REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD

November 19, 2025 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

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i.	Call to Order/Roll Call Quorum	Rhoda Glasco F. Chair
ii.	Approval of Minutes - 10.14.2025 Minutes	NPF CRA Board
iii.	Request for Additional Funding Increase – V&R Family Enterprises, Corp. – Buildout of Mixed-Used Development 1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311 $100,000 CRA Property and Business Improvement Program	Eleni Ward-Jankovic CRA Staff
iv.	Old/New Business	Rhoda Glasco F. Chair
v.	Public Comments	Rhoda Glasco F. Chair
vi.	Adjournment	Rhoda Glasco F. Chair

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

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

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

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

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

CITY OF FORT LAUDERDALE

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

		Cumulative Attendance June 2025-May 2026	
Board Members	**Attendance**	**Present**	**Absent**
Rhoda Glasco Foderingham, Chair	A	2	1
Jinny Bissainthe	A	2	1
Jeffrey Burns	P	2	1
Sonya Burrows	P	3	0
Kenneth Calhoun	P	2	1
Noel Edwards	P	3	0
Marion Howard	P	2	1
Matthew Kohen	P	3	0
Christopher Murphy	A	1	2
Alfredo Olvera [Via Zoom]	P	3	0
John Quailey, Vice Chair	A	2	1
Brian Stafford	P	3	0
Mallory Sullivan	P	3	0

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

Staff
Vanessa Martin, CRA Business Manager
Lizeth DeTorres, Sr. Administrative Assistant
Eleni Ward Jankovic, Housing and Economic Development Manager
Bob Wojcik, Housing and Economic Development Manager
Clarence Woods, III, NPF CRA Manager
Tanya Bailey Watson, CRA Accounting Clerk
Jonelle Adderley, CRA Project Coordinator
Corey Richey, CRA Construction Manager
K. Cruitt, Prototype Inc. Recording Secretary

Others
Nancy Robin, Habitat for Humanity
Conchita Pleasant, Nefertiti's Secrets
Kevin Crowder, Business Flare
Alicia Alleyne, Business Flare

Communication to the CRA Board of Commissioners
None

I. Call to Order/Roll Call Chair Foderingham

Roll was called and a physical quorum was present.

Neither Chair Foderingham nor Vice Chair Quailey was present to run the meeting. Mr. Edwards volunteered.

Motion made by Mr. Kohen, seconded by Ms. Burrows, to appoint Mr. Edwards to Chair the meeting. Motion passed unanimously.

Motion made by Ms. Burrows, seconded by Mr. Stafford, to allow Mr. Olvera to attend the meeting via Zoom. Motion passed unanimously.

Mr. Edwards called the meeting to order at 3:02 p.m.

II. Approval of Minutes NPF CRA Board

- September 9, 2025 Minutes

Motion made by Mr. Howard, seconded by Mr. Kohen to approve the Board's September 9, 2025 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update Vanessa Martin
Business Manager

Ms. Martin indicated there were no major changes entering Fiscal Year 2026. They were still showing 33% of the $68.9 million had been dispersed, leaving approximately $46 million. They were currently working on the progress reports for an update at the next meeting. She had included a snapshot of their fiscal position for 2026 and was projecting that if the items on this agenda were approved, they would have approximately $219,000 left for incentives.

Ms. Burrows asked if there were any new projects Mr. Woods was considering clawing back. Mr. Woods stated they were constantly monitoring project benchmarks. He stated they had identified a couple that may need to be pulled back. He would keep the Board apprised.

IV. Disposition and Development of CRA Property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue for Permanent Owner-Occupied Affordable Housing-Acceptance of the Recommendation of the RFP Evaluation Committee to Award an Agreement to Bob Wojcik
CRA Staff

Broward County Habitat Community Housing Development Corporation for the Project

Mr. Wojcik reported that in 2021, the City of Fort Lauderdale transferred surplus scattered sites in the Northwest-Progresso-Flagler Heights Community Redevelopment (NPF CRA) area to the Fort Lauderdale Community Redevelopment Agency (CRA) for affordable housing and the properties were conveyed to the CRA at no cost. Florida Statutes require cities to prepare an inventory list of City-owned property that was appropriate for affordable housing, dedicated to permanent affordable housing, and must remain affordable to families not exceeding 120% of the Area Median Income (AMI). Mr. Wojcik stated on August 8, 2025, the CRA issued a Notice of Intent to accept proposals from Certified Community Housing Development Organizations (CHDO) and dispose of four CRA parcels for permanent owner-occupied affordable housing. The properties are located at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue. Except for the property donations, the CRA would provide no additional financial assistance for the project.

Mr. Wojcik stated on September 12, 2025, two proposals were received for the project, from Broward County Habitat Community Housing Development Corporation (BCHCHDC), and Fort Lauderdale Community Development Corporation. An Evaluation Committee was established and met on September 25, 2025 to review and score the proposals based on the Evaluation Criteria below as stated in the RFP.

RFP WEIGHED EVALUATION CRITERIA:

- The proposal is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP: 33 33%;
- It demonstrates quality construction, materials and features of the structure and site: 33.3%
- It demonstrates the financial capacity, development experience, qualifications and ability best suited to carry such proposal: 33.3%

Mr. Wojcik said the Evaluation Committee consisted of: Jonelle Adderley, CRA Planner, Eleni Ward-Jankovic, CRA Housing and Economic Development Manager, and Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager and State Certified General Contractor. The Evaluation Committee members unanimously scored BCHCHDC as the top ranked proposal and approved a motion to award them the project. He explained that BCHCHDC partners with Habitat for Humanity of Broward (HFHB) who has over 40 years of experience and a track record as a top affordable housing producer. BCHCHDC will manage the operation from inception to home closing to develop, construct, finance and close on the homes to be built on these sites. They function as a full-service non-profit organization leveraging their affiliation with HFHB to manage land development, construction, mortgage lending, homeowner readiness education,

selection, and continued family support, using this integrated approach to ensure long term sustainability and equitable home ownership.

Mr. Wojcik stated participating homebuyers provide sweat equity in lieu of a cash down payment. BCHCHDC directly addresses affordability through its affiliation with HFHB by serving as its own mortgage lender, providing low-interest rate mortgages, requiring no money down (excluding initial escrow cost) and not requiring Private Mortgage Insurance (PMI). These subsidies result in substantial up-front savings to families and over the life of the loan and payments received from existing homeowners are reinvested into future homes, creating a perpetual cycle of affordability. Restrictive covenants will govern these properties to keep them affordable over time for the target population.

Mr. Wojcik said BCHCHDC implements a competitive and rigorous selection process for homeowners and selected families participate in an intensive 12–18-month Future Homeowner Program. This program, combined with required “Sweat Equity Hours” (300 hours), prepares families for successful long-term homeownership. This extensive preparation along with ongoing support and loan servicing results in remarkably low foreclosure rates averaging under 1%. Homes are built cost effectively through leveraging partnerships, donors, access to national supply chains and product donations. Their work has evolved with progressive designs and a full portfolio of products from single to multi-family designs partnering with architectural talent to create homes that are not only beautiful, but value engineered to be affordable and sustainable.

Mr. Wojcik informed the Board that home design features include modern designs reflective of the surrounding community, lush landscaping with native plants, decorative stucco and designer paint schemes, marble window sills, concrete driveways, dimensional shingle roofs, wood cabinets, open floor plan design, chrome kitchen and bath features, master bath walk-in showers and bath tubs in the secondary bath, ceramic tile in high traffic living areas, Energy Star HVAC, water heater, refrigerator, dishwasher and electric range with self-cleaning oven, energy efficient modern light fixtures, washer-dryers. smoke and carbon dioxide detectors, low E impact exterior windows and doors and hurricane rated garage doors and extended two-foot overhangs. Homes are built to LEED building standards.

Recommendation

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee and award an agreement to Broward County Habitat Community Housing Corporation for the conveyance and development of the CRA property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue for affordable housing.

Mr. Calhoun said the designs looked great. He asked what the price of the houses would be. Nancy Robin, Habitat for Humanity, explained that they typically price the homes at the appraised value but they also considered what could be afforded and lent at 0%

interest.

Mr. Burns asked if there would be a recorded deed restriction or other requirements and Mr. Woods said there would be, for affordability and for the home to be owner-occupied.

MOTION made by Mr. Calhoun, seconded by Mr. Stafford, to approve the requested funding. Motion passed 9-0.

V. Request for Funding Increase – Pleasant Image Distributing, Inc. (d.b.a. "Nefertiti's Secrets") – 710 NW 5th Avenue, Unit 1071, Fort Lauderdale, Fl 33311 $26,800 – CRA Property and Business Improvement Program

Eleni Ward-Jankovic
CRA Staff

Ms. Ward-Jankovic reported the Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) had received an application from Pleasant Image Distributing, Inc. (d.b.a. "Nefertiti''s Secrets") for a funding increase for a project that was already toward the end of the build-out. The applicant, Conchita Pleasant, was requesting $26,800 for equipment and furnishings to finish the project. Ms. Pleasant is a distributor and developer of a premium line of natural hair care products scientifically formulated to promote healthy hair and scalp for all hair types and textures, especially after traumatic hair loss, such as chemotherapy. She has been selling the products online for 13 years. This project includes a new distribution and retail facility, a demonstration salon and community engagement space. The Applicant has previously received CRA funding assistance for this project from the PBIP program in February of 2024, in the amount of $98,100.00, through the administrative approval process. That amount was to cover 90% of the total build-out cost of $109,000.00. Since that first award, the project costs have increased to $139,000. The CRA's total contribution would be $124,900.

Recommendation

The Community Redevelopment Agency (CRA) staff recommends a funding increase for this project from the CRA Property and Business Improvement Program for the build-out of a natural hair care product distribution center, meeting space for customers as well as a hair salon, paving the road to a variety of business, employment and learning opportunities.

Ms. Pleasant said the brand was near and dear to her heart, as a cancer survivor. She provided the company's backstory and said she needed the extra funding to complete the project and attain her goal to create jobs in this community.

MOTION made by Ms. Burrows, seconded by Mr. Kohen, to approve the requested funding. Motion passed 9-0.

VI. Funding Request – Buildout of New CRA Office Space
The Adderley Apartments – 501 NW 7th Avenue, Fort Lauderdale, Fl. 33311
$750,000 – CRA Capital Improvements Fund

Eleni Ward-Jankovic
CRA Staff

Ms. Ward-Jankovic reported the Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) is requesting the Advisory Board's approval to allocate $750,000 from the CRA Capital Improvements Fund to complete the construction and interior build-out of new CRA office space located within The Adderley. The CRA has been located at 914 NW 6th Street since September 2016. The current four-year lease term began on June 30, 2021, and is set to expire on November 30, 2025, which coincided with the CRA's original sunset date, but the CRA had been extended to 2035.

Ms. Ward-Jankovic reminded the Board that in 2022, the CRA entered into a development Incentive program with West Village for construction of the Adderley, a mixed-use, affordable housing development and as part of that program, the developer agreed to preserve 4,000 square feet of ground floor space for the CRA's exclusive use. the CRA or its successors could lease the space for a minimum of five years with two five-year extensions, at a rate of $10 per square foot. The CRA can also sublease he space as it sees fit.

Ms. Ward-Jankovic explained that the CRAs current monthly rent is $13,567, inclusive of CAM, for a yearly total of $162,810. The space in the Adderley building would cost $40,000 per year, plus CAM, a substantial savings that could be redirected toward community programs and redevelopment initiatives. The requested $750,000 in Capital Improvements funding will be financed through contributions of $600,000 from the NPF CRA and $150,000 from the Central City CRA.

