

**CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)  
REGULAR MEETING**

**WEDNESDAY – NOVEMBER 5, 2025**

**6:00 P.M**

**TOWER 101 – 11<sup>TH</sup> FLOOR CONFERENCE ROOM  
101 NE 3 AVENUE, FORT LAUDERDALE, FL 33301**

---

- |  |   |
|--|---|
| 1) The Pledge of Allegiance                                      | Kimber White<br>CCRAB Chair                 |
| 2) Call to Order / Quorum  |   |
| 3) CRA Funding Request – Art of Tea<br>900 NE 13 ST<br>\$550,000 | Steve Schwartz<br>Owner & CEO<br>Art of Tea |
| 4) Central City Rezoning<br>Senate Bill 180 Summary              | Cija Omengebar<br>CRA Planner               |
| 5) Old Business – Status Updates                                 | Cija Omengebar<br>CRA Planner               |
| 6) New Business Suggestions                                      | Cija Omengebar<br>CRA Planner               |
| 7) Approval of Minutes<br>October 1, 2025 Regular Meeting        | Chair White<br>CCRAB Chair                  |
| 8) Adjournment   |   |

---

**THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON – December 3, 2025**

**Ordinance No. C-13-08 purpose and duties of the board:** (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) 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 Community redevelopment Act in the Central City CRA; (c) to receive input from members of the public interested in redevelopment of the Central City CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

**Note:** Two or more Fort Lauderdale City Commissioners or Members of City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

**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 participation 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:** If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

- 1) The Pledge of Allegiance
- 2) Call to Order / Quorum

**Kimber White  
CCRAB Chair**

"I pledge allegiance,  
to the flag,  
of the United States of  
America,  
and to the republic, for which  
it stands,  
one nation, under God,  
indivisible with liberty and  
justice for all."

**3) CRA Funding Request – Art of Tea**

**900 NE 13 ST  
\$550,000**

**Steve Schwartz  
Owner & CEO  
Art of Tea**



**CITY OF FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY**

---

**MEMORANDUM**

DATE: October 1, 2025

TO: Central City CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

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

SUBJECT: Funding Request –Art of Tea, LLC  
900 NE 13<sup>th</sup> Street, Fort Lauderdale, FL 33304  
\$425,000 - CRA Property and Business Improvement Program  
\$125,000 - CRA Commercial Façade Improvement Program

---

**FUNDING REQUEST**

The Central City Community Redevelopment Agency (CC CRA) has received an application from Art of Tea, LLC (“Developer”) for a forgivable loan for the renovation and modernization of an existing building located at 900 NE 13<sup>th</sup> Street, Fort Lauderdale, FL 33304 (the “Property”). The project will include the buildout of a commercial warehouse to consolidate retail, warehousing and operational processes under one roof. The requested forgivable loan amount of \$425,000 will come from the CRA’s Property and Business Improvement Program (“PBIP”) and \$125,000 from the CRA’s Commercial Façade Improvement Program, for a total forgivable loan amount of \$550,000. The CRA forgivable loan will be secured by a five-year, third mortgage on the property.

A copy of the Location Map; Broward County Property Appraiser Information with Current Photos; Architectural Plans and Renderings of Proposed Buildout; CRA Application and Supplemental Responses; Corporate Information and Articles of Organization; Contractor Quote; and Funding Breakdown of the proposed development are attached as Exhibits A through G.

**BACKGROUND**

Art of Tea, LLC is requesting a forgivable loan in the amount of \$550,000 to support the build-out and renovation of their recently acquired 22,915 square foot property located at 900 NE 13<sup>th</sup> Street. The company purchased the building in April 2025 for \$4.25 million, and it is committed to making a significant investment in both the facility and the surrounding neighborhood.

---

**COMMUNITY REDEVELOPMENT AGENCY**

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311  
TELEPHONE (954) 828-6130

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)



**CITY OF FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY**

The renovation will include demolition of existing internal structures, followed by a comprehensive buildout, including the construction of modern office and meeting spaces, production and testing rooms, packing and conveyor spaces, storage and loading areas. Upgrades will also include new structural framing, drywall installation, painting, modernized restrooms, as well as updated plumbing, electrical, HVAC, and ventilation systems. The space will be outfitted with custom millwork, enhanced lighting, and specialized production equipment, such as three-compartment and hand-wash sinks, air compressors, production tables, and storage racks to support Art of Tea’s operational needs, as well as terrace seating, a new parking lot and modern landscaping. Art of Tea plans to transform the site into its East Coast flagship location, consolidating warehousing, production, quality control, administrative offices, and dedicated client meeting areas under one roof. Architectural plans and professional renderings of the Project are attached as Exhibit C.

Art of Tea is seeking a CRA forgivable loan to support the redevelopment of its new Fort Lauderdale facility. This investment will accelerate the build-out process and allow the company to begin generating economic activity and employment in the area more quickly. The proposed project aligns with the CRA’s objectives by activating a key commercial property, enhancing job creation, and fostering local business development within the Central City area.

The overall project cost, including the property acquisition is \$6,604,437.33. The total construction project cost is estimated at \$1,932,704. Of this amount, the CRA will contribute \$550,000, representing 28% of the total cost, while the Developer will cover the remaining \$1,382,704 using personal funds. To date, the Developer has paid approximately \$146,546.40 in preconstruction costs.

Although NE 13th Street falls within the Central City CRA Focus Area, making the project eligible for up to 90% funding under the CRA’s PBIP program guidelines for renovation or new construction, the Developer has opted to use a contractor of their own choosing. As a result, the project qualifies for only 60% funding of the eligible costs under the program. Nonetheless, the CRA’s contribution amounts to just 28% of the overall project cost.

Both the Property and Business Incentive and the Commercial Façade Incentive Programs seek to eliminate slum and blight by attracting new businesses to the CRA and retaining and allowing existing businesses to expand within the CRA. The maximum incentive funding allowed under the PBIP program is \$225,000, and under the Commercial Façade program it is \$125,000. The Developer’s construction cost estimate

---

**COMMUNITY REDEVELOPMENT AGENCY**

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311  
TELEPHONE (954) 828-6130

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)



**CITY OF FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY**

for this project exceeds these program limits. To provide the necessary funds for this project, the CRA will request the CRA Board to waive the maximum incentive funding allowed under the PBIP program, as this project will have a positive economic impact on the community.

The company currently employs 27 individuals in various capacities and is committed to initially creating at least seven more full-time positions in the production, marketing, business development and management areas, with training and advancement opportunities.

Art of Tea is an award-winning, Los Angeles-based organic tea purveyor, recognized for its handcrafted tea blends, sustainable sourcing practices, and strong brand presence in the specialty beverage industry. As part of their strategic growth plan, they are expanding operations to Fort Lauderdale, with the goal of establishing this Central City location as their East Coast distribution center. The renovated facility will house retail, warehousing, and operational functions, creating a vital and versatile space for both the company and the local community.

The company is enthusiastic about becoming a part of the Fort Lauderdale business landscape and is committed to being a positive presence in the Central City CRA district. This includes not only transforming the property into a modern, functional, and sustainable facility but also creating new employment opportunities and contributing meaningfully to the ongoing revitalization of the area.

Art of Tea, LLC, was founded in 2004 by Steve Schwartz, from a passion for wellness, Ayurveda, alternative medicines and the ancient ritual of tea. Since its inception in Los Angeles, the company has grown from a small startup into an internationally recognized brand known for its handcrafted organic and specialty teas. Art of Tea products are distributed to luxury hotels, high-end restaurants, spas, as well as to individual customers throughout the United States and abroad.

The Developer has selected Fort Lauderdale as the location for its East Coast hub, a strategic decision aimed at enhancing national distribution capabilities. The recent purchase of the property at 900 NE 13th Street will allow the company to consolidate retail, warehousing, and operational functions in one location. This expansion will enable improved shipping efficiency and reduced freight costs for East Coast and Caribbean clients, better fulfillment and logistics infrastructure; the creation of local employment opportunities; and long-term contributions to the Central City CRA district's revitalization goals.

---

**COMMUNITY REDEVELOPMENT AGENCY**

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311  
TELEPHONE (954) 828-6130

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)



**CITY OF FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY**

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

**CONSISTENCY WITH CENTRAL CITY CRA COMMUNITY REDEVELOPMENT PLAN**

The Central City CRA Community Redevelopment Plan is designed, in part, to stimulate private development of areas planned for commercial development. The project is consistent with the Central City CRA Community Redevelopment Plan which provides for physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunity.

**RECOMMENDATION**

Central City Community Redevelopment Agency staff recommends funding of this project from the Central City CRA Property and Business Improvement Program not to exceed \$425,000, and from the Commercial Façade Program, not to exceed \$125,000, for the build-out of The Art of Tea, LLC. There are sufficient funds available in this fiscal year to encumber funds for the PBIP and CFIP programs.

