Exhibit 1

City of Fort Lauderdale

https://fortlauderdale.legistar.com/Calendar.aspx www.fortlauderdale.gov/fltv www.youtube.com/cityoffortlauderdale Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99



Action Summary

Tuesday, December 7, 2021 2:30 PM

City Hall - City Commission Chambers

OR AS SOON THEREAFTER AS POSSIBLE 100 North Andrews Avenue, Fort Lauderdale, FL 33301

COMMUNITY REDEVELOPMENT AGENCY BOARD

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

DEAN J. TRANTALIS - Chair HEATHER MORAITIS - Vice Chair STEVEN GLASSMAN - Commissioner - District II ROBERT L. McKINZIE -Commissioner - District III BEN SORENSEN - Commissioner - District IV

CHRIS LAGERBLOOM, Executive Director JOHN HERBST, City Auditor JEFFREY A. MODARELLI, Secretary ALAIN E. BOILEAU, General Counsel

ROLL CALL

Present 5 - Vice Chair Heather Moraitis, Commissioner Steven Glassman,
Commissioner Robert L. McKinzie, Commissioner Ben Sorensen, and
Chair Dean J. Trantalis

MOTIONS

M-1 21-1160 Motion Approving Minutes for November 2, 2021 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

APPROVED

Aye: 5 - Vice Chair Moraitis, Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Chair Trantalis

RESOLUTIONS

R-1 21-1134 Resolution Approving Budget Amendment - Return Central City
Community Redevelopment Agency (CRA) Fund Balance for
Reallocation - (Commission District 2)

ADOPTED

Aye: 5 - Vice Chair Moraitis, Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Chair Trantalis

R-2 21-1146 Resolution Approving Funding for the CRA Residential Façade and Landscaping Program - \$300,000 - (Commission District 3)

ADOPTED

Aye: 5 - Vice Chair Moraitis, Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Chair Trantalis

Resolution Approving a \$4,000,000 CRA Development Incentive
Program Loan to 909 NW 6th St. LLC for a Mixed-Use Commercial
Development Project to be Located at 909 Sistrunk Boulevard,
Authorizing the Executive Director to Execute Any and All Related
Instruments, and Delegating Authority to the Executive Director to
Take Certain Actions - (Commission District 3)

ADOPTED

Aye: 5 - Vice Chair Moraitis, Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Chair Trantalis

R-4 21-1166 Resolution Authorizing Budget Amendment - Appropriation of Escrow Account Funds and Central Beach Wayfindings & Information

City of Fort Lauderdale Page 3 Printed on 12/9/2021



#21-1145

TO: CRA Chairman & Board of Commissioners

Fort Lauderdale Community Redevelopment Agency

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: December 7, 2021

TITLE: Resolution Approving a \$4,000,000 CRA Development Incentive Program

Loan to 909 NW 6th St. LLC for a Mixed-Use Commercial Development Project to be Located at 909 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission

District 3)

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution for a \$4,000,000 Development Incentive Program (DIP) Ioan to 909 NW 6th St. LLC for a mixed-use commercial development project located at 909 Sistrunk Boulevard and authorize the Executive Director to execute any and all related instruments and delegate authority to the Executive Director to take certain actions. At their meeting of November 16, 2021, the CRA Board of Commissioners tabled CAM 21-0319 to allow the District Commissioner where the project is located to meet with the project's developer. This item is being returned to the CRA Board for your consideration.

Background

The CRA has received an application for funding from 909 NW 6th St. LLC requesting \$4,000,000 from the Development Incentive Program (DIP) for construction of a new mixed-use commercial development project to be located at 909 Sistrunk Boulevard. A copy of the Location Map is attached as Exhibit 1. A copy of the Developer's Application for Funding Assistance is attached as Exhibit 2.

The described project will be constructed on the former site of Bass Brothers Supermarket, located on the northwest corner of Sistrunk Boulevard and Northwest 9th Avenue. The property was purchased by the Developer in August 2019 for \$2,000,000 and the existing building on the site is now vacant, pending demolition. A copy of the Broward County Property Appraiser information for the property is attached as Exhibit 3. The 26,277 square foot site is zoned as Northwest Regional Activity Center Mixed Use west (NWRAC-MUw) and located in the Northwest Regional Activity Center in the CRA Incentive Funding Focus Area. The zoning allows for a building height of 45 feet by right and the Developer proposes to construct a new signature, contemporary four story

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commercial mixed-use building of over 76,000 square feet consisting of 3,335 square feet of restaurant, food and beverage use, 7,660 square feet of retail, 18,442 square feet of office, 2,865 square feet of common area and 44,658 square feet of parking garage with more than 80 parking spaces. A copy of the project plans is attached as Exhibit 4. The project was approved by the City's Development Review Committee (Exhibit 5).

The Developer, 909 NW 6th St. LLC, is an affiliated company of Fuse Group Investment Companies who has been investing in the CRA and specifically the Sistrunk area for the last four years. Across the street from the proposed project, they own the commercial complex called "The Pharmacy" located at 900, 914, and 930 Sistrunk Blvd where the CRA offices are currently located and where the Developer also has their corporate offices. They successfully renovated The Pharmacy in 2020 with \$748,500 in CRA funding assistance. They are currently renovating the building directly east of the 909 Sistrunk Blvd proposed project called "The Provident" for new commercial uses that include the Blue Tree Café restaurant. The Provident, located at 612 NW 9th Avenue, was previously approved for \$450,000 in CRA funding assistance in 2017 and 2019. Also approved was the buildout for Blue Tree Café. It was awarded \$225,000 in CRA funding in 2020. Renovations to The Provident are underway. They have also made a major investment in property on the north and south sides of Sistrunk between NW 8th Avenue and NW 9th Avenue, along NW 7th Avenue, and at the northeast corner of Sistrunk Boulevard and NW 7th Avenue for redevelopment. A map showing their property holdings in the CRA are attached as Exhibit 6 and represents a total property investment to date of over \$13 million.

The Fuse Group Investment Companies' mission statement is to "make the Sistrunk District Area a vibrant epicenter which is full of life and occupied by businesses, retail, restaurants, lifestyle and entertainment to serve and empower the community by providing the infrastructure and transforming the visual experience in the area". The proposed project at 909 Sistrunk Blvd is part of their redevelopment vision for restoring a vibrant business community to the Sistrunk area.

Their vision for 909 Sistrunk Boulevard is a first-class modern work, lifestyle, and entertainment center that incorporates design and architecture that will attract business drivers and inspire them to create and facilitate additional business development. This grand vision includes workspace, business think tank, restaurants, entertainment, yoga and holistic center and boutique stores with a strong engagement from the community to assure the concept's success. The Developer has estimated that the project will create an estimated 150 jobs consisting of 16 in the food and beverage field, 8 in retail, 123 in office and 4 in property management and maintenance (Exhibit 7).

The managing member of 909 NW 6th St. LLC is Eyal Peretz, Chief Executive Officer of Fuse Group Investment Companies. A copy of Mr. Peretz's qualifications and that of his team are attached as Exhibit 8.

The Project represents a total capital investment of \$16,578,836 (Exhibit 9), with this CRA funding request representing 24.13% of the total project cost. A listing of the CRA

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investment on the described project compared to other CRA DIP funded projects is shared below:

Project	Estimated Capital investment (ECI)	DIP Award	DIP Award Percentage of ECI
Hoover Awnings	\$1.5 Million	\$1.1 Million	73.33%
YMCA	\$15 Million	\$10 Million	66.70%
Thrive Progresso	\$4.5 Million	\$2.5 Million	55.56%
Wright Dynasty	\$7.1 Million	\$3.0 Million	42.15%
Memphis Blues	\$3.8 Million	\$1.5 Million	39.47%
Jack and Jill	\$7.1 Million	\$2,5 Million	34.79%
Sistrunk Market	\$5.9 Million	\$1.4 Million	23.30%
Sistrunk Townhomes	\$6.9 Million	\$1.5 Million	21.70%
Six 13	\$33.5 Million	\$7 Million	20.80%
Triangle Services	\$7.8 Million	\$1.5 Million	19.02%

A copy of the funding sources and uses for this project are provided below.

SOURCES		
Bank Loan	\$	5,000,000.00
CRA Funds	\$	4,000,000.00
Owner Equity	\$	7,578,836.99
TOTAL	S	16,578,836.99

USES	
Purchase Land Cost	\$ 2,000,000.00
Construction Soft Cost	\$ 1,248,292.47
Construction Hard Cost	\$ 11,954,413.58
Permitting	\$ 275,226.19
Insurances	\$ 137,613.09
Contingency	\$ 275,226.19
Contractor Profit/Overhead	\$ 688,065.47
TOTAL	\$ 16,578,836.99

The CRA Advisory Board unanimously recommended approval of this item at their meeting of January 12, 2021 (Exhibit 10).

Consistency with the NPF CRA Community Redevelopment Plan

The NPF CRA Community Redevelopment Plan is designed, in part, to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life and attract

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sound business and commercial development that provide employment and job opportunities.

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA program identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. Additionally, the CRA plan calls for investing in development projects that generate job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

Resource Impact

There will be a fiscal impact to the CRA in the amount of \$4,000,000. Funds for this transaction are contingent upon the funding of a \$20,769,000 loan between Truist Bank, the CRA and City of Fort Lauderdale, which was approved on November 16, 2021.