Recommendation
Staff respectfully recommends that the CRA Advisory Board approve the allocation of $750,000 from the CRA Capital Improvements Fund to complete the design and build-out of the new CRA offices within The Adderley building.

Mr. Woods said the deal with the developer included allowing Invest Fort Lauderdale to occupy the space as well. The savings in rent would go to Invest Fort Lauderdale, not the CRA or the City. Ms. Martin had calculated that the breakeven point for the rent savings versus the investment was approximately five years.

Mr. Woods said the space was on the northeast corner of the building. He said they had just hired an architect to start plans, which would take four to six weeks. Corey Richey, CRA Construction Manager, said all systems had already been brought there and they just needed to hook up. Mr. Woods clarified that contractors would have a local hiring requirement.

Mr. Kohen asked if they had considered any alternatives and Ms. Martin said they had worked with the City Manager's office and there were no comparables in the CRA.

MOTION made by Mr. Kohen, seconded by Mr. Burns, to approve the requested funding. Motion passed 9-0.

Ms. Burrows asked about leasing the additional space to the community. Mr. Woods said Invest Fort Lauderdale would control the subleases to the community elsewhere; the CRA needed the space in the Adderley.

VII. Recommendation to approve the Updated Redevelopment Plan — Jonelle Adderley, CRA Staff

Ms. Adderley requested approval of the amended and restated CRA Redevelopment Plan. This was required after the CRA was extended for 10 years. To fulfill this requirement, the CRA had retained Business Flare, LLC to prepare the Amended Plan in collaboration with staff, City departments, and community stakeholders.

Kevin Crowder, owner of Business Flare, said Alicia Alleyne, their COO, was a resident of the CRA. He said they had listened to what they heard in the survey and in the community. They had considered economic development; housing; the legacy community; displacement concerns; transportation, transit and parking; safety and the overall capital plan. He said this would probably be their ten-year plan.

RECOMMENDATION

Staff recommends that the Northwest-Progresso-Flagler Heights Community Advisory Board make a recommendation to the Community Redevelopment Agency Board of Commissioners to approve the Northwest-Progresso-Flagler Heights Amended and Restated Community Redevelopment Plan ("Amended Plan").

MOTION made by Mr. Stafford, seconded by Mr. Kohen, to approve the requested funding. Motion passed 9-0.

VIII. Old/New Business

Ms. DeTorres informed the Board that Commissioner Pitman had requested the meetings be televised but the AV team was not available on November 15 so the meeting should be rescheduled to November 5 or November 19.

Board members discussed the alternate dates for the November meeting.

MOTION made by Mr. Calhoun, seconded by Mr. Stafford, to change the November meeting date to November 19. Motion passed 9-0.

IX. Public Comments

None

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:03 PM.

The next regular NPF-CRA meeting will be held **Wednesday – November 19, 2025.**

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

Minutes by J. Opperlee, Prototype Inc.

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: November 19, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

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

SUBJECT: Request for Additional Funding Increase – V&R Family Enterprises, Corp.
Buildout of Mixed-Use Development
1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311
$100,000 CRA Property and Business Improvement Program

REQUEST FOR FUNDING INCREASE

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA) has received a request from V&R Family Enterprises, Corp. for a final funding increase to complete the build-out of the existing two-story building located at 1227 Sistrunk Boulevard. The project consists of a community event hall on the ground floor and five affordable housing units on the second floor. The requested additional funding, a $100,000 forgivable loan, will enable the project's completion and will be provided through the CRA's Property and Business Improvement Program (PBIP). The total CRA loan will be secured by a first mortgage on the property for a period of five years.

A copy of the Location Map; Broward County Property Appraiser Information; Updated Project Cost and Funding Breakdown; Advisory Board Meeting Minutes, dated May 13, 2025, and Architectural Plans of the proposed development are attached as Exhibits 1 through 5.

BACKGROUND

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

development contributing to housing access and community engagement. Initially, the total project cost was estimated at $735,755. The original CRA contribution represented approximately 47% of the total project cost, with the applicant carrying the remaining 53%.

Due to unforeseen increases in construction costs, materials, and equipment, as well as pandemic-related delays, the Applicant was approved on November 7, 2023, for a $400,000 funding increase. This adjustment brought the total estimated project cost to $1,100,000, of which the CRA's total contribution of $750,000 represented approximately 67% of the overall project cost.

Despite effective use of the total approved $750,000 to date, unforeseen construction challenges have necessitated an additional funding request to complete this vital project. Roofing issues and structural deficiencies in the old building required extensive repairs beyond the original scope. Now that the demolition is complete and the building is under construction, it became apparent that structural changes were necessary due to the building's age and poor condition. These change orders include the following:

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

On May 13, 2025, the Advisory Board approved a second funding increase in the amount of $375,000 to address additional unforeseen project expenses. Since that time, the

general contractor has provided a final accounting of the total project cost necessary to ensure full completion. An additional $100,000 is required to finalize the building, allocated as follows:

- $15,000 for engineering, architectural, and design services associated with unanticipated conditions
- $35,000 for relocation of electrical service from overhead to underground
- $25,000 for required waterproofing of the windows, as directed by the inspector and Building Department
- $15,000 for installation of epoxy flooring in the electrical room

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

The Applicant is now requesting a final funding increase totaling $475,000 through the Property and Business Improvement Incentive Program (PBIP), which includes the previously approved $375,000 increase and an additional $100,000 under this request. With this adjustment, the total project cost is now estimated at $1,594,268. The CRA's total contribution of $1,225,000 will represent approximately 76% of the current construction cost, while the Applicant will contribute the remaining $369,268, or 24% of the total project cost.

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

We believe this project will be a catalyst for positive change on Sistrunk Boulevard, attracting new businesses, residents, and visitors while preserving the cultural heritage of the neighborhood. The additional final funding will enable the applicant to overcome

the current challenges and deliver a project that meets the high standards our community deserves.

SOURCES		**USES**	
Total CRA Funding	$1,225,000.00	Updated Construction Cost	$1,544,268.00
Applicant Contribution	369,268.00	Permitting and Fees	25,000.00
TOTAL	**$1,594,268.00**	**TOTAL**	**$1,594,268.00**

Sistrunk Boulevard is a CRA Focus Area which requires a funding match from applicants but allows for flexibility in the maximum funding limits under the CRA Façade Improvement Program and Property Improvement Program. Under the Façade Improvement Program, these funding limits are 100 percent (100%) of the first $75,000 and 95 percent (95%) of the cost between $75,000 and $125,000, not to exceed $125,000. Under the Property Improvement Program, funding limits are 90 percent (90%) of the project cost, not to exceed $225,000. The CRA Board can increase these limits on a case-by-case basis in the Focus Area.

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

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

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends an additional funding increase for this project from the CRA Property and Business Improvement Program for the build-out of the mixed-use building, which includes an event space and five apartments, not to exceed $100,000.00, for a total CRA forgivable loan contribution of $1,225,000.00.

Attachments

Exhibit 1: Location Map
Exhibit 2: Broward County Property Appraiser Information for 1227 NW 6th Street, Ft. Lauderdale, FL 33311
Exhibit 3: Updated Project Cost and Funding Breakdown
Exhibit 4: Architectural Plans
Exhibit 5: Advisory Board Meeting Minutes, dated May 13, 2025

L.A. Lee YMCA Mizell Community Center
Site of the proposed V&R Family Enterprises Special Event Hall and Apartments
Smitty's Wings Sistrunk
Provident Park
NW 14TH TER
NW 14TH AVE
NW 13TH TER
NW 12TH AVE
NW 6TH ST
NW 14TH TER
NW 14TH AVE
NW 13TH AVE
NW 12TH AVE

Click here to display your 2024 TRIM Notice.

Site Address	1227 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 04 0090
Property Owner	VIRGIL L & ROSA M BOLDEN TR	Millage	0312
Mailing Address	401 NW 15 AVE FORT LAUDERDALE FL 33311	Use	10-01

Abbreviated Legal Description	HOME BEAUTIFUL PARK 2-47 B LOT 13 LESS RD BLK A

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

It'S IMPORTANT THAT YOU KNOW:

The 2025 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$193,250		$193,250	$193,250	
2024	$181,170	$44,140	$225,310	$224,900	$7,344.14
2023	$66,430	$138,030	$204,460	$204,460	$6,941.69

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$193,250	$193,250	$193,250	$193,250
Portability	0	0	0	0
Assessed/SOH	$193,250	$193,250	$193,250	$193,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$193,250	$193,250	$193,250	$193,250

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
12/15/2020	D-T	$100	116929597
10/3/2013	WD*-T	$100	111885492
6/18/2007	WD*-Q	$326,000	44296 / 1449
5/31/2005	SW*	$350,000	39784 / 328
1/9/2004	CE*	$165,000	36766 / 152

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$32.00	6,039	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						6039		

Louis Sparks Construction, Inc

REQUEST FOR CHANGE ORDER

November 5, 2025

WE HEREBY REQUEST A CHANGE ORDER FOR THE FOLLOWING:

Unforeseen Circumstances- as discussed with the Architect and Engineer during the walk-through- Roof Removal, Walkway Ceiling Removal, Bar Joist Wire Brushing, Relocation of Electrical Service from Overhead to Underground, Waterproofing of Windows and Epoxy Flooring

- Working off Scissor Lifts

  CO PRICE $2,088.00

- Remove and Dispose of Approx. 2,480 SF Roof Main Building down to the Bar Joists

  CO MAIN ROOF PRICE $17,250.00

- Working off Baker Scaffolds

  CO MAIN ROOF PRICE $24,050.00

- Remove Stucco and Lathe Ceiling upstairs over walkway between stairs

  CO STUCCO & LATHE PRICE $19,000.00

- Unforeseen Circumstances – Asbestos Abatement

  CO ASBESTOS ABATEMENT $12,600.00

- Clean all bar joists in main building both floors with wire brushes Approx. 4,960 SF (painting by others) working off ladders, baker scaffolds and scissor lifts

  CO WIRE BRUSH PRICE $21,780.00

- Supply new metal decking for 27 Sq Roof

  CO Metal decking $35,581.00

- Cutting out the west hall to install new windows and doors. Braces and shoring were installed to stabilize the building and prevent a collapse.