**Attachments**

- Exhibit A: Location Map
- Exhibit B: Broward County Property Appraiser Information and Photos
- Exhibit C: Architectural Plans and Renderings of Proposed Build Out
- Exhibit D: CRA Application and Supplemental Responses
- Exhibit E: Sunbiz Information and Articles of Organization
- Exhibit F: Contractor Quote
- Exhibit G: Cost and Funding Breakdown

---

**COMMUNITY REDEVELOPMENT AGENCY**

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311  
TELEPHONE (954) 828-6130

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

EXHIBIT A - Area Map





**EXHIBIT B - BCPA Information**

|                               |   |                |                 |
|-------------------------------|---|----------------|-----------------|
| <b>Site Address</b>           | <b>900 NE 13 STREET, FORT LAUDERDALE FL 33304</b>   | <b>ID #</b>    | 4942 34 03 0620 |
| <b>Property Owner</b>         | FORT YNES LLC   | <b>Millage</b> | 0312            |
| <b>Mailing Address</b>        | 57 C1 BOCA RATON FL 33433   | <b>Use</b>     | 48-01           |
| <b>Abbr Legal Description</b> | PROGRESSO 2-18 D LOT 7 LESS S 5.26, LOTS 8 THRU 13, LOT 14 LESS N 15 FOR RD, ALL IN BLK 109 |                |                 |

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

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

| Year  | Land      | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax         |
|-------|-----------|------------------------|---------------------|----------------------|-------------|
| 2025* | \$343,730 | \$3,030,690            | \$3,374,420         | \$2,363,370          |             |
| 2024  | \$297,900 | \$1,850,620            | \$2,148,520         | \$2,148,520          | \$44,405.11 |
| 2023  | \$229,150 | \$2,235,810            | \$2,464,960         | \$2,464,960          | \$50,821.97 |

| 2025* Exemptions and Taxable Values by Taxing Authority |             |              |             |             |
|---|-------------|--------------|-------------|-------------|
|   | County      | School Board | Municipal   | Independent |
| <b>Just Value</b>                                       | \$3,374,420 | \$3,374,420  | \$3,374,420 | \$3,374,420 |
| <b>Portability</b>                                      | 0           | 0            | 0           | 0           |
| <b>Assessed/SOH</b>                                     | \$2,363,370 | \$3,374,420  | \$2,363,370 | \$2,363,370 |
| <b>Homestead</b>  | 0           | 0            | 0           | 0           |
| <b>Add. Homestead</b>                                   | 0           | 0            | 0           | 0           |
| <b>Wid/Vet/Dis</b>                                      | 0           | 0            | 0           | 0           |
| <b>Senior</b>   | 0           | 0            | 0           | 0           |
| <b>Exempt Type</b>                                      | 0           | 0            | 0           | 0           |
| <b>Taxable</b>  | \$2,363,370 | \$3,374,420  | \$2,363,370 | \$2,363,370 |

| Sales History |       |             |                  | Land Calculations                      |        |       |
|---------------|-------|-------------|------------------|--|--------|-------|
| Date          | Type  | Price       | Book/Page or CIN | Price                                  | Factor | Type  |
| 4/17/2025     | SWD-Q | \$4,300,000 | 120179074        | \$15.00                                | 22,915 | SF    |
| 12/20/2021    | WD-Q  | \$2,900,000 | 117821219        |  |        |       |
| 2/25/2010     | QCD-T | \$100       | 46919 / 1831     |  |        |       |
| 6/5/2007      | QCD-D | \$1,059,500 | 44235 / 1408     |  |        |       |
| 7/16/2003     | WD    | \$700,000   | 35637 / 1033     |  |        |       |
|               |       |             |                  | <b>Adj. Bldg. S.F. (Card, Sketch)</b>  |        | 14838 |
|               |       |             |                  | <b>Eff./Act. Year Built: 1980/1962</b> |        |       |

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03                  |      |       |       |      |      | F2    |       |      |
| W                   |      |       |       |      |      |       |       |      |
| 14838               |      |       |       |      |      | 22915 |       |      |

