



STREETSCAPE APPLICATION

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Jonathan Fish / Abraham Fish		Tel. No. (786) 444-6830		E-Mail Address jonathan@nationalwaterrestoration.com	
Primary Contact for this CRA Request John A Halliday		Tel. No. (954) 767-0700		E-Mail Address jhalliday@hallidaygroup.com	
Name of Business DAYIT INVESTMENTS LLC, 710 NW 5TH AVENUE LLC, 744-748 NW 5 AVE LLC, 413 NW 7TH STREET LLC		Tax I.D. No. 47-1706727; 81-4632708 83-2097240; 82-5380885		Company Website N/A	
Business Address 746 NW 5 Avenue		Tel. No. (786) 444-6830		Fax No. N/A	
City Fort Lauderdale		State Florida		Zip Code 33311	
Commencement Date to Begin Project: 12/01/2019 TBD				JOB INFORMATION	
Completion Date for Project: 07/15/2021 TBD				Full Time Equivalent (FTE) Jobs to be created _____	
Check Appropriate Description ↑ Existing Business <input checked="" type="checkbox"/> ↑ New Business <input type="checkbox"/>		Project Type ↑ Expansion <input checked="" type="checkbox"/> ↑ Relocation <input type="checkbox"/>		Facility Description Existing Space 61,764 sq. ft. New Space 0 sq. ft.	
NAICS Code / Industry Type Real Estate Investors		Date of Incorporation 08/27/14; 11/28/16 09/05/18; 02/16/16		State where the business was incorporated Florida	
Proposed Project Location/City Fort Lauderdale		Proposed Address 5th Ave between 7th & 8th Streets			
Property Control Number(s) City's property		Property Owner The City of Fort Lauderdale			
Owner Tel. No. (include Area Code)		Is there a lien on the property? ↑ Yes ↑ No No		TYPE OF BUSINESS Sole Proprietor _____ Partnership _____ Joint Venture _____ Corporation _____ Cooperative _____ Limited Liability Company <input checked="" type="checkbox"/> X _____ Non-Profit Org. _____ Other: _____	
Bank(s) Where Business Accounts for Projects Are Held					
1. N/A			2. _____		
Name of Participating Bank/Lender					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source N/A					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Project Purpose and Economic Impact The purpose is to renovate and upgrade the streetscape on the 5th Avenue between 7th and 8th Streets.					

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

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

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

Name	Complete Address	% Owned	From	To
JONATHAN FISH	9232 ABBOTT AVE, SURFSIDE, FL 33021			
Name	Complete Address	% Owned	From	To
ABRAHAM FISH	17501 NE 9 AVE, MIAMI, FL 33162			
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 378,194.30
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 378,194.30
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	\$340,374.87	0%	
Company's current cash assets			
Owner equity (specify)	\$37,819.43		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$378,194.30		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition			
Utility and road infrastructure improvements	Yes	\$378,194.30	
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses			

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

* The Owners commit to invest no less than \$1,250,000.00 into the redevelopment project. If the Owners can save on construction costs, the Owners will realize those savings up until the amount of commitment.

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

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

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

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

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

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

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

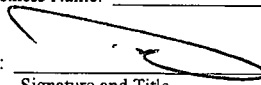
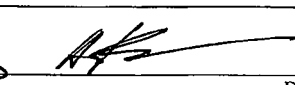
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial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

APPLICANTS CERTIFICATION

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

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

Business Name: Bayit Investments LLC; 710 NW 5th Avenue LLC; 744-748 NW 5 Ave LLC; 413 NW 7th Street LLC

By:   06/06/2019
Signature and Title covers Date

Guarantors:

Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

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

<input type="checkbox"/>	COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/>	STREETSCAPE ENHANCEMENT PROGRAM	\$ 340,374.87
<input type="checkbox"/>	DEVELOPMENT INCENTIVE PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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

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

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

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

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

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

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

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

 Signature of
Property Owner or Business Owner

Jonathan Fish
Print Name

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

 Signature of
Property Owner or Business Owner

ABRAHAM FISH
Print Name



**Northwest-Progresso-Flagler Heights
Community Redevelopment Agency**

**APPLICATION REQUEST
SUPPLEMENTAL INFORMATION**

1. Please describe your project.

The Thrive Progresso renovation project is a complete renovation of an entire industrial block within the industrial portion of the Northwest-Progresso-Flagler Heights CRA district, bringing new businesses and a revitalized energy into an area that has become stagnant over the last few decades. This part is to renovate and upgrade the streetscape on the 5th Avenue between 7th and 8th Streets specifically.

