street	500,271.68
1324 NW 2nd Street	161,207.87
1405 NW 3rd Street	114,542.87
1425 NW 3rd Street	0.00
1429 NW 3rd Street	118,187.23
520 NW 18 Avenue	139,952.83
632 NW 15th Terrace	0.00
735 NW 10th Terrace	395,890.00
Accumulated Depreciation	-1,144,978.29

Fort Lauderdale Community Dev. Corporation

Balance Sheet

As of December 31, 2023

	TOTAL
Furniture & Equipment	0.00
Original Cost	0.00
Total Furniture & Equipment	**0.00**
Land	0.00
Total Fixed Assets	**$694,735.78**
Other Assets	
Contract Security Deposits	0.00
Held For Sale	
1615 NW 4th Street	0.00
420 NW 17th Avenue	348,963.11
510 NW 17th Avenue	298,913.97
517 NW 13th Avenue	0.00
517 NW 15th Way	148,992.24
525 NW 17th Ave	0.00
Total Held For Sale	**796,869.32**
HOME Property-1830 NW 26th Aven	0.00
Total Other Assets	**$796,869.32**
TOTAL ASSETS	**$1,753,983.41**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	10,409.42
Total Accounts Payable	**$10,409.42**
Other Current Liabilities	
Accrual Liabilities	22,372.05
Deferred revenue	0.00
Due To / Due From	0.00
Loan Payable - PPP	0.00
Payroll Liabilities	
Federal Taxes	732.59
FL Unemployment Tax	0.00
Total Payroll Liabilities	**732.59**
Tenants' Security Deposits	33,993.00
Total Other Current Liabilities	**$57,097.64**
Total Current Liabilities	**$67,507.06**

Fort Lauderdale Community Dev. Corporation

Balance Sheet

As of December 31, 2023

	TOTAL
Long-Term Liabilities	
City Rental Rehab Loan-1995	0.00
City Rental Rehab Loan-2002	220,453.79
Community Reinvestment Group Loan	0.00
Florida Community Loan Fund	535,147.14
Florida Community Loan Fund(2)	0.00
FCLF - No. 221391-1	247,131.43
FCLF - No. 221391-2	175,051.23
FCLF - No. 221391-3	0.00
FCLF - No. 221391-4	43,572.15
FCLF - No. 221391-5	0.00
Total Florida Community Loan Fund(2)	**465,754.81**
Total Long-Term Liabilities	**$1,221,355.74**
Total Liabilities	**$1,288,862.80**
Equity	
Equity	0.00
Opening Balance Equity	243.60
Opening Balance Equity {5}	0.00
Prior Period Adjustment	0.00
Retained Earnings	-54,055.40
Temporarily Restricted	570,323.90
Net Income	-51,391.49
Total Equity	**$465,120.61**
TOTAL LIABILITIES AND EQUITY	**$1,753,983.41**

Fort Lauderdale Community Dev. Corporation

Profit and Loss

January - December 2023

	TOTAL
Income	
Individual/Business Donations	14,645.29
Property Management Income	
Rental Income	520,443.13
Rental Miscellaneous Income	4,752.17
Total Property Management Income	**525,195.30**
Total Income	**$539,840.59**
GROSS PROFIT	**$539,840.59**
Expenses	
Facility & Equipment	
Extermination	7,222.72
Garbage Disposal	17,995.20
Grounds Maintenance	16,112.00
Inspections fees	1,308.00
Management Fees	51,242.64
Repairs & Maintenance	87,457.64
Supplies & Materials	3,600.79
Utilities	
Electricity	5,179.26
Phone/Internet	1,952.69
Water and Sewer	20,004.99
Total Utilities	**27,136.94**
Total Facility & Equipment	**212,075.93**
Loan Cost expense	26,481.17
Merchant fees	16.75
Operations	
Advertising & Marketing	2,851.87
Bank Charges	308.65
Commissions & Fees	10,668.29
Insurance	
Flood	3,636.91
General Liability/Commercial	26,805.61
Wind	57,962.88
Total Insurance	**88,405.40**
Interest Expense	49,097.15
Licenses and Fees	-1,566.85
Meals and Entertainment	78.73
Office Supplies	2,659.60
Postage & Delivery	335.84
Taxes & Licenses	61.25
Total Operations	**152,899.93**

Fort Lauderdale Community Dev. Corporation

Profit and Loss

January - December 2023

	TOTAL
Payroll Expenses	
Contracted Services	
Admin	21,108.30
Consulting	40,000.00
Total Contracted Services	**61,108.30**
Payroll Taxes	3,063.43
Wages	39,953.44
Total Payroll Expenses	**104,125.17**
Professional Fees	
Accounting	15,208.00
Legal	726.75
Total Professional Fees	**15,934.75**
Property Taxes	12,979.20
Rent or Lease	14,400.00
Total Expenses	**$538,912.90**
NET OPERATING INCOME	**$927.69**
Other Income	
Interest Earned	185.24
Sales	945,624.15
Total Other Income	**$945,809.39**
Other Expenses	
Cost of Goods Sold	964,985.62
Depreciation	33,142.95
Total Other Expenses	**$998,128.57**
NET OTHER INCOME	**$ -52,319.18**
NET INCOME	**$ -51,391.49**

Fort Lauderdale Community Dev. Corporation

Balance Sheet

As of December 31, 2024

	TOTAL
Long-Term Liabilities	
City Rental Rehab Loan-1995	0.00
City Rental Rehab Loan-2002	208,453.79
Community Reinvestment Group Loan	0.00
Florida Community Loan Fund	524,646.54
Florida Community Loan Fund(2)	0.00
FCLF - No. 221391-1	0.00
FCLF - No. 221391-2	0.00
FCLF - No. 221391-3	0.00
FCLF - No. 221391-4	133,494.47
FCLF - No. 221391-5	0.00
Total Florida Community Loan Fund(2)	**133,494.47**
Total Long-Term Liabilities	**$866,594.80**
Total Liabilities	**$942,436.07**
Equity	
Equity	0.00
Opening Balance Equity	243.60
Opening Balance Equity {5}	0.00
Prior Period Adjustment	0.00
Retained Earnings	-105,611.54
Temporarily Restricted	591,823.90
Net Income	-53,113.13
Total Equity	**$433,342.83**
TOTAL LIABILITIES AND EQUITY	**$1,375,778.90**

Fort Lauderdale Community Dev. Corporation

Balance Sheet

As of December 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Paradise Bank Operating	15,924.03
Paradise Bank Tax Account	234.69
Paradise Bank Tenant Escrow	33,875.54
Paradise Construction	273,175.40
PayPal Bank	489.56
Space Coast Savings	12.99
Space Coast-8862	11,006.67
Total Bank Accounts	**$334,718.88**
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	**$0.00**
Other Current Assets	
CHDO Grant Receivable	0.00
Grants Receivables	0.00
Loan Cost	0.00
Prepaid expense	0.00
Prepaid Insurance	65,915.28
Tenants Receivables	11,508.50
Undeposited Funds	0.00
Total Other Current Assets	**$77,423.78**
Total Current Assets	**$412,142.66**
Fixed Assets	
100 NW 14th Avenue	373,900.13
1215 NW 1st Street	48,669.46
1221 NW 1st Street	503,571.68
1324 NW 2nd Street	162,383.80
1405 NW 3rd Street	136,042.87
1425 NW 3rd Street	0.00
1429 NW 3rd Street	118,187.23
520 NW 18 Avenue	139,952.83
632 NW 15th Terrace	0.00
735 NW 10th Terrace	398,940.00
Accumulated Depreciation	-1,179,646.11

Fort Lauderdale Community Dev. Corporation

Balance Sheet

As of December 31, 2024

	TOTAL
Furniture & Equipment	0.00
Original Cost	0.00
Total Furniture & Equipment	**0.00**
Land	0.00
Total Fixed Assets	**$702,001.89**
Other Assets	
Contract Security Deposits	0.00
Held For Sale	
1615 NW 4th Street	0.00
420 NW 17th Avenue	0.00
510 NW 17th Avenue	0.00
517 NW 13th Avenue	0.00
517 NW 15th Way	261,634.35
525 NW 17th Ave	0.00
Total Held For Sale	**261,634.35**
HOME Property-1830 NW 26th Aven	0.00
Total Other Assets	**$261,634.35**
TOTAL ASSETS	**$1,375,778.90**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	696.29
Total Accounts Payable	**$696.29**
Other Current Liabilities	
Accrual Liabilities	36,672.40
Deferred revenue	285.58
Due To / Due From	0.00
Loan Payable - PPP	0.00
Payroll Liabilities	
Federal Taxes	0.00
FL Unemployment Tax	0.00
Total Payroll Liabilities	**0.00**
Tenants' Security Deposits	38,187.00
Total Other Current Liabilities	**$75,144.98**
Total Current Liabilities	**$75,841.27**

Fort Lauderdale Community Dev. Corporation

Balance Sheet

As of December 31, 2024

	TOTAL
Long-Term Liabilities	
City Rental Rehab Loan-1995	0.00
City Rental Rehab Loan-2002	208,453.79
Community Reinvestment Group Loan	0.00
Florida Community Loan Fund	524,646.54
Florida Community Loan Fund(2)	0.00
FCLF - No. 221391-1	0.00
FCLF - No. 221391-2	0.00
FCLF - No. 221391-3	0.00
FCLF - No. 221391-4	133,494.47
FCLF - No. 221391-5	0.00
Total Florida Community Loan Fund(2)	**133,494.47**
Total Long-Term Liabilities	**$866,594.80**
Total Liabilities	**$942,436.07**
Equity	
Equity	0.00
Opening Balance Equity	243.60
Opening Balance Equity {5}	0.00
Prior Period Adjustment	0.00
Retained Earnings	-105,611.54
Temporarily Restricted	591,823.90
Net Income	-53,113.13
Total Equity	**$433,342.83**
TOTAL LIABILITIES AND EQUITY	**$1,375,778.90**

Fort Lauderdale Community Dev. Corporation

Profit and Loss

January - December 2024

	TOTAL
Income	
Individual/Business Donations	1,942.51
Property Management Income	
Rental Income	616,200.50
Rental Miscellaneous Income	2,848.13
Total Property Management Income	**619,048.63**
Total Income	**$620,991.14**
GROSS PROFIT	**$620,991.14**
Expenses	
Facility & Equipment	
Extermination	16,063.00
Garbage Disposal	31,672.76
Grounds Maintenance	13,345.00
Management Fees	60,538.70
Repair & Maintenance Services	44,528.65
Repairs & Maintenance	62,215.10
Supplies & Materials	9,394.02
Utilities	
Electricity	5,568.70
Phone/Internet	2,173.93
Water and Sewer	22,766.60
Total Utilities	**30,509.23**
Total Facility & Equipment	**268,266.46**
Gift cards	373.96
Loan Cost expense	10,666.54
Merchant fees	699.95
Operations	
Advertising & Marketing	2,636.24
Bank Charges	156.00
Commissions & Fees	6,108.83
Insurance	
Flood	4,218.13
General Liability/Commercial	25,219.95
Wind	103,085.52
Total Insurance	**132,523.60**
Interest Expense	41,860.57
Licenses and Fees	1,945.90
Meals and Entertainment	809.11
Office Supplies	1,199.99
PayPal Fees	10.44
Postage & Delivery	441.59

Fort Lauderdale Community Dev. Corporation

Profit and Loss

January - December 2024

	TOTAL
Printing	139.56
Taxes & Licenses	756.55
Total Operations	**188,588.38**
Payroll Expenses	
Contracted Services	
Admin	12,127.64
Consulting	41,494.10
Other Contracted Services	449.62
Total Contracted Services	**54,071.36**
Payroll Taxes	267.36
Wages	3,449.87
Total Payroll Expenses	**57,788.59**
Professional Fees	
Accounting	9,138.00
Legal	7,618.90
Total Professional Fees	**16,756.90**
Property Taxes	27,802.80
Rent or Lease	15,600.00
Softwares and subscriptions	78.98
Total Expenses	**$586,622.56**
NET OPERATING INCOME	**$34,368.58**
Other Income	
Interest Earned	57.72
Sales	611,141.41
Total Other Income	**$611,199.13**
Other Expenses	
Cost of Goods Sold	664,013.02
Depreciation	34,667.82
Total Other Expenses	**$698,680.84**
NET OTHER INCOME	**$ -87,481.71**
NET INCOME	**$ -53,113.13**

PARADISE BANK

FDIC

1665670

FORT LAUDERDALE COMMUNITY DEVELOPMENT
CORPORATION
P.O. BOX 1238 ALDRIDGE STATION
FORT LAUDERDALE FL 33302-1238

Date 12/31/24
Account Number
Captured Images

BASIC BUSINESS CHECKING
Account Number

Previous Balance	14,286.87	# of Captured Images	4
1 Deposits/Credits	14,000.00	Statement Dates	12/02/24 thru 12/31/24
10 Checks/Debits	10,477.84	Days in the statement period	30
Service Charge	.00	Average Ledger	18,922.49
Interest Paid	.00	Average Collected	18,455.82
Ending Balance	17,809.03		

****

Deposits and Additions

Date	Description	Amount
12/11	Deposit/Credit	14,000.00

****

Checks and Withdrawals

Date	Description	Amount
12/04	DBT CRD 1015 12/03/24 85495905 GOOGLE *Google One g.co/helppay CA C#9475	1.99-
12/06	Bill Paid-JOE N. TOLIVER TOLIVER Conf #443	598.40-
12/16	DBT CRD 1239 12/14/24 71820543 GOOGLE *Google One g.co/helppay CA C#9475	1.99-
12/18	Bill Paid-JOE N. TOLIVER TOLIVER Conf #446	596.20-
12/24	Bill Paid-JOE N. TOLIVER TOLIVER Conf #447	2,750.00-
12/26	104808588 COMCAST 8495753 ID#0000213249 24/12/26 IND ID#2702193 TRACE#021000027180013	170.26-

****

Checks in Serial Number Order

Date	Check No	Amount	Date	Check No	Amount
12/03	2000362	1,000.00	12/17	2000364	1,200.00
12/09	2000363	685.00	12/19	2000365	3,474.00

* Denotes missing check numbers

****

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/02	14,286.87	12/03	13,286.87	12/04	13,284.88

PARADISE BANK

Date 12/31/24
Account Number [redacted]
Captured Images

BASIC BUSINESS CHECKING [redacted] (Continued)

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/06	12,686.48	12/16	25,999.49	12/19	20,729.29
12/09	12,001.48	12/17	24,799.49	12/24	17,979.29
12/11	26,001.48	12/18	24,203.29	12/26	17,809.03

PARADISE BANK

FDIC

1369815

FORT LAUDERDALE COMMUNITY DEVELOPMENT
CORPORATION
P.O. BOX 1238 ALDRIDGE STATION
FORT LAUDERDALE FL 33302-1238

Date 12/29/23
Account Number
Captured Images [redacted]

BASIC BUSINESS CHECKING [redacted]

Account Number	
Previous Balance	8,769.26
2 Deposits/Credits	14,208.18
10 Checks/Debits	13,628.16
Service Charge	.00
Interest Paid	.00
Ending Balance	9,349.28

# of Captured Images	4
Statement Dates	12/01/23 thru 12/31/23
Days in the statement period	31
Average Ledger	10,216.30
Average Collected	9,357.44

	Total For This Period	Total Year-to-Date
Overdraft item fees year to date	$.00	$32.34
Return item fees year to date	$.00	$.00

****

Deposits and Additions

Date	Description	Amount
12/05	Deposit/Credit	8,000.00
12/15	Deposit/Credit	6,208.18

****

Checks and Withdrawals

Date	Description	Amount
12/01	Bill Paid-JOE N. TOLIVER TOLIV ER Conf #322	1,000.00-
12/04	POS DEB 1553 12/01/23 00766587 PUBLIX 1415 EAST SUNRISE FT LAUDERDALE FL C#9475	78.73-
12/04	DBT CRD 1015 12/03/23 85508549 GOOGLE *Google Storage g.co/helppay CA C#9475	1.99-
12/05	Check 2000293 CITY OF FORT LAUDERDALE HOUSING AND COMM DEV.	1,000.00-
12/07	Transf to CONSTRUCTION ACCT Temporary Transfer Confirmation number 1207230029	5,000.00-
12/11	Check 2000298 STEVEN J. HENRIQUEZ, CPA	685.00-
12/12	Check 2000299 DICKEY CONSULTING SERVICES, INC.	1,200.00-

PARADISE BANK

Date 12/29/23
Account Number [redacted]
Captured Images

BASIC BUSINESS CHECKING [redacted] (Continued)

Checks and Withdrawals

Date	Description	Amount
12/15	Bill Paid-BUSINESS WRITING SOL UTIONS Conf #327	1,015.00-
12/22	Check 2000301 FLORIDA COMMUNITY LOAN FUND	3,474.00-
12/26	104808588 COMCAST 8495753 ID#0000213249 23/12/26 IND ID#3898721 TRACE#021000027048844	173.44-

****

Checks in Serial Number Order

Date	Check No	Amount	Date	Check No	Amount
12/05	2000293	-See above-	12/12	2000299	-See above-
12/11	2000298*	-See above-	12/22	2000301*	-See above-

* Denotes missing check numbers

****

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/01	7,769.26	12/07	9,688.54	12/15	12,996.72
12/04	7,688.54	12/11	9,003.54	12/22	9,522.72
12/05	14,688.54	12/12	7,803.54	12/26	9,349.28

Exhibit 5

Table/Exhibit 1: COMPARISON OF SUBSIDY PROVIDED VIA BCHCHDC VS. OTHER PREFERRED PROGRAMS. SAVINGS/SUBSIDY AND ABILITY TO SERVE MORE DEEPLY ON AMI

Exhibit 1				
COMPARISON OF SUBSIDY PROVIDED VIA BCHCHDC VS. OTHER PREFERRED PROGRAMS. SAVINGS/SUBSIDY AND ABILITY TO SERVE MORE DEEPLY ON AMI				
Description	Habitat 1st Time Homebuyer 30 year fixed Loan Program	Notes	Market 1st Time Homebuyer 30 year fixed Loan Program	Notes
Sales Price	$369,466.50		$369,466.50	
Down Payment	0	Habitat requires 300 hours of 'Sweat Equity' in lieu of a cash down payment.	$11,083.98	3% down and assumes no PMI
Estimated Closing Costs/Prepays and escrows paid by borrower	$3,000	Habitat subsidizes closing costs above 3K. Savings avg to borrower $11,335.28	$14,335.28	
Total Out of Pocket Required by Borrower	$3,000		$25,419.26	
Mortgage Amount	$369,466.50		358,382.52	
PMI (typically required with under 20% down)	Not required		Assumed not required	
Principal and Interest	$1,026.30	Saves $785 per month over market $282,853 over the life of the loan	$1,812.00	Assumes a market rate of 6.5%
Estimated Taxes and Insurance	$560.00		$560.00	
Total Estimated Monthly Payment	$1,586.30		$2,372.00	
Minimum Income Required to purchase	$63,452	71% AMI min	$94,880	106% AMI min

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: October 14, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

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

SUBJECT: Request for Funding Increase – Pleasant Image Distributing, Inc. (d.b.a. "Nefertiti's Secrets")
701 NW 5th Street, Suite 1071, Fort Lauderdale, FL 33311
$26,800.00 - CRA Property and Business Improvement Program

FUNDING INCREASE REQUEST

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received an application from Pleasant Image Distributing, Inc. (d.b.a. "Nefertiti's Secrets") ("Applicant") for a funding increase of its forgivable loan for the build-out of a natural hair care product distribution center, meeting space for customers as well as a hair salon, to be located at 701 NW 5th Street, Suite 1071, Fort Lauderdale, FL 33311 (the "Property"). The proposed project is in the Thrive Progresso complex, owned by Thrive Development Group. The forgivable loan increase in the amount of $26,800.00 will be secured by a UCC filing on the equipment and a Personal Guarantee by Conchita Pleasant, the owner/operator of Pleasant Image Distributing, Inc.

A copy of the Location Map; Broward County Property Appraiser Information; Funding Increase Request; Pricing Quotes; and Architectural Plans are attached as Exhibits 1 through 5.

BACKGROUND

Pleasant Image Distributing, Inc., ("Applicant"), is a distributor and developer of a premium line of natural hair care products scientifically formulated to promote healthy hair and scalp for all hair types and textures. The company's innovative, multi-purpose products are designed to address a wide range of hair and scalp concerns and are made with a unique blend of natural extracts, keratin protein, and moringa oil.

The formulas leverage the proven properties of moringa oil, used since ancient times for its hair-strengthening and growth benefits. Enhanced with aloe vera, rosemary, sage

extracts, vitamins, and minerals, these formulations hydrate, repair, soften, and fortify hair, offering effective solutions for a multicultural market. The products have also shown exceptional success in supporting hair regrowth during and after medical treatments.

Conchita Pleasant, founder and owner of Pleasant Image Distributing, brings decades of experience in the beauty industry. Her career began at Soft Sheen/Carson, Inc. (now part of L'Oréal USA), where she built expertise in product marketing and brand growth.

Inspired by her personal health journey and resilience, Conchita founded Nefertiti's Secrets while undergoing chemotherapy. During her treatment, she experienced remarkable hair regrowth while using her own products, reaffirming her confidence in their restorative properties. A 13-year survivor, Conchita continues to lead with passion and a mission to share the benefits of natural hair care with diverse consumers.

The company is currently in the final stages of completing the build-out of its new distribution and retail facility, which will serve multiple functions:

- Distribution Center: Centralized hub for packaging, order fulfillment, and logistics.
- Demonstration Salon: A professional salon environment to introduce and demonstrate the effectiveness of the Nefertiti's Secrets product line to customers and stylists.
- Community Engagement Space: Venue for customer education, product training, wellness events, and empowerment workshops.

The Applicant has previously received CRA funding assistance for this project from the PBIP program in February of 2024, in the amount of $98,100.00, through the administrative approval process. That amount was to cover 90% of the total build-out cost of $109,000.00. Since that first award, the project cost has increased, including rises in material and labor costs, as well as estimated equipment costs. In addition, there were inspection delays, which extended the project timeline and increased overall labor expenses. To finalize the build-out and ensure full operational capacity, the Applicant is seeking a funding increase. The additional funds will cover essential interior improvements, equipment installation, and final compliance-related expenses necessary for occupancy and business launch. The remaining work includes the installation of salon stations, mirrors, security systems, window tinting, and exterior and door signage. The developer has incurred additional construction costs, increasing the total build-out cost to approximately $139,000.00. The CRA contribution now amounts to 89% of the total

project cost. The balance of the improvement cost is funded by the applicant's personal funds.

The completion of the facility will generate significant local economic and social benefits, including new employment opportunities in operations, retail, and customer service; entrepreneurial empowerment as a platform for female entrepreneurs and small beauty professionals to collaborate, learn, and grow; as well as community revitalization and enhanced consumer engagement and wellness programming, supporting underserved populations.

Conchita's long-standing commitment to entrepreneurship, women's empowerment, and community development aligns closely with the mission of this advisory board. Her active mentorship of at-risk youth and volunteerism in supporting women facing adversity underscore her dedication to using business as a vehicle for positive change.

Nefertiti's Secrets Natural Hair Care has demonstrated strong potential for growth, community impact, and long-term sustainability. The requested funding increase will enable the Applicant to complete the facility build-out, expand production capacity, and enhance customer engagement, positioning the company for market expansion and greater economic contribution.

Approval of this request will accelerate the company's readiness to enter new markets, create jobs, and solidify its role as a leader in natural, inclusive, and innovative hair care solutions.

The Applicant is leasing a 1,459 square foot space at 701 NW 5th Avenue from Fish Property Management, LLC. The warehouse complex was purchased by Thrive Development Group, LLC in 2017 for $1,300,000.00 and has since been completely renovated and converted into commercial and retail space. Thrive Progresso is located in the industrial/light industrial portion of the Progresso Village neighborhood, fronting both sides of NW 5th Avenue between NW 7 Street and NW 8 Street. The balance of the improvement cost is being funded by the applicant who has a five-year lease on the property. CRA funding is in the form of a forgivable loan, forgiven after five years. The CRA forgivable loan will be secured by a UCC filing on the equipment and a Personal Guarantee by Conchita Pleasant, the owner/operator of Pleasant Image Distributing, Inc. CRA funding for the applicant will be provided on a construction draw basis.

The project is consistent with the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA") Community Redevelopment Plan, which identifies the Sistrunk corridor as a Focus Area to be revitalized and redeveloped. This area of the City

has the potential to serve as a major source of investment and employment for the surrounding community. The CRA Plan identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommend a funding increase for this project from the CRA Property and Business Improvement Program for the build-out of a natural hair care product distribution center, meeting space for customers as well as a hair salon, paving the road to a variety of business, employment and learning opportunities.

Attachments

Exhibit 1: Location Map
Exhibit 2: Broward County Property Appraiser Information
Exhibit 3: Request for Funding Increase
Exhibit 4: Backup Documentation for Funding Increase
Exhibit 5: Architectural Drawings and Concept Design Renderings

NW 8TH ST
NW 7TH ST
AVENUE B
NW 7TH AVE
BRYAN AVE
NW 6TH AVE
NW METCALF AVE
NW 5TH AVE
METCALF AVE
NW 4TH AVE
NW 3RD AVE
CUNNINGHAM AVE
VALENTINE AVE
Blue Diamond Fitness
Uncommon Path Brewing
Pleasant Image Distributing, Inc

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	701 NW 5 AVENUE #E - F, FORT LAUDERDALE FL 33311
Property Owner	THRIVE DEVELOPMENT GROUP LLC
Mailing Address	9232 ABBOTT AVE MIAMI FL 33154

ID #	4942 34 06 9460
Millage	0312
Use	48-09

Abbr Legal Description	PROGRESSO 2-18 D LOTS 7 THRU 24 BLK 281

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).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	$1,214,980	$5,518,040	$6,733,020	$5,173,500	
2025	$1,214,980	$5,518,040	$6,733,020	$4,703,190	
2024	$1,214,980	$4,372,720	$5,587,700	$4,275,630	$94,038.41

2026 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,733,020	$6,733,020	$6,733,020	$6,733,020
Portability	0	0	0	0
Assessed/SOH	$5,173,500	$6,733,020	$5,173,500	$5,173,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,173,500	$6,733,020	$5,173,500	$5,173,500

Sales History

Date	Type	Price	Book/Page or CIN
10/18/2016	WD-Q	$2,700,000	114056335
12/8/2008	QC*-T	$100	45861 / 1597
11/10/2004	WD*	$1,658,400	38559 / 1800
9/8/1993	QCD	$100	21098 / 567

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$20.00	60,749	SF
Adj. Bldg. S.F. (Card, Sketch)		32739
Eff./Act. Year Built: 2023/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
32739						60749		

Pleasant Image Distributing, Inc.
701 NW 5th Court, Unit #1071
Fort Lauderdale, Florida 33311

October 9, 2025

Community Redevelopment Agency (CRA)

Subject: Request for Increase in Funding – Additional Project Costs

Dear Community Redevelopment Agency,

I am writing on behalf of **Pleasant Image Distributing, Inc.** to request an increase in funding in the amount of **$26,800** to cover additional project costs associated with our ongoing buildout.

Throughout the construction process, several unforeseen factors have caused expenses to exceed the original estimate. The primary causes were **increases in material and labor costs**, which resulted in a **change order totaling $13,000** paid to the contractor. This was largely due to **inspection delays from the city**, which extended the project timeline and increased overall labor expenses.

Additionally, there has been an **increase in estimated equipment costs** as prices for necessary fixtures and furnishings rose during the project.

Remaining work includes the **installation of salon stations, mirrors, security systems, window tinting, and exterior and door signage**. These items are essential to complete the buildout and ensure the space is fully operational and compliant with commercial standards.

We sincerely appreciate the CRA's ongoing support and partnership in bringing this project to completion.

Sincerely,

Conchita Pleasant
President
Pleasant Image Distributing, Inc.
786-277-9598
info@nefertitisecrets.com

Equipment for Buildout

Front Entrance:
1 Reception Counter- $1631.79
1 Couch-$1089.99
2 Waiting room chairs- (197.99 each) $395.98
2 Display Shelving- ($572.29 each) $1144.58

Salon Area:
2 Stationary Salon Station- ($299.00 each) $598.00
2 Rolling Stations – ($115.99 each) $231.98
2 Hair Dryers w/chairs – ($745.00 each) $1490.00
3 Mirrors – ($589.99, $279.99, $148.99 each) $1018.97
2 Sink w/Chairs & 2 Salon Styling chairs - $3071.00

Spa Area:
1 Spa Bed- $689.00
Cabinet Installation cost for All rooms- $725.00

Offices:
2 Office Desk – ($329.99 each) $659.98
2 Computers- (Laptop $749.99 Desktop $799.99) $1549.98
1-TV Monitor for Demos - $249.99
2- Office chairs – ($214.00 each) $428.00

Breakroom Area:

Counters & Sinks for Spa & Breakroom- $1438.90
1 Refrigerator- $242.99
1 Table/chairs - $540.00
1 Display table for Social Live Events - $309.99

Warehouse Area:

Shelving for products - $1311.76
Ladder- $119.00
2 Shipping tables- ($56.75 each) $113.50
Cart for products - $169.00
Dolly- $80.00

Misc:

Alarm, Cameras – (ADT Security) $801.43
Door Signage- $1000.00
Signage (Painting Logo inside)- $500.00
Window tinting for all windows – $1239.68
Large Outdoor Sign - $4,300.00

Installation of Signage, Security System, Mirrors, Sinks and Shelving – approximately $3000

Total - $30,442.50

Gmail

Conchita Pleasant <info@nefertitisecrets.com>

Your ADT Security Proposal

1 message

ADT Security Services <adt@t.adt.com> Fri, Sep 26, 2025 at 2:41 PM
Reply-To: ADT <reply-fec111777c640d7d-158_HTML-672348365-514005210-448479@e.adt.com>
To: info@nefertitisecrets.com

What you love is one of a kind. Your protection should be too. (561) 542-1506

QUOTE PROPOSAL

Dear Conchita Pleasant,

Thank you for choosing ADT. Below is our proposal based on your business security needs as we discussed. Your new system will help you protect the business you have worked so hard to build and will allow you to add even more features in the future! I look forward to setting up your installation. If you have any questions or concerns, please contact me.

Sincerely,
Nick Kikani

6

6-month money-back guarantee

Your satisfaction is our #1 priority. Get all installation and monitoring fees refunded if ADT can't resolve your system or service concerns.*

*Certain restrictions may apply. See terms and conditions here.

Proposal

Conchita Pleasant
701 NW 5th Ave Ste 1071
Fort Lauderdale, FL 33311

ID: 122516550
Expires: 10/26/2025

Your Security Specialist

Nick Kikani
t: (561) 542-1506
e: nkikani@adt.com

Area Manager

Kimberly Colamaria
t: 3059074000
e: kacolamaria@adt.com

Your Customized ADT Smart and Secure Plan

	Command Security Solution	Install	Monthly
HERE'S YOUR SYSTEM			
1	[HVP 8101 BUSI] - Complete: Command 7in Touchscreen	$749.00	$59.99
2	[RC845] - Indoor Pro HD Camera (1080p)	$0.00	$0.00
1	[BUNDLE] - RF: 2 White Contacts, 1 Motion	$0.00	$0.00
2	*[SIXCTA] - Door/Window Contact, 2-way Encrypted Wireless, White*		

1	*[SIXPIRA] - Motion Detector, 2-way Encrypted Wireless*		
1	[AIOGENPAN] - Command 7in Touchscreen	$0.00	$0.00
1	[CELLGUARD] - LTE Plug-in Radio Module, AT&T or Verizon Carrier version	$0.00	$0.00
System Plan Subtotal		**$749.00**	**$0.00**

REAL PROTECTION SERVICES

1	[HVP 8101 BUSI] - Complete: Command 7in Touchscreen [SMB Control Complete]	$0.00	$59.99
Real Protection Services Subtotal		**$0.00**	**$59.99**

Total

Estimated Taxes	**$52.43**	**$4.20**
Total after savings & discounts	**$801.43**	**$64.19**

Payment options

Pay all at once

$801.43

1 payment

*With 36 month monitoring contract. Early termination fees apply. For terms and pricing, click here.

Monthly Monitoring Fee

$ 64.19 /mo*

Let's get your installation scheduled!
Call or email Nick Kikani.

(561) 542-1506 **nkikani@adt.com**

---

*Financing available for equipment and installation costs only. Financing available for well- qualified borrowers at 0% Annual Percentage Rate for a minimum of $ up to a max limit of $ for each approved application. First payment due upon equipment installation and subsequent payments in equal monthly installments for the term selected. 12, 24, 36, & 60- month terms available. Full remaining balance for equipment and installation due immediately upon termination of the related ADT services for ADT-provided financing. Third party financing options available for well-qualified borrowers. Not available in Puerto Rico.

To ensure you receive future ADT communications, please add adt@t.adt.com to your address book.

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Best Seller

Husky

2-Tier Plastic 4-Wheeled Service Cart in Black

4.5 (298) Questions & Answers (51)

$169.00

Pay **$144.00** after **$25 OFF** your total qualifying purchase upon opening a new card.

Apply for a Home Depot Consumer Card

- Service cart has a load capacity of 500lbs., each tier at 250lbs.
- Includes tool holders, power cord holder, integrated lumber notch
- Assembly required: Easy to assemble in 30 minutes or less
- View More Details

Davie Store

HP 23.8 inch All-in-One Desktop PC, FHD Display, Intel Core i5-1334U, 16 GB RAM, 512 GB SSD, Intel UHD Graphics, Windows 11 Home, Shell White, 24-cr0112 (2025)

Visit the HP Store

4.5 ★★★★½ (46) | Find specific info

Amazon's Choice

50+ bought in past month

$799.00

Or $47.18 /mo (24 mo). Select from 1 plan

FREE Returns

Buy new:

$799.00

FREE delivery **September 29 - October 1**. Details

Or fastest delivery **Friday, September 26**. Order within 22 hrs 23 mins. Details

Deliver to Conchita - Plantation 33324

Only 1 left in stock - order soon.

Add to Cart

Buy Now

Ships from GS Electronics (We

Acer Chromebook Spin 714 CP714-1WN-53M9 Laptop Intel Evo Intel Core i5-1235U 14" 1920x1200 IPS Touch Display 8GB LPDDR4X 256GB SSD Wi-Fi 6E FHD MIPI Webcam Backlit Keyboard Chrome OS

Visit the acer Store

4.3 ★★★★½ (560) | Find specific info

1 sustainability feature

50+ bought in past month

$749.99

Or $44.29 /mo (24 mo). Select from 1 plan

prime Two-Day

FREE Returns

$749.99

prime Two-Day

FREE delivery **Thursday, September 25**

Shorter shipping distance

Deliver to Conchita - Plantation 33324

Only 8 left in stock - order soon.

Quantity: 1

Add to Cart

Buy Now

Ships from	Amazon.com
Sold by	Amazon.com

INVOICE

Florida Countertop Factory
3391 NE 6th Ter
Pompano Beach, FL 330645215

claudia@countertopfactoryfl.com
+1 (954) 412-9300
http://www.countertopfactoryfl.com

Bill to
Conchita Pleasent
701 NW 5th Ave
Unit 1071
Fort Lauderdale, FL 33311

Ship to
Conchita Pleasent
701 NW 5th Ave
Unit 1071
Fort Lauderdale, FL 33311

Invoice details
Invoice no.: 1271
Invoice date: 05/19/2025
Due date: 06/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Material, Stone**	3CM Premium Calacatta Quartz	1	$550.00	$550.00
2.	**Labor**	Fabrication and installation of countertops with a 4" backsplash and two sink cutouts	1	$561.50	$561.50
3.	**Sinks**	Two rectangular under mount stainless steel sinks	2	$135.00	$270.00

Note to customer

No plumbing or electrical work are included.
Deposit: $1,158.15

Subtotal	$1,381.50
Sales tax	$57.40
Total	**$1,438.90**
Payment	-$1,438.90
Balance due	**$0.00**

Paid in Full

urniture / Office Furniture / Desks / SKU: BYDT1180

Azayliah Computer Desk

By Wade Logan®

4.5 ★★★★½ 1815 Reviews

$329.99

~~$480.99~~ 31% Off

Sale

or **$28/mo. over 12 months** or 0% APR available [3] with Wayfair Financing

Check your buying power

1 Open Box option available

$230.99

Color: **White**

FREE 2-Day Delivery

Get it by Thu, Sep 25 to 33388

(Order within 20 hrs 51 mins)

Modern Living Room Display Stand with Open Storage and Wooden Shelves - Gold 55"L x 12"W x 79"H

SKU: 2203398729

$572.29 ~~$1,368.78~~ Save $796.49 (58%)

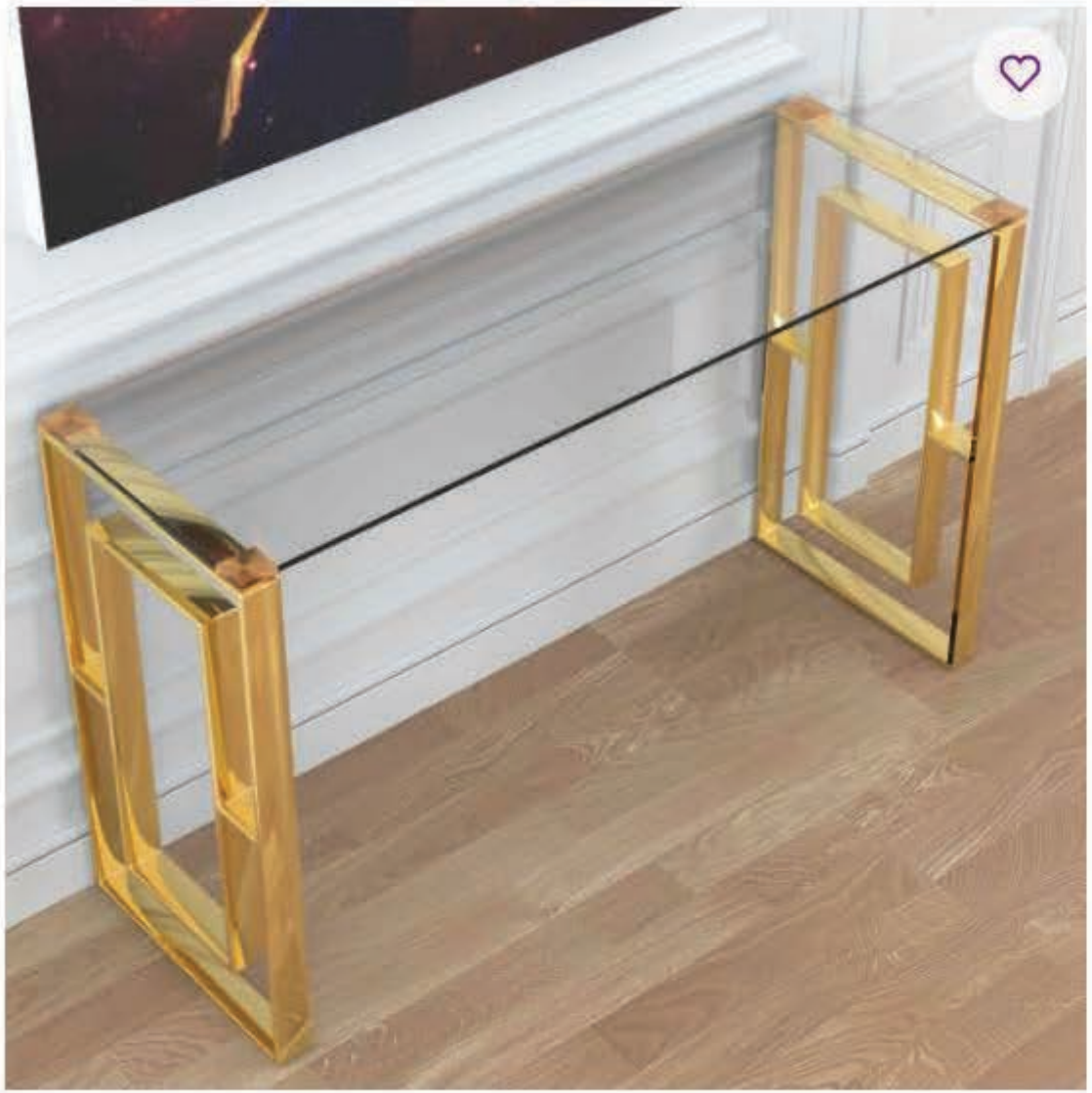
Color: Gold

Size: 55"L x 12"W x 79"H

39"L x 12"W x 79"H | 47"L x 12"W x 79"H | 55"L x 12"W x 79"H | 63"L x 12"W x 79"H | 23.6"L x 11.8"W x 78.7"H | 31.5"L x 11.8"W x 78.7"H

1

ADD TO CART



Santillanes 47" Glass Top Console Table

By Everly Quinn

4.9 ★★★★★ 281 Reviews

$309.99

$26/mo. over 12 months or 0% APR available [3] with Wayfair Financing

Check your buying power

Pro Price: $ Businesses Only Enroll your business for FREE to save on select items.

− 1 +

Add to Cart

Earn **$15.50** in rewards, with 5% back[1], plus more exclusive perks

Learn more

Services

- ☐ Professional Assembly - $99.99 — See Details
- ☐ 5 Year Protection Plan - $52.99 — See De

Miscool

880 lbs. Capacity Platform Truck Flatbed Cart Heavy Duty Steel Foldable Push Cart Dolly with Swivel Brake Casters

(2) Questions & Answers (1)

$80.84 /box

Pay **$55.84** after **$25 OFF** your total qualifying purchase upon opening new card.

Apply for a Home Depot Consumer Card

Out of Stock

Receive an email when this item is back in stock.

Email

name@homedepot.com

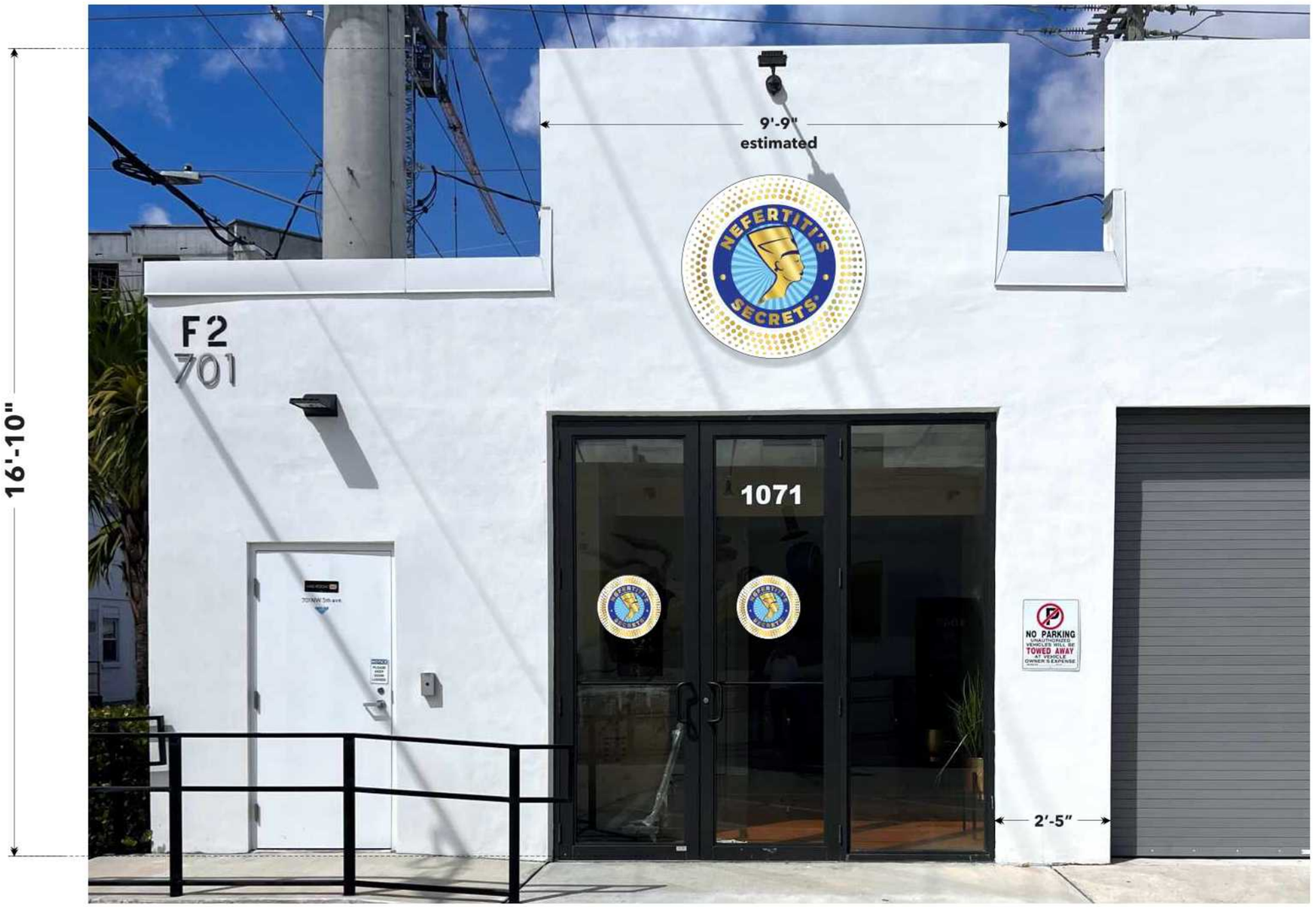
Notify Me

EXTERIOR SIGNAGE | NON - ILLUMINATED PAN FACE WITH DIGITAL PRINT // DOOR DECALS

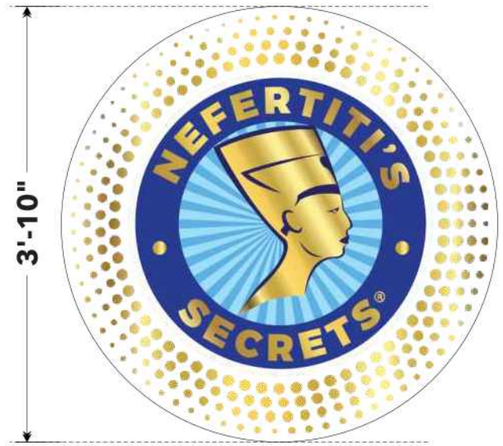
.090 aluminum pan face with digital print applied to face // with 2 inch returns

NOT PERMIT READY

PROVIDE VECTORED LOGO FOR PRODUCTION



A1 **CONFIRM ELEVATION**
Scale: 3/8"= 1'



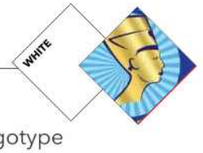
A2 **PAN FACE ALUMINUM**
Scale: 3/4"= 1'

Faces: Digital Print **Returns:** WHITE

Letter Style: Logotype

Allowed Sq. Ft: **Proposed Sq. Ft:** 14.69

A3 **DOOR DECAL**
Scale: 1"= 1'



Letter Style: Logotype

Allowed Sq. Ft: **Proposed Sq. Ft:** 1.78

ART SIGN CO INC
835 NW 6TH AVE. FT. LAUDERDALE, FL 33311
954.763.4410 | artsignfl.com

CLIENT: NEFERTITI'S SECRETS
FILE: NEFERTITI'S SECRETS_EXTERIOR SIGN_VG_V1
ADDRESS: 701 NW 5TH AVENUE, UNIT #1071, FT LAUDERDALE

CLIENT APPROVAL:

START DATE: 09/29/2025 **SALES REP:** DEBBIE **ARTIST:** VAL

Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting. Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

Deborah Berman

to me

Oct 1, 2025, 12:15 PM (4 days ago)

Good Afternoon,

Sorry for the delay.
There are two options, the large sign above the doors $4,300.00
The two vinyl signs on the doors$500.00
Please let me know how you would like to proceed.
Thank you!

Debbie@artsignfl.com
(305)878-4218

Luna Gold Dryer & Chair Combo

★★★★★ 2 Reviews

~~$775~~ **$745**

Instant Financing, Rates from 0% APR - **Learn More**

In Stock (Ships In 2 - 3 Business Days)

\- 1 + ADD TO CART

Finance Your Purchase!

RATES FROM 0% APR

Prequalify Now

SHARE: | ADD TO WISHLIST

Chat Now

Sales Order

Order #	Date
S51807	04/24/2025

Dream In Reality

www.dirsalonfurniture.com

Phone: 718-628-6668
Email: sales@dirsalonfurniture.com

Bill To:	Ship To:
Conchita Pleasant 9038 Northwest 6th Court Plantation, FL 33324 UNITED STATES Phone: 786-277-9598	Conchita Pleasant Pleasant Image Distributing 701 Northwest 5th Avenue Unit 1071 Fort Lauderdale, FL 33311 UNITED STATES

Notes: Gold arms for shampoo chairs; 2x gift hair traps

Payment Terms	Carrier	Date Scheduled	PO#	Currency Code
Prepayment	FedEx	04/22/2025	51807	USD

Item #	Type	Number	Description	Unit Price	Qty Ordered	Total Price
1	Kit	1198-gold KIT	Meteor Gold Salon Styling Chair	$499.00	2 ea	$998.00
2	Sale	1198-gold-BK-1/4	Seat Color-Black	$0.00	2 ea	$0.00
3	Kit	Base KIT-Round-gold	Base-Round Base - Gold	$0.00	2 ea	$0.00
4	Sale	base-flat pump-gold2G-2/4	flat pump-GOLD2G	$0.00	2 ea	$0.00
5	Sale	base-round base-gold2G-3/4	Round base-GOLD2G	$0.00	2 ea	$0.00
6	Sale	base-T002-gold2G-4/4	T002 footrest-GOLD2G	$0.00	2 ea	$0.00
7	Shipping	0-shipping	Freight with Lift gate	$295.00	1 ea	$295.00
8	Sale	part-7C-hair trap	hair trap	$25.00	2 ea	$50.00
9	Sale	0-discount	0-discount	($25.00)	2 ea	($50.00)
10	Kit	7198-gold KIT	KIT	$889.00	2 ea	$1,778.00
11	Sale	7198-gold-BK-1/2	beckman-gold-black-seat	$0.00	2 ea	$0.00
12	Sale	0358-gold-BK-3/3	sink-gold-black	$0.00	2 ea	$0.00

Date	Payment	Amount
04/24/2025	Paypal	$2,000.00
04/24/2025	Paypal	$1,071.00

Sales Order

Order #	Date
S51807	04/24/2025

Dream In Reality

www.dirsalonfurniture.com

Phone: 718-628-6668
Email: sales@dirsalonfurniture.com

Subtotal:	**$3,071.00**
Tax Exempt:	**$0.00**
Total:	**$3,071.00**
Paid:	**$3,071.00**
Balance Due:	**$0.00**

Approval:_____ Date:_____

INVOICE

TURN TWO CONSTRUCTION
6601 NW 14th St Ste 7
Plantation, FL 33313

admin@turntwoconstruction.com
+1 (954) 228-5059
www.turntwoconstruction.com

Bill to
Conchita Pleasant
Pleasant Image Distribution
710 NW 5 Ave
Fort Lauderdale, Florida
33311

Ship to
Conchita Pleasant
Pleasant Image Distribution
710 NW 5 Ave
Fort Lauderdale, Florida
33311

Invoice details
Invoice no.: 06032039
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Business Remodel (deleted)**	Cabinet Installation	1	$1,100.00	$1,100.00

Ways to pay

Subtotal	$1,100.00
Discount	-$375.00
Total	**$725.00**
Payment	-$725.00
Balance due	**$0.00**

Paid in Full

Sales Order

Order #	Date
S51807	04/24/2025

Dream In Reality

www.dirsalonfurniture.com

Phone: 718-628-6668
Email: sales@dirsalonfurniture.com

Subtotal:	**$3,071.00**
Tax Exempt:	**$0.00**
Total:	**$3,071.00**
Paid:	**$3,071.00**
Balance Due:	**$0.00**

Approval:_____ Date:_____

Gorilla Ladders

5.5 ft. Aluminum Dual Platform Heavy-Duty Ladder with Project Bucket(10 ft. Reach), 300 lb. Capacity Type IA Duty Rating

★★★★★ (3640) Questions & Answers (91)

$119.00

Pay **$94.00** after **$25 OFF** your total qualifying purchase upon opening a new card.

Apply for a Home Depot Consumer Card

- Removable bucket with tons of room for tools, paint, and more
- Two large standing platforms for comfort and safety
- Comparable reach height to a traditional 6ft stepladder
- View More Details

Davie Store

✓ 9 in stock Aisle 13, Bay EC2

Pickup at Davie Delivering to 33324

31.5" x 63" Oversized Glam Rectangle Full Length Floor Mirror with 3D Amber Glass Frame

4.9 48 Customer Reviews

$589.99 Claim $58.99 Coupon >

~~$599.99~~ Save $10.00

10% Off over $0.00 | $60.00 Off over $749.00 | Up to $500 Off >

Pay in 4 with Klarna. or monthly payment with affirm.

Fall Sales Limited Offer

Color: Amber

Free Shipping to: 33388-Plantation

In Stock. Dispatch within 24 hours

Get it by Sep 27, 81.50% are ≤ 4 days

1 ADD TO CART

Rudney Arch Gold Full Length Mirror with Stand Baroque Decor 67"H

By Canora Grey

4.5 ★★★★½ 22 Reviews

$279.99

~~$359.99~~ 22% Off

Sale

or

$24/mo. over 12 months or 0% APR available [3] with Wayfair Financing ⓘ

Check your buying power

Pro Price: $ Businesses Only Enroll your business for FREE to save on select items.

FREE Fast Delivery

Get it by Fri, Sep 26 to 33388 >

6 Left in Stock

− 1 +

Add to Cart

Earn **$14.00** in rewards, with 5% back[1], plus more exclusive perks

Learn more

Click to see full view

10 VIDEOS

GABRYLLY Ergonomic Office Chair, High Back Home Desk Chair with Headrest, Flip-Up Arms, 90-120° Tilt Lock and Wide Cushion, Big and Tall Mesh Chairs for Man Woman, Black Task Chair

Visit the GABRYLLY Store

4.4 ★★★★½ (13,641)

Amazon's Choice

3 sustainability features

3K+ bought in past month

-20% $214.50

List Price: ~~$269.50~~

Or $53.63 /2 weeks (x4). Select from 1 plan

prime Overnight

FREE Returns

Exclusive Prime price

With **Amazon Business**, you would have **saved $80.00** in the

$214.50

prime Overnight

FREE delivery **Overnight 7 AM - 11 AM**. Order within 5 hrs 17 mins

Shorter shipping distance

Deliver to Conchita - Plantation 33324

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from	Amazon
Sold by	Gabrylly-office
Returns	FREE 30-day refund/replacement

CHASE for BUSINESS®

Printed from Chase for Business

Date sent	Status	Recipient	Type	Amount
Jan 8, 2025	Completed	Darling S	In moments	$150.00

We sent money from BUS COMPLETE CHK (...0076).

Email address darlingbeatles@gmail.com

Transaction number 23323067353

CHASE for BUSINESS®

Printed from Chase for Business

Date sent	Status	Recipient	Type	Amount
Jan 10, 2025	Completed	Darling S	In moments	$350.00

We sent money from BUS COMPLETE CHK (...0076).

Email address darlingbeatles@gmail.com

Transaction number 23346249741

Manufactured Wood Top Rectangular Wood Grain Reception Desk with Hutch, Locker, Keyboard Tray & Filing Cabinet, Gold, 47.2"L x 23.6"W x 39.4"H

SKU: 2207060974

$1,631.79 ~~$3,489.16~~ Save $1,857.37 (53%)

Color: Gold

White | White Marbling | Gold | Silver

Size: 47.2"L x 23.6"W x 39.4"H

47.2"L x 23.6"W x 39.4"H | 59.1"L x 23.6"W x 39.4"H | 63"L x 23.6"W x 39.4"H | 70.9"L x 23.6"W x 39.4"H | 39.5"L x 23.5"W x 39.5"H

Costway

Costway - Refrigerator Small Freezer Cooler Fridge Compact 3.2 cu ft. Unit - Black

Model: EP22672BK SKU: 10099358

5.0 (4 reviews)

$242.99

Save $257

Comp. Value: $499.99

or

4 payments starting at **$60.75** with zip

Learn more >

Finance Options View your offers

Get it for less Ways to save on this item

Color: **Black**

OmySalon ST1102 Multipurpose Rolling Salon Trolley Cart w/Wheels & 6 Drawers Hair Dryer Holders with Lock

★★★★★ 37 reviews

$115.99 ~~$124.99~~ SAVE 7%

SKU: G59000286

Free Shipping: Ships within 48 hours. Arrives in 2-5 business days.

Quantity:

− 1 +

Reward

Receipt Image

How doers get more dor

2300 SOUTH UNIVERSITY DRIVE
DAVIE FLORIDA 33324 954-476-9600

0222 00002 34153 06/21/25 02:00 PM
SALE CASHIER BRENDA

035441525638 4TIER BLK <A,S>
HUSKY 77X72X24 INDUSTRIAL 4 TIER BLK
4@199.00 796.00
035441254613 5-SHELF BLK <A> 159.00
HUSKY 48X78X24 HEAVY DUTY 5 TIER BLK
731161024238 15IN SHELF <A>
HDX 28X52X15 PLASTIC 4 TIER BLACK
2@35.97 71.94

SUBTOTAL 1,026.94
SALES TAX 71.89
TOTAL $1,098.83
XXXXXXXXXXXX2860 VISA
USD$ 1,098.83
AUTH CODE 040314/9022844 TA
Chip Read
AID A0000000980840 US DEBIT

P.O.#/JOB NAME: 00

0222 06/21/25 02:00 PM

0222 02 34153 06/21/2025 0086

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	09/19/2025

Account Details

Xref No	Card Type	ExpDate	Entry
**********2860	VI	2029-02-28	CHIP

Settlement Release Date : 2025-06-22

EMV Brand Application ID:
A0000000980840

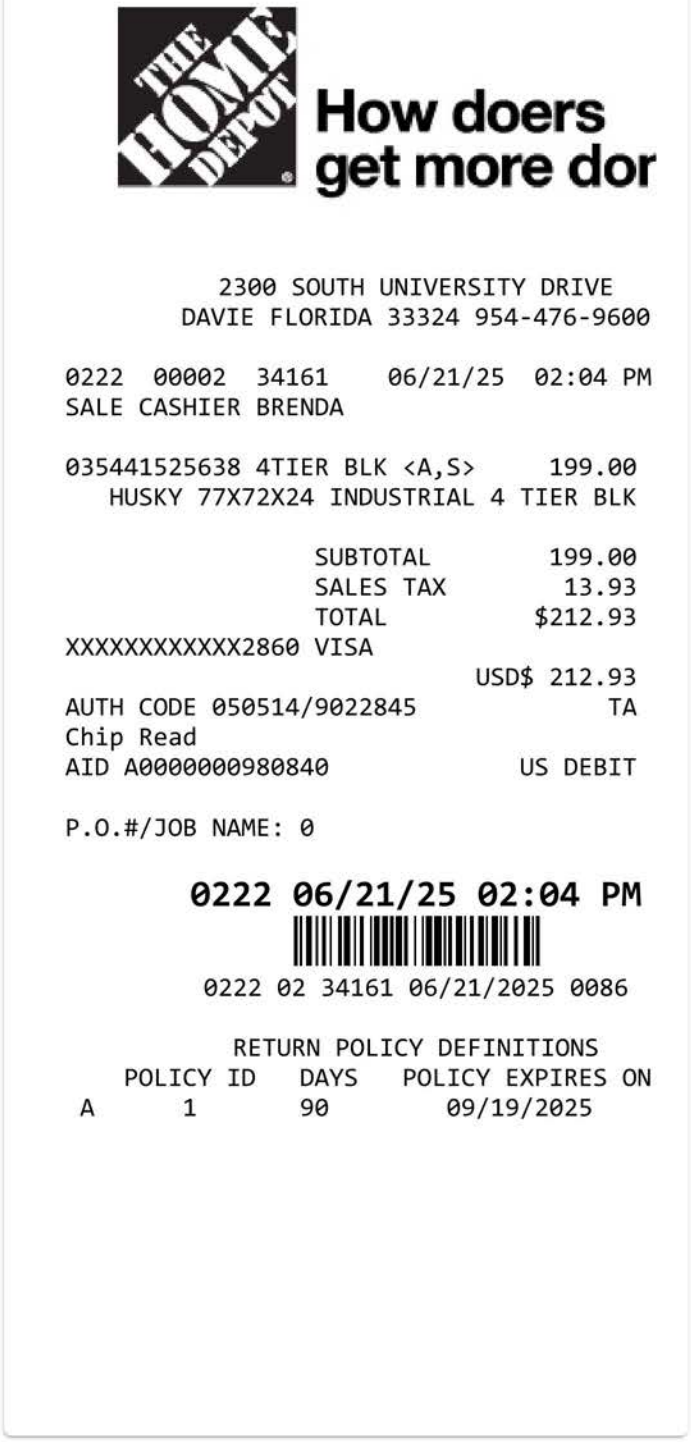
CVM code:
8

EMV Brand Name:
US DEBIT

Miscellaneous Details

Sales Posting Date : 2025-06-21
Transaction Source : N/A
Is Voided : False
Post Void Flag : False
Customer Email : N/A

Receipt Image



How doers get more dor

2300 SOUTH UNIVERSITY DRIVE
DAVIE FLORIDA 33324 954-476-9600

0222 00002 34161 06/21/25 02:04 PM
SALE CASHIER BRENDA

035441525638 4TIER BLK <A,S> 199.00
HUSKY 77X72X24 INDUSTRIAL 4 TIER BLK

SUBTOTAL 199.00
SALES TAX 13.93
TOTAL $212.93
XXXXXXXXXXXX2860 VISA
USD$ 212.93
AUTH CODE 050514/9022845 TA
Chip Read
AID A0000000980840 US DEBIT

P.O.#/JOB NAME: 0

0222 06/21/25 02:04 PM

0222 02 34161 06/21/2025 0086

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Click to see full view

6 Feet Foldable Table with Built in Handle & Steel Legs | Heavy Duty Portable | Perfect for Party, Dining, Wedding, Events, Picnic Indoor, Outdoor, Camping, Utility, Folding

Visit the Our Modern Space Store

4.6 ★★★★½ (1,321)

#1 Best Seller in Folding Tables

6K+ bought in past month

$56.75

Or $10.48 /mo (6 mo). Select from 1 plan

prime Two-Day

FREE Returns

With **Amazon Business**, you would have **saved $80.00** in the last year. Create a free account and **save up to 2%** today.

Size: **6 FT**

3 FT - Square	4 FT	6 FT

$56.75

prime Two-Day

FREE delivery **Saturday, September 27**. Order within 2 hrs 34 mins. Details

Deliver to Conchita - Plantation 33324

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from	Our Modern Space
Sold by	Our Modern Space
Returns	FREE 30-day refund/replacement
Payment	Secure transaction

BarberPub Fully Electric Facial Bed with 3 Motor for Esthetician, Electric Tattoo Chair for Client, Facial Bed for Esthetician, Electric Adjustment 2751 (White)

Visit the BarberPub Store

4.2 ★★★★☆ (61) | Find specific info

Amazon's Choice

50+ bought in past month

$689.99 ($689.99 / count)

Or $40.74 /mo (24 mo). Select from 1 plan

prime

$689.99 ($689.99 / count)

prime

FREE delivery **Tuesday, September 23**. Order within 11 hrs 33 mins. Details

Deliver to Conchita - Plantation 33324

Only 16 left in stock - order soon.

Quantity: 1

Add to Cart

Buy Now

Ships from MCombo

Bretenieres 5-piece Round Solid Wood Dining Set Light Walnut

By Corrigan Studio®

4.6 ★★★★½ 49 Reviews

$540.00

~~$789.97~~ 32% Off

or **$23/mo. over 24 months** or 0% APR available [3] with Wayfair Financing

Check your buying power

Pro Price: $ Businesses Only Enroll your business for FREE to save on select items.

What's Included

Kyrein Round 42-inch Solid Wood Dining Table Light Walnut
Qty: 1

Laurenceau Wood Dining Side Chair Light Walnut
Qty: 4

FREE 2-Day Delivery

Get it by Fri, Sep 26 to 33388

-21%

Deco Jacklyn Styling Station/Counter

SKU: SF1630

Availability: In stock

$299.95 ~~$379.95~~

The Jacklyn styling station/counter has a stunning, modern design. Available in 5 colors.

Overall Dimensions: 40-3/8" W x 34" H x 16-1/8" D
Counter: 40-3/8" W x 6-1/8" H x 16-1/8" D
Base Cabinet: 15-3/4" W x 16" D x 27-7/8" H
Granite (Optional): 41-1/2" W x 17" D x 3/4" H
Model: SF1630-BLK

use cookies to make your experience better.
Please see: privacy policy cookie

Text us!

Hendrix Velvet Accent Chair

By Etta Avenue™

4.8 ★★★★★ 2452 Reviews | This item is Wayfair Verified

$197.99 ~~$399.00~~
50% Off

or **$50 in 4 interest-free payments** with Klarna or Afterpay ⓘ
Learn more

Pro Price: $ Businesses Only Enroll your business for FREE to save on select items.

Fabric: **Navy Velvet**

Can't Decide? Order Free Samples

FREE 3-Day Delivery

Hisense

Hisense - 50" Class QD6 Series QLED 4K UHD HDR Smart Fire TV (2025)

Model: 50QD6QF SKU: 6621201

4.4 (137 reviews)

$249.99

Save $80

Comp. Value: $329.99

or

4 payments starting at **$62.50** with zip

Learn more >

Finance Options View your offers

Special Offers On related products

Series: **QD6-QLED**

Hisense - 50" Class QD6 Series QLED 4K...