4703 I Incentive - I	ACCOUNT NUMBER	NAME (Program)	CHARACTER CODE/ SUB- OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
Debt Projects		Business Incentive –		\$0	\$0	\$4,000,000

Strategic Connections

This item is a 2021 Commission Priority, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Business Development Focus Area
- •Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Nurture and support existing local business

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community and We Are Prosperous.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- •Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies and encourage retention and recruitment of business and industry which provide living wage employment and increased training and competitiveness in the local workforce

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Attachments

Exhibit 1 - Location Map

Exhibit 2 - Application for Funding Assistance

Exhibit 3 - Broward County Property Appraiser Information

Exhibit 4 - Project Plans

Exhibit 5 - Development Review Committee Approval Letter

Exhibit 6 - Fuse Group Properties

Exhibit 7 - Jobs to be Created

Exhibit 8 - Fuse Group Project Team

Exhibit 9 - Estimated Project Cost and Funding Commitments

Exhibit 10 - January 12, 2021 CRA Advisory Board Approved Minutes

Exhibit 11 - Development Incentive Program Letter of Intent

Exhibit 12 - Resolution

Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager Clarence Woods, CRA Manager

Department Director: Chris Lagerbloom, ICMA-CM, Executive Director

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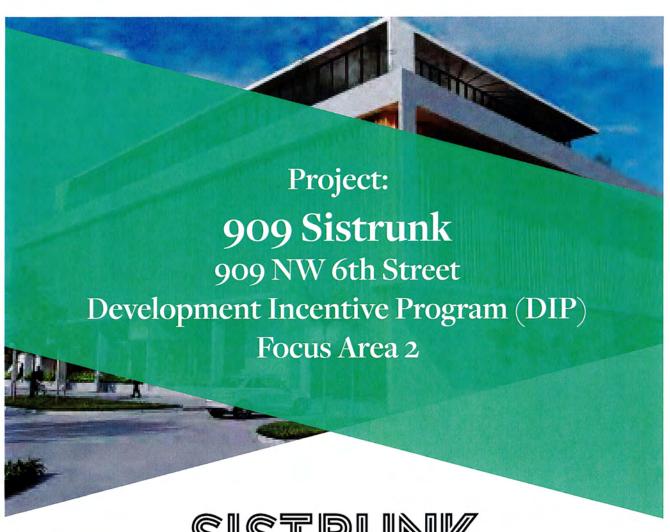
LOCATION MAP Exhibit 1





Proposed Project at 909 Sistrunk Boulevard

CAM #21-1145 Exhibit 1

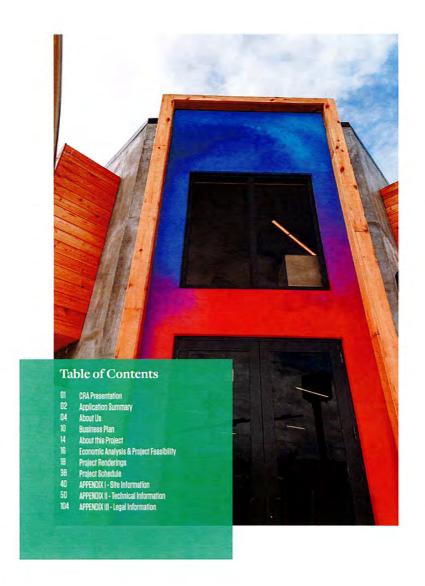


SISTRUNK DISTRICT

FORT LAUDERDALE



CAM #21-1145 Exhibit 2



CRA Presentation

Clarence Woods, NPF CRA Manager City of Fort Lauderdale Community Redevelopment Agency

914 NW 6th Street, Suite 200

Date: January 2021

Re: Application for Development Incentive Program (DIP) Focus Area 2 the enclosed application for of NW 6th Street (Sistrunk Blvd.) Development Incentive Program and NW 9th Avenue, at 909 NW (DIP) that will enable us to bring to 6th Street (Sistrunk Blvd.). The life the building located at 909 NW properties are zoned North West

to be the epicenter of workspace, 80 parking spaces. dining, lifestyle and entertainment. takes... diversity, accessibility in multiple projects, vast experience to workforce, proximity to in real estate and other facets transportation, excellent physical of real estate, fintech, property grid characteristics, charm and management and most importantly

This new development consists Sincerely, of a multi city block mixed-use EYAL PERETZ commercial development on the CEO

We are pleased to submit properties located at the intersection

Regional Activity Center-Mixed Use west (NWRAC-MUw) with Fuse Group is determined to make an underlying future land use of Progresso-Flagler Heights Area The proposed project is a building and devoted the majority of its with more than 76,000 square feet resources to make this endeavor total, that includes 3,335 square feet successful. Fuse has been active in Restaurant and F&B, 7,660 square the area for three years now and feet Retail, 18,442 square feet Office, Sistrunk. We envision the NPF Area feet parking garage with more than

our commitment to the community, we respectfully request that the Fuse Group and its affiliated entities CRA Board and its Advisory Board Ave intersection is evidenced by qualifies for the applied supporting its proposed \$35.5M investment funds and that we will be able to in this intersection alone (other bring to life what we believe is so to call our second home.

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APPLICATION FOR CRA FUNDING Summary

909 NW 6TH ST, LLC, an affiliated company of Puse Group Investment Companies, submits this application for CRA Investment Funding on the following Program/Properties:

Address & CRA Program	Amount
909 NW 6th Street - Fort Lauderdale, FL	
Development Incentive Program (DIP)	\$4,000,000
TOTAL	\$4,000,000

Location



Project Timeline





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About Us

WE ARE LOCAL - OUR HEADQUARTERS IS HERE!

Mission Statement

We seek to make the Sistrunk District Area a vibrant epicenter which is full of life and occupied by businesses, retail, restaurants, lifestyle and entertainment to serve and empower the community by providing the infrastructure and transforming the visual experience in the area.

Our Capacity

We are an experienced real estate developer that has a proven track record of revitalizing Office, P&B and Retail spaces in Florida, New York, Georgia, South Carolina, North Carolina and Israel. We have a strong network in the business, construction and retail area which we intend to utilize in order to trigger business owners interest in the area. Applicant is a calculated and seasoned entrepreneur, understands this process may take time and is ready to commit its substantial resources and efforts to the area and the process in terms of both time and money.

Partners

We have retained the services of an experienced team of professionals to assist in the vision and project execution. Amongst the companies we partnered with, you can find MKDA Architects, Keith & Associates, Holland & Knight, FPA LLC, Florida Prime Acquisitions and more.









Holland & Knight

Why invest in this area?

509 NW 6th Ave, LLC and Fuse Group commitment to the area is evidenced by its proposed #Si6,000,000 investment in this project alone. Other investments in the Sistruic District Area are currently in place and ongoing, for example the complete revitalization of the buildings at 900, 314 and 930 NW 6th St. that is expected to be finished by December 2019, and the complete renovation of the building at 612 NW 9th Avenue. We already have business coming to occupy those latter buildings and we are excited to see the same.

The purpose of the new commercial project will be to bring in many companies to occupy the building in the F&B (Food & Beverage), Retail and Office Spaces, the building totals 77,000 square feet with more than 39,000 square feet of leasable spaces. The building also has more than 80 parking spaces distributed on a parking garage with approximately 44,000 square feet. Puse Group is currently under discussion with additional food, lifestyle and entertainment concepts such as coffee shop, restaurants, yogs/holistic center, Grill Bar and bourique stores.

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Meet our Team

Partners



Dr. Shimon Elkabetz, Ph.D.

Chairman

Serves as a special investments consultant to the board. Up to January 2016, was co-CEO of Harel Investments Insurance and Finance, one of Israel's largest publicly traded insurance and financial groups. He previously served as CEO of Ilanot Discount, Ilanot Barucha Investment House and Harel Finance Dr. Elksherr's expertise is in the area of real estate investments and the mortgage hosiness From 2001 to 2004, Dr. Elkabetz served in senior roles at DBTC & UBC in Geneva, Switzerland, He received a BA in Economics and Accounting from the University of Haifa, a Master's in Economics from The Technion Institute, and a Ph.D. in Businesses Administration from the University of Haifa.

E-mail: shimon@fusegroupco.com



Eyal Peretz

CEO

Since 2002, Eyal Peretz has been a real estate entrepreneur and investor. He serves as CEO of Puse Group, a investment company that develops, owns, develops and operates commercial real estate and offers private commercial real estate financing solutions. Throughout his career, Mr. Peretz was directly responsible for acquisitions and repositioning of commercial real estate and structuring real estate debt. Mr. Peretz also founded a real estate tax reduction company where he helped his clients with real estate tax savings on assessments of more than \$250 million. Mr. Peretz holds a BA in Biochemistry and a Master's degree in Biomedical Engineering from the University of Miami, real estate Broker in the state of Florida and mortgage lender license from NMLS.

E-mail: eyal@fusegroupco.com

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Senior Management & Credit Advisory Committee



Carolina Noronha

Accounting Consultant



Jonathan K. Winer, Esq.

General Counsel

in Economics from The Wharton from Cornell University. School of the University of Pennsylvania with concentrations in Accounting and Finance, and received his JD from the U.C.L.A. School of Law. Mr. Winer is admitted to practice law in both Florida and New York.