  CO West Hall Demo and Cut Out $22,700.00

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

- Reroof 2480 sq/ft main building

CO Reroof $75,500.00

- Additional month of general conditions

CO General Conditions $32,451.00

- Demolish exterior soffit and reinstall to match the new exterior walls of the apartment. **CO Soffit replacement $5,500.00**

- Demolish the apartment interior walls that were 4" CMU and replace with walls with metal framing. **CO Metal framing $6.000.00**

- The rear wall did not have reinforcing steel in the CMU wall and the structural engineer instructed to install reinforcing steel vertical bars and grout the entire wall. **CO Reinforcing steel $75,000.00**

- The structural engineer instructed us to provide an additional curb at the roof of the rear block wall for the roof joist to sit on. **CO Rear Roof $15,000.00**

- The Engineer changed the steel joist seat from 10" to 12" so that the steel joist can properly sit in the angle. **CO Steel angle $5,500.00**

- Waterproofing **CO Waterproofing $5,000.00**

• Engineering, architectural, and design services associated with unanticipated conditions	$20,000.00
• Relocation of electrical service from overhead to underground	$40,000.00
• Waterproofing of windows, as directed by the Inspector and Building Department	$25,000.00
• Installation of epoxy flooring in the electrical room	$15,000.00

TOTAL CHANGE ORDER **$475,000.00**

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

Date: November 5, 2025 Printed Name: Louis Sparks

Executed Name:

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

Louis Sparks Construction, Inc

CHANGE ORDER

November 5, 2025

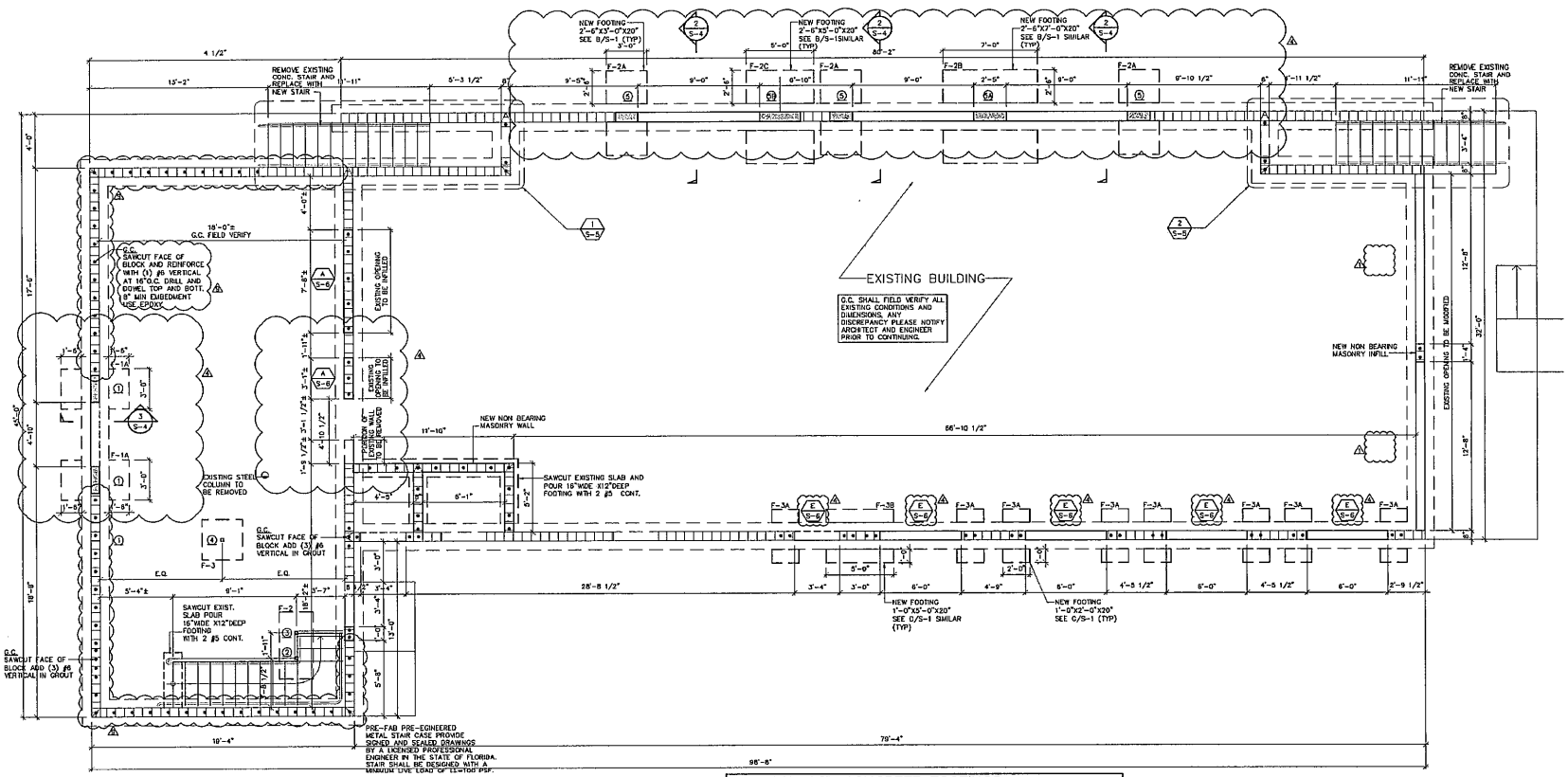
WE HEREBY REQUEST A CHANGE ORDER FOR THE FOLLOWING:

Unforeseen Circumstances- as discussed with the Architect and Engineer during the walk-through. It has been recommended that the electrical service be relocated from overhead to underground, the windows be waterproofed and epoxy flooring be installed in the electrical room.

1. Engineering, architectural, and design services associated with unanticipated conditions	$20,000.00
2. Relocation of electrical service from overhead to underground	$40,000.00
3. Required waterprooling of the windows, as directed by the inspector and Building Department	$25,000.00
4. Installation of epoxy flooring in electrical room	$15,000.00
TOTAL CHANGE ORDER	$100,000.00

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

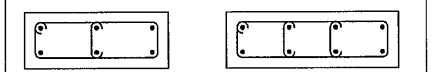
CamScanner



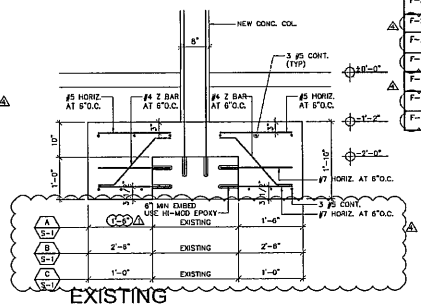
COLUMNS

WHERE VERTICAL STEEL IS SPACED 8"O.C. OR MORE HAIR PINS SHALL BE REQUIRED

MARK	SIZE	VERT / CAP PLATE	TIES / BOTT. PLATE	REMARKS
①	8" X 24"	6 #8	#3 AT 8"O.C.	
②	TS 3" X 3" X 1/2"	BY STAIR ENGINEER	8" X 8" X 3/4" (4) 3/4"Ø A.B.	
③	TS 3" X 3" X 1/2"	BY STAIR ENGINEER	8" X 8" X 3/4" (4) 3/4"Ø A.B.	
④	TS 3" X 3" X 1/2"	8" X 4" X 3/4" FULLY WELDED	8" X 8" X 3/4" (4) 3/4"Ø A.B.	
⑤	8" X 20"	6 #7	#3 AT 8"O.C.	DRILL AND DOWEL TOP AND BOTT. X 8"EMBED.
⑤A	8" X 28"	8 #7	#3 AT 8"O.C.	DRILL AND DOWEL TOP AND BOTT. X 8"EMBED.
⑤B	8" X 36"	8 #7	#3 AT 8"O.C.	DRILL AND DOWEL TOP AND BOTT. X 8"EMBED.



COLUMN TYPES



EXISTING FOOTING REINFORCING

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

REINFORCED CONCRETE FOOTINGS

CORNER BARS SHALL BE REQUIRED AT ALL FOOTING INTERSECTIONS AT 30 EACH DIRECTION

MARK	SIZE	CONT	SW	LW	REMARKS
F-1A	1'-6" X 3'-0" EACH FACE OF EXIST FTG.				SEE A/S-1
F-2	5'-0"LONG X 2'-6" X 18"	#5 AT 8"O.C. TOP & BOTT.	#5 AT 8"O.C. TOP & BOTT.		
F-2A	2'-6" X 3'-0" EACH FACE OF EXIST FTG.				SEE B/S-1
F-2B	2'-6" X 7'-0" EACH FACE OF EXIST FTG.				SEE B/S-1 SIMILAR
F-2C	2'-6" X 5'-0" EACH FACE OF EXIST FTG.				SEE B/S-1 SIMILAR
F-3	3'-0" X 3'-0" X 12"		4 #5	4 #5	
F-3A	1'-0" X 2'-0" EACH FACE OF EXIST FTG.				SEE C/S-1
F-3B	1'-0" X 5'-0" EACH FACE OF EXIST FTG.				SEE C/S-1 SIMILAR

G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ANY DISCREPANCY PLEASE NOTIFY ARCHITECT AND ENGINEER PRIOR TO CONTINUING.

PER F.B.C. 2017, 6TH EDITION
ASCE 7-10
V=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.6 MPH
EXPOSURE =C
RISK CATEGORY =II
ENCLOSED BUILDING
GCPi=±0.18
ROOF MEAN HEIGHT
Kz =0.90
Kd =0.85
A =5FT

MODIFICATOIN TO EXISTING BUILDING FIRST LEVEL

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

1) ELEVATION TOP OF EXISTING FOOTINGS TO BE -2'-0" G.C. FIELD VERIFY ASSUMED DATUM ±0'-0" IS EQUAL TO FINISHED FLOOR SLAB.
2) PROVIDE 1 #8 VERTICAL IN FILLED CELL ADJACENT TO ANY WINDOW AND DOOR OPENINGS WHERE NO COLUMN IS INDICATED. REINF. TO EXTEND FROM FOUNDATION TO BEAM ABOVE.
3) ALL MASONRY WALLS TO HAVE #9 LADDER TYPE DURO WALL HORIZONTAL J OINT REINFORCING EVERY 2ND BLOCK COURSE. EXTEND REINFORCING MINIMUM 4' INTO CONC COLUMNS.
4) ALL SLOPES, DRAINS AND RECESSES IN FLOOR SLAB, COORDINATE W/ ARCH. AND MECHANICAL DRAWINGS PRIOR OF POURING FLOOR SLAB.
5) • INDICATES 1 #8 VERTICAL INFILLED CELL. AT AS SHOWN (TYP.); DRILL AND DOWEL TOP AND BOTT. 6" MINIMUM EMBEDMENT USE HI-MOD EPOXY
6) WHERE TWO FOOTINGS INTERSECT PROVIDE (3) #7 AT 8"O.C. TOP AND BOTTOM X 4'-0"LONG CENTER AT INTERSECTION (TYP)

SAAD ELIA EL-HAGE CONSULTING ENGINEERS, INC.
SAAD ELIA EL-HAGE P.E. #42550
CERTIFICATE OF AUTHORIZATION #00006801
JOB# 518-034

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Manuel Synalovski, AIA
AR 0011623
SEAL
LICENSE NO. AA16001863

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE

#	DATE	DESCRIPTION
1	08/31/2018	PLANS SUBMITTAL FOR PERMIT
2	09/21/2018	EXTRA ADDITIONAL CONDITIONS
3	10/01/2018	OWNER EDITS
4	10/31/2018	PERMIT REVISIONS