TINT WORLD®
HOME STYLING CENTERS

Proposal		
Mon	9/29/2025	3:00PM

Pay Online

1260 W Sunrise Blvd
Fort Lauderdale, FL, 33311
Phone: 954-780-9096
sales023@tintworld.com

Job ID 1612 Cust # 1545
NEFERTITIS SECRETS
CONCHITA PLEASANT
701 NORTHWEST 5TH AVENUE
UNIT 1071
FORT LAUDERDALE, FL 33311

Cell: 786-277-9598
Email: INFO@NEFERTITISECRETS.COM

Area	# of Panels	Product	Amount
Misc	6	SYMPHONY NEUTRAL 25	*
Section 1 Total	**6**		**1,093.00**

Subtotal	**1,093.00**
Shop Supply	***65.58**
Taxable Subtotal:	*1,158.58
Sales Tax:	**81.10**
Total:	**$1,239.68**

Salesperson: Richard Flynn - 954-780-9096
Quote good until: 10/29/2025
Payment Terms: 50% Deposit/Balance Due Upon Completion

Standard general liability and worker's comp insurance included in the price. Customer responsible for cost of additional coverage if required.

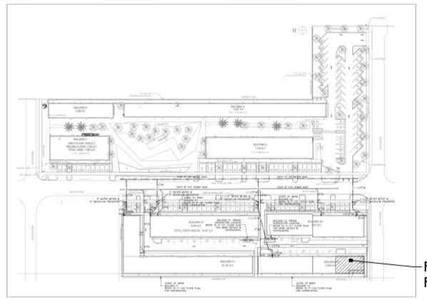
Guarantee: All materials and workmanship are guaranteed to be as specified and the work to be performed in accordance with this written proposal, completed in a workman like manner for the amount indicated. Any change(s) from these specifications requiring extra time, labor or materials will result in additional charges to the amount indicated above. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Our company is not responsible for glass breakage due to improper glass installation, existing glass damage or scoring from previous film installation. Interest at the rate of 1 1/2 percent per month will be charged on past due invoices.

Acceptance of Proposal /Authorization to Work:

The above prices, specifications, terms and conditions are satisfactory to me and are hereby accepted. My signature authorizes you to do the work.

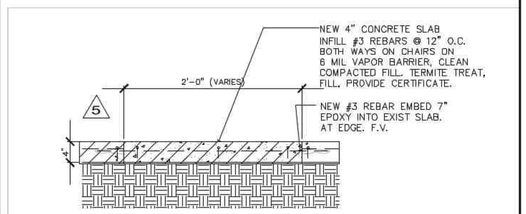
Date Customer Signature Authorized Dealer Signature

E-Sign



LOCATION PLAN

SCALE: 1/32" = 1'-0"



CONC. SLAB REPAIR DETAIL

FIELD VERIFY, PROVIDE AS REQUIRED

SCALE: NTS

CONSTRUCTION NOTES:

1. Scope of Work: (Alteration Level 2) Contractor shall install new material and equipment as indicated on the plans. To include all integrated electric, plumbing and mechanical systems. Reconnect Slab up and secure at closet element to remain. Protect from damage.
2. Repair all walls and surfaces indicated to remain throughout. Install new gyp. bd. finish to match exist. adjacent fin. to meet specified partition type, refer to sch.
3. Install interior floor finishes in all areas as indicated, to include their components, bases, subfloor and edge strips as required by manufacturer and indicated.
4. Install new low gyp. bd. partition to frame service area. Refer to schedule.
5. Install new counter top, base cabinets and its components or equipment as required and indicated.
6. Repair/Install new gyp. bd. partition and its components in its entirety or portion horizontal and vertical as indicated, secure or shure up adjacent elements to protect from damage or detection or deformation until completed.
7. Existing item to remain u.o.n., secure and protect from damage. All existing items to remain shall be maintained or repair to as new status to match similar operable components.
8. Install new ceiling to tie to existing ceiling system. Secure and restore to accommodate re-installed layout as indicated.
9. Repair, Patch and Paint all existing building, Interior and finishes to create a fully integrated remediation. No interior structural work is intended in this scope.
10. Existing gyp. bd. ceiling indicated as to be washed/cleaned repaired.
11. All mech, elec, and plumbing component are to be new U.O.N., existing to remain shall be cleaned, prep., painted and re-secured in ceiling, as required.
12. All M.E.P. equipment and components designated to be installed in open exposed ceiling shall be the nature/ finish/rating for exposed use.
13. Existing Roof to remain(N.I.C.), provide flasing and repair for new equipment on roof.
14. Existing RTUs / A/C Equip. to be remain (N.I.C)(shown for reference only).

GENERAL NOTES

A. CUTTING AND PATCHING
1. EXAMINE EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING.
2. AFTER UNCOVERING WORK, ASSESS CONDITIONS AFFECTING PERFORMANCE OF WORK
3. EXECUTE WORK BY METHODS TO AVOID DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE APPROPRIATE SURFACES TO RECEIVE PATCHING AND FINISHING.
4. EXECUTE EXCAVATING AND BACKFILLING BY METHODS WHICH WILL PREVENT SETTLEMENT OR DAMAGE TO OTHER WORK.
5. RESTORE WORK WITH NEW PRODUCTS IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
6. FIT WORK TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT, AND OTHER PENETRATIONS THROUGH SURFACES.

B. ALTERATION PROJECT PROCEDURES: FIELD VERIFY ALL DIMENSIONS PRIOR TO START
1. MATCH EXISTING PRODUCTS AND WORK FOR PATCHING AND EXTENDING WORK
2. CUT, MOVE, OR REMOVE ITEMS AS NECESSARY FOR ACCESS TO ALTERATIONS AND RENOVATION WORK; REPLACE AND RESTORE AT COMPLETION.
3. REMOVE UNSUITABLE MATERIAL NOT MARKED FOR SALVAGE, SUCH AS ROTTED WOOD.
REPLACE MATERIALS AS SPECIFIED FOR FINISHED WORK. REMOVE DEBRIS AND ABANDONED ITEMS FROM AREA AND FROM CONCEALED SPACES.

C. FINISHES.
1. WHEN FINISHED SURFACES ARE CUT SO THAT A SMOOTH TRANSITION WITH NEW WORK IS NOT POSSIBLE, TERMINATE EXISTING SURFACE ALONG A STRAIGHT LINE AT A NATURAL LINE OF DIVISION AND MAKE RECOMMENDATIONS TO ARCHITECT.
2. AT COMPLETION OF WORK IN EACH AREA, CLEAN AND RETURN SPACE TO A CONDITION SUITABLE FOR USE BY OWNER
3. RESTORE ALL NEW & REPAIRED SURFACES TO MATCH ADJACENT SURFACES

D. CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS:
1. VENTILATE ENCLOSED AREAS TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS OR GASSES.

E. BARRIERS:
1. PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE.

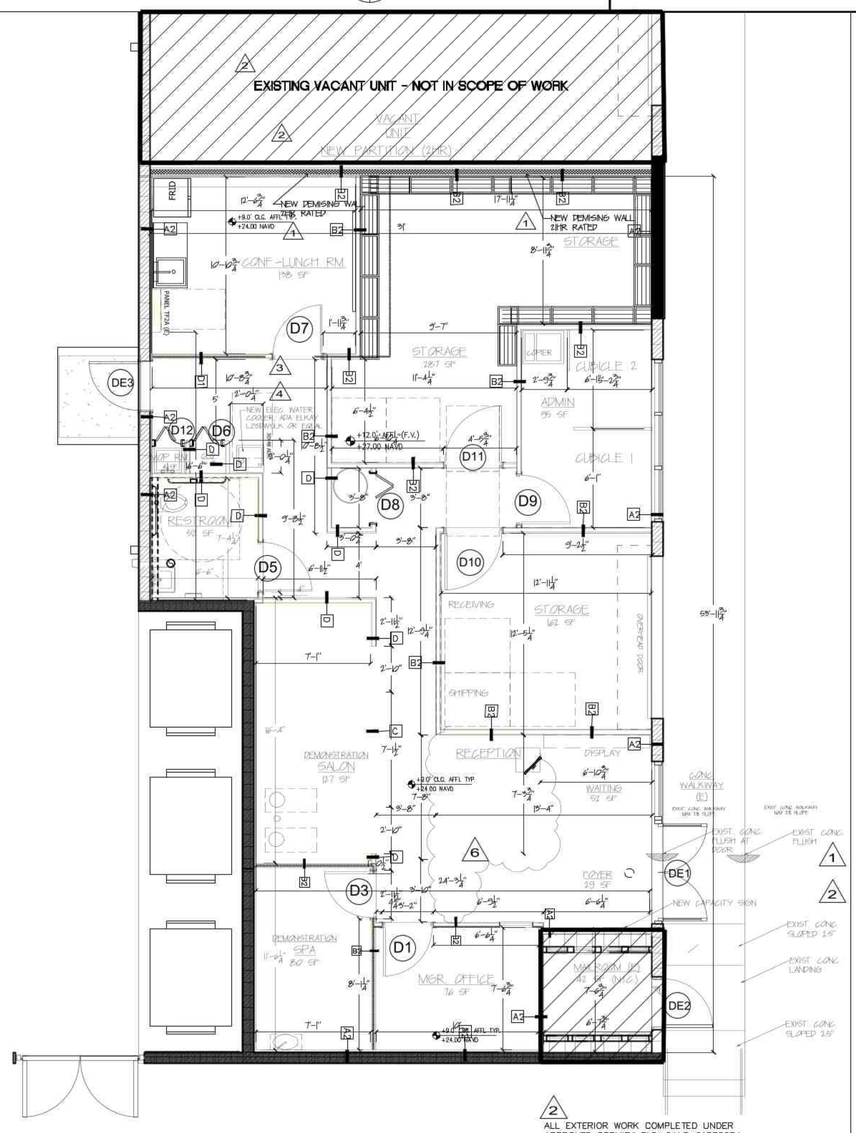
F. SECURITY:
1. PROVIDE SECURITY AND FACILITIES TO PROTECT WORK, EXISTING FACILITIES, AND OWNER'S OPERATIONS FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT.
2. COORDINATE WITH OWNER'S SECURITY PROGRAM.

G. PROGRESS CLEANING:
1. MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION.
2. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS, CRAWL SPACES, AND OTHER CLOSED OR REMOTE SPACES, PRIOR TO ENCLOSING THE SPACE.
3. BROOM AND VACUUM CLEAN INTERIOR AREAS PRIOR TO START OF SURFACE FINISHING, AND CONTINUE CLEANING TO ELIMINATE DUST.

H. TEMPORARY CONTROLS:
1. NOISE CONTROL: PROVIDE ALL NECESSARY REQUIREMENTS FOR NOISE CONTROL DURING CONSTRUCTION PERIOD. CONFORM WITH APPLICABLE OSHA REQUIREMENTS AND LOCAL ORDINANCES HAVING JURISDICTION.
2. DUST CONTROL: EXECUTE WORK BY METHODS TO MINIMIZE RAISING DUST FROM CONSTRUCTION OPERATIONS. PROVIDE POSITIVE MEANS TO PREVENT AIR-BORNE DUST FROM DISPERSING INTO ATMOSPHERE.
3. DEBRIS CONTROL: MAINTAIN ALL AREAS FREE OF EXTRANEOUS DEBRIS. PROVIDE CONTAINERS FOR DEPOSIT OF DEBRIS.
4. POLLUTION CONTROL: PROVIDE METHODS, MEANS, AND FACILITIES TO PREVENT CONTAMINATION OF SOIL, WATER, AND ATMOSPHERE FROM DISCHARGE OF NOXIOUS, TOXIC SUBSTANCES, AND POLLUTANTS PRODUCED BY CONSTRUCTION OPERATIONS.

I. REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS:
1. CLEAN AND REPAIR DAMAGE CAUSED BY INSTALLATION OR USE OF TEMPORARY WORK.
2. RESTORE EXISTING FACILITIES USED DURING CONSTRUCTION TO ORIGINAL CONDITION. RESTORE PERMANENT FACILITIES USED DURING CONSTRUCTION TO SPECIFIED CONDITION.

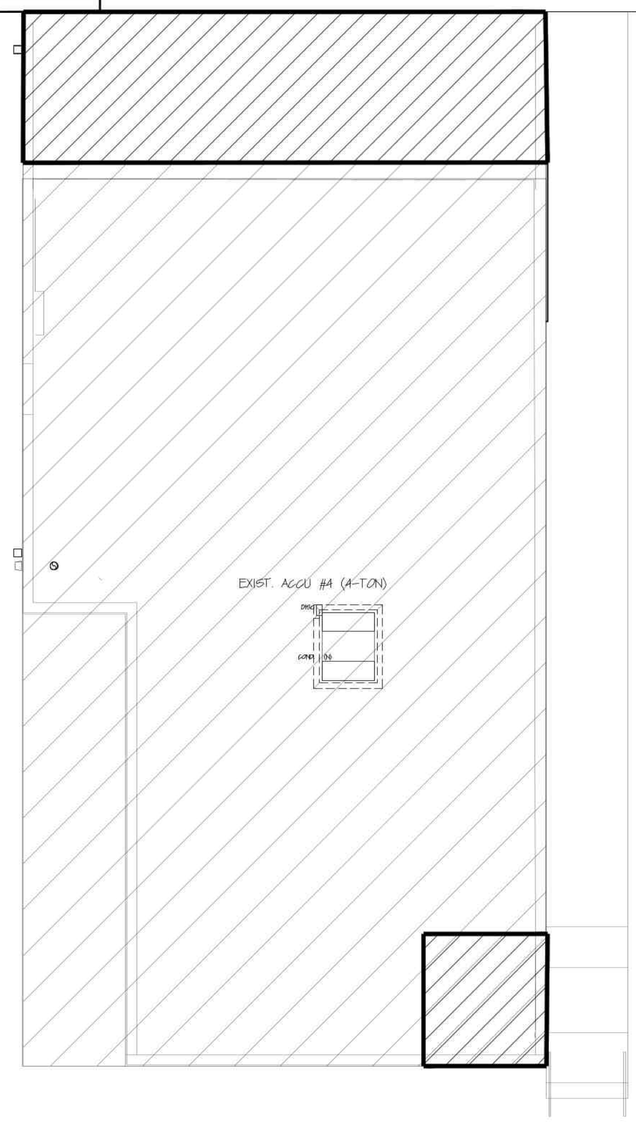
J. CONTRACT CLOSEOUT:
1. SUBMIT WRITTEN CERTIFICATION THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN INSPECTED, AND THE WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS AND READY FOR ARCHITECT'S REVIEW.
2. PROVIDE SUBMITTALS TO ARCHITECT THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES.
3. SUBMIT FINAL APPLICATION FOR PAYMENT IDENTIFYING TOTAL ADJUSTED CONTRACT PRICE, PREVIOUS PAYMENTS, AND AMOUNT OF REMAINING DUE.
4. ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.
5. INSTRUCT OWNER'S PERSONNEL IN OPERATION, ADJUSTMENT, AND MAINTENANCE OF EQUIPMENT AND SYSTEMS, USING THE OPERATION AND MAINTENANCE DATA AS THE BASIS OF INSTRUCTION.
8. USE MATERIALS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY, AND WHICH WILL NOT DAMAGE SURFACES.
9. USE ONLY MATERIALS AND METHODS RECOMMENDED BY MANUFACTURER OF MATERIAL BEING CLEANED.
10. PROVIDE CONTAINERS AND LOCATE ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS, WHEN APPLICABLE.
11. EXECUTE CLEANING TO ENSURE THAT BUILDING, GROUNDS, AND PUBLIC PROPERTIES ARE MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH.
12. CLEAN SITE DAILY, DURING PROGRESS OF WORK; DISPOSE WASTE, DEBRIS, AND SURPLUS MATERIALS FROM SITE.
13. BROOM CLEAN INTERIOR BUILDING AREAS WHEN READY TO RECEIVE FINISH PAINTING; CONTINUE BROOM CLEANING ON AN AS-NEEDED BASIS UNTIL BUILDING IS READY FOR ACCEPTANCE OR OCCUPANCY.
14. SCHEDULE CLEANING OPERATIONS SO DUST AND OTHER CONTAMINANTS RESULTING FROM CLEANING PROCESS WILL NOT FALL ON WET, NEWLY PAINTED SURFACES, OR JEOPARDIZE HEALTH OF EMPLOYEES OR OTHER OCCUPANTS.
15. USE EXPERIENCED WORKMEN, OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.
16. REMOVE TEMPORARY PROTECTION AND LABELS NOT REQUIRED TO REMAIN.
17. VACUUM CARPET SURFACES AND POLISH HARD SURFACED FLOOR FINISHES INSTALLED OR AFFECTED BY WORK.
18. CLEAN PERMANENT FILTERS OF VENTILATING EQUIPMENT AND REPLACE DISPOSABLE FILTERS WHEN UNITS HAVE BEEN OPERATED DURING CONSTRUCTION.
19. REMOVE WASTE, DEBRIS, AND SURPLUS MATERIALS FROM SITE. CLEAN GROUNDS; REMOVE STAINS, SPILLS, AND FOREIGN SUBSTANCES RESULTING FROM CONSTRUCTION WORK FROM PAVED AREAS, AND SWEEP CLEAN.



2 ALL EXTERIOR WORK COMPLETED UNDER APPROVED PERMIT# BLD-CALT-21030034 REFER TO SHEET A-050W

FLOOR PLAN

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



ROOF PLAN

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

USE-OCCUPANCY: B
CONSTRUCTION: TYPE II

ALL HISTORICAL DATA IS TAKEN FROM FILES PROVIDED BY OWNER
ALL EXPOSED AND VISIBLE DATA IS FIELD VERIFIED BY A/E

WALL GRAPHIC LEGEND

- NEW EXTERIOR SHELL,8" CMU WALL
- EXIST. EXTERIOR SHELL,8" CMU WALL
- INTERIOR PARTITION 4"
- INTERIOR PARTITION 6"
- NEW EXTERIOR 8" CMU WALL

THE HALL GROUP INC.
AA26001680
ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES
THG
3246 N. MIAMI AVE. MIAMI, FLORIDA 33127
P. 305-576-7101
E-mail: dneilhall@yahoo.com
www.thehallgroup.com

SEAL

ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563

DESIGN FIRM

ARCH DESIGN GROUP LLC
A D G
149 S. Dixie Hwy. #729, Hollywood, Fl. 33020
c 954.854.8563, archdesigngroup@gmail.com

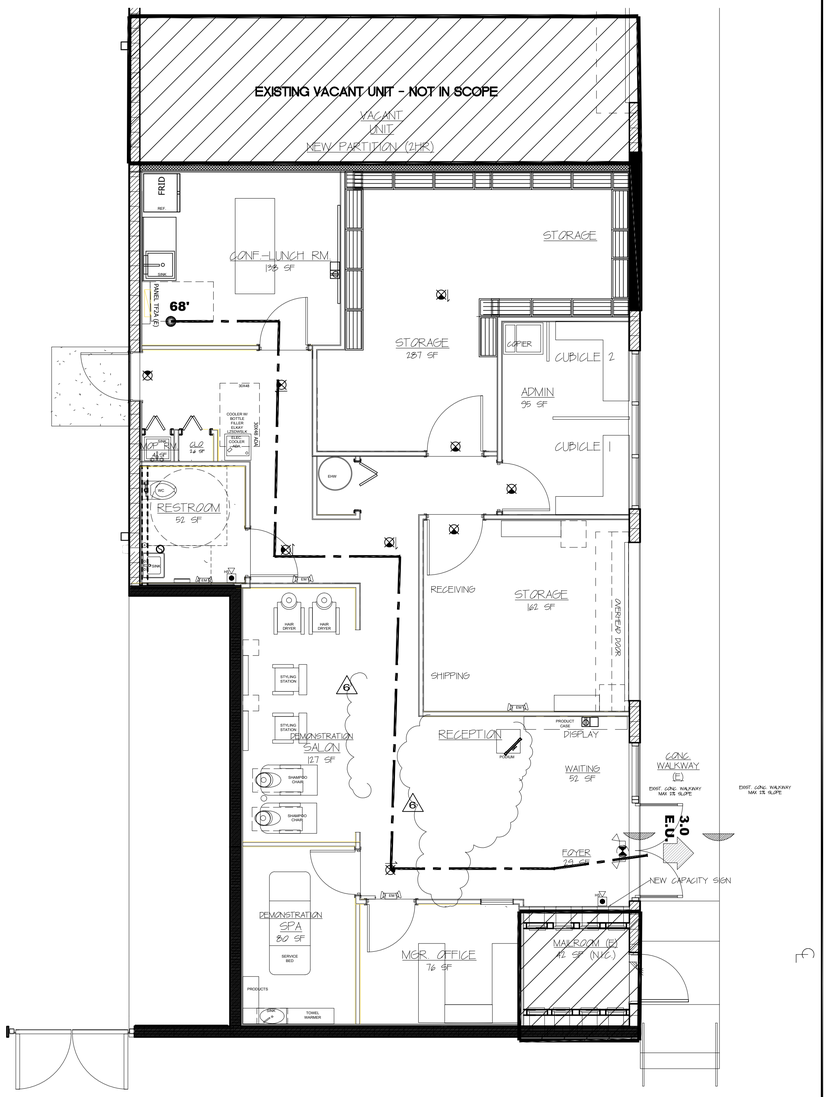
No.	REVISIONS	DATE
3	PLUMB COMMENTS	08/29/24
4	PLUMB ADA BOTTLE UNIT	05.07.24
5	TILE BLOCK FIX & SLAB REPAIR	08.19.24
6	OWNER REQ. PARTITION CHANGE	01.06.25

SHEET TITLE : FLOOR-- ROOF. PLAN

JOB TITLE : COMMERCIAL BAY BUILD-OUT
PLEASANT IMAGE DISTRIBUTION
5 701 NW 5TH AVENUE, UNIT 1071
FORT LAUDERDALE, FL. 33311

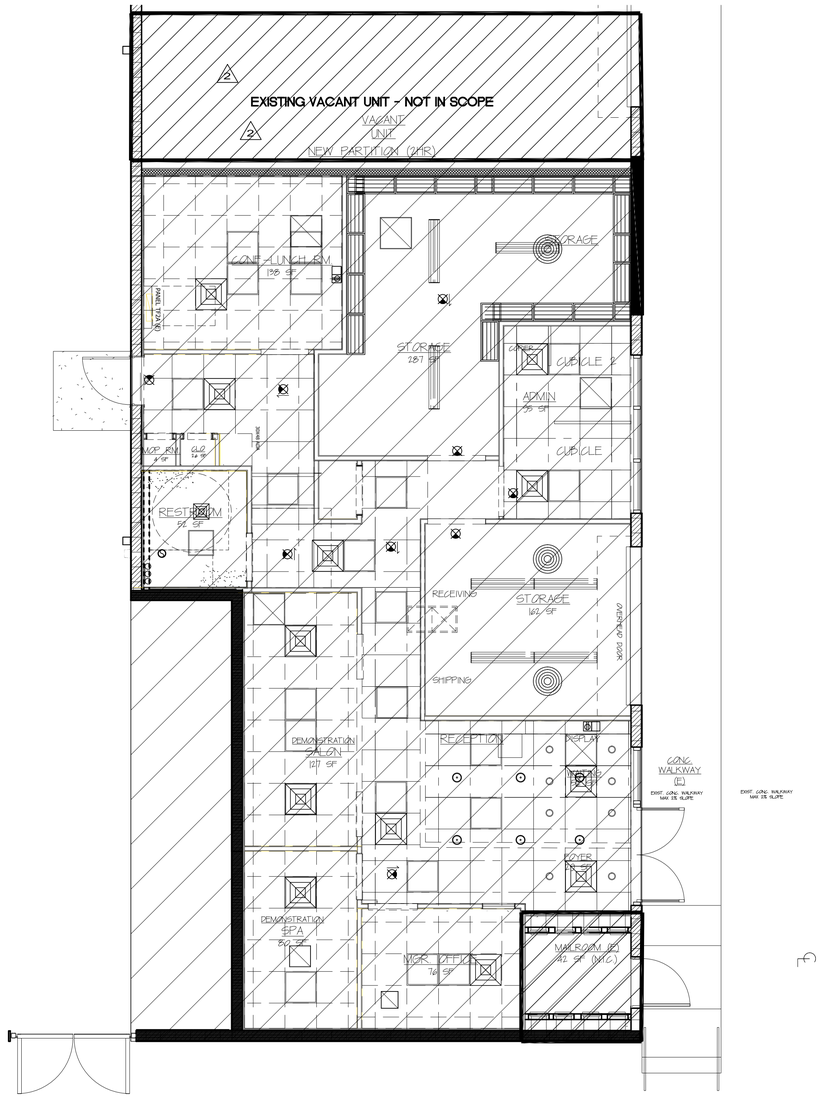
DATE: 07-31-23
SCALE: AS NOTED
DRAWN BY: V.H.
CHECKED BY: N.H.
APPROVED BY: N.H.

JOB.: 073123-PID
SHEET
A-1.0
OF SHEETS



LIFESAFETY PLAN

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



REFLECTED CEILING PLAN

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

MEANS OF EGRESS REQUIRED:
.2" PER PERSON X 31 = 6.2" TOTAL (1.5 UNITS)
EGRESS PROVIDED = 108" TOTAL (4.5 UNITS)

REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:1.14.

1. FIRE EXTINGUISHER SHALL BE MOUNTED AT 48" AFFL.
2. FIRE EXTINGUISHER SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT CO.
3. ADDITIONAL EXIT SIGNS AND EMERGENCY LIGHTS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FIRE FINAL.
4. ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FIRE FINAL
5. ALL DOORS IN THE MEAN OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE SHALL COMPLY WITH NFPA 101:7.2.1. AND NFPA 101:7.2.1.5.2.
6. TOTAL OCCUPANT LOAD 31.
7. SEPARATE UL 300 HOOD FIRE SUPPRESSION SHOP DRAWINGS COMPLYING WITH NFPA 96 (2011 ED) AND NFPA 17A (2009 ED.) AND PERMITS TO BE PROVIDED BY LICENSED AND CERTIFIED FIRE EQUIPMENT CONTRACTOR.
8. A "MAXIMUM CAPACITY OF XXX" SIGN AND A MAXIMUM SEATING OF XXX SIGN WILL BE POSTED WITH A REDUCED COPY OF SEATING LAYOUT/PLAN AT THE FRONT ENTRANCE IN ACCORDANCE WITH NFPA-101:12.7.9.3.1
9. A REDUCED COPY OF THE FIXTURE AND SEATING PLAN WILL BE PROVIDED ON A 8.5 X 11 SHEET OF PAPER TO THE FIELD INSPECTOR AT TIME OF FINAL AND A LEGIBLE COPY WILL BE PERMANENTLY POSTED NEAR THE MAXIMUM CAPACITY SIGN.
10. THE NUMERICAL ADDRESS WILL BE PROVIDED ON ALL EXTERIOR DOORS AS PER CITY ORDINANCE 52.10 WITH 6" NUMBERS, WEATHERPROOF, AND CONTRASTING COLORS. IF THE LETTERS ARE TO BE PLACED IN A WINDOW THEY SHALL BE "WHITE". IF THEY ARE TO BE PLACED ON A LIGHT COLORED BACKGROUND THEY SHALL BE "BLACK".
11. A GAS SHUT OFF SIGN WILL BE POSTED"GAS SHUT OFF" TO THE OUTSIDE OF THE BUILDING ABOVE THE GAS CYLINDER
12. ANY CURTAINS OR DRAPERIES USED SHALL COMPLY WITH THE PROVISIONS OF SECTION 10.3.1 AND NFPA-701, STANDARD METHOD OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS (FFPC./NFPA-101:13.7.4.1). TREATED CLOTH MATERIALS MUST HAVE BARE MANUFACTURER LABELS.
13. SIGNAGE WILL BE PROVIDED TO STATE (METER ROOM, NO STORAGE) TO THE OUTSIDE OF THE ELECTRICAL ROOM DOOR WITH DURABLE, PERMANENT, MATERIAL AND A MINIMUM OF 1" LETTERS WITH CONTRACTING BACKGROUND.

LIFESAFETY

FIRE ALARM SYSTEM EXISTING TO BE PROVIDED BY CONTRACTOR, FIRE SPRINKLER HEADS AFFECTED BY NEW WORK SHALL BE ADJUSTED BY SPRINKLER CONTRACTOR UNDER SEPARATE PERMIT.

("E" DENOTES EXISTING COMPONENT TO REMAIN)

1.5 EXIT UNITS REQ.
3 E.U. PROVIDED

- EMER. LIGHT
- EMER. LIGHT W/EXIT SIGN
- EXIT LIGHT
- 1.5 E.U. EXIT UNITS
- 58' TRAVEL DISTANCE
- POINT OF DISCHARGE
- EXIT LIGHT W/ARROW
- PULL STATION
- STROBE/HORN
- STROBE
- SMOKE DETECTOR
- FIRE ALARM
- FIRE ANNUNCIATOR PANEL
- FIRE SPRINKLER HEAD

1 2

Bldg. Data (FBC 2020 7th Ed. Existing bldg.)
Level 2 Alterations
Warehouse–Distribution NFPA 101 6.1.2
Area 1,523 sf.
FIRE PREVENTION CODE NFPA 101 2020
Table 7.3.1.2

Space Listing:		Capacity	Design
Waiting	56 sf	(3)	
Reception Counter	7 LF	(2.0)	1
Admin	46 sf	(2.0)	2
Office – MGR	70 sf	(1.0)	1
Demonstration SPA	80 sf	(2.0)	
Demonstration Salon	124 sf	(6.0)	
Restroom	52 sf	(1.0)	
Closet	10 sf		
Corridor	247 sf		
Lunch – Conf. Rm.	138 sf *	(10)	
Closet	8 sf		
Admin Cubicle	95 sf	(2)	2
Ship – Rec	162 sf		
Storage	248 sf *		
Service sta	26 sf*		
Total BLDG. Unit(Int)Net	1369 sf		
Total BLDG Unit	1,523 sf		6
Exist. Building	5,996 sf		
Exist. Bay Net	(1,440)		
Gross Total	5,996 sf.		

NOTES

REFLECTED CEILING NOTES

1. LIGHT FIXTURES, LIGHTED EXIT SIGNS AND ALL OTHER CEILING MOUNTED FIXTURES ARE TO BE CENTERED IN ACT, WHERE LOCATED UNLESS OTHER WISE NOTED. CONTRACTOR TO PROVIDE ALL LIGHT FIXTURES AS REQUIRED AND INDICATED.
2. LIGHT SWITCHES TO BE MOUNTED AT 48" AFFL., UNLESS OTHERWISE NOTED.
3. REFER TO ELECTRICAL SHEETS FOR SPECIFIC FIXTURE MANUFACTURERS AND MODELS.
4. HEADER ABOVE DOORS TO GO TO UNDERSIDE OF DECK, MAINTAIN PARTITION INTEGRITY REFER TO PARTITION TYPE
5. FOR SPRINKLER SYSTEM IF REQUIRED, PROVIDE FIRE PROTECTION SHOP DRAWINGS FOR LAY-OUT.
6. GYP. BD. CEILINGS TO BE INSTALLED AS INDICATED AND AS SOFFITS WHERE LOCATED. ALL SOFFITS SHALL HAVE A MINIMUM 6" TRANSITION 1:1 RISE/RUN U.O.N. PROVIDE COVE LIGHTING AT SOFFIT WHERE INDICATED.
7. ALL GYP. BD. CEILING OR SOFFITS SHALL BE INSALLTED ON METAL STUD FRAMING.

LEGEND
NOTE: "E" REFERS TO EXISTING COMPONENT.

- 2'X2' ACT CEILING TILE & GRID REFER TO FINISH PLAN FOR SPECS "E" DENOTES EXISTING COMPONENT
- 5/8" GYP. BD CEILING REFER TO C.L.G. PLAN FOR HEIGHT REFER TO FINISH SCH. FOR TYPE
- AIR SUPPLY DIFFUSER AIR DIFFUSER PERFORATED
- AIR RETURN
- 1'X4' FLOURESCENT FIXTURE
- 2'X4' FLOURESCENT FIXTURE
- 2'X2' FLOURESCENT FIXTURE
- WALL MTD. INDIRECT LINEAR FIXTURE
- LIGHTED EXIT SIGN W/ BAT PK. TYP. (ARROW INDICATES W/ DIRECTIONAL ARROW)
- EMERGENCY LIGHTS W/ BAT PK. TYP.
- LIGHTED EXIT SIGN, EMERG. LIGHTS W/ BAT PK. TYP.
- RECESSED FIXTURE
- WALL MOUNTED FIXTURE WALL MOUNTED SCONCE
- PENDANT FIXTURE
- SPOT LIGHT ON TRACK ACCENT FIXTURE
- MUSIC SPEAKER SYSTEM
- OUTLET CEILING MTD.
- NEW WALL MOUNTED EXTERIOR SCONE
- WALL MOUNTED EXTERIOR SCONE (E)
- 6 NOTE: OWNER CONTRACTOR MAY SELECT LED ELEMENTS / FIXTURES IN LIEU OF FLOURESCENT

ALL HISTORICAL DATA IS TAKEN FROM FILES PROVIDED BY OWNER
ALL EXPOSED AND VISIBLE DATA IS FIELD VERIFIED BY A/E

THE HALL GROUP INC.
AA26001690
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E-mail: thehallgroup@yahoo.com
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Digitally signed by Daniel C Hall
Date: 2025.01.31 16:34:18 -05'00'

STATE OF FLORIDA · DANIEL C. HALL · AR0013563 · REGISTERED ARCHITECT

SEAL

ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563

DESIGN FIRM
ARCHI DESIGN2 GREOVE llc
A D G
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o.954 854 8582. archidesigngroup@gmail.com

No.	DATE	REVISIONS
1	12.30.23	PERMIT REVIEW COMMENTS
2	02.28.24	PERMIT REVIEW COMMENTS
5	08.16.24	TITLE BLOCK FIX, ADDRESS
6	01.06.25	OWNER REQ. PARTITION CHANGE

SHEET TITLE : REF. CLG - LIFE SAFETY PLAN

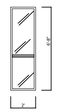
JOB TITLE : COMMERCIAL BAY BUILD-OUT
PLEASANT IMAGE DISTRIBUTION
5 701 NW 5TH AVENUE, UNIT 1071
FORT LAUDERDALE, FL. 33311

DATE: 07-31-23
SCALE: AS NOTED
DRAWN BY: V.H.
CHECKED BY: N.H.
APPROVED BY: N.H.

JOB.: 073123-PID
SHEET
A-1.1
OF SHEETS

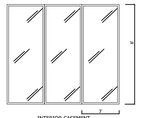
WINDOW SCHEDULE

WINDOW SCHEDULE			DIMENSIONS			WINDOW					DETAILS			NOTE: COLOR AND FIN. TO MATCH EXIST.
ID	QTY	LOCATION	WIDTH	HEIGHT	THK.	TYPE	MATERIAL	FINISH	GLAZING	SURFACE	JAMB	HEAD	SILL	REMARKS
W-A	1	OFFICE	24"	90"	0'-4"	WOOD/PVC	WOOD/PVC	STAINED	GREY TINT	13.6	9/A-5	9/A-5	9/A-5	NEW
W-E1	1	SERVICE AREA	108"	96"	0'-6"	ALUM.	ALUM.	SHOP COAT	GREY TINT	72.0	9/A-5	9/A-5	9/A-5	EXISTING TO REMAIN



INTERIOR SINGLE FIXED (NEW)

W-A



INTERIOR CASEMENT FEATURE

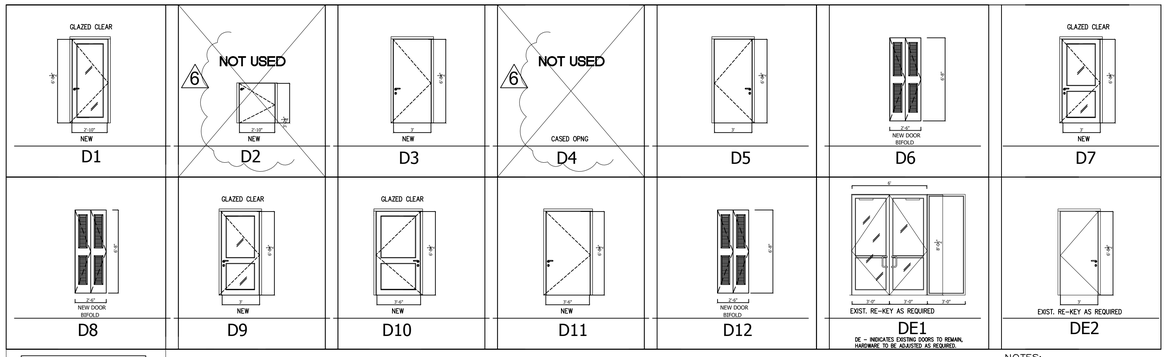
W-E1

W-E

DOOR SCHEDULE

DOOR SCHEDULE			DIMENSIONS				DOOR					DETAILS			DOORS AND WINDOW TO COMPLY WITH CHAPTER 16 NOTE: COLOR AND FIN. TO MATCH EXIST.
ID	N.O.A.	LOCATION	W.	HT.	TK.	SRF.	MAT.	FIN.	GLAZ.	SW.	HW.	JAMB	HEAD	SILL	REMARKS
D1	N/A	OFFICE - MGR	2'-10"	6'-8"	0'-1.5"	18.48	WOOD	PAINT	CLEAR -TEMP	LH	2	16/A6.0	16/A6.0		LOCKSET
D2	N/A	CORRIDOR	2'-10"	3'-6"	0'-1.5"	7.8	WOOD	PAINT		RH	4	16/A6.0	16/A6.0		
D3	N/A	SPA ROOM	3'-0"	6'-8"	0'-1.5"	19.8	WOOD	PAINT		LH	2	16/A6.0	16/A6.0		LOCKSET
D4	N/A	ADMIN	2'-10"	6'-8"	0'-1.5"	18.48	WOOD	PAINT		RH	4	16/A6.0	16/A6.0		
D5	N/A	RESTROOM	3'-0"	6'-8"	0'-1.5"	19.8	METAL	PAINT		LH	4	16/A6.0	16/A6.0		
D6	N/A	CLOSET	2'-6"	6'-8"	0'-1.5"	16.5	WOOD	PAINT		LH	4	16/A6.0	16/A6.0		
D7	N/A	CONF. - LUNCH RM	3'-0"	6'-8"	0'-1.5"	19.8	WOOD	PAINT	CLEAR -TEMP	RH	4	16/A6.0	16/A6.0		
D8	N/A	EHW ROOM	2'-0"	6'-8"	0'-1.5"	13.2	METAL	PAINT		LH-BIFOLD		16/A6.0	16/A6.0		
D9	N/A	ADMIN	2'-10"	6'-8"	0'-1.5"	18.48	WOOD	PAINT	CLEAR -TEMP	RH	4	16/A6.0	16/A6.0		
D10	N/A	STORAGE	3'-6"	6'-8"	0'-1.5"	23.1	METAL	PAINT		LH	3	17/A6.0	18/A6.0		
D11	N/A	STORAGE	3'-6"	6'-8"	0'-1.5"	23.1	METAL	PAINT		RH	3	17/A6.0	18/A6.0		
D12	N/A	MOP ROOM	2'-0"	6'-8"	0'-1.5"	13.2	METAL	PAINT		RH-BIFOLD		16/A6.0	16/A6.0		
DE1	EXIST.	MAIN ENTRANCE	6'-0"	8'-0"	0'-1.5"	48.0	STOREFRONT	PAINT	CLEAR -TEMP						EXIST. DOOR TO REMAIN
DE2	EXIST.	SOUTH EXIT	3'-0"	6'-8"	0'-1.5"	19.8	METAL	PAINT							EXIST. DOOR TO BE PAINTED PER SCHEME
DE3	EXIST.	OVERHEAD DR	10'-0"	10'-4"	0'-1.5"	100.0	METAL	PAINT							EXIST. DOOR TO REMAIN

FIELD VERIFY ALL OPNG.
PROVIDE DOOR TO MATCH



NOTES:

1. DETAILS INDICATE BASIC WALL CONSTRUCTION AND DIMENSIONS. ALSO SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR SPECIFIC FINISHES.
2. ALL DOORS SHALL COMPLY WITH N.F.P.A. 101, SECTION 5.2.1.5
3. ALL DOORS SHALL COMPLY WITH F.A.C.B.C., SECTION 4.13.9

FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR							BASE							WALLS								CLG.					CEILING HEIGHT	ALLOWANCES / REMARKS
		CARPET	CONCRETE STEEL FLOAT FINISH - EPOXY COATING	VINYL COMPOSITION TILE #1 (VCT)	CERAMIC-PORCELAIN TILE	WOOD FLOORING	VINYL COMPOSITION TILE #2 & #3 (VCT)	EXISTING TO REMAIN	CARPET # 1	NONE	VINYL BASE	CERAMIC TILE	WOOD BASE	EXISTING TO REMAIN		MOISTURE RESISTANT / CEMENTITIOUS BD	GYP. BD.	WOOD PANEL WALL COVERING	PAINT - OFF WHITE (COLOR OWNER SELECT)	C.T. w/ VWC ABOVE	CERAMIC TILE AT 8'	WHITE BOARD ON ONE WALL	EXISTING TO REMAIN, EXPOSED STL	EXPOSED STRUCTURE - DECK	A.C.T. - GRID	GYPSUM BOARD (M.R. GYP. WET AREAS)	KNOCKDOWN FINISH	EXISTING TO REMAIN		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27		
101	ENTRY FOYER		●										●				●		●						●				10'-0"	**NOTE: INTERIOR FINISHES FOR ALL SHALL COMPLY WITH FBC. 2020, 7TH ED.** 1. FBC. R302.9.1 WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200. 2. FBC. R302.9.2 WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPMENT INDEX NO GREATER THAN 450 3. FBC. R302.10.1 CEILING INSULATION MATERIAL INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR PERMEABLE MEMBRANES, ROOF CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL NOT HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPMENT INDEX NOT TO EXCEED 450.
102	WAITING		●										●				●		●						●				10'-0"	
103	RECEPTION		●										●				●		●						●				10'-0"	
104	ADMIN		●										●				●		●						●				10'-0"	
105	OFFICE 1		●										●				●		●						●				10'-0"	
106	SPA DEMO RM		●										●				●		●						●				10'-0"	
107	SALON DEMO RM		●										●				●		●						●				10'-0"	
108	CORRIDOR		●										●				●		●						●				10'-0"	1
109	WC		●									●				●			●								●		9'-0"	PROVIDE NON-SLIP FINISH
110	CLOSET		●										●				●		●						●				9'-0"	
111	MOP SINK		●										●				●		●		●				●				9'-0"	PROVIDE NON-SLIP FINISH 1
112	LUNCH - CONF. RM		●										●				●	●		●		●			●				10'-0"	PROVIDE NON-SLIP FINISH
113	STORAGE		●										●				●	●						●					14'-0"	
114	SHIP - RECEIVING		●										●				●		●					●					14'-0"	
115	ADMIN CUBICLES		●										●				●		●						●				9'-0"	
116	EWH		●										●			●			●										OPEN	PROVIDE NON-SLIP FINISH 1

1

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E-mail: dneilhall@yahoo.com
www.thehallgroup.cc

STATE OF FLORIDA — DANIEL CHRISTOPHER HALL — LICENSE AR0013563 — REGISTERED ARCHITECT
SEAL

Digitally signed by Daniel C Hall
Date: 2025.01.31 17:00:13 -05'00'

ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563

DESIGN FIRM
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o.954.854.8582, archidesigngroup@gmail.com

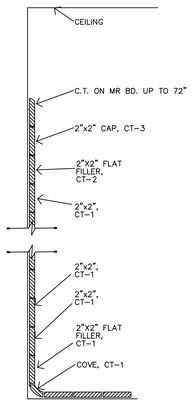
No.	REVISIONS	DATE
1	OWNER REQ. EPOXY	11.02.23
5	TITLE BLOCK FIX ADDRESS	08.16.24
6	OWNER REQ. PARTITION CHANGE	01.06.25

SHEET TITLE : SCHEDULES

JOB TITLE :
COMMERCIAL BAY BUILD-OUT
PLEASANT IMAGE DISTRIBUTION
5 6 701 NW 5TH AVENUE, UNIT 1071
FORT LAUDERDALE, FL. 33311

DATE: 07-31-23
SCALE: AS NOTED
DRAWN BY: V.H.
CHECKED BY: N.H.
APPROVED BY: N.H.

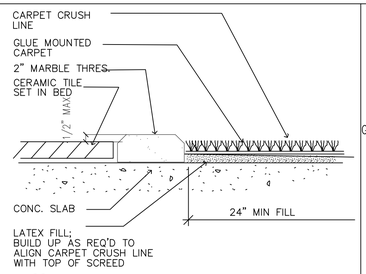
JOB.: 073123-PID
SHEET
A-5.0
OF SHEETS



WALL-WAINSCOT

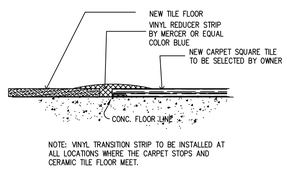
18 / A-6-0 WALL TILE DETAIL

SCALE: 1" = 1'-0"



14 / A-6-0 TILE TO CARPET AT DOOR

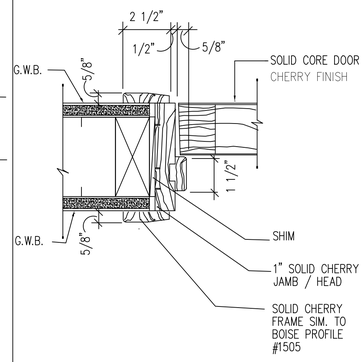
SCALE: N.T.S.



NOTE: VINYL TRANSITION STRIP TO BE INSTALLED AT ALL LOCATIONS WHERE THE CARPET STOPS AND CERAMIC TILE FLOOR MEET.

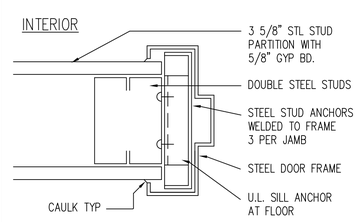
15 / A-6-0 FLOOR FINISH DETAIL

SCALE: N.T.S.



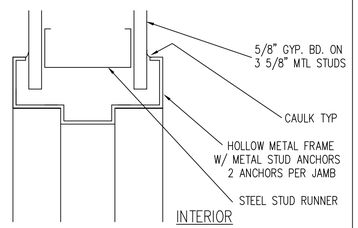
16 / A-6-0 INTERIOR WOOD DOOR HEAD/JAMB DETAIL

SCALE: N.T.S.



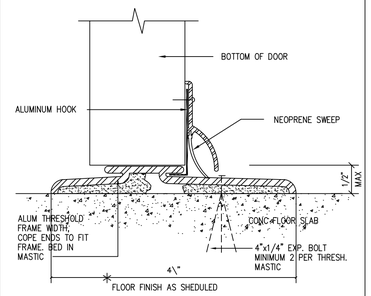
17 / A-6-0 INTERIOR DOOR JAMB DETAIL

SCALE: N.T.S.



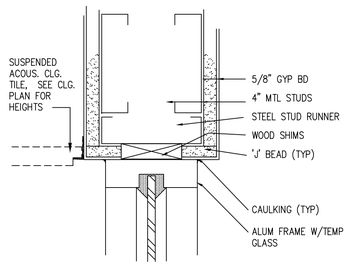
18 / A-6-0 INTERIOR DOOR HEAD DETAIL

SCALE: N.T.S.



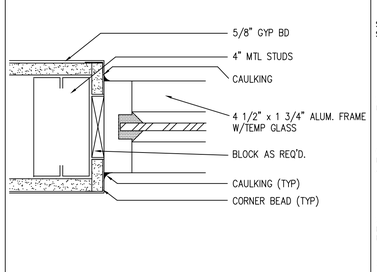
19 / A-6-0 DOOR - EXTERIOR

SCALE: N.T.S.



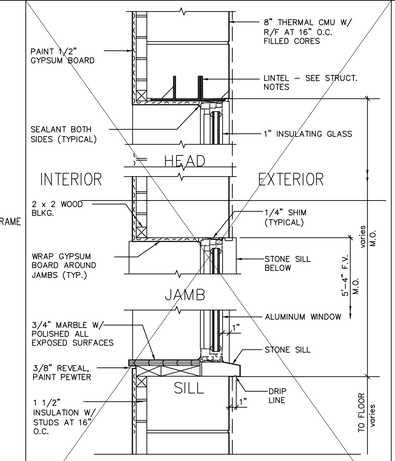
7 / A-6-0 INTERIOR WIND. HEAD

SCALE: NTS



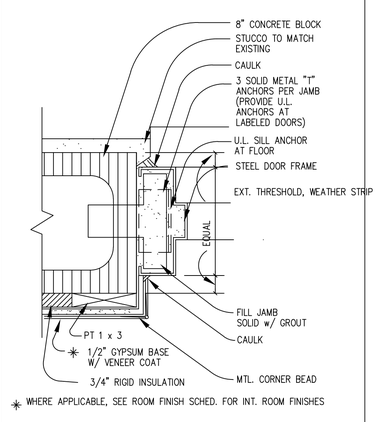
8 / A-5-0 INTERIOR WIND. JAMB

SCALE: NTS



9 / A-6-0 WINDOW SECTION TYPICAL

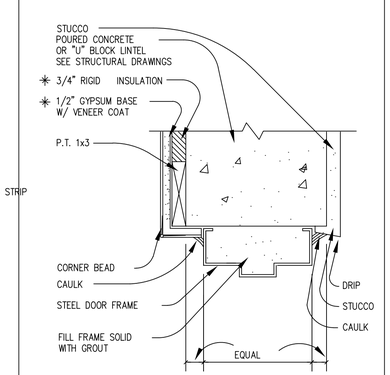
SCALE: NTS



✳ WHERE APPLICABLE, SEE ROOM FINISH SCHED. FOR INT. ROOM FINISHES

10 / A-6-0 EXTERIOR DOOR JAMB DETAIL

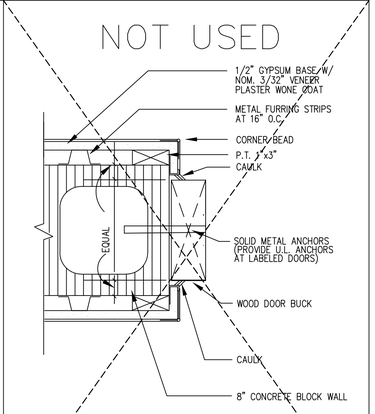
SCALE: N.T.S.



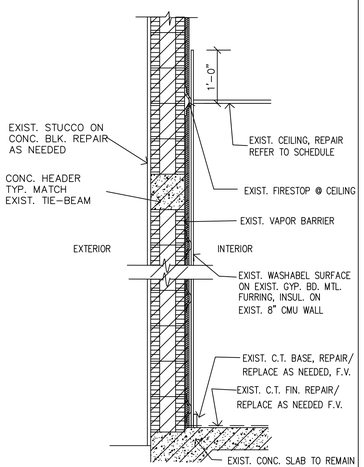
✳ WHERE APPLICABLE, SEE ROOM FINISH SCHED. FOR INTERIOR ROOM FINISHES

11 / A-6-0 EXTERIOR DOOR HEAD DETAIL

SCALE: N.T.S.



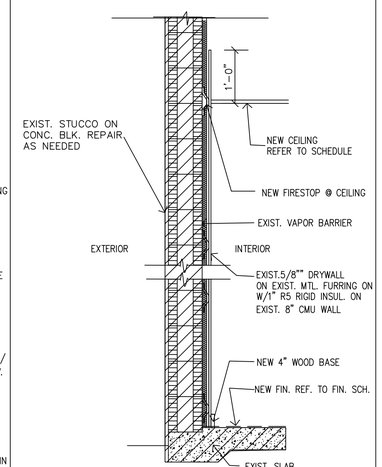
12 / A-6-0 INTERIOR CMU WALL



TYPE Aa - WASHABLE SURFACE TO BE CLEANED

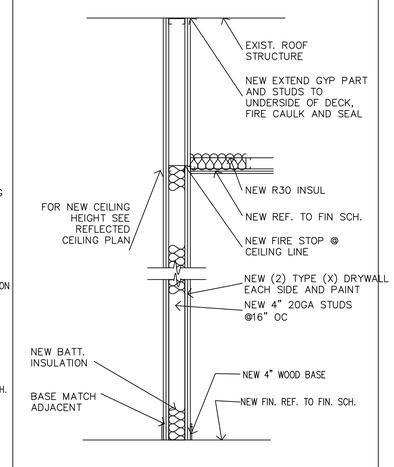
1 / A-5-0 EXTERIOR WALL - TYPE A

EXISTING CMU WALL-CLEAN REPAIR INTERIOR WASHABLE FIN.SCALE: NTS



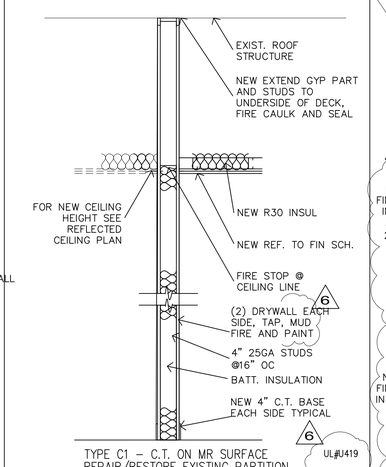
2 / A-5-0 EXTERIOR WALL TYPICAL - TYPE A1

EXISTING CMU WALL-REPAIR INTERIOR FIN. TO NEW WALL MOTIF WITH "DUTCH POT" AESTHETIC SCALE: 3" = 1'-0"



3 / A-5-0 INTERIOR PARTITION - TYPE B1 (2HR)

2"X4" WOOD STUDS @16" OC. MAY BE SUBSTITUTED FOR 4" METAL STUD FRAMING SCALE: 3" = 1'-0"



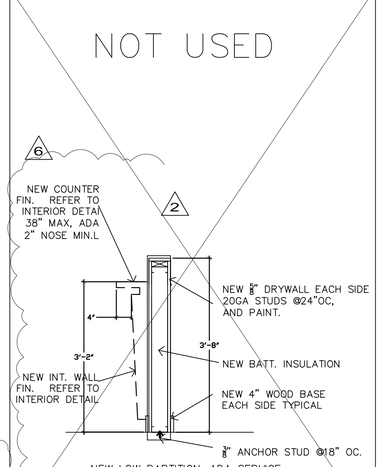
TYPE C1 - C.T. ON MR SURFACE REPAIR/RESTORE EXISTING PARTITION

4 / A-6-0 PARTITION FULL HGT - TYPE B2 (2HR)

2"X4" WOOD STUDS @16" OC. MAY BE SUBSTITUTED FOR 4" METAL STUD FRAMING SCALE: NTS

NOT USED

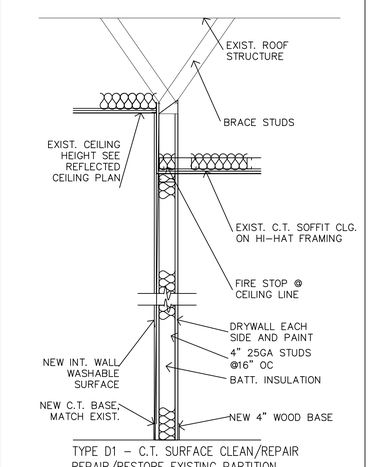
5 / A-6-0



NEW LOW PARTITION-ADA SERVICE

LOW HEIGHT PARTITION - TYPE C

2"X4" WOOD STUDS @16" OC. MAY BE SUBSTITUTED FOR 4" METAL STUD FRAMING SCALE: NTS



TYPE D1 - C.T. SURFACE CLEAN/REPAIR REPAIR/RESTORE EXISTING PARTITION

6 / A-6-0 UNRATED PARTITION - TYPE D

2"X4" WOOD STUDS @16" OC. MAY BE SUBSTITUTED FOR 4" METAL STUD FRAMING SCALE: NTS

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ALL EXPOSED AND VISIBLE DATA IS FIELD VERIFIED BY A/E

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SEAL

Digitally signed by Daniel C Hall
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ARCHITECT OF RECORD
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No.	REVISIONS	DATE
2	PERMIT SET COMMENTS	02.28.24
5	TITLE BLOCK FIX ADDRESS	08.16.24
6	OWNER REQ PARTITION CHANGE	01.06.25

SHEET TITLE : SCHEDULES

JOB TITLE : COMMERCIAL BAY BUILD-OUT

PLEASANT IMAGE DISTRIBUTION
5 6 701 NW 5TH AVENUE, UNIT 1071
FORT LAUDERDALE, FL. 33311

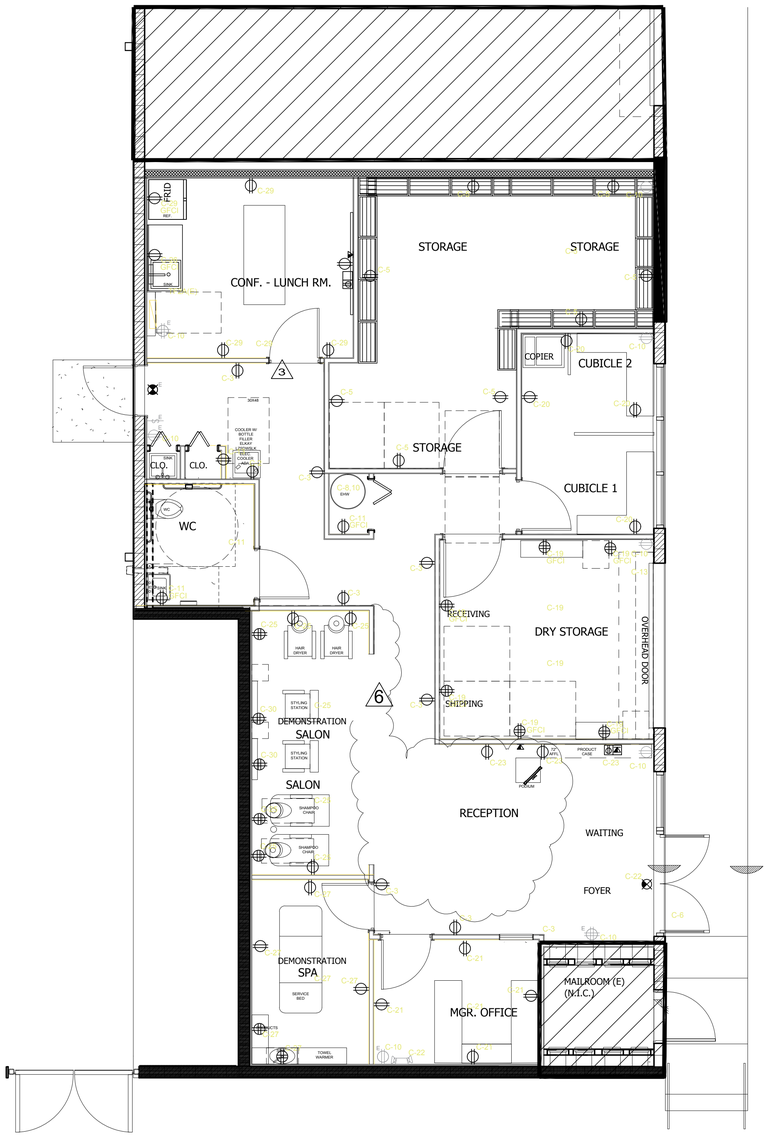
DATE: 07-31-23
SCALE: AS NOTED
DRAWN BY: V.H.
CHECKED BY: N.H.
APPROVED BY: N.H.

JOB.: 073123-PID

SHEET

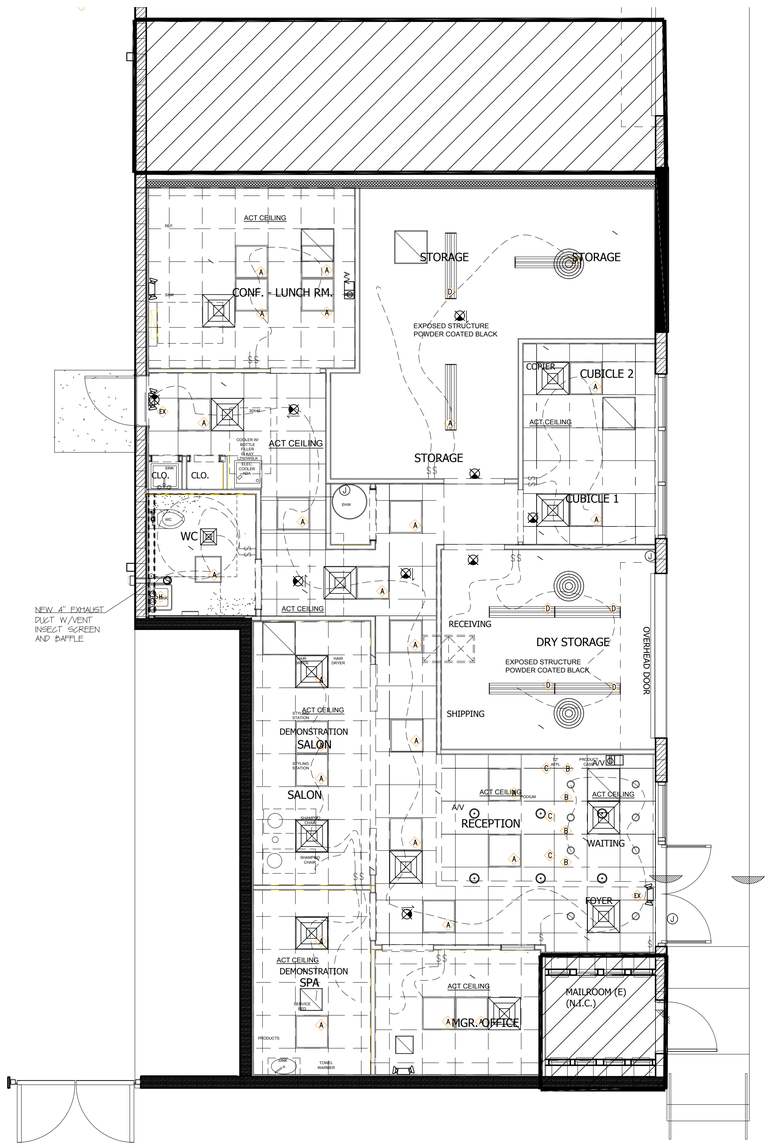
A-6.0

OF SHEETS



ELECTRICAL PLAN

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



LIGHTING PLAN

SCALE: NTS

ALL HISTORICAL DATA IS TAKEN FROM FILES PROVIDED BY OWNER
ALL EXPOSED AND VISIBLE DATA IS FIELD VERIFIED BY A/E

DEVELOPMENT SCOPE: ELECTRICAL

SCOPE: EXISTING OUTLETS, SWITCHES, FIXTURES, LIGHTS AND COMPONENTS TO BE COORDINATED, WITH NEW LAYOUTS, REINSTALLED, TYPICAL THROUGHOUT.

1. EXISTING ELEC. METER/ELEC. SERVICE LINE TO REMAIN.
2. EXISTING OUTLETS TO ADJUSTED IF IN CONFLICT WITH NEW PARTITION LAYOUT, TYPICAL U.O.N.
3. EXISTING LIGHTING FIXTURES AND CONTROLS TO BE REMOVED – RELOCATED AS REQUIRED, REFER TO SCHEDULE. TYPICAL U.O.N. PROVIDE TEMP LIGHT DURING NEW WORK.
4. EXISTING ELEC. PANEL TO REMAIN, RE-CIRCUIT PER NEW PANEL SCHEDULE – LOAD. TYPICAL U.O.N.
5. EXIST LIFE SAFETY FIXTURE TO REMAIN, RE-LOCATE AS INDICATED. TYPICAL U.O.N.
6. NEW ELEC. POWER / OUTLET FOR EQUIP./UNITS TO BE INSTALLED TYPICAL U.O.N.
7. NEW LOW VOLTAGE POWER FOR SECURITY CAMERA AND ALARM SYSTEM TO BE INSTALLED REFER TO PLANS.
8. NEW LIGHT FIXTURES TO BE INSTALLED REFER TO LIGHTING PLAN. TYPICAL U.O.N.
9. NEW LIGHTING CONTROL – SWITCHES TO BE INSTALLED.
10. NEW PENDANT LIGHT FIXTURE TO BE INSTALLED. REFER TO SCHEDULE.
11. NEW EWH TO BE INSTALLED REFER TO SCHEDULE.