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

5th Avenue between 7th and 8th Streets, Fort Lauderdale

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

The existing and proposed continued use is as a public municipal road.

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

No

5. What is the zoning of the property?

Public road

6. Are you the property owner? Please provide a copy of the deed of the property.

No

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

Renovation

- 8. What is the total capital investment of your project and what is your hard construction and soft cost?**

Total cost estimate is \$378,194.30
Please see the attached estimate.

- 9. What is the current Broward County Assessed Value of the property?**

N/A

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

No

- 11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.**

No

- 12. Are there any code violations on the property? Identify.**

No

- 13. Is the property listed "For Sale"?**

No

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

N/A

- 15. What is the estimated construction commencement date of the project?**

We will begin working on permitting immediately after we receive a financial commitment from the CRA.

- 16. What is the estimated completion date of the project?**

We are anticipating the completion date of the project to be approximately 18 months after the commencement date.

- 17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.**

All relevant financial documentation has been included in the attached sealed manila folders.

18. Do you have general liability and fire and casualty insurance on the property?

N/A

19. Have you previously received funding from the CRA? Explain.

No

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.

Please see the attached package.

21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.

Please see the attached package.

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

Plans have not been submitted for City Development Review. However, we have met with the various City of Fort Lauderdale officials and Fort Lauderdale Building Department heads, where we have received positive feedback about this project moving forward.

23. Do you have detailed, written contractor cost estimates? If so, please provide.

Please see the attached package.

24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.

We are currently working with Cadence Landscape Architects, who have been involved in other CRA projects.

Order of Cost Magnitude
Thrive Progresso
East Parcel: 710 - 744 NW 5th Ave
West Parcel: 701 - 745 NW 5th Ave

May 6, 2019

Scope of Work	Quantity	Unit Cost	Cost	Notes
Misc Site Prep/Demolition				
Landscape & Tree Removal	1 EA	\$3,500.00	\$3,500.00	
		Demolition Sub Total	\$3,500.00	
Earthworks and Grading	1 EA	\$25,000.00	\$25,000.00	TBD, Allowance
		Sub Total	\$25,000.00	
Hardscape				
Stamped Asphalt	5500 SF	\$6.00	\$33,000.00	
Asphalt Roadway (24' width)	16,267 SF	\$4.00	\$65,068.00	
Concrete Sidewalk	10,235 SF	\$8.00	\$81,880.00	
Concrete Curbs	781 LF	\$15.00	\$11,715.00	
Asphalt Striping	1 EA	\$10,000.00	\$10,000.00	
		Hardscape Sub Total	\$201,663.00	
Landscape Material				
Shade Trees	15 QTY	\$1,500.00	\$22,500.00	
Palm Trees	24 QTY	\$500.00	\$12,000.00	
Bioswale & Rain Garden Planting	1,965 SF	\$10.00	\$19,650.00	
		Landscape Sub Total	\$54,150.00	
Irrigation System	1 EA	\$17,500.00	\$17,500.00	Allowance
Rain Garden Infrastructure	2 QTY	\$10,000.00	\$20,000.00	Allowance
Soft Costs	1 QTY	\$22,000.00	\$22,000.00	Landscape Architect design and construction documents
		Total	\$343,813.00	
* Contingency		10%	\$34,381.30	
		Total with Contingency	\$378,194.30	

* Can include items such as: underground utility burial, new power receptacles in the landscape, new gas lines if needed, permitting costs, construction fencing, construction port.

