

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

May 12, 2026 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

Zoom link added for participation by Brian Stafford and Jeff Burns

- | | | |
|-------|--|--------------------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Adoption of Minutes
- 03.10.2025 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
Acting CRA Manager |
| iv. | Recommendation for Adoption - FY 2027 Budget | Vanessa Martin
Acting CRA Manager |
| v. | Request for Additional Funding Increase - Omegas In Broward, Inc.
– 1108 Sistrunk Boulevard, Fort Lauderdale, FL 33311
\$100,000 CRA Property and Business Improvement Program | Corey Ritchie
CRA Project Manager |
| vi. | Request for Additional Funding Increase - Rhythms 2.0, LLC
733 Sistrunk Boulevard, Fort Lauderdale, FL 33311
\$120,000 – CRA Property and Business Improvement Program | Corey Ritchie
CRA Project Manager |
| vii. | Old/New Business <ul style="list-style-type: none">- Clarification of Information:<ul style="list-style-type: none">o Procurement Selection of Vendor for Provident Parko Seven on Seventh – Total Affordable Units- Establish an Annual Date to Conduct Board Elections | Rhoda Glasco F.
Chair |
| viii. | Public Comments | Rhoda Glasco F.
Chair |
| ix. | Adjournment | Rhoda Glasco F.
Chair |
-

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

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

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

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

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



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
March 10, 2026 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	4	2
Jinny Bissainthe	A	4	2
Carles Brown	P	2	0
Jeffrey Burns	P	3	3
Sonya Burrows	P	6	0
Kenneth Calhoun	P	5	1
Noel Edwards	P	6	0
Marion Howard	A	3	3
Matthew Kohen	P	5	1
John Quailey, Vice Chair	A	4	2
Brian Stafford	P	6	0
Mallory Sullivan [via Zoom]	P	5	1
Donald Van Beach	P	2	0

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

Staff

- Lizeth DeTorres, Sr. Administrative Assistant
- Vanessa Martin, CRA Acting Manager
- Corey Ritchie, CRA Project Manager
- Bob Wojcik, Housing and Economic Development Manager
- Jonelle Adderley, CRA Project Coordinator
- J. Opperlee, Prototype Inc. Recording Secretary

Others

None

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

The meeting was called to order at 3:00 p.m.

II. Approval of Minutes

NPF CRA Board

- February 10, 2026

Motion made by Ms. Burrows, seconded by Mr. Edwards to approve the Board's February 10, 2026 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update (Then and Now) and Strategic Focus Over the Next Two Years

**Vanessa Martin, CRA
Acting Manager**

Ms. Martin provided the project funding presentation and said the only major change was that one project had been started. She agreed to provide Board members with printed copies of the report.

Chair Foderingham asked how they prioritized the projects and Ms. Martin said projects that had not started were the priority. Once a project started, they made an assessment and re-prioritized it. She stated that often, the reason a project had not started was financial, specifically getting approval from the bank.

Ms. Martin reported there were a total of 2,315 residential units, of which 896 would be affordable. She said 1,396 units had been completed, of which 487 were affordable. Mr. Burns asked for the project addresses to be added to the report.

Ms. Martin anticipated she would present the 2027 budget in a couple of months for the Board's recommendation.

Ms. Martin then discussed measurements of success in the Northwest CRA: job creation, new businesses, return on investment, affordable housing, and parking solutions. They had conducted a job report for Jack and Jill and the YMCA and found that in 2024/2025, Jack and Jill had produced 49 jobs, four of which were held by Northwest area residents. The YMCA had produced 120 jobs, 41 of which were held by Northwest area residents.

Ms. Martin reviewed the CRA's contributions to businesses over the past 10 years. Aside from focusing on their measures of success, they also wished to explore public/private partnerships and financial institutions that could provide fair credit.

Ms. Burrows asked about the jobs created and Ms. Martin stated they were full-time, living wage jobs. She agreed to provide the Board with a report detailing the specifics of the jobs.

IV. Capital Project Update

Corey Ritchie

Mr. Ritchie provided an update on the off-street parking project off of 16th Avenue. He said they were also looking into incorporating more parking with upcoming development. The development coming next to the West Side Gazette would include parking. He reported they were in final negotiations with the new architect for Provident Park. They needed to get the new architect on board regarding the original design, which included a splashpad, a bandstand and special art. He explained that the original architect had gone

out of business. Once they had the design they would put the construction portion out to bid.

Chair Foderingham asked if the statue was include in the bidding process and Mr. Ritchie said that was already under contract with a separate architect, George Gadson, for the statue and artwork. Mr. Gadson described the archway that would incorporate bronze portraits of residents of Dorsey Riverbend. Once inside the gateway, there would be a pedestal holding the Egg, and a Sankofa Bird with an egg in its mouth. In honor of Mr. Beauregard, president of the Trailblazers, his plaque would be on the base of the statue.

Mr. Ritchie said once the design firm was selected for the CRA office buildout, they would expedite the drawings because they must leave the current space in the fall. The new space would be located at 501 7th Avenue.

V. Old/New Business

Mr. Burns discussed Qualified Opportunity Zones, which promoted redevelopment by offering tax incentives to redevelop in certain census tracts. He said he could have his consultants include the CRA in the Qualified Opportunity Zone on which they were already working. Ms. Martin said this would be great for the CRA to explore, since they had lost TIFF funds. Mr. Burns described how the tax incentive worked and agreed to provide information to staff. Chair Foderingham suggested staff may want to discuss this with the City Manager. Mr. Calhoun agreed they should ensure they were not duplicating their efforts.

Mr. Stafford requested an update on the post office and Ms. Martin said there were HUD objectives to consider and they had begun formulating a plan. Staff would inform the Board about next steps.

VI. Public Comments

None

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:36 PM.

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

Minutes by J. Opperlee, Prototype Inc.

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS REPORT AS OF 5.11.2026

VENDOR	VENDOR ADDRESS	COMMISSION DISTRICT	DATE Awarded/Pending Award	Commission Agenda Memo #/Agreement / Administrative Approval	INCENTIVE PROGRAM	TOTAL AWARD	COMMITTED, BUT NOT ENCUMBERED as of 5.11.2026	ENCUMBERED as of 5.11.2026	TOTAL DISBURSEMENT	% OF FUNDS DISBURSED	REMAINING AWARDED INCENTIVES	ESTIMATED DATE OF COMPLETION	PRIORITY	STATUS	% OF COMPLETION
Rhythm 2.0	733-735 Sistrunk Blvd Fort Lauderdale, FL 33311	2	8/4/2019	Agreement/CAM 22-0038	Comm. Façade Improvement & Property & Business Improvement Program	\$ 350,000	\$ -	\$ 350,000	\$ (338,295)	96.7%	\$ 11,705	Jun. 2026	HIGH	IN PROGRESS: Interior painting and tiling are underway. The awardee has requested an additional \$120,000. This request will be presented to the advisory board on May 12, 2026, and potentially to the CRA Board on June 16, 2026. Approval of the increase is contingent upon completion of phases of completion as discussed.	50%
V & R Enterprises	1227 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/5/2019 & 11/7/2023 & 1/6/2026	19-1068 & 23-0295 & 25-0574	Comm. Façade Improvement & Property & Business Improvement Program	\$ 1,225,000	\$ -	\$ 1,225,000	\$ (756,598)	61.8%	\$ 468,402	Sept. 2026	HIGH	IN PROGRESS: An inspection with the architect and general contractor was held on May 11, 2026. Inspection log is pending.	60%
Dales Wheels & Tires Direct, LLC	200-250 West Sunrise Blvd. Fort Lauderdale, FL 33311	2	4/19/2022	22-0309	Development Incentive	\$ 727,500		\$ 727,500	\$ (45,000)	6.2%	\$ 682,500	Jun. 2026	LOW	IN PROGRESS	15%
Optimal Pharmacy	1409 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0732	Property & Business Improvement Program	\$ 293,000		\$ 293,000	\$ (133,451)	45.5%	\$ 159,549	April. 2026	LOW	IN PROGRESS: Final Invoice received, in review.	98%
Food and Friends Catering, LLC	1310-1312 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0733	Development Incentive	\$ 1,125,000	\$ 1,125,000	\$ -	\$ -	0.0%	\$ 1,125,000	Jun. 2027	HIGH	NOT STARTED: Notice of Intent to convey City owned property to the CRA is scheduled for May 19, 2026	0%
Cravemadness - Jamaican Jerk Res.	560 NW 7th Avenue Fort Lauderdale, FL 33311	2	1/8/2019	19-0038	Property & Business Improvement Program	\$ 592,220		\$ 592,220	\$ (323,185)	54.6%	\$ 269,035	May. 2026	MEDIUM	IN PROGRESS	60%
Omegas Broward	1108 Sistrunk Blvd Fort Lauderdale, FL 33311	3	12/15/2020 & 10/3/2023	20-0939 & 23-0294	Comm. Façade Improvement & Property & Business Improvement Program	\$ 585,000		\$ 585,000	\$ (522,375)	89.3%	\$ 62,625	Mar. 2026	MEDIUM	IN PROGRESS: A request for additional funds totaling \$100,000 is scheduled for advisory board (May 12, 2026) and CRA board approval (October 6, 2026).	95%
Wright Dynasty LLC	1217-1223 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/17/2020/12/6/2022/10/1/2024	20-0849 & 22-1011 & 24-0645	Development Incentive	\$ 5,000,000	\$ 3,500,000	\$ 1,500,000	\$ -	0.0%	\$ 5,000,000	Aug. 2027	HIGH	NOT STARTED: A written agreement is pending between the two contractors outlining the division of responsibilities and liabilities. IGWT will also need to be included under the bond.	0%
GreenMills Holding - Pantry Lofts	Pantry Lofts	2	8/17/2021	21-0723	Development Incentive	\$ 640,000	\$ 640,000	\$ -	\$ -	0.0%	\$ 640,000	Nov. 2026	LOW	IN PROGRESS	5%
Scattered Site Infill Housing	See Attached	2 & 3	6/15/2021	21-0531	Development Incentive	\$ -		\$ -	\$ -	0.0%	\$ -	To be determined	LOW	IN PROGRESS	45%
825 Progresso Drive, LLC	825-833 Progresso Drive	2	7/5/2023	23-0266	Property & Business Improvement Program/Commercial Façade/NPF Streetscape	\$ 402,695		\$ 402,695	\$ (221,327)	55.0%	\$ 181,368	May. 2026	LOW	IN PROGRESS	55%
New Hope	1316 Sistrunk Boulevard	3	5/2/2023	23-0267	Development Incentive	\$ 2,000,000		\$ 2,000,000	\$ -	0.0%	\$ 2,000,000	Nov. 2027	HIGH	NOT STARTED: Collaborating with Legal counsel to finalize the Development Agreement	0%
Regal Development & Tenant (L)'s	733 NW 6th Street Fort Lauderdale, FL 33311	3	8/26/2023	Agreement	Comm. Façade Improvement & Property & Business Improvement Program	\$ 375,000	\$ -	\$ 375,000	\$ (77,542)	20.7%	\$ 297,458	May. 2026	LOW	IN PROGRESS	40%
Sirrom Commercial, Inc (Art Xchange)	1429-1435 Sistrunk Blvd	3	6/4/2024	24-0558	Development Incentive	\$ 6,000,000		\$ 6,000,000	\$ -	0.0%	\$ 6,000,000	Jun. 2027	HIGH	NOT STARTED: A meeting was held on February 13, 2026, with the awardee. The awardee is working on an executed agreement with the YMCA, and working to secure pre-development financing, which will provide the necessary funds to move the project forward.	0%
SJC Sistrunk, LLC	801 NW 6th Street	2	2/18/2025	25-0162	Development Incentive	\$ 6,000,000	\$ 6,000,000	\$ -	\$ -	0.0%	\$ 6,000,000	Feb. 2027	HIGH	NOT STARTED - The awardee has requested a second extension.	0%
West Sistrunk Plaza, LLC for Poderosa Plaza	2201 Sistrunk Boulevard	3	10/1/2024	24-0818	Property & Business Improvement Program & Streetscape Improvement Program	\$ 800,000		\$ 800,000	\$ (145,590)	18.2%	\$ 654,410	Dec. 2026	LOW	IN PROGRESS	15%