ELECTRICAL SYMBOL LEGEND

(USE THOSE THAT APPLY)

	WALL OR CEILING MOUNTED EXIT LIGHT W/BATTERY. ARROWS, NUMBER OF FACES AND MOUNTING AS REQUIRED TO INDICATE A CLEAN PAHT TO EXIT
$	120/277 V., 20 AMP., SINGLE POLE LIGHT SWITCH.
$3	120/277 V., 20 AMP., THREE WAY SWITCH.
$D	120/277 V., 20 AMP., SINGLE POLE LIGHT SWITCH WITH DIMMER
	ELECTRICAL PANEL
60 F	DISCONNECT SWITCH. "3" INDICATES NUMBER OF POLES; "60" = FRAME SIZE AND "F " DENOTES FUSE SIZE AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
	250V SPECIAL PURPOSE RECEPTACLE, TO MATCH EQUIPMENT PLUG
	EXHAUST FAN
	20 A., 120., V., DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F. OR AS DIRECTED BY ARCHITECT.
	20A, 120V QUADRUPLEX RECEPTACLE
	FLOOR (FLUSH) MOUNT 20 A., 120., V., DUPLEX RECEPTACLE, AND PHONE/DATA OUTLET
	GFI/WP 20A, 120V ROOF MOUNTED RECEPTACLE
P	FLOOR MOUNTED J-BOX FOR POWER USE. COORDINATE WITH FURNITURE MANUFACTURER
D	FLOOR MOUNTED J-BOX FOR DATA/PHONE USE. COORDINATE WITH FURNITURE MANUFACTURER
J	CEILING OR WALL MOUNTED JUNCTION BOX.
	PHONE OUTLET @ +18" A.F.F. OR AS DIRECTED BY ARCHITECT. (J. BOX W/3/4" EMPTY CONDUIT TO CEILING SPACE). PROVIDE PULL STRING
	DATA/COMPUTER OUTLET @ +18" A.F.F. OR AS DIRECTED BY ARCHITECT. (J. BOX W/3/4" EMPTY CONDUIT TO CEILING SPACE). PROVIDE PULL STRING
S	SMOKE DUCT DETECTOR WITH SHUT-DOWN RELAY SYSTEM SENSOR #DH-100 AC/DC
	REMOTE TEST STATION (WITH KEY) W/SUPERVISORY AND AUDIBLE TROUBLE SIGNAL 'SYSTEM SENSOR' SSK451, OR APPROVED EQUAL. MOUNT AT 48"AFF
	8' FLUORESCENT STRIP
	2'x2' FLUORESCENT PARABOLIC
T	THERMOSTAT
	FLUORESCENT WALL PACK
	WALL SCONCE
	WALL/CEILING MOUNTED EMERGENCY LIGHT W/BATTERY BACKUP
GFI	GFI DEVICE
WP	WEATHERPROOF
IG	ISOLATED GROUND

All 20 amp, 120 V receptacles in lunch room shall be gfci protected. per NEC 210.8.
Outlets shown with no circuit numbers are existing.

406.12 (A) Dwelling Unit:
In all areas specified in 210.52, all nonlocking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.

Exception to (A),
(1) Receptacles located more than 1.7 m (5 ½ ft) above the floor.

(2) Receptacles that are part of a luminaire or appliance.

(3) A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and plug-connected in accordance with 400.7 (A)(6), (A)(7), or (A)(8).

(4) Nongrounding receptacles used for replacements as permitted in 406.4(D)(2)(a).

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STATE OF FLORIDA · DANIEL CHRISTOPHER HALL · AR0013563 · REGISTERED ARCHITECT

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DATE	REVISIONS	No.
08.16.24	TITLE BLOCK FIX ADDRESS	5
01.06.25	OWNER REQ. PARTITION CHANGE	6

SHEET TITLE : ELECTRICAL PLAN

JOB TITLE : COMMERCIAL BAY BUILD-OUT
PLEASANT IMAGE DISTRIBUTION
701 NW 5TH AVENUE, UNIT 1071
FORT LAUDERDALE, FL. 33311
5

DATE: 07-31-23
SCALE: AS NOTED
DRAWN BY: V.H.
CHECKED BY: N.H.
APPROVED BY: N.H.

JOB.: 073123-PID
SHEET
E-1.0
OF SHEETS

TYPE:	PRL1A							BUS RATING:	150 AMP								
SERVICE:	3Φ,4w							MAINS:	MLO								
VOLTAGE:	120/208		NEW PANEL "TF2A" F2-107					POLES:	30								
MOUNTING:	FLUSH							FEEDER:	SEE RISER								
LOCATION:	LUNCH RM							NEUTRAL:	FULL								
CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA A	VA B	VA C	CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA A	VA B	VA C		
1	GENERAL RECEPTACLE	20/1	12	1/2	900			2									
3	GENERAL LIGHTS - CORRIDOR	20/1	12	1/2		400		4									
5	STORAGE	20/1	12	1/2			600	6									
7	RTU-PACK UNIT 4	40/2	8	1/2	5,500			8	HOT WATER	30/2	10	3/4	1,500				
9								10									
11	BATHROOM RECEPTACLE	20/1	12	1/2			200	12	TIMER	20/1	10	1/2					
13								14	ROOF RECEPTACLE	20/1	10	1/2	200				
15								16	SML APPL	20/1	10	1/2		750			
17								18	SML APPL	20/1	12	1/2			750		
19	SHIP-RECEIVING	20/1	12	1/2				20	CUBICLE ADMIN	20/1	6	1/2	800				
21	OFFICE MGR	20/1	12	1/2		900		22									
23	RECEPT - WAITING	20/1	12	1/2			460	24	EQUIPMENT 2						560		
25	SALON	20/1	12	1/2	576			26	SML APPL	20/1	12	1/2	1,500				
27	SPA	20/1	12	1/2		2,160		28	SML APPL	20/1	12	1/2		1,500			
29	LUNCH-CONF	20/1	12	1/2			1,200	30	DRYER CHAIR	30/2	12	1/2			960		
31																	
33																	
35																	
37																	
39																	
41																	
					1,476	3,460	2,460						4,000	2,250	2,270		

(1) THRU TIME CLOCK
(2) NON-COINCIDENT LOAD
(3) VERIFY EQUIPMENT NAMEPLATE
(N) NEW FIXTURE ON EXIST. CIRCUIT
(ER) EXISTING FIXTURE RELOCATED SAME CIRCUIT

ALL CIRCUITS AND FIXTURES ARE EXISTING UNLESS OTHERWISE LABELED

ALL BREAKERS TO HAVE 22,000 AIC

LOAD CALCULATION

CONNECTED LOAD=	15,976 VA	
25% LIGHT LOAD =	1950 VA	
25% OF THE LARGEST MOTOR LOAD=	0 VA	
100% TOTAL RECEPTACLES=	0 VA	INCL
100% AIR CONDITIONING=	5,500 VA	
65% KITCHEN EQUIP.=	780 VA	
TOTAL LOAD =	**19,256 VA**	**92.6 Amps**

FLORIDA BUILDING CODE 2023, ENERGY CONSERVATION SECTION 505.7
THIS BUILDING IS DESIGN TO MEET THE ELECTRICAL REQUIREMENTS OF W/NEC 2018 ENERGY CONSERVATION TABLE 505. SUBSECTION 505.7.2, 505.7.3, (505.7.3.1 AND 505.7.3.2)

PANELS SCHEDULES

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

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MANUF. & CATALOG	LAMPS	VOLTS	MOUNTING	REMARKS
A	2'X2' FLOURESCENT	LITHONIA PT2U MV	2 LAMP T8, 64W	120	RECESSED/GRID	NOTIFY ARCH/OWNER IF MODEL NOT AVAIL.
B	LED DOWNLIGHT	LITHONIA REAL6 D6 5.25"	1 LAMP 12.3	120	RECESSED	NOTIFY ARCH/OWNER IF MODEL NOT AVAIL.
C	LED PENDANT	ORION 40W 93031 SUSN	1 LAMP 40W	120	PENDANT	NOTIFY ARCH/OWNER IF MODEL NOT AVAIL.
D	1'X4' FLOURESCENT	LITHONIA PT2U MV	2 LAMP T8, 64W	120	UPLIGHT	NOTIFY ARCH/OWNER IF MODEL NOT AVAIL.
E	RESTROOM VANITY	KICHLER 45886	3 LAMPS 100W	120	WALL	NOTIFY ARCH/OWNER IF MODEL NOT AVAIL.
F	LED PENDANT	ORION 40W 93031 SUSN	1 LAMP 40W	120	PENDANT	NOTIFY ARCH/OWNER IF MODEL NOT AVAIL.
EM	EXIT/EMERGENCY COMBO UNIT	LITHONIA EOR M6	INCLUDED	120	CEILING / WALL	NOTIFY ARCH/OWNER IF MODEL NOT AVAIL.
EX	EXIT LIGHT	LITHONIA EXR M6	INCLUDED	120	CEILING / WALL	NOTIFY ARCH/OWNER IF MODEL NOT AVAIL.

NOTES: 1.- All exposed trim, can, and exposed baffle will be white u.o.n.
2.- All fixtures shall comply with Reference Standards as per 2020 FBC Electrical 406 through 421.
3.- Fluorescent luminaries (fixtures) with double ended lamps shall be provided with an internal disconnecting switch as per NEC Art. 410.130G

EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Cold Water AFF (in)	Hot Water AFF (in)	Direct Drain (in)	Gas Size (in)	WATTS (WATTS)	Volts	HP	KW	Amps	Phase	Manufacturer	Model Number	Equip Dimensions
1	1	PRINTER - EPSON						110/120V/1					EPSON		
2	1	POS						110/120V/1					CLOVER	CLOVER STATION	
3	1	COPIER - CANON						110/120V/1					CANON		
4	2	HAIR DRYER CHAIR					980	208V/2			8.5		KATE DRYER CHAIR		
5	2	SHAMPOO CHAIR W/HAIR TRAP	1/2	1/2	1-1/2		8.5						ANODE	7837	
6	1	STYLING CHAIR - STATION											ANODIC	1837	
7	1	SPA BED											ARTIST HAND	2023	
8	1	SPA CHAIR											PRO+	SKU164562	
9	1	TOWEL WARMER					250	110/120V/1					SUPRA HOT		
10	6	SANITIZER						110/120V/1					CONTINENTAL	83228K	
11	1	UV STERILIZER					11	110/120V/1					SKIN ACT		
12	1	MOP SINK											MUSTEE	UTILATUB	18"X23"
13	1	WATER COOLER	3/8	3/8	1-1/2			110/120V/1			0.1		ELKAY	EZSDL	
14	1	WINE COOLER						110/120V/1					VISSANI		
15	1	SPA LIGHT / STEAMER					750	110/120V/1					OZONE PRO+		
16	1	MIRROR 30"X48", STATION W/CAB.											WINADO		
17	1	15"X48" WALL SHELF SS.													
18	6	15"X15" WALL SHELF SS.													
19	1	ROLLING STEP LADDER											ULINE	H-3132-24	24"WX70"H

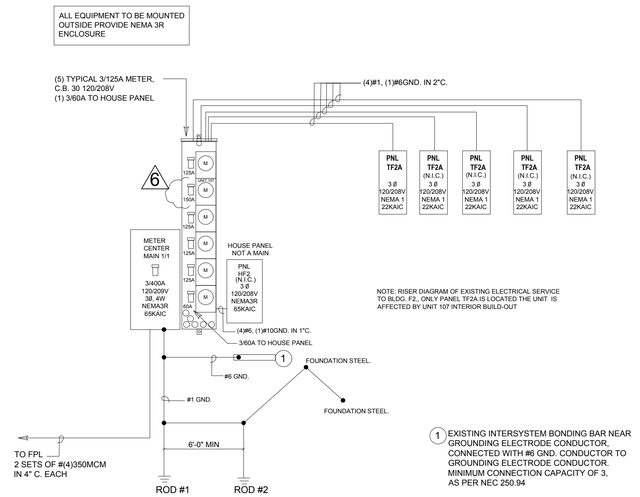
PLEASANT WAREHOUSE ADG, V.HAYE 8.10.23 v1

EQUIPMENT SCHEDULE

ALL PANELS ARE EXISTING EXCEPT THOSE NOTED WITH (N) NEW.

RISER DIAGRAM

ALL PANELS ARE EXISTING, ONLY PANEL TF2A IS AFFECTED BY NEW WORK.



ELECTRICAL NOTES:

1. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), AND THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER . SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
3. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
4. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
5. IT SHALL NOT BE THE INTENT OF THESE PLANS AND SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ANY ADDITIONAL CONDUIT, BOXES AND WIRING NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE PERFORMANCE OF WORK.
7. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
8. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS, AND SHALL THOROUGHLY REVIEW ALL DRAWINGS, SPECIFICATIONS AND POSSIBLE ADDENDA PRIOR TO BIDDING ON HIS WORK. NO EXTRAS TO HIS CONTRACT WILL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
9. THE CONTRACTOR SHALL NOT SCALE THE ELECTRICAL DWGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR SO THAT INTERFERENCE WITH OTHER TRADES BE AVOIDED.
11. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND NECESSARY SUPERVISION TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.
12. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS, AS TO NOT INTERFERE WITH THE WORK OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DWGS. ARE RETURNED TO HIM.
13. CONTRACTOR SHALL COORDINATE SERVICES WITH THE RESPECTIVE UTILITY COMPANIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING CONSTRUCTION BEFORE ORDERING OR INSTALLING ANY LIGHT FIXTURES.
15. ALL CONDUCTORS SHALL BE STRANDED COPPER, TYPE THHN/THWN, EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR ANY CODE. MINIMUM WIRE SIZE SHALL BE 12 AWG, EXCLUDING CONTROL WIRING.
16. ALL CONDUCTORS SHALL BE IN CONDUITS. CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRC) EXCEPT THAT: (A) PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND RISERS ARE GRC; (B) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DMAAGE, DAMP OR CORROSIVE CONDITIONS; (C) LIQUIDTIGHT FLEXIBLE CONDUIT WHERE REQUIRED; (D) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCACTIONS ONLY. ALL CONDUITS IN HAZARDOUS AREAS (PER NEC) SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5.
17. APPLY TWO COATS OF BITUMASTIC (KOPPERS 60) TO ALL METALLIC CONDUITS IN SLABS OR UNDERGROUND. EMT IS NOT PERMITTED IN SLABS. ALUMINUM CONDUITS ARE NOT PERMITTED ANYWHERE.
18. FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT AND RECESSED LIGHT FIXTURES, WHERE PERMITTED BY CODE.
19. FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 360 DEGREES, OR 180 DEGREES FOR TELEPHONE. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE AND WITH IRON COVERS. WARNING TAPES WHICH "WARNING BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ELECTRIC CONDUITS. WHERE CONDUITS PASS UNDER PAVED AREAS, THEY SHALL BE GRC. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DMAGE OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC. ELBOWS AND RISERS SHALL BE GRC.
20. ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. THE EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS NOTED OTHERWISE.
21. PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
22. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
23. A PULL WIRE OR CORD SHALL BE INSTALLED IN ALL EMPTY CONDUITS.
24. ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIRAMENTS TO ACCOMODATE THE EQUIPMENT SERVED, INCLUDING REJECTION CLIPS AND FUSES. SWITCHES SHALL BE HP RATED FOR MAXIMUM HORSEPOWER.
25. CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION.
26. ALL FUSES SHALL BE CURRENT LIMITING, PER U.L. RATED 600V OR 250V AS REQUIRED, WITH:
    a) NON TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
    b) DUAL ELEMENT TIME DELAY FUSES FOR MOTORS AND HVAC EQUIPMENT.
27. MOTORS STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED OR REQUIRED, WITH OVERLOAD RELAYS OR FUSES IN EACH HOT LEG.
28. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEMS AS PER MANUFACTURERS NAMEPLATE RECOMMENDATIONS, CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
29. ALL CIRCUIT BREAKERS SHALL BE OF THE INVERSE TIME TYPE (THERMAL-MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. TIE HANDLES ARE NOT PERMITTED.
30. ALL ELECTRICAL EQUIPMENT SHALL BE RAINTIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUIDTIGHT.
31. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS, U.O.N.
32. PROVIDE ALL FIXTURES WITH LAMPS, VERIFY TYPE WITH MANUFACTURER.
33. ALL OPENINGS FOR LIGHT FIXTURES IN CEILINGS SHALL BE PROTECTED IN A MANNER (PER ALL GOVERNING CODES) THAT WILL PROVIDE THE SAME RATING AS THE CEILING. THIS APPLIES TO ALL FIRE RATED CELINGS.
34. ELECTRICAL CONTRACTOR SHALL VERIFY THE CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF PROPER TRIMS AND SUPPORT ARRANGEMENTS FOR LIGHTING FIXTURES.
35. ALL LIGHTING SWITCHES AND/OR DIMMERS SHALL BE GANGED TOGETHER WHERE SHOWN TOGETHER.
36. ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH UL APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC ARTICLE 250.
37. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESIBLE AREAS ONLY.
38. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
39. LIGHTING FIXTURES DESCRIBED HEREIN ARE INTENDED TO INDICATE THE GENERAL FIXTURE TYPE, WHICH SHALL BE SUBSTANTIALLY AS SPECIFIED. IT IS NOT THE INTENT OF THIS SPECIFICATIONS TO REQUIRE THE PRODUCT OF ANY PARTICULAR MANUFACTURER WHOSE PRODUCT IS SPECIFIED.
40. CONNECT ALL EMERGENCY AND EXIT LIGHTS TO INDICATED CIRCUITS AHEAD OF ANY SWITCH.
41. PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PLASTER RINGS SHALL BE A MAXIMUM OF 1/8" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER THE DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN THE ELECTRICAL CONTRACTOR AND THE GENERAL CONTRACTOR FOR RING INSTALLATION IS REQUIRED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED. ANY AND ALL IMPROPERLY INSTALLED PLASTER RING OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT THE CONTRACTOR'S EXPENSE.
42. APPROVAL SHALL BE OBTAINED FROM AN STRUCT. ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER.
43. INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR A/C SYSTEMS AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINOS/INSTRUCTIONS. SEE AIR CONDITIONING DRAWING.
44. ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
45. EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
46. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BKR, AND FUSE SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE IF DIFFERENT FROM THAT SPECIFIED ON DWGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
47. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN OTHER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS AS SHOWN ON THE A/C DRAWINGS AND/OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURERS WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
48. ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
49. THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION . THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FUNCTIONING SYSTEM.
50. ALL CABLES SHALL BE RUN WITHOUT SPLICES, U.O.N.
51. ALL PULL AND J-BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
52. EXACT POINT/METHODS OF CONNECTION SHALL BE DETERMINED IN THE FIELD.
53. ALL RACEWAY ROUTED INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS.

120/208 V SYSTEM:
PHASE 'A' BLACK
PHASE 'B' RED
PHASE 'C' BLUE
NEUTRAL WHITE (see note below)
GROUND GREEN

277/480 V SYSTEM
PHASE 'A' BROWN
PHASE 'B' PURPLE
PHASE 'C' YELLOW
NEUTRAL GRAY
GROUND GREEN

Note: When mixing different voltage systems in the same raceway or enclosure use white insulation wire with a readily distinguishable color stripe running along its entire length.

ALL HISTORICAL DATA IS TAKEN FROM FILES PROVIDED BY OWNER
ALL EXPOSED AND VISIBLE DATA IS FIELD VERIFIED BY A/E

THE HALL GROUP INC.
AA26001680
ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES
THG
3246 N. MIAMI AVE. MIAMI, FLORIDA 33127
P. 305-576-7101
E-mail: drhallhall@yahoo.com
www.thehallgroup.cc

SEAL
Digitally signed by Daniel C Hall
Date: 2025.02.10 13:19:07 -05'00'
ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563

DESIGN FIRM
ARCHITECTURAL DESIGN GROUP, Inc.
A D G
140 S. Dixie Hwy. #720, Hollywood, FL 33020
c 954.854.8582, archidesigngroup@gmail.com

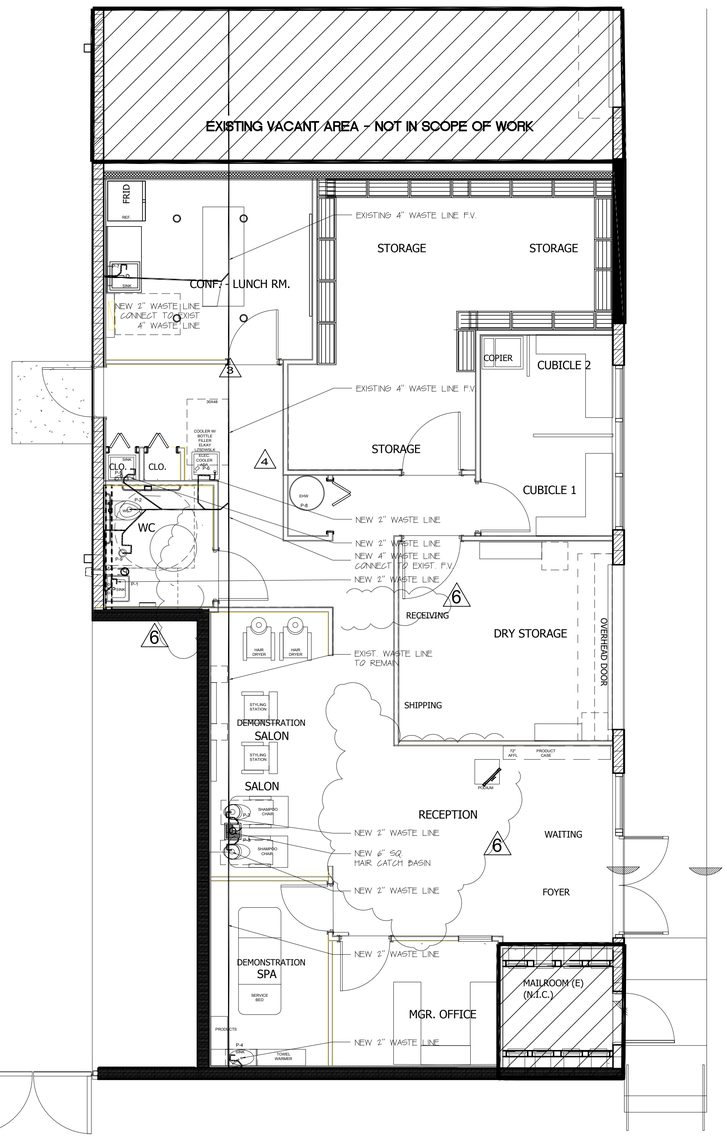
No.	DATE	REVISIONS
5	08.16.24	TITLE BLOCK FIX ADDRESS
6	01.06.25	ASBUILT ELEEC CONTRACT

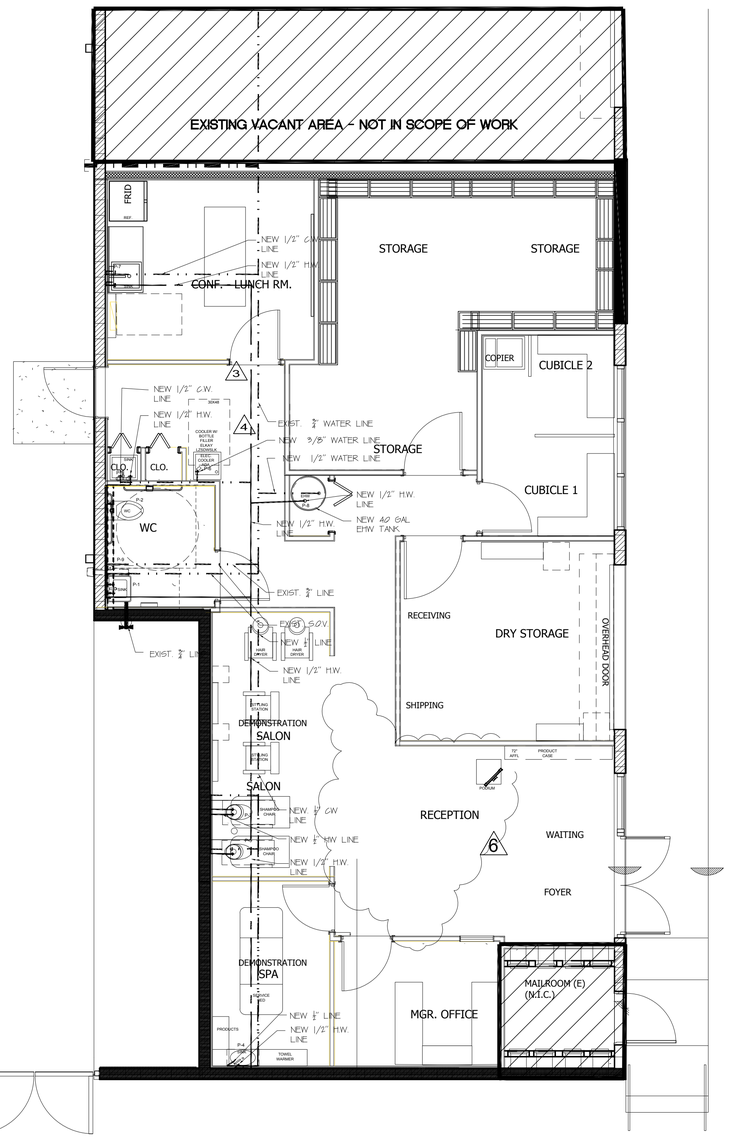
SHEET TITLE : ELECTRICAL PANEL

JOB TITLE : COMMERCIAL BAY BUILD-OUT
PLEASANT IMAGE DISTRIBUTION
5 701 NW 5TH AVENUE, UNIT 1071
FORT LAUDERDALE, FL. 33311

DATE: 07-31-23
SCALE: AS NOTED
DRAWN BY: V.H.
CHECKED BY: N.H.
APPROVED BY: N.H.

JOB.: 073123-PID
SHEET
E-2.0
OF SHEETS





WASTE PLAN

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

WATER PLAN

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

DEVELOPMENT SCOPE: PLUMBING

NOTE: ALL EXISTING PLUMBING FIXTURE/LINES TO REMAIN UNLESS OTHERWISE INDICATED.

1. EXISTING PLUMBING SERVICE LINE INSTALLED IN FLOOR TO REMAIN. CONNECT NEW WASTE LINES TYPICAL THROUGHOUT U.O.N.
2. EXISTING WATER LINE INSTALLED, TO REMAIN. TYPICAL U.O.N. PREP TO CONNECT NEW FIXTURES.
4. NEW PLUMBING FIXTURES / FAUCETS TO BE INSTALLED, REFER TO SCHEDULE. LAV, WC, MOP SINK, COOLER, CAD-SINK, SHAMPOO SINK, HAND SINK.
5. NEW WATER LINE (HOT+COLD) TO BE RELOCATED AND CONNECTED AT EACH NEW SINK.
6. NEW ELEC. HOT WATER TANK HEATER TO BE INSTALLED.
9. RECONFIGURE WASTE LINE TO MEET NEW FIXTURE POSITION.
10. NEW FLOOR SINK WITH HAIR TRAP BASIN, CONNECT WASTE LINE TO SEWER.
11. NEW MOP SINK.
12. NEW FLOOR DRAIN. F.V. LINE.

403.1
PLUMBING FIXTURE CALC: DESIGN LOAD CAPACITY (6)
1523 SF DISTRIBUTION-WAREHOUSE/STORAGE :
HAZARD: LOW-MODERATE

	REQUIRED	PROVIDED
WC	(1):100	1
LAV	(1):100	1
COOLER (ADA)	(1):400	1
W/BOTTLE FILLER		
SINK	(1):100	1

CROSS HATCH INIDICATES
EXISTING AREA NOT IN SCOPE OF WORK
(E) INDICATES EXISTING ITEM

ALL HISTORICAL DATA IS TAKEN FROM FILES PROVIDED BY OWNER
ALL EXPOSED AND VISIBLE DATA IS FIELD VERIFIED BY A/E

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E-mail: dnelthall@yahoo.com
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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
AR0013563
Digitally signed by Daniel C Hall
Date: 2025.02.10 13:01:17 -05'00'
ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563

DESIGN FIRM
ARCHI DESIGN7 GROUP, llc
A D G
140 S. Dixie Hwy. #729, Hollywood, Fl. 33020
o 954.854.8582, archidesigngroup@gmail.com

No.	DATE	REVISIONS
3	04.24.24	PLUMB REVIEW COMMENTS
4	05.07.24	PLUMB ADA BOTTLE COMMENTS
5	08.16.24	TITLE BLOCK FIX ADDRESS
6	01.06.25	OWNER REQ PARTITION CHANGE

SHEET TITLE : PLUMBING-GAS PLAN

JOB TITLE : COMMERCIAL BAY BUILD-OUT
PLEASANT IMAGE DISTRIBUTION
5 701 NW 5TH AVENUE, UNIT 1071
FORT LAUDERDALE, FL. 33311

DATE: 07-31-23
SCALE: AS NOTED
DRAWN BY: V.H.
CHECKED BY: N.H.
APPROVED BY: N.H.

JOB.: 073123-PID
SHEET
P-1.0
OF SHEETS

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: October 14, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

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

SUBJECT: Request for Funding – CRA Office Space Buildout at "The Adderley"
501 NW 7th Ave, Fort Lauderdale, FL 33311
$750,000.00 - CRA Capital Improvement Funding

FUNDING INCREASE REQUEST

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) is requesting the Advisory Board's approval to allocate $750,000 from the CRA Capital Improvements Fund to complete the construction and interior build-out of new CRA office space located within The Adderley, a CRA-funded mixed-use development on Sistrunk Boulevard.

A copy of the Location Map; Broward County Property Appraiser Information; Proposed Construction Budget; Architectural Plans; First Amendment to Lease Agreement between FPA II LLC and FL CRA; West Village Development Agreement; Letter of Intent for Proposed Lease Agreement; and the Interlocal Agreement among Broward County, the City of Fort Lauderdale and the NPF CRA regarding the extension of the NW Progresso Redevelopment Area are attached as Exhibits 1 through 9.

BACKGROUND

On September 15, 2016, the Fort Lauderdale CRA entered into a Lease Agreement with Regent Bank Project Finance, Inc. (PFI) for office space located at 914 NW 6th Street, Fort Lauderdale, FL 33311. Subsequently, on December 29, 2016, FPA II, LLC purchased the building as successor-in-interest to Regent Bank PFI and the CRA has since honored all terms of the lease in good standing.

The current four-year lease term began on June 30, 2021, and is set to expire on November 30, 2025, which coincided with the CRA's original sunset date **(Exhibit 6)**.

On May 20, 2025, the CRA was officially extended for an additional ten (10) years, to November 7, 2035, continuing its mission to eliminate slum and blight and promote economic development within the Northwest-Progresso-Flagler Heights (NPF) Redevelopment Area **(Exhibit 9)**.

On May 20, 2022, the Northwest Community Redevelopment Agency (NPF CRA) entered into a Development Incentive Program Agreement with West Village, LLC **(Exhibit 7)** for the construction of The Adderley, a mixed-use affordable housing development located along Sistrunk Boulevard. As part of the approved incentive package, the Developer agreed to reserve 4,000 square feet of ground-floor commercial space for the CRA's exclusive use. Under the terms of the agreement, the NPF CRA, or its successors and assigns, will lease the space for a minimum of five (5) years, at a below-market rate of $10.00 per square foot, plus CAM expenses, beginning upon issuance of the Certificate of Occupancy for the building.

The agreement further grants the CRA the absolute right to assign or sublet all or portions of this space to small businesses without requiring the Developer's consent, advancing the CRA's mission to support and sustain small business growth in the Sistrunk corridor. This flexibility ensures the space can serve dual purposes, both as the CRA's operational headquarters and as an incubator for emerging local enterprises.

On July 22, 2025, West Village, LLC submitted a Letter of Intent (LOI) to the Fort Lauderdale Community Redevelopment Agency (CRA) **(Exhibit 8)**, outlining the proposed lease terms for approximately 4,000 square feet of ground-floor commercial space within The Adderley Apartments at 501 NW 7th Avenue, Fort Lauderdale. The space will serve as the CRA's new administrative offices, consistent with the Agency's long-term facility plan. The proposed terms include a five-year initial lease with two five-year renewal options, a base rent of $10.00 per square foot plus common area maintenance (CAM), and 3% annual rent increases. The CRA will be responsible for its interior build-out and operating expenses, while the Landlord will pay all impact fees and cooperate with permitting. This arrangement fulfills the CRA's agreement with the Developer to reserve below-market office space for CRA use within the project, advancing the Agency's goal of establishing a permanent presence along the revitalized Sistrunk corridor.

While the current space has served the Agency well, the high rental costs have become a significant and ongoing financial burden. The CRA's current monthly rent is $13,567.55, inclusive of base rent and CAM charges (Exhibit 5). This equates to an annual base rent of $88,179.98, plus a variable CAM charge of $74,630.64, for a total yearly cost of $162,810.62. Extending the lease on a month-to-month basis would further increase the

base rent to $92,588.97, with CAM charges yet to be determined. By contrast, the proposed new office space offers an annual base rent of just $40,000, plus CAM, representing a substantial and measurable cost savings that can be redirected toward community programs and redevelopment initiatives.

The requested $750,000 in Capital Improvements funding will be financed through contributions of $600,000 from the NPF CRA and $150,000 from the Central City CRA. It will be used to design and construct the CRA's new office suite within The Adderley, transforming the raw commercial shell into a fully functional, modern office environment **(Exhibit 4)**. The project scope includes interior framing, finishes, flooring, lighting, and HVAC installation; electrical, plumbing, and ADA-compliant restroom facilities; furniture, fixtures, and equipment (FFE); network cabling, communications infrastructure, and security systems; and design, permitting, and inspection costs. The build-out will follow City procurement standards and be managed by the CRA in coordination with the project's developer and general contractor to ensure cost efficiency and timely delivery.

RECOMMENDATION

Staff respectfully recommend that the CRA Advisory Board approve the allocation of $750,000 from the CRA Capital Improvements Fund to complete the design and build-out of the new CRA offices within The Adderley building. This investment ensures continued operational stability, cost savings, and visible commitment to the revitalization of the Northwest-Progresso-Flagler Heights CRA district.

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

Attachments

Exhibit 1: Location Map
Exhibit 2: Broward County Property Appraiser Information
Exhibit 3: Proposed Construction Budget
Exhibit 4: Architectural Plans
Exhibit 5: CRA October 2025 Rent Statement
Exhibit 6: First Amendment to Lease Agreement between FPA II LLC and FL CRA

Exhibit 7: West Village Development Agreement
Exhibit 8: Letter of Intent for Proposed Lease Agreement
Exhibit 9: Interlocal Agreement among Broward County, the City of Fort Lauderdale, and the NPF CRA regarding the extension of the NW Progresso Redevelopment Area

Current CRA Offices
The Adderley - Proposed CRA Offices
NW 10TH TER
NW 10TH AVE
POWERLINE RD
NW 6TH AVE
NW 5TH AVE
NW 6TH ST
NW 3RD AVE
NW 5TH
METCALF AVE
NW 3RD TER
CUNNINGHAM AVE
NW 5TH CT
NW 5TH LN
NW 7TH TER
NW 9TH AVE
NW 8TH AVE
CENTRAL AVE
MARJORIE A DAVIS ST
NW 4TH AVE
NW 4TH P
BRYAN AVE
NW 7TH AVE

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	501 NW 7 AVENUE, FORT LAUDERDALE FL 33311
Property Owner	WEST VILLAGE LLC
Mailing Address	901 PONCE DE LEON BLVD #700 CORAL GABLES FL 33134

ID #	5042 03 01 1410
Millage	0312
Use	10-01

Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 1 THRU 4 BLK 14 LESS R/W,LOT 5,6 BLK 14,LOT 7 THRU 12 BLK 14 LESS E 20,LOT 13 THRU 26 BLK 14 LESS E 15,LOT 27 THRU 51 BLK 14, LOT 52 LESS RD R/W BLK 14 & TOG WITH VAC ALLEY ADJ TO ALL SAID LOTS AS DESC IN INSTR# 116117201 ,LESS POR OF LOTS 1 THRU 26 AS DESC IN INSTR# 120188926

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).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	$16,391,730		$16,391,730	$3,315,480	
2025	$16,391,730		$16,391,730	$3,014,080	
2024	$17,265,490		$17,265,490	$2,740,080	$147,406.19

2026 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$16,391,730	$16,391,730	$16,391,730	$16,391,730
Portability	0	0	0	0
Assessed/SOH	$3,315,480	$16,391,730	$3,315,480	$3,315,480
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	$3,315,480	$16,391,730	$3,315,480	$3,315,480

Sales History

Date	Type	Price	Book/Page or CIN
6/16/2020	DR*-T	$100	116558977
1/21/2020	WD*-T	$100	116299150
11/7/2016	WD*-T	$100	114032181
10/1/2016	WD*-D	$400,000	113979572
4/1/2010	WD*-D	$27,000	46995 / 971

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

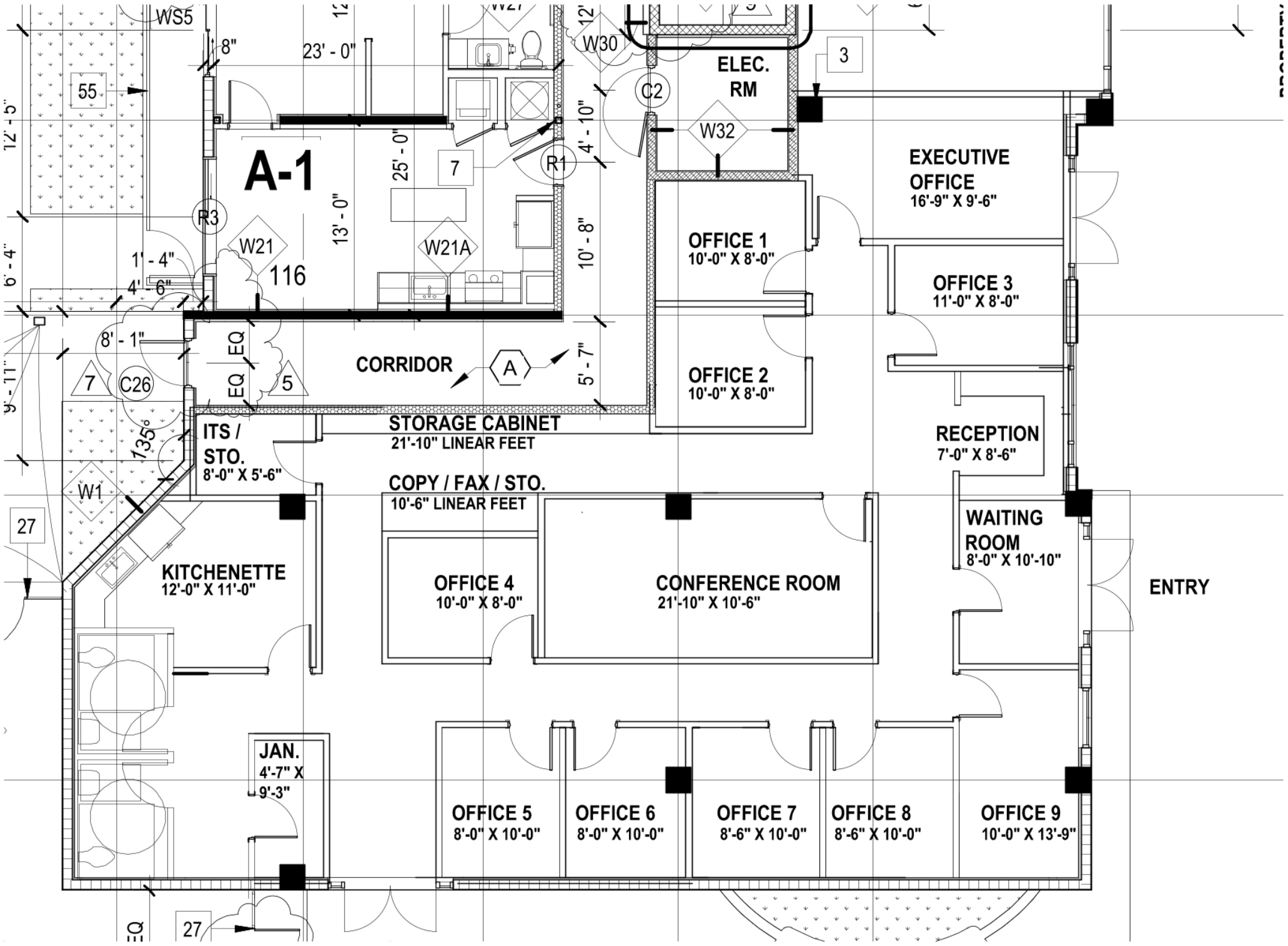
Price	Factor	Type
$106.00	154,639	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						161456		

Cost and Funding Breakdown

Item	Cost
General Requirements	$50,000.00
Site Construction	$5,000.00
Concrete	$30,000.00
Masonry	$2,000.00
Metals	$65,000.00
Wood and Plastics	$10,000.00
Thermal and Moisture Protection	$20,000.00
Doors and Windows	$50,000.00
Finishes	$40,000.00
Specialties	$20,000.00
Equipment	$15,000.00
Furnishings	$15,000.00
Special Construction	$10,000.00
Mechanical and Plumbing	$90,000.00
Electrical	$82,000.00
Impact Fees (City and County)	$15,000.00
Permit Fees (City and County)	$15,000.00
Contingency (5%)	$36,000.00
TOTAL	**$570,000.00**
Project Funding	
General Contractor overhead and profit	$180,000.00
TOTAL	**$750,000.00**


WS5
8"
23' - 0"
55
12' - 5"
A-1
25' - 0"
7
R1
4' - 10"
W30
ELEC.
RM
C2
W32
3
EXECUTIVE
OFFICE
16'-9" X 9'-6"
OFFICE 1
10'-0" X 8'-0"
OFFICE 3
11'-0" X 8'-0"
R3
W21
116
13' - 0"
W21A
10' - 8"
1' - 4"
4' - 6"
6' - 4"
8' - 1"
9' - 11"
7
C26
EQ
EQ
5
CORRIDOR
A
5' - 7"
OFFICE 2
10'-0" X 8'-0"
135°
ITS /
STO.
8'-0" X 5'-6"
STORAGE CABINET
21'-10" LINEAR FEET
RECEPTION
7'-0" X 8'-6"
W1
COPY / FAX / STO.
10'-6" LINEAR FEET
27
WAITING
ROOM
8'-0" X 10'-10"
KITCHENETTE
12'-0" X 11'-0"
OFFICE 4
10'-0" X 8'-0"
CONFERENCE ROOM
21'-10" X 10'-6"
ENTRY
JAN.
4'-7" X
9'-3"
OFFICE 5
8'-0" X 10'-0"
OFFICE 6
8'-0" X 10'-0"
OFFICE 7
8'-6" X 10'-0"
OFFICE 8
8'-6" X 10'-0"
OFFICE 9
10'-0" X 13'-9"
27

FPA II, LLC

900 NW 6th Street
Suite 201
Fort Lauderdale, FL 33311

Lease Statement

Account: 914-100-fcra-Fort Lauderdale Community Redevelopment

Prop Name: 914 NW 6 St #100-103-200

Assigned Spaces: 914-100

City of Fort Lauderdale
Community Redevelopment Agency
401 SE 21ts Street
Fort Lauderdale, FL 33316

Invoice Number: 10012025
PO: #10539

Date: 10/01/2025

Payment: $

Make checks payable to: FPA II, LLC

Date	Description	Charges	Payments	Balance
	Balance Forward			**19,103.15**
10/1/2025	CAM Charges (10/2025)	6,219.22	0.00	25,322.37
10/1/2025	CAM Charges (10/2025)	2,290.65	0.00	27,613.02
10/1/2025	Non Taxable Rent Income (10/2025)	7,348.33	0.00	34,961.35
10/1/2025	Non Taxable Rent Income (10/2025)	3,244.95	0.00	38,206.30

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
19,103.15	19,103.15	0.00	0.00	38,206.30

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (the "**First Amendment**") is entered into as of the date the last party signs this First Amendment (the "**Effective Date**"), by and between **FPA II, LLC**, a Florida limited liability company ("**Landlord**") and **FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY**, a corporate and politic body of the State of Florida ("**Tenant**") with respect to the below-described Lease Agreement. Sometimes Landlord and Tenant are referred to singularly as a "party" herein, and collectively referred to herein as the "Parties." Capitalized Terms not otherwise defined herein shall have the meanings ascribed to such terms in the Lease (as defined below).

RECITALS:

A. On or about September 15, 2016, Regent Bank Project Finance, Inc., a Florida corporation, ("**Regent Bank PFI**") as predecessor-in-interest to Landlord, entered into that certain Lease Agreement of even date (the "**Lease**") with the Tenant, by virtue of which Regent Bank PFI leased the premises described as Suites 100, 103 and 200 which contain 8,396 +/- square feet of net rentable area in the buildings (the "**Leased Premises**") at the real property(ies) with street addresses located at 900, 914 and 930 NW 6th Street, Fort Lauderdale, FL 33311 (collectively, the "**Property**") to the Tenant, subject to the terms and conditions set forth in the Lease.

B. The original Term of the Lease (the "**Term**") commenced on July 1, 2016 and is for a period of sixty (60) months through and including June 30, 2021 at 5:00 p.m.

C. The yearly Base Rent under the Lease for Suites 100 and 200 (collectively) in the Leased Premises for the final year of the Term, which is currently in effect as of the Effective Date of this First Amendment is $69,091.32 (plus sales and county surtax, to the extent applicable). The yearly Additional Rent for Operating Expenses under the Lease for Suites 100 and 200 (collectively) in the Leased Premises for the final year of the Term, which is currently in effect as of the Effective Date of this First Amendment is $39,884.04 (plus sales and county surtax, to the extent applicable).

D. The yearly Base Rent under the Lease for Suite 103 in the Leased Premises for the final year of the Term, which is currently in effect as of the Effective Date of this First Amendment is $30,510.00 (plus sales and county surtax, to the extent applicable). The yearly Additional Rent for Operating Expenses under the Lease for Suite 103 in the Leased Premises for the final year of the Term, which is currently in effect as of the Effective Date of this First Amendment is $14,690.04 (plus sales and county surtax, to the extent applicable).

E. Pursuant to the Lease, the Tenant has the right to renew the Lease for two (2) additional periods of two (2) years each, for a total "cumulative" renewal option for the Lease of four (4) years with an increase in Base Rent of a) five percent (5%) of the Term last year's Base Rent or b) ninety-five percent (95%) of prevailing market rental rate, whichever is lower. Annual increases in any Landlord-controllable Operating Expenses are limited to five percent (5%) over the prior year's expense. Certain Operating Expenses set forth in the Lease including but not limited to Impositions (as defined in the Lease) are not subject to the five percent (5%) cap on annual increases in Additional Rent for Tenant's Proportionate Share of Operating Expenses for the Leased Premises.

F. On December 29, 2016, the Landlord acquired title to the Property by way of that certain Warranty Deed recorded on December 30, 2016 in the Public Records of Broward County, Florida under Instrument #114126747, and as successor-in-interest to Regent Bank PFI, became "Landlord" pursuant to the Lease.

G. Landlord has continued to honor the Lease in all regards and has performed under the Lease as Landlord since it acquired title to the Property.

H. Tenant has approached Landlord and has notified Landlord, in writing, that it is exercising both of its options to renew the Term of the Lease for a total of four (4) years as provided in the Renewal Option set forth in the Lease until June 30, 2025.

I. In addition to the exercise of both of its Renewal Options under the Lease, Tenant has requested the Landlord to renew the Term of the Lease, for an additional period beyond the four (4) years allowed under Tenant's renewal options, for an additional five (5) months from June 30, 2025 to November 30, 2025.

J. The Landlord has approved Tenant's request to increase the renewal term for the additional five (5) months through and including November 30, 2025.

AGREEMENT:

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

1. The foregoing recitals are true, correct and incorporated herein by this reference.

2. The Term of the Lease is extended for a period of four (4) years and five (5) months, from June 30, 2021 to November 30, 2025 (the "**Renewal Term**"). Any references to "Lease Expiration Date" shall mean "November 30, 2025" and not "June 30, 2021."

3. **Base Rent** for **Suites 100 and 200** for the Tenant during the Renewal Term shall be as follows:

	Annual Base Rent (plus tax, if applicable)
Year 1	$72,545.89
Year 2	$76,173.18
Year 3	$79,981.83
Year 4	$83,980.93
Year 5 (partial)	$88,179.98

4. **Additional Rent** for estimated Operating Expenses for **Suites 100 and 200** for the Tenant during the Renewal Term shall be as follows (subject to adjustment for those Operating Expenses not subject to the five percent (5%) annual increase cap (as provided and defined in the Lease)):

Annual Additional Rent for Suites 100 and 200 (plus tax, if applicable)

Year 1 $ 48,597.12

The Tenant's Proportionate Share of Operating Expenses for the Property is 36.75%. Proration of Operating Expenses shall be on a square footage basis and Tenant's proration shall be its Proportionate Share. The total Operating Expenses shall be prorated based upon Tenant's Proportionate Share and be payable by Tenant as Additional Rent on a monthly basis as follows:

(a) Tenant's prorated share of the Operating Expenses shall be computed and paid in monthly estimated payments as estimated by Landlord, in Landlord's reasonable discretion, using commercially reasonable standards. Such Additional Rent shall be paid by Tenant on or before the 1st day of each month with Base Rent for such month. No later than ten (10) days before the end of each calendar year during which the Lease is in effect, Landlord shall provide Tenant with an estimated budget for Operating Expenses for that calendar year which estimated budget shall form the basis of Tenant's Additional Rent obligation for Operating Expenses, subject to reconciliation as provided herein. As soon as is reasonably possible following the end of each calendar year, Landlord shall furnish to Tenant a statement showing the Property's actual Operating Expenses for the preceding calendar year and Tenant's pro rata share thereof. In the case of a deficiency, Tenant shall promptly remit its pro rata share of such deficiency to Landlord within fifteen (15) days following receipt of Landlord's statement of actual expenses. In the case of a surplus, Landlord shall either apply said surplus to the next installment of Additional Rent for Operating Expenses due from Tenant under this Lease, or promptly refund the same to Tenant within thirty (30) days (including following the expiration of the Term hereof.

(b) Tenant may review, at its sole cost and expense, any Operating Expenses prorated to Tenant by Landlord including, without limitation, any assessed property taxes. Landlord shall make available the applicable statements and invoices supporting the actual Operating Expenses available to Tenant for review. Tenant shall have the right to come in to Landlord's business office, on reasonable prior written notice to Landlord, to examine and review copies of the records pertaining to the Operating Expenses on an annual basis after Tenant has receipt the statement of actual expenses from Landlord. The reasonable cost to receive copies of these statements will be covered by the Tenant. If such annual examination shall disclose any overcharge by Landlord, Landlord shall promptly reimburse Tenant for any overpayment of Tenant's proportionate share of Operating Expenses. Currently, estimated Impositions are included in the monthly payment for Operating Expenses.

5. **Base Rent** for **Suite 103** for the Tenant during the Renewal Term shall be as follows:

Annual Base Rent (plus tax, if applicable)

Year 1	$32,035.50
Year 2	$33,637.28
Year 3	$35,319.14
Year 4	$37,085.10
Year 5 (partial)	$38,939.35

6. **Additional Rent** for estimated Operating Expenses for **Suite 103** for the Tenant during the Renewal Term shall be as follows (subject to adjustment as to those Operating Expenses not subject to the five percent (5%) annual increase cap (as provided and defined in the Lease)):

Annual Additional Rent for Suite 103 (plus tax, if applicable)

Year 1 $17,899.20

The Tenant's Proportionate Share of Operating Expenses for the Property is 36.75%. Proration of Operating Expenses shall be on a square footage basis and Tenant's proration shall be its Proportionate Share. The total Operating Expenses shall be prorated based upon Tenant's Proportionate Share and be payable by Tenant as Additional Rent on a monthly basis as follows:

(a) Tenant's prorated share of the Operating Expenses shall be computed and paid in monthly estimated payments as estimated by Landlord, in Landlord's reasonable discretion, using commercially reasonable standards. Such Additional Rent shall be paid by Tenant on or before the 1st day of each month with Base Rent for such month. No later than ten (10) days before the end of each calendar year during which the Lease is in effect, Landlord shall provide Tenant with an estimated budget for Operating Expenses for that calendar year which estimated budget shall form the basis of Tenant's Additional Rent obligation for Operating Expenses, subject to reconciliation as provided herein. As soon as is reasonably possible following the end of each calendar year, Landlord shall furnish to Tenant a statement showing the Property's actual Operating Expenses for the preceding calendar year and Tenant's pro rata share thereof. In the case of a deficiency, Tenant shall promptly remit its pro rata share of such deficiency to Landlord within fifteen (15) days following receipt of Landlord's statement of actual expenses. In the case of a surplus, Landlord shall either apply said surplus to the next installment of Additional Rent for Operating Expenses due from Tenant under this Lease, or promptly refund the same to Tenant within thirty (30) days (including following the expiration of the Term hereof).

(b) Tenant may review, at its sole cost and expense, any Operating Expenses prorated to Tenant by Landlord including, without limitation, any assessed property taxes. Landlord shall make available the applicable statements and invoices supporting the actual Operating Expenses available to Tenant for review. Tenant shall have the right to come in to Landlord's business office, on reasonable prior written notice to Landlord, to examine and review copies of the records pertaining to the Operating Expenses on an annual basis after Tenant has receipt the statement of actual expenses from Landlord. The reasonable cost to receive copies of these statements will be covered by the Tenant. If such annual examination shall disclose any overcharge by Landlord, Landlord shall promptly reimburse Tenant for any overpayment of Tenant's proportionate share of Operating Expenses. Currently, estimated Impositions are included in the monthly payment for Operating Expenses.

7. Tenant warrants, represents, and agrees that as of the date hereof, Tenant is tenant under the Lease described above; Except for the City of Fort Lauderdale which occupies a portion of the first floor, Tenant is in sole possession of and is occupying the Premises; the Lease has not been amended modified, or changed, whether in writing or orally, except as may be stated in the above and in the attached; Landlord has fully performed all of its obligations under the Lease and is not in default under any term of the Lease, no circumstances exist under which Landlord may be deemed in default merely upon service of notice or passage of time; and as of the date of this First Amendment, Tenant has no defenses, set-offs, or counterclaims to the payment of

rent and all other amounts due from Tenant to Landlord under the Lease. Tenant does not waive its right to raise defenses, set-offs or counterclaims for future acts of the Landlord (i.e., acts committed after the Effective Date) under the Lease, as amended.

8. Landlord and Tenant acknowledge and warrant that there are no brokers, agents, or finders involved in this Lease amendment transaction. Each party shall indemnify, protect, defend and hold harmless the other party against all claims, demands, losses liabilities, lawsuits, judgments, costs and expenses (including reasonable attorneys' fees) for any leasing commission. Finder's fee or similar compensation alleged to be owing on account of the indemnifying party's dealings with any real estate broker, agent or finder.

9. The terms and conditions of the Lease and this First Amendment shall bind and inure to the benefit of Landlord and Tenant and their respective heirs, executors, administrators, and their permitted successors, transferees and assigns.

10. Except as herein expressly modified, all other terms and conditions of the Lease are ratified and shall remain in full force and effect, including all lease guaranties, if any was executed as part of the Lease.

11. In the event of a conflict between the terms of this First Amendment and those of the Lease, the terms of this First Amendment shall supersede, govern and control. Otherwise, the term and conditions of the Lease are ratified by the parties, and they shall remain in full force and effect.

12. This First Amendment contains the entire agreement between the parties hereto with respect to the subject matter of this First Amendment, and supersedes all prior understandings, agreements and representations, if any, with respect to such subject matter except for such provisions of the Lease not affected by this First Amendment.

13. This First Amendment may be executed in any number of counterparts, each of which may be executed by less than all of the parties hereto, and all of which taken together shall constitute one and the same agreement. This First Amendment may be executed and delivered by facsimile or email and the parties agree that such facsimile or email signatures and delivery shall have the same force and effect as delivery of an original document with original signatures, and that each party may use such facsimile or email signatures as evidence of the execution and delivery of this First Amendment by all parties to the same extent that an original signature could be used.

[signatures on next page]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the dates written below and this First Amendment as of the date first above-written.

LANDLORD:

FPA II, LLC, a Florida limited liability company

By: FLORIDA PRIME ACQUISITIONS, LLC, a Florida limited liability company, its Manager

By: R.E.L. PARTNERS LLC, a Florida limited liability company, its Manager

By: _____
Eyal Peretz, Manager

Date: _____

TENANT:

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a corporate and political body of the State of Florida

By:_____
Christopher J. Lagerbloom, ICMA-CM
Executive Director

Date: _____

Approved as to Form and Legal Sufficiency:

By: _____
Lynn Solomon, Esq.
Assistant City Attorney

DEVELOPMENT AGREEMENT
ADDERLEY

THIS DEVELOPMENT AGREEMENT(this "Agreement") is by and among:

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

and

WEST VILLAGE, LLC, a Florida limited liability company, hereinafter referred to as the "Developer".

WITNESSETH:

WHEREAS, the Fort Lauderdale Community Redevelopment Agency, an agency authorized under Chapter 163, Part III of the Florida Statutes, was created to eliminate "slum and blight" and to stimulate community redevelopment; and

WHEREAS, the City Commission of the City of Fort Lauderdale adopted Resolution No. 95-86 on June 2, 1995, finding the existence of slum and blight conditions in that area of the City of Fort Lauderdale, Florida (the "City") known as the Northwest-Progresso-Flagler Heights Community Redevelopment Area, as more particularly described in that resolution, (herein referred to as the "Redevelopment Area"); and

WHEREAS, by adoption of Resolution 95-170, the redevelopment plan for the Redevelopment Area was approved by the City Commission on November 7, 1995, and was amended in 2001 by Resolution 01-86, in 2002 by Resolution 02-183, in 2013 by Resolution 13-137, in 2016 by Resolution 16-52 and in 2018 by Resolution. 18-226 and as subsequently amended (the "Redevelopment Plan"); and

WHEREAS, on or around July 16, 2019, the Fort Lauderdale Community Redevelopment Agency, issued a Notice of Intent to Dispose of Fort Lauderdale Community Redevelopment Agency Property located at 714 Sistrunk Boulevard (NW 6th Street) and 526 NW 7TH Terrace, Fort Lauderdale, Florida (collectively referred to as, "Agency Parcels") for sale to the highest and best respondent; and

WHEREAS, the Developer has applied for funding in the amount of $12,000,000 under the Agency's Development Incentive Program; and

WHEREAS, Owner (defined below) owns the Developer Parcels (defined below) adjacent to the Agency Parcels and intends to assemble the Entire Site (defined below) for the construction of a mixed use project; and

WHEREAS, on December 10, 2019, the CRA Advisory Board recommended approval of this Project (defined below) which has been modified since presented to the CRA advisory board; and

WHEREAS, the Board of Commissioners of the Agency finds that development of the Project will create stable communities, enhance the quality of life, improve the aesthetic and useful enjoyment of the Redevelopment Area; create economic development opportunities, all in accordance with and in furtherance of the Redevelopment Plan and as authorized by and in accordance with the Act; and

WHEREAS, the CRA Board finds that West Village LLC has demonstrated that it has the financial capacity, legal ability, development experience, qualifications and ability best suited to construct and complete the Project; and

WHEREAS, on January 21, 2020, by Resolution 20-01 (CRA), the Board of Commissioners of the Agency approved an award of the Agency Parcels and an award of $12,000,000 under the Development Incentive Program to the Developer, under the terms and condition described in the Letter of Intent dated January 28, 2020; and

WHEREAS, the Agency transferred title to the Agency Parcels to the Developer on or around February 10, 2020; and

WHEREAS, on October 5, 2021, by Resolution 21-09 (CRA), the Board of Commissioners of the Agency approved an amendment to Resolution 20-01(CRA) to allow replacement of the one of the members of the Developer and to approve the amended Letter of Intent.

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

ARTICLE 1
DEFINITIONS

As used in this Agreement the following terms shall have the following meanings:

"Affiliate", "Affiliated" or "Affiliated Person" means, when used with reference to a specific person:

(1) Any Person that, directly or indirectly, through one or more intermediaries, controls or is controlled by or is under common control with the specified Person;

(2) Any Person that is an officer of, partner in, member of, or trustee of, or serves in a similar capacity with respect to the specified Person or of which the specified Person is an officer, partner, member, or trustee, or with respect to which the specified Person serves in a similar capacity;

(3) Any Person that, directly or indirectly, is the beneficial owner of 10% or more of any class of equity securities of, or otherwise has a substantial beneficial interest (10% or more) in the specified Person, or of which the specified Person is directly or indirectly the owner of 10% or more of any class or equity securities or other form of ownership, or in which the specified Person has a substantial beneficial interest (10% or more); or

(4) A relative or spouse of the specified Person.

As used in this definition, the term "relative" shall include all the relationships specified in § 732.103, Florida Statutes (intestate succession) as they pertain to the Person or the Person's spouse, instead of decedent (e.g., the term includes brother-in-law or father-in-law).

"Agency" means the Fort Lauderdale Community Redevelopment Agency created pursuant to Part III of Chapter 163, Florida Statutes and by City of Fort Lauderdale Resolution No. 95-86 adopted by the City Commission on June 20, 1995, or its successors or assigns.

"Agency Forgivable Funds" or "Forgivable Funding" or Forgivable Loan" means a forgivable loan in the amount of Eight Million Four Hundred Thousand and No/100 Dollars ($8,400,000.00) as evidenced by a Promissory Note to fund Hard Costs for developing the Project and which shall be secured by a second mortgage on the Entire Site. Agency Funds shall not be used to fund Horizontal Improvements within a public right of way.

"Agency Non-Forgivable Funds" or "Non-Forgivable Funding" or "Non-Forgivable Loan" means a non forgivable loan in the amount of Three Million Six Hundred Thousand and No/100 Dollars ($3,600,000.00) as evidenced by a Promissory Note to fund Hard Costs for developing the Project and which shall be secured by a second mortgage on the Entire Site. This Agency Non-Forgivable Funds shall be repaid according to the terms set forth herein and, in the Agency, Non-Forgivable Promissory Note. Agency Funds shall not be used to fund Horizontal Improvements within a public right of way.

"Agency Loan" or "Agency Funds" means the total amount of the Agency Non-Forgivable Loan and Agency Forgivable loan.

"Agency Parcels" means the real property located at 714 Sistrunk Boulevard and 526 NW 7th Terrace, Fort Lauderdale, Florida and legally described in described in Exhibit "A".

"Agreement" means this Development Agreement by and between the Agency and the Developer.

"Agency Documents" means this Agreement together with the documents and instruments described in Section 3.2.2 of Article 3 and such other certifications, affidavits and other instruments reasonably requested by the Agency.

"Authorized Representative" means as to the Agency, the Executive Director or his designee and Frank Guerra or Alberto Suarez, as to the Developer.

"Building Code" means the code which governs design and construction of infrastructure improvements, building and construction standards, review of plans for construction and infrastructure improvements, issuance of building permits, inspections for compliance with construction standards, issuance of Certificate of Occupancy, issuance of Certificate of Completion and other matters pertaining to construction of structures in the City.

"Building Permit" means, for each part of the infrastructure and improvements to be constructed on the Project, any building permit or development approval issued by the appropriate department, office or official of the City (or other governmental authority having jurisdiction over the Project) charged with reviewing the plans, specifications, drawings, details and other construction documents for compliance with the Building Code and other similar codes applicable to that part of the Project being constructed thereon, and having the authority to issue building permits or development approvals for infrastructure improvements or construction of buildings, structures or other improvements in accordance with construction documents therefor reviewed and approved by such department, office or official.

"Construction Lender" means a regulated financial institution selected by Developer and approved by the Agency, which approval shall not be unreasonable withheld conditioned or delayed, to provide construction financing for the Project.

"Contractor" means one or more individuals or firms constituting a general contractor properly licensed by Broward County, the State of Florida or other appropriate jurisdiction to the extent required by applicable law to perform contracting services to construct the Improvements, bonded to the extent required by applicable law and contract specifications and means a Contractor for site development work (infrastructure), structural improvements, underground water and sewer utilities, mechanical (HVAC), plumbing and electrical.

"Certificate of Occupancy or C/O" means wherever this term is used herein it shall refer to a final certificate of occupancy issued by the City's building official pursuant to the Florida Building Code or other appropriate governing authority.

"City" means the City of Fort Lauderdale, a municipal corporation of the state of Florida.

"City Commission" means the elected officials and governing body of the City.

"Closing Date" means the date the Developer closes on its construction loan with the Construction Lender. The Closing Date shall occur on or before December 31, 2022. Developer may request that the Authorized Representative of the Agency extend the Closing Date for up to an additional sixty (60) days provided that Developer has used Reasonable Efforts in meeting the lending conditions of its Construction Lender and has secured a loan commitment, a copy of which has been provided to the Agency.

"Commencement Date" means, for purposes of this Agreement, commencement of the Horizontal and Vertical Improvements of the Project no later than January 15, 2023.

"Completion Date" means the date on which a Certificate of Occupancy is issued for the entire Project which date shall be no later than thirty (30) months from the Commencement Date, subject to Force Majeure (as defined in 15.5) and extensions approved by the Executive Director.

"Contract Administrator" means the Executive Director of the Agency or his or her designee. For purposes of Article 5 and Section 6.2 of Article 2, the Contract Administrator shall be deemed the Area Manager for the Northwest-Progresso-Flagler Heights Community Redevelopment Area.

"CRA Advisory Board" means the City of Fort Lauderdale Northwest-Progresso-Flagler Heights Community Redevelopment Agency Advisory Board appointed by the City Commission to advise the City and CRA Board regarding community redevelopment matters affecting the Redevelopment Area.

"CRA Board" means the governing board of the Agency.

"Developer" means WEST VILLAGE, LLC, a Florida limited liability company.

"Developer Parcels" means the real property located at XXX NW 7th Terrace, 701 W. Sistrunk Blvd, 735 NW 7th Avenue, 502 NW 7th Terrace, 500 NW 7th Terrace, 516 NW 7th Terrace, 518, NW 7th Terrace, 509 NW 7th Avenue XXX NW 7th Avenue, 517 NW 7th Avenue, Fort Lauderdale, Florida and legally described in Exhibit "B" attached hereto.

"Declaration of Developer Restrictive Covenants" means that instrument executed by Developer at closing on the Entire Site in favor of the Agency, in form and content acceptable to the Agency.

"Effective Date" means the date on which the last party executes this Agreement.

"Entire Site" or "Property" means Agency Parcels and Developer Parcels, which are contiguous to each other with no gaps or hiatuses.