Numbers included above are opinions of probable construction costs provided by the Landscape Architects and are based on the Landscape Architect's familiarity with the landscape construction industry. These costs are provided only to assist the Client in budget planning; such opinions shall not be construed to provide a guarantee or warranty that the actual construction costs will be within the Project budget parameters at the time construction bids are solicited or construction contracts negotiated. All work outside of Landscape Architect's scope of work (civil, utilities, drainage, etc.) is a best guess number based on recently completed comparable work in the City of Fort Lauderdale.

cadence

Rebecca Bradley, PLA, ASLA
Founding Principal
rebecca@cadence-living.com

435 N Andrews Ave No. 2
Fort Lauderdale, Florida 33301

@cadenceliving
954.766.4572

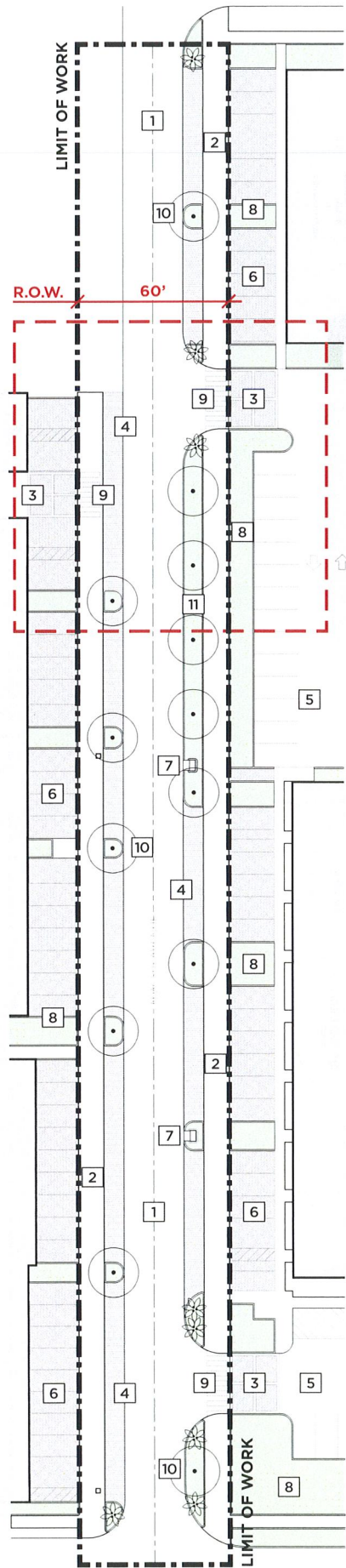
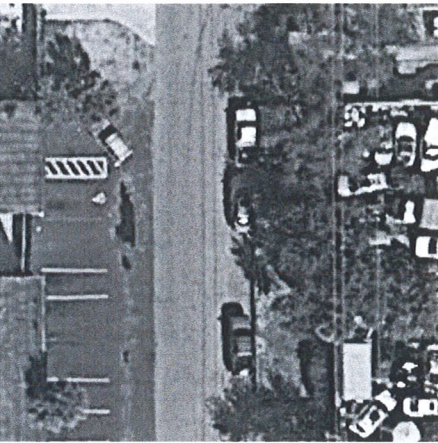
cadence

Gage Couch, ASLA
Founding Principal
gage@cadence-living.com

435 N Andrews Ave No. 2
Fort Lauderdale, Florida 33301

@cadenceliving
954.766.4572

EXISTING CONDITIONS



OVERALL CONCEPT PLAN

- 1 24' Asphalt Roadway
- 2 10' Shared Path (Pedestrian & Bicycle)
- 3 Parking Lot Access
- 4 8' Stamped Asphalt Transition Zone (Rumble Strip)
- 5 Thrive Parking Lot
- 6 Existing Back-out Parking to Remain
- 7 Catchment Basin with Rain Garden
- 8 Planting Bed
- 9 Pedestrian Crosswalk
- 10 Shade Tree
- 11 Bioswale

scale 1" = 30'