Ryan Poliakoff, Esq. Advisory Committee

Ms. Noronhaserves as the CPO of Mr. Winer began his eareer in the Ryan Poliakoff of Becker, Executive V.P. & Mix President for Fuse Group. Previously, she held law doing high-profile business. Aboud, Poliakoff & Foelster Centennial Bank the Corporate Controller role bankrupecy and commercial concentrates his practice in the John G. Primeau, presently,



Advisory Committee

for a multinational construction literation with two of Miami's community associations tractice. Executive VP & Market President and engineering company for premier boutique law firms in group. Mr. Poliakoff serves as for Centennial Bank (formerly 9 years, where she was part of these areas. Konyak Tropin & general corporate counsel to known as Broward Bank of the executive team responsible Throckmorton, P.A. and Meland condominium associations, Commerce) has been a respected for the company's capitalization Russin & Budwick, P.A. After homeowners associations, master member of the South Florida through two Private Placement a stint as a solo practitioner associations and country clubs. He financial industry for more than operations, for a total amount of focusing in those areas of the law, is particularly experienced in the 40 years. He began his professional \$575 million, and for structuring as well as collections and creditor's areas of property management, career in banking serving as a Security Bond (Project rights, Mr. Winer was General accommodations under the Fair Executive Vice President for the Finance) associated with the Counsel for United TranzActions, Housing Amendments Act, and Commercial Lending Division of construction of two drilling LLC, one of the nation's largest executive board operations and Hollywood Federal Savings and vessels, totaling \$1.5 billion. Ms. check guarantee and payment service. Previously, Mr. Poliakoff Loan, and later served as President Noronha previously worked ten processing companies. Mr. was senior counsel at Sachs Sax and CEO of Unifirst Bank in years in a Big 4 public accounting Winer's broad array of legal Caplan and an attorney in New Hollywood, successfully directing firm, having led several public experience includes business. York, where he practiced complex the merger with Republic Security offerings in the United States and bankruptcy and commercial litigation, including Bank in 1998. Prior to joining Administration and Masters in preparation and review, corporate and mass tort litigation. Mr. was President and CEO of Valley Accounting and is a Certified governance, transactions, and joint Poliakoff received both his Bank of Florida and Senior Vice Public Accountant in the US. ventures. Mr. Winer received a BS undergraduate and law degrees President of Florida Community Bank.

Originally from Detroit, Michigan, John is a long-time Broward County resident. Having carned his MBA from Barry University, he held the office of Mayor and Councilman of the Town of Davie and second as President of the Davie-Cooper City Chamber of Commerce.



Maria Tude Advisory Committee

Ms. Tude has over 20 years of diversified experience in the design, procurement, and construction industry. Ms. Tude has held several leading positions in a variety of heavy airports, and roadways. Ms. Tude has led supported worldwide projects ranging from \$1 million to \$4 billion. She has also led the finance/administration area of iconic projects.



Michael Budwack, Esq. Advisory Committee

Michael Budwick is a shareholder of law firm Meland, Russin and Budwick and has been deeply involved in litigation related to lender liability, negligence, and professional the growth of the company's South Florida construction projects, such as buildings, malpractice. Mr. Budwick has represented parties in some of the highest-profile financial an international procurement center that fraud cases in the U.S. and is nationally recognized as a bankruptcy and commercial litigation expert. He received both his undergraduate and law degrees from the University of Florida.



Greg Matus

Advisory Committee

Greg Matus serves as regional managing partner of South Florida for Franklin Street Real Estate Services, where he oversees presence through strategic recruiting and business development. Prior to joining Franklin Street, Mr. Matus spent 11 years with Marcus and Millichap, and has been involved in thousands of transactions valued at more than \$3 billion. He serves as a member of the National Association of Office and Industrial Properties Orban Land Institute and International Council of Shopping Centers. Mr. Manus received his bachelor's degree in business administration from the University

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Local Business

We work on Sistrunk

Puse Group is operating its business from one of the recently renovated buildings at 900 NW 6th St. and it invested in and continues to attract new entrepreneurs to become active in the area. By setting advanced infrastructure aim to be utilized by various businesses and active process of community activation seek to bring life to connecting city blocks from the Sistranic District until Broward Boulevard. We believe that the Northwest-Progresso-Plagler Heights Area should be a shining example of what a wibsant business community could and should be!

Pedestrian Grid: Creating and restoring wallable, diverse, compact areas that enable a higher quality of life by offering new choices and destinations for lifestyle. Working in partnership with the city and local stakeholders, we will maintain close communications with the planners reviewing the application, prompting them and responding quickly to issues and concerns.

Neighborhood Development: Working with our fulfillment and strategic partners, we will develop the construction and building of the project, as well as the subsequent leasing of the spaces which will, in turn, activate the community.

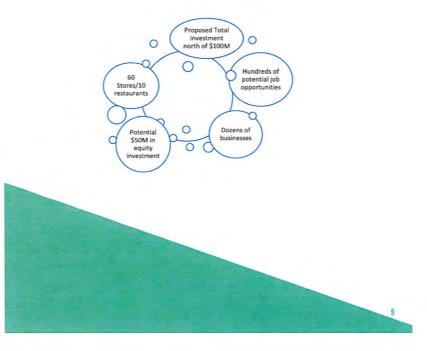
Community Activation: We will foster a vibrant economy featuring local commerce, small businesses, boutique retail, and diverse food & beverage options, creating jobs and economic stimuli for the Historic Sistrunk and Progresso communities.

Historic Performance: Our Commitment

Fuse Group is commitment to the Sistrank District and Northwest-Progresso-Flagler Heights area potential +/850 million in direct equity investment, the largest direct cash equity investment made in the Sistrank District and NPF Area by a private group in a very long time.

Reimagining the historic Northwest-Progresso-Flagler Heights neighborhood as a thriving creative district through community building, thoughtful development, and placemaking applied to a new urbanist walkable neighborhood.

The proposed enhancements of this Project will include many features such as revitalization and brand new construction of the project area and Sistrank corridor, attracting new businesses, retaining an environment that is exciting for upcoming business owners to jumpstart their businesses, creating a synergetic work environment that encapsulate modern work space with lifestyle elements that can complement the workforce, can create work opportunities for the community and will push further additional business operators, developers and entrepreneurs to invest in the area either in form of opening businesses or investing in the community.



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Fast Facts

The opportunity: to create a work/fifestyle center in the Northwest-Progresso-Flagler Heights Area, just west of the railway train track. The project at 909 Sistrunk is a mixed-use development designed to serve the nearby neighborhood and promote a vibrant and thriving business and shopping area along Sistrunk Corridor. The vision for this area, as established in the NWRAC-MUw Design Standards and Zoning Regulations, is to promote a mix of uses along the Sistrunk Boulevard.

Positioning and Investment in the Community: the property been purchased with an all cash purchase. The brand-new project will convert the area and transform it from an outdated and dispudded lot to state of the art office building which enables Creating opportunities intrough network and experience as an affiliate of Puse Group Investment Companies, the founders and owners of 900 NW 6th Street LLC, through their wide network is set to attract office and retail users that can contribute to a

owners of you two our street last, anough their water hetwork is set to attract office and retail users that can contribute to a developing real estate area as well as providing the required support via lifestyle elements that will create an uplifting and exciting area to live and work in.

Working with the Community: Living in Art by incorporating art into the architectural elements of the buildings we seek to promote beautification and inspire people from within the community as well as from out of the community to connect with the area and see it as the whorant corridor it can be.

Lifestyle: Bringing the fun back home! It's not all work after all we believe that the Northwest-Progresso-Plagler Heights Area should have active lifestyle elements such as restaurants, active night life and entertainment. By incorporating proven methods to the design, we seek to trigger interest of groups that have operating businesses elsewhere and bring them close to home.

Overview

The Applicant seeks to transform the space into a 1st class modern work, lifestyle and entertainment center that incorporates design, architecture, inviting and stimulating approach to attract business drivers and inspire them to create, drive and facilitate additional business development in Broward county and in particular in the immediate area.

Our grand vision includes workspace, business think tank, restaurants, entertainment, yoga and holistic center, boutique stores along with strong engagement with the community to assure the concepts success.

Core Values

- Dare to Make a Difference We are committed to make it happen and our track record shows that when we commit to something... we will work tiredly to make it a reality.
- Be True This is one of the most important principals in our work and life ethics. It is important for us to assure we are honest, remain true and that we do the right thing (even if it's hard sometimes).
- Be Relentless Never stop until you accomplish what you set yourself to do!
- Communicate Clearly and Mean What You Say Also, if you say you are going to do something... DO IT!
- Respect Everyone Around You It just does not work any other way.



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Best Use Determination

Based on our experience and market understanding, we believe that this unique project will truly attract business owners and operators to see the untapped potential in the community and Sistrunk Corridor and make the decision to invest in the community. By investing and creating another brand-new project to the Sistrunk District people will be able to see the potential and due to its strategic location we see it as a critical piece to be the bridge or gateway to the community, create and facilitate more business.

Background

In August 201, 909 NW 6th Street, LLC had purchased the three parcels at the project site. We are excited to be in this market space and have full faith that this market can flourish should one be able to offer a space that is exciting, innovative and attractive to modern business operators and users.