"Funding Agreement" means that certain agreement which shall be entered into between the Agency and a Construction Lender or a mutually acceptable third-party disbursing agent, which will govern the disbursement and use of the Agency's Forgivable Funds and Non-Forgivable Funds and the Construction Lender's loan proceeds for construction of the Improvements.

"Hard Costs" means costs for labor and materials required to construct a permanent structure on the Entire Site and for installation of site improvements such as water, sewer, electric and other utilities, grading, paving and drainage improvements to the Project Site.

"Horizontal Improvements" means the water, sewer, electric and other utilities, grading, paving and drainage improvements to the Entire Site.

"Improvements" means collectively the Horizontal Improvements and Vertical Improvements to be constructed on the Entire Site as shown in the Developer's application for Agency funding and site plan approved by the appropriate governing authority, which is attached hereto as Exhibit "D".

"Owner" means Sistrunk 2245 LLC, 220145, LLC Urbano 500 LLC and West Village LLC.

"Person" means any individual, corporation, firm, partnership, trust, association, or other entity of any nature.

"Plans and Specifications" means the documents required for the construction of the Improvements, that may include predesign plans and drawings, preliminary plans and building, electrical and mechanical drawings, schematic design documents, design development documents, together with all amendments and modifications thereof, approved by Agency and the Developer as provided in this Agreement. To the extent not included in the Plans and Specifications, the subcontractor agreements used by the Contractor shall include written instructions specifying materials, workmanship, style, color and finishes consistent with the Project Development Plan.

"Project" means the financing, marketing, design, construction, operation and management by the Developer of a mixed-use project consisting of 417 residential units, 12, 000 square feet of commercial/retail space, parking garage together with other

Improvements in accordance with the Project Development Plan Project Schedule and Project Budget.

"Project Budget" means the preliminary budget prepared by the Developer as described in Exhibit "C" that shows the anticipated line items and the estimated costs for all the items that the Developer expects to incur in connection with development and construction of the Project.

"Project Development Plan" means the plan prepared by the Developer as attached in Exhibit "D" which includes the approved site plan for the Project, as well as the floor plans and elevations for the Vertical Improvements and the minimum features of the Project.

"Project Schedule" means the preliminary schedule and time frame for the submittal of applications for approvals required by this Agreement, and for the commencement and completion of construction of the Improvements pursuant to this Agreement, attached hereto as Exhibit "E" to this Agreement.

"Reasonable Efforts" means a good faith attempt by a Person to cause a result, but not an assurance or guarantee that such result will be achieved.

"Redevelopment Area" means the Northwest-Progresso-Flagler Heights Community Redevelopment Area, as designated by Resolution 95-86, as may be amended from time to time.

"Vertical Improvements" means above grade buildings and structures for which a building permit is required.

Other capitalized terms not defined in this Article shall have the meanings assigned to them elsewhere in this Agreement. Words used herein in the singular shall include the plural and words in the masculine/feminine/neuter gender shall include words in the masculine/feminine/neuter where the text of this Agreement requires.

ARTICLE 2
PURPOSE

2.1 The purpose of this Agreement is to promote implementation of the Redevelopment Plan by providing for conveyance of the Property to the Developer and an award of Agency Funds, subject to the terms and conditions set forth herein, for the development and construction of the Project in accordance with the Project Development Plan, Project Schedule and Project Budget to create a mixed use project, to create a vibrant community, to create stable communities, to enhance the quality of life, improve the aesthetic and useful enjoyment of the Redevelopment Area through the elimination of slum and blight, all in accordance with and in furtherance of the Redevelopment Plan and as authorized by and in accordance with the Act.

2.2 After review of the application for funding by the Developer, the Agency approved the Project as being in the public interest and in furtherance of the goals, objectives and provisions of the Redevelopment Plan and authorized execution of this Development Agreement to set forth the respective duties and responsibilities of the parties pertaining to the terms and condition for development of the Project.

2.3 The Developer's application for Agency Forgivable Funds and Non-Forgivable Funds are incorporated in this Agreement as if fully set forth herein. In the event of a conflict between the application and this Agreement, the terms of this Agreement shall control.

ARTICLE 3
PROJECT

3.1 Agency is providing funding under its Development Incentive Program and has sold the Agency Parcels to the Developer with the understanding that the Developer shall construct the Project in accordance with the Project Schedule, Project Development Plan and Project Budget.

3.2 Conditions.

Closing on the Agency Loan is subject to compliance with the following conditions:

3.2.1 Closing on Developer's construction financing which shall include a guaranty of payment and performance from Alberto J. Suarez, Anthony Seijas and Frank Guerra if required by the lender with a financial institution approved by the Agency or satisfactory evidence that it has sufficient funding to complete the Improvements in accordance with the Project Development Plan, Project Schedule and Project Budget. Closing shall occur on the Closing Date. The Agency agrees to subordinate the lien of its second mortgage to a first mortgage in favor of a regulated financial institution providing construction financing for the Project.

3.2.2 Execution and delivery of the Agency Forgivable Promissory Note, Agency Non-Forgivable Promissory Note, Second Mortgage and Security Agreement, UCC-1 Financing Statement, Loan Agreement, Declaration of Developer Restrictive Covenants, Commercial Lease, Negative Pledge Agreement, Environmental Indemnity Agreement, Loan Agreement, Funding Agreement and such other agreements and instruments as reasonably required by the Agency.

3.2.3 Survey certified to the Agency meeting the minimum technical standards and otherwise in form and substance acceptable to the Agency using commercially reasonable standards.

3.2.4 Issuance of a Title Commitment and subsequent lender's title policy in the amount of $12,000,000, at Developer's expense, to ensure the Agency security interest in the Entire Site with the Developer

bearing responsibility to pay the owner's and lender's title premium and title search fees. Such title commitment shall be bound to delete all standard exceptions, including the gap, delete all schedule B-requirements and to issue Florida Form 9 coverage and Environmental Lien.

3.2.5 Compliance with the terms and conditions of the Loan Agreement and if applicable, the Funding Agreement.

3.2.6 If required by the Construction Lender, the Developer's securing a payment and performance bond in accordance with the requirements of the Construction Lender.

3.2.7 Recordation of the Declaration of Developer Restrictive Covenants in the public records of Broward County, Florida, which shall be prior in dignity to the lien and encumbrance of the Construction Lender and recordation of the Second Mortgage and UCC-1 Financing Statement in favor of the Agency.

3.2.8 Agency approval of the final Plans and Specifications for the Improvements.

3.2.9 Proof of recording of a Notice of Commencement after the Agency's second mortgage listing the Agency as a party to receive Notice to Owner.

3.2.10 Proof of Insurance as required under Article 9.

3.2.11 Review and acceptance of environmental assessment on the Property.

3.2.12 Satisfactory evidence that Developer has sufficient equity to complete construction of the Project.

3.2.13 Receipt and review of a draw schedule, construction schedule and budget, sources and uses, project schedule, survey and schedule of values for the Project.

3.2.14 Receipt and review of a construction contract between the Developer and a qualified and experienced general contractor along with copy of the general contractor's license.

3.2.15 Certificates of Good Standing and corporate authorization of the Developer and its controlling entities.

3.2.16 All development approvals from the appropriate governing

authority have been issued for the Project.

3.2.17 Receipt and review of all owners who hold a direct or beneficial interest in the Property or Developer and its controlling entities along with copies of the organizational documents.

3.2.18 Transfer of title to the Developer Parcels to the Developer, if necessary.

3.2.19 Such other documents, instruments, studies, analysis and evaluation as required by the CRA in the exercise of its reasonable discretion.

3.3 Conditions for Satisfaction of the Agency Forgivable Loan and Non-Forgivable Loan.

3.3.1 A Satisfaction of Mortgage shall be issued and the note cancelled on the Agency Forgivable Loan upon issuance of a Certificate of Occupancy for the Project.

3.3.2 A Satisfaction of Mortgage shall be issued for the Agency Non-Forgivable Loan upon payment in full of the Non-Forgivable Note according to the terms and conditions stated therein. The Non-Forgivable Loan requires a repayment of $3,600,000 payable over ten (10) years in quarterly installments starting twelve (12) months from the date a Certificate of Occupancy is issued for the Project and each anniversary date thereafter. The Non-Forgivable Loan may be prepaid in whole or part without any prepayment penalty and shall contain a 15 day grace period. Thereafter, a late fee of 5% of the payment due shall be assessed. The Agency reserves the right to assign the Non-Forgivable Loan in its sole discretion and without the necessity of securing approval from the Developer or its successors and/or assigns.

3.3.3. Neither loan shall be subject to a charge of interest except in the event of default. Upon such an occurrence, interest shall accrue at the maximum rate permitted by law.

3.4 Restrictions.

The Agency and Developer agree that the Entire Site shall be owned, held, used, transferred, sold, conveyed, demised, occupied, possessed and used subject to the Declaration of Developer Restrictive Covenants, as well as all other reservations, regulations and burdens set forth in this Agreement. The Developer shall execute a Declaration of Developer Restrictive Covenants which shall be binding upon the Developer and its successors and/or assigns. Such Declaration of Developer Restrictive Covenants shall be recorded in the Public Records of Broward County,

Florida at Developer's expense simultaneous with recording the Agency Mortgage and Security Agreement. As a condition of the Agency Forgivable Loan and Agency Non-Forgivable Loan, Developer shall cause the owner of the Property to execute the Restrictive Covenant to covenant and to lease 4,000 square feet of commercial retail space of the Project to the Agency, or its successors and/or assigns, for a minimum of five years at a rate of $12.00 per square foot plus common area maintenance expenses starting from the date the Certificate of Occupancy is issued, with the understanding that the Agency, or its successors and/or assigns, may sublet all or a portion of the retail space to small businesses as part of its initiative to support and sustain small businesses. The Agency shall have the absolute right to assign its entire leasehold interest to a third party, without recourse and without the necessity of consent from the Developer or its successors and/or assigns. Further, upon such an assignment, the Agency shall be released from any and all liability under the Commercial Lease. All subtenants must comply with applicable rules and regulations related to rental of retail or commercial space within the Project and will receive the same benefits and privileges as other similarly situated tenants. The Agency reserves the right to charge rent in excess of the rate charged by Developer, or its successor and/or assigns, and Developer shall not be entitled to share in the excess rents or receive any benefits from the excess rents.

3.5. Right to Enforce.

3.5.1 The parties stipulate and agree that for enforcement purposes the Declaration of Developer Restrictive Covenants shall run in favor of the Agency. The Agency shall have the right, in the event of any breach of the Declaration of Developer Restrictive Covenant to exercise all the rights and remedies available to the Agency as provided therein, including maintenance of any actions at law for damages, for declaratory relief or actions in equity for the enforcement of the terms hereof.

3.5.2 The Agency may enforce the Declaration of Developer Restrictive Covenants in any judicial proceeding in any court of competent jurisdiction seeking any remedy cognizable at law or in equity, including injunctive relief, specific performance or any other form of relief against any Person violating or attempting to violate any term or condition of the Declaration of Developer Restrictive Covenants. The failure of the Agency to enforce any provision contained in the Declaration of Developer Restrictive Covenants shall in no event be deemed a waiver of such provision or of the right of the Agency to thereafter enforce such provision. The prevailing party in any such litigation shall be entitled to the award of court costs and reasonable attorneys' fees at both the trial and appellate levels, including mediation relating thereto.

3.5.3 It is intended and the parties do hereby stipulate and agree that the Declaration of Developer Restrictive Covenants shall so expressly provide, that the covenants and restrictions provided for

therein, shall be covenants running with the land and that they shall, in any event and without regard to technical classification or designation, legal or otherwise, and except only as to otherwise specifically provided for therein, be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by the Agency against Developer. The Declaration of Developer Restrictive Covenants shall remain in full force and effect until the conditions for release have been satisfied. For the purposes of enforcement of the Declaration of Developer Restrictive Covenants, the parties stipulate and agree that a violation thereof constitutes an irreparable injury for which there is no adequate remedy at law.

ARTICLE 4
DISBURSEMENT OF AGENCY FUNDS

At Closing, Developer, Agency and Developer's Construction Lender or alternatively, a mutually acceptable escrow and disbursing agent, shall enter into a Funding Agreement setting forth the obligations of each party to disburse the Agency funds in accordance with a source and uses statement, schedule of values and construction budget. Notwithstanding any Construction Lender requirements, Agency Loan shall be disbursed after the Developer's equity contribution is fully exhausted and applied to the Project. The Agency Loan shall be used for Hard Costs only and such funding and disbursements shall be made pari parsu with the Construction Lender. The Agency shall budget and appropriate legally available funds sufficient to fully fund the Agency Loan by Fiscal Year 2022/2023, beginning with fiscal year 2019/2020, as follow, subject to the approval as to form and substance by the CRA's General Counsel and City Auditor, as follows:

Fiscal Year- 2019/2020- $1,000,000
Fiscal Year- 2020/2021- $3,000,000
Fiscal Year- 2021/2022- $3,500,000
Fiscal Year- 2022/2023- $4,500,000

Such obligations to annually appropriate and disburse the Agency Loan are subordinate to overhead and administrative costs related to operating and managing the Agency and current and future Agency debt and previously approved Agency projects. Neither this Agreement nor the obligations imposed upon the Agency hereunder shall be or constitute an indebtedness or general obligation of the Agency or other governmental authority within the meaning of any constitutional, statutory or charter provisions requiring the Agency or other governmental authority to levy ad valorem taxes nor a lien upon any properties or funds of the Agency or other governmental authority. The parties agree this Agreement is not intended to create debt of the Agency nor does this Agreement constitute an unconditional obligation to pay the Agency Loan. The agreement to budget and appropriate shall not constitute a lien, either legal or equitable, on any of the Agency's tax increment revenue or other revenue, nor shall it preclude the Agency

from pledging its tax increment revenue in the future and nor shall it give the Developer a prior claim to the revenue of the Agency.

Subject to reconciliation with any conflicts with the requirements of the Construction Lender, Developer, or its affiliates or other related third parties, agree to receive its Developer's fee ($4,000,000) for this Project in stages. Ten Percent (10%) of the Developer's fee shall be paid at closing on the construction loan, sixty-five percent (65%) during construction (prorata over the total number of construction draws) and the balance shall be paid upon issuance of a Certificate of Occupancy for the entire Project. The CRA reserves the right to change the timing of payments upon review of the Construction Lender draw schedule and other relevant factors. Notwithstanding, the Agency Loan is not a source of payment for the Developer's fee.

ARTICLE 5
PROJECT DEVELOPMENT PLAN

5.1 Project Development Plan. The Agency acknowledges that the Developer has prepared and completed a Project Development Plan for development of the Project on the Entire Site. Agency hereby approves the Project Development Plan, which is conceptual in nature, subject to the Vertical Improvements meeting the requirements of the ULDR for the City and such other laws, rules and regulations applicable to the Project and as otherwise provided for in this Agreement. Prior to the submission to the City of an application for the first building permit for the construction of the Vertical Improvements or for the first engineering permit for construction or installation of any infrastructure improvements, the Developer shall submit the final Plans and Specifications for the Vertical Improvements to the Contract Administrator for the Redevelopment Area for a determination that the Plans and Specifications are consistent with the Project Development Plan in effect at the time of such submission. Any such requests shall be acted upon by the Contract Administrator within fourteen (14) days of the submission of such request or the Plans and Specifications will be deemed to be consistent with the Project Development Plan by the Agency. If the Contract Administrator determines that the Plans and Specifications are not consistent with the Project Development Plan, the Developer will have thirty (30) days to resolve any objections of the Contract Administrator and to modify the Plans and Specifications as required by the Contract Administrator. If the Developer submit(s) modifications to the Plans and Specifications as required by the Contract Administrator, the Contract Administrator shall have ten (10) days to determine if such modifications sufficiently resolve the Contract Administrator's objections to the Plans and Specifications. If the Contract Administrator does not act on the modifications to the Plans and Specifications submitted to the Contract Administrator within the ten (10) day period, the submitted modifications to the Plans and Specifications will be deemed to be consistent with the Project Development Plan by the Agency. If the Developer and Contract Administrator cannot reach agreement upon any objections raised by the Contract Administrator upon

the initial or any subsequent submittal or modifications to the Plans and Specifications, then the Developer may appeal to the Executive Director of the Agency whose decision must not be unreasonably withheld, conditioned or delayed.

5.2 Modification. Any proposed modifications to the Project Development Plan, shall be submitted to the Contract Administrator for approval, which approval will not be unreasonably withheld. However, all modifications must substantially conform to the Project Development Plan and such modification must relate to impediments of the sites or other construction obstacles and not related to constructing less expensive or reducing the density of the Vertical Improvements unless otherwise approved by the Agency in its sole discretion. Any request for approval of a modification shall be acted upon by the Contract Administrator within fourteen (14) days of submission of such request or such request shall be deemed approved by the Agency. The Contract Administrator may approve, deny, or approve the proposed modifications subject to conditions. If the proposed modifications are approved or approved with conditions, the Developer will have thirty (30) days to include the conditions or changes in the Project Development Plan. If the Developer includes the changes, the revised modifications to the Project Development Plan will be resubmitted to the Contract Administrator, and if it is determined that the revised Project Development Plan conforms with the conditions requested, the Contract Administrator will shall approve such modifications. If the Contract Administrator does not act on the resubmitted modifications to the Project Development Plan within the ten (10) day period, the submitted modifications to the Project Development Plan will be deemed to be consistent with the Project Development Plan by the Agency. If the Developer and Contract Administrator cannot reach agreement upon any objections raised by the Contract Administrator upon the initial or any subsequent submittal or modifications to the Project Development Plan, then the Developer has the right to appeal to the Executive Director of the Agency whose decision must not be unreasonably withheld, conditioned or delayed.

5.3 Zoning, Vacation of Streets, other Government Approvals. The Developer acknowledges and agrees, to obtain or cause to be obtained at its own expense, all appropriate approvals, permits, subdivisions variances, rezonings, street vacations or waivers necessary under applicable law rules and regulations including building permits for construction of the Project as contemplated by this Agreement and as required by the applicable governmental authority. The Developer shall comply with all applicable zoning, subdivision, land use and/or environmental laws; provided that the foregoing shall not relieve the Developer of the obligation to pay water charges, pollution control charges and electrical service charges with respect to the Vertical Improvements, at their normal rates or levels. Nothing in this Agreement shall waive the City's police powers and obligations with respect to the review of development approval applications acting in its governmental and regulatory capacity.

5.4 Permits. All Improvements shall be constructed by the Developer pursuant to a building or engineering permit or permits, as applicable, issued by the City covering each such improvement. The Developer is responsible for obtaining all required permits for Improvements and/or connections as applicable and required from

any and all jurisdictional authorities.

5.5 Approval by Other Governmental Agencies. All Plans and Specifications must be approved by such other governmental agencies, whether state, local, or federal, that have jurisdiction and require approval of them. Plans and Specifications shall be prepared, construction of all Improvements shall be carried out and all obligations of the Developer as provided in this Agreement shall be carried out and use of the Project shall be in accordance with all applicable rules, laws, ordinances and governmental regulations of all governmental agencies having jurisdiction over such matters. The Developer is responsible for obtaining all required approvals as applicable and required from any and all jurisdictional authorities.

5.6 Changes to Project Schedule. If required, due to changes in the Project Development Plan, the Project Schedule shall be revised by Developer to reflect such changes to the Project Development Plan.

5.7 Submission of Applications for Development Permit Approval. It shall be the responsibility of Developer to obtain approval of the zoning, site plan, and the Plans and Specifications for the Improvements from the applicable departments within the City. In the event the City requires changes to the Project Development Plan and/or the Plans and Specifications so as to ensure the Project complies with applicable zoning, land use and/or building code requirements, which required changes are in conflict with any required changes or modifications required by the Agency through the review process set forth in Sections 5.1 and 5.2 above, the requirements of the City shall control and Developer shall be deemed to be in compliance with this Agreement notwithstanding any disagreement between the Agency and the City concerning such conflict. The Developer and the Agency expressly agree that the requirements of the City for obtaining all permits for the Project shall control any changes to the Project Development Plan and the Plans and Specifications.

5.8 Submission of Project Documents. During the course of constructing all Improvements, the Developer will, upon request, submit to the Agency copies of the following (herein collectively called "Project Documents"):

5.8.1 All soil test, engineering studies, feasibility studies, plans, specifications and related documents, studies, tests, plans and drawings concerning any item comprising the Improvements;

5.8.2 Preliminary plans and specifications for the Vertical Improvements, including but not limited to all civil, architectural, structural, mechanical, electrical and landscaping plans and specifications, soil borings and foundation plans;

5.8.3 Final Plans and Specifications, permits and related documents concerning the Improvements; and

5.8.4 Any revisions, corrections, amendments or supplements to any of the foregoing.

ARTICLE 6
THE DEVELOPMENT

6.1 Scope of Development. The Developer shall be responsible for arranging, managing, overseeing, coordinating and administering the development and construction of the Project subject to the terms and conditions provided in this Agreement. The Developer shall construct and develop, or cause to be constructed and developed, all Improvements which the Developer is obligated to construct and develop in accordance with the Project Schedule, and subject to the conditions established in this Agreement. The Developer shall assume responsibility for securing the necessary financing for completing the Project, including carrying costs, financing costs, marketing and promotional expenses.

6.2 Authority of Agency to Monitor Compliance. During all periods of design and construction, the Contract Administrator shall have the authority (at no cost to the Developer) to monitor compliance by the Developer with the provisions of this Agreement and the Project Development Plan. To that end, during the period of construction and without prior notice to the Developer, or any Contractor, representatives of the Agency shall have the right of access to the Project and the Entire Site and to every structure within the Project and on the Entire Site during normal construction hours. Agency monitoring of compliance shall not be in lieu of normal engineering or building inspections for any element or sub-element of the Improvements or connections as required by other jurisdictional authorities.

ARTICLE 7
PROJECT SCHEDULE

7.1 The Developer and the Agency staff have jointly prepared a Project Schedule setting forth specific dates for the performance of each party's respective obligations under this Agreement (herein called the "Project Schedule"). The Project Schedule is hereby approved by the Agency and the Developer. Subject to the terms of this Agreement, the Developer hereby agrees to undertake and complete the construction and development of the Project in accordance with this Agreement and the Project Schedule, and to use all Reasonable Efforts to comply with all of the obligations and abide by all the dates set forth therein. The Agency hereby agrees to complete those acts to be performed by the Agency within the dates set forth in the Project Schedule, and to use all Reasonable Efforts to cause those acts to be performed by the Agency within the dates established by the Project Schedule, and to otherwise comply with all of the obligations of the Agency and abide by all the dates set forth therein. The Project Schedule may be modified by Developer upon providing advance notice of such modification to the Agency for good cause, subject to approval by the Contract Administrator which approval will not be unreasonably withheld, conditioned or delayed. Any request for such approval shall be acted upon by the Contract Administrator within

fourteen (14) days of submission or such request shall be deemed approved by the Agency. In any event, construction and development of the Project shall be completed no later than thirty (30) months from the Commencement Date of this Agreement, provided however, the Agency may approve up to one (1) consecutive six (6) month extensions for such completion upon the written request of the Developer for good cause, which approval will not be unreasonably withheld. The Project Schedule will be extended for events constituting Force Majeure as provided in Section 15.6 hereof; including delays caused by the Agency.

7.2 Timing of Completion. Each part of the Project and the Project as a whole shall be completed by the dates set forth in the Project Schedule unless amended by the Parties hereto in writing.

ARTICLE 8
ADDITIONAL CONDITIONS FOR PARTICIPATION

8.1 Other Documents. The Agency shall have received on or before the date of any disbursement hereunder such other documents or items as the Agency may reasonably request.

8.2 Compliance with Consultant's Competitive Negotiation Act. The Agency did not make the initial decision for construction of this Project nor does it control planning for the Project and will not use the Project. Finally, the architect or engineer will not be responsible to the Agency for administration of the construction documents. Further, none of the proceeds of the Agency Loan shall be used fund improvements (including Horizontal Improvements) in a public right of way.

8.3 Taxes and Other Charges. Upon acquiring title to the Entire Site, Developer must pay all ad valorem and non-ad valorem taxes and other governmental fees, charges or assessments that are related to the Entire Site or personalty situated thereon or operations conducted thereon. Developer shall pay all such taxes and other charges when due and before any fine, penalty, interest or other cost is added, becomes due, or is imposed by operation of law for nonpayment. These taxes and other charges include, but are not necessarily limited to the following:

8.3.1 All taxes, assessments, water, sewer, connection fees, garbage rates and charges, public utility charges, excise levies, licenses and permit and impact fees;

8.3.2 All such charges whether they are general or special, ordinary or extraordinary, foreseen or unforeseen, assessed, levied, confirmed or imposed upon the Entire Site or use thereof or improvements thereto or personalty situated thereon;

8.3 Contest. Nothing in this subsection shall require the payment of any such sum if the Developer promptly notifies the Agency and the City and by appropriate proceedings contests the same in good faith. Developer may contest the validity of any tax, tax claim, or charge or assessment, described herein without being in default for nonpayment of taxes under this Agreement, provided Developer complies with terms and conditions of this Section. Developer must give Agency written notice of Developer's intention to contest and Developer must also furnish Agency with a bond with surety by a surety company qualified to do business in the State of Florida or cash paid into escrow and held by Agency. The bond or cash must be in an amount equal to the amount of the taxes, claim, charge or assessment together with estimated penalties and interest being contested and must be conditioned upon payment of the taxes, claim, charge or assessment once the validity has been determined. Developer must give the written notice accompanied by evidence of the bond or escrow to Agency not later than sixty (60) days before the contested taxes would otherwise become delinquent.

ARTICLE 9
INSURANCE

9.1 Insurance.

Developer agrees to provide the following insurances or include the following insurance requirements in any agreement it enters into with any Contractor performing construction work on the Premises, the following insurance and Developer further agrees to provide to Agency, prior to commencement of the improvements with respect to such contract, certificates of insurance evidencing the Contractor's compliance with the requirements of this Section.

Providing proof of and maintaining adequate insurance coverage are material obligations of the Developer. The Contractor's insurance coverage shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by the contractor shall not be interpreted as limiting the contractor's liability and obligations. All insurance policies shall be through insurers authorized or eligible to write policies in the State of Florida and possess an A.M. Best rating of A-, VII or better.

The coverages, limits, and/or endorsements required herein protect the interests of the Agency, and these coverages, limits, and/or endorsements shall in no way be relied upon by the contractor for assessing the extent or determining appropriate types and limits of coverage to protect the contractor against any loss exposures. The requirements contained herein are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the contractor.

The following insurance policies and coverages are required:

Professional Liability

Coverage must be afforded for Wrongful Acts in an amount not less than $2,000,000 each claim and $2,000,000 aggregate.

Contractor must keep the professional liability insurance in force until the third anniversary of acceptance of work by Developer.

Commercial General Liability

Coverage must be afforded under a Commercial General Liability policy with limits not less than:

- $5,000,000 each occurrence and $5,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- $5,000,000 each occurrence and $5,000,000 aggregate for Products and Completed Operations

Policy must include coverage for contractual liability and independent contractors.

The Agency, its officials, employees, and volunteers are to be covered as an additional insured with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liability arising out of activities performed by or on behalf of the contractor. The coverage shall contain no special limitation on the scope of protection afforded to the Agency, its officials, employees, and volunteers.

Business Automobile Liability

Coverage must be afforded for all Owned, Hired, Scheduled, and Non-Owned vehicles for Bodily Injury and Property Damage in an amount not less than $1,000,000 combined single limit each accident.

Crane and Rigging Liability

Coverage must be afforded for any crane operations under the Commercial General or Business Automobile Liability policy as necessary, in line with the limits of the associated policy.

If the contractor does not own vehicles, the contractor shall maintain coverage for Hired and Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Pollution and Remediation Legal Liability (Hazardous Materials)

For the purpose of this section, the term "hazardous materials" includes all materials and substances that are designated or defined as hazardous by Florida or federal law or by the rules or regulations of Florida or any federal agency. If work being performed involves hazardous materials, the contractor shall procure and maintain the following coverage:

Contractor's Pollution Liability Coverage

For sudden and gradual occurrences and in an amount not less than $5,000,000 per claim including but not limited to, all hazardous materials.

Property Coverage (Builder's Risk)
Coverage must be afforded in an amount not less than 100% of the total project cost, including soft costs, with a deductible of no more than $25,000 each claim. Coverage form shall include, but not be limited to:

- All Risk Coverage including Flood and Windstorm with no coinsurance clause
- Guaranteed policy extension provision
- Storage and transport of materials, equipment, supplies of any kind whatsoever to be used on or incidental to the project
- Equipment Breakdown for cold testing of all mechanized, pressurized, or electrical equipment

This policy shall insure the interests of the owner, contractor, and subcontractors in the property against all risk of physical loss and damage. This insurance shall remain in effect until the work is completed.

Workers' Compensation and Employer's Liability
Coverage must be afforded per Chapter 440, Florida Statutes and be in compliance with all applicable State and federal workers' compensation laws, including the U.S. Longshore Harbor Workers' Act and the Jones Act, if applicable.

Insurance Certificate Requirements

a. The Developer shall provide the Agency with valid Certificates of Insurance (binders are unacceptable) no later than ten (10) days prior to the start of work.
b. The Certificate of Insurance shall indicate whether coverage is provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.
c. The Agency shall be named as an Additional Insured on all liability policies, with the exception of Professional Liability, Business Auto Liability, and Workers' Compensation.
d. The Agency shall be granted a Waiver of Subrogation on the contractor's Workers' Compensation insurance policy.
e. The title of the project or other identifying reference must be listed on the Certificate of Insurance.

The Certificate Holder should read as follows:
Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Blvd., Suite 200
Fort Lauderdale, Fl 33311

If the contractor's primary insurance policy/policies do not meet the minimum requirements, the contractor may provide evidence of an Umbrella/Excess insurance policy to comply with these requirements.

The contractor's insurance coverage shall be primary insurance as respects to the Agency, its officials, employees, and volunteers. Any insurance or self-insurance

maintained by the Agency, its officials, employees, or volunteers shall be non-contributory.

It is the Developer's responsibility to ensure that any and all of the Developer's contractors and subcontractors comply with these insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the applicable requirements stated herein. Any and all deficiencies are the responsibility of the Developer.

Operation and Management of the Project.

During the term of this Agreement and after the Certificate of Occupancy is issued and during any renewal or extension term of this Agreement, the Developer, at its sole expense, shall provide insurance of such types and with such terms and limits as noted below. Providing proof of and maintaining adequate insurance coverage are material obligations of the Developer. The Developer shall provide the Agency a certificate of insurance evidencing such coverage. The Developer's insurance coverage shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by the Developer shall not be interpreted as limiting the Developer's liability and obligations under this Agreement. All insurance policies shall be through insurers authorized or eligible to write policies in the State of Florida and possess an A.M. Best rating of A-, VII or better, subject to approval by the Agency's Risk Manager.

The coverages, limits, and/or endorsements required herein protect the interests of the Agency, and these coverages, limits, and/or endorsements shall in no way be relied upon by the Developer for assessing the extent or determining appropriate types and limits of coverage to protect the Developer against any loss exposures, whether as a result of this Agreement or otherwise. The requirements contained herein, as well as the Developer's review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Developer under this Agreement.

The following insurance policies and coverages are required:

Property Coverage
Coverage must be afforded in an amount not less than 100% of the replacement value of the property with a deductible of no more than $25,000 each claim. Coverage form shall include, but not be limited to:

- All Risk Coverage including Flood and Windstorm with no coinsurance clause
- Any separate Flood and/or Windstorm deductibles are subject to approval by the Agency

This policy shall insure the interests of the Owner and Developer in the property against all risk of physical loss and damage and name the Agency as a loss payee.

The Developer shall, at the Developer's own expense, take all reasonable precautions to protect the Premises from damage or destruction.

Collection of Insurance

In the event of destruction of or damage to over fifty percent (50%) of any of the Premises or the buildings, other structures and Improvements covered by insurance, the funds payable pursuant to such insurance policies shall be payable to, and deposited in, a commercial national bank as trustee, located in Fort Lauderdale, Florida, selected by Developer, as a trust fund, and the funds shall be used for the purpose of reconstruction or repair, as the case may be, of any of the buildings, other structures or Improvements so damaged or destroyed. Such reconstruction and repair work shall be done in a good and workmanlike manner. Should the cost of reconstruction or repair exceed the amount of funds available from the proceeds of such insurance policy, then in such event, such funds shall be used as far as the same will permit in paying the cost of the reconstruction or repair. If the cost of such reconstruction or repair work shall be less than the proceeds derived from such insurance policies, the surplus shall be payable to Developer.

Commercial General Liability

Coverage must be afforded under a Commercial General Liability policy with limits not less than:

- $5,000,000 each occurrence and $5,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- $5,000,000 each occurrence and $5,000,000 aggregate for Products and Completed Operations

Policy must include coverage for contractual liability and independent contractors.

The Agency, its officials, employees, and volunteers are to be covered as an additional insured with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liability arising out of activities performed by or on behalf of the Contractor. The coverage shall contain no special limitation on the scope of protection afforded to the Agency, its officials, employees, and volunteers.

Insurance Certificate Requirements

f. The Developer shall provide the Agency with valid Certificates of Insurance (binders are unacceptable) no later than ten (10) days prior to the start of work contemplated in this Agreement.
g. The Developer shall provide to the Agency a Certificate of Insurance having a thirty (30) day notice of cancellation; ten (10) days' notice if cancellation is for nonpayment of premium.
h. In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of the Developer to provide the proper notice. Such notification will be in writing by registered mail, return receipt requested, and addressed to the certificate holder.

i. In the event the Agreement term or any surviving obligation of the Developer following expiration or early termination of the Agreement goes beyond the expiration date of the insurance policy, the Developer shall provide the Agency with an updated Certificate of Insurance no later than ten (10) days prior to the expiration of the insurance currently in effect.
j. The Certificate of Insurance shall indicate whether coverage is provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.
k. The Agency shall be named as an Additional Insured on the general liability policy.
l. The title of the Agreement, Contract number, or other identifying reference must be listed on the Certificate of Insurance.

The Certificate Holder should read as follows:
Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Blvd., Suite 200
Fort Lauderdale, Fl 33311

The Developer has the sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. Any costs for adding the Agency as an Additional Insured shall be at the Developer's expense.

If the Developer's primary insurance policy/policies do not meet the minimum requirements, as set forth in this Agreement, the Developer may provide evidence of an Umbrella/Excess insurance policy to comply with this requirement.

The Developer's insurance coverage shall be primary insurance as respects to the Agency, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the Agency, its officials, employees, or volunteers shall be non-contributory.

Any exclusion or provision in any insurance policy maintained by the Developer that excludes coverage required in this Agreement shall be deemed unacceptable and shall be considered breach of contract.

All required insurance policies must be maintained until the contract work has been accepted by the Agency, or until this Agreement is terminated, whichever is later. Any lapse in coverage shall be considered breach of contract. In addition, Developer must provide to the Agency confirmation of coverage renewal via an updated certificate should any policies expire prior to the expiration of this Agreement. The Agency reserves the right to review, at any time, coverage forms and limits of Developer's insurance policies.

The Developer shall provide notice of any and all claims, accidents, and any other occurrences associated with this Agreement to the Developer's insurance company or companies and the Agency's Risk Management office, as soon as practical.

It is the Developer's responsibility to ensure that any and all of the Developer's independent contractors and subcontractors comply with these insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the applicable requirements stated herein. Any and all deficiencies are the responsibility of the Developer.

9.2 Maintenance Costs. It is understood and agreed that Developer shall be responsible for all matters pertaining to the Project and all costs, fees, taxes, conditions or any other matter associated with the Project. The Developer shall maintain the Entire Site in a clean, sanitary and safe condition. No portion of the Entire Site shall be allowed to become or remain overgrown or unsightly nor be used or maintained as a dumping ground for rubbish. The Developer shall, at its own expense and subject to reasonable construction conditions and activities, keep the Entire Site in good and clean order and condition and will promptly make all necessary or appropriate repairs, replacements and renewals, thereof, whether interior or exterior, structural or non-structural, ordinary or extraordinary, foreseen or unforeseen. All repairs, replacements and renewals shall be equal in quality and class to the original work. When making such repairs, replacements and renewals, the Developer shall comply, if legally required, with all laws, ordinances, codes and regulations then applicable to the Project or Property.

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

ARTICLE 10
REPRESENTATIONS AND WARRANTIES

10.1 Approval of Agreement. By the execution hereof:

10.1.1 The Agency represents that the execution and delivery hereof has been approved at a duly convened, properly noticed, meeting of the Agency and the same is binding upon and enforceable against the Agency in accordance with its terms.

10.1.2 The Developer represents that: (i) the execution and delivery hereof has been approved by all Persons whose approval is required; (ii) this Agreement is binding upon the Developer and enforceable against it in accordance with its terms; (iii) the Persons executing this Agreement on behalf of the Developer are duly authorized and are empowered to

execute the same for and on behalf the Developer; and (iv) each entity composing the Developer is duly authorized to transact business in this state and has received all necessary permits and authorizations required by appropriate governmental agencies as a condition to doing business in the State of Florida. The Developer represents to the Agency that the Developer Parcels does not contain any adverse environmental conditions that will prevent or adversely affect development of the Project thereon or the use of the Project as described in this Development Agreement.

10.1.3. Developer is a limited liability company duly organized and validly existing under the laws of the State of Florida, has all requisite power and authority to carry on its business as now conducted, to own or hold its properties and to enter into and perform its obligations hereunder and under each document or instrument contemplated by this Agreement to which it is or will be a party, and has consented to service of process upon a designated agent for service of process in the State of Florida.

10.1.4. This Agreement and, to the extent such documents presently exist in form acceptable to the Agency and Developer, each document contemplated or required by this Agreement to which Developer is or will be a party has been duly authorized by all necessary action on the part of, and has been or will be duly executed and delivered by Developer, and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof:

(1) requires the approval and consent of any other party, except such as have been duly obtained or as are specifically noted herein.

(2) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on Developer, or

(3) contravenes or results in any breach of, default under or, other than as contemplated by this Agreement, results in the creation of any lien or encumbrance upon any property of the Developer under any indenture, mortgage, deed of trust, bank loan or credit agreement, the Developer's Articles of Organization, or, any other agreement or instrument to which the Developer is a party or by which Developer may be bound.

10.1.5 This Agreement and, to the extent such documents presently exist in form accepted by the Agency and Developer, each document contemplated or required by this Agreement to which Developer is or will be a party constitutes, or when entered into will constitute, a legal, valid and binding obligation of Developer enforceable against Developer in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to

time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

10.1.6 There are no pending or, to the knowledge of Developer, threatened actions or proceedings before any court or administrative agency against Developer, which question the validity of this Agreement or any document contemplated hereunder, or which are likely in any case, or in the aggregate, to materially adversely affect the consummation of the transactions contemplated hereunder or the financial condition of Developer.

10.1.7 Developer has filed or caused to be filed all federal, state, local and foreign tax returns, if any, which were required to be filed by Developer prior to delinquency, and has paid, or caused to be paid, all taxes shown to be due and payable on such returns or on any assessments levied against the Developer.

10.1.8 Developer agrees that as of the Effective Date and through the expiration of the Completion Date it shall use its commercially reasonable efforts to maintain the financial capacity necessary to carry out its obligations and responsibilities in connection with the development of the Project as contemplated in this Agreement

10.1.9 The principal place of business and principal executive offices of Developer is in the Miami-Dade County, Florida.

10.1.10 At the time of submitting its Proposal, Developer had, and will continue to have and at all times through the expiration of the Completion Date, will maintain the experience, expertise, and knowledge to develop, cause the construction, and complete the Project and oversee and manage the design, planning, construction, completion, marketing of the Project and operations of the Project.

10.1. 11 The Developer holds all right, title and interest in the Entire Site free and clear of any liens, encumbrances and other adverse matters except as previously disclosed to the Agency.

ARTICLE 11
DEVELOPER DEFAULTS, REMEDIES, TERMINATION AND FURTHER RIGHTS

11.1 Event of Default. The occurrence of any one or more of the following shall constitute an Event of Default by the Developer, hereunder:

11.1.1 If the Developer defaults in the performance of any

obligation imposed under this Agreement, Agency Documents or if the Developer fails to complete any item required to be completed under the Project Schedule, and further subject to Force Majeure as provided in Section 15.5 at the time called for therein, and the Developer does not Commence to cure such default within thirty (30) days after delivery of notice of such default from the Agency and diligently pursue such cure to completion within sixty (60) days after delivery of such notice; or

11.1.2 If any statement, representation or warranty made by the Developer herein or in any writing now or hereafter furnished in connection herewith shall be false or misleading in any material respect; or

11.1.3 If, (a) an order, judgment or decree is entered by any court of competent jurisdiction adjudicating the Developer bankrupt or insolvent, approving a petition seeking a reorganization or appointing a receiver, trustee or liquidator of the Developer or of all or a substantial part of its assets, or (b) there is otherwise commenced as to the Developer or any of its assets any proceeding under any bankruptcy, reorganization, arrangement, insolvency, readjustment, receivership or similar law, and if such order, judgment, decree or proceeding continues unstayed for more than sixty (60) days after any stay thereof expires.

11.1.4 Developer fails to repay the Agency Non-Forgivable Loan or honor the covenants of the Declaration of Developer Restrictive Covenants.

11.1.5 Developer shall commit a default under the construction loan which remains uncured after the cure period has expired.

11.2 Remedies.

11.2.1 Upon the occurrence of any Event of Default hereunder by Developer the Agency, shall have the following non-exclusive rights: (i) to terminate the Agreement; (ii) to immediately enforce all of its rights under this Agreement; and (iii) to avail itself of any right or remedy it may have at law or in equity including the right of specific performance or injunctive relief, excluding the right to pursue consequential or punitive damages or(iv) withhold any and all disbursements of the Agency Loan.

ARTICLE 12
AGENCY DEFAULTS, REMEDIES, TERMINATION

12.1 Event of Default. The occurrence of any one or more of the following shall constitute an Event of Default hereunder by the Agency.

12.1.1 The Agency defaults in the performance of any obligation imposed under this Agreement or if the Agency fails to complete any item required to be completed under the Project Schedule, and further subject to Force Majeure as provided in Section 15.5 at the time called for therein, and the Agency does not commence to cure such default within thirty (30) days after delivery of notice of such default from the Developer and diligently pursue such cure to completion within seventy-five (75) days after delivery of such notice.

12.1.2 Upon the occurrence of any Event of Default hereunder by Agency the Developer, shall have the right to terminate the Agreement and return any of the Agency Loan previously disbursed.

ARTICLE 13

INTENTIONALLY OMITTED

ARTICLE 14
ANTI-SPECULATION AND NON-TRANSFER PROVISIONS

14.1 Purpose. The Developer represents and agrees that their undertakings pursuant to this Agreement are for the purpose of developing the Project pursuant to this Agreement, and not for speculation in land holding. The Developer further recognizes, in view of the importance of the development of the Project to the general health and welfare of the City and redevelopment of the Redevelopment Area that the qualifications, financial strength and identity of the members and managers of the Developer are of particular concern to the Agency.

14.2 Assignment of Agreement; Limitation on Conveyance. Except as provided herein, the Developer agrees that it shall not without the prior written consent of the Agency, assign, transfer or convey this Agreement or any provision hereof to another party, unless such assignment is made to: (a) an Affiliate; (b) any firm or corporation which the Developer controls, is controlled by, or is under common control with Frank Guerra and Alberto Suarez, Anthony Seijas and Felipe Yalale; or (c) any partnership in which the Developer has a majority interest (collectively, "Related Company"), only after approval by the Agency.

14.3 Assignment of Sites; Limitation on Conveyance. Except as provided herein, the Developer agrees that it shall not without the prior written consent of the Agency assign, transfer or convey the Entire Site or any portion thereof to another party, unless such assignment is made to: (a) an Affiliate; (b) any firm or corporation which the Developer controls, is controlled by, or is under common control with Frank Guerra and Alberto Suarez, Anthony Seijas and Felipe Yalale; or (c) any partnership in which the Developer has a majority interest (collectively, "Related Company"), only after approval by the Agency.

14.4 Composition of Developer.

14.4.1 On the date this Agreement is executed by Developer, Developer is made up of the following members and each has control and ownership of the Developer and corporate members as follows:

Developer: Percentage Interest	Name
100%	BOZ AC Adderley LLC ("BOZ AC")

Developer Member Percentage Interest	Name
80%	BOZ V-F Holdings LLC ("Boz")
20%	Altis Cardinal Adderley Fund, LLC ("Adderley Fund")

BOZ Member Percentage Interest	Name
TBD	Bridge Opportunity Zone Fund V LP, ("Fund")

Fund Member Percentage Interest	Name
TBD	Bridge Opportunity Zone Fund V GP LLC ("Opportunity")

Adderley Fund Member Percentage Interest	Name
TBD	Altis Cardinal Living LLC Member

14.4.2 Except as otherwise permitted under Sections 14.2 and 14.3, no person listed in Article 14.4.1 may transfer, all or part thereof, of its interest in the Developer without the prior written consent of the Contract Administrator. Any such transfer in violation of this provision shall be null and void. A transfer as a result of a merger of the Developer that results in the Developer controlling the merging entity after such merger shall not be prohibited by any provision of this Agreement. The Developer represents that BOZ, BOZ-AC. the Fund and Opportunity are passive investors under the Opportunity Zone tax credit program as regulated by the Internal Revenue Service and are providing the equity investment to partially fund construction of this Project. Control over the construction, operation and management of the Project is retained and held by Frank Guerra, Felipe Yalale, Anthony Seijas and Alberto J. Suarez by and through BOZ-AC, and Adderley Fund and Altis Cardinal

Living LLC. Prior to and as a condition to closing on the Agency Funds, the Developer shall verify the names of the members of the Developer, BOZ, BOZ-AC, Adderley Fund, Fund, Opportunity and Altis Cardinal Living LLC and whether the entities are member-managed or manager-managed. If manager-managed, then the Developer or its counsel shall verify the authority that has been delegated to Frank Guerra, Alberto J. Suarez, Anthony Seijas and Felipe Yalale to control the construction, operation, and management of the Project. The prohibition against transfers, sales or conveyance of an interest in the Project, this Agreement or in the Developer is not intended to apply to passive investors who are solely seeking a return on their investment but are not holding themselves out as having the skill, experience and expertise to construct, operate and manage a Project of this scope, size and scale.

ARTICLE 15
GENERAL PROVISIONS

15.1 Non-liability of Agency Officials. No member, official or employee of the Agency shall be personally liable to the Developer, Contractor or to any Person with whom the Developer, or any Contractor shall have entered into any contract, or to any other Person in the event of a default or breach by the Agency or for any amount which may become due to the Developer, or any other Person under the terms of this Agreement.

15.2 Inspection of Books and Records. The Agency shall have the right at all reasonable times to inspect the books and records of the Developer pertaining to the performance by it of its obligations under this Agreement. Agency shall have the right to audit the books, records, and accounts of Developer that are related to this Agreement. Developer shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement in accordance with generally accepted accounting practices and standards. All books, records, and accounts of Developer shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, Developer shall make same available at no cost to Agency in written form.

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

incorrect entry in such books, records, and accounts shall be a basis for Agency's disallowance and recovery of any payment upon such entry.

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

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

15.3.1 Keep and maintain public records that ordinarily and necessarily would be required by Agency in order to perform the services rendered.

15.3.2 Upon request from Agency's custodian of public records, provide Agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2016), as may be amended or revised, or as otherwise provided by law.

15.3.3 Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law and as to Developer for the duration of the Agreement and as to Contractor for the duration of the contract term and following completion of said contract if Contractor does not transfer the records to Agency.

15.3.4 To the extent applicable, upon completion of said construction or maintenance at the Project, transfer, at no cost, to Agency all public records in possession of Developer or Contractor or keep and maintain public records required by Agency to perform the service. If Contractor transfers all public records to Agency upon completion of the Project, Developer and Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Developer or Contractor keeps and maintains public records upon completion of the Project, Developer and Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to Agency, upon request from Agency's custodian of public records, in a format that is compatible with the information technology systems of Agency.

If Developer or any contractor has questions regarding the application of Chapter 119, Florida Statutes, to Developer or

Contractor's duty to provide public records relating to its contract, contact the Agency's custodian of public records by telephone at 954-828-5002 or by e-mail at PRRCONTRACT@FORTLAUDERDALE.GOV or by mail at 100 North Andrews Avenue, Fort Lauderdale, FL 33301 Attention: Custodian of Public Records.

15.4 Approval. Unless a different standard is expressly stated, whenever this Agreement requires the Agency or the Developer to approve any contract, document, plan, specification, drawing or other matter, such approval shall not be unreasonably withheld, delayed or conditioned. The Developer and the Agency shall perform all obligations imposed upon them under this Agreement in a reasonable and timely fashion.

15.5 Force Majeure. Subject to providing written notice of such an event and the party's intention to exercise the applicability of this provision, no party to this Agreement shall be deemed in default, and the time for performance of any required act hereunder shall be extended for such period, where such a default is based on a delay in performance as a result of war, acts of terrorism, insurrection, strikes, lockouts, riots, floods, earthquakes, fires, casualty, acts of God, epidemic, pandemic, quarantine restrictions, freight embargo, shortage of labor or materials, interruption of utilities service, lack of transportation, government restrictions of priority, litigation, severe weather and other acts or figures beyond the control or without the control of either party; provided, however, that the extension of time granted for any delay caused by any of the foregoing shall not exceed the actual period of such delay, and in no event shall any of the foregoing excuse any financial inability of a party unless such inability is caused by the closure of Developer's lender by a regulatory authority due to insolvency.

15.6 Notices. All notices to be given hereunder shall be in writing and personally delivered or sent by registered or certified mail, return receipt requested, or delivered by an air courier service utilizing return receipts to the parties at the following addresses (or to such other or further addresses as the parties may designate by like notice similarly sent) and such notices shall be deemed given and received for all purposes under this Agreement three (3) business days after the date same are deposited in the United States mail, if sent by registered or certified mail, or the date actually received if sent by personal delivery or air courier service, except that notice of a change in address shall be effective only upon receipt.

If to the Agency:
Executive Director
Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Blvd., Suite 200
Fort Lauderdale, Fl 33311

If to the Developer:
Frank Guerra or
Alberto Suarez
West Village LLC
901 Ponce de Leon Blvd

Coral Gables, Fl 33134
Telephone no. 786-539-4949

15.7 Time. Time is of the essence in the performance by any party of its obligations hereunder.

15.8 Entire Agreement. This Agreement constitutes the entire understanding and agreement between the parties and supersedes all prior negotiations and agreements between them with respect to all or any of the matters contained herein.

15.9 Amendment. This Agreement may be amended by the parties hereto only upon the execution of a written amendment or modification signed by the parties.

15.10 Waivers. All waivers, amendments or modifications of this Agreement must be in writing and signed by all parties hereto. Any failures or delays by any party in asserting any of its rights and remedies as to any default shall not constitute a waiver of any other default or of any such rights or remedies. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties hereto are cumulative, and the exercise by any party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, or any other rights or remedies for the same default or other default by any other party.

15.11 Assignment. Except as provided in Section 14.2, this Agreement and the rights, duties, obligations and privileges of the parties herein are non-assignable and any purported assignment shall be void and of no force and effect and shall constitute a default of this Agreement. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties.

15.12 Indemnification. Developer agrees to protect, defend, indemnify and hold harmless the Agency, and its officers, employees and agents, from and against any and all lawsuits, penalties, claims, damages, settlements, judgments, decrees, costs, charges and other expenses or liabilities of every kind, sort or description including, but not limited to, attorneys' fees at both the trial and appellate levels, in connection with or arising, directly or indirectly, out of or resulting from this Agreement or the Developer's acts or omissions in performing its obligations under this Agreement or arising out of or in connection with any negligent act or omissions of the Developer, its agents, employees or assigns while performing the duties and obligations required by this Agreement. Without limiting the foregoing, any and all such claims, relating to personal injury, bodily injury, death, damage to property, defects in material or workmanship, actual or alleged infringement or any patent, trademark, copyright or of any other tangible or intangible personal or property right, or any actual or alleged violation of any applicable statute, ordinance administrative order, rule or regulation or decree of any court, are included in the indemnity. The Developer further agrees to investigate, handle, respond to, provide defense for, and defend any such claims, at its sole expense and agrees to bear all other costs and expenses related thereto, even if the

claim(s) is groundless, false or fraudulent. However, the Agency reserves the right to select counsel of its own choosing. Notwithstanding anything set forth in this Agreement to the contrary, in no event shall Developer be obligated to protect, defend, indemnify or hold harmless the Agency, or its officers, employees and agents, from and against any lawsuits, penalties, claims, damages, settlements, judgments, decrees, costs, charges and other expenses or liabilities of every kind, sort or description including, but not limited to, attorneys' fees at both the trial and appellate levels, in connection with the gross negligence of the Agency, its officers, employees or agents, acting during the course and scope of their employment. This provision shall survive the expiration or termination of this Agreement and is not limited by the amount of insurance coverage. It is understood and agrees that neither party to this Agreement waives any immunity it may have as provided by law.

15.13 Severability. The invalidity, illegality or unenforceability of any one or more of the provisions of this Agreement shall not affect any other provision of this Agreement, but this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

15.14 Contingent Fee. The Developer represents and warrants that they have not employed or retained any Person to solicit or secure this Agreement and that they have not paid or agreed or promised to pay any Person any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the execution of this Agreement.

15.15 Independent Contractor. In the performance of this Agreement, the Developer will be acting in the capacity of independent contractor and not as an agent, employee, partner, developer or association of the Agency. The Developer and Contractor, if any, employees or agents shall be solely responsible for the means, method, technique, sequences and procedures utilized by the Developer in the construction of the Vertical Improvements and in its performance under this Agreement.

15.16 Non-merger. None of the terms, covenants, agreements or conditions set forth in this Agreement shall be deemed to be merged with any deed conveying title to the Property.

15.17 Not A General Obligation. Neither this Agreement nor the obligations imposed upon the Agency hereunder shall be or constitute an indebtedness or general obligation of the City, within the meaning of any constitutional, statutory or charter provisions requiring the City to levy ad valorem taxes nor a lien upon any properties of the City. Nothing herein shall be deemed a pledge of tax increment revenue of the Agency or a grant of the right of the Developer, or its successors and/or assigns to encumber the Agency's trust fund. Further, the obligations of the Agency are subordinate to use of funds for the overhead and administrative cost to operate the Agency and any payments for existing debt of the Agency.

15.18 Agreement Not a Development Agreement or Order. This Agreement is

not, and shall not be construed to be, a development agreement as that term is defined by Section 163.3220, Florida Statutes, et seq. and none of the provisions of Florida law applicable to development agreements pursuant to that statute or related statutes shall apply to this Agreement. No permit or order issued pursuant to, or affected by, this Agreement shall be deemed to be a development permit or development order as those terms are defined in Chapter 380, Florida Statutes, or Chapter 163, Part II, Florida Statutes.

15.19 Parties to Agreement. This is an agreement solely between the Agency, and the Developer. The execution and delivery hereof shall not be deemed to confer any rights or privileges on any Person not a party hereto other than the successors or assigns of the Agency and the Developer.

15.20 Venue: Applicable Law. All legal actions arising out of or connected with this Agreement must be instituted in the Circuit Court of Broward County, Florida, or United States District Court for the Southern District of Florida. The laws of the State of Florida shall govern the interpretation and enforcement of this Agreement.

15.21 Timing of Approvals. Unless specifically provided otherwise, the Agency, shall have a period of not more than twenty (20) days from the date of submission of any item under this Agreement (not including development permit or building permit approvals) to take any action or give its approval or denial, or make a request for additional information. The failure of the Agency to take any such action or give such approval or denial or request additional information within such period of time shall be deemed approval, subject, however, to applicable law.

15.22 Authorized Representative. The person or persons designated and appointed from time to time as such by the Agency in writing is authorized to represent the Agency in administrative matters as opposed to policy matters.

15.23 "As-Is Conveyance. "Developer acknowledges that prior to the Effective Date hereof it has performed sufficient inspections of the Entire Site in order to fully assess and make itself aware of the condition of the Entire Site. Developer acquired the Agency Parcels in its "AS IS" condition. Developer acknowledges that the Agency has made no other representations or warranties as to the condition or status of the Entire Site and that Developer is not relying on any representations or warranties of the Agency or any broker(s), of agent of Agency in acquiring the Entire Site. Developer acknowledges that neither Agency nor any agent or employee of Agency has provided any other representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning with respect to:

15.23.1 The nature, quality or condition of the Entire Site, including, without limitation, the water, soil and geology;

15.23.2 The suitability of the Entire Site for any and all activities and uses which Developer may conduct thereon;

15.23.3 The compliance of or by the Entire Site or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body;

15.23.4 The habitability, merchantability or fitness for a particular purpose of the Entire site; or

15.23.5 Any other matter with respect to the Entire Site.

Without limiting the foregoing, Agency does not and has not made and specifically disclaims any other representation or warranty regarding the presence or absence of any hazardous substances, at, on, under or about the Entire Site or the compliance or non-compliance of the Entire Site with any laws, rules, regulations or orders regarding hazardous substances laws. Hazardous substances shall also include Radon Gas. Developer further acknowledges that neither Agency nor any agent of Agency has provided any representation or warranty with respect to the existence of asbestos or other hazardous substances on the Entire Site. Accordingly, the physical condition of the Entire Site and compliance with all applicable laws, statutes, ordinances or regulations with respect to the physical condition of the Entire Site shall be the sole responsibility and obligation of Developer.

15.24 Discrimination. The Developer shall not discriminate against any person, or group of persons, on account of race, color, creed, sex, age, religion, national origin, marital status, handicap, having children or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of all or any part of the Vertical Improvements or in the design and construction of any infrastructure improvements.

15.25 Scrutinized Companies. Developer certifies that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), as may be amended or revised, and that it is not engaged in a boycott of Israel.

15.26. Public Entity Crime.

15.26.1 Developer represents that the execution of this Agreement will not violate the Public Entity Crime Act, Section 287.133, Florida Statutes, as may be amended from time to time, which essentially provides that a person or affiliate who is a contractor, consultant, or other provider and who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to Agency, may not submit a bid on a contract with Agency for the construction or repair of a public building or public work, may not submit bids on leases of real property to Agency, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with Agency, and may not transact any business with Agency in excess of the threshold amount provided in Section 287.017, Florida Statutes, as may be amended from time to time, for Category Two purchases for a period of 36 months from the date of being placed on the convicted vendor list. Violation of this section shall result in termination of this

Agreement and recovery of all monies paid by Agency pursuant to this Agreement and may result in debarment from Agency's competitive procurement activities.

15.26.2 In addition to the foregoing, Developer further represents that there has been no determination, based on an audit, that it committed an act defined by Section 287.133, Florida Statutes, as a "public entity crime" and that it has not been formally charged with committing an act defined as a "public entity crime" regardless of the amount of money involved or whether Developer has been placed on the convicted vendor list.

15.27. Sunset of the Agency. Notwithstanding anything herein to the contrary, the Agency shall have no obligation to provide Agency Loan after its sunset date of November 7, 2025.

15.28 Best Efforts. Developer will use its best efforts to work with the Agency to notify local business firms, minority owned firms, women-owned firms or labor surplus area firms of the opportunity to submit bids for construction work on the Project, with the goal of achieving a minimum 30% participation for minorities. Further, Developer shall use its best efforts to hire local business firms, minority owned firms, women owned firms for the operation and management of the residential and commercial uses within the Project and shall provide annual reports, in form, substance and content, acceptable to the Agency and its successors and/or assigns.

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IN WITNESS WHEREOF, this Agreement is executed the day and year set forth below.

WITNESSES:

Donna Varisco
Print Name

Aimee Lewis
Print Name

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a special district created pursuant to Chapter 163, Part III, Florida Statutes

By _____
Christopher J. Lagerbloom, ICMA-CM
Executive Director

Date: May 20, 2022

ATTEST:

_____
David R. Soloman, CRA Secretary

Approved as to form:
Alain E. Boileau, General Counsel

_____
Lynn Solomon, Assistant General Counsel

WITNESSES:

MICHELLE DELGADILLO
Print Name

Julie de Llano
Print Name

WEST VILLAGE, LLC, a Florida limited liability company

By
Felipe Zabale
Manager

By
Felipe Zabale
Manager

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this May 20, 2022, by _____and_____, each as Manager of WEST VILLAGE, LLC., a Florida limited liability company, on behalf of the company by means of □ physical presence or □ online notarization. He is personally known to me or has produced _____ as identification.

(SEAL)

STACEY MARIE COOPER
Notary Public - State of Florida
Commission # GG 274910
My Comm. Expires Nov 16, 2022
Bonded through National Notary Assn.

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Stacey M. Cooper
Name of Notary Typed, Printed Or Stamped

My Commission Expires: 11-16-22

GG 274910
Commission Number

MEMORANDUM

DATE: October 14, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Jonelle Adderley, CRA Planner

SUBJECT: Recommendation to Approve the Northwest-Progresso-Flagler Heights Amended and Restated Community Redevelopment Plan

RECOMMENDATION

Staff recommends that the Northwest-Progresso-Flagler Heights Community Advisory Board make a recommendation to the Community Redevelopment Agency Board of Commissioners to approve the Northwest-Progresso-Flagler Heights Amended and Restated Community Redevelopment Plan ("Amended Plan").

BACKGROUND

On May 20, 2025, the CRA Board of Commissioners approved an Interlocal Agreement (ILA) with the City of Fort Lauderdale and the Broward County Board of County Commissioners to extend the NPF CRA for ten (10) years (CAM #25-0573). The approved extension authorizes annual funding at fifty percent (50%) of the City's Tax Increment Financing (TIF) rate, subject to review every two years.

The ILA was subsequently approved by the Broward County Board of County Commissioners on June 10, 2025, formally extending the CRA through November 7, 2035. In accordance with the ILA, an updated redevelopment plan was required. To fulfill this requirement, the NPFCRA retained Business Flare, LLC to prepare the Amended Plan in collaboration with staff, City departments, and community stakeholders. The document was developed in compliance with Chapter 163, Part III, Florida Statutes, which governs community redevelopment planning.

The Amended Plan reaffirms the City's commitment to revitalizing the Northwest-Progresso-Flagler Heights area by supporting affordable housing, promoting economic growth, and advancing equitable community development. It establishes strategies to reduce blight, strengthen business activity, expand housing opportunities, and guide future investment through five strategic goals: Economic Development, Housing and

Residential Life, Public Improvements and Infrastructure, Transportation and Mobility, and Redevelopment Support.

Community and stakeholder engagement played a central role in shaping the Plan's priorities. Input was collected through public meetings, stakeholder interviews, and online surveys in English, Spanish, and Creole. This inclusive outreach ensured that recommendations reflect the needs and aspirations of residents, business owners, and community partners.

FISCAL IMPACT

There is no fiscal impact associated with approval of the Amended Plan.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The Amended Plan remains consistent with the goals and objectives of the NPF CRA Community Redevelopment Plan. It promotes redevelopment activities that reduce blight, support affordable housing, strengthen neighborhood vitality, and foster economic investment while encouraging inclusive and sustainable growth throughout the redevelopment area.

EXHIBITS

1. Amended and Restated Community Redevelopment Plan
2. Existing Conditions & Blight Assessment

10.10.25

Northwest-Progresso-Flagler Heights

Amended and Restated Community Redevelopment Plan 2025

Fort Lauderdale Community Redevelopment Agency

Special thanks to

City of Fort Lauderdale Mayor
Dean J. Trantalis

City Commission
John C. Herbst, Vice Mayor/ District 1
Steven Glassman, District 2
Pamela Beasley-Pittman, District 3
Ben Sorensen, District 4

City Administration
Rickelle Williams, City Manager
Christopher Cooper, Assistant City Manager
Yvette Matthews, Assistant City Manager
Ben Rogers, Assistant City Manager
Stephen Gollan, Fire Chief
William Schultz, Police Chief

City Attorney's Office
D'Wayne M. Spencer, Interim City Attorney

CRA Staff

And to he stakeholders and residents who provided their support and contributed to the development of this redevelopment plan.

Consultant Team (BusinessFlare®)

Kevin Crowder, EDP, Founder, Economic Developer
Kametra Driver, FRA-RP, Sr. Project Manager
Allison Justice, FRA-RP, Sr. Project Manager
Camilo Lopez, FRA-RP, Urban Planner/ Analyst
Alicia Alleyne, FRA-RP, Redevelopment Coordinator

--
The graphics and layout were provided by BusinessFlare® Design.

2025

CRA REVITALIZE Fort Lauderdale

CITY OF FORT LAUDERDALE

BUSINESS FLARE®

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1. Executive Summary

Northwest-Progresso-Flagler Heights Community Redevelopment Area (CRA)

When the City of Fort Lauderdale established the Northwest-Progresso-Flagler Heights Community Redevelopment Area (CRA) in late 1995, it did so with a singular purpose: to reverse decades of chronic disinvestment that had frayed the urban fabric just beyond the downtown core. Factories that once fed the Florida East Coast Railway had closed their doors, single-family homes had slipped into disrepair, and the commercial spine of Sistrunk Boulevard, once the cultural and economic heart of the City's Black community, struggled under the weight of vacant storefronts and obsolete infrastructure. Property values were depressed, public safety concerns ran high, and market confidence was so thin that private capital all but bypassed the district.