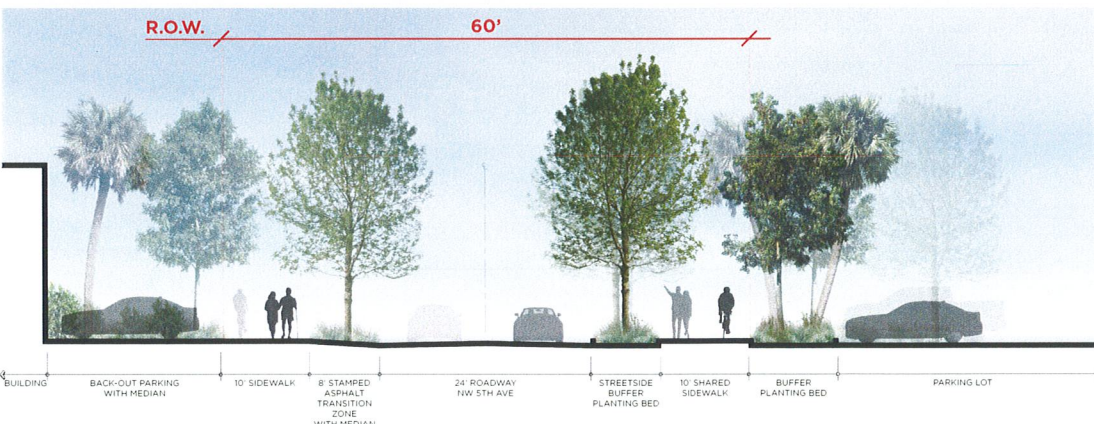
ENLARGEMENT PLAN

scale 1" = 10'