We come to the market to break the misconception that the area in play can only offer underdeveloped properties with low curb appeal by utilizing a network with over twenty years to bring a fresh look and close-limit network to the market.

Why invest in this area?

The purpose of the new commercial project will be to bring in many companies to occupy the building in the P&B (Food & Beverage), Retail and Office Spaces, with more than 29,000 square feet of leasable spaces. The building also has more than 80 parking spaces distributed on a parking garage with more than 44,000 square feet.

The Company is currently under discussion with additional food, lifestyle and entertainment concepts such as tech companies, coffee shop, restaurants, yoga/holistic center, Grill Bar and boutique stores which are looking to occupy the first floor Food & Beverages and Retail spaces.

The District where the project is located is in the historic Northwest-Progresso-Flagler Heights in Fort Lauderdale, Florida. The district presents an untapped opportunity for progressive business office and retail spaces and creative food, beverage, and leisure programming.



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About this Project

The project supports the long-term future vision of the NWRAC-MU district of promoting and enhancing the existing commercial character of the main corridors of the NWRAC by providing a range of employment, shopping and services. The proposed development gave special consideration to the quality of public space in and around the site by offering a variety of pedestrian experiences. The articulated facades, the corner plaza and well-defined building entrances create a dynamic streetscape and pedestrian interaction.

A significant portion of the site has been carved to allow for a corner plaza intended to provide open space opportunities to serve the neighborhood. The plaza also highlights the corner of the building and provides a welcoming space that supports pedestrian access to the ground floor uses. The building was designed to enhance the public experience by lining the ground floor with active uses, and by providing direct pedestrian connections to these uses.

Retail and restaurant spaces are proposed to have direct pedestrian connections to the streets, while the corner plaza provides a well-defined central pedestrian connection and arrival point to the entire development. Landscaping and other streetscape and architecture features, such as planters and green walls are also proposed to enhance the public realm experience with a design that accommodates seamless pedestrian connections throughout and around the site.

ECONOMIC GROWN IMPACT

The financial and economic impact to the community will be most successful as we deliver a continuous experience. Creating a continuous experience, the project will inevitably become a key pedestrian destination for locals and tourists alike. Featuring an innovative live/work environment, locals will enjoy diverse programming while tourists will enjoy visiting a revitalized neighborhood in the heart of Fort Lauderdale.

Here we list some KEY BENEFITS the project will bring:

- Job Creation
- Expanded Economy
- Creating Business Opportunities
- Tax Revenue
- Quality of Life
 Increase Tourism
- Indicase rourism
- City Enhancement
- Pedestrian Experience



INFOGRAPHIC



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Economic Analysis & Project Feasibility

Economic Analysis & Project Feasibility

Electric

Legal

Subtotal

Office Supply

Elevator service

As Stabilized NOI

REVENUE 909 NW 6TH STREET Month Totals Square Footage Lease Rate Annual Totals F&B (Food & Beverage) 3,335.00 \$30.00 \$8,337.50 \$100,050.00 Retail 7,660.00 \$25.00 \$15,958.33 \$191,500.00 Office Spaces 18,442.00 \$25.00 \$38,420.83 \$461,050.00 Vacancy (7%) -2,060.59 \$25.00 -\$4,292.90 -\$51,514.75 Subtotal 29,437.00 \$58,423.77 \$701,085.25 Month Totals Annual Totals Property Tax (after increase post renovation) \$12,150.00 \$145,800.00 Insurance \$3,208.33 \$38,500.00 Property Management \$1,752.71 \$21,032.56 Cleaning/Senatorial \$2,400.00 \$28,800.00 \$641.67 \$7,700.00 Repairs Landscaping \$443.00 \$5,316.00 Trash Removal \$1,324.00 \$15,888.00 Mechanical Contract \$5,108.00 \$61,296.00 Phone System \$1,065.00 \$12,780.00 IT \$430.00 \$5,160.00 Events \$600.00 \$7,200.00 \$350.00 Artist/Art Maintenance \$4,200.00

\$1,800.00

\$271.67

\$1,200.00

\$433.33

909 NW 6TH STREET

\$21,600.00

\$3,260.00

\$14,400.00

\$5,200.00

\$398,132.56

\$701,085.25

ESTIMATED INVESTMENT COSTS	Totals	
Purchase Land Price	\$2,000,000.00	
Construction: SOFT COSTS	\$1,248,292.47	
Construction: HARD COSTS w/ Shell	\$11,954,413.58	
Permitting	\$275,226.19	
Insurances	\$137,613.09	
Contingency	\$275,226.19	
Contractor Overhead & Profit	\$688,065.47	
Subtotal	\$16,578,836.99	

Proposed CRA Funding Assistance	\$4,000,000.00	
Capital Investment with CRA Funding Assistance	\$12,578,836.99	
Capital Investment without CRA Funding Assistance	\$16,578,836.99	

10-YEAR RETURN ANALYSIS (2.5% per year)	
Year 1	\$701,085.25
Year 2	\$718,612.38
Year 3	\$736,577.69
Year 4	\$754,992.13
Year 5	\$773,866.94
Year 6	\$793,213.61
Year 7	\$813,043.95
Year 8	\$833,370.05
Year 9	\$854,204.30
Year 10	\$875,559.41
Annual Average	\$785,452.57

10-Year ROI	With CRA Funding
Annual Return	5.57%
Cumulative return	55.74%
10-Year Return	\$7,010,852.50
10-Year ROI	Without CRA Funding
Annual Return	4.23%
Cumulative return	42.29%
10-Year Return	\$7,010,852.50

Having the CRA's support is how we can bring to life the 909 Sistrunk project. Without the CRA's assistance, this project will not be financially feasible.

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Permits & Construction Timelines

SISTRUNK DISTRICT FORT LAUDERDALE

ACHIEVED		
COMPLETE	Due Diligence (2018)	
COMPLETE	Property Purchase (2019)	
COMPLETE	DRC Approval & Certificate of Compliance (2019)	
COMPLETE	Temporary Fence (2020)	

GOALS		
Q1-2021	Finalize Construction Set & Plan Development	
Q2-2021	Permitting Process with City & County	
Q3-2021	Bidding with General Contractors	
Q4-2021	Mobilization, Demolition & Site Work	
Q1-2022	Start of Foundations	
Q2-2022	Start of Building Vertical Structure	
Q3-2022	Masonry, MEP & Fire Systems	
Q4-2022	Interior & Façade Finishings	
Q1-2023	Temporary Certificate of Completion	
Q2-2023	Final Certificate of Completion	

Documents & Engineering

ACHIEVED	
COMPLETE	Boundary, Topographic & Utility Survey
COMPLETE	Erosion Control Plan
COMPLETE	Site Plan
COMPLETE	Paving, Grading & Drainage Plans
COMPLETE	Water & Sewer Plans
COMPLETE	Landscape Plans
COMPLETE	Final Renderings
COMPLETE	Sun Study Plan
COMPLETE	Traffic Impact Study & Statement
COMPLETE	Broward County Determination Letter
COMPLETE	Broward County Transite Letter

GOALS	
Jan-21	Architectural Plans (Currently 75% Progress)
Feb-21	Structural Plans (Currently 50% Progress)
Mar-21	Mechanical, Electrical & Plumbing Plans (Currently 50% Progress)
Mar-21	Construction Set Submittal to City & County



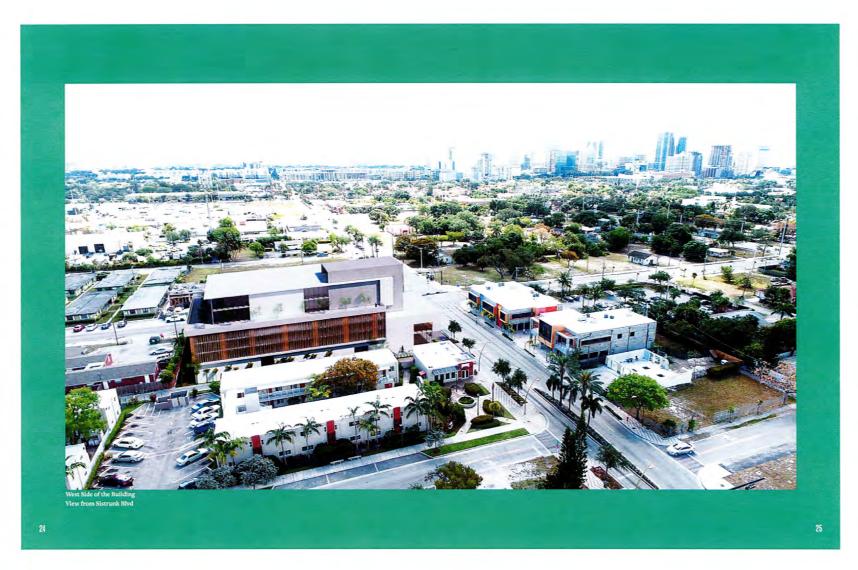
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CAM #21-1145 Exhibit 2 Page 14 of 62