VENDOR	VENDOR ADDRESS	COMMISSION DISTRICT	DATE Awarded/Pending Award	Commission Agenda Memo #/Agreement /Administrative Approval	INCENTIVE PROGRAM	TOTAL AWARD	COMMITTED, BUT NOT ENCUMBERED as of 5.4.2026	ENCUMBERED as of 5.4.2026	TOTAL DISBURSEMENT	% OF FUNDS DISBURSED	REMAINING AWARDED INCENTIVES	ESTIMATED DATE OF COMPLETION	PRIORITY	STATUS	% OF COMPLETION
Right Consulting	2219 Sistrunk Blvd	3	4/1/2025	25-0331	Development Incentive	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	0.0%	\$ 1,000,000	Jun. 2027	HIGH	NOT STARTED: No updates to report at this time.	0%
6 West Apartments LLC (909 Sistrunk Blvd)- Not yet determined	909 Sistrunk Blvd	3	11/16/2021/12/5/2023	21-0319/23-1033	Development Incentive	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	0.0%	\$ 4,000,000	Jan. 2027	HIGH	NOT STARTED: A meeting was held on March 10, 2026 with the awardee to review the project timeline and expectations. The awardee is currently completing other projects and has indicated that they will offer an update within the next few months.	0%
* The Alridge and The Laramore (Sistrunk Apartments LLC)	1204 Sistrunk Blvd/1620 NW 6 Court	3	11/16/2021 and 1/22/2025	21-0321/25-0008	Development Incentive	\$ 9,000,000		\$ 9,000,000	\$ -	0.0%	\$ 9,000,000	Mar. 2027	MEDIUM	IN PROGRESS: Authorization and consent to apply for permits for both lots were granted to the awardee on March 31,2026. Lots have been cleared and construction activities have commenced.	10%
*Victory Entertainment Complex - NE 6th Development, LLC	1017 Sistrunk Blvd	3	11/16/2021	21-0320	Development Incentive	\$ 2,450,000		\$ 2,450,000	\$ -	0.0%	\$ 2,450,000	Oct. 2027	HIGH	NOT STARTED: The awardee notified the office of their intent to submit updated drawing revisions, subcontractor permits, and tree removal permits by April 20,2026.	0%
*Sistrunk View LLC	538 NW 8 Avenue, 547 NW 7 Terrace, 551 NW 7 Terrace, and 537 NW 7 Terrace	3	11/7/2024	24-0817	Development Incentive	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	0.0%	\$ 5,000,000	Jan. 2027	HIGH	NOT STARTED: A meeting was held on April 22, 2026, to discuss the closing check list. The awardee received the permit authorization letter on 5.11.2026.	0%
Homes Venture (312 NW 7th Street Inc)	312 NW 7th Street	2	11/18/2025	25-0945	Development Incentive	\$ 10,000,000	\$ 10,000,000	\$ -	\$ -	0.0%	\$ 10,000,000	Sept. 2028	HIGH	NOT STARTED: No updates	0%
TOTAL IN PROGRESS as of 5.11.2026						\$ 57,565,415	\$ 31,265,000	\$ 26,300,415	\$ (2,563,364)	4%	\$ 55,002,051				

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

*** In the event that the project is not completed within the project status month, the revised completion date will be determined after evaluating the causes of the delay.**

City of Fort Lauderdale Northwest Progresso Flagler Heights Community Redevelopment Agency
Northwest Progresso Flagler Heights CRA Area Fund
FY 2027 Preliminary Budget Summary

Revenue Sources	Adopted FY 2026	Preliminary FY 2027	FY 2026 Amended vs. Preliminary FY 2027 % Change
Tax Increment Revenue (TIF) City of Fort Lauderdale	5,913,099	6,198,996	4.8%
Total Revenues	\$ 5,913,099	\$ 6,198,996	
Expenditures			
<i>Operating Budget</i>			
Personnel Services	3,917	3,917	
Services & Materials	581,008	410,966	
Other Operating Expenses	5,868	5,868	
Indirect Admin Services (City departments)	336,366	336,366	
Service Charge - CRA Salaries	1,435,882	1,368,188	
Service Charge - Information Systems	130,910	130,910	
Service Charge - Print Shop	500	500	
Service Charge - Police	129,207	100,000	
<i>CRA Incentives</i>			
Funds Available for Incentive Projects	3,289,441	3,842,281	
Total Expenditures	5,913,099	6,198,996	
Surplus/(Deficit)	-	-	

*(4.7%) decrease in Salaries

* \$552,840 - Projected Increase in NPF Incentives - Projected Tax Increment Financing from the City

* Preliminary numbers may change prior to adoption

MEMORANDUM

DATE: January 13, 2026

TO: NPF CRA Advisory Board Members

FROM: Vanessa Martin, Interim NPF CRA Manager

BY: Corey Ritchie, CRA Project Manager

SUBJECT: Request for Additional Funding Increase – Omegas In Broward, Inc.
1108 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 (NPF CRA) has received a request from Omegas In Broward, Inc. for a funding increase to complete the renovation, modernization and build out of their existing building located at 1108 Sistrunk Boulevard, Fort Lauderdale, Florida 33311. The renovation and build out of the structure will create a modern meeting and event space for the local community and South Florida at large. 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; Architectural Plans and Renderings; Updated Construction Cost Estimates; and Updated Project Cost and Funding Breakdown of the project are attached as Exhibits 1 through 5.

BACKGROUND

On December 15, 2020, the Omegas In Broward, Inc. ("Applicant") were awarded a forgivable loan in the amount of \$350,000, \$225,000 under the PBIP program and \$125,000 under the Commercial Façade Improvement Program. The total forgivable loan amount of \$350,000 was granted for the renovation, modernization and build out of their existing building located at 1108 Sistrunk Boulevard, Fort Lauderdale, Florida 33311 (the "Property"), located in the CRA's Focus Area on Sistrunk Boulevard. The modernized

structure will offer a large meeting area for special and business events; new accessible restrooms; an outdoor seating area; office and storage space in a new contemporary, open and attractive facility with high ceilings, ample windows, street frontage and good visibility. Initially, the total project cost was estimated at approximately \$400,000. The originally approved CRA funding in the amount of \$350,000 represented approximately 87% of the total project cost.