**EXHIBIT B - BCPA Information**



08/21/2024 09:50:47

**EXHIBIT B - BCPA Information**



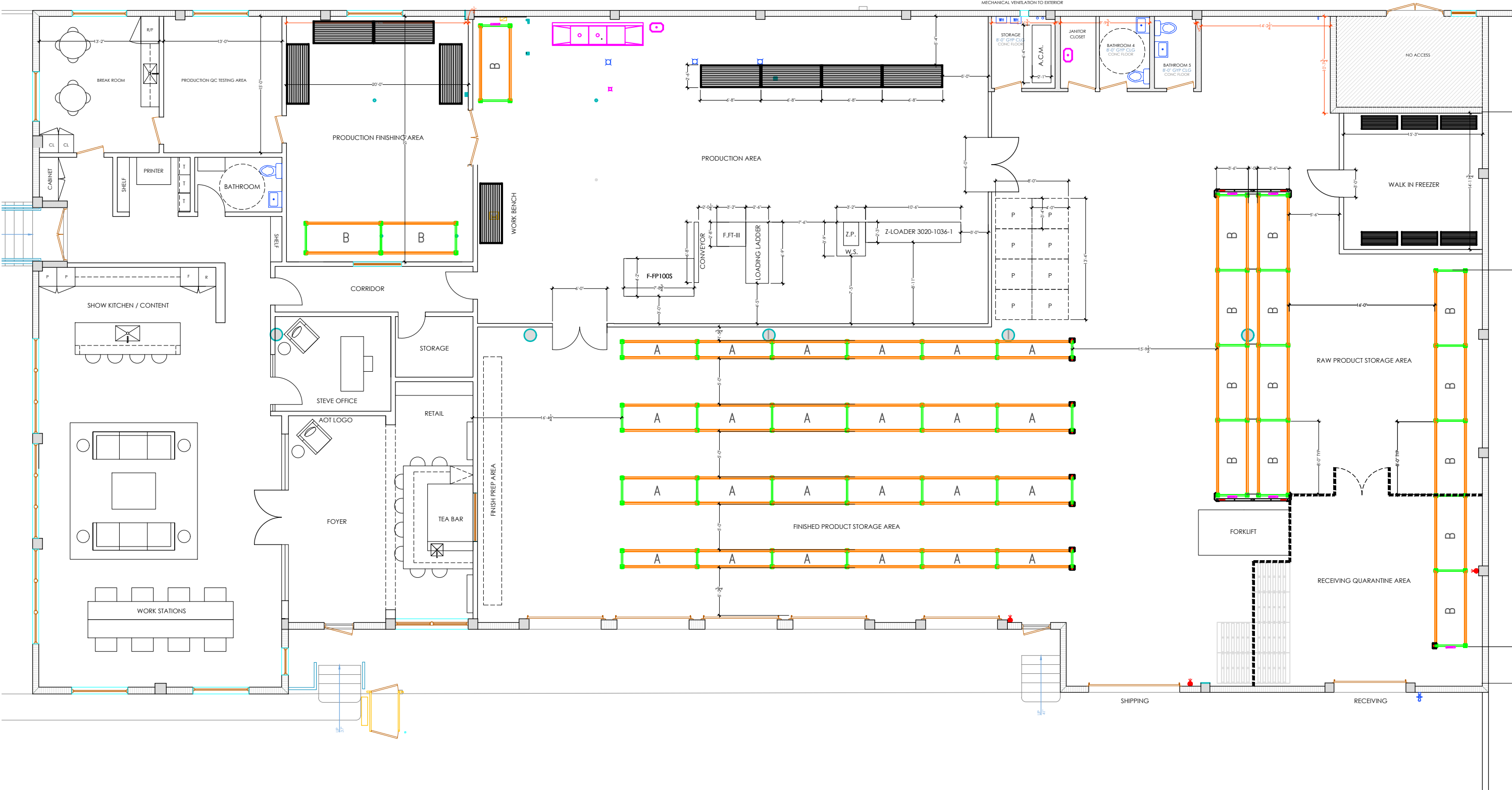
10/29/2024 10:38:16



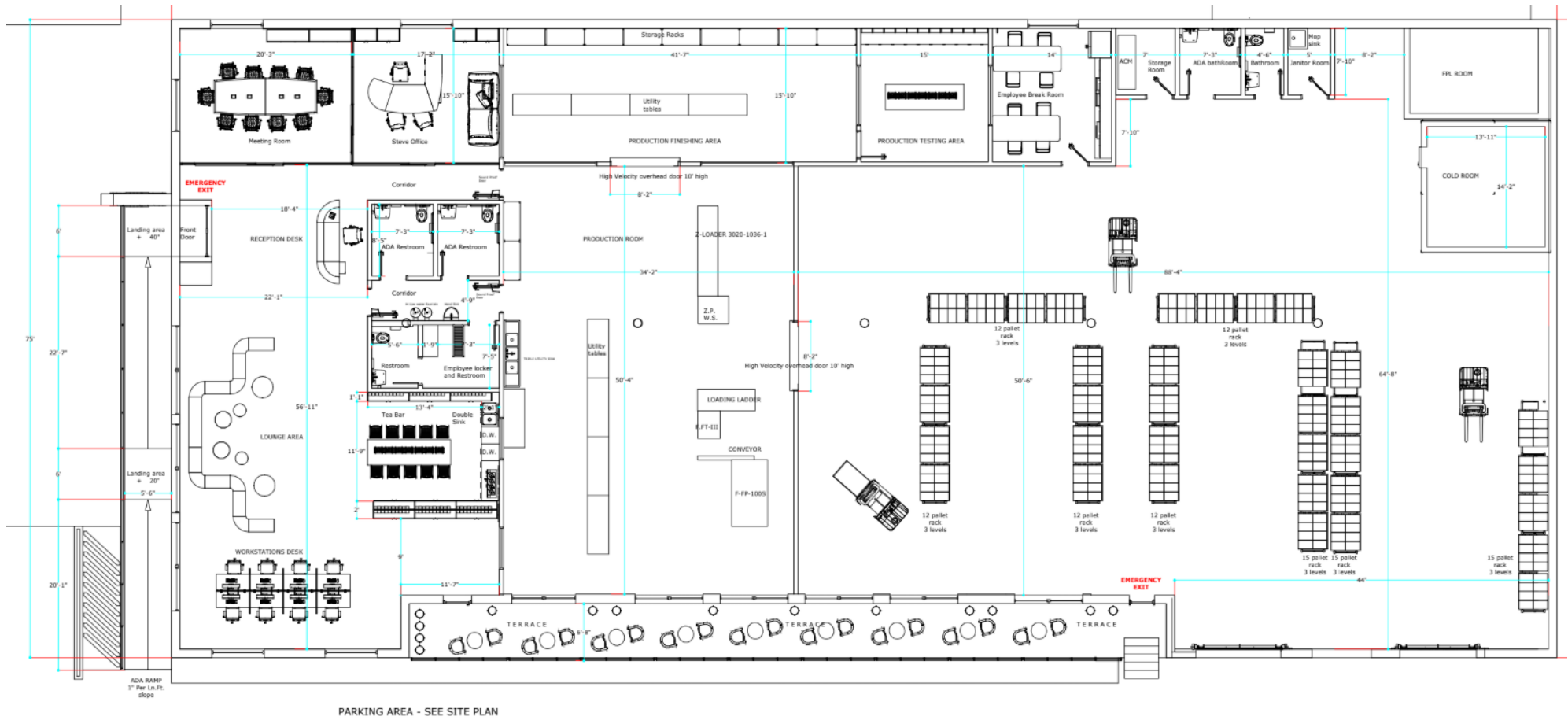
05/16/2025 2:31 PM

**EXHIBIT B - BCPA Information**

EXHIBIT C - Architectural Plans and Rendering



## EXHIBIT C - Architectural Plans and Rendering



### ART OF TEA FORT LAUDERDALE PROPOSED FLOOR PLAN

**EXHIBIT C - Architectural Plans and Rendering**



EXHIBIT C - Architectural Plans and Rendering



EXHIBIT C - Architectural Plans and Rendering



**EXHIBIT C - Architectural Plans and Rendering**



**EXHIBIT C - Architectural Plans and Rendering**



EXHIBIT C - Architectural Plans and Rendering



**EXHIBIT C - Architectural Plans and Rendering**



EXHIBIT C - Architectural Plans and Rendering



**CITY OF FORT LAUDERDALE**  
**Community Redevelopment Agency**



**APPLICATION FOR CRA FUNDING ASSISTANCE**

**EXHIBIT D - CRA Application - Supplemental Responses**

|   |                                       |   |   |
|---|---------------------------------------|---|---|
| Name of Principal Owner in Charge   |                                       | Tel. No.  | E-Mail Address                              |
| Primary Contact for this CRA Request<br><b>Steve Schwartz</b>   |                                       | Tel. No.<br><b>213-493-6513</b>                     | E-Mail Address<br><b>Steve@artoftea.com</b> |
| Name of Business  |                                       | Tax I.D. No.  | Company Website                             |
| Business Address  |                                       | Tel. No.  | Fax No.                                     |
| City  |                                       | State   | Zip Code                                    |
| Commencement Date to Begin Project: _____   |                                       | <u><b>JOB INFORMATION</b></u>                       |   |
| Completion Date for Project: _____  |                                       | Full Time Equivalent (FTE) Jobs to be created _____ |   |
| Check Appropriate Description   | Project Type                          | Facility Description                                |   |
| ↑ Existing Business <input type="checkbox"/>  | ↑ Expansion <input type="checkbox"/>  | Existing Space _____ sq. ft.                        |   |
| ↑ New Business <input checked="" type="checkbox"/>  | ↑ Relocation <input type="checkbox"/> | New Space _____ sq. ft.                             |   |
| NAICS Code / Industry Type  | Date of Incorporation                 | State where the business was incorporated           |   |
| Proposed Project Location/City  |                                       | Proposed Address                                    |   |
| Property Control Number(s)  |                                       | Property Owner                                      |   |
| Owner Tel. No. (include Area Code)  | Is there a lien on the property?      |   | <u><b>TYPE OF BUSINESS</b></u>              |
|   | ↑ Yes ↑ No                            |   | Sole Proprietor _____                       |
| Bank(s) Where Business Accounts for Projects Are Held   |                                       | Partnership _____                                   |   |
| 1.  | 2.                                    |   | Joint Venture _____                         |
| Name of Participating Bank/Lender   |                                       |   |   |
| Amount  | Contact Person                        | Tel. No. (include Area Code)                        | Fax No. (include Area Code)                 |
| \$  |                                       |   |   |
| Name of Other Financial Source  |                                       |   |   |
| Amount  | Contact Person                        | Tel. No. (include Area Code)                        | Fax No. (include Area Code)                 |
| \$  |                                       |   |   |
| Name of Other Financial Source  |                                       |   |   |
| Amount  | Contact Person                        | Tel. No. (include Area Code)                        | Fax No. (include Area Code)                 |
| \$  |                                       |   |   |
| Name of Other Financial Source  |                                       |   |   |
| Amount  | Contact Person                        | Tel. No. (include Area Code)                        | Fax No. (include Area Code)                 |
| \$  |                                       |   |   |
| <b>Project Purpose and Economic Impact</b><br>Art of Tea, a leading importer and purveyor of premium organic teas based in Los Angeles, is expanding its operations to Fort Lauderdale through the development of a new warehouse and office facility. This strategic move supports our continued national growth and positions Fort Lauderdale as a key hub in our supply chain and customer fulfillment operations. The new facility will not only increase logistical efficiency on the East Coast but also bring our signature blend of wellness, sustainability, and innovation to a broader audience. The Fort Lauderdale expansion represents a significant investment in infrastructure, workforce development, and long-term economic engagement in the region.<br><br>Art of Tea is committed to being a long-term partner in Fort Lauderdale's continued economic vitality—bringing not only jobs and investment, but also a deeper sense of purpose, wellness, and community to the region. |                                       |   |   |

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

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

## EXHIBIT D - CRA Application - Supplemental Responses

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

|      |                  |         |      |    |
|------|------------------|---------|------|----|
| Name | Complete Address | % Owned | From | To |
| Name | Complete Address | % Owned | From | To |
| Name | Complete Address | % Owned | From | To |
| Name | Complete Address | % Owned | From | To |
| Name | Complete Address | % Owned | From | To |

### PROJECT/ACTIVITY COST SUMMARY

1. Please state the overall project cost:     \$ \_\_\_\_\_
2. Please state the overall project costs related to the CRA's assisted activity?     \$ \_\_\_\_\_
3. Please indicate the sources and uses of funds for the project on the following table.

| Project Source(s) of Funding                            | Amount                           | Rate   | Term |
|---|----------------------------------|--------|------|
| Bank Loan (specify)                                     |                                  |        |      |
| City funds  |                                  |        |      |
| CRA funds   |                                  |        |      |
| Company's current cash assets                           |                                  |        |      |
| Owner equity (specify)                                  |                                  |        |      |
| Other (specify)   |                                  |        |      |
| Other (specify)   |                                  |        |      |
| Other (specify)   |                                  |        |      |
| <b>Total Sources</b>                                    |                                  |        |      |
| Select the Use(s) of Funds and the Amount Need for Each | Sources of Funds<br>( Yes or No) | Amount |      |
| Land Acquisition  |                                  |        |      |
| Real Property Acquisition                               |                                  |        |      |
| Utility and road infrastructure improvements            |                                  |        |      |
| New construction of commercial and industrial buildings |                                  |        |      |
| Rehabilitation of commercial and industrial buildings   |                                  |        |      |
| Purchase and installation of equipment and fixtures     |                                  |        |      |
| Other (specify)   |                                  |        |      |
| Other (specify)   |                                  |        |      |
| Other (specify)   |                                  |        |      |
| <b>Total Uses</b>                                       |                                  |        |      |