CAM #21-1145 Exhibit 2 Page 15 of 62



CAM #21-1145 Exhibit 2 Page 16 of 62



CAM #21-1145 Exhibit 2 Page 17 of 62



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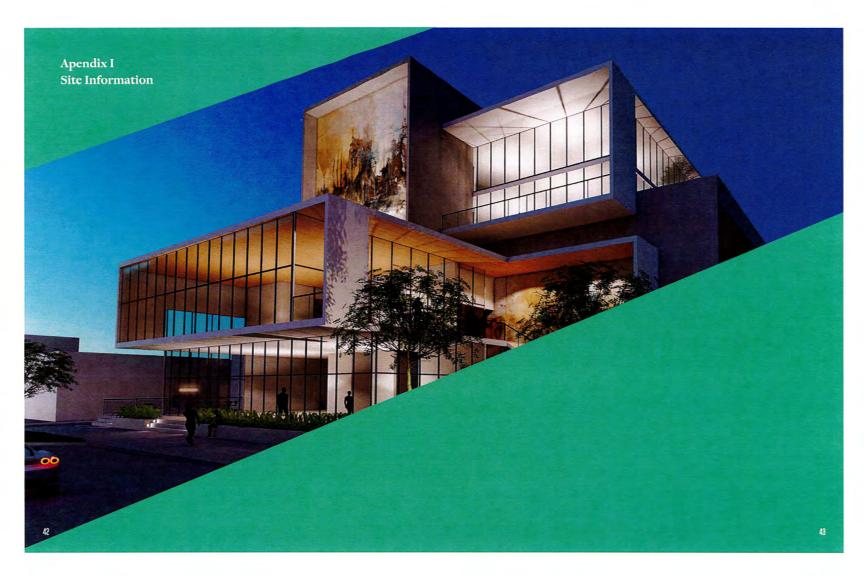


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Project Schedule

Preliminary Project Schedule Fuse Group 909 NW 6TH STREET **Current Status 17** Plan Duration PLAN ACTUAL PERCENT ACTUAL PLAN **ACTIVITY** DURATIO DURATIO START START COMPLETE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 Feasability Study 1 6 1 6 100% 3 6 3 100% Schematic Design Design Development 8 4 100% 4 Final DRC Approval 11 5 11 100% Construction Set 16 5 16 5 20% 0% **Permitting Process** 19 6 19 6 22 0% Construction Work 22 4 4 25 10 25 10 0% Prelease 33 5 33 5 0% Lease

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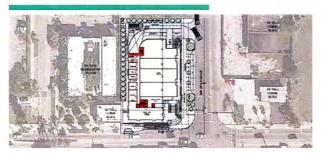
Folio Map



Area Map



Aerial View



Parcels Location



Parcel 1: Information

- LEGAL DESCRIPTION: JUNE PARK 22-16 B LOT 11,LOT 12 LESS RD R/W TOGETHER WITH THAT PT OF E1/2 OF VACID ALLEY LYING W OF & ADJ TO LOTS 11 & 12
- · FOLIO ID: 5042 04 29 0110
- BROWARD COUNTY ASSESSED VALUE: \$568,550.00
- LOT SQUARE FOOTAGE: 15,114 SF



Parcel 2: Information

- LEGAL DESCRIPTION: JUNE PARK 22-16 B LOT 10 LESS RD & THAT PT OF E1/2 OF VAC'D ALLEY LYING W OF & ADJ TO LOT 10
- FOLIO ID: 5042 04 29 0100
- BROWARD COUNTY ASSESSED VALUE: \$79,820.00
- LOT SQUARE FOOTAGE: 6,750 SF



Parcel 3: Information

- LEGAL DESCRIPTION: JUNE PARK 22-16 B LOT 9 LESS RD & THAT PT OF E4/2 OF VAC'D ALLEY LYING W OF & ADJ TO LOT 9
- FOLIO ID: 5042 04 29 0090
- BROWARD COUNTY ASSESSED VALUE: \$79,820.00
- LOT SQUARE FOOTAGE: 6,750 SF

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909 MW 6 STREET



Silve Appress	303 NW 6 STREET, FORT LAUGERDALE FL 33311	(C) #	5042 84 29 8118
PRODUCTY CHIESE	909 NW 6TH STREET LLC	Militiga	6312
Heritog Address	909 NW 6 ST FORT LAUDERDALE FL 33311	Uso	14
Appr Lagui Description	ANE PARK 22-16 BLOT 11 LOT 12 LESS RD RW TOG OF VACD ALLEY LYING W OF & ADJ TO LOTS 11 & 12	ETHER WITH TO	HAT PT OF ENZ

ust values displayed below were set in compliance with Sec. 153,911, Fiz. Stat., and inclureduction for costs of sale and other adjustments required by Sec. 153,611(9).

			repert	ACCORDING N	25/46				
766	Land	Entirely steps outsi		Just / Mass Value	raf.	Assessed \$0H Value		ж	
7500	\$166,250	\$402,3	00	\$568,550		\$566,550			
3915	\$166,250	\$402,3	00	\$568,550		\$588,550			
2043	\$166,250	\$363,8	10	\$530,060		\$530,060	\$11,68	796	
		2009 Exempli	on ald	Tomate Vehicle	Gy 130	ng imborty			
		Cos	ety	School &	200	Mureopa	1000	cinoin	
José Voice				\$588	,550	\$568,55		\$568,56	
Portsbilly	orlability		0	0 0		- 1	1		
esesex1/50H \$568,					\$568,550		\$568,56		
riomestica)			0						
	6d. Homseland		0					-	
MUSHAGUR			0					-	
Senior			0		-0	- 4		-	
Exampt Typ	6		0		0	- 1			
Constitution .		\$568	.550	\$568	8,550 \$568,550 \$568,				
		Ease History				Laxed	ercoutors:		
Gobe	Type	Prior		Page or Cité		PIES	Factor	Туры	
8/27/2019	MD-0	\$2,000,000		8051768	ş	11.00	15,114	SF	
			5	92169	-	-		_	
					Adj	Bag. S.F. (C		8010	
Denotes M	a6-Paros S	ate (See Deed)				BEILDEL WAY	Bull: 1562/150	11	

			Speci	taj Asquean	strac			
140	Gart	Light	OFER.	380F	29/9	Som	Clean	Mec
63								
С								
8010								

909 M



Sille Address	309 NW 6 STREET, FORT LAUGERDALE FL 33311	104	5042 04 29 0100
PROPERTY CHARGE	909 NW 5TH STREET LLC	Militiga	6312
Marine Address	909 MW 6 ST FORT LAUDERDALE FL 33311	Use	28
Actor Liego Description	AME PARK 22-16-B LOT 10 LESS RD & THAT PT OF E1	2 OF VACUAL	LEY LYING WOF

The just values displayed below were set in compliance with Sec. 131,611, Fiz. Stat., and include reduction for costs of sale and other adjustments required by Sec. 131,011(h)

			Propert	у Аккновичний (Sept.				
1607	Land	Eustin	g/ bent	Just / Mail Value	kyč	Assessed / SOH Value	Tax		
2920	\$74,250	\$5,570		\$79,820		\$79,829			
5013	\$74,250	\$5,570		\$79,820		\$79,820			
184	\$74,250	\$5,570		\$79,820		\$79,829	\$1,449	.10	
		2009 Everaph	om and	Timoba Values	Dy Ras	ing Authority			
		Com	dy	School Bo	treu	Municipal	many	erown	
had Voted		\$79,8	\$79,		820	\$79,820		\$79,820	
Portscools			0		0				
Assessed SCH		\$79,8	\$79.		520	\$79,820		\$79,820	
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1dd, Home	etsed		0						
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Senior			0	0					
Exampt Ty	90		0		0			. 0	
Tunatine		\$79,6	20	\$79,820		\$79,620		\$79,820	
		Esses History				Lanz Col	coatons		
Dote	Type	Price		Page or CNF		PROF	Facion	Тури	
8/27/2019	MD-0	\$2,000,000		16851768		11.00	6,750	SF	
			9	465 J 258					
					$\overline{}$				
					Ad	Biog. S.F. (Ca	rd Stetch)		
Denotes to	tulb-Parcei S	ale (See Deed)			_			-	
			500	nemesesse ist	in.				

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909 NW 6 STREET



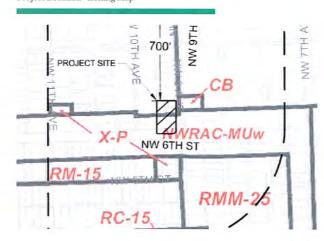
SRe ACCISES	SOS MAY & STREET, FORT LAUBERDALE FL 33311	ID #	5042 04 29 0090
Properly Owner	909 NW 6TH STREET LLC	Millage	6312
HARRY ADDRESS	909 MW 6 ST FORT LAUDERDALE FL 33311	Use	28
Autor Lieger Description	JUNE PARK 22-96 B LOT 9 LESS RO & THAT PT OF E12 & ADJ TO LOT 9	OF WACD ALL	EY LYING WOF

just values displayed below were set in compliance with Sec. 153,911, Pla. Stat., and inc. reduction for costs of sale and other adjustments required by Sec. 153,911(8).