Due to unforeseen increases in construction costs, materials, and equipment, as well as pandemic-related delays, the Applicant was approved on October 3, 2023, for a \$235,000 funding increase. This adjustment brought the total estimated project cost to \$650,000, of which the CRA's total contribution of \$585,000 represented 90% of the total project cost. The Developer's contribution of \$65,000 represented the remaining 10%.

Despite effective use of the total approved \$585,000 to date, unforeseen construction challenges have necessitated an additional funding request to complete this vital project. Building Department/surface water issues and structural deficiencies in the building required extensive repairs beyond the original scope. Additional change orders received from the contractor total \$240,000. These change orders include the following:

- The drainage system had to be upgraded drastically from 2 catch basins to 6 catch basins; pipes had to be increased to 24"; and exfiltration systems and drainage trenches had to be added.
- Site materials under the existing foundations and slab were not compactable (sand) and required over excavation and importing 2' of rock base to meet proper compaction for the foundations.
- While excavating on the site, it was found that the foundations, slab, and existing structure were unsafe and not structurally sound. It was determined that the foundations, slab, and structure needed to be completely torn down. Nothing was salvageable so the project went from a renovation to a completely new structure.
- Waterproofing and Floor Barriers per the code.

The Applicant is now requesting a final funding increase totaling \$100,000 through the Property and Business Improvement Incentive Program to help offset the increase in the total construction cost. With this adjustment, the total project cost is now estimated at \$890,000. The CRA's total contribution of \$685,000 will represent approximately 77% of the current construction cost, while the Applicant will contribute the remaining \$205,000, or 23% of the total project cost.

SOURCES		USES	
Total CRA Funding	\$685,000.00	Updated Construction Costs	\$890,000.00
Developer Contribution	\$205,000.00		
TOTAL	\$890,000.00	TOTAL	\$890,000.00

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 Property Improvement Program, funding limits are 90 percent (90%) of the project cost not to exceed \$225,000. The CRA Board can increase these limits on a case-by-case basis in the Focus Area. Even though this project lies within the CRA Focus Area and is eligible for 90% of the construction cost, the CRA's contribution to this project amounts to 77%. Omegas in Broward, Inc. has sufficient funding to cover their funding match and still have an adequate operating reserve.

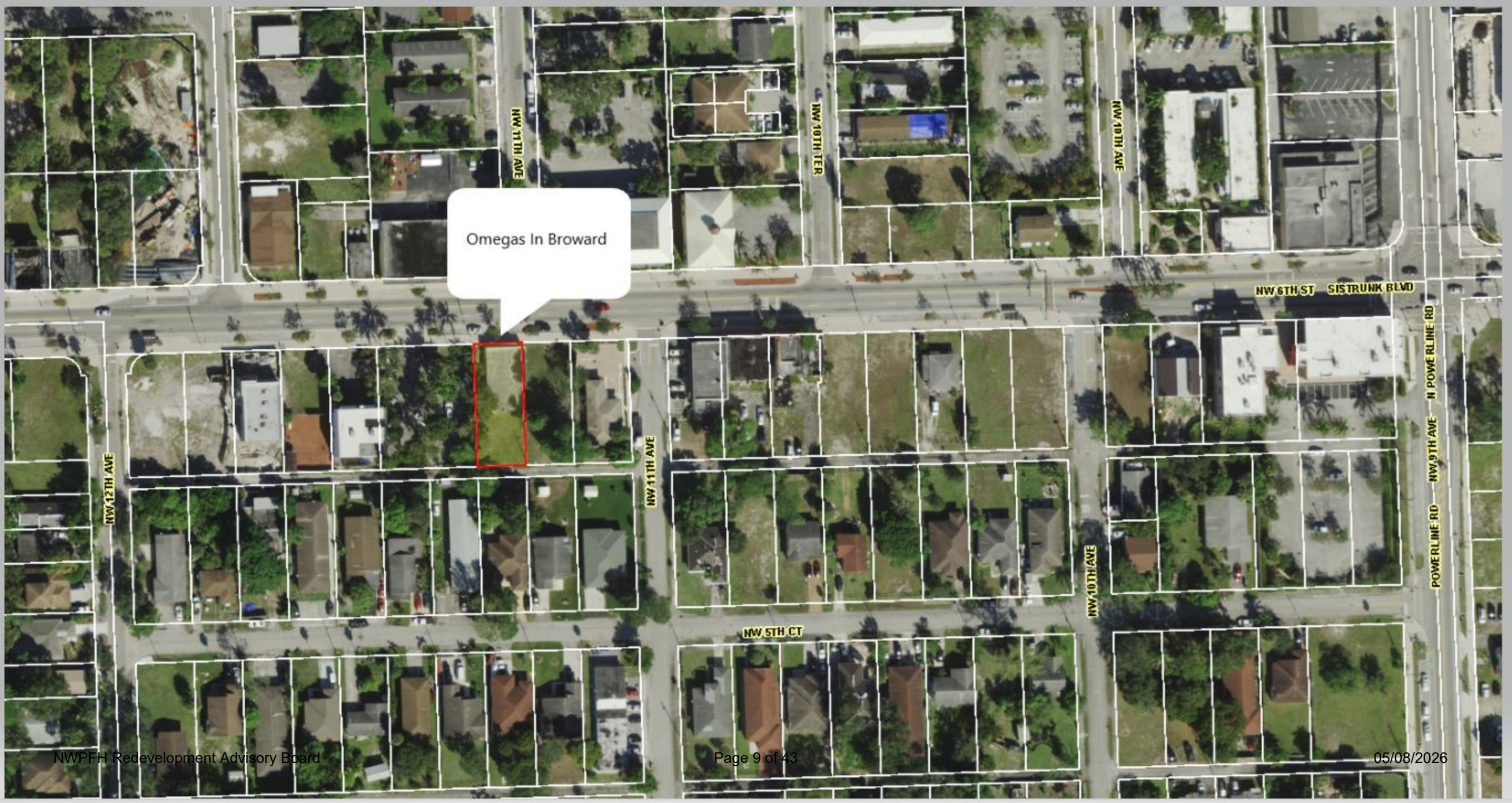
The project is consistent with the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA") Community Redevelopment Plan, which identifies the Sistrunk corridor as a Focus Area to be revitalized and redeveloped. This area of the City has the potential to serve as a major source of investment and employment for the surrounding community. The CRA Plan identifies strategic objectives, goals and measures 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 to complete the build-out of the modern meeting and event space, not to exceed \$100,000, for a total CRA forgivable loan contribution of \$685,000.

Attachments

- Exhibit 1: Location Map
- Exhibit 2: Broward County Property Appraiser Information
- Exhibit 3: Architectural Plans and Renderings
- Exhibit 4: Updated Construction Cost Estimates
- Exhibit 5: Updated Project Cost and Funding Breakdown



Omegas In Broward



Property Address	1108 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 05 0280
Property Owner	OMEGA S IN BROWARD INC	Millage	0312
Mailing Address	3007 W COMMERCIAL BLVD STE 204 FORT LAUDERDALE FL 33309	Use	12-01
Abbr Legal Description	TUSKEGEE PARK 3-9 B LOT 3 LESS RD R/W BLK 3		

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

* 2026 values are considered "working values" and are subject to change.

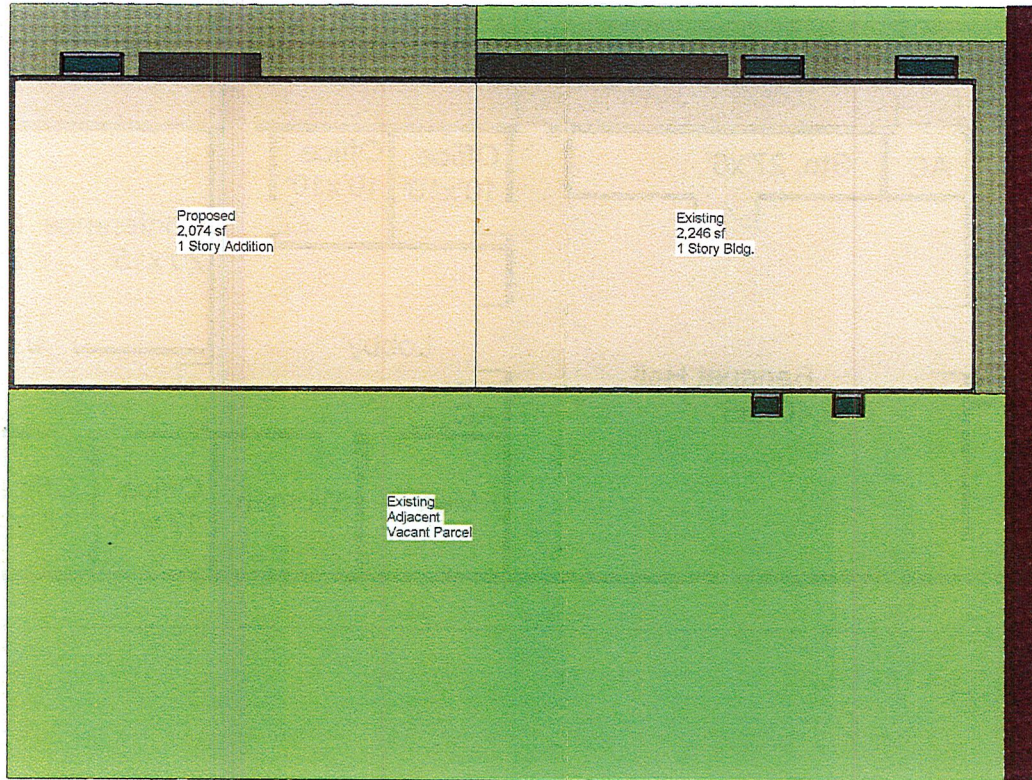
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$69,820	\$252,710	\$322,530	\$322,530	
2025	\$69,820	\$252,710	\$322,530	\$322,530	\$7,464.32
2024	\$69,820	\$252,710	\$322,530	\$322,530	\$7,288.30