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

**EXHIBIT D - CRA Application - Supplemental Responses**

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

| To Whom Payable | Original Amount | Original Date | Present Balance | Rate of Interest | Maturity Date | Monthly Payment |
|-----------------|-----------------|---------------|-----------------|------------------|---------------|-----------------|
| Name:<br>_____  | \$              |               | \$              | % 6.25%          |               | \$              |
| Name:<br>_____  | \$ 1,758,000    |               | \$              | % 6.376%         |               | \$              |
| Name:<br>_____  | \$              |               | \$              | %                |               | \$              |
| Name:<br>_____  | \$              |               | \$              | %                |               | \$              |
| Name:<br>_____  | \$              |               | \$              | %                |               | \$              |

**THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION**

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

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

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

**EXHIBIT D - CRA Application - Supplemental Responses**

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

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


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

**APPLICANTS CERTIFICATION**


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

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

Business Name: \_\_\_\_\_

By:  \_\_\_\_\_  
Signature and Title Date

**Guarantors:**

 \_\_\_\_\_  
Signature and Title Date

\_\_\_\_\_  
Signature and Title Date

\_\_\_\_\_  
Signature and Title Date

\_\_\_\_\_  
Signature and Title Date

\_\_\_\_\_  
Signature and Title Date

**EXHIBIT D - CRA Application - Supplemental Responses**

**Central City Area  
Community Redevelopment Agency**

**PERSONAL HISTORY STATEMENT**

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

|   |   |
|---|---|
| Applicant/Business Name: _____<br><br>City: _____ State: _____ Zip: _____ | Participating Bank/Lender: _____<br><br>City: _____ State: _____ Zip: _____ |
|---|---|

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

First Name: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_

Social Security No.: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Place of Birth: \_\_\_\_\_

|   |  |
|---|--|
| Present Address: _____<br>City: _____ State: _____ Zip: _____<br>From: _____ To: _____                              | Previous Address: _____<br><i>(needed if in present address less than 5 years)</i><br>City: _____ State: _____ Zip: _____<br>From: _____ To: _____   |
| Loan Requested from CRA: \$ _____<br>Loan Request from Bank(s): \$ _____<br>Percentage of Company Ownership: _____% | Are you a U.S. Citizen: <input type="checkbox"/> YES <input type="checkbox"/> NO<br>If NO, are you a Lawful Permanent Resident Alien: <input type="checkbox"/> YES <input type="checkbox"/> NO<br>Alien Registration Number: _____ |

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

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

1. Are you presently under indictment, on parole or probation?  YES  NO  
*(If YES, indicate the date parole or probation is to expire) \_\_\_\_\_*

2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted.  YES  NO

3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation?  YES  NO

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

|  |              |                 |
|--|--------------|-----------------|
| Signature:  | Title: _____ | Date: 7/25/2025 |
|--|--------------|-----------------|

**\*ORIGINAL SIGNATURES REQUIRED**

EXHIBIT D - CRA Application - Supplemental Responses

Central City Area  
Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

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

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

First Name: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_

Social Security No.: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Driver's License (State and Number): \_\_\_\_\_

Home/Cellular Phone No.: \_\_\_\_\_ Office No.: **213-493-6513**

Current Home Address (*PO Boxes not accepted*): \_\_\_\_\_

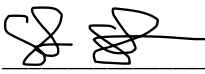
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Employer: \_\_\_\_\_

Employer Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Company Phone No.: \_\_\_\_\_ Other No.: \_\_\_\_\_

Signature:  \_\_\_\_\_

Date: \_\_\_\_\_

**\*ORIGINAL SIGNATURES REQUIRED**

**Central City Area  
Community Redevelopment Agency**

**APPLICATION REQUEST  
SUPPLEMENTAL INFORMATION**

**CRA Incentive Programs**

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

|   |          |
|---|----------|
| <input type="checkbox"/> <b>COMMERCIAL FAÇADE IMPROVEMENT PROGRAM</b>     | \$ _____ |
| <input type="checkbox"/> <b>PROPERTY AND BUSINESS IMPROVEMENT PROGRAM</b> | \$ _____ |
| <input type="checkbox"/> <b>STREETSCAPE ENHANCEMENT PROGRAM</b>           | \$ _____ |
| <input type="checkbox"/> <b>DEVELOPMENT INCENTIVE PROGRAM</b>             | \$ _____ |
| <input type="checkbox"/> <b>PROPERTY TAX REIMBURSEMENT PROGRAM</b>        | \$ _____ |

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

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

## EXHIBIT D - CRA Application - Supplemental Responses

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

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

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

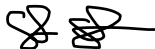
20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections,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

**EXHIBIT D - CRA Application - Supplemental Responses**

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

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

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



\_\_\_\_\_  
Signature of Property Owner or Business Owner

\_\_\_\_\_  
Print Name



## EXHIBIT D - CRA Application - Supplemental Responses

**Project Purpose and Economic Impact:** We recently purchased the building at 900 NE 13th Street (Closed in April 2025 for \$4.25M), and are committed to significantly improving this building and the surrounding area, as well as to hire for new jobs for our business, Art of Tea LLC, once the work is complete. Art of Tea is an award-winning, LA-based organic tea company known for our handcrafted blends and sustainable sourcing. As we expand operations to Fort Lauderdale, we intend to fully renovate our newly purchased property and establish it as a flagship East Coast hub—supporting retail, warehouse, and operations under one roof.

We're excited about the opportunity to become part of the Fort Lauderdale community and are committed to being good neighbors, responsible stewards of the space, and active contributors to the Central City area's growth and revitalization.

**A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (including the founding of the company), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.**

*Founded in 2004 by Steve Schwartz, Art of Tea was born from a deep passion for wellness, Ayurveda, and the ancient ritual of tea. With a mission to create a health-driven, sustainable tea experience that connects people to the world through tea, the company has grown from a small Los Angeles startup into an internationally recognized brand. Art of Tea hand-blends organic and specialty teas, distributing to luxury hotels, restaurants, spas, and direct-to-consumer customers across the U.S. and globally. Our curated offerings include wellness blends, matcha, dessert teas, and botanicals—crafted with a focus on sustainability and ethical sourcing. The Fort Lauderdale expansion is a strategic move to enhance our national footprint, reduce East Coast shipping times, and support job creation. Our customer base ranges from consumers seeking wellness-driven products to high-end hospitality groups such as Disney, The Boca Raton Hotel, Gordon Ramsey, Google, and Wolfgang Puck. Distribution is currently executed via our LA headquarters and through e-commerce, wholesale, and third-party logistics networks. The Fort Lauderdale warehouse will enhance regional fulfillment capabilities and reduce freight costs to our east coast customers including major cruise lines like Princess Cruises and Holland America. Our competitors in the county include traditional tea and coffee distributors; however, few offer the same blend of premium quality, sustainability, and storytelling. We source directly from global farmers and suppliers with long-term relationships, ensuring consistent quality and ethical integrity. With over 20 years of profitable operations, deep industry experience, and strong brand equity, Art of Tea is well-positioned for successful expansion and long-term contribution to Broward County's economic landscape.*

**2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.**

Steve Schwartz, Founder & CEO  
Resume - [Steve Bio](#) & [LinkedIn](#)

## EXHIBIT D - CRA Application - Supplemental Responses

**4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions).**

### **Existing**

#### **Assistant Production Supervisor**

*Supports the Production Supervisor in managing day-to-day floor activities, ensuring team efficiency, product quality, and safety compliance. Assists in coordinating schedules, training staff, and maintaining production targets.*

#### **Assistant Production Manager**

*Assists the Production Manager in overseeing the entire production process. Works closely with team leads to implement workflows, troubleshoot issues, and ensure product consistency and timely output.*

#### **Production Assistant**

*Supports all aspects of the production process including weighing, blending, packaging, labeling, and cleaning. Maintains quality standards and follows safety protocols. Multiple positions available.*

#### **Account Manager and Trainer**

*Manages customer accounts with a focus on hospitality and wholesale partners. Trains clients and internal staff on product knowledge, service protocols, and best practices to ensure brand consistency and satisfaction.*

#### **Staff Accountant**

*Handles accounts payable/receivable, reconciliations, general ledger maintenance, and financial reporting. Supports month-end closing and audit preparation.*

#### **Owner**

*Founder and visionary of Art of Tea. Oversees company mission, strategic direction, culture, and growth while supporting executive leadership and key partnerships.*

#### **Retail Shipping**

*Packs and ships direct-to-consumer retail orders with accuracy and care. Maintains packing stations and inventory accuracy while meeting daily shipping deadlines.*

#### **Shipping Manager**

*Oversees all outbound shipments including retail, wholesale, and Amazon orders. Manages a team of shippers and coordinates logistics to meet delivery timelines.*

#### **Manager of First Impressions**

*The Manager of First Impressions is the voice of the company, ensuring every Customer*