DESIGN DELIVERABLE:
ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1535-180425
DRAWN BY: CAP
CHECKED BY: SEH

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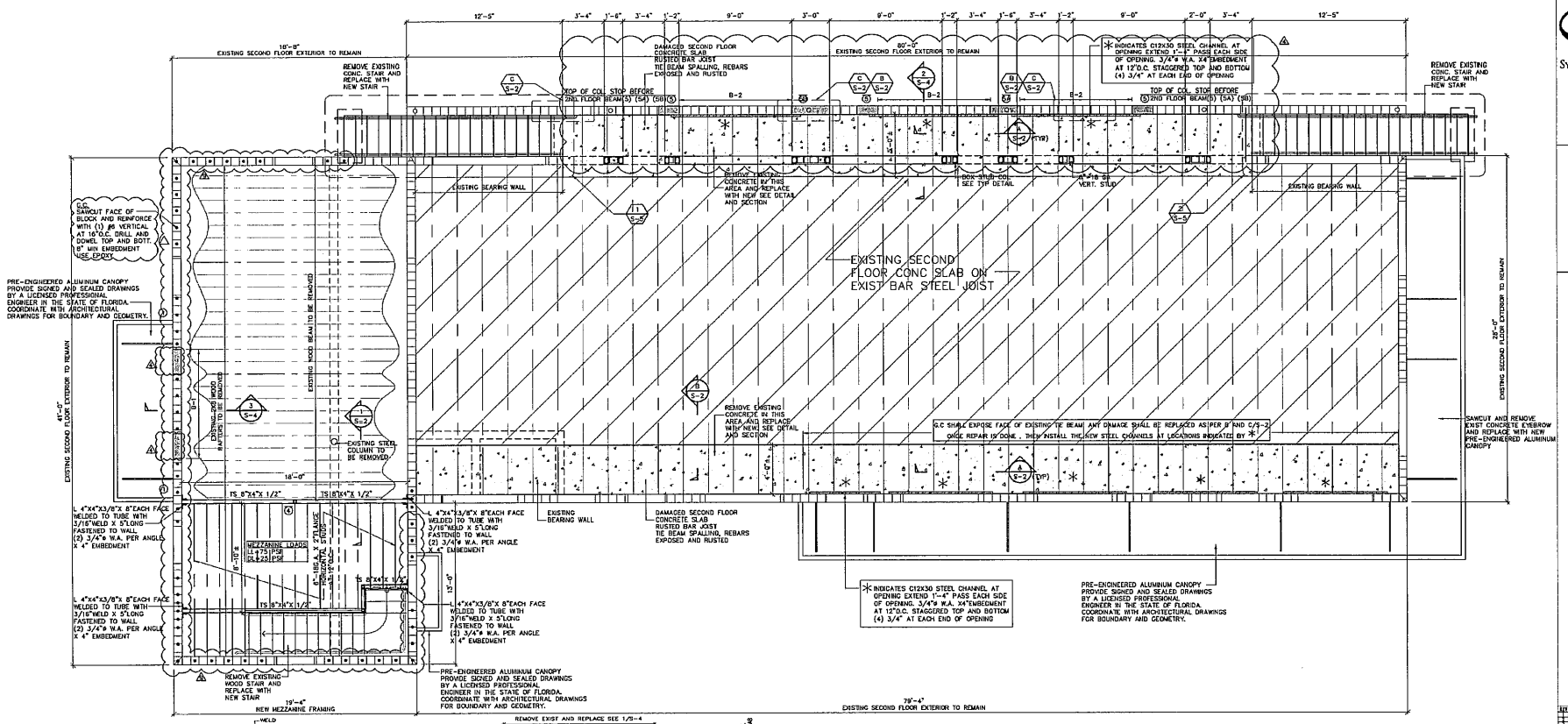
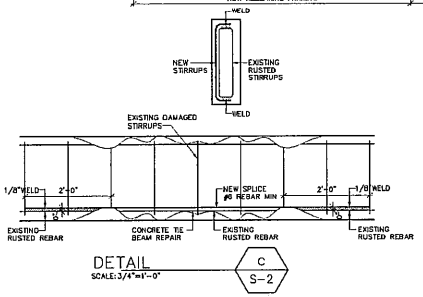
SHEET TITLE:
FIRST FLOOR AND FOUNDATION

SHEET NUMBER:
S-1

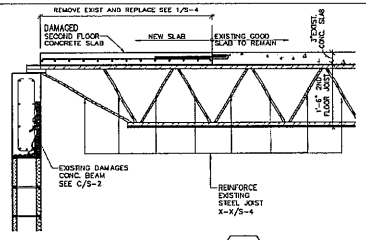




DETAIL C S-2
SCALE: 3/4"=1'-0"

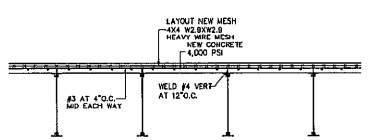
DAMAGED CONCRETE BEAM REPAIR NOTES:

1. CHIP EXIST DAMAGED AND SPALLED CONCRETE (CHIP UNTIL U REACH SOUND CONCRETE)
2. EXPOSE EXISTING REBARS (ALL RUSTED REBARS AND STIRRUPS HAS TO BE EXPOSED)
3. SAND BLAST THE REMAINING STEEL
4. WIRE BRUSH ALL RUSTED STEEL AND CLEAN IT
5. PROVIDE #6 HORIZONTAL REINFORCING ADJACENT TO EXISTING RUSTED ONE (EXTEND 2'-0" PASS RUST, WELD WITH 1/8" THICK X 1" LONG EVERY 3"O.C.)
6. PROVIDE #6 OPEN STIRRUPS WELD TO EXISTING RUSTED ONE, OVERLAP 4"MIN USE 1/8" FULLY WELD
7. APPLY BONDING AGENT.
8. APPLY SIKA ADD MIXTURE CONCRETE 5,000 PSI MIN

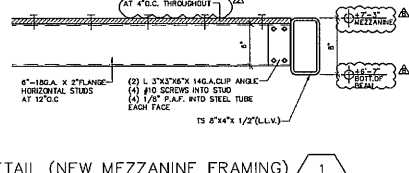


DETAIL B S-2
SCALE: 3/4"=1'-0"

* REINFORCING OF EXISTING JOIST
* REPAIR OF EXISTING TIE BEAM



DETAIL (EXIST 2ND FLOOR) A S-2
SCALE: 3/4"=1'-0"



DETAIL (NEW MEZZANINE FRAMING) 1 S-2
SCALE: 3/4"=1'-0" (HORIZONTAL STUD TO FACE OF STEEL TUBE)

MODIFICATOIN TO EXISTING 2ND FLOOR

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

1. SHORE UP EXISTING STEEL JOIST
2. CHIP CONCRETE TIE BEAM AND REMOVE SPALLING CONCRETE
3. CHIP AROUND RUSTED REBARS AND PASS 12"EACH END
4. CLEAN OUT ALL DUST AND DEBRIS
5. WELL #6 HORIZONTAL TO EXIST.
6. APPLY BONDING AGENT
7. APPLY SEALANT

PER F.B.C. 2017, 6TH EDITION
ASCE 7-10
V=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.6 MPH
EXPOSURE =C
RISK CATEGORY = II
ENCLOSED BUILDING
GCPI=±0.18
ROOF MEAN HEIGHT
Kz =0.90
Kd =0.85
A = 161

G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ANY DISCREPANCY PLEASE NOTIFY ARCHITECT AND ENGINEER PRIOR TO CONTINUING.

SAAD ELIA EL-HAGE CONSULTING ENGINEERS, INC.
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SAAD EL-HAGE P.E. #42559
CERTIFICATE OF AUTHORIZATION #00008601
JOB# S18-034

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Manuel Synalovski, AIA
AR 0011698
SEAL

LICENSE NO. AA26001863

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

KEY	DATE	DESCRIPTION
1	08-31-18	PER CITY COMMENTS
2	09-14-18	PER CITY COMMENTS
3	09-28-18	PER CITY COMMENTS
4	10-01-18	PER CITY COMMENTS
5	10-10-18	PER CITY COMMENTS
6	10-31-18	PER CITY COMMENTS

DESIGN DELIVERABLE:

ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1535-180425

DRAWN BY: CAP

CHECKED BY: SEH

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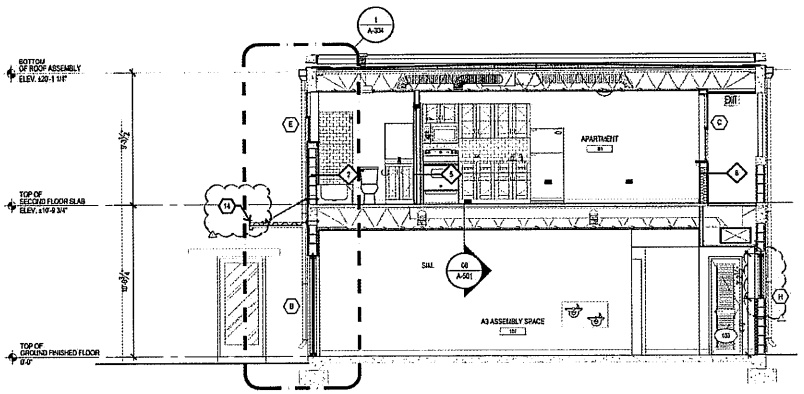
SHEET TITLE

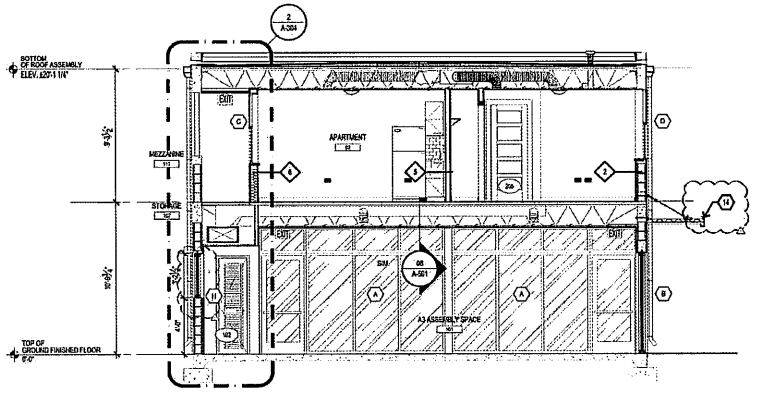
EXISTING 2ND FLOOR

SHEET NUMBER

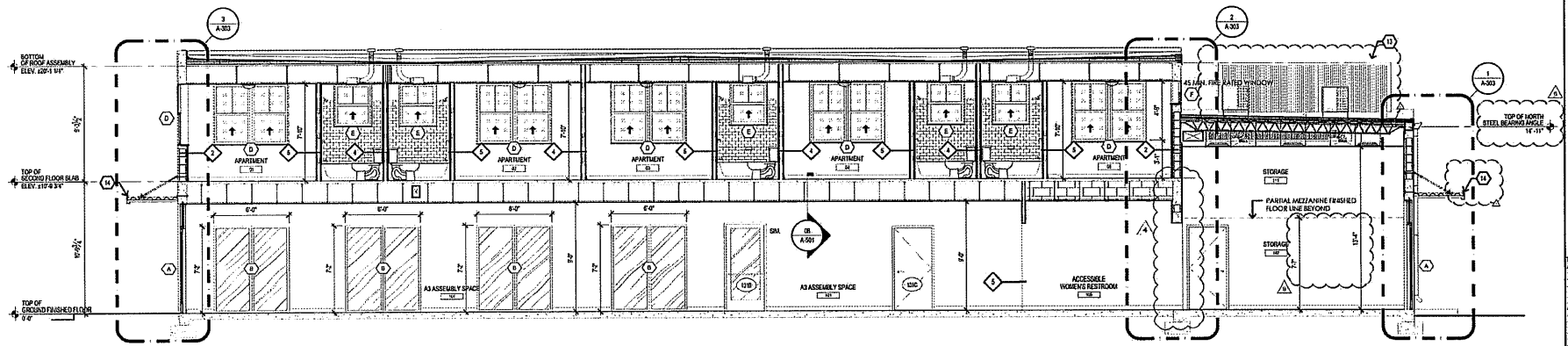
S-2



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



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



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

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
2. THE CONTRACTOR IS RESPONSIBLE TO REFER TO PROTECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTES AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR SITUATION REGARDING THE SHELL MUST BE ADDRESS BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
4. PLUMBING FIXTURES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET G-501 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
6. ALL MEASUREMENTS ARE MINIMUM TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT AN RFI TO THE ARCHITECT OF RECORD FOR CLARIFICATION.
7. COORDINATE WITH ELECTRICAL CONTRACTOR ALL WALL WIRING DEVICES AND FIRE ALARM DEVICES PRIOR TO FINISHING WALLS.
8. ALL DRYWALL FURRING AND PARTITIONS ARE TO BE FINISHED TO A LEVEL 4. THE PREPARED SURFACE SHALL BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECTS APPROVAL.