2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$322,530	\$322,530	\$322,530	\$322,530
Portability	0	0	0	0
Assessed/SOH	\$322,530	\$322,530	\$322,530	\$322,530
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	\$322,530	\$322,530	\$322,530	\$322,530

Sales History			
Date	Type	Price	Book/Page or CIN
1/5/2018	QCD-T	\$100	115119322
6/26/2001	WD	\$110,000	31847 / 1774
8/30/1999	WD	\$60,000	29808 / 450
5/1/1991	PRD	\$100	18401 / 336

Land Calculations		
Price	Factor	Type
\$11.00	6,347	SF
Adj. Bldg. S.F. (Card, Sketch)		2290
Units		1
Eff./Act. Year Built: 1970/1965		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
S								
2290						6347		

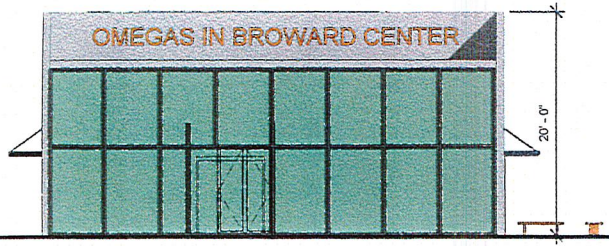


① Site
1" = 10'-0"

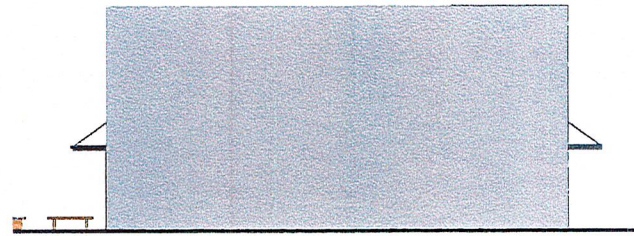
OMEGAS IN BROWARD CENTER

11/29/18





① North Elevation
1/8" = 1'-0"



② South Elevation
1/8" = 1'-0"

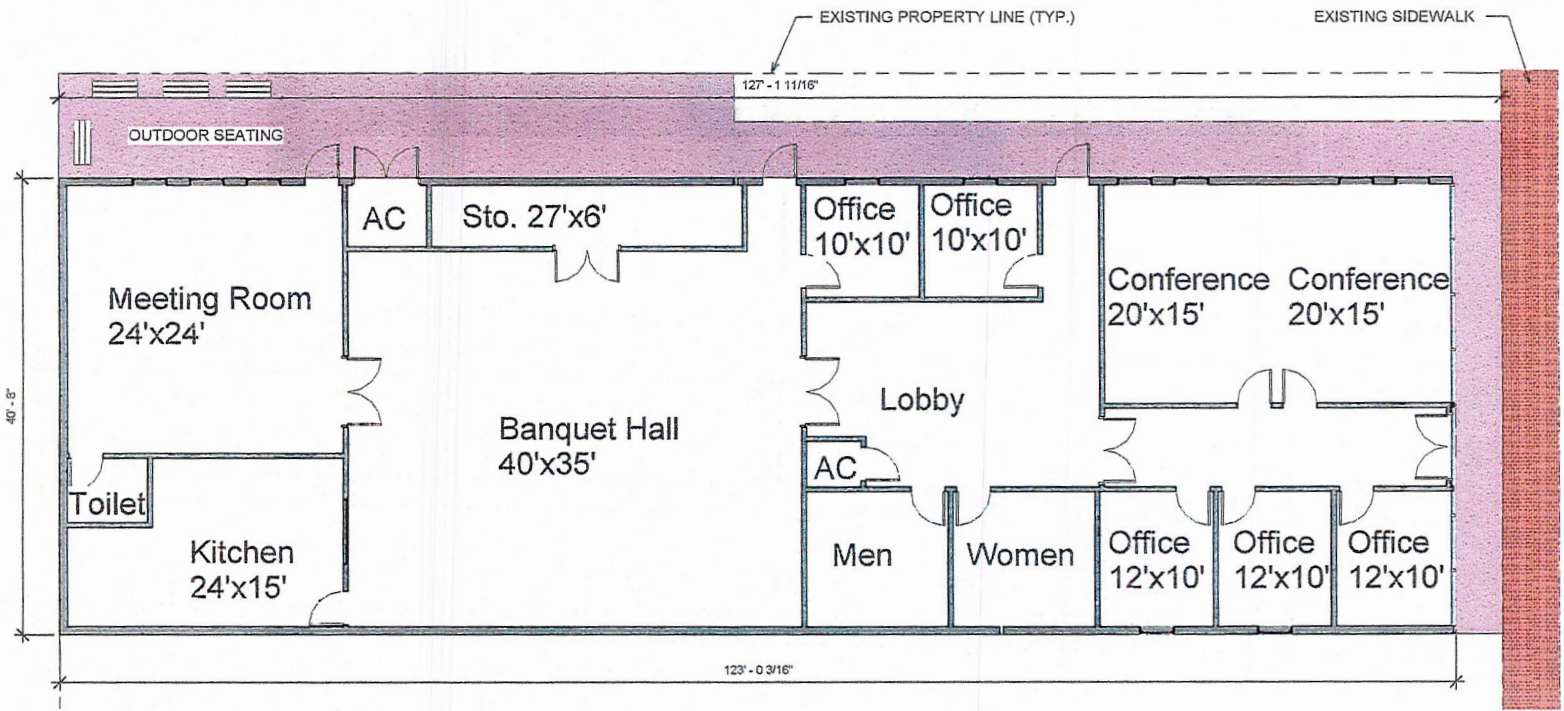


③ East Elevation
1/8" = 1'-0"



④ West Elevation
1/8" = 1'-0"

OMEGAS IN BROWARD CENTER



① Floor Plan
1/8" = 1'-0"

OMEGAS IN BROWARD CENTER



OMEGAS IN BROWARD INC.
3007 W Commercial Blvd #204
Ft Lauderdale, FL 33309

July 18, 2025

Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

Re: Omegas In Broward, Inc. - Re-imburement

To whom it may concern,

Pursuant to the attached change orders from T. Knowles and Associates, LLC in the amount of \$240,000.00 we are requesting additional funding in the amount of \$100,000.00 to help offset this increase in construction cost. Your consideration in this matter would be appreciated.

Should you have any questions, please feel free to contact us at 954-303-5779 or via email at johnnieoe@gmail.com.

Sincerely,



Johnnie Smith



*SPECIALIZING IN: GENERAL CONTRACTING, DESIGN BUILDING, CONSTRUCTION/PROGRAM/PROJECT
MANAGEMENT, OWNER'S REPRESENTATIVE & CONSULTANT*

June 4, 2025

Mr. Johnnie Smith
Omegas in Broward
3007 W. Commercial Blvd, Suite 204
Fort Lauderdale, FL 33309

**RE: Omegas of Broward – Building Renovation Project
Drainage Change Breakdown**

Dear Mr. Smith:

Please see below a detailed cost analysis of unforeseen site field conditions and building department/surface water issues that have impacted the project drastically financially.

Breakdown:

1. Broward County Surface Water Impact – In order to get the permit, we had to upgrade the drainage system drastically from 2 catch basins to 6 catch basins, increase pipes to 24", added exfiltration systems and drainage trenches.

The impact of this change was \$160,000 minus the budgeted amount of \$25,000 which equals \$135,000.

- Drainage – Structures and Piping - \$50,000
- Exfiltration Ballast Rock - \$25,000
- Removal/Hauling Excess Dirt - \$10,000
- Equipment and Labor to Install - \$75,000

Sincerely,

Traves Knowles
President

3007 W. Commercial Blvd, Suite 202 | Ft. Lauderdale, FL 33309
Phone: 754-205-5538 | Fax: 754-205-5543

Page 1 of 1



*SPECIALIZING IN: GENERAL CONTRACTING, DESIGN BUILDING, CONSTRUCTION/PROGRAM/PROJECT
MANAGEMENT, OWNER'S REPRESENTATIVE & CONSULTANT*

June 4, 2025

Mr. Johnnie Smith
Omegas in Broward
3007 W. Commercial Blvd, Suite 204
Fort Lauderdale, FL 33309

**RE: Omegas of Broward – Building Renovation Project
Soil Change Breakdown**

Dear Mr. Smith:

Please see below a detailed cost analysis of unforeseen site field conditions and building department/surface water issues that have impacted the project drastically financially.

Breakdown:

1. Site materials under existing foundations and slab was not compactable (sand) and required over excavation and importing 2' of rock base to meet proper compaction for the foundations.