## EXHIBIT D - CRA Application - Supplemental Responses

*receives a warm, professional, and helpful experience. This role supports customer service strategy, and leads the team responsible for setting the tone of all first interactions.*

### **Chief Operating Officer (COO)**

*Leads cross-departmental operations, aligning strategic initiatives with execution. Oversees production, supply chain, HR, and logistics to ensure operational excellence.*

### **Senior Supply Chain Manager**

*Manages end-to-end supply chain activities including procurement, logistics, inventory planning, and vendor relationships. Ensures timely, cost-effective sourcing of materials.*

### **QA (Quality Assurance)/QC (Quality Control)**

*Implements and monitors quality systems to ensure compliance with food safety and product standards. Conducts inspections, audits, and process improvements.*

### **Operations Assistant / AP**

*Provides operational and administrative support across departments. Manages accounts payable and assists with vendor communications, data entry, and document control.*

### **Operations Manager**

*Oversees daily operations including production, logistics, and facility management. Ensures smooth workflow, cost efficiency, and cross-team collaboration.*

### **Senior E-Commerce Manager (Retail.com)**

*Drives strategy and execution for Art of Tea's direct-to-consumer channels. Manages site optimization, digital campaigns, merchandising, and customer acquisition/retention.*

### **Hospitality Sales Manager**

*Leads B2B sales initiatives in the hospitality sector. Develops and nurtures relationships with hotels, restaurants, and spas while identifying growth opportunities.*

### **Production/Amazon**

*Focuses on production and fulfillment of Amazon-specific orders. Ensures compliance with Amazon's packaging and shipping standards.*

### **Customer Relations Specialist**

*Delivers exceptional service across channels by responding to inquiries, resolving issues, and maintaining customer satisfaction. Acts as a brand ambassador.*

### **National Sales Manager**

*Develops and executes national sales strategies to drive growth across retail, hospitality, and e-commerce channels. Manages regional reps and key accounts.*

### **Office Manager**

*Manages office operations, facilities, and administrative functions. Supports HR and finance teams with scheduling, documentation, and team coordination.*

## **EXHIBIT D - CRA Application - Supplemental Responses**

### **Legal Counsel**

*Provides legal advice on contracts, compliance, trademarks, partnerships, and risk management. Works with leadership on strategic legal matters.*

### **Marketing Coordinator**

*Supports marketing campaigns, social media, and content creation. Assists with brand initiatives, email marketing, and event planning.*

### **Shipping Warehouse Assistant**

*Assists with warehouse organization, packing, and shipping. Prepares orders, stocks shelves, and helps maintain cleanliness and order accuracy.*

### **Executive Assistant**

*Provides high-level administrative support to executives. Manages calendars, travel, communications, and special projects.*

### **Sales Support Coordinator**

*Supports the sales team with administrative tasks, CRM updates, order entry, and client communications. Ensures timely follow-up and accurate reporting.*

### **Lifecycle & Content Marketing Coordinator**

*Manages customer lifecycle communications and content marketing initiatives. Develops email flows, blog content, and promotional messaging to drive engagement.*

### **Business Development**

*Identifies and develops new business opportunities across channels. Researches trends, negotiates deals, and builds partnerships to support company growth.*

### **New Jobs - Operations Manager, Shipping Manager, 2 Production Assistants, Account Manager, Marketing Manager, Business Development.**

#### **Operations Manager**

*Oversees daily operations including production, logistics, and facility management. Ensures smooth workflow, cost efficiency, and cross-team collaboration.*

#### **Shipping Manager**

*Oversees all outbound shipments including retail, wholesale, and Amazon orders. Manages a team of shippers and coordinates logistics to meet delivery timelines.*

#### **Production Assistant**

*Supports all aspects of the production process including weighing, blending, packaging, labeling, and cleaning. Maintains quality standards and follows safety protocols. Multiple positions available.*

## EXHIBIT D - CRA Application - Supplemental Responses

### **Account Manager and Trainer**

*Manages customer accounts with a focus on hospitality and wholesale partners. Trains clients and internal staff on product knowledge, service protocols, and best practices to ensure brand consistency and satisfaction.*

### **Business Development**

*Identifies and develops new business opportunities across channels. Researches trends, negotiates deals, and builds partnerships to support company growth.*

### **Marketing Coordinator**

*Drives marketing campaigns, social media, and content creation. Oversees brand initiatives, email marketing, partnerships, paid media, and event planning.*

### **Statement of Personal History**

*Steve Schwartz is a best-selling author, Master Tea Blender, and the Founder of Art of Tea, an award-winning tea purveyor based in Los Angeles. At Art of Tea, Steve applies his background in Ayurveda, initially cultivated during his time studying at the Ayurvedic Institute in New Mexico, to create award-winning blends that showcase his passion for the alchemy of combining herbs and botanicals.*

*Schwartz was originally drawn to the field after his mom died of cancer when he was 19 years old. He became fascinated with Eastern and preventative medicine as an alternative to Western medicine that failed to save his mom. Following his tenure at the Ayurvedic Institute, Schwartz traveled the world to meet with farmers in Asia, India, Africa, and the Middle East to broaden his knowledge of tea and learn how climate and terroir impact its expression and flavor. While he didn't initially plan to start a tea company, after settling back in his hometown of Los Angeles, he began experimenting with blending different teas and botanicals in his living room. He developed an underground following and started making custom formulations for chefs such as Wolfgang Puck while teaching others the art of blending.*

*As his enthusiasm for blending teas grew, Schwartz began honing in on a vision for the company that would become Art of Tea. He immersed himself in learning about entrepreneurship, initially through CDs on marketing & business strategy that he would listen to while traveling and driving to and from tastings. He took the leap to found Art of Tea in 2004 and has since grown the company from a small-scale operation in his living room to a world-renowned brand with a warehouse in Monterey Park, just outside Downtown Los Angeles.*

*Steve's passion for tea and ability to hand-craft the finest teas and botanicals has led to relationships with brands, acclaimed chefs, and restaurants such as Google, Vera Wang, #Slack, The Peninsula Hotels, Huntington Gardens, Wolfgang Puck, Adam Perry Lang, Rustic Canyon Group, Craft Los Angeles and more.*

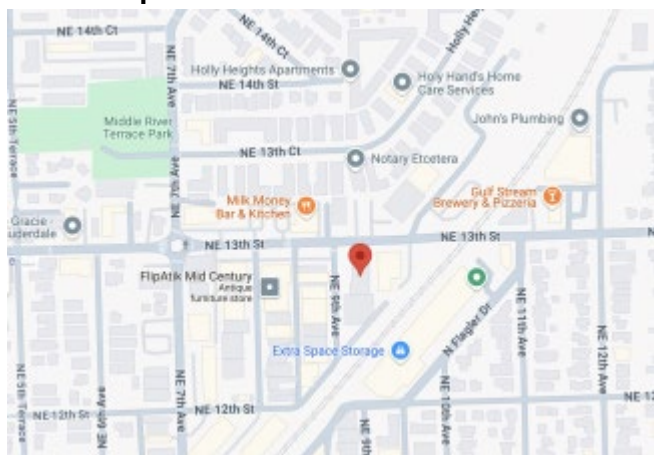
## EXHIBIT D - CRA Application - Supplemental Responses

### Existing Conditions:

<https://www.dropbox.com/scl/fo/db28l2eqbahsnm4kye0ny/AGFVlu5fUvg4rmmODTGWZ2Y?rlkey=i8fi10l1nml5gt7dq7snh79&st=ay1cy9bd&dl=0>

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

### Street Map:



**Folio Number:** 49-42-34-03-0620

**Legal Description:** Lot 7, less the South 5.26 feet thereof; Lots 8 through 13 inclusive, and Lot 14; Less the North 15.00 feet thereof for road right of way; Together with the West 1/2 of the vacated alley, as set forth in that certain City of Fort Lauderdale, Florida Ordinance No. C-86-101, recorded in Official Records Book 13946, Page 98, of the Public Records of Broward County, Florida, abutting the aforesaid Lots, Block 109, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the former Public Records of Miami-Dade County, Florida; Said lands now situate and being in Broward County, Florida.