KEYNOTES

1. 08 11 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES ON SHEET A-601.
2. 08 41 26 ALL-GLASS ENTRANCES AND STOREFRONTS - SEE SHEET A-502 FOR ELEVATION AND DETAILS.
3. 08 42 13 ALUMINUM-FRAMED ENTRANCES - ALUMINUM AND GLASS INTERIOR ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
4. 08 71 00 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
5. 09 21 16 GYPSUM BOARD ASSEMBLIES & 09 22 16 NON-STRUCTURAL METAL FRAMING SEE DETAILS @ A-502 FOR CEILING ASSEMBLIES.
6. 09 51 00 ACOUSTICAL CEILINGS - REFER TO SHEET A-501 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR ACOUSTICAL CEILING SPECIFICATIONS
7. 09 53 00 ACOUSTICAL CEILING SUSPENSION ASSEMBLIES. ALL HANGERS MUST BE ATTACHED TOP CORD OF STEEL JOIST.
8. 09 65 13.13 RESILIENT BASE - REFER TO SHEET A-601 FOR FLOOR AND WALLS FINISH SCHEDULE.
9. 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE.
10. 12 35 30.13 KITCHEN CASEWORK. SEE KITCHEN CABINETS ELEVATIONS AND SECTIONS FOR DETAILS.
11. 26 00 00 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
12. 26 51 00 INTERIOR LIGHTING - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. ALL LIGHT FIXTURES MUST BE AS PER SCHEDULE OR APPROVED EQUAL. SUBMIT SUBSTITUTIONS FOR APPROVAL.
13. HVAC EQUIPMENT ROOFTOP SCREEN, 24GA STEEL 9" DEEP RIB OVER HORIZONTAL STEEL HI HATS AND 2" SQUARE STEEL COLUMNS. FINISH: FACTORY APPLIED KYNAR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED NOA DOCUMENTS.
14. STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED NOA DOCUMENTS. UNDER SEPARATE PERMIT.

1 SECTION KEYNOTES
NO SCALE

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www.synalovski.com
Manuel Synalovski, AIA
AR 0011609
SEAL
LICENSE NO. AA26001853

EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING

1221 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

NO	DATE	DESCRIPTION
1	12/18/24	PERMIT SET REV 1

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

PROJECT NUMBER: 1935-180425
DRAWN BY: AG
CHECKED BY:

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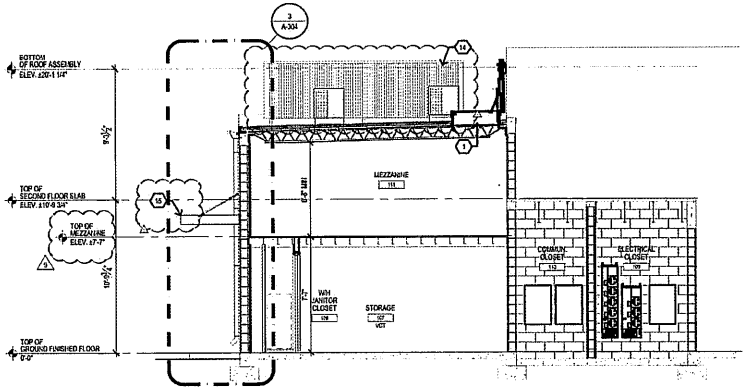
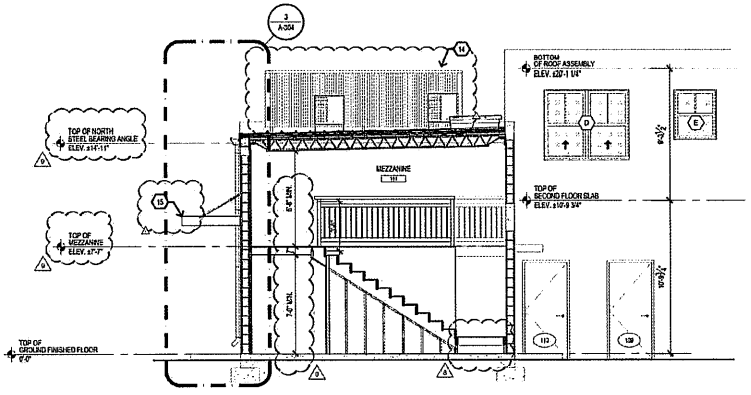
SHEET TITLE:
BUILDING SECTIONS

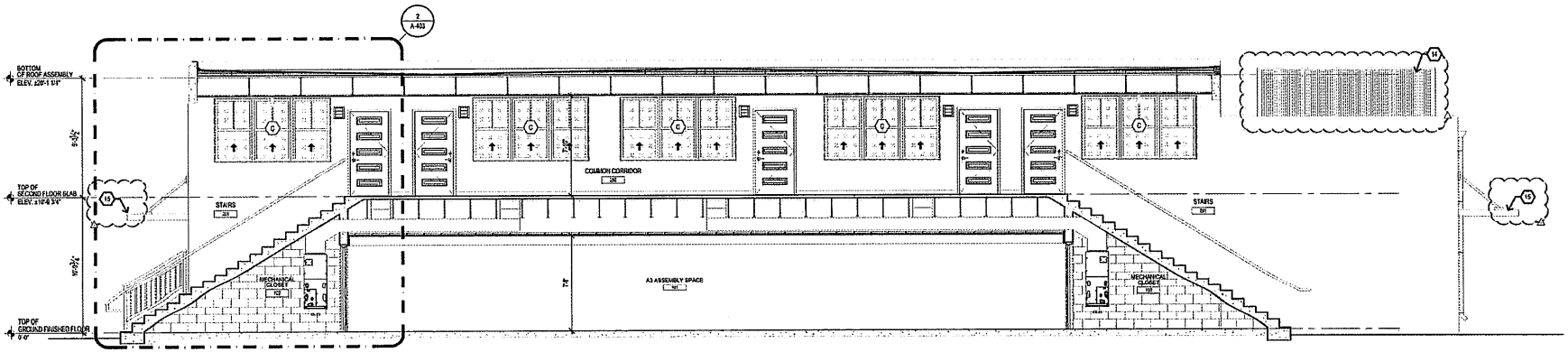
SHEET NUMBER:
A-301



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



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



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

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
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3. EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
4. PLUMBING FIXTURES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET G-501 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
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7. COORDINATE WITH ELECTRICAL CONTRACTOR ALL WALL WIRING DEVICES AND FIRE ALARM DEVICES PRIOR TO FINISHING WALLS.
8. ALL DRYWALL FURRING AND PARTITIONS ARE TO BE FINISHED TO A LEVEL 4. THE PREPARED SURFACE SHALL BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECTS APPROVAL

KEYNOTES

1. 07872 33 ROOF HATCH - SEE STRUCTURAL PLANS FOR SUPPORT.
2. 08 11 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES ON SHEET A-601.
3. 08 41 26 ALL-GLASS ENTRANCES AND STOREFRONTS - SEE SHEET A-502 FOR ELEVATION AND DETAILS.
4. 08 42 13 ALUMINUM-FRAMED ENTRANCES - ALUMINUM AND GLASS INTERIOR ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
5. 08 71 00 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
6. 09 21 16 GYPSUM BOARD ASSEMBLIES & 09 22 16 NON-STRUCTURAL METAL FRAMING SEE DETAILS @ A-502 FOR CEILING ASSEMBLIES.
7. 09 51 00 ACOUSTICAL CEILINGS - REFER TO SHEET A-501 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR ACOUSTICAL CEILING SPECIFICATIONS
8. 09 53 00 ACOUSTICAL CEILING SUSPENSION ASSEMBLIES. ALL HANGERS MUST BE ATTACHED TOP CORD OF STEEL JOIST.
9. 09 65 13.13 RESILIENT BASE - REFER TO SHEET A601 FOR FLOOR AND WALLS FINISH SCHEDULE.
10. 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE.
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12. 26 00 00 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
13. 26 51 00 INTERIOR LIGHTING - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. ALL LIGHT FIXTURES MUST BE AS PER SCHEDULE OR APPROVED EQUAL. SUBMIT SUBSTITUTIONS FOR APPROVAL.
14. HVAC EQUIPMENT ROOFTOP SCREEN, 3KGA STEEL 3" DEEP RIB OVER HORIZONTAL STEEL HI-HATS AND 3" SQUARE STEEL COLUMNS, FINISH: FACTORY APPLIED KYNAR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED NOA DOCUMENTS.
15. STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED NOA DOCUMENTS. UNDER SEPARATE PERMIT.

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

REV	DATE	DESCRIPTION
1	12/18/24	PERMIT SET REV 1
2	01/17/25	PER CITY COMMENTS 1/15
3	02/28/25	PER CITY COMMENTS 2/28
4	03/31/25	PER CITY COMMENTS 3/31
5	04/30/25	PER CITY COMMENTS 4/30
6	05/30/25	PER CITY COMMENTS 5/30
7	06/30/25	PER CITY COMMENTS 6/30

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

PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:

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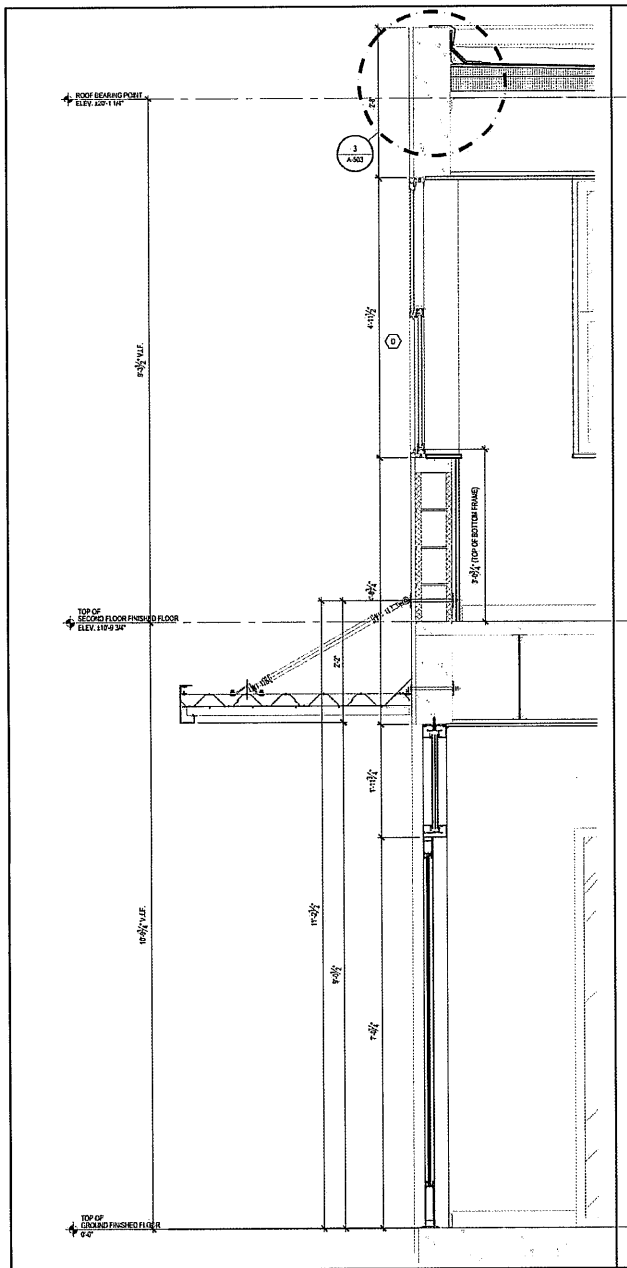
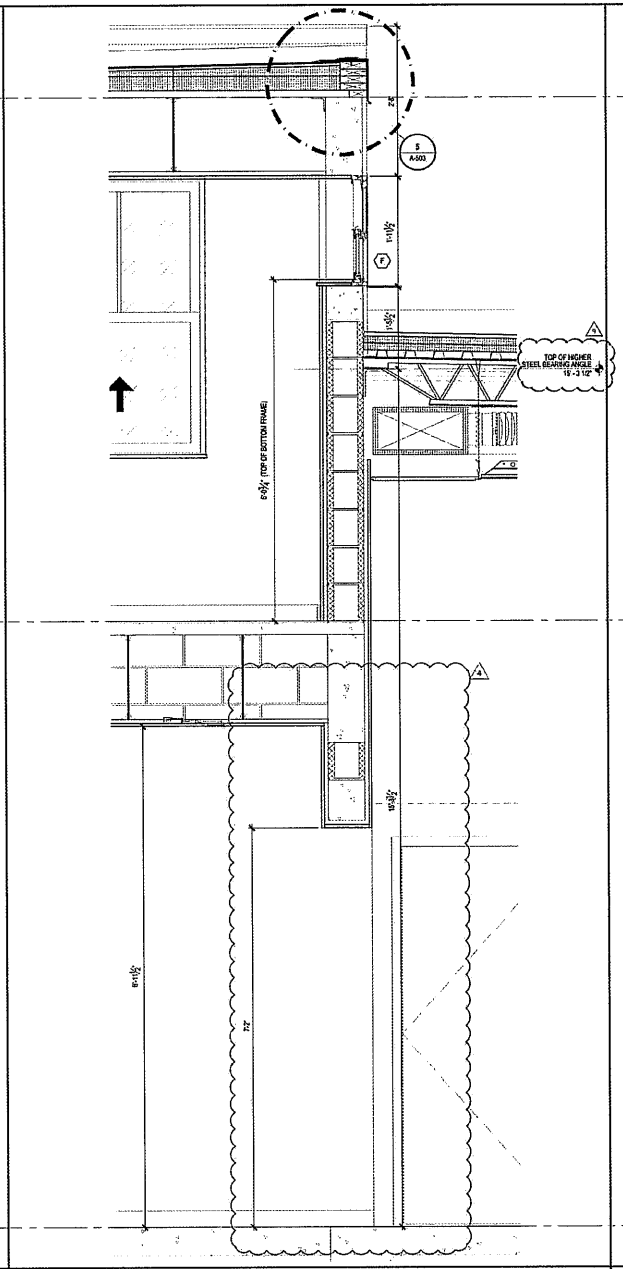
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A-302



3 RENOVATION PLAN KEYNOTE LEGEND
NO SCALE



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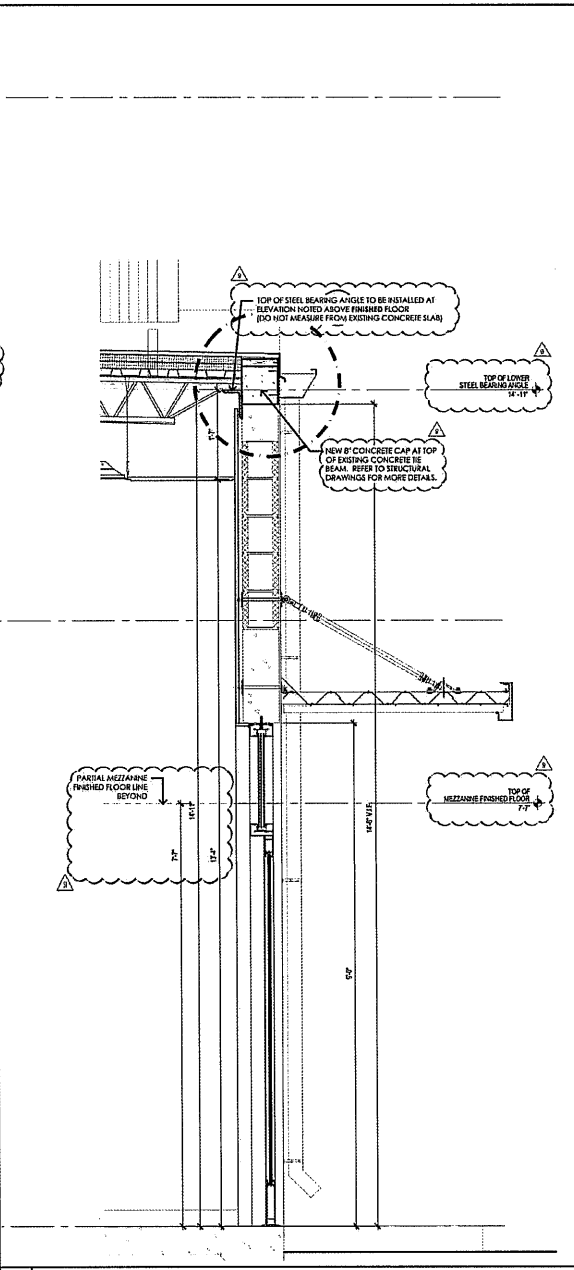

1 SYMBOL LEGEND
NO SCALE

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EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	DATE	DESCRIPTION
1	12/18/24	PERMIT SET REV 1
2	03/07/25	CAPITOL PORTAL PERMIT SET

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

PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:

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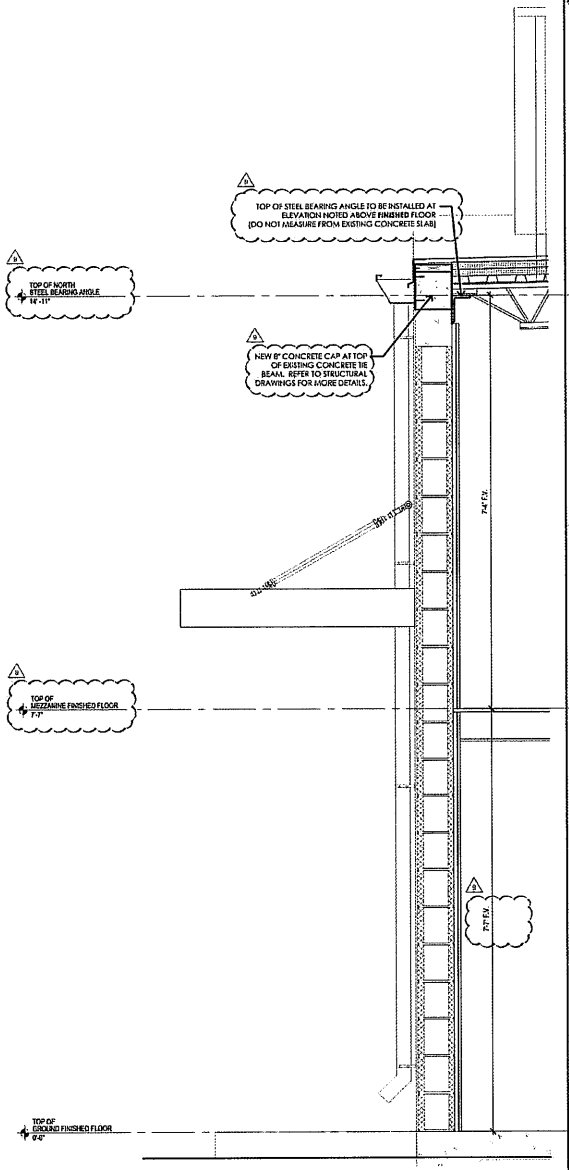
SHEET TITLE:
BUILDING WALL SECTIONS

SHEET NUMBER:
A-303



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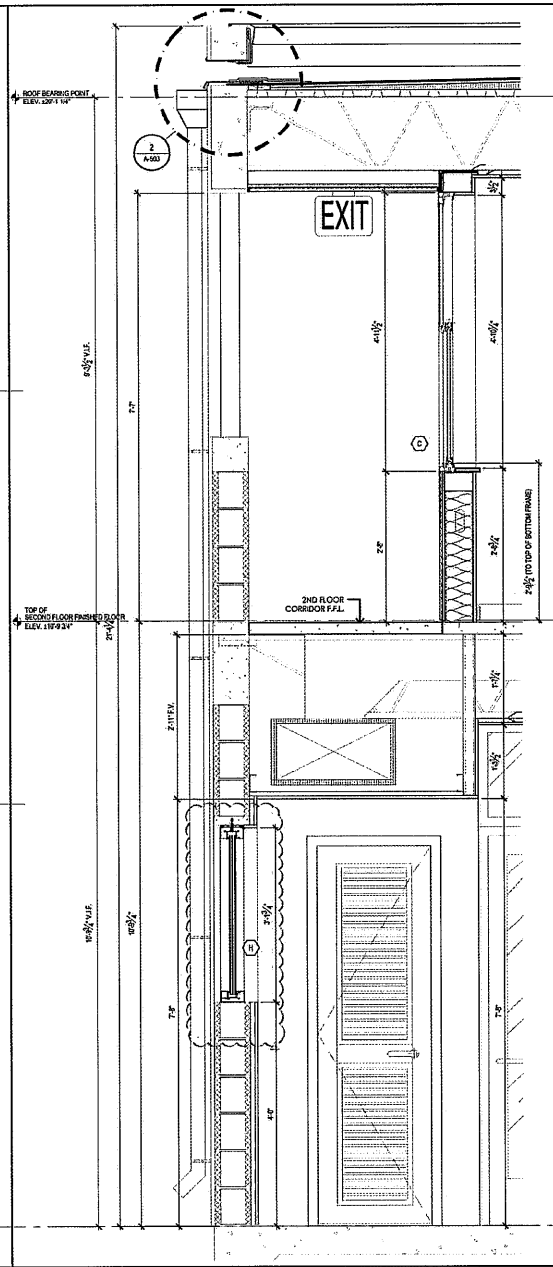