			TODAY	y Assessment	V ROUGH				
1000	Links	Evending		Just / Mod Visites	had	Assessed / SCH Value	That		
2029	\$74,250	\$5,570		\$79,820		\$79,620			
2019	\$74,250	\$5,570		\$79,820	\$79,820				
物语 :	\$74,250	\$5,570		\$79,820		\$79,829	\$1,44	9.15	
		2006 Example	DIE MIG	Torotte Venue	By Tao	ing Authority			
		Con	ste	School Bo	NEW C	Baseba	mor	punnen	
Just Valve		\$79,8	20	\$79	820	\$79,820		\$79,800	
Portability		-	0		0		0		
	66884/ESOH \$79,825			\$79.	820	\$79,830	\$79,830		
Homastias	nestad				0	0			
Add, Horres	feed		0	0		0		0	
Rfd/AbCle			0		0	0		0	
Sonior			0		0	0			
Exampt Typ			0					- 0	
1,01,000		\$79,8	26	\$79	829	\$79,820		\$79,830	
		Sales History				Land Cal	Controls		
Eate	Type	Price		Page of Citi		Price	Facion	Туре	
827/2019	MDD	\$2,000,000		10051708		11.00	6,750	SF	
5/1/1981 WD		\$13,500	3	465 / 258					
				_					
					40	. 610g. S.F. (Ca	rd, Stetch)	+	

			Spe	ctal Assess	mente			
FRE	Garo	Laphi	Grato	HTGE	3.0%	Storm	Clean	Med
8								
L								
1								

Project Location - Zoning Map

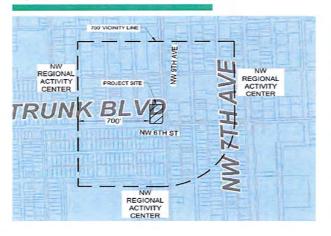


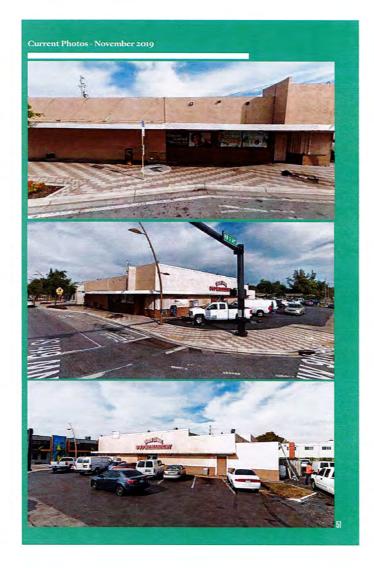
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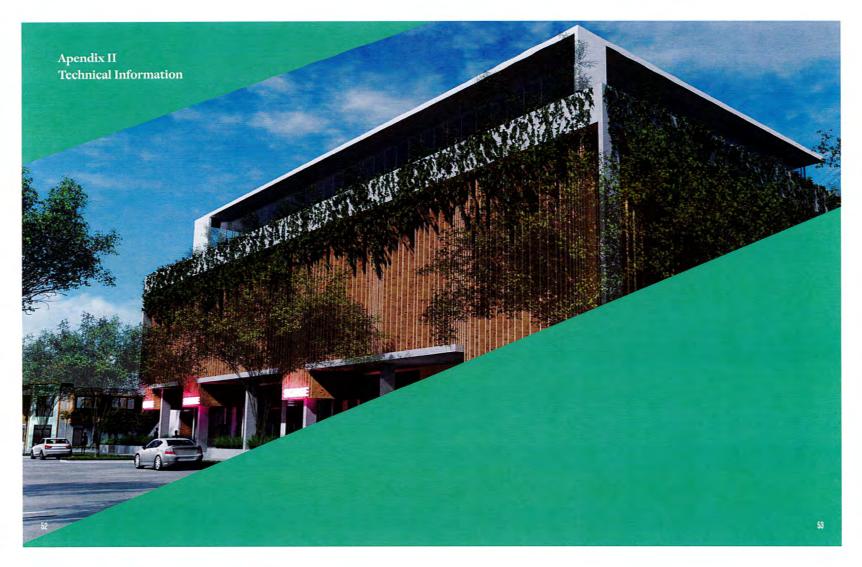
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Partners & Project **Development Team**

Partners

We have retained the services of an experienced architectural firm to assist in the vision. Amongst the companies we partnered with, one can find MKDA, Halliday Group, Dunay Miskal Backman LLP, Fuse Funding, LLC, Florida Prime Acquisitions, and more.



Amanda Hertzler, NCIDQ, IIDA - Director of Design Brett Hertzler, AIA, NCARB, CGC - Director of Architecture Jorge Pernas, AIA, Allied A SID, NCARB - Technical Director



Alexis Martinez, MSCE, PE - Structural Engineer



Brian D. Coldwell, PE - MEP Engineer



Thomas F. Donahue, PE - Civil Engineer Michael J. Phillips, RLA - Landscaping



Keith LeBlanc, PE - Geotech Engineering

Holland & Knight Debbie M. Orshefsky - Legal Counsel

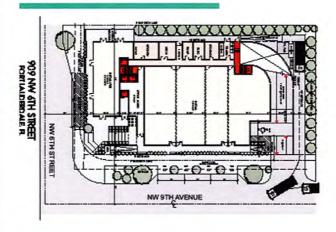


Tony Arellano P. A. Managing Partner

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Ground Floor Plan



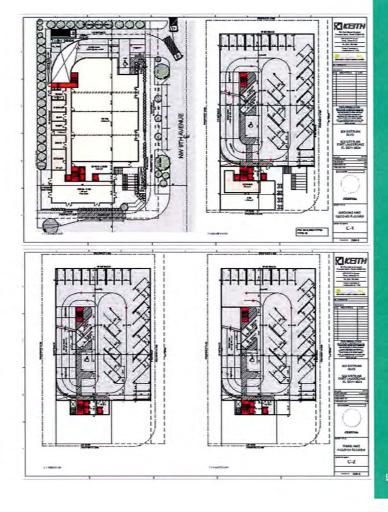
Square Footage Calculations

Date:	2/25/2019				
Create by:	вн				
GROUND LE	VEL				
					-COTA
	BRADETIRE				
	RETAIL				7.66
	F&B				1,66
	SOH / Circulation				2,19
	Total				12,29
LEVEL 2					
	WHEEL THE				
	F&B				1,67
	BOH / Circulation				-
	Total				1,67
LEVELS 3-4					
					TOTAL
					FESTIV
	SPACE FYFE				
	OFFICE				18,44
	BOH / Circulation				66
	Total				19,11
TOTALS					
	SPACE THYS	THE SO FORTEDS			
	TOTAL RETAIL	7,680	Gross A/C Building Area		Econory.
	TOTAL FAB	3,335	Gross Usable		32,30 29,43
	TOTAL OFFICE	18,442	Common Area		
	Total Usable	29,437	CAF	-	9,735
		-	-		****
	Total BOH / Circulation	2,865	Total Parking Garage		44,65
	Total Common Area	2,865	Grand Total Building Area		76,96
PAROUNG RE	EQUIREMENTS		Total Lot Size	26,277	100,001
	RETAIL	7660 / 250 = 30.64	Building Footprint	18,582	70.765
	F&B	3335 + 287 EXT SEATS / 100 = 36.02	Open Space	7,685	29.255
	OFFICE	18,442 / 250 = 73,768	- pur square	-,000	49.437
	TOTAL	140.4			
		PROVIDE 60% = 85.			
	GRAND TOTAL REQUIRED	85.0			
	TOTAL OFF STREET PARK PRI				

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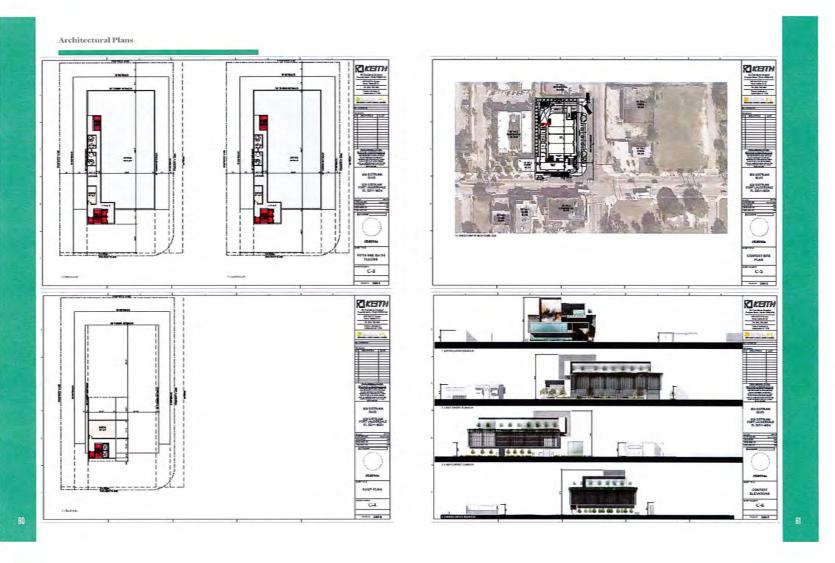
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Estimated Investment Costs: Fuse Group