~~The impact of the change was \$10,000.~~

- Removal of Sand materials - \$3,500
- Import, Spread and compact rock materials - \$6,500

Sincerely,

Traves Knowles
President

3007 W. Commercial Blvd, Suite 202 | Ft. Lauderdale, FL 33309
Phone: 754-205-5538 | Fax: 754-205-5543

Page 1 of 1



***SPECIALIZING IN: GENERAL CONTRACTING, DESIGN BUILDING, CONSTRUCTION/PROGRAM/PROJECT
MANAGEMENT, OWNER'S REPRESENTATIVE & CONSULTANT***

June 4, 2025

Mr. Johnnie Smith
Omegas in Broward
3007 W. Commercial Blvd, Suite 204
Fort Lauderdale, FL 33309

**RE: Omegas of Broward – Building Renovation Project
Structural Change Breakdown**

Dear Mr. Smith:

Please see below a detailed cost analysis of unforeseen site field conditions and building department/surface water issues that have impacted the project drastically financially.

Breakdown:

1. While excavating on the site we notice that the foundations, slab and existing structure was unsafe and not structurally sound. We analysis this with the EOR and it was determined that the foundations, slab and structure needed to be completely torn down. Nothing was salvageable and now the job went from a renovation to a completely new Structure.

~~The impact of this change was \$80,000.~~

- Demo balance of the Building and Slabs - \$10,000
- New Foundations, Stem Wall and Slab - \$35,000
- New Building Walls, columns and beams - \$35,000

Sincerely,

Traves Knowles
President

3007 W. Commercial Blvd, Suite 202 | Ft. Lauderdale, FL 33309
Phone: 754-205-5538 | Fax: 754-205-5543

Page 1 of 1



*SPECIALIZING IN: GENERAL CONTRACTING, DESIGN BUILDING, CONSTRUCTION/PROGRAM/PROJECT
MANAGEMENT, OWNER'S REPRESENTATIVE & CONSULTANT*

June 4, 2025

Mr. Johnnie Smith
Omegas in Broward
3007 W. Commercial Blvd, Suite 204
Fort Lauderdale, FL 33309

**RE: Omegas of Broward – Building Renovation Project
Waterproofing Change Breakdown**

Dear Mr. Smith:

Please see below a detailed cost analysis of unforeseen site field conditions and building department/surface water issues that have impacted the project drastically financially.

Breakdown:

1. Waterproofing and Floor Barriers per the code.

~~The impact of this change was about \$15,000.~~

- Floor Barriers – Includes labor, materials and shop drawings - \$10,000
- Waterproofing – Includes waterproofing foundation walls and slab - \$5,000

Sincerely,

Traves Knowles
President

3007 W. Commercial Blvd, Suite 202 | Ft. Lauderdale, FL 33309

Phone: 754-205-5538 | Fax: 754-205-5543

Page 1 of 1

OMEGAS IN BROWARD, INC.

Cost and Funding Breakdown

USES	
General Conditions	\$40,000.00
Demolition	15,000.00
Site/Civil	20,000.00
Landscaping	500.00
Concrete/Masonry	125,000.00
Metals	75,600.00
Wood & Plastics	10,600.00
Roofing & Waterproofing	17,000.00
Windows & Doors	66,000.00
Finishes	82,000.00
Accessories	11,000.00
Plumbing	38,000.00
HVAC	37,000.00
Electrical	62,300.00
Markup / GC Fee	50,000.00
Change Order #1	240,000.00
TOTAL PROJECT COST	\$890,000.00

SOURCES	
Cap or 90% CRA Funding	\$685,000.00
Developer's Contribution	\$205,000.00
TOTAL FUNDING SOURCES	\$890,000.00

MEMORANDUM

DATE: May 12, 2026

TO: NPF CRA Advisory Board Members

FROM: Vanessa Martin, Acting NPF CRA Manager

BY: Corey Ritchie, CRA Project Manager

SUBJECT: Request for Additional Funding Increase – Rhythms 2.0, LLC
733 Sistrunk Boulevard, Fort Lauderdale, FL 33311
\$120,000 - CRA Property and Business Improvement Program

REQUEST FOR FUNDING INCREASE

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) has received a request from Rhythms 2.0, LLC for a funding increase to complete the renovation and build-out of a 1,200 square foot bay at a commercial property located at 733 Sistrunk Boulevard. Rhythms 2.0, a popular and successful Soulfood and Seafood restaurant in Fort Lauderdale, has outgrown their original northwest business location and plans to relocate their well-established business to this location to expand their restaurant. The requested additional funding, a \$120,000 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; Architectural Plan; Updated Construction Cost Estimates; and Updated Project Cost and Funding Breakdown of the project are attached as Exhibits 1 through 5.

BACKGROUND

On August 25, 2021, Rhythms 2.0, LLC ("Applicant") was awarded a forgivable loan in the amount of \$150,000, \$100,000 under the PBIP program and \$50,000 under the Commercial Façade Improvement Program by administrative approval. The forgivable loan amount of \$150,000 was granted for the renovation and build-out of a 1,200 square foot bay at a commercial property, owned by Regal Development, Inc., located 733

Sistrunk Boulevard, Fort Lauderdale, Florida 33311 (the “Property”), located in the CRA’s Focus Area on Sistrunk Boulevard. The renovated space will feature a kitchen, prep area, a walk-in cooler and a walk-in freezer, an office, two ADA compliant restrooms, a dining area with tables, and additional bar/counter seating spaces. Initially, the total project cost was estimated at approximately \$187,500. The originally approved CRA funding in the amount of \$150,000 represented approximately 80% of the total project cost.

Due to subsequent architectural review of the condition of the structure, along with rising material and labor costs due to the pandemic, the Applicant was approved on May 3, 2022, for a \$200,000 funding increase, \$125,000 under the PBIP program and \$75,000 under the Commercial Façade Improvement Program. This adjustment brought the total estimated project cost to \$389,000, of which the CRA’s total contribution of \$350,000 represented 90% of the total project cost, the maximum amount allowable under both programs.

Despite effective use of the total approved \$350,000 to date, unforeseen construction challenges have necessitated an additional funding request to complete this vital project. Additional change orders received from the contractor total \$120,000. These change orders include the following:

- An increase in the plumbing/grease trap equipment cost.
- An increase in the appliances and freezer costs.
- An increase in Subcontractor costs.

The Applicant is now requesting a final funding increase totaling \$120,000 through the Property and Business Improvement Incentive Program to help offset the increase in the total construction cost. With this adjustment, the total project cost is now estimated at \$509,000. The CRA’s total contribution of \$470,000 will represent approximately 92% of the current construction cost.

SOURCES		USES	
Total CRA Funding	\$470,000.00	Updated Construction Costs	\$509,000.00
Developer Contribution	\$39,000.00		
TOTAL	\$509,000.00	TOTAL	\$509,000.00

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 Property and Business 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.

The project is consistent with the Northwest-Progresso-Flagler Heights Community Redevelopment Area (“NPF CRA”) Community Redevelopment Plan, which identifies the Sistrunk corridor as a Focus Area to be revitalized and redeveloped. This area of the City has the potential to serve as a major source of investment and employment for the surrounding community. The CRA Plan identifies strategic objectives, goals and measures 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 to complete the renovation and build-out of the Rhythms 2.0 restaurant, not to exceed \$120,000, for a total CRA forgivable loan contribution of \$470,000.

Attachments

Exhibit 1: Location Map

Exhibit 2: Broward County Property Appraiser Information

Exhibit 3: Architectural Plan

Exhibit 4: Updated Construction Cost Estimates

Exhibit 5: Updated Project Cost and Funding Breakdown



Blue Tree
Cafe, LLC

CRA Office

Proposed
Location for
Rhythms2.0

Jones
Plaza



Property Address	733-735 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8180
Property Owner	REGAL DEVELOPMENT INC	Millage	0312
Mailing Address	1740 NW 3 CT FORT LAUDERDALE FL 33311	Use	11-03
Abbr Legal Description	PROGRESSO 2-18 D LOT 20,21,22,23,24 LESS RD R/W BLK 327		

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

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$619,600	\$347,480	\$967,080	\$689,270	
2025	\$542,150	\$347,480	\$889,630	\$626,610	\$17,652.59
2024	\$542,150	\$154,060	\$696,210	\$569,650	\$15,259.12

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$967,080	\$967,080	\$967,080	\$967,080
Portability	0	0	0	0
Assessed/SOH	\$689,270	\$967,080	\$689,270	\$689,270
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	\$689,270	\$967,080	\$689,270	\$689,270

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

Land Calculations		
Price	Factor	Type
\$40.00	15,490	SF
Adj. Bldg. S.F. (Card, Sketch)		5176
Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
03						F2		
C								
5176						15490		



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Photographs for Parcel ID [494234-07-8180](#), displayed on 5/1/2026