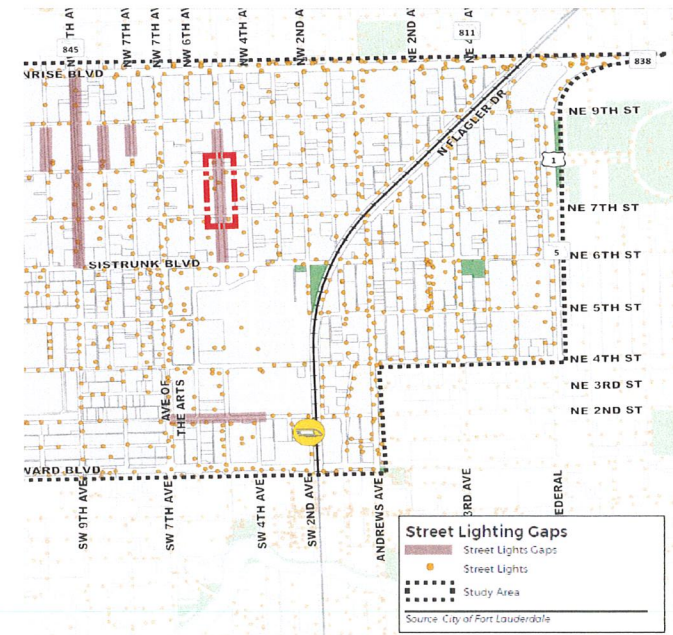
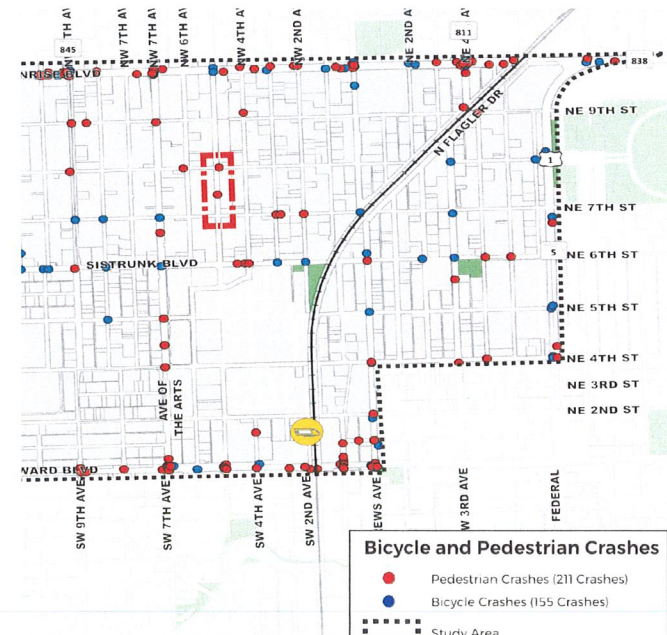
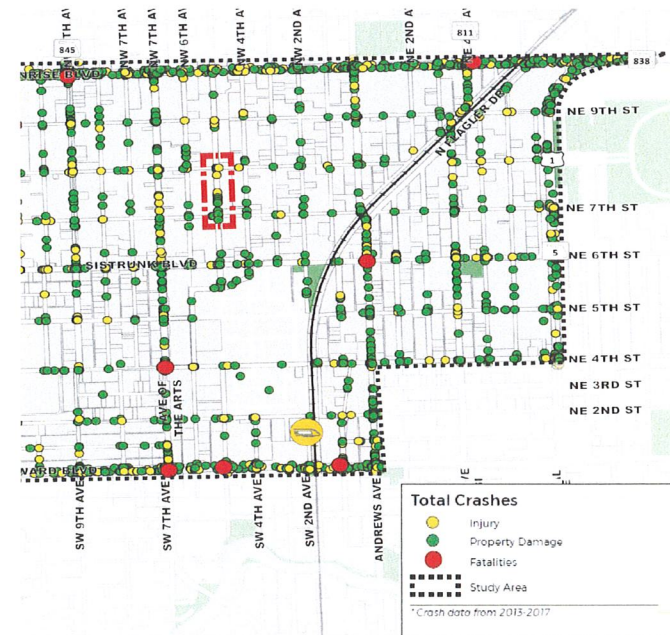