ITEM	DESCRIPTION	SCHEDULED VALUED	.%
	SOFT COST		
1	Initial Expenses	\$579,477.23	17.84%
1.1	Legal due diligence	\$14,003.70	0.43%
1.2	Architecture & MEP	\$133,133.81	4.10%
1.3	Structural Project, buildind	\$87,769.70	2.70%
1.4	Construction system projects	\$111,832.40	3.44%
1.5	Paving, dreaning, water & sewer	\$65,087.64	2.00%
1.6	Certificates, taxes site plan, DRC Approval	\$88,755.87	2.73%
1.7	Administrative expenses	\$78,894.11	2.43%
2	Marketing and Promotion	\$100,984.46	3.11%
2.1	Sales office	\$14,003.70	
2.2	Advertising	\$29,585.29	
2.3	Website and social networks	\$15,384.35	0.47%
2.4	Advertising in the press	\$7,001.85	0.22%
2.5	Street and other advertising	\$21,005.56	
2.6	Decoration and various expenses	\$14,003.70	
3	Other Expenses	\$433,753.47	13.359
3.1	City & County Fees ans Taxes	\$345,480.34	10.645
3.2	FPL .	\$88,273.13	
4	Real Estate Commissions	\$134,077.31	4.13%
4.1	Real Estate Commissions	\$134,077.31	4.13%
5	Land Acquisition	\$2,000,000.00	
5.1	Land Acquisition	\$2,000,000.00	
	Total SOFT COST	\$3,248,292.47	100.00
	HARD COST	4474 444 44	5.41%
1	Initial Construction Cost	\$646,989.74	
	Mobilization	\$478,293.59 \$14,023.70	
	Machinery and tools (concrete mixer, pump, crane, etc)		
	Protection devices, signs, safety	\$14,023.70 \$14,023.70	
	Quality control	\$98,617.64	
1.6	Set Formworks Temporary facilities (fence, shed, water, electricity, etc.)	528,007.41	
	Construction Cost	\$11,307,423.83	
	Demolition	\$237,308.26	
	Concrete	\$3,165,419.25	
	Structural Steel - Building	\$568,258.27	
	Facade Finishing & Art Work	\$1,293,684.09	
	Steel & Metals	\$100,962.39	
	Rough Carpentry	\$168,270.65	
	Milwork	\$67,308.26	
2.8	Thermal & Moisture Protection	\$92,548.86	
2.9	Fireproofing & Insulation	\$126,202.99	
	Roofing	\$479,571.36	
	Doors	\$112,548.86	
	Exterior Wall & Glazing	\$670,599.93	
	Drywali	\$434,193.46	
	Painting	\$124,135.33	
	Specialties	\$31,971.42	
	Elevators & Escalators	\$496,398.43	
	Fire Protection	\$319,714.24	
	Plumbing	\$673,082.61	
	HAVC	\$374,540.13	
2.20	Electrical	\$886,869.10	7.42%
	Fire Alarm System	\$132,548.86	
	Earthwork, Utilities & Landscape - Site Work	\$294,473.64	2.46%
	General Conditions	\$456,813.44	3.82%
	Total HARD COST	\$11,954,413.58	100.00
1	Permitting (2%)	\$275,226.19	
2	Insurances (1%)	\$137,613.09	
3	Contingency (2%)	\$275,226.19	
3			
4	Contractor Overhead & Profit (5%)	\$688,065.47	

Cost Estimate: General Contractor 1



909 SISTRUNCT AVE BUDGET SUMMARY APRIL 4, 2019

Project Data	
Project	909 Slabrunct Ave
Location	Fort Lauderdale, Fl
Plan Set Date	3/5/2011
Gross Project Area (Square Feet)	90,957
Gross AC Area (Square Feet)	36,590
Net Lessable Area (Square Feet)	28,368
Building Efficiency (Percentage)	315
Building Efficiency wio Garage/Retail (Percentage) 91%
Parking Garage Area (Squara Feet)	47,534
Parking Garage Spaces	85
Parking Garage Efficiency (SF/space)	599
Building Height (Stones)	
Gross Sile Area (Acres)	0.60
Schedule Duration (Months)	11.0

Division Summary of Estimate												
Ow	Description		Total Cost		\$/08F		\$1 GACSE		\$7595		STUNET	% (Total
10	GENERAL CONDITIONS	5	586,245	5	6.45	5	16.02	5	20.67	5	293,123	6.47%
10:	GENERAL REQUIREMENTS	5	265,135	\$	0.72	5	1.78	5	230	\$	32,587	0.72%
1	CONDICTE	5	3,910,624	1	32.00	5	79.55	5	102.60		1,455,312	32.12%
4	MISONRY		in Conorele		In Concrete		In Concrete		In Concrete		In Concrete	di Concrete
3	METALS	5	189,138	s	0.98	5	244	\$	3.54	3	44,589	0.98%
6	WOODS, PLASTICS AND COMPOSITES	5	859,008	5	7.25	5	18.01	5	23.23	\$	329,519	7.27%
7	THERMAL AND MOSTURE PROTECTION	5	263,274	5	2.89	5	7.20		9.28	\$	131,637	2.91%
	OPENINGS	5	812,689		8.93	3	22.21		29.65		406,345	8.87%
9	FINSHES	5	514,356	5	5.65	1	14.06	5	18.13	5	257,178	5.68%
10	SPECIAL TIES	5	215,867	*	217	\$	0.43	5	0.56	5	7,933	0.18%
11	EQUIPMENT	5	220,000		0.22	5	0.55	,	0.71	5	10,000	0.22%
12	PUPMSHINGS	5	2,500		0.03		0.07	1	0.09		1,250	0.00%
14	ELEVATORS & TRASH CHUTES		472 500		519		12.91		16.66		238,250	5.21%
21	FIRE SUPPRESSION	5	168.270		1.85		4.60	5	5.93		84,135	1.86%
22	PLUMEING	5	605.550	5	2.26	5	5.62		7.25		102.775	227%
23	HAVIC PROSPED SPACES, NO GARAGE VENTILATIONS	5	775.549		3.03		7.53		972		137.825	204%
26	ELECTRICAL		658.711	-	6.14	-	15.27		19.70	-	279,365	617%
27	COMMUNICATIONS		in Electrical		in Electrical	•	in Flectrical		In Electrical	•	in Electrical	in Electrica
28	ELECTRONIC SWEETY AND SECURITY		in Flechtosi		in Flectrical		in Flactical		in Electrical		In Electrical	In Flection
20	EARTHMORE		551.083		5.06		15.06		19.63		275 541	6.04%
32	EXTERIOR IMPROVEMENTS		490,891		100			-	3.20	•	45.445	1.00%
20	UTLINES		in Earthwork	•	in Earthwork		in Earthwork	-	in Earthwork	-	in Earthwork	N Earthway
-	SUBTOTAL	5	11 361 520			_	225.79		291.23		4.130.760	91.18%
50	INSURANCE TIMES A BONCS	•	11,001,000			•	223.79	•	201.23	•	4,130,780	91.18%
24	Contractor's Insurance	5	399,964	5	110		2.73		3.52		49.982	1.10%
	Builden Rink Insurance	\$	629,000	5	By Owner		By Owner	-	By Owner		By Owner	By Owner
	Builden Risk Insurance Deductible		By Owner	By Owner								
	Contractor's Playment & Farformance Bond		Excluded	Excluded								
	Subcontractor Rain Mitigation	5	202,737		1.13	\$	2.81	\$	3.62	\$	51,368	1.13%
	Building Permits	5	480,000									
	Contractive Contingency	5	965,230	5	182	\$	4.52	\$	5.82	\$	82,615	1.82%
	SUBTOTAL	\$	2,667,931	5	4.05	\$	10.06	\$	12.57	\$	183,966	4.06%
	Contractor Overhead and Profit (Div 1 thru 50)	\$	1,431,473	\$	4.74	1	11.79	\$	15.21	5	215,736	4.76%
	GRAND TOTAL	15	15,480,924		99.52	-	247.63	_	319.41	-	4,530,462	100%

65

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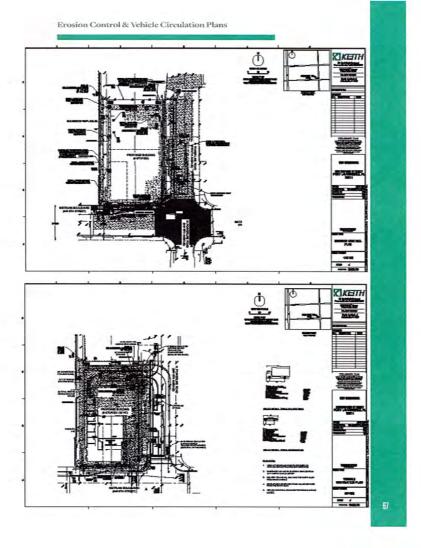
909 NW 6th ST Core & Shell ROM 23-May-2019