### 16. Preliminary Project Schedule.

**Design Discussions:** April 2025 - Now

**Submit permit process:** Aug 1, 2025 - September 2025

**Begin Demolition & Buildout:** October 2025

**Finalize:** Early Jan/Feb 2026

### 1. Please describe your project. **(MATT GOODWIN)**

**Renovate office, Warehouse, and production facility to be able to produce teas for the hospitality and DTC markets for SoFlo and East Coast.**

The existing building is comprised of an existing warehouse and office. Art of Tea is going to demolish the existing interiors and ancillary spaces, and reconfigure it to

## EXHIBIT D - CRA Application - Supplemental Responses

*become a space for warehousing, production, quality control, office and client meeting spaces. This space will be the east coast flagship for Art of Tea including it's operations and client meeting. The renovation work will include new framing, sheetrock, painting, bathrooms, plumbing, electrical, heating and cooling systems, ventilation systems, millwork, lighting, specialized equipment including 3 compartment sinks, hand wash sinks, air compressors, art of tea production equipment and tables, storage racks, amongst other production and warehouse related items.*

### **2. What is the address, folio number and legal description of the property.**

**Address:** 900 NE 13th Street Fort Lauderdale, FL 33304

**Folio Number:** 49-42-34-03-0620

**Legal Description:** Lot 7, less the South 5.26 feet thereof; Lots 8 through 13 inclusive, and Lot 14; Less the North 15.00 feet thereof for road right of way; Together with the West 1/2 of the vacated alley, as set forth in that certain City of Fort Lauderdale, Florida Ordinance No. C-86-101, recorded in Official Records Book 13946, Page 98, of the Public Records of Broward County, Florida, abutting the aforesaid Lots, Block 109, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the former Public Records of Miami-Dade County, Florida; Said lands now situate and being in Broward County, Florida.

### **3. What is the existing and proposed use of the property?**

*We recently purchased the commercial warehouse & office space at 900 NE 13th Street (Closed in April 2025 for \$4.25M), and are committed to significantly improving this building and the surrounding area, as well as to hire for new jobs for our business, Art of Tea LLC, once the work is complete. Art of Tea is an award-winning, LA-based organic tea company known for our handcrafted blends and sustainable sourcing. As we expand operations to Fort Lauderdale, we intend to fully renovate our newly purchased property in two phases, and establish it as a flagship East Coast hub—supporting retail, warehouse, and operations under one roof.*

### **4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.**

*Our entity that purchased the building, Fort Ynes LLC, will be leasing the building to Art of Tea LLC, and Art of Tea LLC will be responsible for rent and other expenses.*

### **5. What is the zoning of the property? B-3**

### **7. Is your project new construction or is it renovation? Renovation**

### **What is the current Broward County Assessed Value of the property?**

**EXHIBIT D - CRA Application - Supplemental Responses**



|                               |   |                |                 |
|-------------------------------|---|----------------|-----------------|
| <b>Site Address</b>           | 900 NE 13 STREET, FORT LAUDERDALE FL 33304  | <b>ID #</b>    | 4942 34 03 0620 |
| <b>Property Owner</b>         | BAYSHORE GROVE LLC  | <b>Millage</b> | 0312            |
| <b>Mailing Address</b>        | 7950 SW 68 TER MIAMI FL 33143   | <b>Use</b>     | 48-01           |
| <b>Abbr Legal Description</b> | PROGRESSO 2-18 D LOT 7 LESS S 5.26, LOTS 8 THRU 13, LOT 14 LESS N 15 FOR RD, ALL IN BLK 109 |                |                 |

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*  | \$297,900 | \$2,314,060            | \$2,611,960         | \$2,363,370          |             |
| 2024   | \$297,900 | \$1,850,620            | \$2,148,520         | \$2,148,520          | \$44,405.11 |
| 2023   | \$229,150 | \$2,235,810            | \$2,464,960         | \$2,464,960          | \$50,821.97 |

**10. Is there a mortgage on the property? Please provide OR Book and Page.**

*Yes there is a mortgage.*

*OR Book and Page*

- *For the 1st mortgage, it is - Instrument Number 120179075, Public Records of Broward County, Florida*
- *For the 2nd mortgage, it is Instrument Number 120179077, Public Records of Broward County, Florida*

**11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.** *No*

**12. Are there any code violations on the property? Identify.** *No*

**13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.**

*No.*

**14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.** *7*

**15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.** *September 15, 2025*

**16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.**

## EXHIBIT D - CRA Application - Supplemental Responses

*February/March 2026*

**18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.**

*Yes, we have commercial insurance - wind, hazard, and general liability for both entities = \$51.7K. Proof of Insurance uploaded in Serv-U.*

**19. Have you previously received funding from the CRA? Explain. *No.***

**22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.**

*Not yet, but Arquigreen has collected paperwork to get approval on demolition.*

## EXHIBIT E - Sunbiz - Fort Ynes LLC and Articles of Organization



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

## Detail by Entity Name

Florida Limited Liability Company  
FORT YNES LLC

### Filing Information

**Document Number** L25000096178  
**FEI/EIN Number** NONE  
**Date Filed** 02/25/2025  
**Effective Date** 02/25/2025  
**State** FL  
**Status** ACTIVE

### Principal Address

900 NE 13TH ST.  
FORT LAUDERDALE, FL 33304

### Mailing Address

21073 POWERLINE ROAD  
SUITE 57 C1  
BOCA RATON, FL 33433

### Registered Agent Name & Address

SCHWARTZ, STEVEN N  
21073 POWERLINE ROAD  
SUITE 57 C1  
BOCA RATON, FL 33433

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

SCHWARTZ, STEVEN N  
21073 POWERLINE ROAD SUITE 57 C1  
BOCA RATON, FL 33433

### Annual Reports

**No Annual Reports Filed**

### Document Images

[02/25/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000096178  
FILED 8:00 AM  
February 25, 2025  
Sec. Of State  
wlawrence

**Article I**

The name of the Limited Liability Company is:

FORT YNES LLC

**Article II**

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

900 NE 13TH ST.  
FORT LAUDERDALE, FL. US 33304

The mailing address of the Limited Liability Company is:

21073 POWERLINE ROAD  
SUITE 57 C1  
BOCA RATON, FL. US 33433

**Article III**

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

STEVEN N SCHWARTZ  
21073 POWERLINE ROAD  
SUITE 57 C1  
BOCA RATON, FL. 33433

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

Registered Agent Signature: STEVEN N SCHWARTZ

**EXHIBIT E - Sunbiz - Fort Ynes LLC and Articles of Organization**

**Article IV**

The name and address of person(s) authorized to manage LLC:

Title: AMBR  
STEVEN N SCHWARTZ  
21073 POWERLINE ROAD SUITE 57 C1  
BOCA RATON, FL. 33433 US

**L25000096178**  
**FILED 8:00 AM**  
**February 25, 2025**  
**Sec. Of State**  
wlawrence

**Article V**

The effective date for this Limited Liability Company shall be:

02/25/2025

Signature of member or an authorized representative

Electronic Signature: STEVEN N SCHWARTZ

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

**EXHIBIT F - Contractor Quote for Art of Tea**



Arquigreen corp. 6130 NE 4th Ct, Miami, FL 33137. email: office@arquigreen.com CGC1511513 305-778-5961

**9/29/2025**

**CONSTRUCTION PROPOSAL**

| QUANTITY | DESCRIPTION   | UNIT PRICE   | AMOUNT                |
|----------|---|--------------|-----------------------|
| 1        | project design and sign and sealed plans for city permits                                     | \$89,500.00  | \$89,500.00           |
| 3500     | Drywall partition and framing in offices  | \$58.00      | \$203,000.00          |
| 3486     | Drywall drop ceiling 15' height   | \$42.50      | \$148,155.00          |
| 12       | Commercial Interior single doors 36x96  | \$1,900.00   | \$22,800.00           |
| 2        | Double doors fire resistance  | \$3,500.00   | \$7,000.00            |
| 1        | Exterior exit door, metal   | \$1,950.00   | \$1,950.00            |
| 24       | Impact commercial doors fixed pane  | \$5,500.00   | \$132,000.00          |
| 1        | Steve office side light window  | \$2,500.00   | \$2,500.00            |
| 1        | demolition of existing office, and demolition of slab on grade for plumbing and miscellaneous | \$43,000.00  | \$43,000.00           |
| 1        | Plumbing including standard fixtures  | \$127,500.00 | \$127,500.00          |
| 1        | electrical installation for new offices including wired network                               | \$170,000.00 | \$170,000.00          |
| 1        | Light fixtures ( estimate )   | \$45,000.00  | \$45,000.00           |
| 1        | AC conduits and difussers ( not included new AC units)  | \$59,500.00  | \$59,500.00           |
| 1        | Walk in cool room 14'x14'   | \$24,500.00  | \$24,500.00           |
| 3        | Rooftop mounted 7 tons package AC units   | \$25,000.00  | \$75,000.00           |
| 3500     | Office flooring   | \$35.50      | \$124,250.00          |
| 7599     | Polish and selaing warehouse floors   | \$21.00      | \$159,579.00          |
| 1        | painting  | \$113,000.00 | \$113,000.00          |
| 1        | demolition of existing office, and demolition of slab on grade for plumbing and miscellaneous | \$39,000.00  | \$39,000.00           |
| 125      | Ln.Ft. of aluminum railing for Tea Terrace and ADA ramp                                       | \$450.00     | \$56,250.00           |
| 1        | Structural Wall to receive Company sign   | \$35,000.00  | \$35,000.00           |
| 57       | Exterior ADA compliant accesible ramp   | \$800.00     | \$45,600.00           |
| 8210     | exterior parking hardscape  | \$22.00      | \$180,620.00          |
| 1        | Landscaping, lawn sprinklers  | \$28,000.00  | \$28,000.00           |
|          |   | <b>TOTAL</b> | <b>\$1,932,704.00</b> |