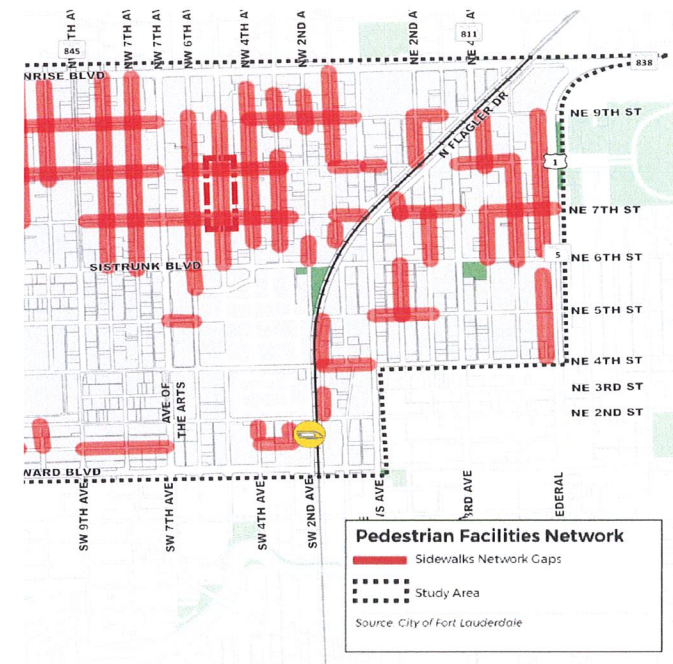
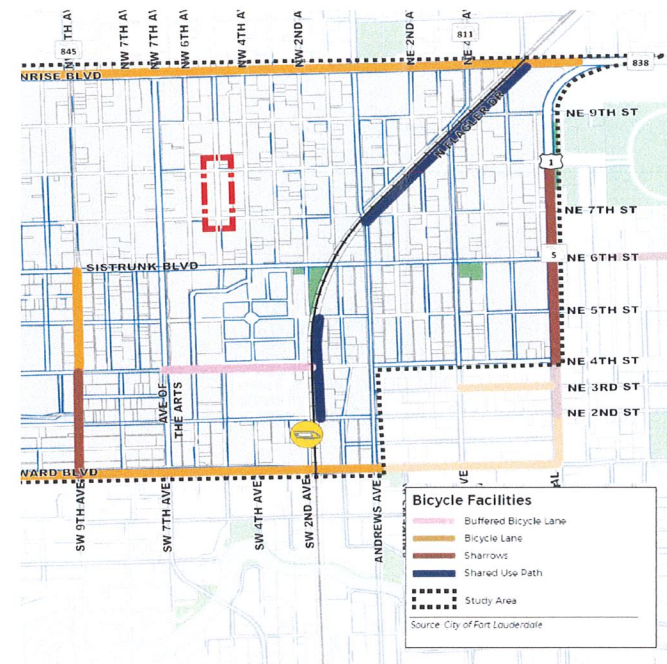
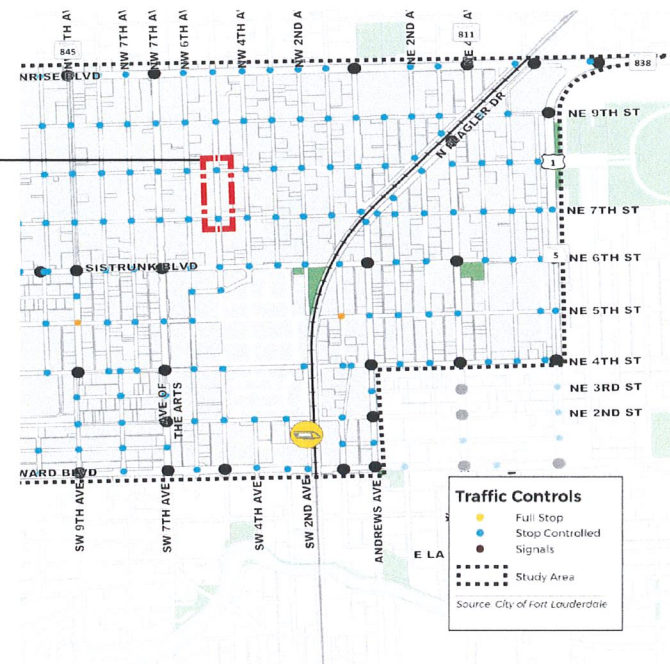