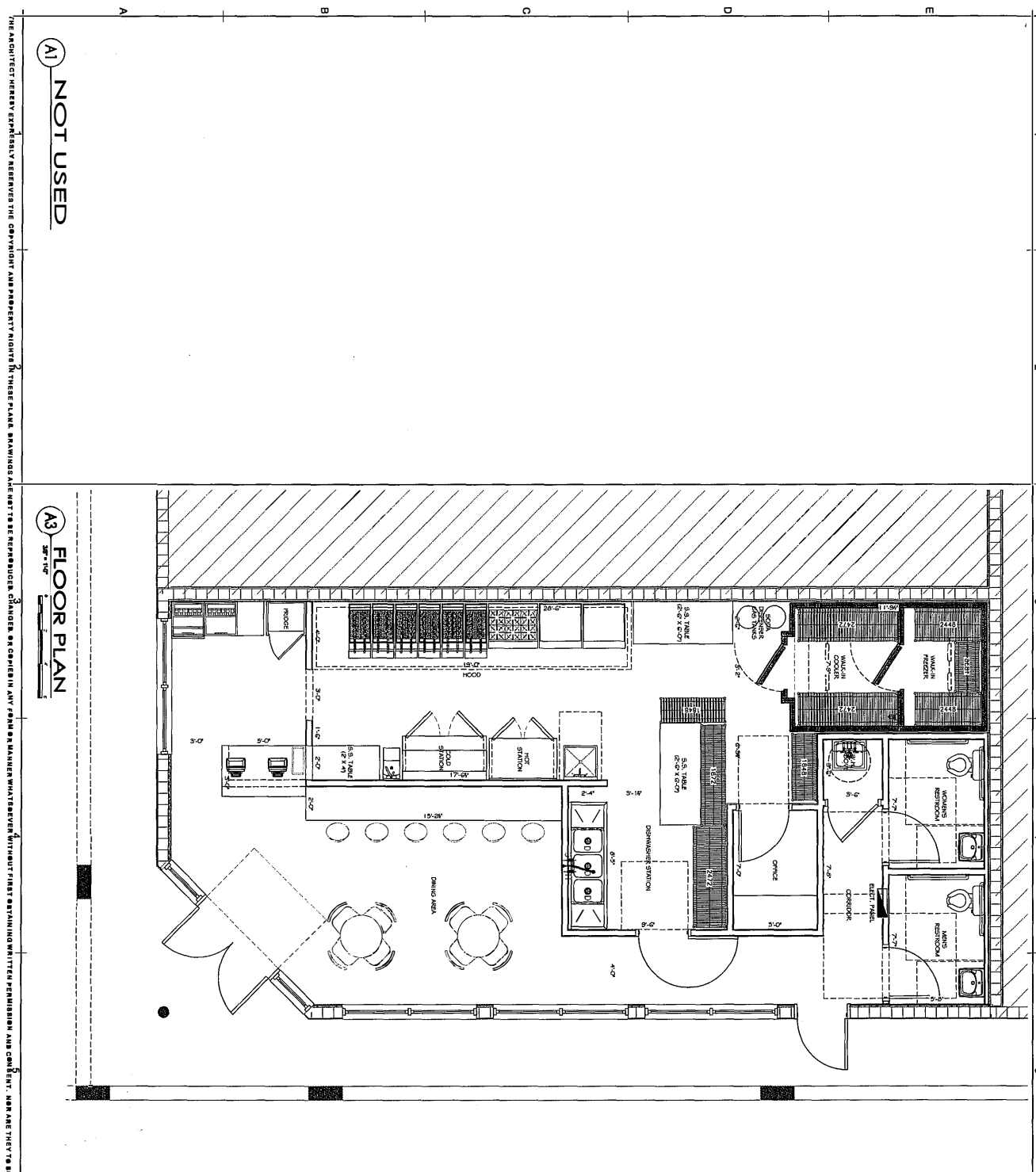








More pictures may be available on an external website called Google Street View. [Click here](#) to exit our site and visit Google Street View. Any concerns about images displayed on Google Street View must be addressed directly to Google.com



A1 NOT USED

A3 FLOOR PLAN

A6 CLIENT SIGN-OFF

B6 NOT USED

CLIENT SIGN-OFF
REVIEWED BY: _____
AUTHORIZED BY: _____
DATE: _____

A-10

REDEVELOPMENT ADVISORY BOARD

Page 30 43

INTERIOR IMPROVEMENTS FOR:
RHYTHMS 2.0

FORT LAUDERDALE, FLORIDA

barranco gonzalez • architecture • planning • interior design

1919 acornhall 4th avenue fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954) 961-7885 mail: bga@bgaarchitecture.com

Corey Ritchie

From: Lee Williams <daymaker99@bellsouth.net>
Sent: Thursday, January 22, 2026 11:04 AM
To: Corey Ritchie
Subject: [EXTERNAL:CAUTION!]- Rhythms Change Orders
Attachments: We sent you safe versions of your files; Elegant CRA C.O..pdf; elegant c. o..pdf; hood C.O..pdf; Reach in C.O..pdf; Elec C.O..pdf; Gas C.O..pdf; AC C.O..pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.
Report any suspicious emails to spamadmin@fortlauderdale.gov**

Morning Corey,

All documents including narrative concerning Rhythms 2.0 change orders totaling \$120k are attached.

NOTE: The original hood and fire suppression estimates were separate contractors. We've retained the services of a hood manufacturer where fire suppression is inclusive within the estimate. This resulted in the stipulated \$12750 increase that is memorialize within the change order accounting.

Lee

ELEGANT HOMES & DESIGNS, INC.

State Certified General Contractor • State Certified Roofing Contractor

Licensed Real Estate Broker

CGC009090

P.O. Box 8472 • Coral Springs, FL 33075
totalgeneral@aol.com • www.totalgeneral.com

Office 954-410-5906
Fax 954-796-4108

January 22, 2026

Inflationary Construction Costs Escalation

A complex network of consequences has rendered our intended budgeted allowances untenable. We have sustained an escalation in labor and material costs fixed and variable across the board. Project estimates were submitted 3 years ago. The project team specifically our subcontractors M.E.P., gas, civil, and fire will not honor previously agreed upon contract amounts. We've endured several setbacks/delays by no fault of our own as the building permit for this project was issued on **February 27, 2025**. Further the final subcontractor permits with revisions were issued **October 22, 2025**. Risk management and adaptive project processes, as well as, contingency were implemented within the estimating process.

This delay was not a minor hiccup. It has reshaped the entire project. There were change of use destinations, unrelated exterior renovations, project revisions, and several design and civil errors. We will not compromise quality and quite candidly these material and labor increases cannot be absorbed and has influenced the punctual completion of this project. This was nothing less than an impossibility of performance and after thorough audit related construction costs concerning this project has increased 30% (\$,000.00)

ELEGANT HOMES & DESIGNS, INC.

State Certified General Contractor • State Certified Roofing Contractor
CGC009090 • CCC057511

P.O. Box 8472 • Coral Springs, FL 33075
www.totalgeneral.com

Office 954-410-5906 • Fax 954-796-4108
totalgeneral@aol.com

CHANGE ORDER & INFLATIONARY COSTS

CONSTRUCTION COSTS	
Plumbing (Grease Trap Incl.)	\$12,250.00
Gas	\$5,000.00
Framing & Drywall	\$3,700.00
Electrical	\$5,000.00
Mechanical	\$10,000.00
Flooring	\$2,900.00
Painting	\$850.00
Trim	\$1,750.00
Civil (Dumpster Enclosure Incl.)	\$3,700.00
Landscape	\$2,500.00
Miscellaneous	\$2,000.00
Permit Fees	\$18,000.00
Contractor Overhead	\$19,000.00
TOTAL CONSTRUCTION COSTS	\$86,650.00
EQUIPMENT COSTS	
Appliances (Hood & Fire Suppression Incl.)	\$12,750.00
Reach-In Freezer	\$20,600.00
TOTAL EQUIPMENT COSTS	\$33,350.00
TOTAL CHANGE ORDER & INFLATIONARY COSTS	\$120,000.00

CHANGE ORDER

ELEGANT HOMES & DESIGNS, INC. COMMERCIAL

P.O. Box 8472
 Coral Springs, FL
 Office: (954)410-5906 • Fax: (954)796-4108
 totalgeneral@aol.com • www.totalgeneral.com

DATE: October 6, 2025
CHANGE ORDER: 01
BILL TO: Rhythms 2.0
 733 NW 6th Street
 Fort Lauderdale, FL 33311

SELF PERFORMING - MULTIPLE DISCIPLINES

DESCRIPTION	AMOUNT
<u>Plumbing (Grease Trap Incl.)</u> Cut Asphalt in Parking Lot Excavations for the Installation of Grease Trap GB_250-B Sample Point SV-10 3 Risers Sewer Line from the Building to the Grease Trap Grease Trap Outlet to City Sewer as per plan Install Dumpster Enclosure Floor Drain and Vent Sewer Lateral from the Dumpster to the Grease Trap Excavation and Backfill Asphalt Removal Excavation and Backfill and Removal of Debris	\$9,000.00
<u>Fill</u> Six Inch Lime Rock in Excavated Areas Compact and Install Asphalt Line Painting and Reinstallation of Parking Stops	\$3,250.00
Dumpster Enclosure	\$3,700.00
Framing and Drywall	\$3,700.00
Painting	\$850.00
Flooring	\$2,900.00
Trim	\$1,750.00
Landscape	\$2,500.00
Miscellaneous	\$2,000.00
Permit Fees	\$18,000.00
TOTAL	\$ 47,650.00



ATLANTIC COAST RESTAURANT & MECHANICAL SERVICES 7700 NW 37 AVE
Miami, FL 33147
Ph: 305-633-4327 | Fax: 305-633-1346
www.acrestaurantsservices.com

HOODS & VENTILATION, FIRE SUPPRESSION, HVAC, COOLERS,
RESTAURANT EQUIPMENT

PROPOSAL

DATE: October 24th, 2025.