Statutory Framework and Local Intent

The CRA was created pursuant to Chapter 163, Part III of the Florida Statutes, which empowers local governments to designate areas where the presence of "slum or blight" substantially impedes sound growth. Under this framework, the City adopted a Finding of Necessity confirming that deteriorating buildings, inadequate roadways, and pervasive economic distress met the statutory threshold. The designation unlocked tax increment financing (TIF) a critical tool that would channel the future growth in property-tax revenue back into the area from which it was generated, providing a self-financing engine for revitalization.

Fort Lauderdale's elected leaders recognized the CRA as a strategic tool to align local community aspirations with private market forces, enabling inclusive revitalization and economic growth. They envisioned a district where reinvestment in streets, sewers, and public spaces would set the stage for affordable housing, job-generating businesses, and cultural venues capable of restoring civic pride. From the outset the City paired bricks-and-mortar projects with a commitment to social equity, seeking not only physical renewal, but also expanded opportunity for residents who had long shouldered the costs of neglect.

Catalytic Power of Tax Increment Financing

From its first bond issuance in 2004, a $16 million package that paved streets and seeded the relocation of key employers, the CRA demonstrated the leverage inherent in the TIF model. Every public-realm enhancement that lifted property values added incremental tax revenues, which in turn funded the next round of improvements. Over three decades, the district's taxable value multiplied tenfold, validating the premise that strategic public investment can unlock outsized private response.

Yet the story is hardly linear. National recessions, hurricanes, and the abrupt cancellation of projects tested the district's resilience. Each setback forced a shift of priorities, pushing the CRA toward a more diversified approach that today balances infrastructure with housing preservation, small-business assistance, and cultural programming.

Geographic Context and Cultural Significance

Covering just under two and a half square miles, the CRA sits at a hinge point near the Central Business District and regional transport arteries of Interstate 95, the Brightline intercity rail corridor, and Port Everglades. Within this compact geography lie three neighborhoods whose histories have shaped the identity of Fort Lauderdale itself.

- **Historic Sistrunk** is the center of the City's African-American heritage, home to the Old Dillard Museum and the storied jazz clubs that once drew musicians from across the South.
- **Progresso Village** traces its roots to the 1890s land boom, when the arrival of Henry Flagler's railroad prompted platting of the first residential blocks outside the downtown grid.
- **Flagler Village** emerged later as a warehouse and light-industrial quarter; today its reuse conversions and arts venues have recast it as a magnet for creative industries.

Despite different characteristics, the three areas share common challenges: aging housing stock, fragmented land ownership, and infrastructure in need of replacement. Together they form a single redevelopment area where investment in one area has effects overall.

Contemporary Imperatives

As the CRA nears the end of its original thirty-year term, the stakes are just as high as they were in 1995. Rapid residential construction east of Andrews Avenue signals a market eager for urban living, but it also accelerates displacement pressures to the west. Periodic flooding demands drainage upgrades and resilient design, even as escalating land costs make it harder to deliver attainable housing. Against this backdrop the CRA's mission, to eradicate physical blight, expand economic opportunity, and foster an inclusive, vibrant community, remains both relevant and unfinished.

This 10-year Plan update is designed to carry the mission forward. It synthesizes lessons learned from prior efforts, harnesses current market momentum, and aligns with the City's broader vision for sustainable growth. Most importantly, it recommits the CRA to the people and places that first gave Fort Lauderdale its character, ensuring that the benefits of renewal flow to long-standing residents as well as new arrivals.

This Plan serves as both a vision statement and an implementation roadmap; a tool to enhance quality of life, stimulate investment, and protect the cultural fabric that defines this community. It enables the CRA to remain nimble and responsive, with broad authority to undertake projects that align with these guiding goals and the statutory powers granted to CRAs.

The Redevelopment Plan Concept

The redevelopment concept for the CRA is built upon the recognition that equitable, inclusive, and resilient growth is essential to the long-term prosperity of Fort Lauderdale. Strategically located adjacent to the city's thriving downtown core and the Brightline intercity rail station, the CRA is uniquely positioned to capture catalytic investment while also protecting and celebrating its deep cultural legacy and historic neighborhoods. This document establishes a flexible yet focused framework for redevelopment, designed to guide the CRA and its partners in undertaking eligible initiatives under Florida Statutes Chapter 163. Rather than prescribing land use or design standards, this Plan outlines a goal-driven strategy that allows CRA staff and stakeholders to adapt to market conditions, community needs, and emerging opportunities over time. The central organizing principle of the CRA concept is to balance economic revitalization with community preservation. This Plan recognizes the importance of investing in people and place simultaneously: restoring deteriorated infrastructure, increasing affordable housing options, supporting legacy small businesses, enabling adaptive reuse of industrial spaces, and enhancing public space as a unifier across diverse neighborhoods.

This concept is organized into five (5) core redevelopment goals, each accompanied by initiatives and actionable strategies:

1. Economic Development

- Support small business growth, entrepreneurship, and adaptive reuse of industrial areas.
- Activate key corridors like Sistrunk Boulevard as vibrant, culturally rich commercial spines.
- Promote arts, culture, and maker industries as economic engines.

2. Housing and Residential Life

- Facilitate mixed-income development, affordable housing preservation, and infill construction.
- Support legacy homeowners through funding instruments and reinvestment initiatives.
- Encourage innovative housing models such as Accessory Dwelling Units (ADUs).

3. Public Improvements and Infrastructure

- Invest in critical public infrastructure, such as streetscapes, lighting, drainage, stormwater systems and parks.
- Enhance neighborhood character and safety through infrastructure upgrades.
- Leverage green infrastructure and sustainability practices.

4. Transportation, Mobility, and Parking

- Improve pedestrian, bicycle, and transit connections across the CRA and to downtown.
- Support micro-mobility solutions and last-mile circulators.
- Invest in smart parking management and shared parking solutions.

5. Redevelopment Support

- Strengthen implementation tools through land acquisition, strategic partnerships, and regulatory coordination.
- Promote streamline permitting, redevelopment-friendly zoning, and public-private development strategies.
- Leverage CRA-owned properties to catalyze affordable housing, mixed-use development, and community-serving uses.
- Ensure all redevelopment efforts align with the CRA goals through enforceable development agreements and transparent processes.

How to Read This Document

The CRA Plan is designed as a practical, flexible tool to guide decision-making, investments, and policy actions over the life of the CRA. This document is both a strategic vision and an implementation framework, structured for easy navigation by CRA staff, elected officials, private developers, community stakeholders, and the public. Each section builds on core redevelopment principles and aligns with the legal framework established by Chapter 163, Florida Statutes, which governs the purpose and authority of Community Redevelopment Areas (CRAs) in Florida.

Organization of the Plan

1. Executive Summary - Offers a concise overview of the CRA's purpose, boundaries, current conditions, and the overarching goals of this Plan.
2. Authority to Undertake Redevelopment - Powers of local government to identify and address conditions of slum and blight through targeted reinvestment and coordinated planning strategies.
3. Background/ Existing Conditions/ Public Engagement - Provides a comprehensive snapshot of the physical, economic, and social environment of the CRA. This includes zoning, mobility, infrastructure, land use, housing trends, development momentum, and public feedback.
4. Redevelopment Goals - It is organized into five (5) thematic goal areas.
5. Redevelopment Program Initiatives/ Projects - This is the actionable heart of the Plan, it Includes actionable guidance for potential initiatives maintaining alignment with statutory and community objectives.

How to Use This Plan

- **For CRA Staff:** Use this Plan as a flexible work program that justifies CRA expenditures and identifies eligible projects.
- **For Developers and Investors:** Gain insight into the district's priorities, available incentives, and areas targeted for redevelopment or reinvestment.
- **For Residents and Stakeholders:** Understand how the CRA aims to preserve cultural identity, enhance neighborhoods, and increase equitable opportunity for all.
- **For City Leadership:** Use this document to align citywide infrastructure, mobility, and housing initiatives with the CRA's strategic investments.

This Plan is designed to be adaptive, allowing the CRA to respond to emerging opportunities while staying true to the long-term vision of creating a vibrant, inclusive, and resilient urban community rooted in history and open to future growth.

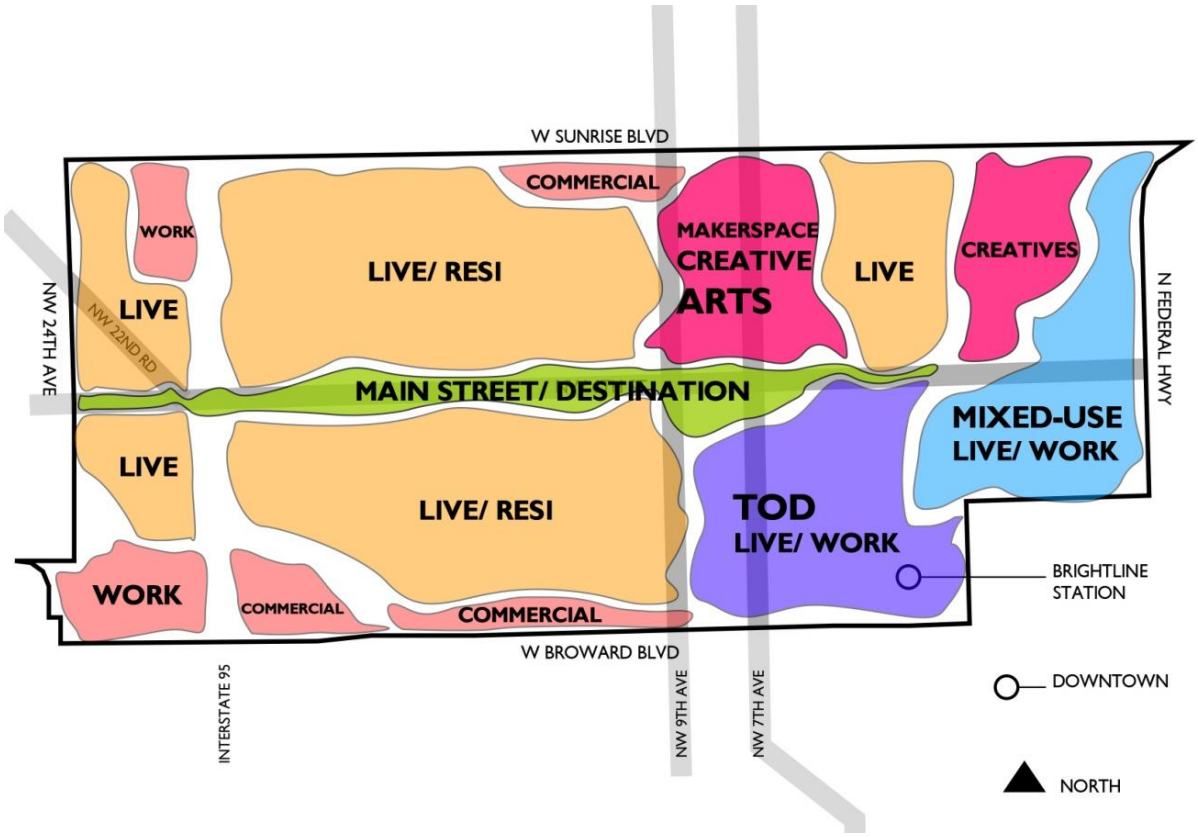
CRA Boundary Description and Map

General Description

This map illustrates the internal geography of the CRA, encompassing approximately 1,412 acres strategically positioned immediately adjacent to Downtown Fort Lauderdale. The CRA is composed of a diverse mix of neighborhoods (see neighborhoods map in the Background section of this Plan), each with its own identity, function, and development character.

The importance of this neighborhood mix lies in its potential to create a balanced, inclusive urban environment, preserving cultural heritage, enabling economic mobility, and embracing higher-density, transit-connected growth. Serving as the spinal cord of the CRA, Sistrunk Boulevard / NW 6th Street is the primary east-west connector, linking all neighborhoods and acting as a unifying cultural corridor.

Redevelopment Concept Diagram



This conceptual diagram helps the CRA target initiatives, funding, and partnerships more effectively by aligning strategies with the unique economic and physical characteristics of each area. It supports a comprehensive approach to redevelopment that prioritizes diversity, equity, and opportunity across all components of community life, live, work, create, and connect.

Strategic components for redevelopment:

Main Street Destination: Centered along NW 6th Street/Sistrunk Boulevard, this corridor serves as the cultural and commercial heart of the CRA, anchored by local businesses, historic landmarks, restaurants, and streetscape improvements designed to enhance walkability and public life.

Creative Arts & Makerspace District: Located primarily in Progresso Village, this area leverages existing industrial buildings and creative momentum to foster an ecosystem of artists, entrepreneurs, and light manufacturers through adaptive reuse, public art, and incubator spaces.

Transit-Oriented Development (TOD): Surrounding the Brightline Station and parts of Flagler Village, this node promotes higher-density mixed-use development within walking distance of regional transit, aligning with sustainable growth and modern urban living.

Live Residential Neighborhoods: The historic communities of Durrs, Dorsey-Riverbend, and Home Beautiful Park offer opportunities for housing rehabilitation, infill, and reinvestment to preserve the cultural fabric and strengthen homeownership.

Findings of Existing Conditions

This existing conditions summary serves as a foundational analysis for the CRA Plan. It examines the area's physical environment, real estate development, socioeconomic characteristics, economic indicators, and zoning/land development regulations. This comprehensive assessment is essential to shape targeted, place-based redevelopment strategies and policy tools.

Key Findings

1. Physical Environment

- Infrastructure Needs: Certain corridors and neighborhoods lack adequate lighting, sidewalk continuity, and stormwater infrastructure.
- Vacancy & Underutilization: Large parcels and buildings, particularly along key corridors like NW 6th and 7th Avenues, remain underdeveloped or inactive.
- Mobility Barriers: East-west pedestrian and bike connections remain limited, contributing to accessibility challenges.

2. Real Estate & Development Patterns

- Uneven Investment: Recent mixed-use and residential projects have been concentrated along Sistrunk Boulevard east of NW 7th Avenue, while western areas remain stagnant.
- Land Banking & Fragmentation: Scattered ownership and absentee landlords hinder large-scale development opportunities.
- Property Value Pressures: Appreciation in land values is accelerating displacement risk, especially for renters, elderly, and small businesses.

3. Socioeconomic Trends

- High Poverty & Rent Burden: A significant portion of residents are cost-burdened renters, with household incomes below the city median.
- Aging Population: Rising share of senior residents emphasizes the need for aging-in-place strategies and senior housing.
- Disparities in Education & Employment: The area continues to trail citywide averages in educational attainment and employment access.

4. Economic Indicators

- Limited Commercial Density: Despite high traffic corridors, many commercial areas remain underbuilt or host low-value uses.
- Workforce Skill Gaps: Mismatch between local workforce qualifications and jobs available in key growth sectors (marine, health care, construction).
- Need for Business Diversity: Dominance of auto-centric and industrial uses limits mixed-use walkable development.

5. Zoning & Land Development Regulations (LDRs)

- Zoning in Place for Redevelopment: The CRA already benefits from a variety of established zoning districts that allow for a mix of uses, densities, and development types aligned with CRA goals.
- Regional Activity Center Urban Village & City Center (RAC-UV & RAC-CC): East of the FEC railway, these zoning districts support mid- to high-density mixed-use development, including residential, retail, and office, ideal for walkable urban living near the Brightline station and downtown core.
- Northwest Regional Activity Center Mixed-Use Neighborhoods (NWRAC-MUe & NWRAC-Mune): West of the FEC line, the Northwest Regional Activity Center zoning overlays promote flexible mixed-use infill, adaptive reuse, and incremental Development, well-suited for arts districts and entrepreneurship hubs.
- Strong Framework for Infill: Overall, the zoning framework enables diverse redevelopment opportunities ranging from mixed-use corridors to affordable housing infill, without requiring extensive rezonings or variances.

This strong foundation gives the CRA flexibility to encourage targeted investment and respond to housing, economic, and cultural needs with an efficient regulatory framework already in place.

Why This Matters for the Plan

The findings confirm that while the CRA has made strides, disparities and barriers to equitable development persist. A Plan Update should:

- Address infrastructure and accessibility gaps to unlock growth and improve quality of life.
- Prioritize affordable housing and legacy resident and business protection to combat displacement.
- Align zoning and incentives to support walkable, culturally rooted, mixed-use development.
- Link economic development efforts with workforce readiness and local entrepreneurship.

These conditions directly inform the CRA's statutory findings and implementation strategies, making this report a cornerstone for responsible, data-driven redevelopment.

Incorporating the Historic Sistrunk Arts & Culture District Plan

The Historic Sistrunk Arts and Culture District Plan established a community-driven roadmap to preserve, celebrate, and elevate the cultural legacy of the Sistrunk community. This CRA Plan has incorporated the plan's key recommendations into its redevelopment framework, specifically across its economic development, placemaking, mobility, and public improvement initiatives.

The CRA Plan emphasizes:

- Supporting local Black creatives and legacy businesses;
- Preserving and promoting cultural and historical assets;
- Activating public spaces through storytelling, art, and branding;
- Enhancing walkability and multimodal connectivity;
- Creating space for community and wealth-building through adaptive reuse and entrepreneurship.

Together, these integrated efforts will ensure that the Sistrunk community continues to thrive, economically, culturally, and historically.

2. Authority to Undertake Redevelopment

The CRA Plan is prepared and adopted in accordance with the provisions of Chapter 163, Part III of the Florida Statutes, also known as the Community Redevelopment Act. This legislation provides the statutory framework that enables cities and counties in Florida to establish Community Redevelopment Agencies (CRAs) to eliminate slum and blight, stimulate economic investment, and improve public infrastructure within designated redevelopment areas.

The Fort Lauderdale Community Redevelopment Agency (CRA) is the authorized agency responsible for implementing this Plan within the CRA boundary. The legal authority of the CRA includes but is not limited to: acquiring property, preparing and implementing redevelopment plans, entering into contracts, undertaking public improvements, assisting with property redevelopment, and incentivizing private sector participation through programs such as forgivable loans and other redevelopment tools.

While a Finding of Necessity is not required for this CRA Plan update, the CRA continues to meet the threshold criteria for the presence of blight as defined in Florida Statutes Section 163.340(8). Multiple blight factors remain materially present, including deteriorated infrastructure, code violations, unsafe conditions, and constrained redevelopment capacity due to obsolete lot and building patterns. This Plan update reaffirms the ongoing need for focused reinvestment and provides a flexible yet strategic framework to enable the CRA to carry out redevelopment activities across key focus areas such as economic development, housing, mobility, infrastructure, and placemaking.

Upon adoption this document serves as the official CRA Plan for the redevelopment area and provides funding instruments for the CRA authority to act under Florida law to implement the goals and initiatives outlined herein. The CRA operates in coordination with the City of Fort Lauderdale and other community partners to ensure that redevelopment efforts align with the city's broader planning objectives and respond to community needs.

Interlocal Agreement "Terms and Conditions"

Here is a summary of the key requirements outlined in the *Interlocal Agreement* for the Extension of the Northwest-Progresso-Flagler Heights CRA, along with how the CRA Plan update meets and aligns with those terms:

1. Extension of CRA Term – Non-TIF Basis
Requirement: CRA may continue for 10 years (through November 7, 2035), but only the City of Fort Lauderdale may contribute TIF after 2025. All other taxing authorities (County, CSC, Hospital District) cease TIF contributions.
CRA Plan Alignment: This Plan clearly reflects this non-TIF funding structure and assumes City-only funding during the 10-year extension period. Financial strategies are structured accordingly.

2. Plan Amendment Requirement
Requirement: CRA Plan must be amended within 180 days of agreement effective date to:
- Acknowledge CRA extension through 2035
- Reflect that only the City continues TIF (if it chooses)
- Incorporate the terms of the Interlocal Agreement

CRA Plan Alignment: This Plan update references the Interlocal Agreement in both the Introduction and Appendix.

3. Plan Termination Date
Requirement: CRA must terminate by November 7, 2035
CRA Plan Alignment: This Plan specifies the CRA's termination date and sets measurable, time-limited implementation goals to align with the sunset provision.

4. Use of CRA Funds
Requirement: All CRA funds must be used for:
- Completion of projects in the Approved CRA Plan.
- Or, refunding excess funds in compliance with §163.387(7)(a), Florida Statutes.

CRA Plan Alignment: This Plan update is framed as the official plan guiding fund usage, including projects, goals, and initiatives aligned with the CRA's statutory authority and public purpose.

5. Asset Disposition Plan
Requirement: Upon termination in 2035, the CRA must:
- Refund unused trust fund balances to taxing authorities proportionally.
- Transfer or liquidate assets according to strict guidelines.

CRA Plan Alignment: This Plan includes a "Redevelopment Support" goal which outlines policies for land acquisition and disposition, ensuring compliance with asset transfer rules.

6. County Approval for Plan Modifications
Requirement: No boundary changes or extensions involving non-City TIF without prior County Commission approval.
CRA Plan Alignment: No such changes are proposed. This Plan explicitly maintains existing boundaries and reflects the City-only TIF approach.

7. Administrative Code Compliance
Requirement: CRA and City must comply with Broward County Administrative Code Section 18.87.
CRA Plan Alignment: All proposed amendments and goals are consistent with this requirement; major changes (e.g., boundary, duration) are not proposed.

This alignment reinforces the plan's legal standing, accountability, and strategic vision as a compliant and actionable roadmap for the next decade.

3. Background

The CRA area has progressed through a series of increasingly sophisticated planning documents since its establishment. From the outset in 1995, the City of Fort Lauderdale framed the CRA as a thirty-year enterprise designed to eradicate "slum and blight." The founding redevelopment plan, adopted by Resolution 95-170, inventoried sub-standard housing, chronic unemployment, and extensive vacancy, then proposed tax-increment financing as the principal catalyst for basic infrastructure repair and private investment. The life span was set to expire in 2025, a horizon that would shape every subsequent amendment.

By 2001 an amended plan was warranted, not because the original vision had failed, but because downtown growth and a strengthening real-estate market demanded finer-grained tools. That update refined land-use controls and laid the groundwork for a 2002 boundary expansion that captured transit-oriented parcels in what is now Flagler Village. In effect, the CRA shifted from rescue operation to market steward, looking to channel growth rather than merely attract it.

The momentum of the mid-2000s prompted the City to commission Urban Design Associates for a full Implementation Plan in 2008. Developed through an intensive charrette, the plan converted broad goals into five catalytic initiatives, among them redevelopment of the Sistrunk / NW 7th Avenue node, an infill-housing program, and an aggressive small-business strategy. Crucially, it introduced an annual scorecard that required staff to report progress against original 1995 objectives. This marked the moment when performance measurement became embedded in agency culture.

The aftermath of the Great Recession produced the Five-Year Strategic Program of 2013. Branded as a transparent spending blueprint, the document pledged to dispose of under-utilized public land, tie incentives to job-creation metrics, and commit up to sixty percent of annual TIF revenue to capital projects. By aligning with *Fast Forward Fort Lauderdale 2035*, the program also ensured that CRA actions reinforced city-wide strategic priorities, not just neighborhood needs.

Recognizing shifts in mobility (including Brightline rail) and surging private development interest, the City and CRA Board adopted a Modified and Restated Redevelopment Plan in March 2016. Organized around socio-economic conditions, utilities, circulation, development controls, and funding mechanisms, the document tightened the link between infrastructure investment and private-sector readiness. It simultaneously reiterated the 2025 sunset, thereby underscoring the urgency of catalytic projects with near-term payoff.

Taken together, these documents trace a clear arc: from blight removal to market shaping, from project wish-lists to measurable key-performance indicators, and from discrete neighborhood improvements to regionally coordinated redevelopment. This historical context provides the scaffolding upon which the forthcoming Chapter 163-compliant update will rest.

Historic Origins and Identity

A Sense of Place Rooted in Legacy

By weaving Sistrunk's rich history, its early settlers, landmark institutions, civil rights triumphs and cultural vibrancy, into the planning and placemaking strategies, the CRA update becomes more than infrastructure: it becomes an intentional preservation of identity. This approach not only honors centuries of legacy but creates an authentic economic engine, attracting tourism, supporting legacy entrepreneurs and anchoring future growth in a celebrated past.

- Established in the early 20th century by Black settlers from Georgia, South Carolina, and the Bahamas, Sistrunk Boulevard serves as Fort Lauderdale's longest-standing African American community and cultural core.
- Named in honor of Dr. James F. Sistrunk, one of Broward County's first Black physicians and co-founders of Provident Hospital, the county's first hospital for Black patients in 1938.

Pivotal Figures & Institutions

- Eula Mae Gandy Johnson, civil rights trailblazer known as Fort Lauderdale's 'Rosa Parks', led NAACP efforts to desegregate beaches and public spaces; her home at 1100 Sistrunk now serves as a museum and welcome center for the corridor.
- James A. Dallas Sr., educator, entrepreneur, and music patron, hosted jazz greats like Duke Ellington at his clubs and is the first Black Floridian honored with a street in downtown Fort Lauderdale.
- The Old Dillard High School, built in 1924 as the first brick-and-mortar school for Black students, now houses the Old Dillard Museum and remains a National Register landmark.

Cultural Anchors & Gathering Places

- The African-American Research Library & Cultural Center on Sistrunk Boulevard holds rare collections, hosts art and community events, and anchors "Destination Sistrunk" as a gateway to Black heritage and visitor engagement.
- Destination Sistrunk is the historic heart of Fort Lauderdale's African American community, centered along NW 6th Street/ Sistrunk Boulevard. It serves as a unifying space for legacy residents and new generations, reinforcing cultural identity and fostering economic opportunity.
- Unique cultural programming, like exhibitions focused on shotgun homes, porches and alleyway gathering spaces, reinforce community memory through installations, storytelling and architecture.

A Place of Memory, Meaning, and Momentum

In creating a successful district for Fort Lauderdale's northwest neighborhoods, this CRA Plan update ensures that revitalization strengthens the people and places who define its character. Sistrunk's unique legacy is not only worthy of preservation but serves as a compelling economic development engine: people are drawn to neighborhoods where history is alive, visible, and celebrated.

This Plan commits to building a future that feels familiar: rooted in walkability, cultural pride, and timeless design, where the past is honored, and the community leads the way forward.

Why Legacy Placekeeping Matters

- **Cultural Identity & Pride:** Sistrunk is not just a neighborhood, it embodies Black resilience, entrepreneurship, and community self-determination. Honoring its history affirms both past sacrifices and future aspirations.
- **Economic Value of "Cool History":** Places like the Victory Black Box Theater site or restaurants named after the past (e.g. Victor George Spirits's "Victory Building") attract visitors, elevate neighborhood brand, and support local investment rooted in authenticity.
- **Visitor Attraction:** People are drawn to places with stories, museums, public art, festivals, and Sistrunk's layered heritage positions it as a distinct cultural tourism district.

Applying This to the CRA Plan Update

Embed Legacy in Branding & Public Spaces

- Expand and embed the "I Am Sistrunk" campaign, enabling storefronts and public art to carry community stories across the CRA area.
- Activate murals, placemaking installations, and gateway features that highlight local landmarks and figures (Dr. Sistrunk, Eula Johnson, Old Dillard).

Elevate Cultural Destinations

- Support Destination Sistrunk and the African-American Research Library as economic anchors for cultural tourism, education, and events.
- Develop interpretive walking tours focused on historic business corridors, church landmarks, museum sites and notable residences.

Celebrate Legacy in Development

- Incentivize developers to reference historic patterns (shotgun homes, porches, alleys) in site design, reflecting local aesthetics and spatial rhythms.
- Prioritize mixed-use projects that partner with legacy business owners or descendants, building on examples like the Walker family grocery and Wright Dynasty's efforts to preserve familial roots.

Institutionalize History & Storytelling

- Create a Legacy Leaders registry and digital storytelling archive honoring key figures (e.g. Dr. Sistrunk, Dallas, Johnson).

Leverage Historical Legacy for Economic Development

- Market the corridor as a destination for creative enterprises, Black-owned startups, cultural performances and food halls (such as the Sistrunk Marketplace & Brewery) that foreground neighborhood identity.
- Expand access to economic opportunity via incubator space in historic properties, integrating affordability, retail incubation, local identity and foot traffic.

The Victory Building & Old Sistrunk Distillery

CRA Flagship Cultural–Economic Project

Situated at 1017 Sistrunk Boulevard, The Victory Building is in the permitting process and it will house the Old Sistrunk Distillery, part of Victor George Spirits (VGS), Florida's first Black-owned distillery. Named in tribute to the historic Victory Theatre, once the only venue where Black residents in Broward County could legally view performances during segregation, this project revives a deeply symbolic cultural memory embedded in Sistrunk Boulevard.

Rendering of planned facility, concept design.

Physical Environment

The CRA encompasses approximately 1,412 acres in a highly strategic location within the City of Fort Lauderdale. Nestled just north of downtown, the CRA borders key commercial corridors such as Broward Boulevard, Sunrise Boulevard, Federal Highway (US-1), and Interstate 95, making it one of the most accessible and visible redevelopment zones in the city. The area is also in immediate proximity to major regional assets, including the Brightline Fort Lauderdale station, which offers high-speed rail service connecting the city to Miami, West Palm Beach, and Orlando.

This location places the CRA at the epicenter of Fort Lauderdale's urban transformation, where increasing private investment, a growing residential base, and regional mobility converge. Its adjacency to downtown means it is positioned to absorb spillover growth, but also to serve as a bridge between legacy neighborhoods and the city's new economic engines. The CRA's land area spans a mix of historic residential communities, industrial corridors, and emerging mixed-use districts, offering a rare opportunity to plan for inclusive, transit-oriented, and culturally anchored redevelopment.

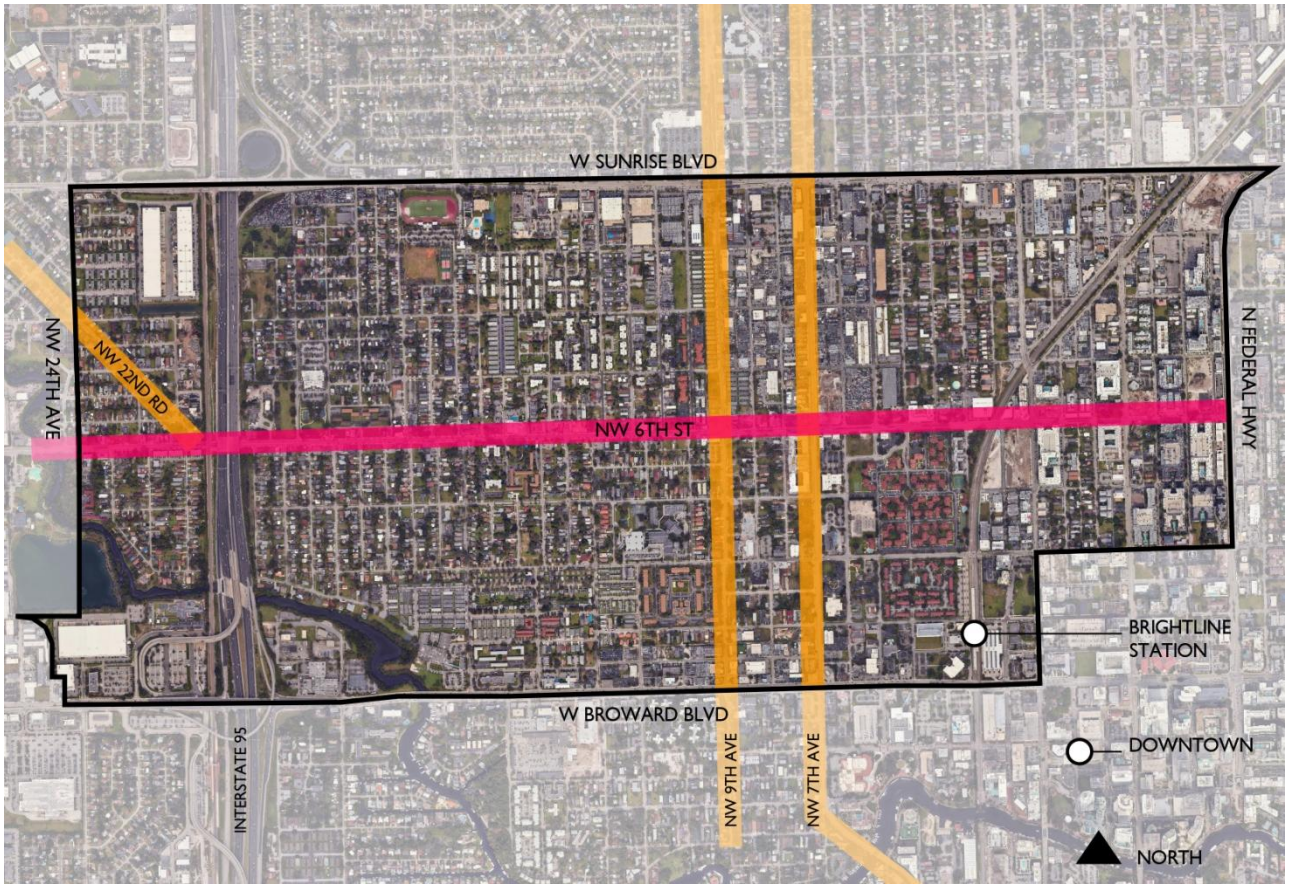
With the pressure of rising land values and rapid urbanization moving outward from downtown, the CRA's central location makes it both vulnerable to displacement and ripe for equitable reinvestment. Harnessing its location intelligently can help ensure that revitalization is not just inevitable—but inclusive, intentional, and community-driven.

CRA Neighborhoods & Characteristics

The CRA encompasses a diverse collection of neighborhoods, each with its own distinct physical character and land use patterns that reflect the area's layered history and evolving development trends.

1. **Flagler Village**, located on the eastern edge of the CRA near the Brightline station and downtown Fort Lauderdale, has undergone a dramatic transformation in recent years. Once an industrial district, it now features high-density mixed-use development, including residential towers, retail storefronts, creative office spaces, and cultural venues. This neighborhood has become a vibrant extension of downtown, attracting young professionals and urban dwellers.
2. **Progresso Village**, positioned just west of Flagler Village and east of NW 7th Avenue, retains a strong industrial character, with a concentration of warehouse and light manufacturing uses. However, it is increasingly being reimagined as an arts and creative district, with emerging adaptive reuse projects and entrepreneurial spaces that support local makers, galleries, and small businesses.
3. **Home Beautiful Park**, located in the central portion of the CRA it contains modest single family homes and some multifamily clusters that could benefit from public space upgrades.
4. **Dorsey-Riverbend,** one of the CRA's most historic neighborhoods that represents the cultural and residential heart of Fort Lauderdale's Black community. This area is characterized by low-density single-family homes, aging housing stock, and a rich legacy of community institutions.
5. **Durrs,** located in the western portion of the CRA, a legacy residential community with deep historical roots and strong cultural identity.

Circulation and Mobility



The circulation and mobility network within the CRA is defined by a mix of historic neighborhood streets, commercial corridors, and regional connectors, each playing a distinct role in how people move through and experience the area.

- **NW 6th Street / Sistrunk Boulevard:** The district's primary east-west spine and cultural corridor. This historic street supports a mix of retail, civic uses, and community landmarks. It is a symbolic and physical connector, linking legacy neighborhoods with the city's downtown core.
- **NW 7th Avenue:** Known as the emerging "Avenue of the Arts," provides a key north-south connection between the CRA's cultural west side and Downtown Fort Lauderdale.
- **NW 9th Avenue:** Another important north-south connector, linking residential neighborhoods to Broward and Sunrise Boulevards. With active commercial frontages and access to key arterials.
- **NW 22nd Road:** Located west of I-95, supports small-scale neighborhood commercial activity in a primarily residential area.
- **Brightline Station:** A major asset to the CRA's long-term mobility and redevelopment strategy is the presence of the Brightline Fort Lauderdale Station, located within the district.

The perimeter of the CRA is bounded by high-capacity commercial corridors: West Sunrise Boulevard, West Broward Boulevard, and North Federal Highway.

The CRA is served by a network of major roadways and local streets that shape its connectivity, accessibility, and redevelopment potential. Key corridors such as NW 6th Street/Sistrunk Boulevard, NW 7th Avenue (Avenue of the Arts), and NW 9th Avenue provide critical north-south and east-west linkages across the CRA, connecting legacy neighborhoods to emerging destinations. Major arterial roadways like Broward Boulevard, Sunrise Boulevard, and Federal Highway offer high vehicle capacity and commercial visibility.

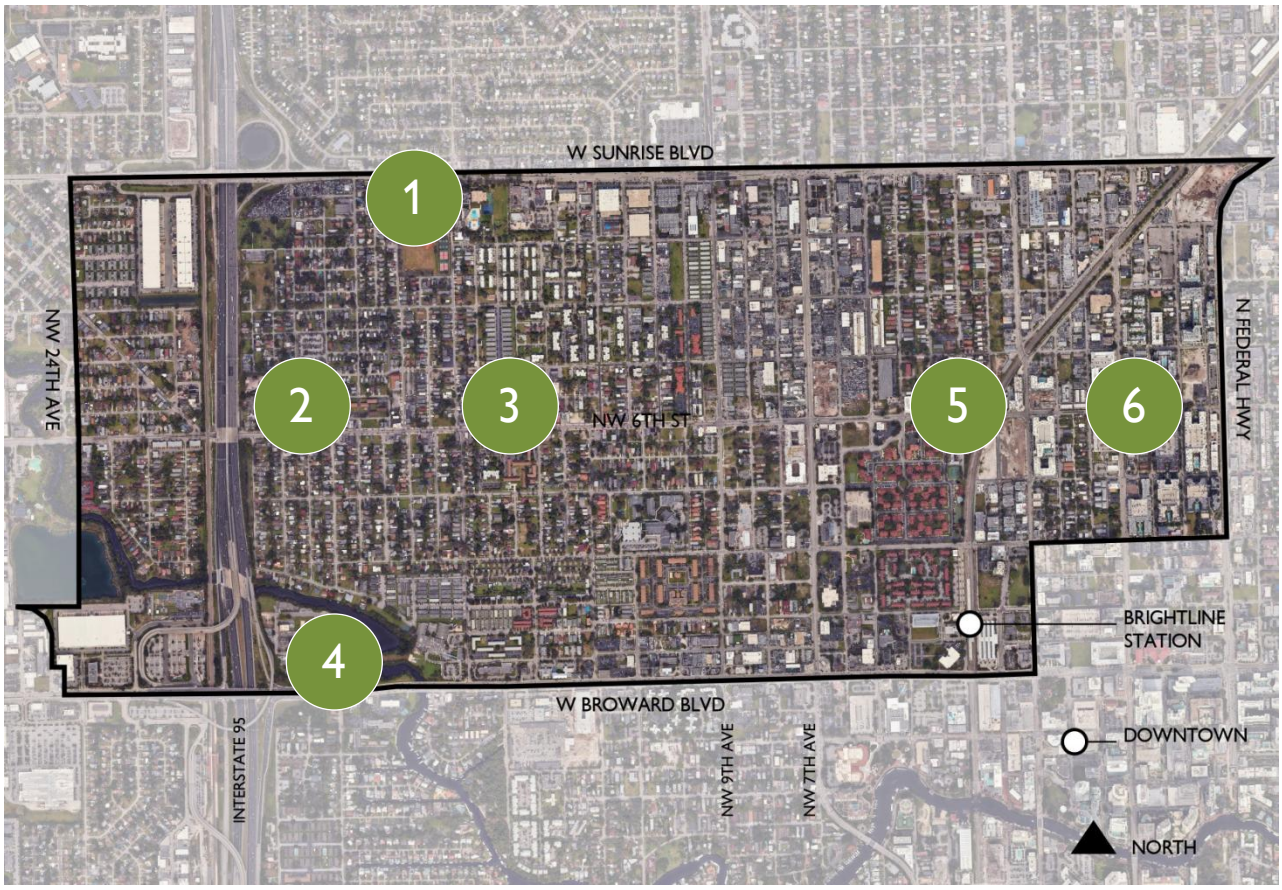
NW 6th Street/Sistrunk Boulevard functions as the cultural and commercial spine of the district, linking multiple neighborhoods with historic significance. The CRA has already made significant investments in the Sistrunk Boulevard streetscape, including enhanced sidewalks, lighting, landscaping, and branding features that celebrate the corridor's historic identity. These improvements have laid a strong foundation for walkability and reinvestment. Continuing and expanding these efforts along the full length of the corridor is important to reinforcing Sistrunk as a vibrant, safe, and culturally rich main street.

Similarly, NW 7th Avenue represents an opportunity to serve as a creative corridor and direct connection to downtown's cultural anchors, including the Museum of Discovery and Science. NW 9th Avenue also presents an important commercial connector in need of streetscape and accessibility upgrades to support local business growth and improve quality of life.

A major asset to the CRA's long-term mobility and redevelopment strategy is the presence of the Brightline Fort Lauderdale Station, located within the district. This premium rail service connects Fort Lauderdale to Miami, West Palm Beach, and Orlando, offering regional transit access for residents, workers, and visitors. The station enhances transit-oriented development (TOD) potential within the CRA, encourages multimodal travel behavior, and supports workforce mobility. Proximity to Brightline also strengthens the district's attractiveness for mixed-use development, retail, hospitality, and employment centers.

Improving last-mile connections, enhancing sidewalks and bicycle infrastructure, and creating commercially active foot traffic streets will be key to maximizing mobility equity and the full benefits of this intermodal asset.

Parks and Open Spaces



The CRA includes a network of parks and open spaces that serve as vital recreational, cultural, and gathering areas for residents across its diverse neighborhoods. The existing parks are well-distributed, offering key opportunities to expand access, improve programming, and reinforce community identity.

1. **Joseph C. Carter Park:** The largest park in the CRA, it us a full-service regional park with athletic fields, gymnasium, pool, playgrounds. This park hosts community events and sports programming.
2. **Lincoln Park:** Community park located in a legacy residential area adjacent to neighborhood institutions. It offers passive green space, shade, and local gathering opportunities.
3. **Provident Park:** Small park along a key cultural corridor (NW 6th St), walkable location for residents and near commercial nodes, limited amenities but strong potential for activation.
4. **North Fork Riverfront Park:** Riverfront setting with scenic potential, quiet, passive use environment. This park has a great opportunity for environmental education or kayak/paddle access.
5. **Sistrunk Park:** Centrally located on Sistrunk Boulevard, this park serves as a key anchor for cultural (public art) and community activities.
6. **Peter Feldman Park:** Urban park in high-density, mixed-use neighborhood, popular with young professionals and pet owners. This park is well-integrated into the Flagler Village street grid.

Real Estate Development Momentum

A wave of recent development activity in the CRA underscores ongoing momentum and market confidence, particularly in Flagler Village and the corridor near the Brightline station. Here are some of the key developments taking shape:

1. **Motif Flagler** (500 N Andrews Avenue) - 385-unit mixed-use residential building with approximately 23,000 SF of ground-floor retail and restaurant space.
2. **The Gallery at Flagler Village** (600 N Andrews Avenue) - 263 housing units and approximately 2,394 SF of retail, with a mix of 53 units at 50% AMI, 97 units at 120% AMI, and 113 market-rate units.
3. **Quantum at Flagler Village** (pre-2020 reference) - 337 units plus hotel and retail.
4. **The Adderley** (501 NW 7th Avenue)- 417 multifamily units and over 15,000 SF of ground-floor commercial space.
5. **The Arcadian Luxury Apartments** (640 NW 7th Avenue) - 480 high-end units and 5,235 SF of commercial space.
6. **1435 ArtXchange** (1429 Sistrunk Boulevard) - 71 apartments, 5,844 square feet of commercial bays (five total), and a 218-spot parking garage.

Redevelopment Projects

The Arcadian

The Gallery at FAT Village

Redevelopment Projects

The Adderley

THRIVE Progresso

Redevelopment Projects

Mount Hermon Apartments

L.A. Lee YMCA/ Mizell Community Center

Socioeconomic Indicators

The CRA presents a complex socioeconomic landscape that reflects both revitalization potential and community vulnerability. The data reveals strong investment opportunities for developers, while also highlighting important equity and policy considerations for CRA staff and City leadership. The CRA's dual identity, emerging growth zone and historic community, presents a unique opportunity to build equitable, place-based development that bridges economic gaps and celebrates cultural heritage.

Population & Demographics

- The CRA is home to an estimated 15,000+ residents spread across a mix of legacy Black neighborhoods and newer, mixed-use developments.
- The area maintains a racially diverse population, with large concentrations of Black residents in neighborhoods west of NW 7th Avenue, and a growing young professional population in Flagler Village to the east.
- Many legacy residents are multi-generational and rooted in the historic fabric of Fort Lauderdale.

Income & Poverty

- The median household income in several census tracts west of NW 7th Avenue remains significantly below the citywide average, with many households earning less than $35,000/year.
- Poverty rates exceed 30% in several blocks, underscoring persistent economic disadvantage.
- By contrast, neighborhoods like Flagler Village are seeing a rise in higher-income renters, contributing to stark disparities across the CRA.

Housing Conditions

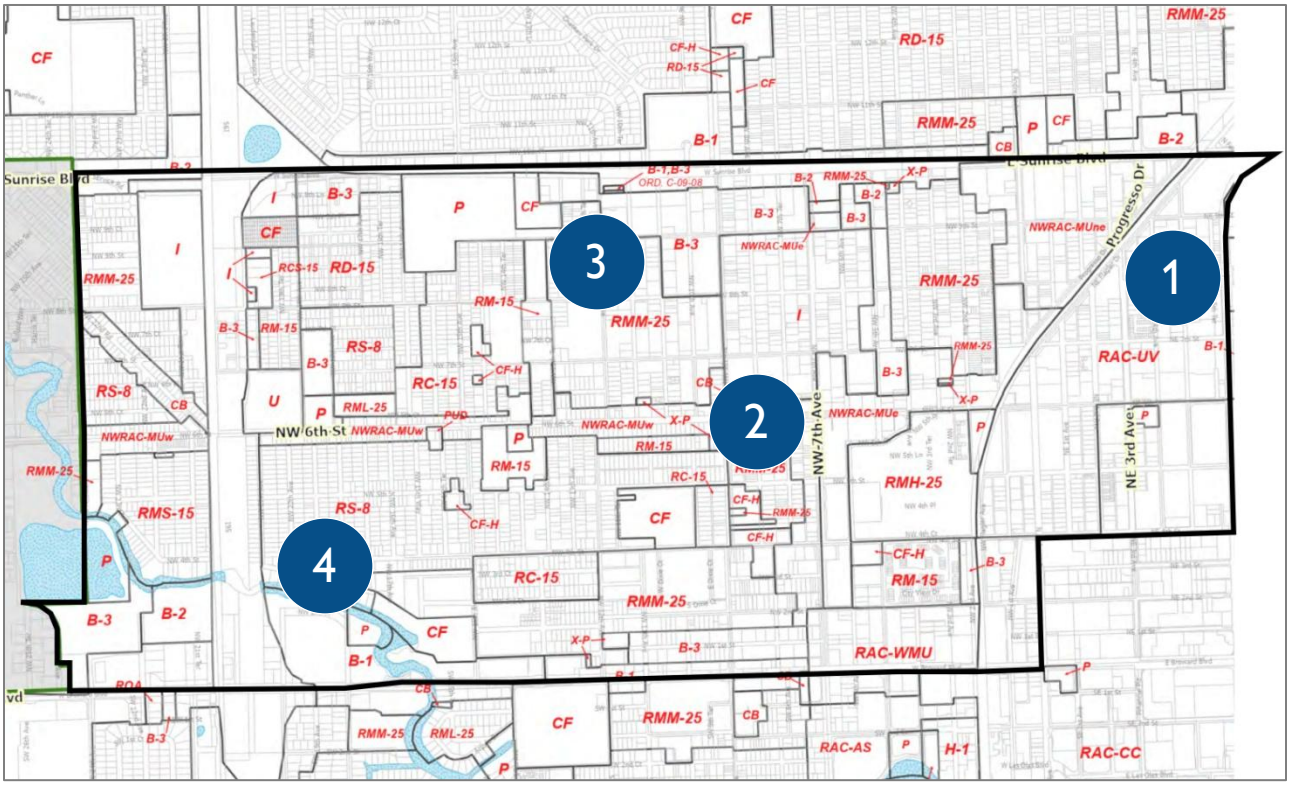
- Much of the existing housing west of NW 7th Avenue is aging, with an average year built of 1950s 1970s, contributing to affordability but also maintenance challenges.
- In contrast, recent developments (Adderley, Arcadian, Motif, etc.) have introduced over 1,500+ modern housing units, many at market-rate or luxury pricing.
- This creates growing pressure on affordability and displacement, with legacy residents concerned about rising rents and property taxes.

Commercial Environment

- The commercial corridors (Sistrunk Boulevard and NW 7th Ave) feature a mix of neighborhood-serving businesses, vacant storefronts, and emerging retail in redeveloped areas.
- CRA programs have helped improve commercial facades and attract new tenants, but gaps in visibility and access to capital persist for legacy business owners.

There is an urgent need to balance revitalization with anti-displacement strategies, including affordable housing tools and preservation of community assets. From a development standpoint, the CRA offers underutilized land, strategic location, and clear demand for housing, retail, and community space. Socioeconomic conditions signal opportunities for CRA-backed projects that serve both market-rate demand and longstanding community needs.

Zoning Conditions



This summary highlights zoning conditions within the CRA, focusing on districts of interest for developers and CRA staff: RAC-UV, NWRAC-MUe, RM-25, and RS-8.

1. **RAC-UV** (Urban Village District) – East of FEC Railroad, including Flagler Village and areas adjacent to downtown. RAC-UV provides the framework for Flagler Village-style development, ideal for permanent, high-density residential growth, walkable street environments, and commercial activation that support transit-oriented design. Density and height: Up to 55 feet by right, and up to 150 feet with conditional review.
2. **NWRAC-MUe / NWRAC-MUne** (Northwest Regional Activity Center – Mixed-Use East/Northeast) – Along Sistrunk Boulevard and NW 7th Avenue NWRAC zone is pivotal to CRA efforts to transform the Sistrunk corridor into an arts corridor and mixed-use spine, while also enabling sensitive infill in neighborhoods transitioning from legacy to converged use typologies. Density and height: 35 du/acre (up to 50 du/acre with conditional review) and height up to 150 feet.
3. **RM-25** (Residential Multifamily Mid-Rise / Medium-High Density) - RM-25 supports critical affordable or workforce housing growth in legacy neighborhoods, helping raise density while preserving residential character and scale. Density: 25 dwelling units per acre.
4. **RS-8** (Residential Single-Family / Low-Medium Density) - RS-8 reflects existing residential character and is key for preserving affordability, minimizing displacement risk, and guiding infill or rehabilitation projects in older neighborhoods.

Public Input

Community Engagement Meeting – July 10, 2025

The Fort Lauderdale Community Redevelopment Agency hosted a public open house to gather input on the future direction of the CRA. Residents, stakeholders, and business owners shared their insights on infrastructure, redevelopment priorities, and cultural preservation. Their feedback has shaped this plan's core objectives.

What's Working

- Visible Infrastructure Improvements: New sidewalks, street lighting, drainage systems, and traffic calming installations received positive attention.
- Popular CRA Programs:
    - Facade Improvement Assistance Tools
    - Paint & Landscape Program
    - Development Incentive Assistance Tools
    - Commercial Revitalization Support
- Catalytic Development Projects: New projects are welcomed for bringing jobs and services, though many residents emphasized the need for inclusive growth.

Community Recommendations

Housing Stability & Anti-Displacement:
- Prioritize long-time residents for new CRA housing opportunities.
- Expand affordable and senior housing options.
- Develop strong anti-displacement policies.

Public Safety & Infrastructure:
- Add lighting and cameras in high-crime areas (e.g., 6th & 9th streets).
- Improve crosswalks and expand bike lanes on Sistrunk Boulevard/ NW 6th Street.
- Combat illegal dumping using surveillance models.

Economic Mobility & Youth Development:
- Establish a Trade Training Center on Sistrunk Boulevard.
- Expand summer youth employment and job access in growing sectors (e.g., marine industries).

Cultural Preservation:
- Protect neighborhood legacy and promote culturally rooted businesses.
- Use landmarks like the Elks Lodge as cultural anchors.

Program Access & Oversight
- Improve community awareness.
- Strengthen contractor oversight for residential assistance projects.

Public Input

The public input meeting was well-attended, joined by the District Commissioner, CRA staff, community stakeholders, and residents, provided a vital forum for local voices to shape this CRA Plan. This collaborative dialogue ensures the Plan reflects real community needs, honors local identity, and builds trust in the redevelopment process through transparency and shared vision.

Community Survey Summary

Below is a summary of the survey distributed to stakeholders of the redevelopment area, supplementing the active stakeholder engagement for this initiative. This provides additional insight into trends regarding area characteristics, business concerns, common themes, community values, and redevelopment priorities.

Implications for the CRA Plan

This survey data supports several strategic priorities in the CRA Plan Update:

- Cultural Preservation & Equity - Strong desire to maintain legacy communities and reduce displacement.
- Infrastructure Enhancements - Lighting, parking, code enforcement, and pedestrian safety are top-of mind.
- Business Retention & Revitalization - Focused support for small business sustainability and minority ownership.
- Outreach and Communications – An opportunity exists to increase awareness of available city resources and peer support networks.
- Affordable Housing & Anti-Displacement - Consider housing solutions to address fixed-income and family instability.

Age

- Majority (60%) are 60+
- 28% are aged 45–59

What Attracts & Keeps Residents in Fort Lauderdale

- Family, community, and lifelong ties
- Accessibility, proximity to beaches and lifestyle
- Opportunities for investment and community development
- Cultural heritage, particularly around Sistrunk
- Job/ business presence
- Weather and climate

Perceived Assets of the Community

- Beaches & Waterways – overwhelmingly the most mentioned
- Weather & Climate
- Cultural offerings, history (especially Black and Bahamian heritage), and proximity to key amenities like downtown, I-95, and the airport

Business and Commercial Needs (most needed services)

- Grocery Stores (47%)
- Restaurants (41%)
- Entertainment Venues (47%)
- Clothing/Shoe Stores and Coffee Shops
- Dry cleaners, banks, and other personal services

Public Infrastructure & Service Gaps Respondents Indicated the Most Pressing Infrastructure Improvements

- Parking (60%)
- Improved lighting (60%)
- Sanitation and code enforcement (47%)
- Pedestrian/bike safety (38%)
- Public safety / personal security (40%)
- Parks and green space (47%)
- More shade trees & transportation options

Transportation Habits

- 94% rely on personal vehicles
- Only 4% walk, and none use bikes/scooters
- Only 7% use public transit weekly or more; 74% say they never use it

Business Owner Insights - Types of Businesses Represented

- Real estate
- Construction
- Consulting
- Community services
- Retail (shoes, cleaning, tutoring, etc.)
- Media & communications

Community respondents highlighted Fort Lauderdale's natural assets, its beaches, waterways, and year-round warm climate, as the top qualities that enhance quality of life. Cultural richness, particularly Black and Bahamian heritage, and proximity to downtown, I-95, and the airport were also valued as key strengths. From an infrastructure standpoint, the most pressing gaps included parking, lighting, sanitation, code enforcement, pedestrian safety, and public security, with a strong call for more parks, green space, and shaded streets. While the area is largely car-dependent (94% rely on personal vehicles), the low use of walking, biking, and transit points to the need for improved mobility options. Business owners in the district represent a diverse range of sectors, from real estate and construction to retail and community services, but require stronger support systems to thrive. These insights directly inform the CRA's redevelopment priorities in public infrastructure, economic development, and mobility improvements.

Challenges Faced

- High commercial rents.
- Crime & vandalism.
- Lack of parking.
- Complicated permitting / code compliance.
- Enhancing communication around city services and community connections could further empower residents and entrepreneurs.
- Competition from social media or AI services.

Opportunities

- Funding instruments.
- Better marketing and visibility.
- Small business rent support.
- Security and police response.
- Networking or nonprofit coordination.
- Affordable spaces and zoning clarity.

Community Pride and History

- Strong pride in Black history, especially the Sistrunk Corridor.
- Emphasis on the city's rapid growth, infrastructure needs, and development pressures.
- Concerns about displacement and affordability.
- Residents noted a lack of proper notification about community changes.

Connecting the Community Input to the CRA Goals

The community's voice clearly calls for a balanced approach that honors its cultural heritage while addressing modern challenges. The community feedback revealed a strong sense of pride in the historic identity of the Sistrunk Corridor and broader CRA area. Participants expressed a clear desire for targeted financial tools, affordable spaces, and more proactive outreach. These concerns align with the CRA Plan goals which prioritize equitable investment, small business stabilization, and inclusive community growth. The survey responses align strongly with the CRA goals:

1. Economic Development
2. Housing and Residential Life
3. Public Improvements and Infrastructure
4. Transportation, Mobility, and Parking
5. Redevelopment Support

These priorities will guide CRA actions and ensure inclusive, equitable, and lasting improvements for the Northwest-Progresso-Flagler Heights community.

4. Redevelopment Goals

The CRA Plan provides a flexible and strategic framework to guide public investment and private partnerships over the next decade. Structured to align with Chapter 163, Florida Statutes, this Plan outlines a broad but actionable set of goals and initiatives across five (5) key focus areas:

1. Economic Development
2. Housing and Residential Life
3. Public Improvements and Infrastructure
4. Transportation, Mobility and Parking
5. Redevelopment Support

Rather than prescribing narrow capital projects, this Plan emphasizes initiatives and initiative activities that allow CRA staff to adapt over time as conditions evolve, while maintaining a focus on equity, place-based reinvestment, and community resiliency.

How to Read this CRA Plan

Each major goal is followed by specific initiatives, targeted strategies intended to address ongoing challenges, and supported by a set of initiative activities that outline how the CRA may carry out these goals. These activities are practical tools that CRA staff can use to launch, fund, or support projects without requiring amendment to the entire Plan.

Plan Goals and Focus Areas

1. Economic Development

- Continue to revitalize Sistrunk Boulevard and NW 7th Ave as commercial and cultural corridors.
- Support small businesses and local ownership through façade programs, digital infrastructure, and micro-retail incubators.
- Encourage adaptive reuse of industrial sites.
- Launch a cultural permitting concierge and connect residents to anchor institutions for workforce opportunities.
- Enhance youth engagement, training, and upskilling.

Existing CRA Programs:

- Property and Business Improvement Program (PBIP): A key tool to assist small businesses with signage, lighting, and ADA/ access improvements.
- Non-Residential Façade Improvement Program (NRFIP): A strategy to visually enhance commercial corridors and attract foot traffic, especially along Sistrunk Boulevard and NW 7th Avenue.
- Development Incentive Program (DIP): A catalytic funding mechanism to attract mixed-use, affordable housing, and catalytic development projects.
- Property Enhancement Program: Addresses security and safety issues such as lighting and cameras for commercial property owners and business tenants.

2. Housing and Residential Life

- Preserve affordability through homeowner rehab (home improvements) and weatherization.
- Encourage mixed-income housing on CRA-owned land.
- Explore accessory dwelling units (ADUs).
- Down-payment matching for first-time home buyers.

Existing CRA Programs:

- Residential Enhancement Program (REP): Supports exterior home improvements for homeowners to improve quality of life and preserve housing stock.

3. Public Improvements and Infrastructure

- Address drainage and flood-prone streets through green infrastructure.
- Upgrade sidewalks, lighting, and alleys, especially around schools and parks.
- Activate underused public buildings as community assets.
- Expand digital equity with broadband and Wi-Fi mesh in key corridors.

Existing CRA Programs:

- Streetscape Enhancement Program (SEP): Directly supports improvements to sidewalks, lighting, landscaping, and ADA-accessibility, particularly in high-impact areas and near transit nodes.

4. Transportation, Mobility, and Parking

- Develop shared parking solutions to enable dense infill on small lots.
- Build a pedestrian spine from Sistrunk to the Brightline Station.
- Create a protected bike network and upgrade ADA bus stops.

5. Redevelopment Support

- Strengthen implementation tools through land acquisition, strategic partnerships, and regulatory coordination.
- Promote streamlined permitting, redevelopment-friendly zoning, and public-private development strategies.
- Leverage CRA-owned properties to catalyze affordable housing, mixed-use development, and community-serving uses.
- Ensure all redevelopment efforts align with the CRA goals through enforceable development agreements and transparent processes.

Existing CRA Programs:

- Property Tax Reimbursement (PTR): Incorporated as an incentive for qualifying redevelopment projects that align with CRA goals, including job creation, affordable housing, or adaptive reuse.

By maintaining a flexible yet purposeful scope, this Plan ensures that the CRA has the tools to respond to community needs, market conditions, and infrastructure gaps, without being overly constrained by outdated or overly prescriptive plans.

5. Redevelopment Program Initiatives

This section outlines a focused yet adaptable framework for achieving the community's vision and long-term redevelopment goals. This section serves as the action-oriented heart of this Plan, where vision becomes strategy and strategy becomes implementation.

Each initiative presented in the following pages is rooted in the values and priorities identified through community engagement, analysis of existing conditions, and market trends. These initiatives are organized under five (5) overarching redevelopment goals:

Each initiative is supported by a series of initiative activities. These are flexible tools and recommendations that the CRA can implement to move the initiative forward. These activities reflect eligible uses of CRA resources under Chapter 163, Florida Statutes, and are intended to serve as a menu of implementation strategies that CRA staff can prioritize, phase, and adapt over time.

The strength of this section lies in its flexibility. The initiatives and activities are not rigid mandates, they are guideposts that allow the CRA to respond to emerging opportunities, evolving community needs, and changing economic conditions. They empower the CRA to think holistically, act proactively, and partner strategically in service of inclusive, equitable, and resilient neighborhood revitalization.

Together, these Redevelopment Program Initiatives establish a roadmap for sustained impact, ensuring that growth within the CRA is not only measurable but meaningful to the people and places it serves.

Economic Development

Continue to Revitalize the Sistrunk Boulevard and NW 7th Avenue Commercial Spine

Initiative

The CRA's central corridors, Sistrunk Boulevard and NW 7th Avenue, remain highly symbolic but economically fragile. This initiative includes full streetscape reconfiguration (pedestrian lighting, curb extensions, landscaping), direct façade and code-compliance funding instruments, and a micro-retail incubation zone. Tenanting strategies will target small-format restaurants, essential services, and culture-forward retail with business attraction guided by curated tenanting goals.

Initiative Activities

- Reconstruct sidewalks, lighting, intersections, and tree canopy along both corridors.
- Launch a coordinated façade and interior code-compliance assistance program.
- Establish a micro-retail activation zone west of NW 7th with startup-friendly leases.
- Property and Business Improvement Program (PBIP): Incorporated as a key tool to assist small businesses with signage, lighting, and ADA/ access improvements.
- Non-Residential Façade Improvement Program (NRFIP): Included as a strategy to visually enhance commercial corridors and attract foot traffic, especially along Sistrunk Boulevard and NW 7th Avenue.

Why this matters: These corridors define the district's identity. When they thrive, the rest of the CRA feels active and functional.

Economic Development

Industrial Recovery and Adaptive Reuse Program

Concept Image

Initiative

This program identifies underutilized warehouse and light-industrial buildings and prepares them for modern use through brownfield mitigation, interior improvements, and code modernization. Priority should be given to buildings under 20,000 sf with clear potential for flexible use (maker spaces, back-office logistics, creative production).

Initiative Activities

- Conduct a parcel-by-parcel reuse potential assessment.
- Create an adaptive reuse fund for internal retrofits and life-safety work.
- Prioritize reactivation by local small-scale production and logistics tenants.

Why this matters: Jumpstarting the value and utility of existing buildings spreads investment deeper into the district and supports a tenant class often priced out of new construction.

Economic Development

Cultural Production and Permitting Concierge

Concept Image

Initiative

Within the framework of Chapter 163 and in partnership with other organizations, the CRA may support a strategy of low-cost event spaces which can facilitate others' use of shared promotional tools, and help serve as an arts/cultural and entertainment concierge that reduces friction for murals, pop-ups, and cultural uses. Change NW 7th Avenue to arts and culture corridors.

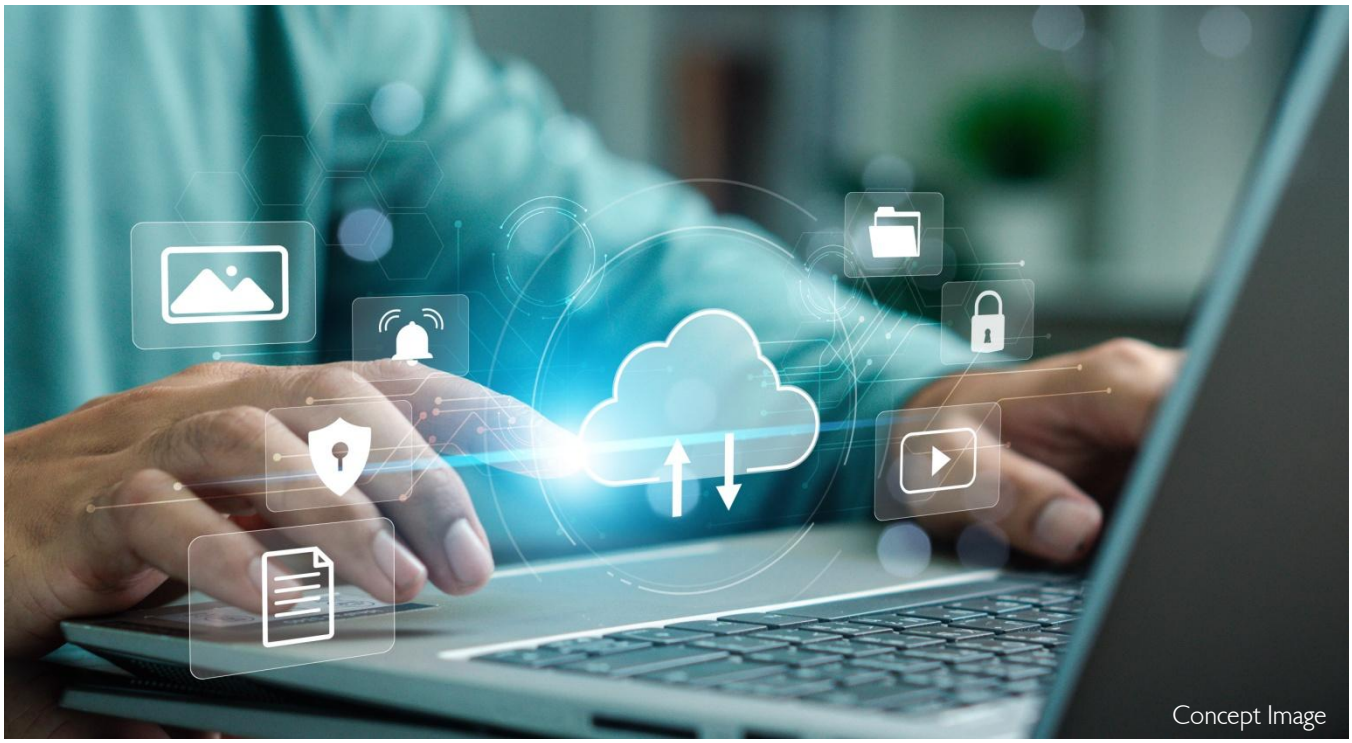
Initiative Activities

- Contract a permitting concierge or designate staff role for cultural users.
- Identify CRA- or city-owned spaces for creative activation.
- Launch a fast-track approval process for murals, art events, and installations.