## EXHIBIT G - Cost and Funding Breakdown

### Art of Tea, LLC

#### Cost and Funding Breakdown

| Item   | Cost                  |
|--|-----------------------|
| Architectural and Preconstruction Costs                            | \$89,500.00           |
| Drywall partition and framing in offices                           | 203,000.00            |
| Drywall drop ceiling (15' height)                                  | 148,155.00            |
| Commercial Interior single doors 36x96                             | 1,900.00              |
| 2 Double doors (fire resistant)                                    | 3,500.00              |
| Exterior exit door (metal)   | 1,950.00              |
| 24 Impact commercial doors, fixed pane                             | 5,500.00              |
| Steve office side light window                                     | 2,500.00              |
| Demolition of existing office space and slab on grade for plumbing | 43,000.00             |
| Plumbing including standard fixtures                               | 127,500.00            |
| Electrical installation for new offices including wired network    | 170,000.00            |
| Light fixtures (estimate)  | 45,000.00             |
| AC conduits and diffusers (new AC units not included)              | 59,500.00             |
| Walk-in cool room (14'x14')  | 24,500.00             |
| 3 Rooftop mounted 7-ton package AC units                           | 75,000.00             |
| Office flooring  | 124,250.00            |
| Polish and sealing of warehouse floors                             | 159,579.00            |
| Painting (indoor and outdoor)                                      | 113,000.00            |
| Aluminum railing for Tea Terrace and ADA ramp                      | 56,250.00             |
| Structural wall for company sign                                   | 35,000.00             |
| Exterior ADA compliant accessible ramp                             | 45,600.00             |
| Exterior parking lot   | 180,620.00            |
| Landscaping with lawn sprinklers                                   | 28,000.00             |
| <b>TOTAL</b>   | <b>\$1,932,704.00</b> |

|                                  |                       |
|----------------------------------|-----------------------|
| <b>Project Funding</b>           |                       |
| Owner Contribution (72%)         | \$1,382,704.00        |
| Funding Requested from CRA (28%) | <u>550,000.00</u>     |
| <b>TOTAL</b>                     | <b>\$1,932,704.00</b> |

**4) Central City Rezoning  
Senate Bill 180 Summary**

**Cija Omengebar  
CRA Planner**



October 23, 2025

### **Central City Rezoning – Senate Bill 180 Summary**

At the October 15, 2025, Planning and Zoning Board meeting, city staff presented a proposal to create three new zoning districts with an accompanying rezoning of 130.6 acres of land in the Central City Community Redevelopment Area. The rezoning initiative is the result of a multi-decade planning effort to encourage investment in the area and improve zoning and land use regulations. The proposed Central City mixed-use zoning districts were shaped through more than seven years of engagement with residents, property owners, businesses, and the Central City Redevelopment Advisory Board (CCRAB). Throughout this process, a variety of options were explored, and while not all participants agreed on a single path forward, the ongoing collaboration led to a proposal that balances multiple interests and aligns with the goals of the Central City Redevelopment Plan.

During staff's presentation the Planning and Zoning Board raised concerns regarding the implications of Senate Bill (SB) 180 in relation to the proposed text amendments and associated rezoning of commercial properties in the Central City Redevelopment Area.

SB 180, which went into effect on July 1, 2025, portions of which significantly restrict municipalities in Florida, from adopting or enforcing "*more restrictive or burdensome*" land use and development regulations between August 1, 2024, and October 1, 2027, within disaster-affected areas listed in Federal Disaster Declarations for Hurricanes Debby, Helene, and Milton. Since federal disaster declarations for Hurricanes Debby, Helene, and Milton covered most counties, the prohibition is widely interpreted as effectively applying statewide.

Unfortunately, SB 180 language is broad and vague because it does not clearly define "*more restrictive or burdensome*", which creates uncertainty for local governments. The City has joined in filing a lawsuit challenging the constitutionality of Senate Bill 180 but while the prohibition of the referenced local government actions ends on October 1, 2027, plaintiffs may be able to bring suits to challenge any actions taken in violation of the Act up to June 30, 2028.

During the meeting, staff and the Board discussed several options for moving forward with the proposed comprehensive zoning change for the area. The comprehensive zoning change requires two acts: 1. an amendment to the text of the ULDR to establish the new regulations and 2. an amendment to the zoning map to identify the locations where the new regulations will apply. Without the amendment to the zoning map no properties will be impacted by the new zoning district. The options considered included:



- Adopting the text amendments with a provision allowing property owners to voluntarily “opt-in” to rezone their properties;
- Postponing action on the text amendments and associated rezonings until the prohibition in SB 180 expires on October 1, 2027; or
- Approving the text amendment and rezoning, and adding a provision for property owners to “opt-out” of the application of the new rezoning to their property with the option to apply for prior zoning regulations administratively.

The Planning and Zoning Board voted to defer the proposed text amendments and associated rezoning to the November 19, 2025, meeting to allow additional time for public understanding.

## **5) Old Business – Status Updates**

**Cija Omengebar  
CRA Planner**

|  |
|--|
| <b>1. Rezoning Project – Mixed-Use Zoning Proposal</b>   |
| <ul style="list-style-type: none"> <li>• November 19 PZB Meeting outreach efforts started.</li> <li>• 11/31/25 PZB Public Notice Signs along the perimeter of the proposed area.</li> <li>• 11/31/25 – Meeting information email blast and summary of SB 180 Letter.</li> </ul>  |
| <b>2. Commercial Incentive Programs</b>  |
| <ul style="list-style-type: none"> <li>• Call of Africa Realty Inc., 920 NE 13 St Renovation - \$404,562- <i>In progress.</i></li> <li>• Prospect – 1201 NE 5 Terrace – Homes Inc. - Out for revisions.</li> <li>• Prospect – 1301 N Dixie Highway- Animal Hospital – <i>pending application</i></li> </ul>  |
| <b>3. Residential Paint &amp; Landscaping</b>  |
| <ul style="list-style-type: none"> <li>• CAO review, memo drafting for CRA board commissioners’ approval.</li> </ul>   |
| <b>4. Property Safety Enhancement Program</b>  |
| <ul style="list-style-type: none"> <li>• CAO review, memo drafting for CRA board commissioners’ approval.</li> </ul>   |
| <b>5. Light poles installation at 7 permanent closed end streets</b>   |
| <ul style="list-style-type: none"> <li>• Permit denied due to uncertainty that City would be responsible for restoration.</li> <li>• Increased purchase order to include restoration work, new PO amount \$30,831.67</li> <li>• FPL will restart permit process after City pays outstanding invoice for another project.</li> <li>• Staff is currently following up with the appropriate department for a solution.</li> </ul> |
| <b>6. NE 4<sup>th</sup> Ave Complete Street Project - Light poles</b>  |
| <ul style="list-style-type: none"> <li>• Work is progressing on this project. Light poles are estimate to arrive 11/14/2025</li> <li>• We are closely monitoring the schedule and will keep everyone informed as soon as we have more details.</li> </ul>  |
| <b>7. Event 409 Land Use Plan Amendment</b>  |
| <ul style="list-style-type: none"> <li>• 1<sup>st</sup> week of November publication.</li> </ul>   |
| <b>8. Event 410 Capital Improvement Master Plan</b>  |
| <ul style="list-style-type: none"> <li>• Negotiations with Procurement Department is still in progress.</li> <li>• Anticipate December City Commission Contract Approval.</li> </ul>   |
| <b>9. Miscellaneous</b>  |
|  |

## **6) New Business Suggestions**

**Cija Omengebar  
CRA Planner**

**7) Approval of Minutes  
October 1, 2025 Regular Meeting**

**Chair White  
CCRAB Chair**

**8) Adjournment**



CITY OF FORT LAUDERDALE

1<sup>st</sup> Draft

**REGULAR MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
WEDNESDAY, OCTOBER 1, 2025 - 6:00 P.M.  
TOWER 101 – 11TH FLOOR CONFERENCE ROOM  
101 NE 3 AVENUE, FORT LAUDERDALE, FL 33301**

| <b>Board Members</b>                    | <b>Present/Absent</b> | <b>Cumulative Attendance<br/>September 2024-August 2025</b> |               |
|---|-----------------------|---|---------------|
|   |                       | <b>Present</b>  | <b>Absent</b> |
| Kimber White, Chair                     | P                     | 2   | 0             |
| Christopher Casey                       | P                     | 1   | 1             |
| Linda Fleischman                        | P                     | 2   | 0             |
| Fiona Johnson ( <i>Arr. 6:21 p.m.</i> ) | P                     | 2   | 0             |
| Thomas Mabey                            | A                     | 1   | 1             |
| Christine Jones                         | A                     | 0   | 1             |
| Thomas Manos                            | A                     | 1   | 1             |
| Jason Ross                              | A                     | 1   | 1             |
| Nikola Stan                             | P                     | 2   | 0             |
| Bobby Tinoco, Vice Chair                | P                     | 2   | 0             |
| Olga Zamora                             | P                     | 2   | 0             |

**Staff:**

Joshua Carden, Cultural Affairs Officer, CSD  
 Cija Omengabar, CRA Planner/Liaison  
 Eleni Ward-Jankovic, CRA Housing and Economic Development Manager  
 Clarence Woods, CRA Manager

**Others:**

Rachel Walden, Executive Assistant for the Art of Tea  
 Troy Liggett  
 Moshe  
 K. Cruitt, Recording Secretary, Prototype Inc.