SECTION A

scale 1" = 10'



PROJECT SITE



DATA COLLECTED AND SHARED FROM NPF-CRA MOBILITY MASTER PLAN PRESENTATION BY KITTELSON AND ASSOCIATES



Bike Path



Flush Curb Street



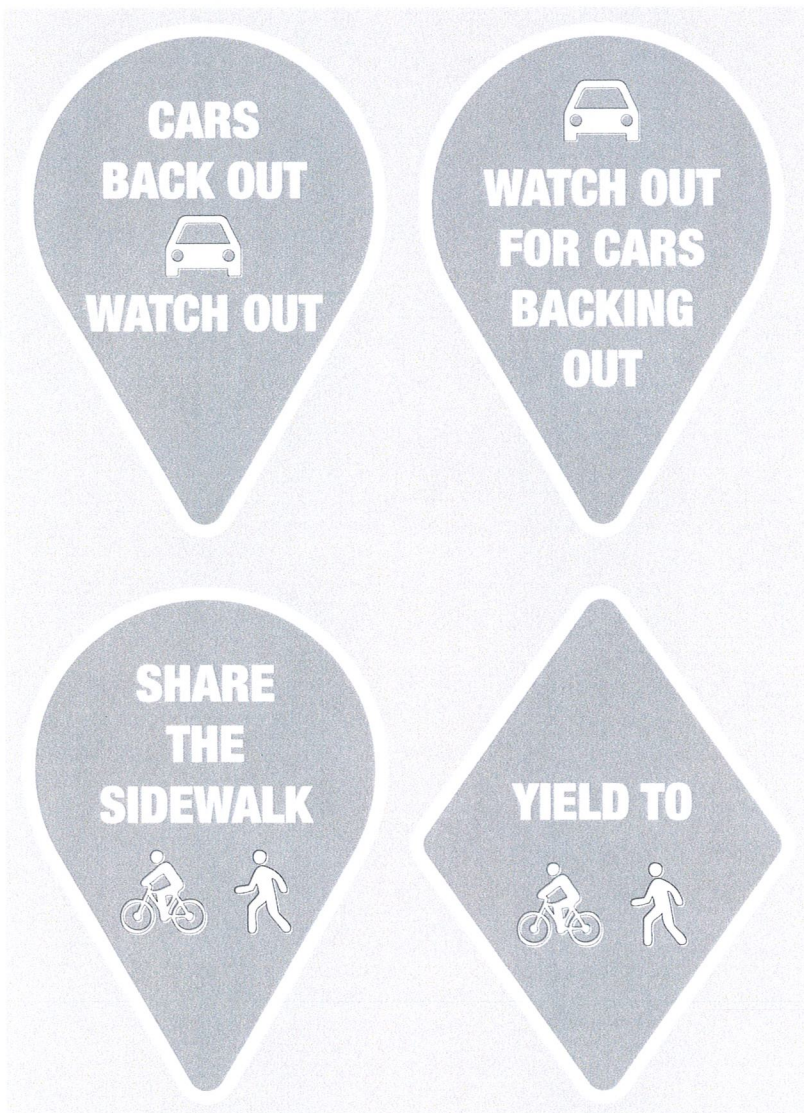
Detection Warning Pavers



Pavement Graphics



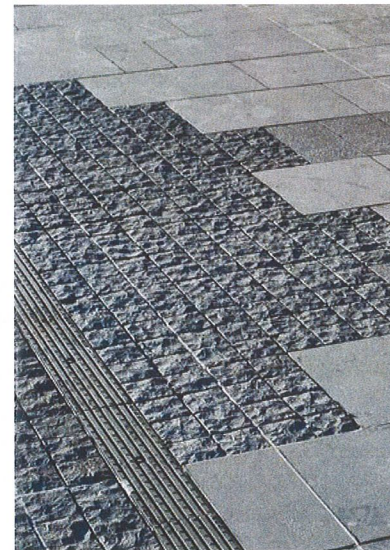
Crosswalk with Bike & Pedestrian Delineation



Signage Study



Pervious Paver Parking



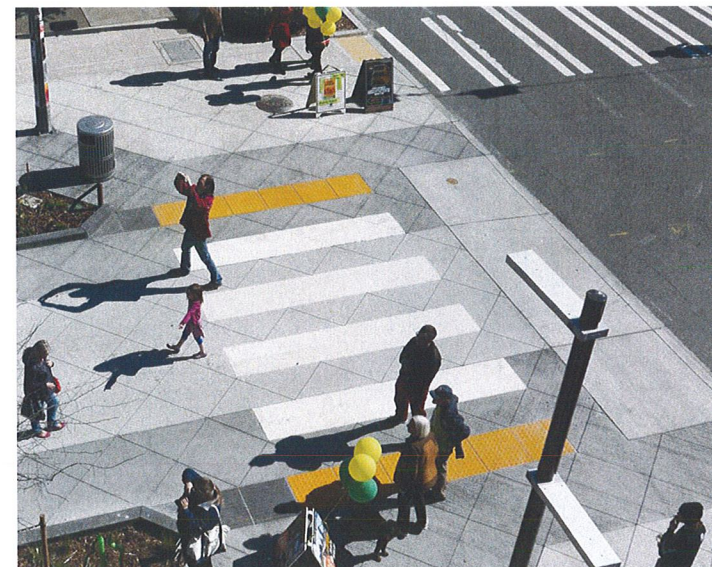
Tactile Paving



Pavement Information Graphic



Bike Lane and Pedestrian Sidewalk



Crosswalk



Crosswalk with Bike & Pedestrian Delineation



Rumble Strip

HARDSCAPE & MULTIMODAL DESIGN CHARATER IMAGES

Thrive Progresso | 04.29.2019



Native Plants in Rain Garden



Bioretention



Rain Garden



Tactile Paving & Curb Cuts



Rain Garden



Curb Cuts at Rain Garden



Bioretention Area



Native Plants in Bioswale



Curb Cut Inlet



Native Ground Cover



Pre-fabricated Curb Insert



Flush Curb to Allow for Maximum Sheet Flow



Native Turf Alternative



Rain Garden

STORMWATER MANAGEMENT & LANDSCAPE CHARACTER IMAGES

Thrive Progresso | 04.29.2019

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