Why this matters: The cultural economy builds pride, drives foot traffic, and attracts investment, especially when its base remains locally grounded.

Economic Development

Digital Infrastructure and Business Connectivity Program


Concept Image

Initiative

Small businesses without reliable internet access lose competitiveness. This program supports funding instruments (i.e. forgivable loans) for internal wiring upgrades, fiber drop support in underserved commercial blocks, and digital-literacy boot camps for merchants within the framework of Chapter 163.

Initiative Activities

- Map fiber availability and commercial connectivity gaps.
- Provide cost-sharing for wiring upgrades and service hookups.
- CRA will partner with an organization to host digital boot camps for small businesses.

Why this matters: Digital parity improves back-office performance, access to capital, and customer acquisition across sectors.

Economic Development

CRA-Specific Business Attraction Campaign

Concept Image

Initiative

The CRA may deploy an informational strategy to attract small-scale tenants in key sectors compromising of: personal care, food and beverage, creative retail, professional services, and neighborhood-serving convenience goods. This campaign can leverage curated district imagery, bilingual messaging, and direct contact with regional business accelerators.

Initiative Activities

- Target prospective tenants through regional incubators and accelerators.

Why this matters: A proactive identity-driven strategy shortens lease-up times, targets the right mix of users, and aligns with community vision.

Housing and Residential Life

Deep Rehab and Weatherization for Existing Homeowners

Concept Image

Initiative

Many homes in the CRA suffer from code violations, structural deficiencies, and deferred maintenance, especially in areas where incomes fall below citywide averages. This initiative focuses on improving conditions for owner-occupants through direct funding instruments and contractor assistance.

Initiative Activities

- Target funding instruments to homeowners in census blocks with the highest cost burden.
- Develop a vetted contractor pool and provide rehab project management assistance.
- Structure funding instruments with shared equity or resale covenants to prevent windfall flipping.

Why this matters: Preserving existing affordability is more cost-effective than replacing it, and preventing displacement avoids the downstream costs of homelessness and community destabilization.

Housing and Residential Life

Mixed-Income Housing on CRA-Owned and Partnered Sites

Initiative

The CRA can facilitate the production of deeply affordable, workforce, and market-rate housing through direct site control, vertical partnerships, and gap-financing.

Initiative Activities

- Create a direct to development pipeline from all CRA- and city-owned infill parcels.
- Issue competitive RFPs with fixed affordability mix, term lengths, and AMI targets.
- Use TIF to buy down rents or mortgages, rather than subsidizing luxury units.

Why this matters: Meeting affordability targets requires intentionality and CRA-controlled land is the only place those terms can be dictated reliably.

Housing and Residential Life

Accessory Dwelling Unit and Missing Middle Production

Initiative

Establishing and enhancing a streamlined process for Accessory Dwelling Units (ADUs) and Missing Middle construction, especially on wider or deeper residential lots, and incentivizing duplex and triplex infill construction where appropriate zoning exists.

Initiative Activities

- Draft prototype ADU, Missing Middle, and duplex floor plans for pre-approval.
- Offer impact-fee offsets or TIF-funded infrastructure connections.
- Launch a homeowner education and assistance program.

Why this matters: Increasing density gently fills in the housing gap without disrupting neighborhood scale, and it produces naturally affordable rental stock. Encouraging ADUs aligns with the CRA goal of expanding affordable housing options, supporting intergenerational living, and enabling income-producing opportunities for homeowners.

Housing and Residential Life

Down Payment Matching for First-Time Buyers

Concept Image

Initiative

With prices rising and underwriting tightening, many working households fall short of down payments even if they qualify for a mortgage. A TIF-funded match program, administered through a nonprofit lender - can close that final affordability gap.

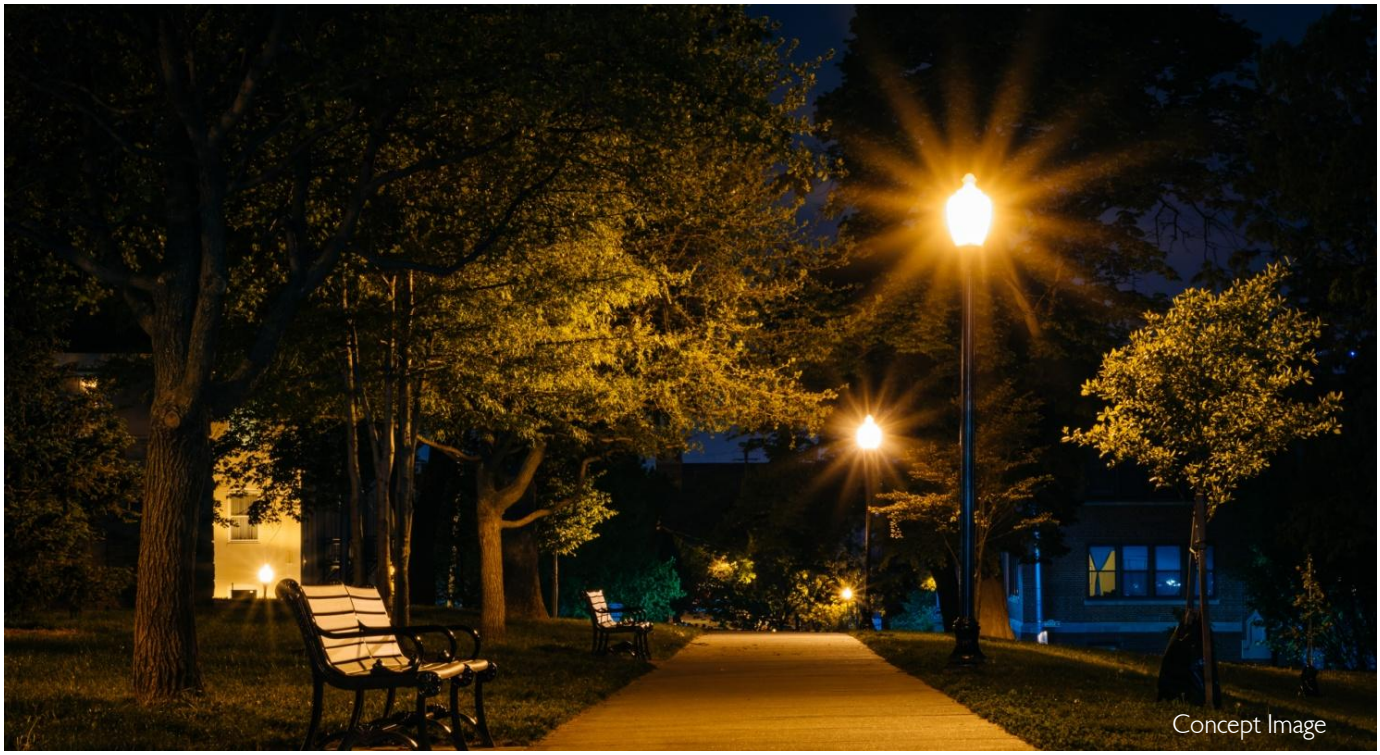
Initiative Activities

- Match down payments up to a fixed percentage of purchase price that align with the CRA's Area Median Income (AMI) affordability thresholds.
- Tie assistance to owner-occupancy for 10+ years.
- Integrate with credit-building and homebuyer training programs.

Why this matters: Supports workforce retention and builds equity for moderate-income residents who would otherwise be permanent renters.

Public Improvements and Infrastructure

Streetlighting & Sidewalk Continuity


Concept Image

Initiative

This program focuses on completing basic safety infrastructure, LED lighting and sidewalk gap closures especially around schools, parks, and transit nodes. Areas with overlapping crime, trip hazards, and stormwater runoff will be prioritized.

Initiative Activities

- Audit current lighting conditions and replace outdated or dim fixtures.
- Close all sidewalk gaps identified within ¼ mile of public schools and parks.
- Regrade and resurface alleys used for service access or parking in commercial areas.

Why this matters: Failure to complete basic safety infrastructure contributes to crime exposure, pedestrian injury, and merchant disinvestment.

Public Improvements and Infrastructure

Parks Improvements

Concept Image

Initiative

This initiative focuses on improving and activating public parks and green spaces throughout the CRA to better serve youth, seniors, and families. Parks are essential public assets that support community health, safety, and social connection, especially in urban areas. This initiative prioritizes upgrades that enhance accessibility, safety, shade, programming, and multi-generational use.

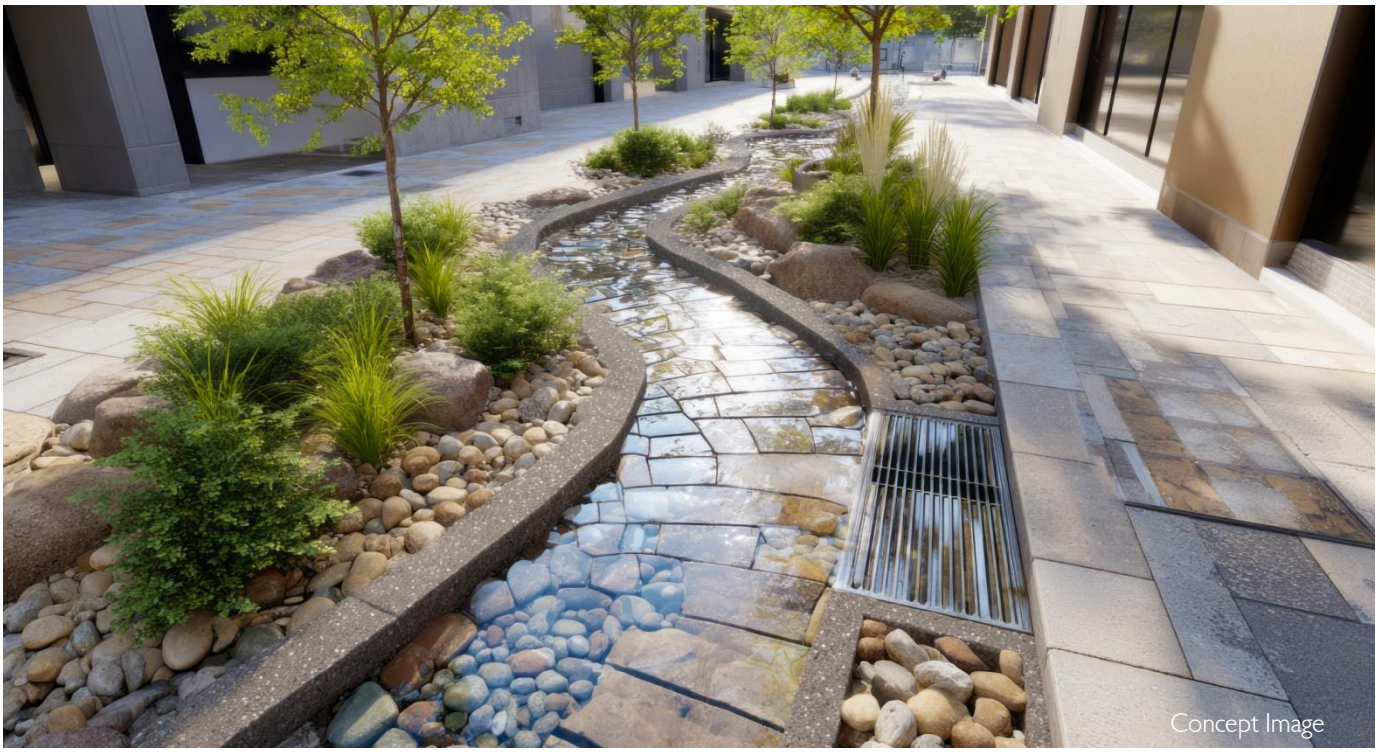
Initiative Activities

- Renovate existing parks with new amenities such as shaded seating, lighting, ADA-accessible pathways, play areas, and fitness equipment.
- Improve landscaping, tree canopy, and signage to make parks more inviting and environmentally resilient.
- Collaborate with local organizations to host family-friendly gatherings, arts events, or wellness fairs in public parks.

Why this matters: Parks and open spaces play a vital role in supporting the physical, mental, and social well-being of residents, especially youth and seniors. They serve as safe places for play, exercise, rest, and community gathering. In a rapidly developing district, enhancing parks ensures that legacy residents and new neighbors alike benefit from shared public amenities that promote equity, health, and neighborhood pride.

Public Improvements and Infrastructure

Drainage and Stormwater Systems



Initiative

This initiative addresses the need to upgrade aging and insufficient drainage and stormwater infrastructure throughout the CRA. Many areas experience frequent flooding, standing water, and poor runoff control, which impacts public safety, property values, and environmental quality. The CRA can collaborate with the City of Fort Lauderdale, Broward County, and private developers to identify, design, and implement drainage improvements that support both resilience and redevelopment.

Initiative Activities

- Conduct drainage assessment to identify priority areas for improvements.
- Partner with the City and County to co-fund stormwater infastructure upgrades tied to redevelopment projects.
- Encourage green infrastructure solutions, such as bioswales, rain gardens, and permable surfaces, in public spaces and new developments.
- Encourage on-site stormwater retention strategies in CRA-supported development agreements.

Why this matters: Effective drainage and stormwater management are foundational to safe, resilient neighborhoods. Flood-prone streets and lots discourage investment, limit walkability, and pose health hazards, especially for vulnerable populations. Working across public and private sectors ensures these improvements are coordinated, cost-effective, and scalable.

Public Improvements and Infrastructure

Reopening and Repurposing of Vacant Public Facilities

Concept Image

Initiative

The CRA and City own vacant structures and underutilized properties that can be converted into resilience hubs, training centers, or shared workspaces (co-working). These facilities represent untapped civic infrastructure that can anchor community benefit.

Initiative Activities

- Inventory all CRA and city-owned buildings and classify by condition and reuse potential.
- Issue Request for Information (RFI) or Request for Proposals (RFP) to community nonprofits and anchor partners.
- Budget modest retrofit dollars to support shovel-ready activation proposals.

Why this matters: Reclaiming public space builds trust and usefulness without requiring new construction.

Public Improvements and Infrastructure

Broadband Equity and Public Connectivity

Initiative

Expanding public Wi-Fi in commercial areas and ensuring that all residential blocks have access to high-speed service is an infrastructure issue on par with streets and utilities. This initiative focuses on filling connectivity gaps that hinder business and education.

Initiative Activities

- Extend fiber and/or Wi-Fi mesh to CRA commercial corridors and transit nodes.
- Provide wiring and equipment assistance for low-income business or residential users.
- Partner with regional Internet Service Providers (ISPs) on pilot subsidy zones or public-access platforms.

Why this matters: Access to education, employment, and government is now dependent on digital infrastructure, this is as essential as roads or pipes.

Public Improvements and Infrastructure

Public Wi-Fi and Smart Infrastructure Pilot

Initiative

As redevelopment scales up, the CRA can test a broader "smart district" approach by combining public Wi-Fi with energy-efficient lighting, real-time usage data, and pedestrian sensors. A pilot deployment in a target block can inform broader district design.

Initiative Activities

- Select pilot block(s) for Wi-Fi mesh installation.
- Integrate with new LED lighting or mobility sensors where feasible.
- Partner with a technology vendor to administer and maintain system.

Why this matters: Establishing smart infrastructure raises the baseline for public services and makes the district more attractive to investors, tenants, and future residents.

Transportation, Mobility, and Parking

Shared Parking Infrastructure with Redevelopment Incentives

Concept Image

Initiative

Many sites in the CRA are too small to support surface parking and still achieve economic density. A shared parking strategy provides centralized capacity so that small-footprint development is feasible.

Initiative Activities

- Identify City/CRA-controlled parcels suited for future garage development.
- Through Public-Private Partnerships (P3s) tie garage construction to TIF-generated development agreements.
- Encourage shared-use and retail-hour access among adjacent uses.

Why this matters: The district cannot afford to waste high-traffic parcels on surface parking. Parking must support, rather than compete with redevelopment.

Transportation, Mobility, and Parking

Sistrunk-to-Brightline Pedestrian Spine

Initiative

Thousands of visitors arrive daily by rail but never cross west into the CRA. A shaded, art-anchored pedestrian corridor from the Brightline station through FAT Village to Sistrunk can convert station arrival into local foot traffic and economic activity.

Initiative Activities

- Develop wayfinding and placemaking plan in partnership with community partners.
- Fund lighting, sidewalk, and shade structure improvements along corridor.
- Commission local artists for permanent and rotating installations.

Why this matters: Thousands of regional visitors arrive by rail but never set foot in the CRA. This connection turns arrival into engagement.

Transportation, Mobility, and Parking

Protected Bike Spine and Side-Street Grid

Initiative

The CRA lacks a continuous low-stress bike network. This initiative prioritizes an east-west protected bike corridor and improves north-south side-street connections that can function as neighborhood greenways.

Initiative Activities

- Designate and stripe a signature protected bike corridor linking east and west ends.
- Add signage and traffic-calming treatments to secondary connectors.
- Provide secure bike parking near commercial corridors, parks, and schools.

Why this matters: A complete bike network helps residents reach jobs, school, and services without a car, while reducing congestion and improving air quality.

Redevelopment Support

Empowering Redevelopment Through Tools, Land, and Partnerships

Concept Image

Initiative

This initiative focuses on equipping the CRA and its partners with the strategic tools needed to implement the CRA Plan effectively. By leveraging public land, coordinating with city departments, and fostering public-private partnerships, the CRA can create a predictable, efficient, and community-aligned environment for redevelopment. The goal is to make redevelopment more accessible, inclusive, and impactful, especially for local stakeholders, small developers, and legacy communities.

Initiative Activities

- Streamline permitting and entitlement processes for priority projects through coordination with City.
- Identify and activate CRA-owned properties for redevelopment, parks, or public use.
- Issue transparent RFPs for catalytic development projects that align with CRA goals.
- Support zoning or overlays that enable mixed-use, creative space, and transit-oriented development.
- Execute enforceable development agreements to ensure long-term community benefit from land disposition.

Why this matters: Without clear pathways and implementation tools, good plans remain unrealized. Redevelopment Support is critical to ensuring that vision becomes action. This initiative enables the CRA to guide growth, attract mission-aligned investment, and ensure that redevelopment happens in a way that uplifts residents, supports inclusive prosperity, and delivers meaningful public value.

To ensure the effective and equitable implementation of the CRA Plan, the CRA will provide targeted support mechanisms that help remove barriers to redevelopment, strengthen public-private partnerships, and deliver long-term community benefit. This support includes tools related to land development regulation, land use strategy, and incentive-based investment; all aligned with statutory requirements and local priorities.

Redevelopment-Friendly Land Development Framework

The CRA will actively support the continued evolution of a regulatory environment that facilitates infill development, adaptive reuse, mixed-income housing, and commercial revitalization. While the CRA operates within the City of Fort Lauderdale's existing zoning and land use framework, it will continue collaborating with the City's Planning, Zoning, and Building Departments to ensure that regulations within the CRA boundary are redevelopment-friendly, equitable, and supportive of CRA goals.
Key actions include:

- **Support for Strategic Zoning Adjustments:** Work with City staff to identify and advocate for zoning updates or overlays (such as a Cultural or Arts Overlay District) that allow greater flexibility for mixed-use, creative space, transit-oriented, and higher-density development, particularly along key corridors such as Sistrunk Boulevard, NW 7th Avenue, and near the Brightline station.
- **Permit Streamlining for Priority Projects:** Collaborate with City departments to establish predictable, user-friendly development review processes, for catalytic CRA-supported projects. This will lower barriers for local businesses, minority-owned enterprises, affordable housing providers, and adaptive reuse efforts.
- **Alignment with Urban Design Goals:** Ensure that design guidelines adopted by the City align with CRA objectives for walkability, public safety, neighborhood identity, and street activation, particularly along commercial corridors and community gateways.

Land Acquisition and Strategic Property Management

Land management is a vital redevelopment tool. The CRA owns over multiple properties across the district, most of them vacant or underutilized. Moving forward, the CRA will continue to leverage public land to support housing, public spaces, creative space, and small business opportunities.
Key strategies include:

- **Assemble Strategic Sites:** Identify and acquire properties, especially blighted or vacant parcels, that are essential to delivering on CRA goals, including mixed-use development, public plazas, affordable housing, and local business preservation.
- **Implement Disposition Controls:** For any CRA-owned properties transferred to private or nonprofit partners, establish enforceable development agreements or covenants that require consistency with the CRA Plan. This includes use requirements, timelines, affordability or equity commitments, and design standards.
- **Activate Sites through Public-Private Partnerships:** Offer key CRA-owned sites through transparent RFP processes that require alignment with redevelopment priorities. Prioritize projects that serve public purposes, support local entrepreneurs, and demonstrate inclusive community investment.

Priority Projects

Priority Projects for the CRA

Specific

1. NW 7th Avenue Streetscape Public Improvements
2. NW 9th Avenue Streetscape and Traffic Calming Enhancements
3. NW 7th Avenue Makerspace & Creative Industry Hub (North of Sistrunk Boulevard)
4. Sistrunk Boulevard Business Attraction and Activation Strategy
5. Neighborhood Public Improvements Program (West of NW 9th Avenue)
6. NW 22nd Road Legacy Commercial Node Revitalization

CRA-Wide

1. Public Parking and Shared Parking Strategy
2. Historic Preservation and Cultural Tourism Program
3. Affordable Infill Housing Program on CRA-Owned Properties
4. Neighborhood Parks Activation and Beautification

Priority Projects (expanded)

Based on all the analysis, stakeholder input, redevelopment goals, and planning context discussed throughout this process, below is a curated list of 10 potential priority projects. These priority projects strike a balance between physical infrastructure, economic development, housing opportunity, cultural identity, and inclusive growth, positioning the CRA to create lasting, community-driven impact.

These projects reflect both immediate community needs and long-term transformational opportunities aligned with CRA powers and objectives:

1. **NW 7th Avenue Streetscape Public Improvements:** Transform NW 7th Avenue (Avenue of the Arts) into a vibrant, safe, and walkable cultural and economic corridor with streetscape, lighting, crosswalks, public art, and infrastructure upgrades, linking legacy neighborhoods to downtown and the Brightline station.
2. **NW 9th Avenue Streetscape and Traffic Calming Enhancements:** Implement a "road diet" and beautification of NW 9th Avenue to improve walkability, safety, and aesthetics, creating a better neighborhood gateway and supporting redevelopment along this key north-south connector.
3. **NW 7th Avenue Makerspace & Creative Industry Hub:** Establish an adaptive reuse project or public-private partnership to house artists, entrepreneurs, and makers in flexible industrial or warehouse space, emphasizing local workforce development and cultural identity.
4. **Sistrunk Boulevard Business Attraction and Activation Strategy:** Create and fund a targeted business recruitment and façade improvement initiative along NW 6th Street/Sistrunk Boulevard to support minority- and legacy-owned small businesses and activate ground floor commercial.
5. **Neighborhood Public Improvements Program:** Implement targeted investments in sidewalks, alleys, lighting, stormwater, and signage to improve quality of life and address lingering blight in legacy neighborhoods like Durrs, Dorsey-Riverbend, and Home Beautiful Park.
6. **NW 22nd Road Legacy Commercial Node Revitalization:** Develop a small neighborhood-serving commercial center at NW 22nd Road with public realm improvements and incentives to support food, services, and entrepreneurship in a historically underserved zone.
7. **Public Parking and Shared Parking Strategy:** Develop structured or distributed shared parking solutions (including P3 garages) to support businesses, events, and higher density development, particularly in mixed-use zones and along NW 6th Street and NW 7th Avenue.
8. **Historic Preservation and Cultural Tourism Program:** Activate historic sites like Old Dillard High School and legacy businesses like Smitty's through cultural programming, wayfinding, walking tours, and funding for preservation improvements.
9. **Affordable Infill Housing Program on CRA-Owned Properties:** Utilize CRA-owned vacant lots to support small-scale affordable housing (e.g., ADUs, duplexes, townhomes) through partnerships, RFPs, or land disposition for community-based developers.
10. **Neighborhood Parks Activation and Beautification:** Invest in underutilized parks (e.g., Lincoln Park, Provident Park) with new amenities, programming, lighting, and community stewardship to make open spaces safe, vibrant, and unifying for all residents.

Neighborhood Impact Statement

The implementation of this CRA Plan is expected to have positive long-term impacts on the neighborhoods within the CRA. This Plan is structured around equitable redevelopment, with a deep respect for the area's history, culture, and legacy residents. Nonetheless, as redevelopment progresses, it is critical to understand and monitor its potential effects on residential life, traffic, environment, services, and affordability.

Relocation and Displacement Considerations

Any required displacement will be minimized, and where unavoidable, the CRA will prepare a formal relocation assistance plan subject to CRA Board approval. The CRA will also prioritize the reuse of publicly owned parcels and vacant lots for affordable and workforce housing, ensuring residents have pathways to remain within the CRA if relocation becomes necessary. The CRA may also consider administrative protocols and incentives to protect vulnerable residents from speculative displacement, including support for legacy homeowners, tenant protections, and pathways to ownership.

Traffic Circulation and Mobility

Redevelopment may result in increased in traffic volume, particularly along corridors like NW 6th Street (Sistrunk Boulevard), NW 7th Avenue, and Andrews Avenue. However, this Plan includes significant investments in complete streets, road diets, micro-mobility infrastructure, and improved transit access. The CRA will coordinate with the City of Fort Lauderdale, Broward County, and FDOT to ensure mobility improvements balance vehicular, pedestrian, bicycle, and transit needs. Specific projects will be evaluated for localized impacts and mitigated through context-sensitive design solutions, enhanced crosswalks, and last-mile connectivity strategies.

Environmental Quality

One of the central goals of this Plan is to improve the physical and environmental quality of the CRA. Programs, including façade improvements, residential rehab, adaptive reuse, and stormwater upgrades, will directly reduce blighted conditions and improve public health outcomes. Emphasis will also be placed on green infrastructure, including bioswales, permeable pavement, tree canopies, and heat mitigation strategies. Environmental remediation of brownfield sites and underutilized industrial areas will further enhance community safety and livability.

Community Facilities and Services

The CRA is well-positioned near a number of community-serving institutions, including parks, schools, libraries, childcare centers, and cultural facilities. This Plan envisions leveraging capital improvements and redevelopment momentum to support and enhance existing community facilities, particularly west of NW 9th Avenue. Infrastructure enhancements, public space investments, and expanded public safety strategies (such as community policing and lighting) will support the effective delivery of services and quality of life for all residents.

Impact on Schools

Future residential development within the CRA is not expected to substantially impact the capacity of nearby public schools. While the CRA may see modest population growth due to new housing units, this growth is projected to represent a small percentage of the citywide population and will remain consistent with adopted land use and concurrency standards. The CRA will collaborate with Broward County Public Schools as needed to coordinate future development and ensure that youth-serving amenities are integrated into the redevelopment process.

Conclusion

The redevelopment initiatives within the CRA are crafted to improve the physical, economic, and social fabric of the area while minimizing negative impacts. This Plan affirms a strong commitment to inclusive, resilient, and community-centered redevelopment, ensuring that revitalization efforts uplift legacy residents, protect neighborhood identity, and enhance overall quality of life throughout the CRA.

6. Financial Projections

Base Year Value = $208,260,650
Projections are based on an assumption of 50% City Only Increment

Taxable Calendar	Fiscal	Taxable Value	Increment Value	City AV	City TIF
1/1/2025	2026	3,032,574,694	2,824,314,044	11,634,197	5,817,098
1/1/2026	2027	3,160,402,266	2,952,141,616	12,160,757	6,080,378
1/1/2027	2028	3,325,221,985	3,116,961,335	12,839,699	6,419,849
1/1/2028	2029	3,498,637,299	3,290,376,649	13,554,049	6,777,024
1/1/2029	2030	3,681,096,482	3,472,835,832	14,305,653	7,152,826
1/1/2030	2031	3,873,071,186	3,664,810,536	15,096,454	7,548,227
1/1/2031	2032	4,075,057,658	3,866,797,008	15,928,497	7,964,248
1/1/2032	2033	4,287,578,027	4,079,317,377	16,803,932	8,401,966
1/1/2033	2034	4,511,181,653	4,302,921,003	17,725,022	8,862,511
1/1/2034	2035	4,746,446,542	4,538,185,892	18,694,149	9,347,075
TOTALS				**148,742,408**	**74,371,204**

Conclusion & Outlook

The CRA area stands at a transformative crossroads. As detailed throughout this Plan, the district reflects a powerful duality: it is both a proud, historic center of cultural identity and a fast-growing urban district catalyzed by real estate investment, strategic location, and community-rooted aspirations.

The area's rich heritage, historic institutions, and sense of place, centered around the Sistrunk corridor and legacy neighborhoods like Durrs and Dorsey-Riverbend, are not challenges to overcome but core assets to preserve and elevate. These communities have shaped Fort Lauderdale's cultural foundation, and their inclusion in the City's future is both a moral imperative and a path to authentic, place-based revitalization.

At the same time, the CRA benefits from powerful catalysts, such as, the Brightline station connecting the city regionally, a wave of new mixed-use development in Flagler Village and along NW 7th Avenue, and the creative energy of the Progresso industrial arts district. These forces signal that NPF CRA is no longer just a target for reinvestment, it is a driver of citywide growth.

This Plan is ultimately about balance and inclusion. It provides flexible tools and guiding initiatives that enable CRA staff and partners to respond to market shifts, neighborhood needs, and community input. The overarching goal is to ensure that residents, businesses, and artists, both long-established and new, have room to thrive.

With a strong public-private vision, the CRA is well positioned to become a model of inclusive redevelopment. A district where culture is protected, where opportunity is expanded, and where the future is built on the strength of its past. This Plan sets the foundation for a resilient, connected, and empowered community, one that works for everyone.

Northwest-Progresso-Flagler Heights CRA is a thriving, inclusive, and resilient community where economic opportunity, cultural heritage, and quality of life are accessible to all. Rooted in history and driven by innovation, the district will be a place where residents are empowered, creativity flourishes, and investment is guided by equity and long-term sustainability.

Thank You

We provide economic development solutions.

BusinessFlare® is a highly qualified veteran-owned advisory firm specializing in redevelopment, revitalization, economic analysis, and urban planning. BusinessFlare® provides expert support to the county's Community Redevelopment Agencies (CRAs), offering tailored strategies to drive sustainable growth and improve quality of life within the county.

With headquarters located in North Miami, Florida, BusinessFlare® offers unmatched insights into the region's unique economic and urban challenges. Our team is composed of seasoned professionals with expertise in redevelopment and planning, leveraging cutting-edge data analytics and economic modeling to guide impactful decision-making.

Our Services

BusinessFlare® provides a comprehensive suite of services, including:

- Finding of Necessity
- Redevelopment Plan Updates
- Revitalization Strategies
- Economic Data Insights and Analytics
- Economic Impact Studies
- Urban Planning and Design

Commitment to the Community

Our proximity to the communities we serve allows us to maintain strong relationships with local stakeholders and ensures our recommendations are grounded in the realities of the region. BusinessFlare® continues to empower CRAs to achieve their missions, creating vibrant, resilient communities through innovative redevelopment strategies and data-driven insights.

BusinessFlare® has extensive experience supporting CRAs throughout the State of Florida, delivering measurable results that align with statutory requirements and local objectives. We understand the critical balance between preserving community character and fostering economic growth, and we tailor our approach to meet the specific needs of each project.

https://businessflare.net/

BUSINESS FLARE®

EXHIBIT 1

INTERLOCAL AGREEMENT FOR EXTENSION OF NW-PROGRESSO REDEVELOPMENT AREA TO 2035, APPROVED BY COUNTY ON JUNE 11, 2025

Housing Finance Division
110 Northeast 3rd Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

June 17, 2025

Mr. Christopher Cooper, Acting Assistant City Manager
City of Fort Lauderdale
101 NE 3rd Avenue, Suite 2100
Fort Lauderdale, FL 33301

Dear Mr. Cooper:

Subject: Executed and Recorded Original Interlocal Agreement Among Broward County, The City of Fort Lauderdale Community Redevelopment Agency (CRA) Regarding the Extension of the NW-Progresso Redevelopment Area

Please find attached the executed, original ILA, as approved by the Board of County Commissioners on June 10, 2025, and recorded on June 13, 2025. The ILA provides for the CRA to be extended for a period of up ten (10) years until November 7, 2035 with no TIF obligation to the Taxing Authorities after November 7, 2025.

If you have any questions or comments, please do not hesitate to call me at (954) 357-6679 or email at lwight@broward.org.

Best Regards,

Lisa Wight, Senior Redevelopment Coordinator
Housing Finance Division, HFD

Attachment

cc: Ralph Stone, Director, HFD
Suzanne R. Fejes, Assistant Director, HFD

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

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Broward County Commission
10 Page(s)
Mtg Doc Stamps: $0.00
Int Tax $0.00
#1

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE CITY OF FORT LAUDERDALE, AND THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) REGARDING THE EXTENSION OF THE NW-PROGRESSO REDEVELOPMENT AREA

This Interlocal Agreement ("Agreement") is entered into by and among Broward County, a political subdivision of the State of Florida (the "County"), the City of Fort Lauderdale, a Florida municipal corporation (the "City"), and the Fort Lauderdale Community Redevelopment Agency, a public body corporate and politic created pursuant to Chapter 163, Part III, Florida Statutes (the "CRA") (collectively, the County, the City, and the CRA are the "Parties").

RECITALS

A. In 1989, through County Resolution No. 89-1132, the County delegated certain powers to the City to create a community redevelopment agency. The City subsequently took the necessary steps to establish a community redevelopment agency for the Central Beach community redevelopment area. Subsequently, the City sought to establish a community redevelopment area known as the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NW-Progresso Redevelopment Area"). In 1995, through City Resolution No. 95-86, the City made the required findings regarding slum and blight to establish the CRA for the NW-Progresso Redevelopment Area, and pursuant to City Ordinance No. 95-67, established the required redevelopment trust fund. On November 28, 1995, the County approved the proposed redevelopment plan for the NW-Progresso Redevelopment Area. The NW-Progresso Redevelopment Area currently consists of approximately 1,298 acres.

B. The CRA for the NW-Progresso Redevelopment Area receives funding from four taxing authorities: the County, the City, the North Broward Hospital District ("North Hospital District"), and the Children's Services Council of Broward County ("CSC"). Pursuant to the requirements of Section 163.387, Florida Statutes, and unless otherwise agreed by the relevant entities, the taxing authorities are generally required to fund the CRA annually in the amount of 95% of the difference between the current ad valorem tax revenue for the redevelopment area and the ad valorem tax revenue for the redevelopment area at the time of the enactment of the ordinance providing for the funding of the redevelopment trust fund.

C. The CRA for the NW-Progresso Redevelopment Area is currently scheduled to expire on November 7, 2025, pursuant to the provisions of its redevelopment plan and applicable law, including Section 163.3755(1), Florida Statutes. The County and the City seek to support affordable housing and continued economic development in the City at large, as well as within the NW-Progresso Redevelopment Area, and therefore agree to a ten-year extension of the CRA for the NW-Progresso Redevelopment Area through and including November 7, 2035, solely on a non-TIF basis for all taxing authorities other than the City.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE CITY OF FORT LAUDERDALE, AND THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) REGARDING THE EXTENSION OF THE NW-PROGRESSO REDEVELOPMENT AREA

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Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1 CRA Termination Date. On or before November 7, 2035.

1.2 CRA Extension Period. The period of ten (10) years from November 7, 2025, through and including the CRA Termination Date.

1.3 Effective Date. The date on which this Agreement is executed by the last of the Parties executing this Agreement.

1.4 Taxing Authorities. The County, the City, the North Hospital District, and the CSC.

1.5 TIF Obligation(s). Any and all amounts that the applicable Taxing Authority would be obligated to pay to the redevelopment trust fund for the applicable district of the CRA pursuant to Section 163.387, Florida Statutes.

ARTICLE 2. TERMS AND CONDITIONS

2.1 The Parties stipulate that this Agreement governs the rights and obligations of all Taxing Authorities relating to TIF Obligations to the CRA.

2.2 Extension of the CRA. By execution of this Agreement, the County expressly authorizes the City and the CRA to extend the CRA, solely as to the NW-Progresso Redevelopment Area, and solely on a non-TIF basis only (except for the City which may, if it wishes, extend the City's TIF obligations to the CRA), for the CRA Extension Period in accordance with the terms of this Agreement. Within one hundred and eighty (180) days after the Effective Date of this Agreement, the City and the CRA will approve an amendment to the CRA Redevelopment Plan that expressly incorporates the terms of this Agreement, extends the duration of the NW-Progresso Redevelopment Area of the CRA for the CRA Extension Period, expressly states that the Taxing Authorities (other than the City, if the City elects to continue the City's TIF Obligations) shall have no TIF Obligations after November 7, 2025, and expressly requires that the CRA terminate on or before the CRA Termination Date. The City and the CRA shall take any and all action necessary to effectuate the timely termination of the CRA. Nothing herein is intended to restrict or impact the Central City Redevelopment Area, which is funded by City-only TIF revenue and for which no other Taxing Authority has any TIF Obligations.

2.3 TIF Obligations. The TIF Obligations of the Taxing Authorities shall continue in accordance with Section 163.387, Florida Statutes, until September 30, 2027. No Taxing Authority (other than the City, if the City elects to continue the City's TIF Obligations) shall have any TIF Obligation to the CRA after November 7, 2025 (i.e., the final TIF obligation was previously paid on or before January 1, 2025). This Agreement does not require, limit, or impact any agreement between the City and the CRA regarding the TIF obligations of the City. The CRA shall strictly comply with the provisions of Section 163.387, Florida Statutes, with respect to all monies received pursuant to the TIF Obligations of the Taxing Authorities.

2.4 End of TIF Obligations. The Parties agree and stipulate that, except to the extent expressly authorized in this Agreement, there shall be no extension to the duration of the CRA nor expansion of the boundaries of the CRA without the prior written approval of the County Commission, that all TIF Obligations of any Taxing Authority to the CRA have been fully paid, and the Taxing Authorities (except for the City, if it elects to continue TIF Obligations) have no further TIF Obligation to the CRA whatsoever for this fiscal year or any fiscal year in the future.

2.5 Additional Remaining Balances. Nothing in this Agreement alleviates the obligations of the CRA, in accordance with Section 163.387, Florida Statutes, to refund to the Taxing Authorities any additional monies remaining in the CRA's trust fund on the last day of the fiscal year that were not (i) properly appropriated to a specific project pursuant to an approved community redevelopment plan, or (ii) pledged or used to reduce the indebtedness to which tax increment revenues are pledged. Except as expressly stated herein, nothing in this Agreement is intended to modify any obligation of the Taxing Authorities or the CRA that may otherwise exist under applicable law.

2.6 Use of CRA Assets During CRA Extension Period. For the remaining duration of the CRA, funds and assets of the CRA with respect to the NW-Progresso Redevelopment Area, including without limitation all monies in the redevelopment trust fund for the NW-Progresso Redevelopment Area, shall be used only (a) to complete the NW-Progresso Redevelopment Area community redevelopment activities, undertakings, or projects in accordance with the CRA redevelopment plan for the NW-Progresso Redevelopment Area, dated March 15, 2016, or amendment thereto that has been approved by the County Commission or County Administrator ("Approved CRA Plan"), or (b) to refund the Taxing Authorities pursuant to Section 2.7 and in accordance with Section 163.387(7)(a), Florida Statutes.

2.7 CRA Termination; Allocation of CRA Assets. On or before the last day of the CRA Extension Period, the CRA must terminate. After disbursements and obligations that accrued in the ordinary course of business and operations prior to the last day of the Extension Period have been fully paid, the City and the CRA shall distribute all remaining funds and assets of the CRA as follows:

(a) All remaining balances in the CRA's redevelopment trust fund shall be distributed to the Taxing Authorities in the proportion that the amount of the payment by such Taxing Authority for the last year in which all Taxing Authorities paid TIF Obligations for the NW-Progresso Redevelopment Area (i.e., on or about January 1, 2025) bears to the total amount of TIF Obligations paid into the trust fund by Taxing Authorities that year. These refunds to the Taxing Authorities must be completed no later than June 1, 2036, and must be accompanied by documentation substantiating the total balance to be refunded and the proportional allocation among the Taxing Authorities;

(b) Each article of personal property with a reasonable market value of less than $5,000 shall be transferred to the City at no cost with no obligation to reimburse or distribute to the Taxing Authorities. Each article of personal property with a reasonable market value of $5,000 or more shall be liquidated or transferred to the City at fair market value with the net proceeds

thereof (defined as gross proceeds minus reasonable disposition fees customary for such transactions) ("Net Proceeds") distributed per Section 2.7(a) above;

(c) All real property interests or assets of the CRA or acquired with funds attributable to the CRA shall be allocated as follows, and the City and the CRA shall take all necessary actions to timely effectuate the following:

(1) Real property interests and assets that all Parties to this Agreement, acting through the CRA Executive Director, City Manager, and County Administrator, or their respective written designees, agree in writing by December 31, 2035, constitute "Purposed Assets," namely either that the real property interests were acquired for the purpose of, and the current use thereof is consistent with, a specific project or strategy stated in the CRA's redevelopment plan, dated March 16, 2016, or any subsequent version approved by the County Commission or County Administrator, or that the specific project or use of the interests and assets is expressly approved in writing on a case-by-case basis by the County Administrator and the City Manager (collectively, the "Stated Purpose"), shall be at the CRA's election either (a) sold or disposed of pursuant to Section 2.7(c)(2) herein; or (b) transferred to the City subject to legally imposed limitations on permitted uses, which for real property interests shall include recorded restrictive covenants, such that the Purposed Assets are used by the City solely to accomplish the applicable Stated Purpose; if any such Purposed Asset is not consistently and regularly utilized for that Stated Purpose, then the Purposed Asset shall be distributed per Section 2.7(b)(2) below, unless the County Administrator specifically approves in writing a modified utilization of the Purposed Asset at issue in which event such modified purpose shall be deemed the Stated Purpose for purposes of this Agreement; and

(2) all other real property interests or assets shall be sold or otherwise disposed of at fair market value and the Net Proceeds thereof distributed to the Taxing Authorities in the proportion indicated in Section 2.7(a) above; all such transactions and distributions shall be completed no later than June 1, 2036, as such time may be extended in writing with the written approval of the County Administrator for any specific interest or asset.

(d) Any other assets or funds of the CRA not addressed in Sections 2.7(a) through (c) above shall be liquidated at fair market value and the Net Proceeds allocated to the Taxing Authorities in the proportion indicated in Section 2.7(a) above, unless the County Administrator otherwise approves in writing.

The City and the CRA shall take all necessary actions to ensure the requirements of this Section 2.7 are timely completed. To avoid any ambiguity, the obligations of this Section 2.7 relate to all funds and assets of the CRA as of the CRA Termination Date, including without limitation the NW-Progresso Redevelopment Area, but excluding funds or assets that are derived solely from, or real property assets located solely within, the Central City Redevelopment Area.

2.8 Broward County Administrative Code Application. The Parties agree and stipulate that at least as of January 14, 2014 (which is the adoption date of Broward County Resolution

No. 2014-025), Broward County Administrative Code Section 18.87 is binding on the City and the CRA and prior written approval of the County is required for any modification of a redevelopment plan where such modification involves a boundary change, extension to the term of the redevelopment plan involving the continuing contribution by the taxing authorities, or a change of such magnitude as would require a County or municipal land use plan amendment. In no event shall the City or the CRA extend the duration of the CRA beyond the CRA Termination Date without formal written approval by the County Commission.

ARTICLE 3. MISCELLANEOUS

3.1 Effective Date; Time is of the Essence. The Agreement shall become effective as of the Effective Date. Time is of the essence for all performance required under this Agreement.

3.2 Fiscal Year. The continuation of this Agreement beyond the end of any County fiscal year (October 1 through September 30) is subject to both the appropriation and the availability of funds pursuant to Chapter 129, Florida Statutes.

3.3 Termination; Breach; Challenge. This Agreement may not be terminated for cause or for convenience. The sole and exclusive remedies for any breach of this Agreement shall be specific performance or injunctive relief. In the event of a breach of this Agreement, the Parties agree and stipulate that the Agreement shall continue in full force and effect as to the other Parties, and further agree and stipulate that the nonbreaching Party or Parties are entitled, at their election, to specific enforcement of the terms of this Agreement, and the Parties expressly agree and stipulate that the Agreement is valid and enforceable, fair and just in all its terms, and that damages resulting from a breach of this Agreement are sufficiently uncertain and indefinite that specific performance is an appropriate equitable remedy.

3.4 Third-Party Beneficiaries. The Parties expressly agree and stipulate that there are no third-party beneficiaries to this Agreement other than the Taxing Authorities.

3.5 Notices. In order for a notice to a party to be effective under this Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change.

NOTICE TO COUNTY:
Broward County Administrator Monica Cepero
115 S. Andrews Ave., Suite 409, Fort Lauderdale, Florida 33301
E-mail address: MCepero@broward.org (with copy to AMeyers@broward.org)

NOTICE TO CITY:
Rickelle Williams, City Manager
City Manager's Office, City of Fort Lauderdale
101 NE 3rd Avenue, Suite 1430, Fort Lauderdale, Florida 33301
E-mail address: RickelleWilliams@Fortlauderdale.gov

NOTICE TO CRA:
Rickelle Williams, Executive Director
Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Blvd., Suite 200, Fort Lauderdale, Florida 33311
E-mail address: RickelleWilliams@Fortlauderdale.gov

3.6 Joint Preparation; Headings and Interpretation. This Agreement has been jointly prepared by the Parties hereto, and shall not be construed more strictly against any Party. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

3.7 Governing Law, Venue, and Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

3.8 Amendments. Except as otherwise expressly stated herein, no modification or amendment to this Agreement shall be effective unless it is in writing and executed by the duly authorized representatives of the County, the City, and the CRA.

3.9 Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated herein by reference.

3.10 Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter hereof and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document.

3.11 Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing in this Agreement is intended to serve as a waiver of sovereign immunity by the County, the City, or the CRA.

3.12 Counterparts. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

The remainder of this page is intentionally blank.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County through its Board Of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the 10th day of June, 2025 the City of Fort Lauderdale, signing by and through its Mayor or Vice-Mayor, duly authorized to execute same; and the Fort Lauderdale Community Redevelopment Agency, signing by and through its Chair or Vice-Chair, duly authorized to execute same.

COUNTY

ATTEST:

By: _____
For Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____ Digitally signed by Beam Furr Date: 2025.06.10 15:20:09 -04'00'
Mayor

10th day of June, 2025

COUNTY COMMISSIONERS CREATED OCT 1st 1915 BROWARD COUNTY FLORIDA

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By_____ Rene D. Harrod cn=Rene D. Harrod, ou=Broward County Attorney's Office, email=rharrod@broward.org, c=US Approved as to form 2025.05.21 13:22:13 -04'00'
René D. Harrod (Date)
Chief Deputy County Attorney

RDH
Fort Lauderdale CRA Interlocal Agreement
5/5/2025
#1164282.3

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE CITY OF FORT LAUDERDALE, AND THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) REGARDING THE EXTENSION OF THE NW-PROGRESSO REDEVELOPMENT AREA

CITY

CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

By: _____
Dean J. Trantalis, Mayor

By: _____
Rickelle Williams, City Manager

20 day of May, 2025

ATTEST:

_____
David R. Soloman, City Clerk

I HEREBY CERTIFY that I have approved this Agreement as to form and legal correctness:
D'Wayne M. Spence, Interim City Attorney

_____
Lynn Solomon, Esq.
Assistant City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE CITY OF FORT LAUDERDALE, AND THE CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) REGARDING THE EXTENSION OF THE NW-PROGRESSO REDEVELOPMENT AREA

CRA

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

By: _____
Dean J. Trantalis, Chair

By: _____
Rickelle Williams, Executive Director

20th day of May, 2025

ATTEST:

_____
David R. Soloman, CRA Secretary

CITY OF FORT LAUDERDALE ESTABLISHED MARCH 27, 1911 BROWARD COUNTY, FLORIDA SEAL

I HEREBY CERTIFY that I have approved this Agreement as to form and legal correctness:
D'Wayne M. Spence, Interim General Counsel

_____
Lynn Solomon, Esq.
Assistant General Counsel

BUSINESSFLARE®

Existing Conditions & Assessment of Blight Conditions

For the Update to the Northwest-Progresso-Flagler Heights CRA Plan

Task 2

7/17/2025

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This Existing Conditions Report provides a comprehensive analysis of the physical environment and economic conditions of the NPFH CRA Community Redevelopment Agency (CRA). The report examines key geographical, infrastructural, and socioeconomic factors that define NPFH CRA and justify targeted redevelopment efforts.

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Executive Summary

The Northwest-Progresso-Flagler Heights CRA is a district in transition. It is growing rapidly in population, attracting new investment, and evolving its identity, but it remains structurally constrained by infrastructure gaps, legacy land use, and persistent pockets of poverty and disinvestment. This Existing Conditions analysis confirms that while the geography of progress has expanded, particularly in the eastern edge of the district, the geography of need and blight remains deeply entrenched across much of the core.

The CRA's total population has grown from 14,574 in 2010 to 21,740 in 2024, with a projected increase to nearly 29,000 by 2029. Yet nearly 23% of households live below the poverty line, and youth unemployment exceeds 16%. Rents are rising, listings are shrinking, and the private market continues to underserved the very households that form the district's backbone. Retail leakage is widespread, with unmet demand in food, personal care, childcare, and wellness services.

The CRA owns significant property and has already invested over $15 million in streets, sidewalks, lighting, and drainage. Public realm upgrades, tenanting incentives, housing partnerships, and cultural programming have all produced visible wins. But the district still suffers from narrow lots, unpaved alleys, fractured zoning, and underperforming commercial corridors especially west of NW 7th Avenue and north of Sistrunk.

Market analysis confirms that vacancy, structural obsolescence, and affordability pressures are not only ongoing but worsening without intervention. Crime, blight, and title fragmentation continue to suppress private investment across much of the western and interior portions of the CRA. Meanwhile, the district’s unique cultural identity, entrepreneurial potential, and physical location create a solid foundation for equitable, sustained redevelopment, if public tools are leveraged accordingly.

This document demonstrates that the conditions that led to the CRA’s formation still exist. It lays the groundwork for a focused, outcome-driven plan that aligns real estate, capital, infrastructure, and cultural assets to lift the entire district, not just its fastest-moving corners.

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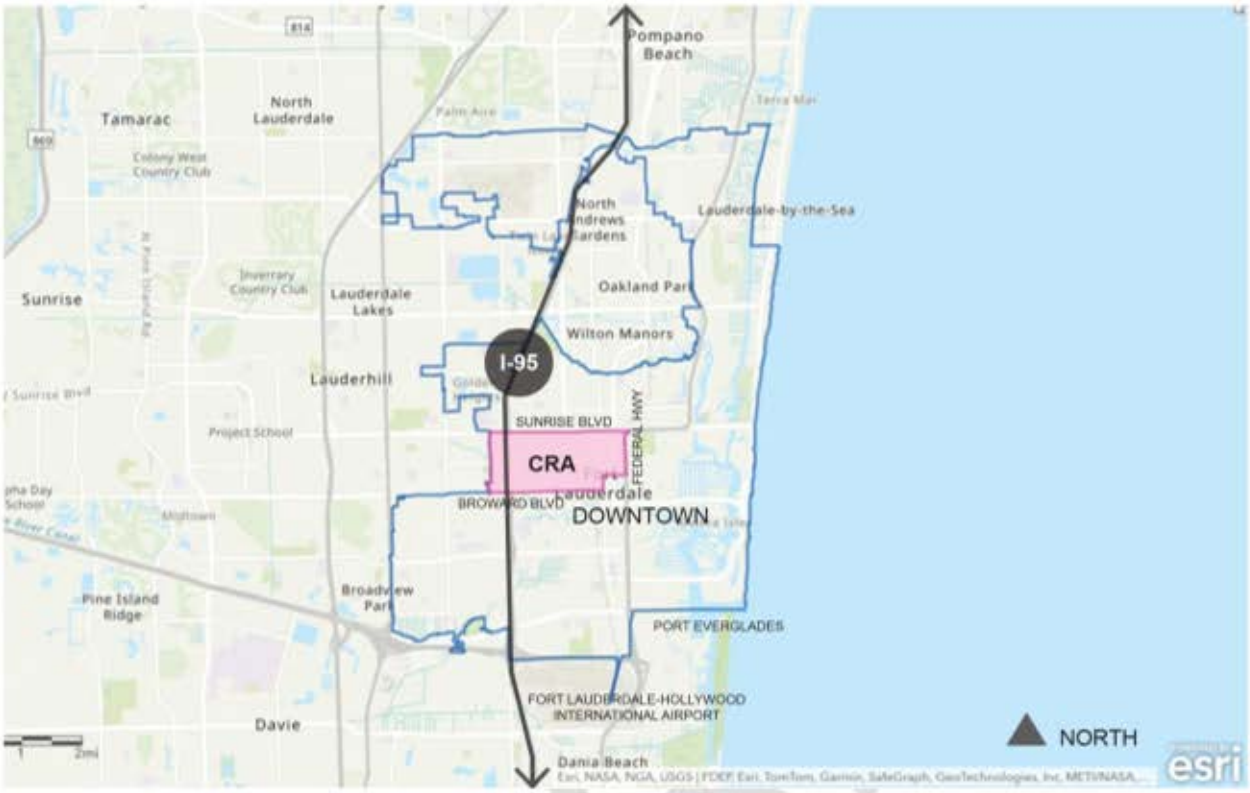
Study Area Map - NPFCRA within the City of Fort Lauderdale

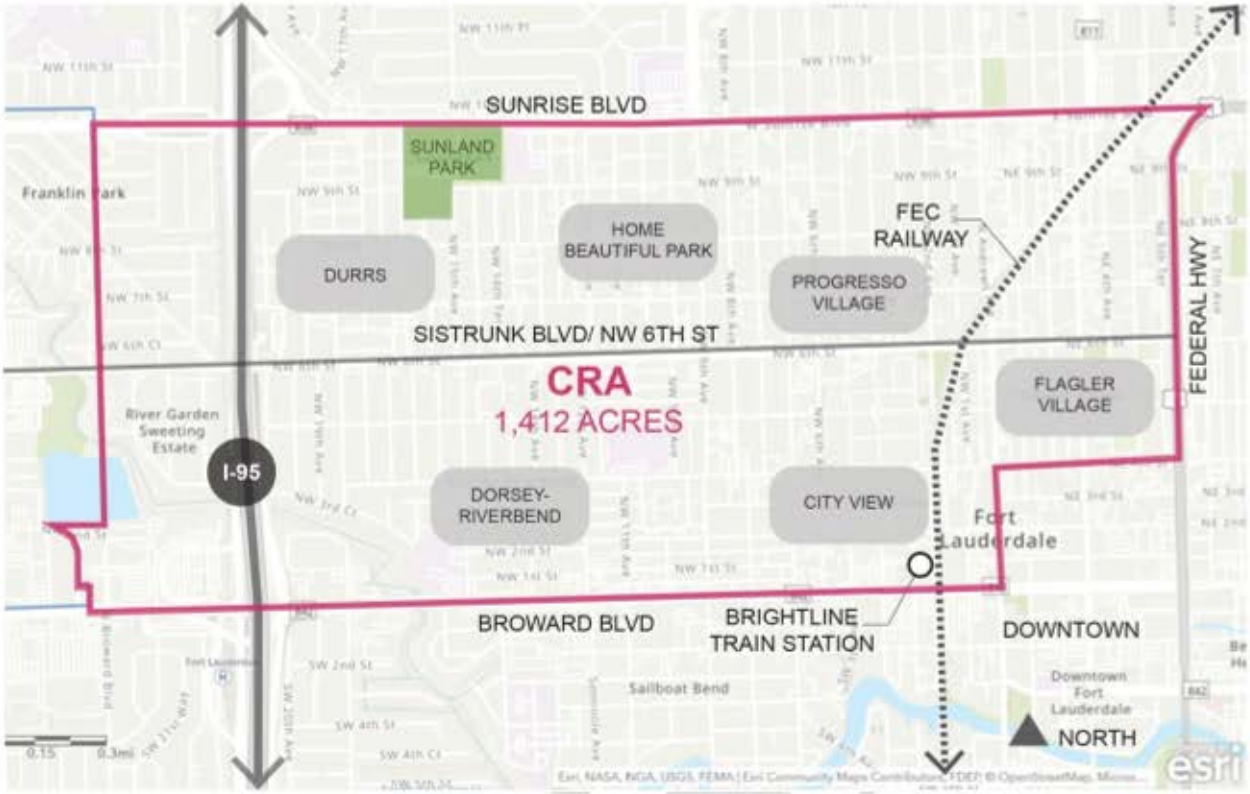


This map highlights the Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area (CRA) within the broader context of the City of Fort Lauderdale. Strategically located near the city's urban core, the CRA benefits from immediate proximity to Downtown Fort Lauderdale, making it a critical area for the city's future growth and redevelopment efforts.

Bounded by key transportation and commercial corridors, Interstate 95 to the west, Sunrise Boulevard to the north, Broward Boulevard to the south, and Federal Highway (US-1) to the east, the area enjoys high connectivity and visibility. This central positioning supports both economic development and community reinvestment opportunities.

Importantly, the CRA is just a 15-minute drive from the Fort Lauderdale-Hollywood International Airport and Port Everglades, one of the nation's busiest cruise ports. This accessibility adds significant value for tourism, logistics, and regional business activity, making the NPF CRA a prime location for strategic urban investment and inclusive redevelopment.

CRA Neighborhoods



This map illustrates the internal geography of the NPF CRA, encompassing approximately 1,412 acres strategically positioned immediately adjacent to Downtown Fort Lauderdale. The CRA is composed of a diverse mix of neighborhoods, each with its own identity, function, and development character:

- **Durrs and Dorsey-Riverbend:** Legacy residential communities with deep historical roots and strong cultural identity.
- **Home Beautiful Park:** A stable residential neighborhood with opportunities for reinvestment.
- **Progresso Village:** Known as the district's industrial hub, now emerging as a center for arts, makerspaces, and creative enterprises.
- **City View:** A medium-density residential area anchored by proximity to the Brightline Train Station, making it a key transit-oriented development zone.
- **Flagler Village:** A vibrant, high-density, mixed-use neighborhood with high-rise buildings, walkability, and a downtown feel.

The importance of this neighborhood mix lies in its potential to create a balanced, inclusive urban environment, preserving cultural heritage, enabling economic mobility, and embracing higher-density, transit-connected growth.

Serving as the spinal cord of the CRA, Sistrunk Boulevard / NW 6th Street is the primary east-west connector, linking all neighborhoods and acting as a unifying cultural

and commercial corridor. Enhancing this critical roadway will be essential for fostering cohesion, mobility, and economic activity throughout the CRA.

Parks and Open Spaces

There are 7 parks and open spaces within the NWPF CRA totaling approximately 31.09 acres. Here's the breakdown:

- **Joseph C. Carter Park:** +/- 21.58 acres
- **Lincoln Park:** +/- 2.46 acres
- **Provident Park:** +/- 1.42 acres
- **Walker Park:** +/- 0.81 acres
- **North Fork Riverfront Park:** +/- 1.96 acres
- **Sistrunk Park:** +/- 1.55 acres
- **Peter Feldman Park:** +/- 1.30 acres

Given the CRA's total area of 1,412 acres, parks and open spaces account for about 2.2% of the total area. While parks make up a small percentage of the overall CRA land area, they serve a crucial role in enhancing community quality of life. These open spaces offer places for recreation, wellness, social cohesion, and cultural events, important "unifier" areas that can bridge neighborhood divides.

Key Takeaways – What We Learned

1. **Population Growth and Demographic Shifts**
   - Population grew from 14,574 in 2010 to 21,740 in 2024 and is projected to reach nearly 29,000 by 2029 – a 33% increase.
   - The area is increasingly younger and renter-heavy, but 23% of households live below the poverty line and youth unemployment exceeds 16%.
2. **Persistent Blight Conditions**
   - The CRA meets 10 of 15 Florida statutory blight indicators, including inadequate infrastructure, unsafe conditions, code violations, and underperforming lots.
   - Blight remains concentrated in the western and central zones, despite major investment in the eastern sector near Brightline and FAT Village.
3. **Underutilized Real Estate and Legacy Lot Constraints**
   - Many lots are only 25–35 feet wide and require costly assemblage.
   - Numerous vacant or city-owned parcels offer redevelopment potential if infrastructure and zoning challenges are addressed.
4. **Infrastructure Gaps**
   - Incomplete sidewalks, poor lighting, substandard alleys, and drainage issues persist, especially west of NW 7th Avenue.
   - Mobility is compromised by fragmented street grids and limited protected bike/pedestrian infrastructure.
5. **Retail and Housing Market Mismatches**
   - Consumer demand outpaces supply for basic services like childcare, food, wellness, and retail, resulting in significant retail leakage.
   - While rents rise, housing production lags and affordability is worsening. Listings are shrinking; tenants are increasingly cost-burdened.
6. **Cultural Assets and Historic Identity**
   - A strong cultural identity exists, grounded in historic sites (e.g., Old Dillard High, North Woodlawn Cemetery) and Black-led institutions.
   - Cultural infrastructure (e.g., YMCA/Mizell Center, Victory Entertainment) plays a central role in equitable redevelopment.

How this Informs the Plan

The July 2025 Existing Conditions analysis paints a district at an inflection point. Years of steady investment have laid a foundation of investment, but rapid demographic change, persistent market gaps, and aging infrastructure now demand a more strategic, coordinated CRA response focused on addressing the need to retain the neighborhood's character and culture, and help wealth creation and grow opportunity for the area's legacy residents and businesses.

Economic Development
Although local residents spend heavily on essentials such as apparel, personal care services, quick-service restaurants, wellness and childcare, their dollars largely leak to neighboring markets. Our retail Market Potential Indexes run 113–123 across these categories, signaling unmet demand and fertile ground for new or expanding businesses. Meanwhile, a district-wide labor force of nearly 12,800 supports a healthy 71.8 percent participation rate, but youth unemployment still hovers at 16 percent. This dual reality, strong overall employment yet pockets of under-utilization, underscores the need for tailored workforce training, entry-level hiring incentives, and a reinvigorated façade and tenant-recruitment program to activate under-performing commercial pads, especially west of I-95.

Residential & Quality of Life
The district's population has jumped from 14,500 in 2010 to almost 22,000 today and is projected to swell to 29,000 by 2029. That 33 percent growth in less than five years strains an already tight housing market. Renter households now account for the lion's share of occupancy, and nearly one in four families live below the poverty line, many grappling with severe cost burdens. To preserve affordability and social stability, the CRA needs to champion a diverse housing portfolio where possible: infill single-family homes, accessory dwelling units, community land trusts and cooperatives. At the same time, blight remains pervasive: code violations, vacant lots and unsafe conditions trigger ten of the fifteen statutory criteria. Reversing these trends will require both targeted code enforcement and catalytic redevelopment.

Public Improvements & Infrastructure
Over the past five years the CRA has directed roughly $15 million into streets, alleys, utilities and drainage; Sistrunk utility undergrounding phases, alley paving with green-infrastructure pilots and spot-upgrades to streetlights. Yet the network remains incomplete. Significant gaps in ADA-compliant sidewalks and ramps, outdated lighting on secondary streets, and undersized stormwater systems susceptible to today's rainfall and sea-level pressures all undermine safety and resilience. A next-generation infrastructure program must knit together these piecemeal projects into a connected, accessible and climate-smart public realm.

Mobility & Parking
Traffic volumes on Broward (74,000 AADT) and Sunrise (58,500 AADT) boulevards confirm the district's role as a regional through-corridor, but the underlying street grid is fragmented and flood-prone in places. Sidewalk discontinuities, a near-absence of

protected bike lanes and underlit alleys constrain pedestrian and cyclist mobility, particularly for seniors and students. Parking, too, is mismatched: only three small CRA-owned lots serve tens of thousands of daytime visitors, while on-street capacity west of NW 9th Avenue remains chronically oversubscribed. A comprehensive mobility strategy, combining targeted street grid “complete-streets” projects, wayfinding enhancements and shared parking agreements, can unlock both safety and economic potential.