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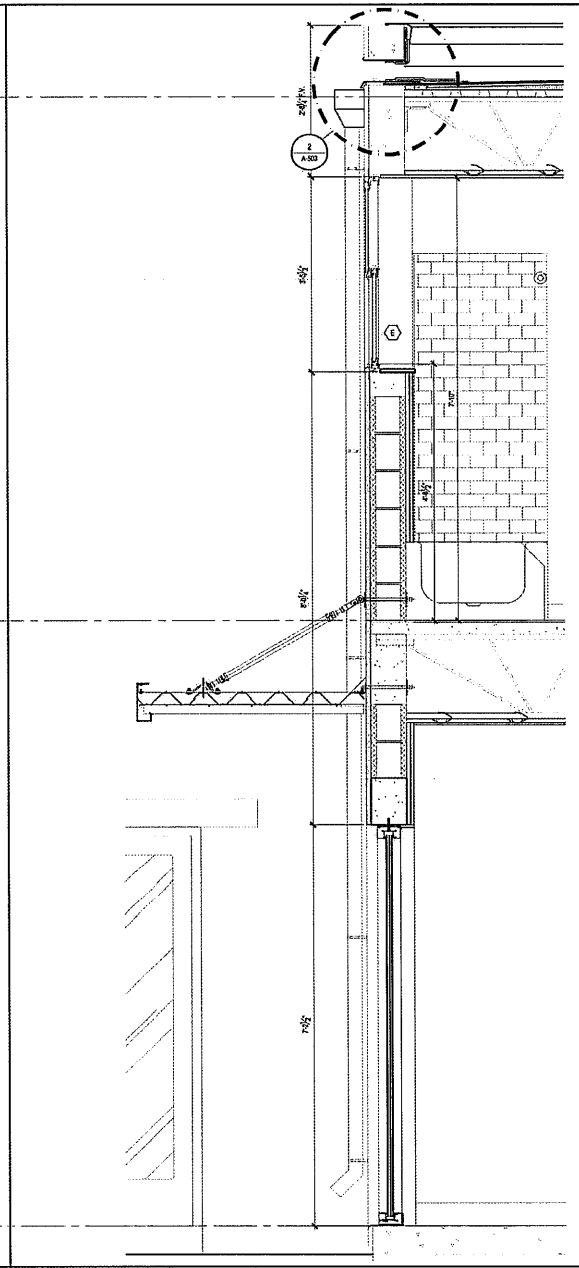

1 SYMBOL LEGEND
NO SCALE

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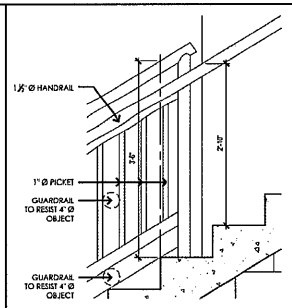
EXISTING BUILDING RENOVATION PLANS FOR: BOLDEN BUILDING

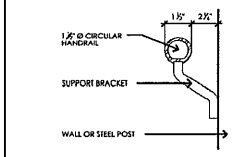
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

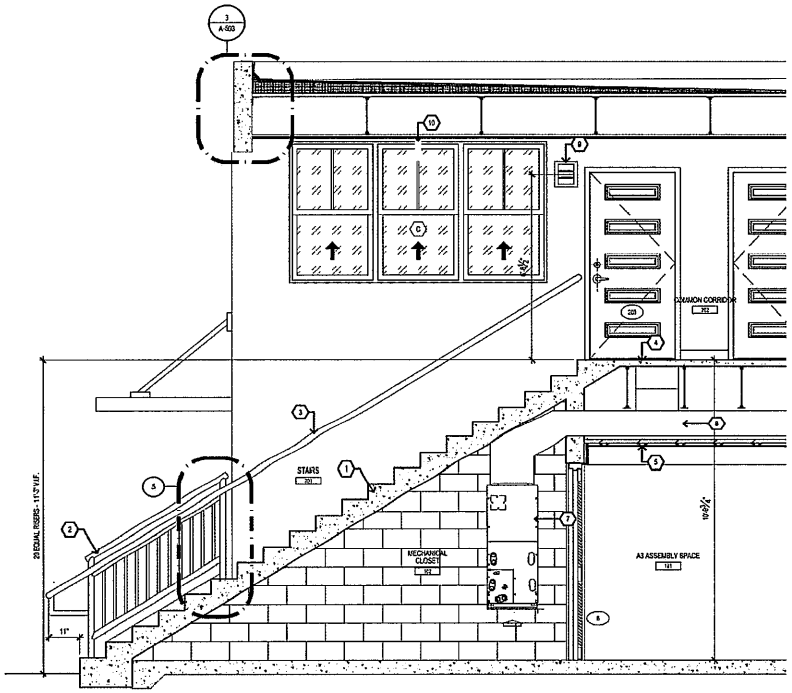
REV	DATE	DESCRIPTION



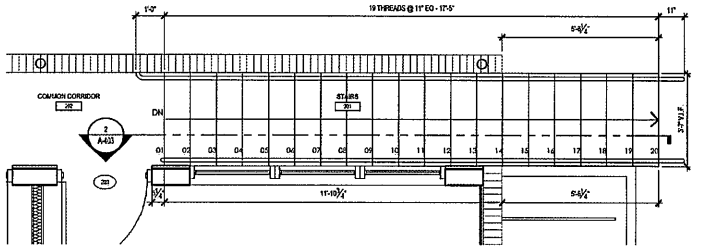
5 GUARDRAIL DETAIL
1" = 1'-0"



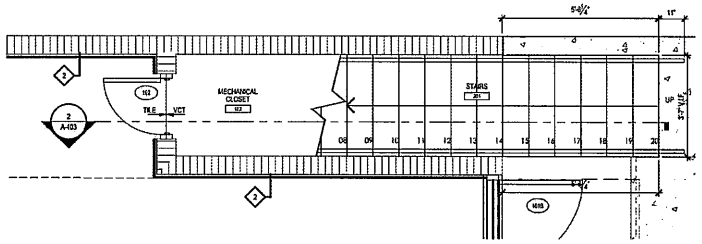
4 HANDRAIL TYP SECTION
NOT TO SCALE



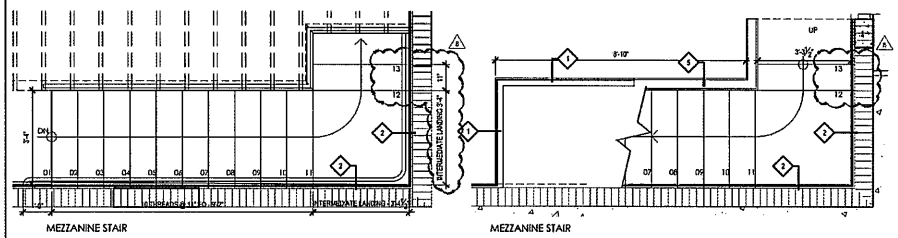
2 ENLARGED STAIR SECTION
SCALE : 1/2" = 1'-0"



STAIR AT SECOND FLOOR



STAIR AT GROUND FLOOR



MEZZANINE STAIR

MEZZANINE STAIR

3 STAIRS ENLARGED PLAN
SCALE: 1/2" = 1'-0"

1. BOTH STAIRS ARE TO BE REBUILD. SEE STRUCTURAL PLANS FOR DETAILS.
2. PROVIDE HANDRAILS ON BOTH SIDES OF EACH STAIRWAY AND SHALL COMPLY WITH SECTION 1014.
3. ALL DRILLINGS TO BE 1 1/2" DIA. STEEL W/PAINTED FINISH. PROVIDE 2¼" CLEARANCE BETWEEN RAILING AND FINISH WALL.
4. CONTRACTOR SHALL FIELD VERIFY STAIR LAYOUT PRIOR TO FABRICATION OF GUARDRAIL.
5. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MEIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING.
6. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH (9.5 MM) IN ANY FLIGHT OF STAIRS. THE GREATEST WINDER TREAD DEPTH AT THE WALKLINE WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
7. ALL HANDRAILS TO BE CONTINUOUSLY GRASPABLE THROUGH ITS ENTIRETY, AND SHALL RETURN TO WALLS AT ALL ENDS.
8. ALL STEPS IN STAIRS TO HAVE A SLIP RESISTANT FINISH.
9. TOP OF ALL HANDRAILS TO BE LOCATED BETWEEN 34" AND 38" ABOVE STAIR NOSING.
10. ALL EXPOSED SURFACES IN STAIRWELL SHALL BE PAINTED.
11. PROVIDE SHOP DRAWINGS FOR STAIR RAILS AND GUARDS INCLUDING THE MEZZANINE GUARD RAIL DECLARE COMPLIANCE WITH SECTION 1607.

1. NEW REINFORCED CONCRETE STAIR. SEE STRUCTURAL PLANS FOR DETAILS.
2. ALUMINUM GUARDRAIL. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
3. NEW ALUMINUM HANDRAIL. SEE DETAIL 01 FOR ADDITIONAL SUPPORT.
4. STAIR TOP LANDING. SEE SHEET A-601 FOR CORRIDOR FLOOR FINISH.
5. INTERIOR CEILING ASSEMBLY. SEE RCP AND SHEET A-601 FOR DETAILS
6. FULL LOUVERED DOOR . SEE DOOR SCHEDULE AT A-601
7. NEW HVAC EQUIPMENT. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
8. NEW A/C DUCTWORK. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
9. WALL SCONCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
10. EXIST SIGN. SEE ELECTRICAL DRAWINGS FOR DETAILS.

1 STAIRS AND HANDRAILS NOTES AND KEYNOTES
NO SCALE

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EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	DATE	DESCRIPTION
A1	07/07/2019	PER CITY COMMENTS
A2	07/17/2019	PER CITY COMMENTS

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 7/7/19

PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:

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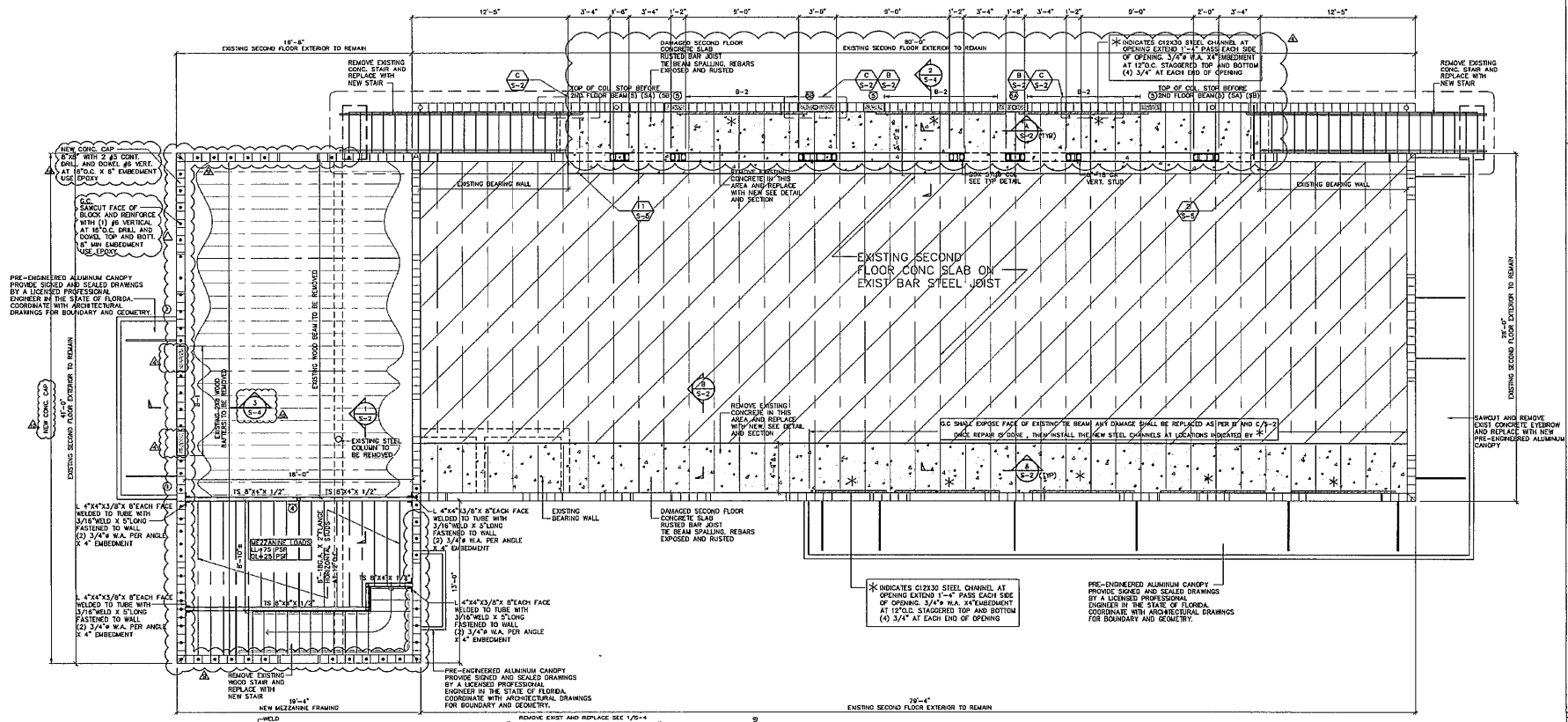
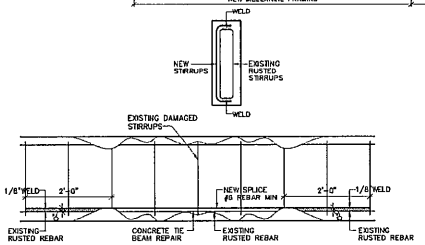
SHEET TITLE:
STAIRS ENLARGED PLAN AND SECTION