**Communication to the City Commission:**

None.

**I. Pledge of Allegiance**

Board members recited the Pledge of Allegiance.

**II. Call to Order & Determination of Quorum**

The meeting was called to order at 6:14 p.m. Roll was called, and it was noted that a quorum was present.

**III. CRA Funding Request – Art of Tea, 900 NE 13 Street: \$550,000**

Ms. Eleni Ward-Jankovic, CRA Housing and Economic Development Manager introduced the project and associated funding request. She noted that Art of Tea is based in Los Angeles; this location was intended to be their East coast hub for international distribution of their product; current plans did not include a storefront; and a CRA contribution of \$550,000 would represent

28% of the total renovation cost. The overall cost of the project cost, including property acquisition, was \$6.6 million.

Ms. Rachel Walden, Executive Assistant for the Art of Tea, presented the project; a copy of her deck may be found in the public record. Ms. Walden highlighted that while they received a permit for demolition, the work had not begun and their plan was to launch in the first quarter of 2026.

Ms. Walden fielded several questions regarding the building layout and business plan from the Board; she clarified that while Art of Tea planned to host promotional events, they would not be selling directly to consumers; this would be a manufacturing, wholesale, and distribution center. In response to concerns regarding parking, Ms. Walden indicated that customers would not be picking up their product; Art of Tea would arrange coordinated shipping dates.

Landscaping was discussed; Ms. Walden confirmed they would be adding trees. Ms. Zamora recommended selecting trees and landscaping native to Florida.

Both Staff and Ms. Walden fielded questions regarding the amount of funding that had been requested. Chair White indicated that he could not recommend approval of \$550,000 or more for the Art of Tea project, considering the amount awarded to Call of Africa which met all requirements; he also expressed concerns due to budget given that the year had just begun.

Troy Liggett noted that, speaking on behalf of himself, he endorsed the business but did not think it belonged on that block of NE 13 Street because the project did not have a store-front that could contribute to the retail element there. Chair White agreed, and highlighted that the objective for this Board was to attract more retail in line with a "Work-Live-Play" community. He expressed concern that this project did not fit in; he could not see this Board moving the project at \$550,000 because it would not bring any foot traffic to the area. Additionally, he felt there were already enough warehouses and the project would not improve the quality of life in the neighborhood. There was general agreement from some members.

Ms. Omengebar noted that the project qualified for funding under the incentive program; the business was putting in substantial improvements; and would add value to the existing warehouse which was dilapidated. She highlighted that Staff had to follow the process of bringing the project forward; requested funds represented only 28% of improvements; the applicant was an established business and expected to stay five years or longer.

Discussion continued around the details of the application, and included consideration of supporting only the commercial façade components. Ms. Walden stated that she needed to request full funding because it was important for them to be able to invite top clientele so they could experience their brand. She clarified that their business plan may consider a retail component later on, but could not do so now. Ms. Walden also stated that they already indebted to the banks for the building and other expenses.

**Motion** by Mr. Stan, seconded by Mr. Casey, to reject the proposal [for \$550,000 as presented]. In a roll vote, the motion passed with 6 votes in favor and 1(Mr. Tinoco) opposed.

Board Members explained the rationale for their decision to Ms. Walden; she acknowledged that she was previously aware of plans for rezoning the area.

Ms. Johnson offered a motion to reduce the total to \$450,000, however, there was no second in support of it.

**Motion** by Mr. Tinoco, seconded by Ms. Zamora, to table a decision on this proposal until the Art of Tea returns with a revised plan that includes retail. The motion passed unanimously in a voice vote.

#### **IV. Beacon Project Discussion**

##### **Public Art and Placemaking Selection Process**

Joshua Carden, Cultural Affairs Officer, provided an overview of the Public Arts Ordinance which, he noted, had not been in place when the Beacon sculpture was initially created. He also reviewed the project planning process specific to the Beacon. Mr. Carden was willing to share the results of the survey which revealed an overall “want” from the community for it to be “joyous,” and indicative of “unity.” He added that no direction was given on a desire for a local, national, or international artist; he viewed the outcome as inconclusive. Mr. Carden highlighted that there were 62 applicants, and the proposals were “abstract” in nature, with short narrative statements of how the artists would address the project. He explained the following:

- The requirements and selection process
- The Public Arts and Placemaking Board (PAPB) was at the “artist shortlist stage” for the Beacon Project
- Once renderings, budgets, and proposals of the three selected artists are received, those options would be presented to the neighborhood and the CCRAB for feedback
- Artist interviews would follow; any concerns expressed by the community would be incorporated into the questions asked
- The PABP would then formally transmit their recommendation to the City Commission for approval; this would result in a formal agreement.

Mr. Carden clarified that the 62 applications included over 1,200 pages and was primarily comprised of past work, as opposed to proposed work specific to the project. Public notice would be citywide, and include community feedback initiative using Survey Monkey, as had been done previously. The PAPB is scheduled to shortlist three artists on October 20, 2025 at 1:00pm in a public meeting; artists would have one month to submit their packages. Members of the public could submit comments either online or via email to him prior to the meeting; those comments would be read at that meeting.

#### **V. Board Discussion: Rezoning PZB, October 15**

##### **o Content of Formal Letter**

Ms. Omengabar opened discussion on the letter to the Planning and Zoning Board which had been drafted in support of the mixed-use zoning district proposal.

**Motion** by Mr. Tinoco, seconded by Ms. Zamora, to present the letter to the Planning and Zoning Board as drafted. The motion passed unanimously in a roll vote.

##### **o Selection of a Representative**

Ms. Omengabar clarified that Staff would be present to answer any historical or technical questions that the Planning & Zoning Board might have.

**Motion** by Mr. Stan, seconded by Ms. Johson, that Mr. Tinoco represent the CCRAB at the Planning and Zoning Board meeting on October 15, 2025, with the mandate that he read the formal letter into the record, and not make additional comments; all other Board Members to agree to refrain from making comments if they attend. In a roll vote, the motion passed with 6 in favor and 1 (Ms. Zamora) opposed.

#### VI. **Old Business Update**

Ms. Omengebar stated that lights had been ordered for the NE 4 Avenue Complete Street Project; they should arrive by November. As requested by the Board, she will follow up and also obtain formal confirmation that the vendor had ordered the lights.

Ms. Omengebar stated that she had been very busy with background work for the rezoning project since the last meeting, and that the other projects are “in progress.” Ms. Zamora and Chair White commended her and Staff in general for their public outreach efforts in support of the CRA rezoning project, especially the public notices that had been posted and 9-page letters which had been mailed in English, Spanish, and Creole.

Discussion ensued on the timeframe for release of the Ordinance; Ms. Omengebar agreed to inquire about, and inform Members, when the Ordinance would be released.

Ms. Johnson observed that there were many pending applications for the Commercial Incentive Program, and that one had withdrawn. Ms. Omengebar explained the applicant already had a tenant for that property; he planned to submit an application for another property that he owned.

Mr. Stan requested an update on Homes Inc. on 5<sup>th</sup> Terrace. Ms. Omengebar stated that it had become necessary for them to obtain new bids.

#### VII. **New Business Suggestions**

Mr. Casey recommended that the CRA consider branded lighting on street signs, to build neighborhood identity, similar to those in the Lake Ridge, Flagler Village and Victoria Park communities. Mr. Woods stated that could be considered under the Capital Improvement Master Plan. Ms. Omengebar advised that Procurement is still in the selection phase for that project, and their target was November or sooner. She added that Land Use Plan Amendment is also still with Procurement.

Ms. Zamora stated that NW 7 Avenue needed to be resurfaced between Andrews Avenue and 16 Street. Mr. Woods indicated that would be addressed in the CIP. Ms. Zamora was encouraged to follow-up via email to her Commissioner.

Ms. Fleischman was thanked for her service; this would be her last meeting.

#### VIII. **Approval of Minutes – September 9, 2025 Regular Rescheduled Meeting**

**Motion** by Ms. Fleischman, seconded by Ms. Zamora, to approve the September 9, 2025 minutes as distributed. The motion passed unanimously by a voice vote.

**IX. Adjournment**

There being no further business before the Board, the meeting was adjourned at 8:22 p.m.

[Minutes prepared by K. Cruitt, Prototype, Inc.]