Redevelopment Support

The CRA’s greatest lever remains its land-control portfolio. Vacant parcels, including many already city or CRA-owned, offer laboratories for embedding affordability, equity and community benefits into new projects. A suite of “shelf-ready” programs exists, including façade grants, business improvement incentives, housing and commercial development subsidies, plus streetscape matching funds. The plan update needs to marry these capital incentives with streamlined entitlements, modernized zoning recommendations and proactive site assembly. In practice, that means not just writing checks, but driving a hands-on “entitlement concierge” service that guides developers through design codes, platting and permitting.

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Demographic and Market Profile

Population Growth and Household Characteristics

The Northwest-Progresso-Flagler Heights CRA has entered a period of rapid population growth and household transformation. According to ESRI Community Profile data, the district's total population reached 21,740 in 2024, with projections estimating nearly 29,000 residents by 2029 - a 33% increase over five years. This rate of change (5.93% annually) is far higher than both Fort Lauderdale and Broward County averages.

Year	Estimated Population
2010	14,574
2020	19,627
2024	21,740
2029*	28,998 (projected)

In terms of daytime population, the district hosts 19,785 people, comprised of 9,989 residents who remain in place and 9,796 workers commuting into the area. This near 50/50 split reflects the CRA's hybrid identity as both a residential and employment center, especially with healthcare, education, and industrial employment nodes nearby.

Household Composition

- The number of households rose from 5,759 in 2010 to 7,638 in 2024, with an average household size of 2.83 persons, slightly higher than the citywide average.
- Household formation is outpacing new unit production, contributing to affordability pressures.
- A majority of households are single-parent or single-person, with younger adult renters forming a growing share of new arrivals.

Labor Force and Employment

As of 2024, the CRA had a total population age 16+ of 17,795, with a labor force of 12,773 people and an employment count of 11,993 - translating to a district-wide unemployment rate of 6.1%. This rate is almost twice the national average, and notably higher than Fort Lauderdale's citywide rate of approximately 3.6%.

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Labor force engagement, however, is relatively strong:

Metric	Value
Labor Force Participation Rate	71.8%
Employment-Population Ratio	67.4%
Unemployment Rate (overall)	6.1%

Youth unemployment remains a serious concern. Among residents age 16–24:

- The unemployment rate is 16.3%
- Labor force participation is just 56.8%

These figures reinforce the need for coordinated workforce development, youth-focused training, and pathways to stable employment - particularly for young adults who are aging out of school systems but are not yet connected to the formal economy.

Income and Poverty

ESRI data shows the 2024 median household income in the CRA was $44,700, significantly lower than the Fort Lauderdale city household median of approximately $79,935. Key indicators:

Metric	Value
Median Household Income	$44,700
Per Capita Income	$23,269
Households below poverty	22.2%
Households earning <$25,000	34.8%

While new mixed-income housing developments and market momentum have increased the upper-end of incomes within select pockets of the district, the overall economic profile remains fragile. High housing cost burdens paired with low educational attainment and limited upward mobility, suppress both demand-side strength and fiscal resilience.

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Consumer Spending and Market Demand Gaps

Despite relatively low household income levels, the NPF CRA contains a dense, growing consumer base with strong latent demand for everyday goods and services. ESRI's Retail Demand Outlook and Market Potential data highlight several categories where local spending potential exceeds current supply, especially in neighborhood retail and personal services.

The CRA's core population segments - dominated by City Commons, Metro Renters, and Modest Income Homes - combine modest earnings with high density and routine, localized consumption behavior. As of 2024, these groups accounted for:

Consumer Segment	Estimated Residents	Growth by 2029
City Commons (11E)	21,740	+7,258
Metro Renters (3B)	10,190	+4,043
Modest Income Homes (12D)	4,375	+1,710

ESRI's Retail Market Potential Index (MPI) identifies gaps between local demand and existing supply - a signal of which sectors are underrepresented and could support new or expanded businesses.

Highest Market Potential Gaps (MPI > 110)

- Apparel and Accessories (MPI 123)
- Personal Care Products (MPI 117)
- Limited-Service Restaurants (MPI 113)
- Health and Wellness Services (MPI 111)
- Childcare and After-School Programming (MPI 118)

This mismatch suggests that residents are spending money outside the district for goods and services that could and should be available locally. In other words, the CRA exports consumer spending - and by extension, tax base and foot traffic - to surrounding areas.

Strategic implications:

- Façade and tenanting programs should target MPI-aligned business types
- Flexible commercial space and permitting for pop-up or micro-uses are essential

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- Ground-floor uses in CRA-involved housing deals should reflect unmet retail demand

Psychographic Profile – Tapestry Segmentation

ESRI Tapestry data reveals that the NPF CRA is dominated by just three distinct lifestyle segments, which collectively account for 100% of the area's residents. These segments - defined by ESRI's behavioral and socioeconomic typologies - provide insight into how residents live, spend, communicate, and interact with their environment.

Segment	Share of Population	Profile Summary
City Commons (11E)	52.1%	Low-income renters; community-oriented; older, diverse households; dependent on public services
Metro Renters (3B)	43.0%	Young, mobile renters; well-educated but low-asset; tech-savvy, socially engaged
Modest Income Homes (12D)	4.9%	Older homeowners; fixed-income or blue-collar; stability-oriented, low consumption

Together, these segments paint a clear picture:

- The CRA is predominantly renter-occupied with a large concentration of low- to moderate-income households.
- Residents have limited discretionary income but are highly loyal to trusted brands and local institutions.
- The community skews younger in the eastern half and older in the western half, reinforcing the importance of diverse housing typologies and age-inclusive infrastructure.

From a communications and outreach standpoint:

- Metro Renters respond best to digital engagement and events
- City Commons residents prefer in-person contact, printed materials, and word-of-mouth
- Cultural values, faith institutions, and trusted community figures remain key influencers in shaping perceptions of redevelopment

These psychographic insights should be used to:

- Tailor business recruitment (personal services, quick-service food, essentials)

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- Guide cultural programming and tenanting strategies
- Inform public engagement - especially for CRA-owned parcel activation or public realm design

Demographic Takeaways and CRA Plan Implications

The demographic and market profile of the Northwest-Progresso-Flagler Heights CRA presents both persistent structural challenges and actionable opportunities. The data confirms what years of community engagement and investment have suggested: this is a community with:

- A growing population
- High renter concentration
- Modest incomes and high-cost burdens
- A young, tech-aware consumer base emerging alongside legacy households
- Clear, unmet demand for basic services, retail, and workforce access

From a strategic redevelopment perspective, several key takeaways can guide how the CRA should deploy its resources and frame its interventions:

- With population projected to grow by 33% between 2024 and 2029, the CRA should work to ensure that housing, transportation, public amenities, and retail keep pace - or risk worsening affordability, congestion, and quality-of-life metrics.
- With youth unemployment over 16% and overall joblessness at 6.1%, the CRA should focus not only on job creation but on job connection - using its Invest Fort Lauderdale arm, anchor procurement strategies, and embedded workforce centers to make local hiring real.
- Retail gaps in food, apparel, childcare, and personal services mean the CRA is leaking disposable income to other areas, exporting local capital. Every dollar spent elsewhere is value lost - not just in retail rents, but in eyes on the street, jobs for residents, and long-term commercial activation and tax base enhancement.
- From Metro Renters to City Commons households, residents have distinct spending and communication patterns. These should shape how the CRA markets its incentives, communicates its public engagements, and targets business attraction or community facility development.
- Psychographic profiles show that residents are active, aspirational, and engaged - but often disconnected from capital, credit, or clear mobility pathways. CRA programs must respond with flexible, personalized tools that go beyond basic eligibility thresholds.

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Land / Real Estate

The Northwest-Progresso-Flagler Heights CRA occupies a pivotal position within Fort Lauderdale's redevelopment landscape: it is one of the last large-scale urban districts with both strategic land control and an active tax increment mechanism. Land - in the form of what the CRA owns, what private owners underutilize, and what zoning and infrastructure still constrain - represents both the most powerful tool and the greatest challenge facing the CRA during its proposed 10-year extension.

Real estate conditions in the district are not static. The last five years have seen a transition from speculative disinterest to targeted acquisition, from low-value transactions to high-leverage gap-financed redevelopment. Today, this chapter addresses:

- What land the CRA controls
- What parcels remain constrained by use, size, or infrastructure
- What commercial and residential markets demand
- And what opportunities remain unrealized

This section combines inventory, market, policy, and physical realities to form the foundation of how the CRA can direct resources - and its public narrative - around land and real estate over the next decade.

CRA-Owned Property Analysis

As of 2025, the Northwest-Progresso-Flagler Heights CRA controls dozens of parcels totaling over 691,449 square feet of developable land. These parcels range from small vacant residential lots to commercial frontage along key corridors like NW 6th Street, NW 22nd Road, and NW 8th Street. The properties are dispersed but often clustered in ways that enable block-level redevelopment. Most of the properties are clustered on both sides of Interstate 95.

CRA-Owned Properties Summary

- The NPF CRA owns 76 properties totaling approximately 15.87 acres.
- The majority of these properties are Vacant Lots (65), followed by Parking Lots (4), Parks/Open Space, and a few residential structures.
- Most of these parcels are located west of the FEC railway, concentrated in areas still facing significant blight and underinvestment.

Some patterns that emerge from the inventory:

- Many sites are in disengaged or transitional blocks between industrial and residential uses

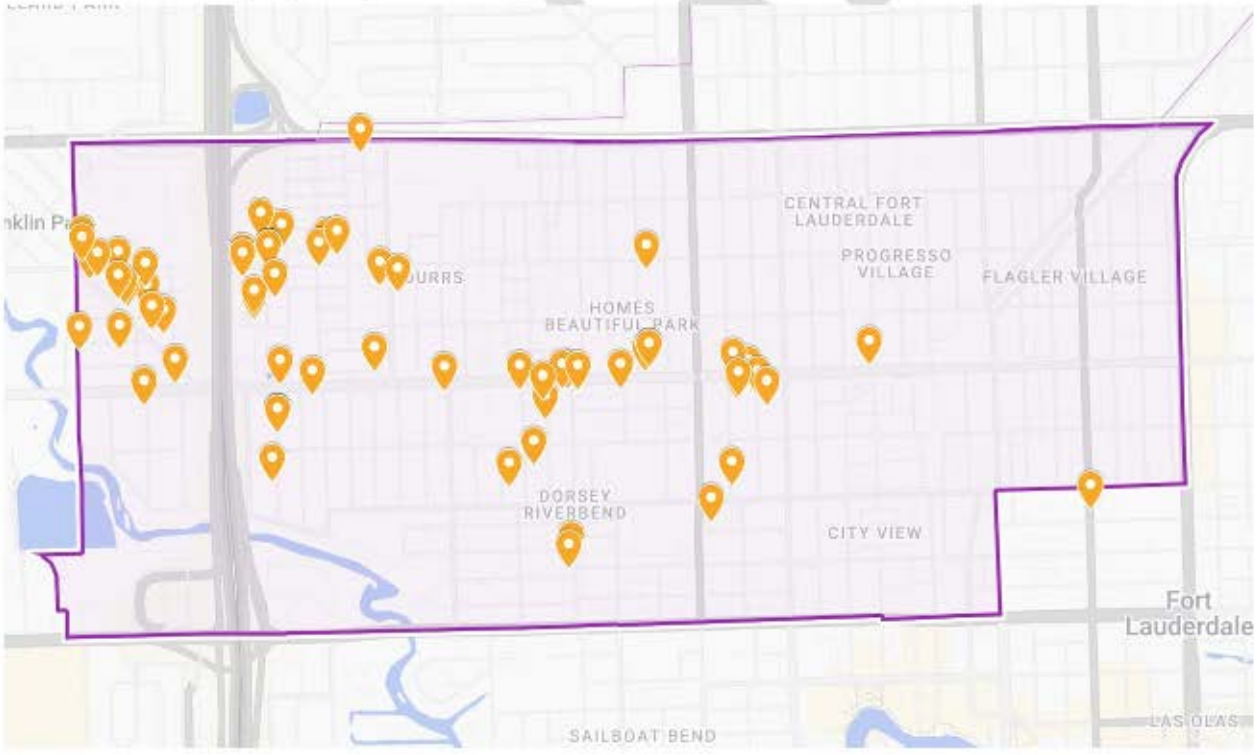
- Others are suitable for infill housing, commercial redevelopment, or civic or green infrastructure based on their size and frontage
- A smaller number are identified as rights-of-way, likely intended for alley upgrades, connectivity, or green stormwater installations

Critically, this land base gives the CRA the ability to:

- Eliminate speculation from development timing and pricing
- Lock in long-term affordability through ground lease models or resale restrictions
- Use phased disposition to catalyze new investment while maintaining leverage
- Deliver shovel-ready sites to nonprofit or minority-led development partners

This portfolio is not theoretical. Projects like Thrive, The Laramore, and CRA-supported single-family infill have proven that with land control, affordable and mixed-income housing does get built - especially when paired with gap financing and infrastructure alignment.

CRA-Owned Property Map



The average parcel size is relatively small, under 0.25 acres, which can pose challenges for large-scale redevelopment but presents an opportunity for neighborhood-scale interventions. These lots are ideally suited for:

- Infill affordable housing
- Pocket parks or urban green spaces
- Community gardens or agrihood concepts
- Public art installations or neighborhood amenities

These small lots, if strategically assembled or programmed, can be catalytic in revitalizing legacy neighborhoods west of NW 7th Avenue.

City-Owned and Other Public Property

In addition to land held directly by the CRA, a number of publicly owned parcels within the NPF CRA boundary are designated for park use, civic reuse, or joint development with other public agencies. Based on the CRA's parcel list and internal records, there are at least 12 sites currently controlled by the City but identified for non-commercial, non-residential purposes, including:

Use Category	Number of Parcels
Maintain as City Park	4
Maintain as City Parking Lot	3
Maintain as City Historic Site	1
Under Consideration w/ Broward Co.	5 (joint use)

These include green spaces, surplus municipal properties, and structures with latent civic. While not held by the CRA directly, these properties still factor heavily into the plan's implementation framework. They represent opportunities for:

- Resilience infrastructure, including cooling stations, battery backup hubs, or green stormwater retrofits
- Shared-use facilities, such as co-located workforce training centers or satellite healthcare pods
- Public realm enhancements, particularly near schools and commercial districts

The presence of these City-owned parcels - and the ability to coordinate their reuse with CRA activity - gives Fort Lauderdale a platform for highly visible, community-benefiting investments that do not require land acquisition. It also strengthens the case for grant funding, since public control reduces site-prep and easement risks.

Combined with CRA-owned parcels, these civic properties allow for a neighborhood-scale reinvestment strategy - one that delivers housing, jobs, services, and public space in mutually reinforcing clusters.

Development Projects Summary

- Recent development activity is heavily concentrated east of NW 9th Avenue, particularly in Flagler Village and near the Brightline Station.
- Projects like The Six13, The Adderley, and The Gallery at FATVillage have brought hundreds of residential units and thousands of square feet of commercial space, supporting a higher-density, mixed-use vision.

- Motif Flagler – Mixed-Use Activation in the Urban Core: Located at the corner of Andrews Avenue and NW 6th Street, Motif Flagler represents a notable mixed-use development contributing to the ongoing transformation of the eastern portion of the NPF CRA. The project includes a mix of residential units and activated ground-floor commercial space, helping to create a more walkable and vibrant urban environment.
- Motif has successfully leased and activated more than half of its ground-floor commercial storefronts, which now include a gym, pet spa, breakfast/lunch café, and full-service restaurant. This not only enhances local amenities but also draws foot traffic and supports a live-work-play dynamic in Flagler Village.
- As an infill development within a designated Community Redevelopment Area, Motif serves as a model for urban-scale redevelopment, contributing to both the housing supply and neighborhood commercial vitality. Its location on the historic Sistrunk corridor (NW 6th Street) also reinforces the importance of this corridor as a cultural and economic connector within the CRA.

- While this shows strong market interest, it also highlights an east-west development gap. The west remains underserved by private investment and is in greater need of public infrastructure, affordable housing, and retail services.

Commercial and Residential Real Estate Market Conditions

The commercial real estate landscape within the Northwest-Progresso-Flagler Heights CRA is dynamic and evolving. While historically underbuilt and overlooked by institutional investors, the district now contains multiple asset classes in various stages of repositioning. Commercial performance - whether measured through rent trends, occupancy, or pipeline - varies widely by location and use, with conditions east of Andrews Avenue often diverging significantly from those west of NW 7th Avenue.

The CRA's existing and potential role in shaping commercial outcomes is substantial. Through its land holdings, incentive programs, partnerships with private and nonprofit developers, and infrastructure investments, the CRA influences not only what gets built, but where, for whom, and on what terms.

This section provides a segmented analysis of commercial market performance across five key asset classes:

- Retail
- Office
- Industrial
- Hospitality
- Multifamily Rental

Each asset class is considered in terms of inventory, pricing, absorption, investment trajectory, and strategic implications for redevelopment. Additionally, MLS data provides information for residential rentals, condominiums & townhomes, and single-family homes.

Retail

The retail landscape in the Northwest-Progresso-Flagler Heights CRA is polarized: established tenants and incremental growth in the east stand in contrast to under-leased, functionally obsolete space in the west. Based on CoStar data, the retail inventory across the CRA sits just under 1.47 million square feet, spread across approximately 280 buildings.

Overall market performance is mixed:

- Direct vacancy rate is 6.6%, with another 0.4% in sublease availability - stable, but elevated relative to new construction corridors east of Andrews Avenue.
- Average triple-net rent is $28.38 per square foot, driven upward by a handful of high-performing new developments.

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- No new deliveries were recorded in the latest CoStar snapshot, underscoring the low construction pipeline in traditional neighborhood-serving formats.

Metric	Value
Total Inventory	1,470,000 sf (approx.)
Buildings Tracked	280
Vacancy (Direct + Sublet)	7.0%
Average Asking Rent (NNN)	$28.38/sf
New Deliveries (12 mo)	0
Under Construction	Minimal

The Sistrunk and NW 7th corridors show signs of targeted renewal, driven largely by CRA incentives and destination tenants like Dazed Brewing, Smitty's, and the future Victory Entertainment venue. However, storefront gaps, signage inconsistency, and minimal coordinated branding suppress foot traffic and stymie tenanting momentum.

Gaps remain in neighborhood-serving retail, including:

- Fresh food and healthy convenience
- Neighborhood-scale apparel
- Retail tied to entertainment and culture (bookstores, vinyl, galleries)

Strategic public control of some former retail pads provides an opportunity to correct these business mix deficiencies through curated tenanting and direct development.

Office

Office space within the CRA is largely composed of converted commercial structures and low-rise flex buildings. According to the CoStar data, the office inventory totals approximately 795,000 square feet, concentrated in just over 100 buildings, nearly all of them Class C or non-rated. There is virtually no new Class A space, and deliveries were zero over the last year.

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Current market metrics show:

Metric	Value
Total Inventory	795,352 sf
Direct Vacancy Rate	6.0%
Sublet Vacancy Rate	0.01%
Total Available Rate	6.0%
Average Occupancy	93.9%
Avg Under Construction SF	12,308 sf

Despite stable occupancy, the market reflects limited lease-up growth. There is almost no absorption of space larger than 5,000 square feet, and leases are generally short-term, price-sensitive, and locally negotiated. Typical tenants include:

- Community nonprofits and service providers
- Independent professional offices (e.g., tax preparers, counselors)
- One- to three-person startup teams with low fit-out requirements

Several new mixed-use projects (e.g., Thrive, Aldridge) include office components, but pre-leasing is slow, and there is no identified critical mass of destination office users.

Opportunities:

- Co-location of business incubators and public-sector service providers
- CRA subsidy for medical, legal, or cultural anchors to activate upper floors
- Invest Fort Lauderdale could bridge into tenant fit-out and digital infrastructure upgrades

Industrial

The industrial sector in the NPF CRA offers one of the district's most under-leveraged opportunities for inclusive growth. CoStar data shows a healthy occupancy rate of 96%, with over 2.36 million square feet of industrial space actively in use across 105 properties. This suggests steady demand for light manufacturing, storage, and logistics-but the district's stock is aging, undersized, and under-improved.

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Key market indicators:

Metric	Value
Total Inventory	2.46 million sf
Average Building Size	23,000 sf
Direct Vacancy Rate	3.9%
Occupancy Rate	96.1%
Net Absorption (12 mo)	-566 sf (net negative)
Deliveries (12 mo)	Negligible

While space is mostly filled, net absorption has turned negative, and there is virtually no new product being delivered. This stagnation may be attributed to several factors:

- Functional obsolescence: many buildings are not climate-controlled, lack dock doors, or have outdated mechanical systems.
- Site constraints: parcels are small, oddly shaped, or located near flood-prone rights-of-way.
- Capital access: few local industrial tenants have the means or lender backing to improve or relocate.

Strategic opportunities include:

- Small-scale adaptive reuse for maker spaces, training hubs, or fabrication studios
- Back-of-house support for food businesses and construction trades
- Invest Fort Lauderdale as a capital conduit for roof, HVAC, and code-compliance upgrades

Most importantly, industrial preservation serves workforce goals. This is one of the few asset classes where the CRA can attract investment without pricing out legacy users, while also capturing tax base, job quality, and supply-chain diversification.

Hospitality

While the hospitality footprint in the NPF CRA is limited, it is beginning to show signals of measurable performance. As of January 2025, the CoStar dataset tracks 355 active

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rooms in the area - concentrated in small, independent properties, limited-service motels, and possibly new short-stay units embedded in mixed-use developments.

Performance metrics for the most recent three months indicate a market that is stable and slightly improving:

Metric	Jan 2025	Dec 2024	Nov 2024
Inventory (Rooms)	355	355	355
Occupancy Rate (12 mo avg)	69.3%	69.6%	70.1%
Average Daily Rate (ADR)	$155.82	$155.81	$156.02
Revenue per Available Room (RevPAR)	$107.94	$108.45	$109.32
Market Sale Price/Room	$122,842	$122,627	$122,322
Market Cap Rate	8.6%	8.6%	8.6%

These figures suggest that while supply remains static, demand is consistent. An average ADR of roughly $156 and RevPAR just above $108 is competitive with countywide averages for older midscale product, especially given the lack of major flag or branded properties in the CRA.

What's significant is not the volume of rooms, but the yield per key: hospitality assets in the CRA are producing stable, income-generating returns despite minimal new construction and weak brand presence. This points to a niche opportunity - not for large hotels, but for:

- Boutique, culturally rooted inns or bed-and-breakfast models
- Hospitality hybrids (e.g., mixed-use properties with small STR overlays or creative lodging concepts)
- CRA-assisted renovations of underperforming motel stock into value-forward accommodations serving arts tourists, medical patients, or regional day-trippers

If the CRA can ensure physical quality, site readiness, and marketing alignment with cultural and entertainment destinations like Victory Entertainment, Thrive, and FAT Village, then lodging demand may increase even without full-scale hotel development.

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Multifamily Apartments (CoStar Analysis)

The institutional-grade multifamily market in the NPF CRA is active, stabilized, and continues to mature. Based on CoStar data as of Q1 2025, the CRA has over 5,500 multifamily units across roughly 295 buildings, with the average unit measuring 808 square feet. These properties represent the formal, investor-owned side of the rental housing market - distinct from individually owned units or unregulated rentals tracked in the MLS.

The market has shown steady rent growth over time:

Metric	Value (12-Month Avg)
Average Asking Rent/Unit	$1,527
Average Asking Rent/SF	$1.73
Effective Rent/Unit	$1,512
Effective Rent/SF	$1.71
Occupancy Rate	94.1%
Avg. Annual Rent Growth	4.1%

Although growth has tapered slightly in recent quarters, effective rents continue to rise, and occupancy consistently holds above 94%. These levels indicate a tight, fully absorbed rental environment. Vacancy is minimal, and any new product tends to lease quickly - even when priced at or above market averages.

Importantly, despite this strong performance, construction remains modest:

- Under Construction: 496 units across 2–5 buildings
- Deliveries (last 12 months): 59 units
- Construction Concentration: Primarily east of Andrews Avenue or through CRA-facilitated partnerships

This suggests that most new supply is CRA-supported, and without that support, the market struggles to pencil new deals - especially those affordable to workforce households earning 80–120% of AMI.

Strategic implications for the CRA:

- Continue gap financing for mixed-income and workforce housing projects

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- Deploy CRA-owned land to lower basis and enforce affordability compliance
- Strengthen tenant protections and education in the face of continued rent escalation

MLS Residential Rentals (Tenant Perspective)

While investor-grade multifamily shows signs of stability and CRA-supported growth, the broader residential rental market is increasingly stressed from the perspective of tenants. MLS data - which captures rental listings offered by individual owners, small landlords, and brokers - reveals key pressure points.

Across 2020–2024, active listings declined sharply, while asking rents per square foot rose consistently. This squeeze is felt most acutely by working families and seniors who do not qualify for deeply subsidized housing but cannot compete with market-rate listings.

Key trends identified in MLS data:

Year	Avg. Asking Rent (est.)	Rent per SF (approx.)	Active Listings (12-mo avg)
2020	$1,625–$1,750	$1.63/sf	200/month
2021	$1,750–$1,900	$1.71/sf	160/month
2022	$1,900–$2,050	$1.78/sf	140/month
2023	$2,100+	$1.84/sf	110/month
2024	$2,200–$2,400	$1.92/sf	90+/month

These are estimated medians extracted from MLS listing prices. Unit sizes tend to cluster between 600 and 1,100 square feet, with most listings concentrated in the central CRA and northeast sections near Sunrise Blvd and NW 9th Avenue. Single-family rentals and townhomes show the steepest appreciation.

Strategic CRA implications:

- Reinforce tenant protections through legal aid and mediation partnerships
- Expand incentive tools for long-term rental covenants (even for private owners)
- Use CRA land and CDFI partners to develop new units that can be kept permanently affordable

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The broader takeaway: demand is high, inventory is low, and the market is shifting away from traditional renters unless intervened upon.

Condominiums and Townhomes

The condominium and townhome market in the NPF CRA reflects the pressure of regional appreciation combined with local income constraints. While inventory remains limited compared to larger multifamily or single-family segments, condo and townhome listings have become more visible in recent years as investor interest grows, especially in properties east of NW 7th Avenue.

MLS data indicates that active listings for condos and townhomes peaked in 2021 but declined significantly in 2022 and 2023. By early 2024, monthly listing volume had dipped below 15 units - a signal of constrained availability or increased conversion to owner-occupancy or long-term holds. The start of 2025 shows a surprising rebound in listings, but this may be seasonal or reflect short-term investor behavior.

Year	Avg. Active Listings (Monthly)
2020	12 listings
2021	18 listings (peak)
2022	5 listings
2023	4–6 listings
2024	12 listings (rebound)
2025	Early spike to 24–45

This activity pattern suggests several possibilities:

- Investor units entering the resale market after multiple years of appreciation
- Sellers timing market exits ahead of projected CRA plan expiration
- Conversion of short-term rental stock back to the owner-occupied or for-sale market

For the CRA, the condo/townhome market presents both a risk and an opportunity:

- Risk: Conversion of moderate-income rentals to investor-owned STRs or speculative flips

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- Opportunity: Potential to pilot limited-equity resale models or long-term affordability covenants for units developed on CRA land or through partnerships

With limited oversight of these units once sold, the CRA must rely on programmatic tools - like resale restrictions, legal-aid support, and CDFI engagement - to ensure long-term community benefit.

Single-Family Housing Market

The single-family housing market in the Northwest-Progresso-Flagler Heights CRA is at a critical inflection point - shaped by rapid price escalation, dwindling for-sale inventory, and sharply reduced transaction volume. MLS data from 2020–2024 confirms that while prices rose, actual sales volume fell, especially in 2023 and early 2024, reflecting both affordability barriers and a constrained seller pipeline.

Earlier years clearly show the arc of appreciation. Between 2020 and 2022, median prices increased steadily in tandem with reduced monthly sales volume, indicating rising demand against shrinking supply.

Year	Median Sale Price (est.)	Avg. Monthly Sales	Notes
2020	~$235,000–$250,000	5–7 sales	Moderate volume, stable pricing
2021	~$275,000–$310,000	6–9 sales	Strong price growth, seller-friendly
2022	~$340,000–$370,000	4–6 sales	Peak price surge

There are two concurrent realities in this market:

1. Buyers are increasingly priced out, even with full-time employment - pushing demand into rental or shared-living arrangements.
2. Longtime owners are not selling, either because they lack alternative housing options or fear displacement from rising tax burdens or insurance premiums.

The result is a “locked” resale market where available homes are too expensive for local residents, and affordable homes are not moving due to deferred maintenance or title complications. Infill development supported by the CRA - such as scattered-site homes built by WWA, the Fort Lauderdale Community Development Corporation, Oasis of Hope, or GES Mac - have helped, but the scale remains too small to meet demand.

Implications for the CRA:

- Emphasize rehab and retention over speculative acquisition
- Fund down-payment assistance and legal title clearing
- Prioritize small-lot infill that targets AMI 80–120%, avoiding luxury creep
- Use land trusts or shared equity to limit resale inflation

CRA tools are especially critical in this sector because once single-family properties leave the local ownership pool, they often never return.

Summary: Active Residential Listings – NPF CRA (As of July 2025)

Based on the analysis of the "Active Residential Reports" dataset, the current housing inventory within the Northwest-Progresso-Flagler Heights CRA presents significant affordability challenges and underscores key development trends and constraints.

Key Market Highlights

- **Average Listing Price: $612,225**

  This far exceeds the Florida state average (in the $400,000s) and even Fort Lauderdale's citywide average (+/- $500,000s), raising concerns about who can realistically afford to buy in the CRA. This is inaccessible to most legacy residents, especially given a local median income of just $44,700.

- **Average Living Area: 1,226 sq. ft.**

  These are typically smaller homes or larger condos/townhouses. For comparison, the median Florida single-family home is around 1,630 sq. ft

  Smaller footprints suggest a shift toward more efficient units, which could align with urban infill housing strategies.

- **Average Lot Size: +/- 5,048 sq. ft. (0.11 acres)**

  This reflects the classic 50' x 100' lots, common in urban areas. Smaller lot sizes are suitable for infill housing, accessory dwelling units (ADUs), and innovative formats like pocket parks, agrihoods, or urban farms, particularly on CRA-controlled land.

- **Average Year Built: 1997**

  This indicates a mix of mid-lifecycle housing stock with a need for rehabilitation, modernization, and possible energy-efficient upgrades.

- **Property Types:**

Predominantly Single-Family Homes, with some Condominiums and Townhouses.

This mix provides opportunity for diversity in homeownership options but also shows limited affordable entry points due to high listing prices.

Implications for the CRA Plan

- **Affordability Crisis:** The data confirms that for-sale housing is out of reach for most existing residents. Without targeted interventions (e.g., down payment assistance, limited-equity housing models), ownership will continue to skew toward outside investors or high-income buyers.
- **Infill Opportunity:** Small lot sizes and compact homes can support context-sensitive infill development, ideal for affordable housing pilots, missing-middle formats, and public-private partnerships.
- **Target for CRA Programs:** There is a need to preserve affordability and ensure these units remain accessible, whether through rehab support, shared equity models, or ownership support programs.
- **Policy Opportunity:** Pricing trends underscore the urgency for zoning and financial tools to stabilize prices, protect legacy homeowners, and expand attainable homeownership pathways.

Table - Active Residential Listings (July 2025) - 79 Units

Address	Subdivision	List Price	Beds	Baths	Sq Ft Living
533 NE 3rd Ave Unit#141	Sole at fort Lauderdale	$260,000	1	1	760
729 NW 17th Avenue	Durrs	$275,000	2	1	709
958 NW 24th Ave	FRANSUN SQUARE	$280,000	2	1	918
633 NE 2nd Ave Unit#2	NEW CHATEAU CONDO	$299,900	2	2	855
1708 NW 7th Pl	Lincoln Park First Add	$309,990	2	1	625
832 NW 16th Ter	Lincoln Park Sixth Add	$329,000	2	1	720
981 NW 16th Ave	Lincoln Park Fifth Add	$329,990	2	1	720
800 NW 15th Ave	LINCOLN PARK THIRD ADD	$349,000	3	1	906
533 NE 3rd Ave Unit#243	Sole	$349,900	2	2	1,129
533 NE 3rd	SOLE AT FORT	$355,000	2	2	1,240

Ave Unit#506	LAUDERDALE				
Address	Subdivision	List Price	Beds	Baths	Sq Ft Living
844 NW 15th Ave	LINCOLN PARK THIRD ADD	$359,900	2	1	625
412 NW 19th Ave	Dorsey Park 4th Add 25-26	$364,999	2	1	720
1403 NW 2 ST Unit#1403	Tango Village	$365,000	2	2	1,226
533 NE 3RD AV Unit#142	Sole @ Ft. Lauderdale	$369,900	2	2	1,240
2401 NW 7th St	WASHINGTON PARK	$370,000	4	2	1,210
524 NW 21st Ave	RIVER BEND	$374,989	3	1	870
533 NE 3rd Ave Unit#405	SOLE at Fort Lauderdale	$375,000	2	2	1,270
533 NE 3rd Ave Unit#304	Sole	$375,000	2	2	1,240
226 City View Dr	City View Townhomes	$375,000	2	1	1,149
723 NW 15th Way	CARVER PARK	$379,999	4	1	1,080
725 NW 1st Ave Unit#725	Old Progresso Village	$380,000	2	1	960
344 City View Drive	City View Townhomes	$389,900	2	1	888
872 NW 16th Ter	LINCOLN PARK SIXTH ADD	$390,000	2	1	786
901 NW 24th Ave	Franklin Park 21-3 B	$391,000	3	1	1,182
350 City View Dr	CITY VIEW TOWNHOMES	$400,000	2	1	888
2201 NW 6th Ct	WASHINGTON PARK	$409,000	3	2	1,176
1722 NW 8th Ct	LAUDERDALE HOMESITES	$410,000	4	2	1,256
642 NW 14th Way	Lincoln Park Corr 5-2 B	$420,000	5	2	1,584
501 NW 15th Way	Dorsey Park First Add 21-	$450,000	4	2	1,300
700 NW 19th Ter	LIBERTY PARK	$450,000	3	2	1,025
2182 NW 6 Street	RIVER GARDENS TOWNHOMES	$451,500	3	2	1,766
725 NW 19th Ter	LIBERTY PARK	$459,998	5	2	1,635
533 NE 3rd Avenue	SOLE AT FORT LAUDERDALE CONDO	$460,000	3	2	1,440

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Unit#417					
Address	Subdivision	List Price	Beds	Baths	Sq Ft Living
419 NW 19th Ave	Dorsey Park 4th Add 25-26	$479,999	3	2	1,628
739 NW 2nd Ave	Progresso Village	$495,000	3	2	1,469
410 NW 1st Ave Unit#504	Mill Loft	$504,000	1	1	1,074
425 N Andrews Ave Unit#406	Avenue Lofts	$505,000	1	1	1,015
536 NW 13th Ave	FIRST ADD TO TUSKEGEE PAR	$520,000	3	2	--
811 NW 3rd Ave	progresso	$525,000	3	2	1,032
813 NW 3rd Ave	--	$525,000	3	2	1,032
815 NW 3rd Ave	--	$525,000	3	2	1,032
817 NW 3rd Ave	--	$525,000	3	2	1,032
933 NW 2nd Ave	PROGRESSO	$525,000	3	2	1,428
505 NE 2nd Street Unit#15L	Viceroy Fort Lauderdale	$530,000	0	1	539
425 N Andrews Ave Unit#206	Avenue Lofts	$550,000	1	1	967
440 NE 2nd Ave Unit#29	NORTH LAUDERDALE AMENDED	$565,000	2	2	1,604
411 NW 1st Ave Unit#404	FOUNDRY LOFTS	$575,000	2	2	1,363
507 NW 8th Ave #1	NORTH LAUDERDALE	$599,900	3	2	1,205
507 NW 8th Ave #2	NORTH LAUDERDALE	$599,900	3	2	1,196
411 NW 1st Ave Unit#405	FOUNDRY LOFTS	$599,900	2	1	1,052
486 NE 2nd Ave Unit#13	East Village	$600,000	2	2	1,604
538 NW 17th Ave	DORSEY PARK SECOND ADD	$625,000	3	2	--
532 NW 17th Ave	DORSEY PARK SECOND ADD	$625,000	3	2	--
411 NW 1st Ave Unit#304	FOUNDRY LOFTS	$674,900	2	2	1,363
533 NW 16th	DORSEY PARK	$675,000	3	2	1,410

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Avenue	SECOND ADD				
Address	Subdivision	List Price	Beds	Baths	Sq Ft Living
444 NW 1st Ave Unit#502	The Avenue Loft Condos	$679,000	2	2	1,609
411 NW 1st Ave Unit#303	The FOUNDRY LOFTS	$699,985	2	2	1,363
505 NE 2nd Street Unit#14D	Viceroy Fort Lauderdale	$730,000	1	1	732
411 NW 1st Ave Unit#704	The Foundry Lofts	$744,000	2	2	1,363
315 NE 7th St	Bamboo Flats	$749,000	3	3	1,520
411 NW 1st Ave Unit#204	Foundry Lofts	$750,000	2	2	1,363
783 NE 4th Ave Unit#6	Bamboo Flats	$769,000	3	3	1,669
317 NE 7th St Unit#317	Bamboo Flats	$780,000	3	3	1,586
505 NE 2nd Street Unit#25E	Viceroy Fort Lauderdale	$795,000	1	1	732
410 NW 1st Ave Unit#701	MILL LOFTS	$799,000	2	2	1,629
739 NE 5th Ave	Flagler Village	$799,000	2	1	1,456
100 NE 5th Street	NORTH LAUDERDALE AMENDED PLAT	$800,000	2	1	800
623 NW 11 Avenue 1-3	PROGRESSO	$830,000	4	3	2,833
505 NE 2nd Street Unit#18F	Viceroy Fort Lauderdale	$889,000	1	1	834
505 NE 2nd Street Unit#16B	Viceroy Fort Lauderdale	$941,000	1	1	912
505 NE 2nd Street Unit#4A	Viceroy Fort Lauderdale	$1,000,000	2	2	1,229
505 NE 2nd Street Unit#32E	Viceroy Fort Lauderdale	$1,037,000	1	1	949
733 NE 4th Ave Unit#733	Bamboo Flats	$1,085,000	3	3	2,000
505 NE 2nd Street Unit#21G	Viceroy Fort Lauderdale	$1,290,000	2	2	1,224
633 NW 15th Ave	DORSEY PARK	$1,320,000	0	1	3,916

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505 NE 2nd Street Unit#28G	Viceroy Fort Lauderdale	$1,395,000	2	2	1,224
505 NE 2nd Street Unit#32J	Viceroy Fort Lauderdale	$1,865,000	2	2	1,349
505 NE 2nd Street Unit#30C	Viceroy Fort Lauderdale	$2,350,000	3	3	1,582

District Land Use Patterns and Constraints

The physical form of the Northwest-Progresso-Flagler Heights CRA reflects over a century of fragmented planning, racial segregation, and uneven infrastructure investment. These patterns are visible not only in the built environment but in the underlying land use fabric: narrow lots, irregular block lengths, dead-end alleys, and zoning overlays that are often out of sync with the district's redevelopment goals.

Several structural land use constraints continue to affect development capacity across the CRA:

Legacy Platting and Parcel Size

Much of the CRA was platted in the early to mid-20th century, with lot sizes ranging from 25 to 40 feet wide - insufficient under modern zoning and building codes for standalone residential or commercial use. This creates:

- A reliance on parcel assemblage, which increases soft costs and timelines
- Infeasibility for conventional lending on narrow infill sites
- A pattern of chronic underutilization in areas where zoning theoretically permits density

Inconsistent or Constraining Zoning

While the CRA includes mixed-use, commercial, industrial, and residential zones, their placement often reflects legacy use patterns rather than future redevelopment potential. For example:

- Many blocks suitable for residential development remain zoned light industrial
- Corridor nodes that could support vertical mixed-use are capped at restrictive floor area ratios (FAR)
- Parking minimums remain a barrier to reuse of small-scale buildings, particularly in the commercial core

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Right-of-Way and Alley Conditions

Alleyways, particularly west of NW 7th Avenue - are often unpaved, poorly drained, or obstructed. Yet they play a critical role in service access, parking, and circulation. Similarly, oversized rights-of-way and incomplete sidewalk networks impede development intensity and pedestrian activity.

The CRA's capital investments in alley paving, sidewalk gap closure, and lighting have improved some of these conditions, but significant work remains. In some cases, public right-of-way is so over-dimensioned that it represents land that could be partially reclaimed for development, public space, or green infrastructure.

Flood Risk and Environmental Constraints

While the CRA does not lie within high-risk FEMA coastal flood zones, it includes multiple pockets of floodplain and low-elevation micro-basins that are prone to nuisance flooding during seasonal storms. These conditions:

- Increase construction costs for redevelopment
- Limit the attractiveness of older structures without floodproofing
- Suppress market interest in some otherwise viable parcels

The City's Resilient Fort Lauderdale strategy and CRA-funded green infrastructure pilots (e.g., bioswales, pervious alleys) are helping to mitigate these risks, but drainage remains a limiting factor in redevelopment sequencing.

Real Estate Strategic Takeaways

The real estate and land conditions of the Northwest-Progresso-Flagler Heights CRA are complex - shaped by historic inequity, fragmented ownership, market volatility, and physical constraints. But they are also uniquely leverageable. Unlike many urban districts nearing buildout or bureaucratic fatigue, the NPF CRA still has:

- Significant public land control (CRA- and City-owned sites)
- An established track record of CRA-led development (housing, cultural assets, small business grants)
- Multiple areas where land use, zoning, and infrastructure can still be corrected to unlock new value

There are several takeaways that inform the redevelopment plan's land-based priorities:

- The CRA's ability to directly shape outcomes through site control remains unmatched. Vacant lots, strategic commercial pads, and key infill parcels give the

agency a platform to set terms - for affordability, equity, community benefit, and tax base.

- Private capital is already arriving - especially east of NW 7th Avenue - but it will not solve for affordability, cultural retention, or infrastructure needs without continued public alignment and incentive structuring.
- Streets, alleys, lighting, drainage, broadband: these are not background conditions - they are preconditions. Block-level infrastructure determines which sites develop, when, and for whom.
- Retail and office uses show signs of life, but vacancy and underperformance persist west of I-95. Investments in façade, code compliance, shared parking, and tenant recruitment remain essential.
- The CRA cannot meet future demand through single-family or LIHTC-only solutions. ADUs, cooperatives, land trusts, small-lot infill, and rehab must be layered - using land and capital tools creatively.
- Many blocks are held back not by capital gaps, but by outdated zoning, dysfunctional platting, or regulatory mismatches. Fixing these requires coordination, not just funding.

Together, these insights form A foundation of how the CRA can direct land and real estate strategy over the next ten years: not just enabling development, but governing the form, pace, and public value of that development.

Programs and Incentives Summary

The NPF CRA offers several important tools that can be expanded or refined:

1. **Property and Business Improvement Program** – Helps small businesses and property owners with physical upgrades, improving visual appearance and operational viability.
2. **Non-Residential Façade Improvement Program** – Targets underused or unattractive commercial properties, encouraging reinvestment and improving curb appeal.
3. **Development Incentive Program** – Offers incentives for developers to build in the CRA, supporting housing and commercial projects aligned with community goals.
4. **Streetscape Enhancements** – Focuses on pedestrian safety, lighting, trees, and beautification to improve public realm and walkability.

Why this matters:
These initiatives are critical to support reinvestment west and east of NW 9th Avenue, where market forces alone are not sufficient. Expanding these programs, particularly for

small-scale infill and minority-owned businesses, will help ensure equity in redevelopment outcomes across the CRA.

Infrastructure and Public Realm

The Northwest-Progresso-Flagler Heights CRA's physical infrastructure is a patchwork of historic disinvestment and incremental capital reinvestment. Over the past five years, the CRA has invested more than $15 million in street, alley, utility, and drainage improvements, but large segments of the district remain physically incomplete by modern standards.

The CRA's own property inventory includes:

- 5 parcels under joint use or drainage coordination with Broward County
- 4 parcels designated to remain or expand as City parkland
- 3 parcels functioning as public parking lots for adjacent commercial uses

Alleyways west of NW 7th Avenue remain among the most physically constrained and flood-prone, while portions of Sistrunk Boulevard and NW 6th Street continue to suffer from fragmented sidewalks, broken tree canopy, and outdated lighting.

Key infrastructure efforts to date include:

- Utility undergrounding coordinated with FPL on Sistrunk (phases 1 and 2)
- Alley paving and drainage pilot projects, supported in part by green infrastructure grants
- Streetlighting upgrades on target blocks using CRA capital and CDBG match
- Façade and streetscape incentive programs that fill gaps between private frontage and public ROW

Despite this progress, much of the district still lacks:

- Complete sidewalk networks (especially ADA-compliant ramps)
- Lighting on secondary streets and alleys
- Broadband parity and consistent fiber drops for commercial corridors
- Drainage systems designed for current rainfall and sea level conditions

CRA reports identify several infrastructure-constrained parcels that have not been brought to market due to these conditions, reinforcing the link between public realm completion and land activation.

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Mobility and Transportation

Traffic Volume Summary – NPF CRA Key Corridors (2024 AADT)

The NPF CRA's transportation fabric is a mix of high-traffic arterials, incomplete local street grids, and growing pressure from multimodal users.

Street	AADT (Vehicles/Day)
Sunrise Blvd	58,500
NW 7th Avenue	24,000
NW 9th Avenue	8,200
NW 6th Street/ Sistrunk Blvd	15,400
NW 4th Street	2,600
NW 2nd Street	2,850
Andrews Avenue	20,900
NE 3rd Avenue	22,500
Federal Highway	40,500
Broward Blvd	74,000

Traffic volume data from the Florida Department of Transportation (FDOT) Open Data Hub (2024) reveals significant variation in vehicle activity across the major streets within and around the NPF CRA. The busiest corridors are Broward Boulevard (74,000 AADT) and Sunrise Boulevard (58,500 AADT), two major east-west arterials that form the CRA's southern and northern boundaries, respectively. These corridors serve as vital commuter and commercial connectors to and from Downtown Fort Lauderdale and the surrounding region.

Federal Highway (US-1) also sees high usage, with an AADT of 40,500, while Andrews Avenue (20,900) and NE 3rd Avenue (22,500) function as key north-south corridors serving the more urbanized, mixed-use eastern portion of the CRA.

Within the CRA core, NW 7th Avenue (24,000 AADT) and Sistrunk Boulevard/NW 6th Street (15,400 AADT) serve as important community and cultural spines, linking legacy neighborhoods to the city center. In contrast, lower-volume neighborhood streets such

as NW 4th Street (2,600 AADT) and NW 2nd Street (2,850 AADT) reflect more residential environments.

Understanding traffic volumes is critical for prioritizing streetscape improvements, pedestrian safety enhancements, commercial activation, and multimodal planning, especially along corridors like NW 6th Street/Sistrunk Boulevard, which are central to the CRA's connectivity and identity.

These traffic volumes reflect the district's role as both a residential corridor and an east-west commuter path. However, transit infrastructure lags behind: no data is available for bus boarding counts, and pedestrian safety features (e.g., crosswalks, flashers) remain unevenly distributed.

CRA investments have included:

- Shared parking infrastructure (e.g., off-street garages)
- Curbs and pedestrian bulb-outs at key intersections
- Mobility corridors connecting to Brightline, including wayfinding and public realm design studies
- Streetscape designs and sidewalk reconstruction on Sistrunk, NW 6th, and NW 7th

But missing or underperforming assets still include:

- Protected bike infrastructure
- ADA-compliant bus stops (shelters, pads, seating)
- Micro-transit circulators or last-mile linkage
- Real-time transit signage or rider tools

The CRA's potential role in future phases includes coordination with Broward Transit, Brightline, and DOT partners to deliver integrated pedestrian/transit environments that support both commuting and local movement.

Community Facilities and Civic Assets

While the CRA is not the direct operator of schools, libraries, or parks, it has materially contributed to the transformation of public facilities through partnerships. Notable investments include:

- L.A. Lee YMCA / Mizell Center, co-developed with CRA land and capital, which includes youth services, a black box theatre, and Broward College satellite campus
- Victory Entertainment Complex, under construction, expected to host cultural events, small businesses, and public programming

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- City-owned fire station sites and underutilized facilities identified for reuse as resilience hubs or workforce assets
- Parks and open spaces, supported through tree planting, parcel reprogramming, and joint development with County entities

The CRA's parcel inventory also includes multiple joint-use or vacant public lots with potential for community-serving redevelopment - including early childhood centers, small business hubs, or senior service sites.

The challenge ahead lies in maximizing the value of non-revenue-generating public assets while layering co-benefits - such as resilience, training, culture, and mobility - into every capital improvement.

Crime and Public Safety

Crime remains a visible and measurable challenge in the western half of the CRA. Based on the CRA Statistical Crime Report, the most common incidents are:

- Larceny-theft
- Burglary
- Aggravated assault

Crime concentrations align with:

- Vacant and poorly lit blocks
- Incomplete alley and sidewalk infrastructure
- Commercial structures without active frontage

The CRA's response has focused on crime prevention through environmental design (CPTED), including:

- LED streetlight retrofits
- Façade and security improvements (cameras, window replacement)
- Alley upgrades to improve visibility and reduce dumping
- Programming that increases nighttime foot traffic and social cohesion (e.g., Finally Friday)

While these efforts have produced visible improvements, particularly near Circle House, Thrive, and Victory, sustained funding and coordination with FLPD remain necessary.

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Cultural Identity and District Character

The cultural fabric of the CRA is a core part of its redevelopment identity. Events, businesses, and public art serve not only as amenities but as infrastructure that builds trust, attracts investment, and asserts cultural equity. Highlights include:

- Light Up Sistrunk and Finally Friday events
- CRA-supported businesses with cultural roots (e.g., Blue Tree Café, Donna's, Dazed Brewing)
- Sistrunk Arts and Culture District Plan in development, anchored by Victory and the YMCA theater
- Mural installations, streetscape art, and branded lighting coordinated with façade investments

These cultural assets support a district identity that resists generic gentrification and reinforces place-based redevelopment. The CRA's role in maintaining this identity includes:

- Curated tenanting on CRA parcels
- Arts programming tied to mobility and storefront activation
- Ensuring that infrastructure and public improvements also serve culture and not just commerce

Environmental Risk and Resilience

The district faces environmental constraints typical of low-lying, urbanized South Florida neighborhoods:

- Localized flooding during high rainfall events
- Stormwater runoff across unpaved alleys and broken curbs
- Over-reliance on surface parking and impervious cover

CRA responses documented in Annual Reports and project inventories include:

- Green alleys with pervious pavement and integrated drainage
- Bioswale pilot projects
- Participation in Resilient Florida program coordination with the City
- Designation of parcels for ROW stormwater use or drainage easements

CRA-owned parcels offer unique leverage to scale these pilots, embedding stormwater mitigation into public space improvements and private development support.

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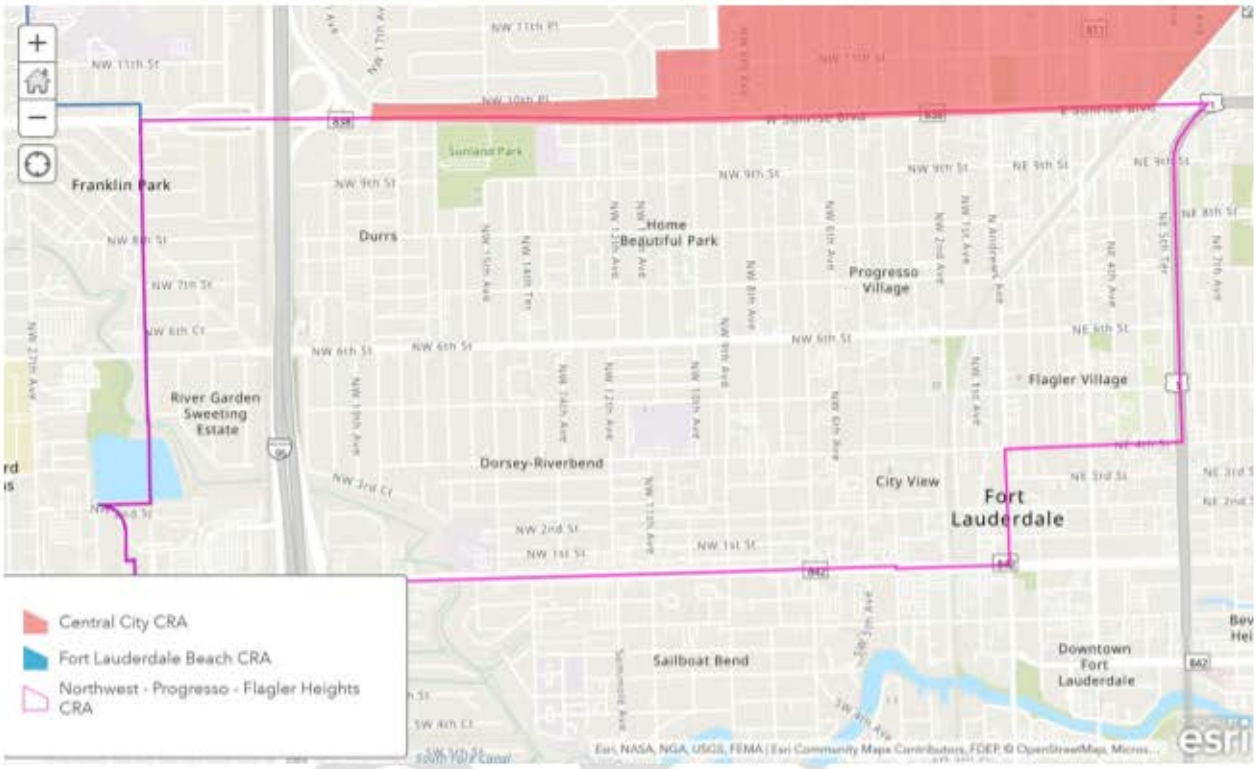
Map Series

Adjacency to Central City CRA



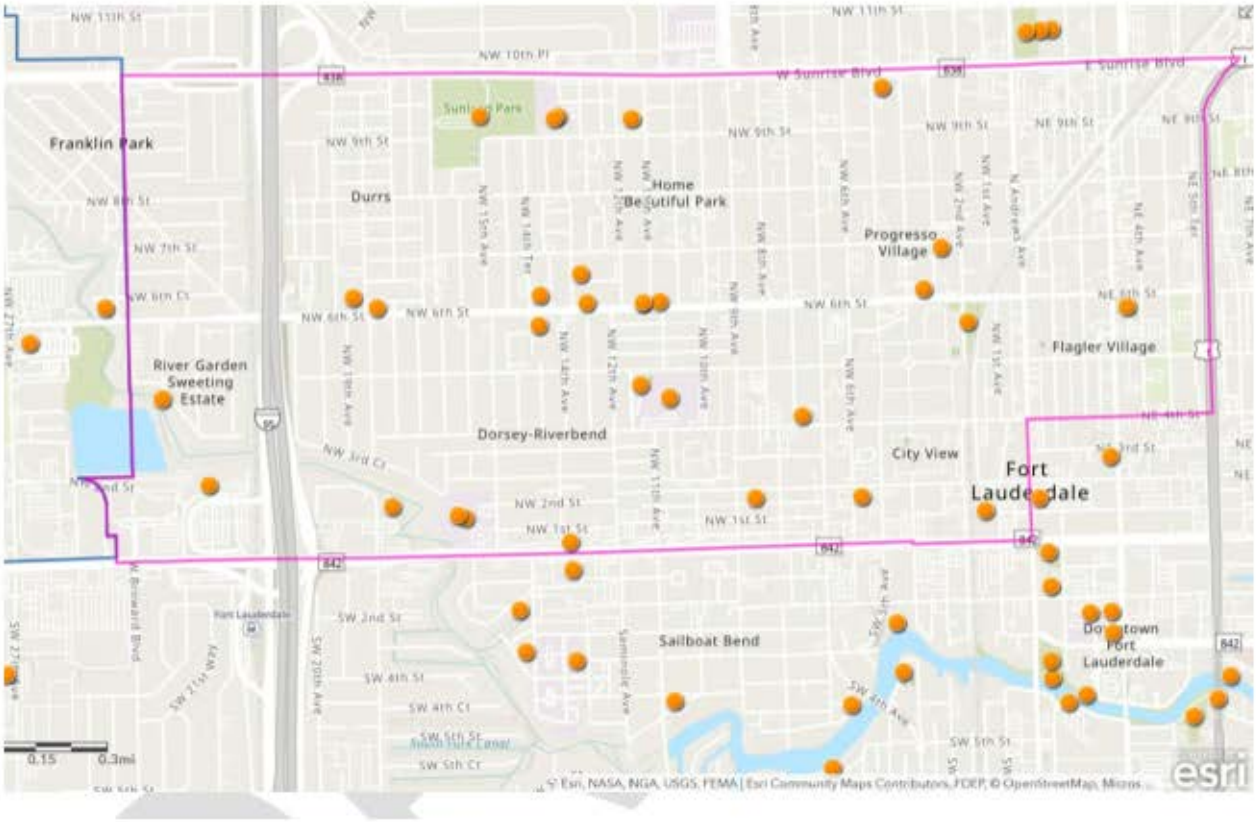
This map highlights the Northwest-Progresso-Flagler Heights (NPF) CRA's direct adjacency to the Central City CRA, specifically along Sunrise Boulevard at the northern edge of the study area. This geographic overlap creates a strategic urban planning opportunity for inter-CRA collaboration in a shared zone that bridges both districts.

From an urban development and economic revitalization perspective, adjacency to another CRA presents multiple benefits:

- Coordinated infrastructure upgrades such as roadway enhancements, pedestrian connectivity, and stormwater improvements can be planned jointly for efficiency and continuity.
- Shared economic development strategies can help catalyze revitalization along Sunrise Boulevard, creating a unified commercial corridor with complementary business attraction and retention goals.
- Pooled resources and funding mechanisms (such as Tax Increment Financing and grants) may enable more impactful investments when the two CRAs coordinate on catalytic projects that span boundaries.
- Unified branding and placemaking efforts can create a stronger sense of identity and cohesion, drawing attention to both redevelopment areas as a collective destination for investment, residents, and visitors.

By working together, the NPF CRA and the Central City CRA can strengthen the northern gateway into Fort Lauderdale's urban core, ensuring that improvements do not stop at jurisdictional lines but instead reflect seamless community enhancement that benefits both areas.

Community Facilities



This map displays the diverse network of community facilities located within the Northwest-Progresso-Flagler Heights (NPF) CRA. The area hosts an impressive mix of early childhood centers, K-12 schools, faith-based academies, community support centers, libraries, and youth development organizations, demonstrating the district's role as a civic and educational hub within Fort Lauderdale.

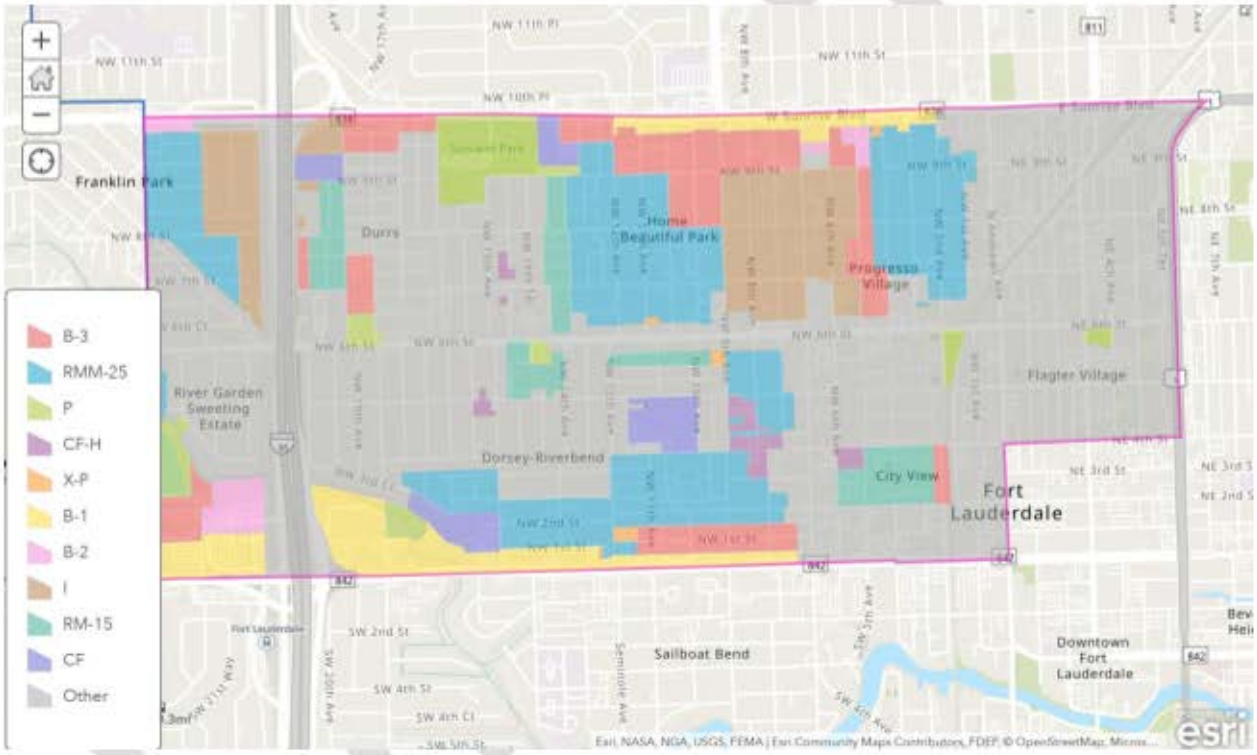
Key facilities include:

- Educational Institutions such as *Mavericks High of Central Broward, Sunland Park Elementary & Academy, Walker Elementary, North Fork Elementary,* and *Mount Bethel Christian Academy*.
- Early Childhood & Preschool Centers like *Gospel Arena Preschool Inc., South Florida Montessori Academy, Cradle Learning Center,* and *Children in the Spirit Christian School*.

- Community & Cultural Facilities such as the *Boys & Girls Clubs of Broward County Nan Knox Club*, the *Mizell Center*, *Little Green Library*, and *Faith Deliverance Development LLC*.

The presence of a dense, varied network of community-serving institutions is a foundational asset for the CRA's redevelopment strategy. These facilities provide essential services, learning opportunities, youth programming, and cultural support that enhance social stability, educational outcomes, and intergenerational engagement.

Zoning



This map illustrates the existing zoning designations within the Northwest-Progresso-Flagler Heights (NPF) CRA, revealing a rich and varied mix of land uses that support residential neighborhoods, industrial enclaves, mixed-use corridors, and emerging urban centers. This zoning mosaic underscores the area's evolution from historic residential fabric and industrial uses into a diversified urban redevelopment zone.

Key zoning highlights include:

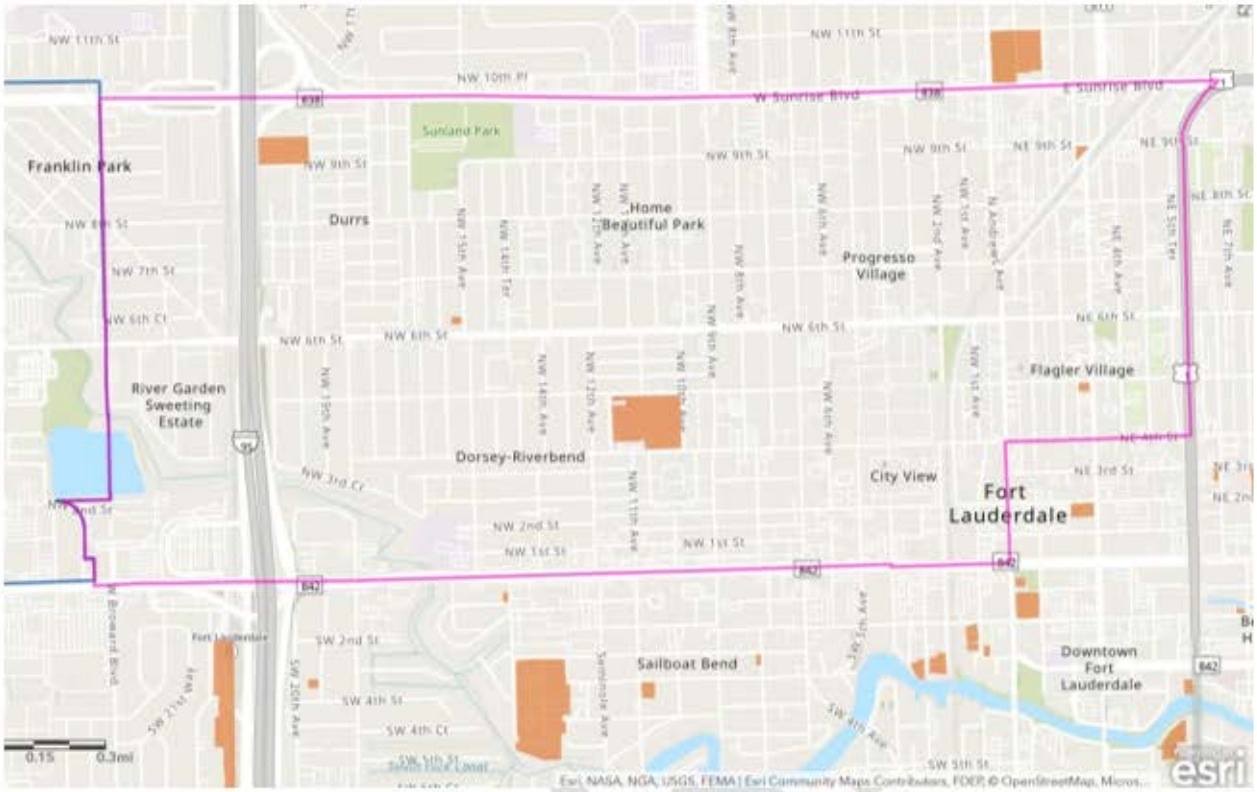
- **East of the FEC Railway:**
  - *RAC-UV (Urban Village)* and *RAC-CC (City Center)* districts dominate Flagler Village and the Downtown edge. These zones allow for high-density, mixed-use urban development — including residential towers,

offices, hospitality, and retail — fostering a vibrant, walkable environment consistent with Fort Lauderdale's urban core vision.