EXPIRATION DATE: November 7th, 2025.

CUSTOMER: Diversified Construction Concepts LLC.

Address: 11651 NW 4th ST, Plantation, FL 33325

Phone: 954.914.0789

Email: daymaker99@bellsouth.net

Attn.: Mr. Lee Williams

Account Manager: Ma. Soledad Quiroga – Raul Pineiro JR.

PROJECT: Rhythms 2.0 Restaurant | Hood System

Project Address: 733 NW 6th Street, Fort Lauderdale, FL

Dear Mr. Williams,

We propose to furnish and install a range hood, fire suppression & kitchen ventilation system as follows:

GREASE HOOD

1. Range Hood # 1: Furnish and install one listed range hood approx. 10'-9" X 54" x 24" complete with baffle type grease filters and grease trough with removable grease cup.
2. Range Hood # 2: Furnish and install one listed range hood approx. 10'-9" X 54" x 24" complete with baffle type grease filters and grease trough with removable grease cup.
3. Exhaust Duct: Furnish and install all required exhaust duct. Duct to be 16 gauge galvanized steel, welded liquid tight. Duct to extend from the top of the hood to the rooftop.
4. Exhaust Fan # 1: Furnish and install one exhaust fan and curb. Exhaust fan to be capable of providing approx. 2150 CFM @ -1.000" static pressure. Fan will be mounted on top of rooftop. Voltage is 208/60/1 1.0 hp.
5. Exhaust Fan # 2: Furnish and install one exhaust fan and curb. Exhaust fan to be capable of providing approx. 2365 CFM @ -1.000" static pressure. Fan will be mounted on top of rooftop. Voltage is 208/60/1 1.0 hp.
6. Supply Duct: Furnish and install all required supply duct. Duct to be 24 gauge galvanized steel, Pittsburgh construction. Duct to run from the rooftop mounted fan to the front of the hood.
7. Supply Fan: Furnish and install one supply fan capable of approx. 3612 CFM @ 1.000" of the total exhaust. Voltage is 208/60/3 2.0 hp.
8. Fire Suppression System: Furnish and install one complete automatic fire suppression system to protect the range hood, exhaust duct and all cooking appliances. System to be installed according to UL300 standards.
9. Wall Panels: Furnish and install approx. 168 sq. ft. of stainless steel wall panels with matching moldings.
10. Electrical Panel: Furnish one electrical control panel (to be installed by others)

State Certified Sheetmetal Contractor # CSC056411

State Certified Mechanical Contractor # CMC1249792 * Fire Equipment Dealer License # FED18-000023

11. Plans and Permits: Furnish plans for complete installation and obtain required permits. All permits and permit related fees are the responsibility of the owner and will be billed with final payment.
12. Inspections: Obtain all required rough and final inspections.
13. Total Price: total price is \$49,900.00 plus cost of permits.
14. Terms: 50% deposit (\$24,950.00) upon signing this agreement.
40% plus permit fees due on the day of installation of hoods (\$19,960)
10% plus all additional permit/revision fees due before final inspection is scheduled.
15. Exclusions: Price does not include installation of the mechanical gas valve, does not include a horn strobe, any electrical work, ceiling work or trim, cutting in walls, roofs or floors; any screening, platforms or safety rails if required, fire chases, unless specified and any rooftop work (if bonded). A K-class and other portable extinguishers may be required at final inspection by the Fire Marshall and are not included in this proposal.
16. NOTE: All electric is quoted in single phase unless otherwise specified.

TYPICAL INSTALLATION PROCEDURES AND MUST KNOW FACTS AND REQUIREMENTS
BEFORE A FINAL INSPECTION:

1. **All payments need to be made before any final inspections will be called.**
2. Both, the hood and fire suppression system finals are called in for the same day. The mechanical and the fire inspector are typically present for both inspections, except for Palm Beach County and City of Miami.
3. **All equipment (gas or electric) needs to be installed per permitted plans**, no exceptions. Inspections will not pass if equipment lineup differs from approved permitted plans.
4. If appliances are gas, **the gas will need to be ON for the final inspection.**
5. **All electric**, which is a part of the hood system (ie., fans, fire system, control panel & outlets) **needs to be completed and final inspections passed. IF your electrician requires assistance to complete the wiring, there is a \$350.00 fee which will be added to your final bill.** We recommend hiring an electrician that has done restaurant work in the past.
6. If there is a **building alarm it must be tied to the fire suppression system** (completed under a separate permit from the alarm company). Typically the fire alarm should pass their final inspection before the fire suppression final inspection. If there is no alarm present, then the electrician must PROVIDE and install a horn strobe which is tied to the fire suppression system.
7. A 'K' Extinguisher and 'ABC' Extinguishers are necessary for the final inspection. They are not included with the hood or fire suppression system. **You can supply your own or you can PREPAY them for us to provide them for the final inspection.**
8. ***ANY FAILED INSPECTION THAT IS NOT ATLANTIC COAST 'S FAULT WILL BE BILLED \$350 PER INSPECTION (PER OUR CONTRACT) IE., GAS FAILS, ELECTRIC FAILS, ETC.**
9. Any time **revisions** are done to the original engineered set of plans, a \$350.00 fee will be added to your bill. (equipment line up or any other changes).

Title shall not pass to buyer with delivery and installation of said goods, but shall remain with the seller until paid in full. Buyer grants the seller the right to remove said goods in the event of non-payment. Buyer agrees to pay all attorney fees, costs of removal and/or repair, in the event of non-payment. Interest shall be charged at the maximum rate allowable under Florida Law on all invoices outstanding for thirty days (30) or more. In the event you fail to pay in full when due, you will be responsible to pay all legal fees for the collection of all sums hereunder, whether or not suit is filed. All sales are final and deposits are non-refundable.

State Certified Sheetmetal Contractor # CSC056411
State Certified Mechanical Contractor # CMC1249792 * Fire Equipment Dealer License # FED18-000023

THIS PROPOSAL IS VALID FOR 14 DAYS.

We thank you for giving us the opportunity to furnish you this proposal; please do not hesitate to call us with any questions. Please return a signed copy at your convenience to indicate your acceptance.

Sincerely,

Don Pittsley,
President Atlantic Coast

ACCEPTANCE OF PROPOSAL:

The above prices, specifications, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above. Receipt of Atlantic Coast's additional Terms and Conditions are hereby acknowledged and by signature hereto, we agree to said Terms & Conditions.

Accepted By: _____ PRINT NAME _____

Owner or Authorized Signature _____ Date _____ PRINT TITLE _____

TERMS & CONDITIONS

1. **ELECTRIC:** Customer must hire a Licensed Electrician to wire and submit plans to the appropriate Municipality for permits at customer's own expense unless otherwise specified on the proposal. We suggest that you verify that the company you hire has the experience necessary to properly wire your hood installation. Customer acknowledges receipt of a schematic for the correct wiring of the hood, ventilation and fire suppression system. If customer's electrician requires assistance for the electrical panel installation, there is a \$250.00 fee.
2. **GAS:** Customer must hire a Licensed Gas Company to pipe and submit plans to the appropriate Municipality for permits at customers own expense.
3. **ROOF:** Customer must hire a Licensed Roofing Company to cut holes in the roof for our installation of duct work and fans if roof is bonded or Municipality requires that a Licensed roofing Company performs this work. In that event, the Roofing Company also needs to submit plans to the appropriate Municipality for permits, at customer's own expense. Atlantic Coast is not responsible for sealing of roof curbs.
4. **CEILING:** Customer must clear the ceiling over the area where hood(s) will be hung. We are not responsible for ceiling or trim work, before or after installation of the hoods.
5. **FIRE SYSTEM INSTALLATION:** Customer must have the gas valve installed and kitchen equipment in place before we schedule installation of the fire system. Additional charges may apply for additional trips. If building alarm is present, Fire System must be connected to it by the Alarm Company.
6. **PERMITS:** Customer understands that the time it takes for the Appropriate Municipality to issue permits is totally out of our control. If revisions need to be made to plans because of an inspector's particular requirements, the revisions will be done and re-submitted in a timely manner, however; again this is out of our control.
7. **IF PERMITS EXPIRE:** Permits expire between 90 days and One year, depending on the Municipality. Customer is responsible for all additional permit fees and costs, if we cannot install due to customer delays. If permits expire after one year, customer agrees to a 15 % of the purchase price surcharge payable before final inspection.
8. **FINAL INSPECTIONS:** Customer must have electric, gas and roofing Final Inspections completed before we can schedule Fire and Mechanical Final Inspections. However, we will not schedule any final inspection until full payment is received from the customer.
9. **CODE REQUIREMENTS:** Customer understands that although ATLANTIC COAST RESTAURANT & MECHANICAL SERVICES meets all code requirements at installation of hoods and fire suppression systems, and our record is exceptionally high, this does not guarantee passing an inspection on the first try. Every inspector varies on his/her requirements and how he/she interprets the building code. Every attempt is made to correct the inspector's requirements and reschedule inspections on the first available day.
10. **LIMITATION OF REMEDIES:** ATLANTIC COAST RESTAURANT & MECHANICAL SERVICES (hereinafter "SELLER") shall have no liability for any damage caused by negligence, accident, misuse, improper storage, improper service, maintenance or operation of the installed equipment. SELLER in no event shall be liable for any incidental or consequential damages, business interruption, lost profits or losses resulting from installation, perceived installation delays, use, misuse or inability to use the product. This exclusion applies regardless of whether such damages are sought based on breach of warranty, breach of contract, negligence, strict liability in tort, or any other legal theory even if the party was informed of the possibility of such damages. Any liability by SELLER (whether under theories of warranty, negligence, strict liability or contract) shall be limited solely to the repair or replacement of the equipment or its parts and this shall be the sole and exclusive remedy against SELLER. In no event shall SELLER'S liability exceed the refund of the purchase price paid by Customer/buyer/end user to SELLER. Customer shall have no right to consequential or incidental damages or to any remedy not hereinbefore described. Any claim by Customer with respect to the goods is deemed waived by Customer unless submitted to ATLANTIC COAST RESTAURANT & MECHANICAL SERVICES in writing within ten (10) days of the date Buyer discovered or by reasonable inspection should have discovered, the basis for such claim. In no event shall any claim for defect in materials or workmanship be accepted by ATLANTIC COAST RESTAURANT & MECHANICAL SERVICES after the expiration of the applicable limited Warranty.