SHEET NUMBER:
A-403

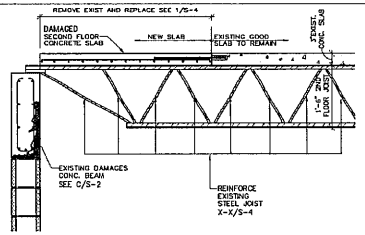




DETAIL C S-2
SCALE: 3/4"=1'-0"

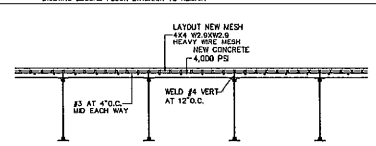
DAMAGED CONCRETE BEAM REPAIR NOTES:

1. CHIP EXIST DAMAGED AND SPALLED CONCRETE (CHIP UNTIL U REACH SOUND CONCRETE)
2. EXPOSE EXISTING REBARS (ALL RUSTED REBARS AND STIRRUPS HAS TO BE EXPOSED)
3. SAND BLAST THE REMAINING STEEL
4. WIRE BRUSH ALL RUSTED STEEL AND CLEAN IT
5. PROVIDE #6 HORIZONTAL REINFORCING ADJACENT TO EXISTING RUSTED ONE (EXTEND 2'-0" PASS RUST, WELD WITH 1/8" THICK X 1" LONG EVERY 3"O.C.)
6. PROVIDE #4 OPEN STIRRUPS WELD TO EXISTING RUSTED ONE, OVERLAP 4"MIN USE 1/8" FULLY WELD
7. APPLY BONDING AGENT.
8. APPLY SIKA ADD MIXTURE CONCRETE 5,000 PSI MIN

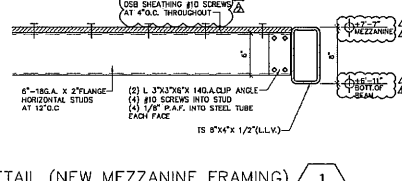


DETAIL B S-2
SCALE: 3/4"=1'-0"

- REINFORCING OF EXISTING JOIST
- REPAIR OF EXISTING TIE BEAM



DETAIL (EXIST 2ND FLOOR) A S-2
SCALE: 3/4"=1'-0"



DETAIL (NEW MEZZANINE FRAMING) 1 S-2
SCALE: 3/4"=1'-0" (HORIZONTAL STUD TO FACE OF STEEL TUBE)

MODIFICATOIN TO EXISTING 2ND FLOOR

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

1. SHORE UP EXISTING STEEL JOIST
2. CHIP CONCRETE TIE BEAM AND REMOVE SPALLING CONCRETE
3. CHIP AROUND RUSTED REBARS AND PASS 12"EACH END
4. CLEAN OUT ALL DUST AND DEBRIS
5. WELL #6 HORIZONTAL TO EXIST.
6. APPLY BONDING AGENT
7. APPLY SEALANT

PER F.B.C. 2017, 6TH EDITION
ASCE 7-10
V=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.6 MPH
EXPOSURE =C
RISK CATEGORY =II
ENCLOSED BUILDING
GCPi=±0.18
ROOF MEAN HEIGHT
Kz =0.90
Kd =0.85
A =545SF

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SAAD EL-HAGE P.E. #42550
CERTIFICATE OF AUTHORIZATION #00008801
JOB # 518-034

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

KEY	DATE	DESCRIPTION
1	10/31/2018	PER CITY COMMENTS (PERMIT#)
2	10/31/2018	PER CITY COMMENTS (PERMIT#)
3	10/31/2018	PER CITY COMMENTS (PERMIT#)
4	10/31/2018	PER CITY COMMENTS (PERMIT#)
5	10/31/2018	PER CITY COMMENTS (PERMIT#)
6	10/31/2018	PER CITY COMMENTS (PERMIT#)
7	10/31/2018	PER CITY COMMENTS (PERMIT#)
8	10/31/2018	PER CITY COMMENTS (PERMIT#)
9	10/31/2018	PER CITY COMMENTS (PERMIT#)
10	10/31/2018	PER CITY COMMENTS

DESIGN DELIVERABLE:

ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1535-160425

DRAWN BY: CAP

CHECKED BY: SEH

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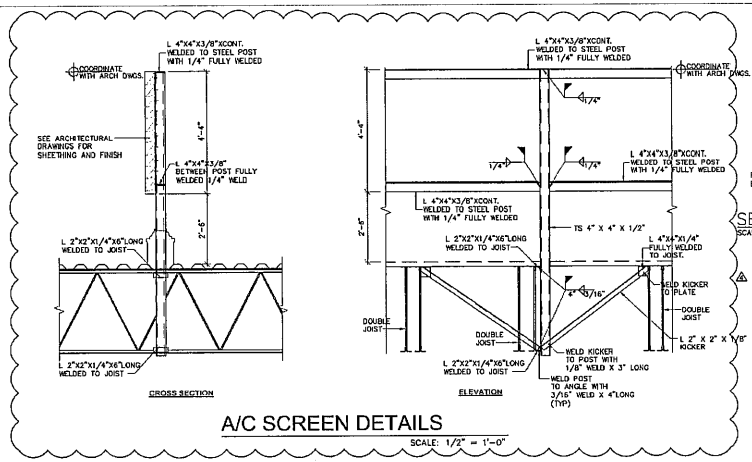
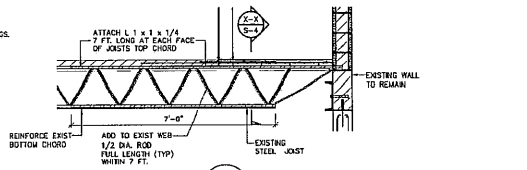
SHEET TITLE:

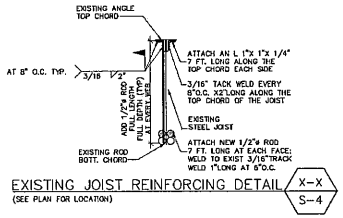
EXISTING 2ND FLOOR

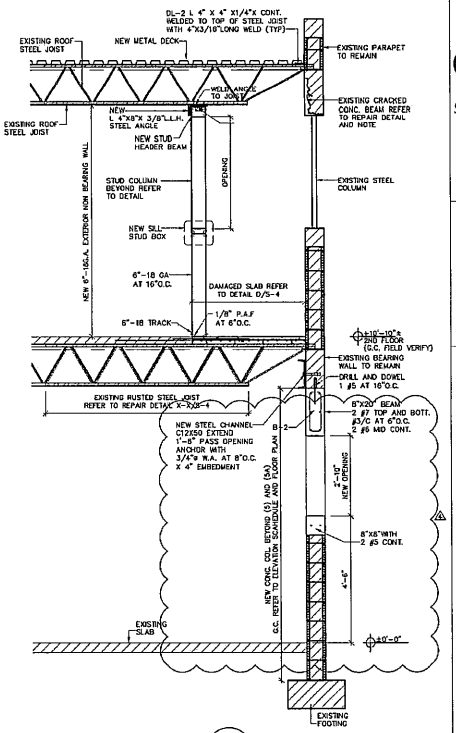
SHEET NUMBER:

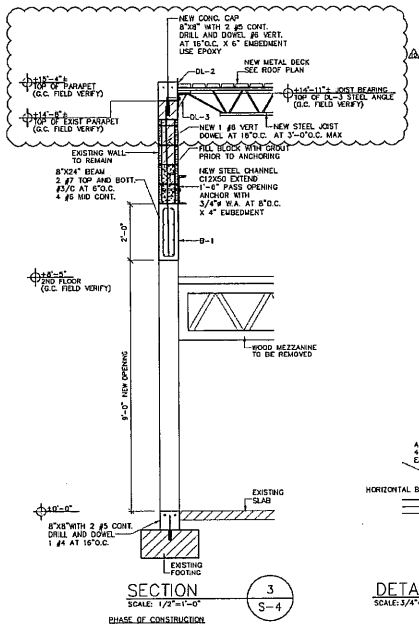
S-2

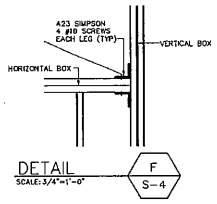


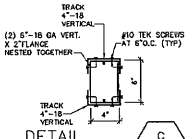


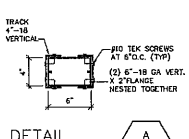


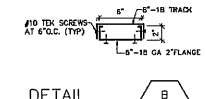


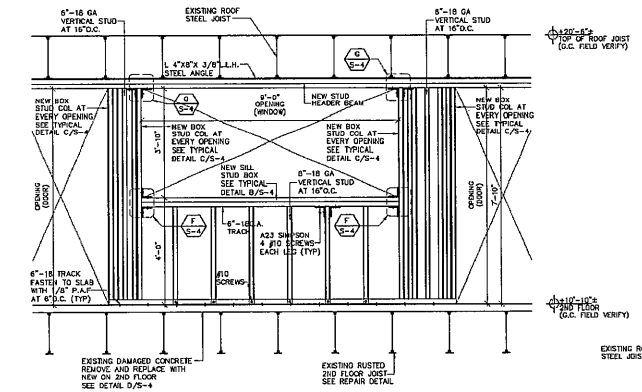


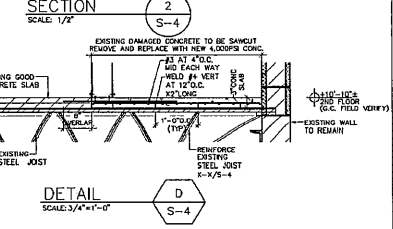


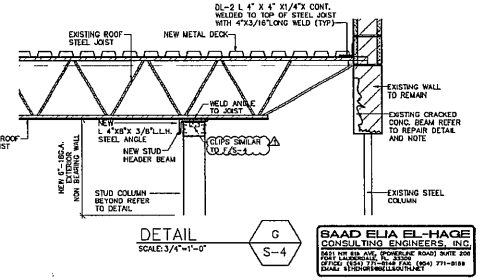












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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

NO.	DATE	DESCRIPTION
1	8/31/2018	PER CITY COMMENTS DATED 8/27/18 (COMMENTS
2	10/1/18	PER CITY COMMENTS
3	10/12/2018	PER CITY COMMENTS
4	10/15/2018	PER CITY COMMENTS

DESIGN DELIVERABLE:
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