- **West of the FEC Railway:**
  - *NWRAC-MUe* and *NWRAC-MUne* designations in the Sistrunk corridor allow flexible, moderate- to high-density mixed-use development, reinforcing NW 6th Street as a commercial spine and catalytic redevelopment corridor.
  - Residential zones like *RMM-25* (Multifamily Mid-Rise), *RC-15* (Clustered Residential), and *RS-8* (Single-Family Low-Medium Density) support diverse housing types, from legacy single-family homes to new affordable and workforce housing.
  - *B-1* (Boulevard Business) and *B-3* (Heavy Commercial/Light Industrial), especially around Sistrunk and Progresso Village, provide space for small businesses, flex spaces, and light manufacturing.
  - *I (General Industrial)* zoning anchors the Progresso Village warehouse district, which holds potential for adaptive reuse, arts & maker districts, and entrepreneurial activity.
  - *P (Parks and Open Space)* designations preserve key green areas that serve the residential fabric.

This zoning diversity offers a strategic advantage: it allows for integrated redevelopment while respecting the unique character of each neighborhood. It supports a balance between preservation of legacy communities, activation of commercial corridors, and innovation-driven urban growth. From an urban planning perspective, these layered zoning patterns create the framework for inclusive revitalization, mixed-income housing, job creation, and placemaking. The CRA's ability to leverage these zones effectively, through incentives, form-based overlays, and targeted capital improvements, will be critical to unlocking the full potential of the district.

Historic Properties



This map highlights the location of key historic properties within the Northwest-Progresso-Flagler Heights (NPF) CRA. These sites reflect the deep cultural, social, and architectural history of Fort Lauderdale's earliest neighborhoods, particularly its historically Black communities.

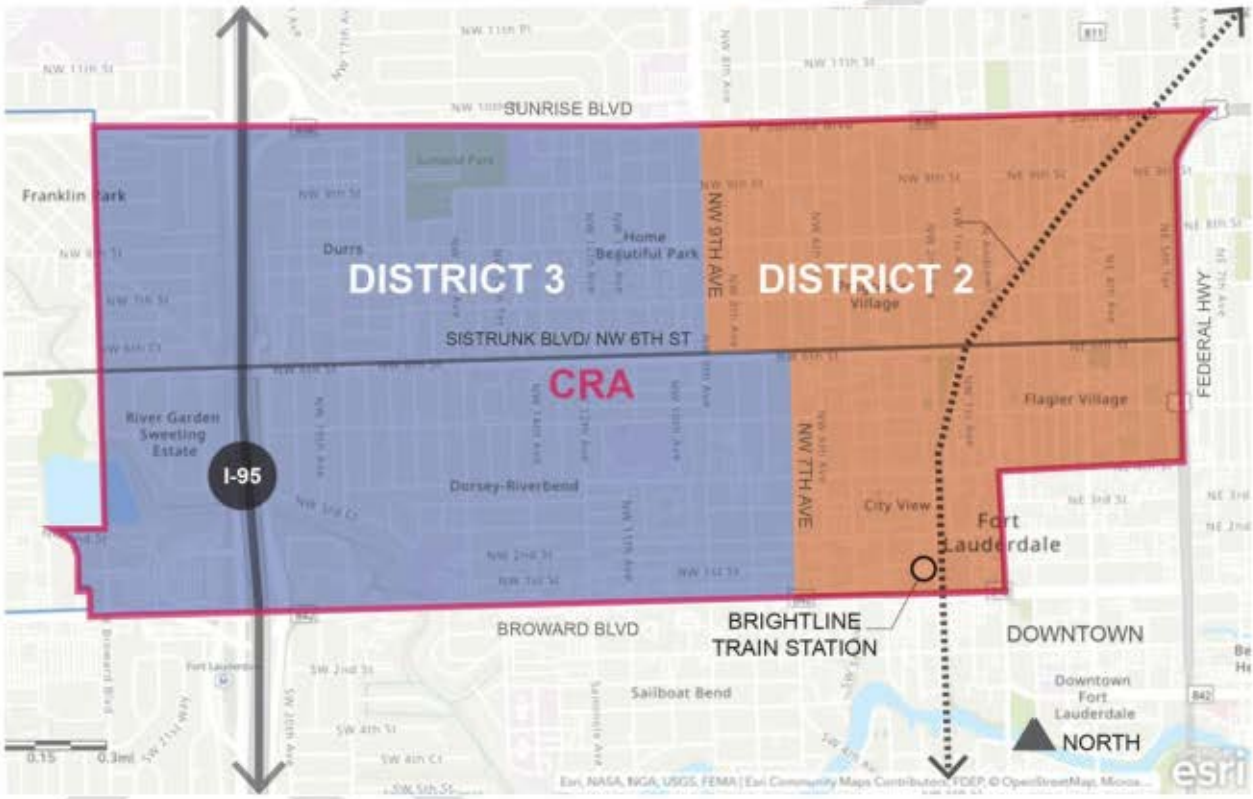
Notable landmarks include:

- **Old Dillard High School (built 1924)** – A designated historic site and former school that now serves as a museum and cultural venue celebrating African American heritage in Fort Lauderdale.
- **Avis McSmith House (built 1949)** – A preserved residential structure significant to the mid-century development of the Durrs neighborhood.
- **North Woodlawn Cemetery (est. 1926**) – A historic African American cemetery and place of reverence and remembrance.
- **Progresso Plaza (built 1925)** – An early commercial center reflecting the area's development during the early 20th century.
- **First Evangelical Lutheran Church (built 1921)** – A religious and architectural landmark that continues to serve the local community.

Historic properties provide cultural continuity and identity, especially in legacy neighborhoods like Sistrunk, Durrs, and Progresso. These landmarks are not only

reminders of the community's past but also anchors for neighborhood pride, storytelling, and heritage tourism. Preserving and activating these assets, through restoration, adaptive reuse, and programming, helps strengthen community bonds, support inclusive redevelopment, and ensure that revitalization respects and reflects the lived history of long-time residents. From a planning standpoint, they serve as cultural gateways and can play a central role in place-making, education, and economic development.

Commission Districts (2 and 3)

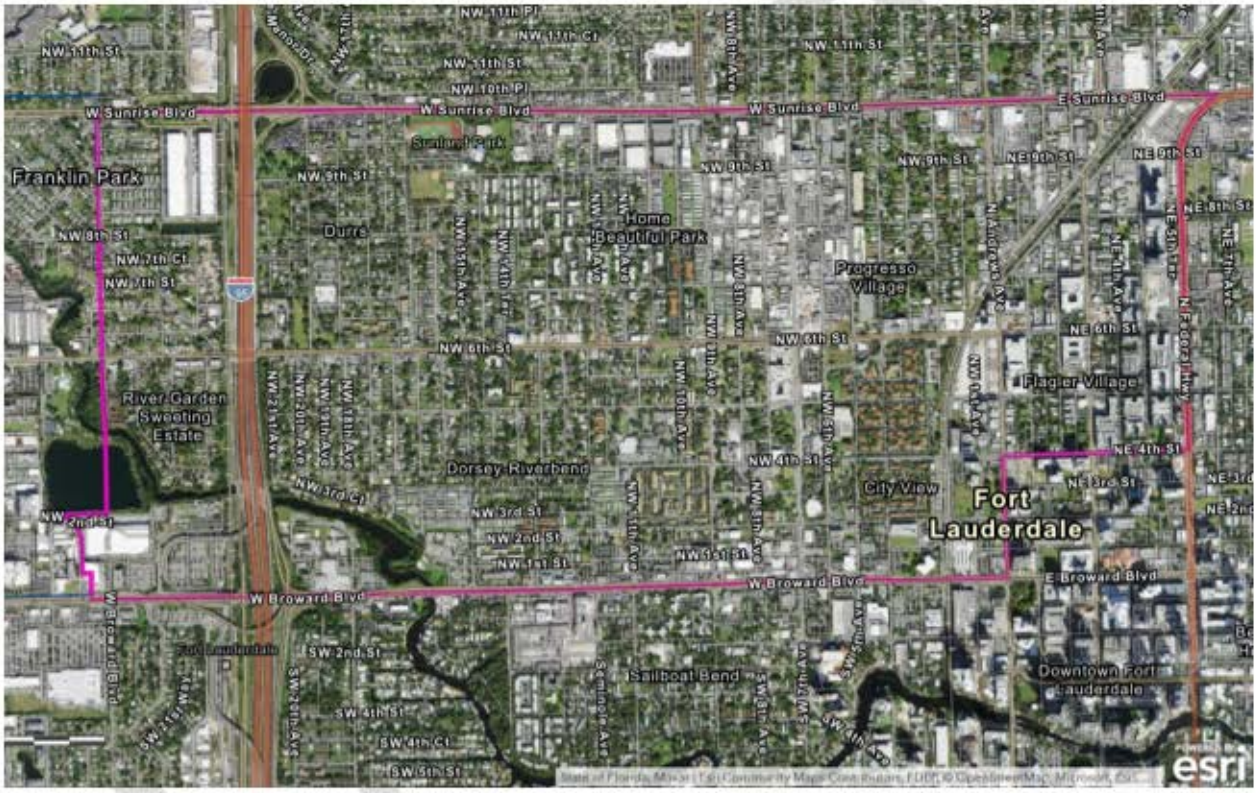


This map illustrates the boundaries of City Commission Districts 2 and 3 within the Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area (CRA). The CRA is uniquely split between two distinct political districts, with NW 9th Avenue serving as the general dividing line:

- **West of NW 9th Avenue lies within District 3**, represented by Commissioner Pamela Beasley-Pittman. This area includes much of the historic Sistrunk corridor, Durrs, Dorsey-Riverbend, and portions of Progresso Village, neighborhoods rich in cultural heritage but still grappling with infrastructure needs, economic disparities, and blight.
- **East of NW 9th Avenue falls within District 2**, represented by Commissioner Steven Glassman. This area includes Flagler Village, City View, and the eastern portion of Progresso Village, neighborhoods experiencing high-density redevelopment, new residential towers, creative office space, and transit-oriented growth near downtown.

This dual representation presents a strategic opportunity for cross-district collaboration in the NPF CRA. From an urban planning and governance perspective, coordinated policy-making and shared investment strategies between Districts 2 and 3 are vital to unify the area's contrasting conditions, bridging historic communities with new development. Aligning priorities across these commission districts ensures that public resources are equitably allocated, redevelopment is inclusive, and that both legacy and new residents benefit from revitalization efforts. The CRA can serve as a model for how inter-district planning can elevate community outcomes citywide.

Aerial View



The physical environment conditions of NPFH CRA present both opportunities and challenges that will guide the update of the CRA redevelopment plan. The study area's strategic location, multimodal connectivity, diverse land uses, and economic incentives provide a strong foundation for investment and revitalization.

Addressing housing affordability, industrial preservation, infrastructure modernization, and environmental sustainability will be key in shaping a vibrant, resilient, and inclusive for future generations.

Demonstration of Continuing Blight Conditions

The Northwest-Progresso-Flagler Heights CRA continues to meet and exceed the statutory threshold for the presence of blight under Chapter 163.340(8), Florida Statutes. While no new Finding of Necessity is required for a ten-year extension of the plan, the CRA should still demonstrate that the conditions of blight - as defined by the State of Florida - remain materially present and impede the district's full redevelopment potential.

Florida law identifies fifteen possible indicators of blight. Only two must be present for an area to be deemed "blighted." Based solely on verified data provided through property records, crime statistics, CRA documents, and public infrastructure inventories, the NPF CRA clearly demonstrates that at least ten statutory blight factors remain active and observable.

These include:

- Inadequate infrastructure and public facilities: Numerous blocks still lack complete sidewalks, ADA-compliant curbs, modern lighting, or paved alleys. Transit access remains fragmented, and multiple public rights-of-way are functionally obsolete.
- Faulty lot and building patterns: The district's base platting results in some 25–35 foot wide lots, many of which are undevelopable under current zoning without costly assemblage. This constraint is compounded by obsolete building types and low floor-area ratios (FARs) on key corridors.
- Unsanitary and unsafe conditions: Poorly drained alleys, trash dumping, and mosquito breeding conditions persist in several micro-basins west of NW 7th Avenue. These conditions both reflect and reinforce capital flight from private landowners.
- Crime concentrations: Property crimes, assaults, and burglaries continue to cluster in under-lit, under-invested blocks - as shown in the CRA's own statistical crime report.
- Building code violations and deteriorated improvements: The presence of active CRA façade grants, roof and HVAC subsidy programs, and code enforcement assistance programs confirm that substandard building stock remains a persistent issue.

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- Residential and commercial vacancy: Long-term vacant condominium units, declining single-family sales activity, and commercial vacancy west of I-95 all signal instability and market underperformance.
- Impaired title and property turnover: The CRA and its nonprofit arm have documented ongoing issues with heirs' property, clouded title, and difficulty assembling lots for productive use - especially in targeted infill areas.
- Government-owned land with environmental issues: The CRA's own parcel inventory includes properties acquired for remediation or drainage purposes - including stormwater infrastructure sites, FPL coordination zones, and brownfields.

These conditions are not theoretical. They are documented in capital project lists, statistical reports, and active redevelopment constraints encountered daily by the CRA and its development partners. While the district has seen substantial investment - particularly in the eastern edge near Brightline and FAT Village - the core and western zones of the CRA remain structurally challenged and economically fragile.

This Redevelopment Plan proceeds from the recognition that while the geography of progress has expanded, the geography of blight remains. The job of the CRA is not complete, and the legal and empirical foundation for continued activity remains intact.

#	Blight Factor (Statutory Language)	Status	Evidence from Uploaded Material
1	Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	□ Present	Visual and map observation, CRA reports and parcel inventory cite broken sidewalks, unpaved alleys, inadequate lighting, and fragmented transit access.
2	Aggregate assessed values have failed to show appreciable increase over the past 5 years.	□ Not Present	Property values have trended up.
3	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	□ Present	CRA parcel file and housing strategy confirm widespread 25–40 ft lots requiring assemblage.
4	Unsanitary or unsafe conditions.	□ Present	Visual observation, CRA reports and alley conditions reference

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#	Blight Factor (Statutory Language)	Status	Evidence from Uploaded Material
			mosquito breeding, trash dumping, and substandard housing.
5	Deterioration of site or other improvements.	Present	Verified with visual observation; Crime and coe reports and CRA grant programs focus on façade repair, code violations, and brownfield reuse.
6	Inadequate and outdated building density patterns.	Present	Multifamily data shows low FAR in infill areas; underutilized parcels prevalent west of NW 7th Ave.
7	Falling lease rates per square foot compared to rest of city/county.	Not Present	While lower than the city/county, a determination that rates were falling by comparison was not established.
8	Tax or special assessment delinquency exceeding fair value of the land.	Not Present	No tax delinquency or Lien data identifies.
9	Residential and commercial vacancy rates higher than city/county.	Present	MLS and CoStar data show persistent condo/townhome vacancy and constrained leasing.
10	Incidence of crime higher than city/county.	Present	CRA Statistical Crime Report confirms concentration of burglary, larceny, and assault.
11	Fire and EMS calls higher than city/county average.	Not Determinable	No EMS or fire response data.
12	Greater number of Florida Building Code violations.	Present	CRA reports cite code compliance programs, active enforcement, and grant-supported corrections.
13	Diversity of ownership or defective/unusual title conditions preventing free alienability.	Present	Reports reference heirs property and legal barriers to development.

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#	Blight Factor (Statutory Language)	Status	Evidence from Uploaded Material
14	Government-owned property with adverse environmental conditions.	□ Present	CRA-owned brownfield parcels identified in inventory and project lists.
15	Substantial % of properties damaged by sinkhole activity.	□ Not Present	No sinkhole-related conditions noted.

Photographic Documentation of Blight Conditions

The following images, captured in 2025, provide visual evidence of persistent blighted conditions within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA). These photos illustrate a range of challenges that continue to hinder the area's full redevelopment potential, consistent with multiple statutory indicators of blight defined in Florida Statutes §163.340(8). Key issues documented include unsanitary and unsafe conditions from illegal dumping, inadequate parking facilities and broken-down vehicles on swales, deteriorated structures and vacant lots contributing to safety hazards and negative perceptions, and faulty lot layouts that compromise accessibility and emergency response. Together, these conditions underscore the need for continued reinvestment, infrastructure improvements, and strategic redevelopment to address the physical, economic, and public safety deficits facing the district.

Unsanitary and Unsafe Conditions Due to Illegal Dumping

These images capture typical instances of illegal dumping within the NPF CRA, illustrating the presence of unsecured waste in a public right-of-way. Such conditions contribute to environmental hazards, attract vermin, and diminish neighborhood aesthetics and property values. The prevalence of illegal dumping is also indicative of insufficient code enforcement, inadequate infrastructure maintenance, and ongoing capital disinvestment.

Inadequate Parking Facilities and Deteriorated Vehicles on Swales

These photos highlight informal parking conditions, including vehicles stored on grass swales and visibly inoperable cars. Such practices reflect the lack of dedicated, properly designed off-street parking infrastructure in portions of the NPF CRA. Overuse of swale areas damages landscaping, obstructs pedestrian mobility, and creates drainage and erosion issues during heavy rains. Moreover, the presence of broken-down vehicles contributes to visual blight, public safety concerns, and negative perceptions of neighborhood decline.

Deteriorated Structures and Vacant Lots Creating Hazardous and Blighted Conditions

These images illustrate visibly dilapidated building structures alongside an overgrown, poorly maintained vacant lots within the NPF CRA. The deteriorated site conditions pose safety risks due to structural instability, attract unauthorized entry, and often become hotspots for illegal dumping and illicit activity. The lack of reinvestment in these properties not only diminishes surrounding property values but also undermines community confidence and public safety.

Faulty Lot Layout and Street Connectivity Challenges

This photo captures a dead-end street within the NPF CRA, exemplifying faulty lot layout and poor connectivity. Limited access and fragmented street grids restrict circulation for residents, discourage walkability, and create barriers to redevelopment. Critically, these dead-ends impede timely access for emergency vehicles and public service delivery, posing safety risks for residents. Such physical barriers hinder neighborhood integration and resilience.

Existing Conditions Conclusion

The Existing Conditions of the Northwest-Progresso-Flagler Heights CRA are not static, they are a reflection of both momentum and disparity. For every rising building or vibrant storefront, there is a stalled infill lot, a neglected alley, or a family one paycheck away from displacement. The data confirms what is visible on the ground: this is a community still recovering, still building, and still in need of a dedicated, proactive redevelopment entity.

The purpose of this CRA plan update is not to restate old challenges. It is to act on new leverage. The CRA holds land, controls capital, and has a clear statutory mandate. Through this update, it can direct its next 10 years of work toward housing, infrastructure, economic opportunity, and cultural permanence — in ways that are accountable, targeted, and deeply rooted in community identity.

This document closes with a simple but urgent truth: the CRA is still needed. Its tools are still justified. And the plan ahead must be as focused, as bold, and as place-specific as the district it serves.

Important Considerations for the CRA Plan

- **Equity and Displacement**: With escalating rents and declining affordability, anti-displacement tools (e.g., legal aid, shared equity, land trusts) are critical to preserve legacy communities and retain cultural identity.
- **Blight Remediation Strategy**: The presence of physical blight continues to undermine redevelopment. A comprehensive blight remediation strategy, tied to capital investments and land reuse, is essential.
- **Mobility and Connectivity**: Faulty street layouts and missing infrastructure impede emergency access and redevelopment. Connectivity and multimodal improvements are needed to unify the CRA spatially.
- **Workforce and Youth Engagement**: High youth unemployment and low workforce connection require expanded job training, apprenticeships, and procurement pathways tied to CRA projects.
- **Strategic Parcel Activation**: The CRA owns land with catalytic potential. These parcels should be prioritized for mixed-use infill, workforce housing, or green infrastructure with CRA-guided RFPs and incentives.

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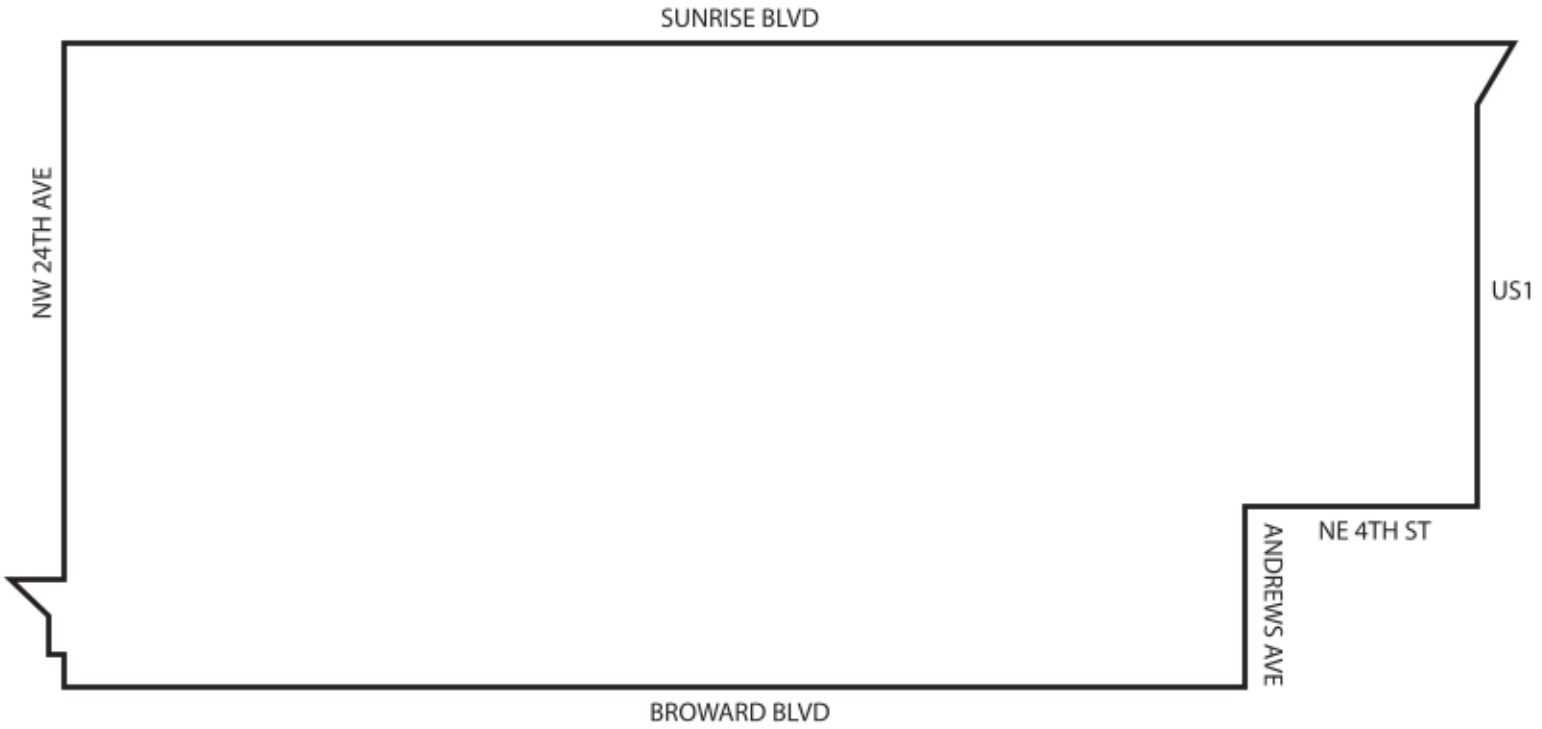
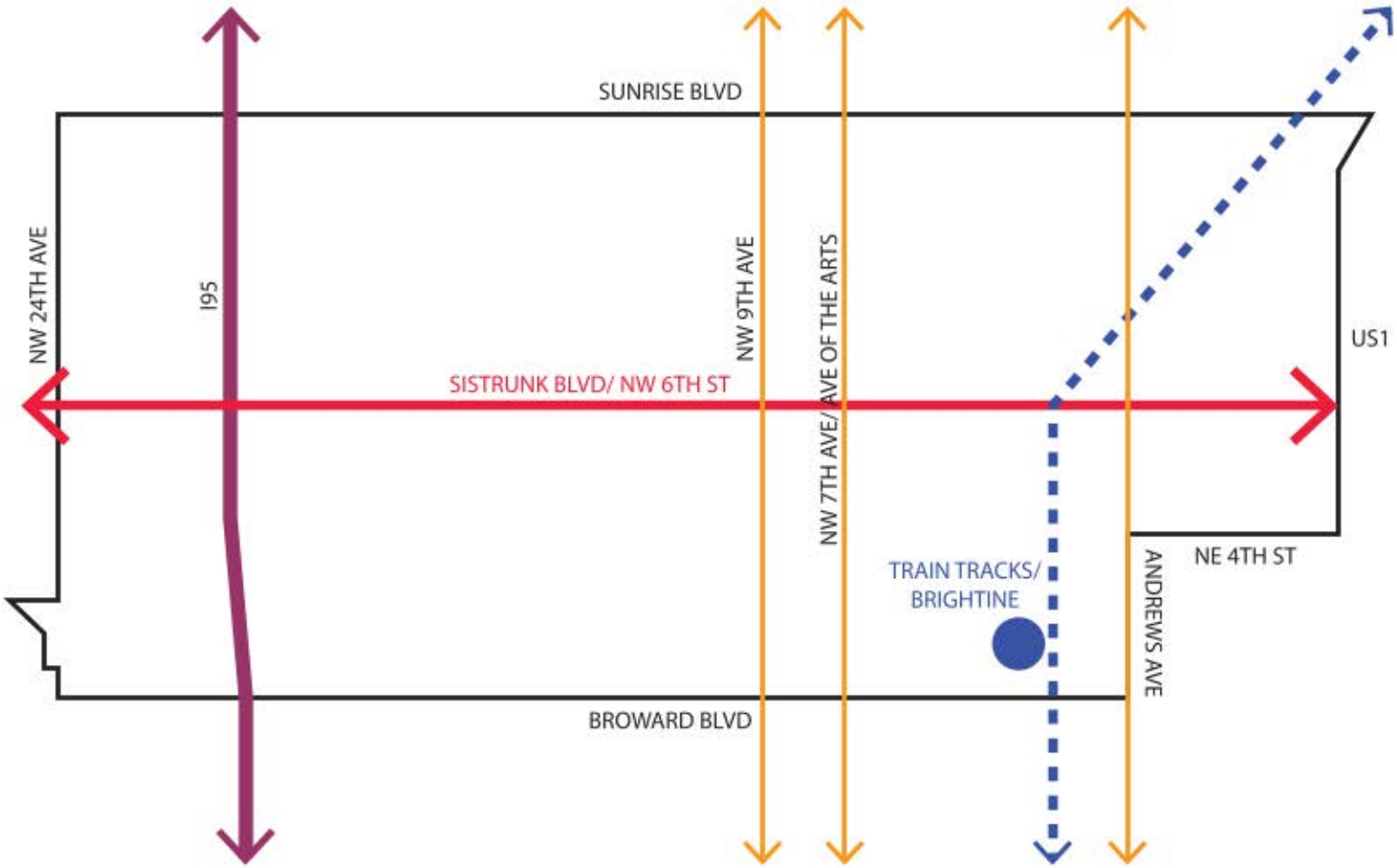
Opportunities for the CRA Plan

1. **Targeted Redevelopment Zones**
   Focus on west of NW 7th Avenue and Sistrunk Corridor for catalytic investment in housing, retail, and cultural space, especially on CRA-owned land.
2. **Green Infrastructure & Resilience Projects**
   Expand bioswale, drainage, and alley-pervious paving programs in flood-prone zones. Use city/CRA-owned parcels to embed resilience infrastructure into public space improvements.
3. **Tenanting & Retail Recruitment**
   Fill market demand gaps by recruiting small businesses aligned with unmet needs: food, childcare, wellness, and cultural retail.
4. **Zoning + Infrastructure Alignment**
   Correct zoning mismatches and invest in infrastructure to unlock underutilized parcels. Consider form-based overlays or parking reforms to incentivize infill.
5. **Cultural Preservation through Adaptive Reuse**
   Invest in historic structures and convert them into active cultural, educational, or civic assets that reinforce community pride and attract foot traffic.
6. **Cross-CRA and Cross-District Coordination**
   Build joint initiatives with Central City CRA and between Commission Districts 2 and 3 to maximize funding, continuity of infrastructure, and cohesive placemaking.

DRA



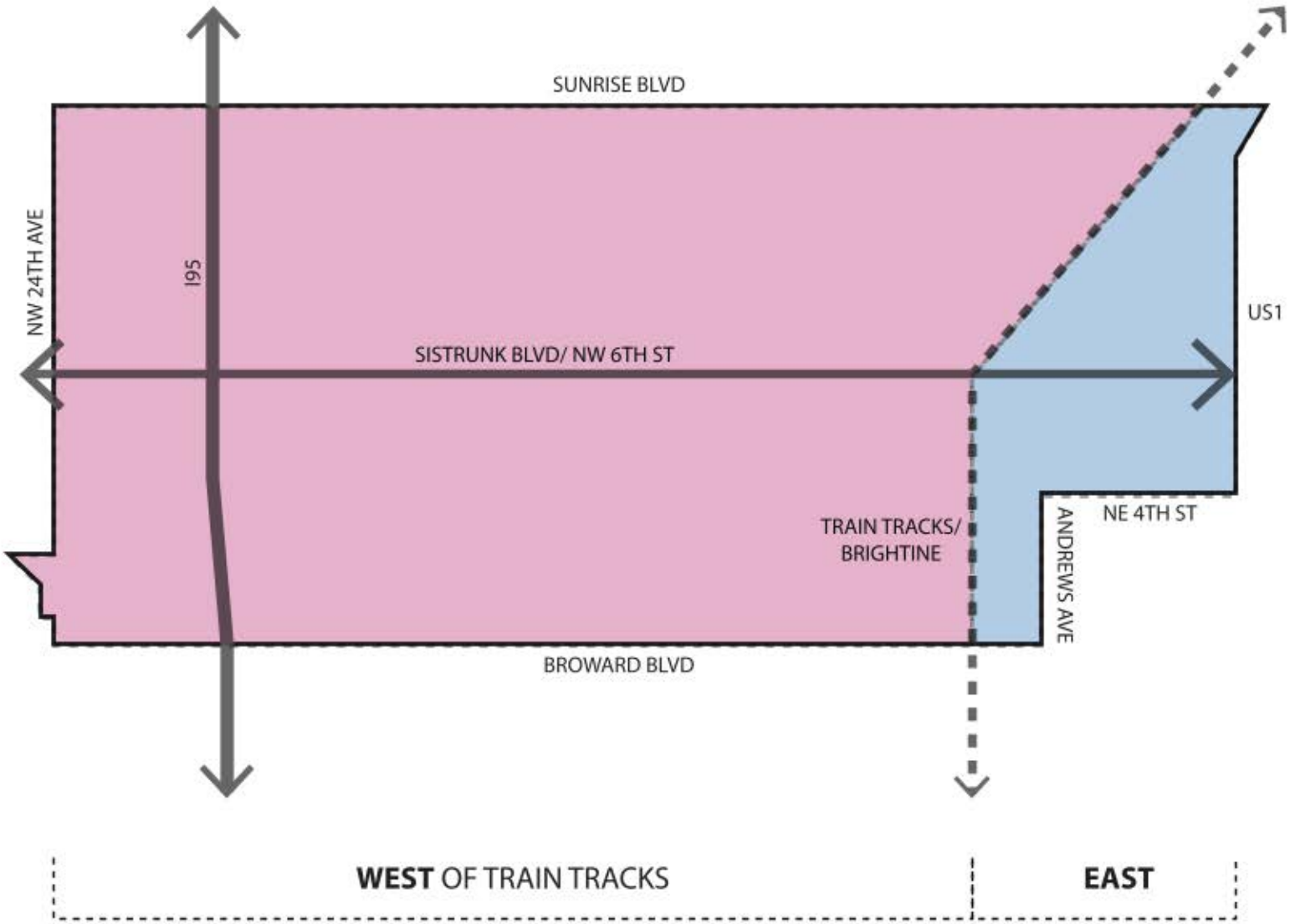
CRA BOUNDARY
1,412.43 ACRES +/-



CONNECTIVITY

LOCAL COMMERCIAL CORRIDORS:
SISTRUNK BLVD/ NW 6TH ST (CORE)
NW 9TH AVE (LOCAL)
NW 7TH AVE/ AVE OF THE ARTS (LOCAL)
ANDREWS AVE (LOCAL)

REGIONAL CONNECTORS
TRAIN TRACKS/ BRIGHTLINE (REGIONAL)
I95 (REGIONAL)



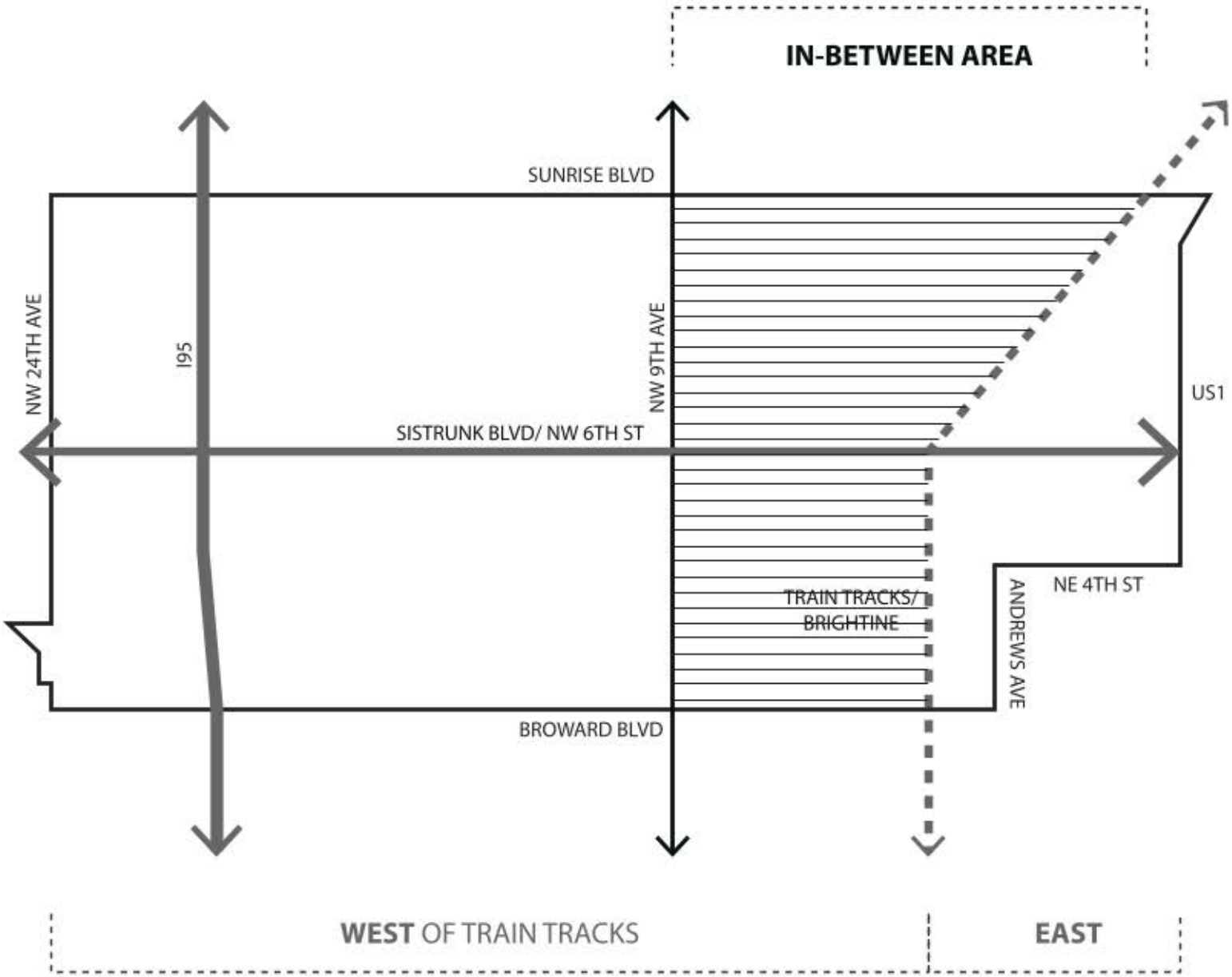
A TALE OF TWO SIDES

The Tale of Two Sides: Divided by Tracks, United by Vision

The Northwest-Progresso-Flagler Village (NPF) CRA is emblematic of a city in transition, a story of historic roots meeting modern growth. The CRA area is physically and symbolically divided by the Florida East Coast (FEC) railway tracks. To the west, the historic neighborhoods, such as Durrs, Dorsey-Riverbend, and parts of Progresso, reflect Fort Lauderdale's African American legacy, characterized by lower-density residential fabric, aging infrastructure, and concentrated socioeconomic challenges, including higher poverty and crime rates.

This side of the CRA remains in urgent need of public investment to address blight, housing rehabilitation, infrastructure deficiencies, and to elevate the area's cultural and historical assets.

Conversely, the east side, anchored by the Flagler Village district and areas closer to downtown, has experienced a wave of higher-density mixed-use and luxury residential development, transforming the neighborhood into a more urbanized, walkable environment. Fueled by proximity to downtown, the Brightline station, and cultural attractions, this area has become a hub for younger professionals and is reflective of Fort Lauderdale's growing urban identity.



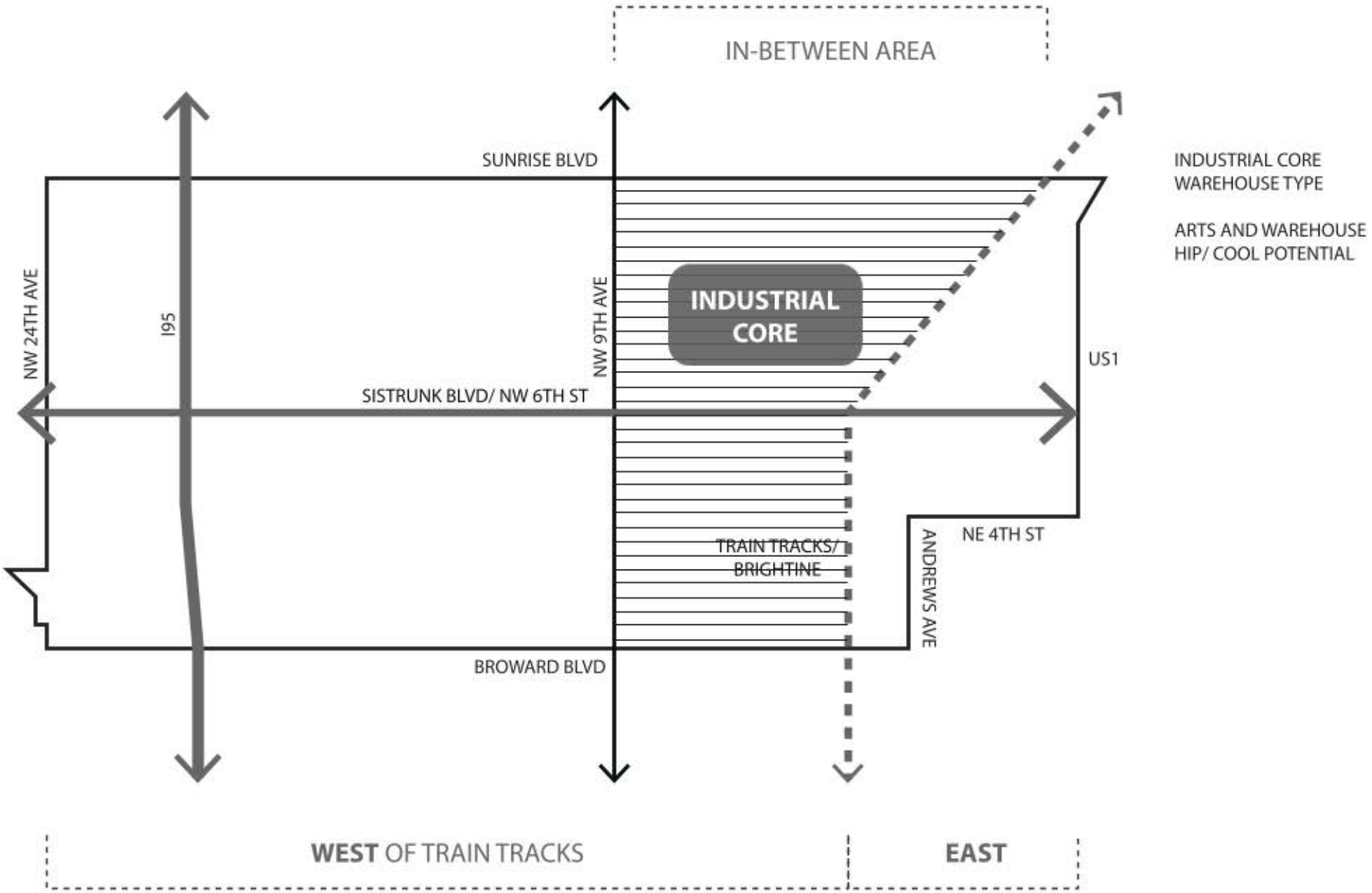
IN-BETWEEN AREA
TRANSITION AREA

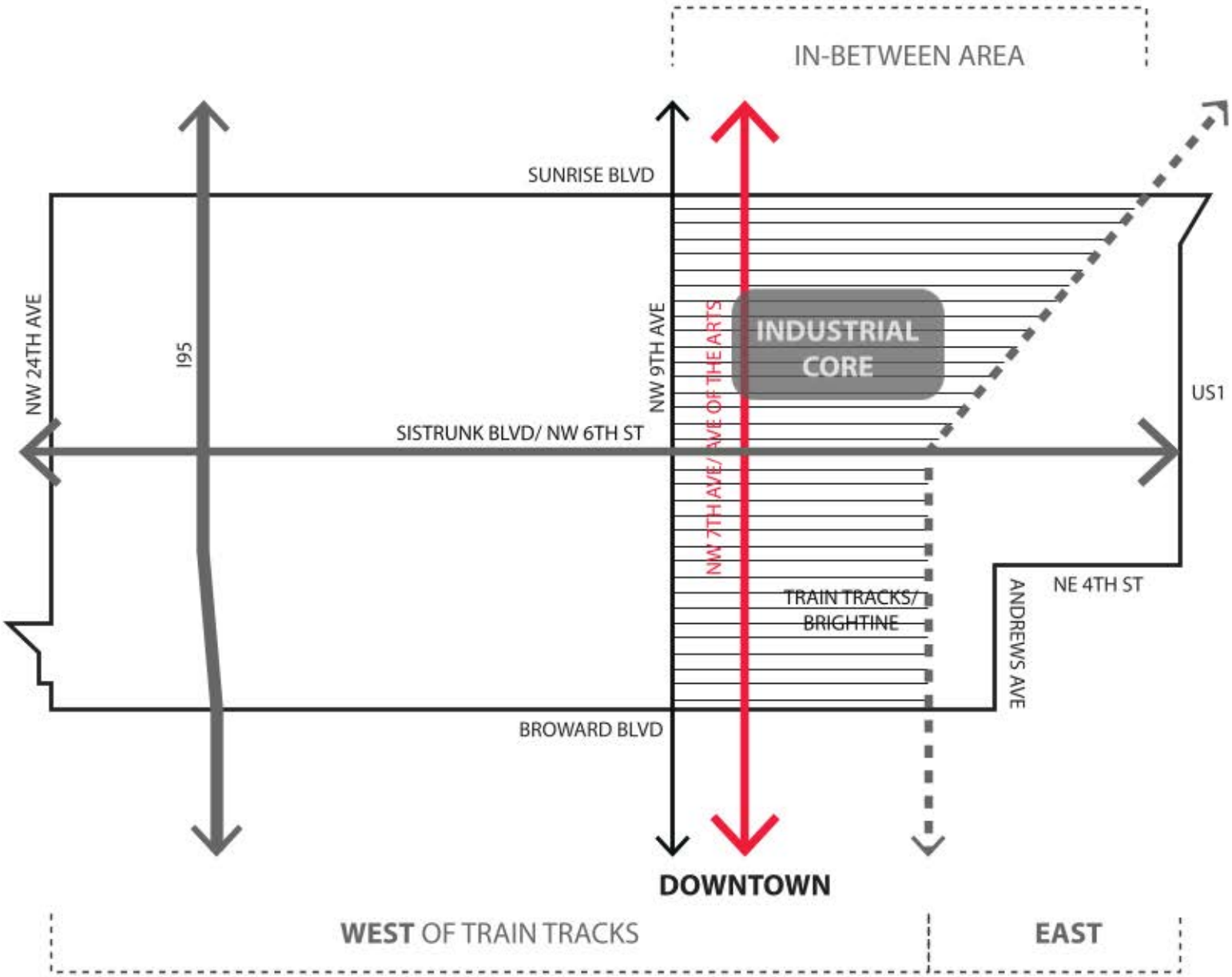
"MEETING GROUND"
UNIFIER ZONE

A Vision for Unity: Creating a Common Ground

The overarching mission of the NPF CRA is to establish a "meeting ground", a physical and cultural unifier that bridges the disparities between the east and west sides. This opportunity exists within the low-density industrial warehouse zones that sit between these two distinct neighborhoods. These transitional areas, particularly within Progresso Village, are already showing signs of transformation with the emergence of artist studios, creative maker spaces, and entrepreneur hubs.

This evolving district has the potential to serve as a shared space for both sides of the CRA, fostering inclusion through innovation, arts, and small business development.


IN-BETWEEN AREA
SUNRISE BLVD
INDUSTRIAL CORE
WAREHOUSE TYPE
ARTS AND WAREHOUSE
HIP/ COOL POTENTIAL
NW 24TH AVE
I95
NW 9TH AVE
INDUSTRIAL CORE
US1
SISTRUNK BLVD/ NW 6TH ST
NE 4TH ST
TRAIN TRACKS/ BRIGHTINE
ANDREWS AVE
BROWARD BLVD
WEST OF TRAIN TRACKS
EAST

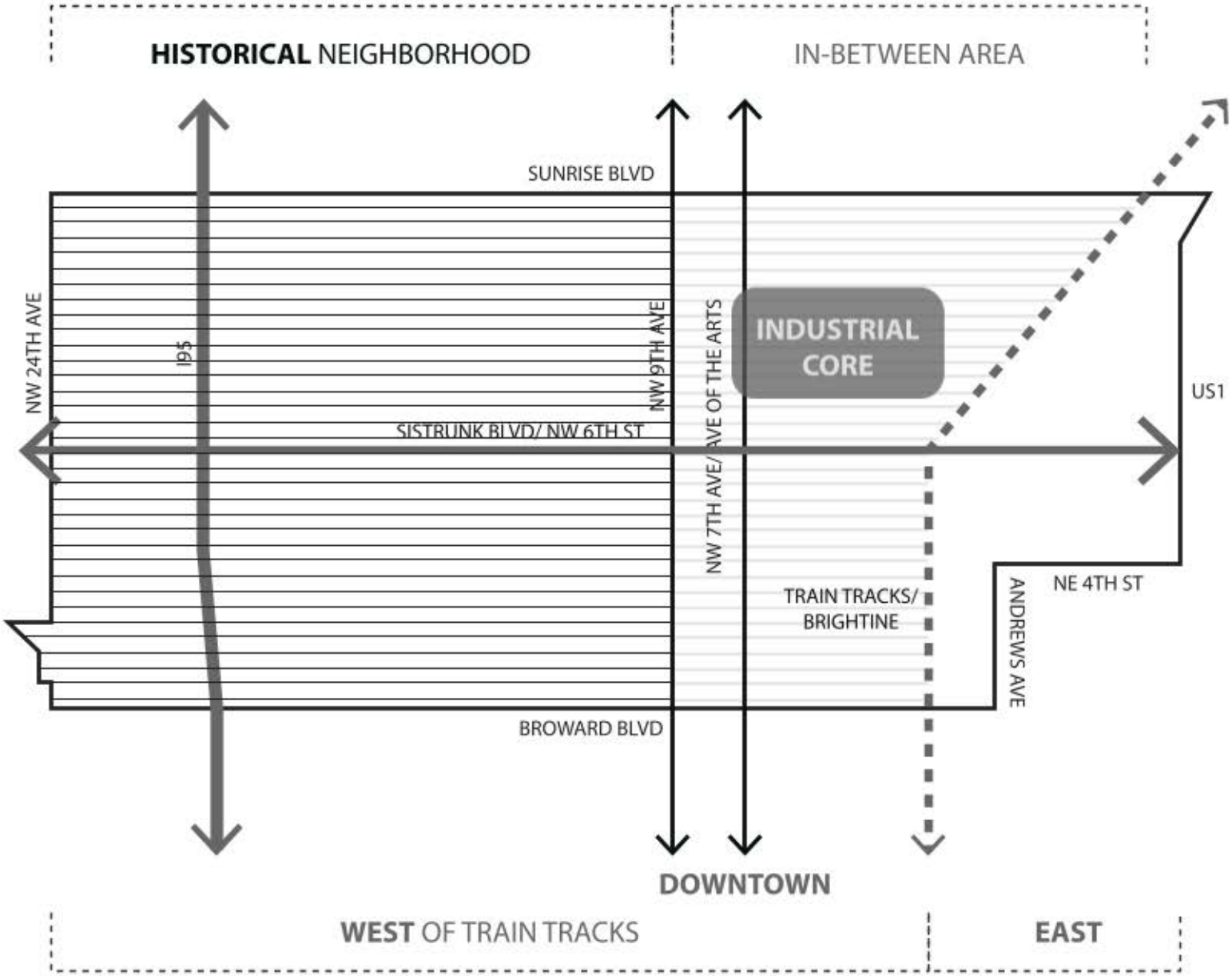


NW 7TH AVE/ AVE OF THE ARTS CONNECTOR

FOCUS CONNECTOR TO DOWNTOWN STREETSCAPE IMPROVEMENTS

NW 7th Avenue: Avenue of the Arts and Urban Spine

One of the most compelling opportunities lies along NW 7th Avenue, envisioned as the "Avenue of the Arts". This corridor could serve as the cultural spine of the CRA, physically linking the unifier zone to the Museum of Discovery and Science and downtown Fort Lauderdale. The street has the potential to evolve into a vibrant arts and innovation corridor, home to galleries, creative industries, public art installations, and small-scale commercial activation. Streetscape improvements, including widened sidewalks, artful lighting, protected bike lanes, and public gathering spaces, can reinforce its identity and make it a true connector between east and west.



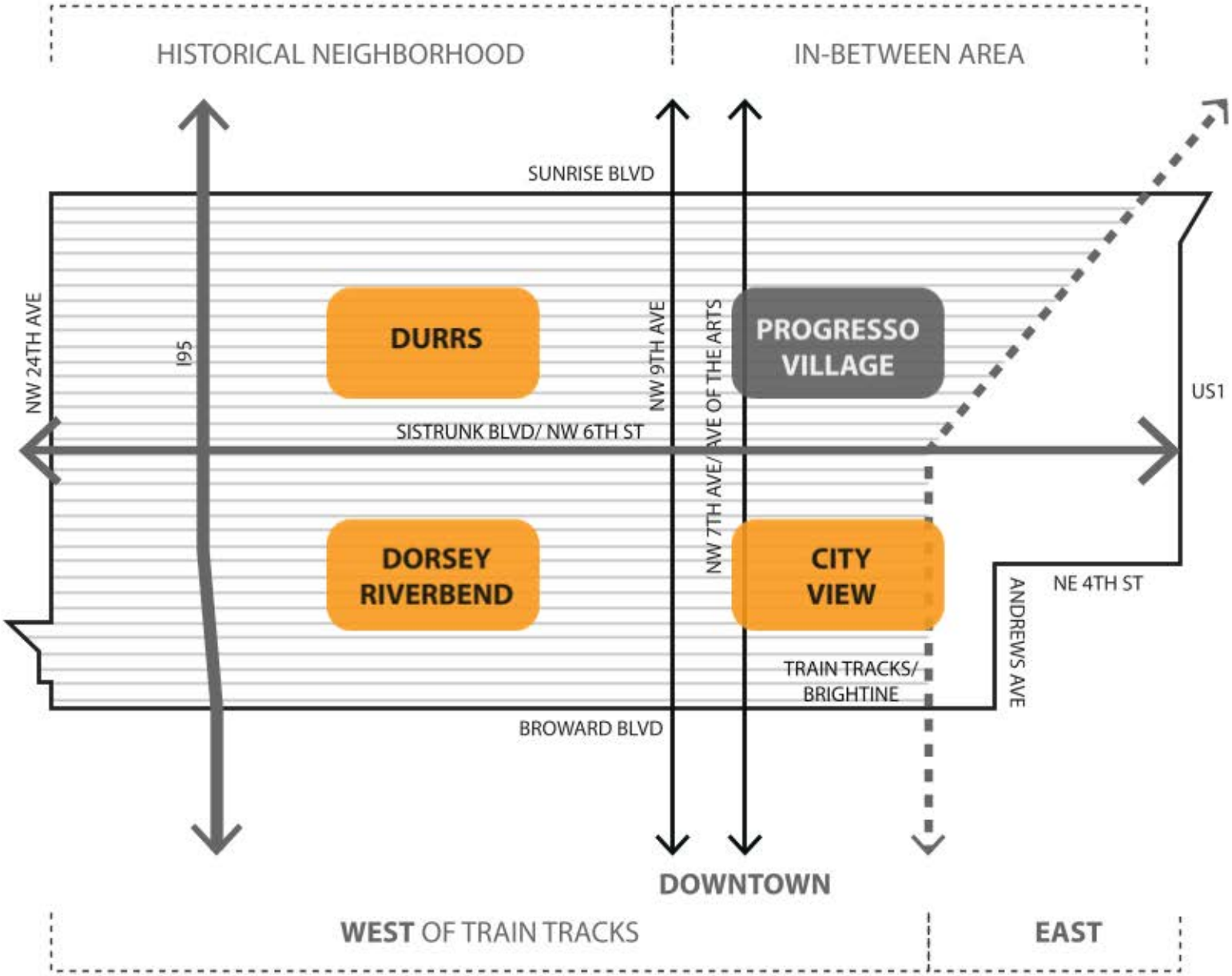
HISTORICAL NEIGHBORHOOD

NEIGHBORHOOD IMPROVEMENTS FOCUS AREA

Preserving Legacy, Empowering Community

The west side's historic neighborhoods are the soul of the CRA and must be treated as such. These communities represent the cultural DNA of Fort Lauderdale, and any redevelopment efforts must prioritize preservation, affordability, and community-led placemaking. Years of systemic disinvestment have left behind visible signs of neglect, abandoned buildings, deteriorated infrastructure, and vacant lots that perpetuate cycles of poverty and crime.

This area is a primary focus for neighborhood revitalization, with efforts needed to improve housing quality, increase access to resources, and invest in education, safety, and wellness.



NEIGHBORHOODS

PROGRESSO VILLAGE (INDUSTRIAL)
DURRS (RESIDENTIAL)
DORSEY RIVERBEND (RESIDENTIAL)
CITY VIEW (RESIDENTIAL)

Neighborhoods in Focus: Tailored Strategies

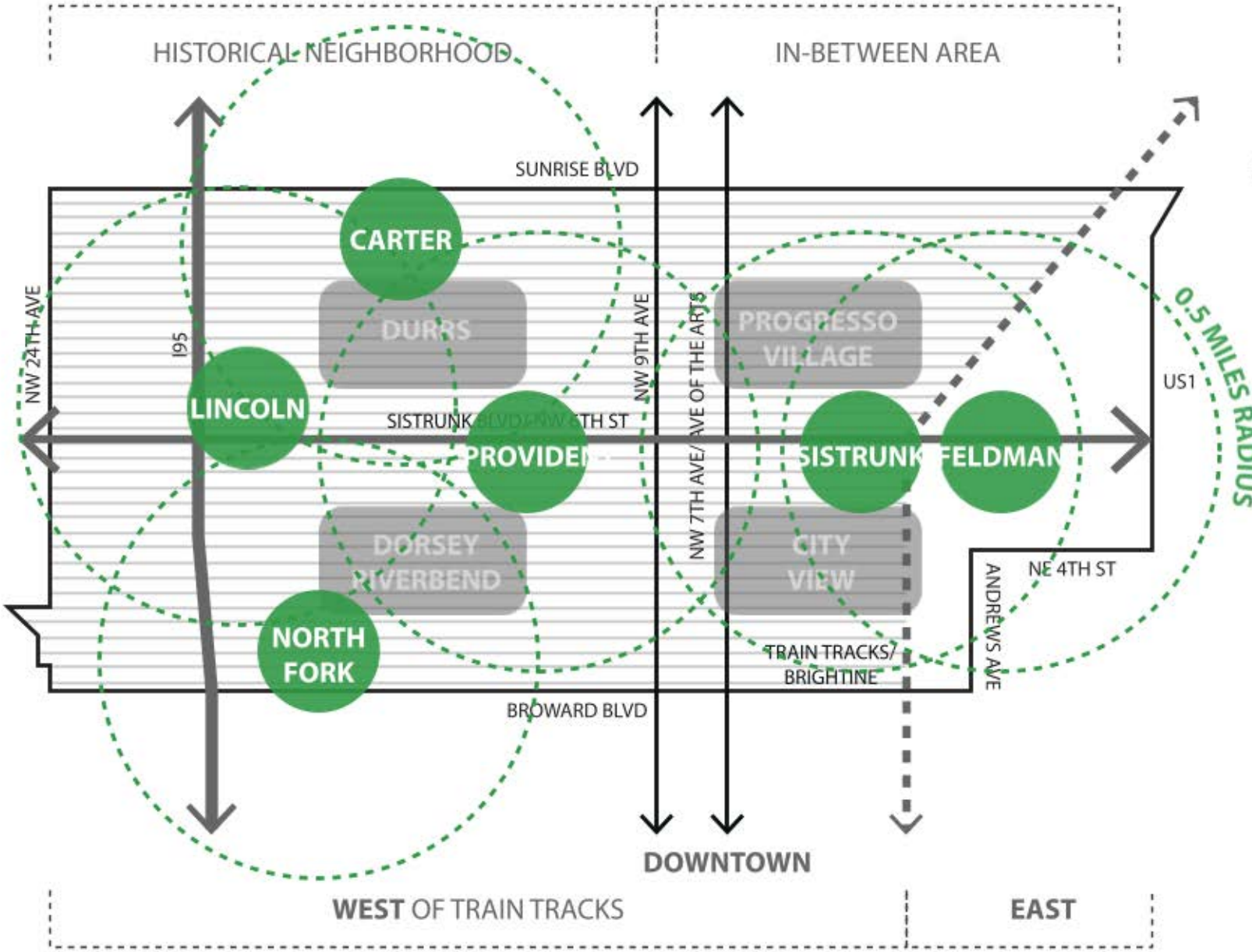
Each sub-area within the CRA presents unique challenges and opportunities:

Progresso Village offers an emerging arts and industrial creative zone, ideal for adaptive reuse and live-work spaces.

Durrs and Dorsey-Riverbend, both rich in historical significance, require targeted infrastructure upgrades, housing rehabilitation, and economic development support.

City View, representing more recent development, can serve as a model for integrating newer housing types and amenities without displacing long-term residents.

The CRA's redevelopment strategy must emphasize inclusion over gentrification, fostering a shared identity and higher quality of life for all residents.

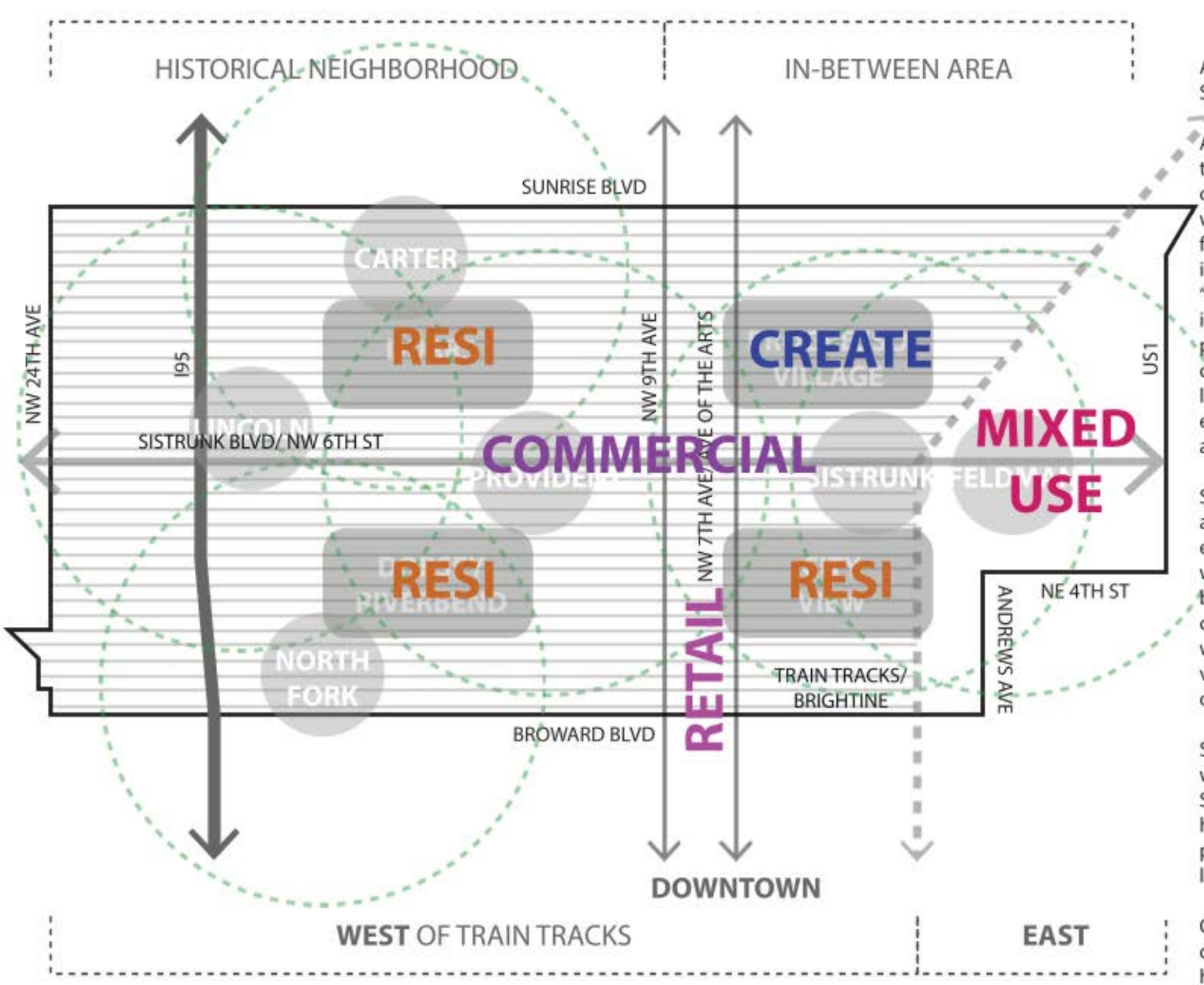


Parks and Open Spaces: Stitching the Community Together

The CRA is fortunate to have a number of parks and green spaces distributed throughout the district, which, if thoughtfully leveraged, can function as community connectors and unifiers.

Parks such as Sistrunk Park, Joseph C. Carter Park, and Provident Park can be revitalized through programming, cultural events, and improved safety measures. By activating parks with family-friendly events, food markets, wellness activities, and arts festivals, the city can transform these public spaces into inclusive platforms that reduce perceived crime, improve neighborhood cohesion, and bridge geographic and cultural divides.

ED DIAGRAM



Aligning Land Use with Economic Development: A Strategic Spatial Vision

An effective economic development strategy for the NPF CRA can be visualized as a spatial diagram of economic opportunity, integrating land use with the area's diverse character. Under this framework, Progresso Village and its surrounding industrial warehouse stock form the core of the "Create Zone", a district focused on arts, innovation, and light manufacturing. This area is primed for adaptive reuse to support artists, creative entrepreneurs, and small-scale makers, leveraging the authenticity of the built environment and its proximity to both downtown and historic neighborhoods.

Simultaneously, Sistrunk Boulevard/NW 6th Street and NW 7th Avenue/Avenue of the Arts are envisioned as "Commercial Corridors", activated with neighborhood-serving retail, food and beverage venues, and cultural storefronts. These corridors are essential to creating vibrant, walkable experiences that draw residents and visitors alike, while providing business opportunities for local entrepreneurs.

Surrounding residential neighborhoods on the west side should be treated as "Neighborhood Strengthening Zones", where the focus is on housing preservation, streetscape enhancements, public safety, and community amenities to uplift long-term residents without displacement.

On the east side, where the proximity to downtown and transit infrastructure supports higher intensity development, the area is best designated as a "Mixed-Use Growth Zone", allowing for mid-to-high density residential and commercial developments. This approach strategically layers uses and densities to create an integrated, inclusive redevelopment model that reflects the CRA's dual identity, historic and evolving, community-based and investment-ready.