State Certified Sheetmetal Contractor # CSC056411
State Certified Mechanical Contractor # CMC1249792 * Fire Equipment Dealer License # FED18-000023

11. **PRICES:** Unless otherwise specifically provided in Seller's quotation/proposal or acknowledgement, prices are valid for goods required for delivery and installation *beginning within SIX MONTHS of acceptance of the proposal (start date for six month count)*. Thereafter, prices are subject to change due to inflation, transportation or surcharge on material. A surcharge, up to a 15% of the base price (excluding permit fees) may be added to the final bill on projects required to begin any later than 180 days after the acceptance of a proposal.
 12. **SELLERS TERMS TO GOVERN:** Only the terms and conditions stated herein shall be binding upon ATLANTIC COAST RESTAURANT & MECHANICAL SERVICES (hereinafter "SELLER"). No modification, amendment or change, whether in Buyer's purchase order, shipping release forms or otherwise shall obligate SELLER unless authorized in writing. The Buyer shall be conclusively presumed to have accepted the terms and conditions set forth herein, thereby creating a contract limited to these terms, if Buyer does not object in writing to these terms within (5) business days after their receipt, whether this proposal is returned executed or not.
 13. **INSTALLATION SCHEDULES:** Installation dates for any portion of this proposal shall be estimates only. Seller specifically rejects any order containing a time is of the essence clause or liquidated damage penalties for delays.
 14. **CHANGES:** With Seller's permission, changes may be made orders after engineered plans are produced will result in an increase in price deemed appropriate by SELLER to recover all associated labor and material costs, including normal overhead and profit.
 15. **CANCELLATION:** In the event that all or a portion of this proposal is canceled by the Buyer, the Buyer shall be liable to SELLER for cancellation charges, including but not limited to, SELLER'S incurred costs and such profits as would have been realized by SELLER from the transaction had the agreement not been canceled by Buyer.
 16. **AUTHORITY OF SELLER'S AGENTS:** No agent, employee or representative of seller has the authority to bind SELLER to any affirmation, representation or warranty concerning the goods sold under this contract, and unless an affirmation, representation or warranty concerning the goods sold under this contract, and unless an affirmation, representation or warranty made by an authorized agent, employee or representative is specifically included within this bargain it shall not in any way be enforceable by the Buyer.
 17. **ASSIGNMENT/DELEGATION:** No right or interest under this contract may be assigned by the Buyer, nor may any obligation or performance under this contract be delegated by the Buyer without Seller's written permission. Any attempted assignment or delegation should be void and ineffective for all purposes. SELLER may assign its rights or obligations under this Agreement in the event of a merger or change of control of SELLER.
- POTENTIAL ADDITIONAL FEES:**
18. There is a \$350.00 fee payable with the final payment per revision, if the plans are changed after they have been drawn and sealed the first time.
 19. If fire system has to be re-piped due to a line equipment change, a \$250.00 labor fee applies.
 20. Returned checks must be replaced by cashier's checks plus a \$50.00 service fee.
 21. A \$350.00 re-inspection fee will be billed for every inspection that is failed for any reason other than the responsibility of Atlantic Coast. (i.e. Electrical, gas, no shows, equipment line changes, etc.).

I hereby understand and accept all terms and conditions listed above as part of our proposal agreement dated _____.

Job Name: RHYTHMS 2.0

Accepted by (owner or authorized signature): _____ Date: _____

PRINT NAME _____ PRINT TITLE _____

State Certified Sheetmetal Contractor # CSC056411
State Certified Mechanical Contractor # CMC1249792 * Fire Equipment Dealer License # FEID18-000023

Estimate #53

Estimate for Rhythms 2.0

For:
733 Sistrunk Blvd, Fort Lauderdale, FL 33311

Expires on: Fri Nov 28, 2025

Option #1
\$20,600.00

[Approve](#)

Services	Qty	Unit price	Amount
Stand-up Reach-in Freezer Traulsen 2 door stand up reach in Freezer(s)	2.00	\$9,700.00	\$19,400.00
freight/shipping	2.00	\$600.00	\$1,200.00
Services subtotal			\$20,600.00
Subtotal			\$20,600.00
Total			\$20,600.00

Not what you were looking for?

Please let us know if you'd like to request some changes. We'd love to win your business.

[Privacy - Terms](#)

J & J Telecom & Electric, Inc.
231 NE 1st Terrace
Dania, FL 33004

CHANGE ORDER

1

Date: Oct 28, 2025

Bill To:

Rhythms 2.0
733 NW 6th Street
Fort Lauderdale, FL 33311

Balance Due: \$15,750.00

Item	Quantity	Rate	Amount
Existing Electric Service	1	\$5,000	\$5,000
<p>The existing service is general electric with disconnects that are antiquated and discontinued. The service wire is undersized and requires upgrading to SFBC 2023 8th edition building code. Additionally, the service to Rhythms 2.0 will require an amperage upgrade to accommodate the addition of the 5-ton central air conditioning system</p>			
Cost of Labor and Material for Scope of Work above	1	Total	\$5,000



CHANGE ORDER

January 18,2026

For: Integrated Construction
Re: Rhythms 2.0
733 NW 6th Street
Fort Lauderdale, FL 33312

From: Adrian Vazquez
A Plus Plumbing and Gas LLC
11876 S.W. 12th Place
Davie,Fl.33325
CFC # 1427772
Telephone 954-604-5025

A Plus Plumbing and Gas proposes the following;

- Supply and install new 3/4 and 1" metallic galvanized steel pipe from LP tanks to all the appliances a total of 11.
- Supply and install shut off valves and regulators where required.
- Perform Gas pressure test and drop test.
- Supply and install new Rinnai RUR199IP
- Program tankless heater.

Excludes

*Appliances,electrical,Framing,
LP Tanks or filling to be done by others.*

Additional cost including heater and increase in material cost and final plan

Additional cost,\$5000.00



Advance Cool Air

Rhythms 2.0
 733 NW 6th St
 Fort Lauderdale, FL 33311

(954) 914-0789
 Six1dog@yahoo.com

JOB	#5877-2
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 06, 2025
AMOUNT DUE	\$10,000.00

SERVICE ADDRESS

733 NW 6th St
 Fort Lauderdale, FL 33311

CONTACT US

10424 W State Rd 84, Unit 6
 Davie, FL 33324

(305) 331-7569
 myac@advancecoolair.com

INVOICE



split systems - TGM 5 Ton installation	1.0	\$10,000.00	\$10,000.00
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TGM
 5 Ton
 410A Refrigerant

- Includes:
- Digital Thermostat
 - High and Low Voltage connection
 - Hurricane Tie Down Kit
 - SS2 Safety Switch
 - Merv 10 Filter
 - Refrigerant Locking Caps
 - Removal & Disposal Of Existing Unit
 - Sanitize Duct System
 - Flush Drain Line

1 Year Labor Warranty
 10 Year Warranty on All Parts

Subtotal \$10,000.00

Job Total \$10,000.00

Amount Due \$10,000.00

See our [Terms & Conditions](#)

Rhythms 2.0, LLC

Cost and Funding Breakdown

USES	
Site/Landscaping	\$42,000.00
Electrical	\$28,000.00
Plumbing	\$68,900.00
HVAC	\$41,000.00
Equipment	\$63,000.00
Structural/Concrete	\$19,600.00
Flooring	\$22,500.00
Finishes	\$24,239.00
Labor/GC Fee	\$12,500.00
General Conditions	\$32,173.90
Overhead and Profit	\$35,087.10
Change Order #1	\$120,000.00
TOTAL PROJECT COST	\$509,000.00

SOURCES	
CRA Funding	\$470,000.00
Developer's Contribution	\$39,000.00
TOTAL FUNDING SOURCES	\$509,000.00