SHAWMUT DESIGN AND CONSTRUCTION

Gross SF: 76,960 Building SF: 76,960

CSI#	TRADE	Cost/Sf	ROM	Notes
015000	PROJECT REQUIREMENTS	\$6,00	\$461,760	Cleaning, Dumpeters
020000	DEMOLITION	0.80	161,568	
033000	CONCRETE	45.00	3,563,200	
050000	STRUCTURAL STEEL - BUILDING	8.40	646,464	
055200	STEEL & MISCELLANEOUS METALS	1.20	292,352	
060000	ROUGH CARPENTRY	2.00	153,920	
064005	MILLWORK	0.80	161,568	
070000	THERMAL & MOISTURE PROTECTION	1.10	84,658	
072900	FIREPROOFING & INSULATION	1.50	115,440	
075000	ROOFING	5.70	438,672	
000000	pooks	1.10	184,656	
064000	EXTERIOR WALL & GLAZING	28.00	2,154,880	
092500	DRYWALL	8.00	615,680	
093000	FLOORING	5.20	400,192	33,049 SF considered
099090	PAINTING	1.00	176,960	
100000	SPECIALTIES	0.38	29,245	
104000	SIGNAGE	0.00		
110000	EQUIPMENT	0.00	0	
114000	AV EQUIPMENT/TECHNOLOGY	0.00	0	
140000	ELEVATORS & ESCALATORS	5.90	554,064	
210000	FIRE PROTECTION	3.80	292,448	
220000	PLUMBING	8.00	615,680	
230000	HVAC	11.00	846,560	
260000	ELECTRICAL	13.00	1,400,480	
270000	FIRE ALARM	1.10	184,656	
300000	EARTHWORK, UTILITIES & LANDSCAPE	3.50	269,360	
001000	PRECONSTRUCTION	0.80	261,568	Estimating & Planning
010000	GENERAL CONDITIONS	14.00	1,077,440	Supervision & Management Staff
	TOTAL DIRECT COSTS	\$177.28	\$15,042,469	
	PERMITTING	6.00	461,760	
	INSURANCES	3.58	272,869	
	CM FEE	7.09	545,739	
	SUBTOTAL	\$193.92	\$16,323,837	
	CONTINGENCY ESCALATION	0.00	600,000	
	TOTAL	\$193.92	\$16,923,837	

Based on current market prioris



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October 9, 2018

Mike Vonder Meulen, AICP, Director of Planning Keith 301 East Atlantic Boulevard Pompano Beach, Florida 33060

Dear Mr. Vonder Meulen

Re: Platting requirements for a parcel legally described as Lots 9-12, "June Park," according to the Plat thereof, as recorded in Plat Book 22, Page 16, of the Public Records of Broward County, Florida, together with the East ¼ of the adjacent vacated alley, less a portion for right-of-way purposes. This parcel is generally located on the northwest corner of Northwest 6 Street/Sistrunk Boulevard and Northwest 9 Avenue/Powerline Road, in the City of Fort Lauderdale.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting <u>would not be required</u> by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficwary Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless <u>all</u> of the following conditions

- The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- The lot or parcel has been specifically delineated in a recorded plat;
- All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- The proposed development is in compliance with the applicable land development regulations.

115 South Andrews Avenue, Room 307 + Fort Lauderdale, Florida 33301 954-357-6695 + Browand.org/PransingCouncil Mike Vonder Meulen October 9, 2018 Page Two

The subject parcel is less than 10 acres (approximately 0.7 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." about

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 9-12) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated, or with vocated rights-of-way (i.e. the East X of the adjacent vacated alley), Policy 2.13.1 of the Broward County Land Use Plan does not require platting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Fort Lauderdale's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Garrett McAllister, Planner, at your convenience

Respectfully,

Barbara Blake Boy Executive Director

BBB:GSM

cc: Lee Feldman, City Manager City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development City of Fort Lauderdale

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TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

Transit Site Plan Review

Date: May 7, 2019

To: Florentina Hutt, AICP

KEITH

From: Noemi R. Hew Manne X. Alad

Service and Capital Planning, Transit Division

Subject: 909 SISTRUNK, Fort Lauderdale, FL

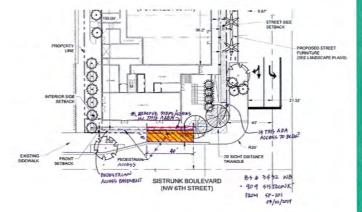
Broward County Transportation Department, Service and Capital Planning staff has reviewed Site Plan SP-101, Issue Date 03/22/2019 for 909 SISTRUNK located at 909 SW 6th Street (Sistrunk Boulevard) in the City of Fort Lauderdale and has the following comments:

- The project is served by Broward County Transit (BCT) Routes 11 and 40 on NW 6 Street (Sistrunk Boulevard) and an existing bus stop ID# 3432.
- As BCT fully supports the City of Fort Lauderdale's Vision Zero principles, BCT staff concurs
 with the attached Site Plan, SP-101 that illustrates the proposed project to be modified as
 follows:
 - Existing 8 feet wide by 50 40 feet long paver sidewalk (aka bus landing pad) extending to the face of curb and gutter with 2% maximum cross-slope on the storage portion of the bus pull-in bay shall be the bus landing pad AKA expanded sidewalk.
 - There shall be NO stairs or steps for pedestrians behind the 8 feet x 50 40 feet bus landing pad. Please see attached and email a revised Site Plan to BCT for approval.
 - The Site Plan shows pedestrian access to and from the building and connection to the roadway sidewalk as required by ADA.

Thank you for considering BCT's comments. Please see attached and please do not hesitate to contact Noemi Hew nhew@broward.org (954) 357-8380 or Kurt Petgrave kpetgrave@broward.org (954) 357-6793 if you have any questions.

Broward County Board of County Commissioners

Mark D. Bogen + Lamar P. Fisher - Beam Fur - Steve Gelter - Dise V.C. Holness - Nan H. Rich - Tim Ryan - Serbars Shafef - Michael Udine
www.Broward.org



- 1

CAM #21-1145 Exhibit 2 Page 38 of 62 909 NW 6 Street

Fort Lauderdale, Florida 33311

Traffic Impact Statement



March 21, 2019

KEITH

Prepared By: Keith and Associates, Inc. 301 East Atlantic Boulevard Pompano Beach, Florida 33060 Project No: 10370.00

909 NW 6 Street

Fort Lauderdale, Florida 33311

Traffic Impact Statement

March 2019

Prepared For:

Fuse Group

900 NW 6 Street

Fort Lauderdale, Florida 33311

Prepared By:

Keith and Associates, Inc.

301 East Atlantic Boulevard

Pompano Beach, Florida 33060

Lisa S. Bernstein, PE Florida Registration Number 54770

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CAM #21-1145 Exhibit 2 Page 39 of 62

TRAFFIC IMPACT STATEMENT 909 NW 6 Street Fort Lauderdale, Florida 33311

Introduction

Fuse Group is proposing to develop three (3) parcels located at 909 NW 6 Street, in Fort Lauderdale, Florida. One (1) of the parcels is currently a supermarket and the other two (2) parcels are parking areas for the supermarket. The City of Fort Lauderdale is requesting a Traffic Impact Statement for the proposed development.

Existing Conditions

The property is located at 909 NW 6 Street, the northwest corner of NW 6 Street and NW 9 Avenue. The surrounding roadways are as follows:

- NW 6 Street A four-lane, divided, east-west roadway with 11-foot lanes to the east. A three-lane, east-west roadway with 11-foot lanes to the west. The speed limit is 30 MPH.
- NW 9 Avenue A two-lane, north-south roadway with 11-foot lanes. The speed limit is 30 MPH.
- NW 7 Avenue A five-lane (two-way left turn lane), north-south roadway with 11-foot lanes. The speed limit is 30 MPH.

The site is currently occupied by a 7,800 SF supermarket and parking areas. Figure 1 shows the project location.

Proposed Conditions

The developer is proposing to construct a new six (6) – story building that will include Retail, Office, Food and Beverage and a parking garage. There will be 7,660 Square Feet (SF) of Retail, 18,442 SF of Office and 3,602 SF of Restaurant. The site access will be from NW 9 Avenue entering/exiting the garage.

The developer is also proposing to reconfigure the lane geometry at the intersection of NW 6 Street and NW 9 Avenue. The existing southbound approach has a left turn lane, a thru lane and a right turn lane. The proposed geometry will be a left turn lane and a shared thru/right turn lane. An analysis of this reconfiguration is provided in the report. The proposed site plan is included in Appendix A.



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Trip Generation

The proposed development Includes 7,660 Square Feet (SF) of Retall, 18,442 SF of Office and 3,602 SF of Restaurant. Trip generation calculations for the retail, office and restaurant are based on trip generation rates and equations published in the Institute of Transportation Engineers (ITE), Trip Generation Monuol, 10th Edition. ITE Land Use Code (LUC) 820, Shopping Center is used for the retail component, ITE LUC 710, General Office is used for the office component and ITE LUC 932, High-Turnover (Sti-Down) Restaurant is used for the restaurant. The Independent variable for the analysis is 1,000 SF of Gross Floor Area (GFA). Due to the small size of the retail and restaurant being proposed, the Average Rates are used for the Shopping Center and High-Turnover (Sti-Down) Restaurant trips.

There is an existing supermarket on the site that per the Broward County Property Appraiser (BCPA) shows as having 7,800 SF. Only the building square footage (One Story), as shown in the BCPS sketch is used in the analysis. The ITE Land Use Code 850, Supermarket, is used to calculate the trips already using the site. The Average Rates are also used for the calculations due to the smaller size supermarket.

The Trip Generation calculations show that the proposed uses will generate less Daily trips than the existing use. For the AM Peak Hour, there will be 48 Net New Trips and during the PM Peak Hour there will be six (6) Net New Trips.

The trip generation for the proposed development is shown in Tables 1, 2 and 3 for Daily, AM Peak Hour and PM Peak Hour, respectively. Appendix 8 contains the ITE Trip Generation worksheets.

Teble 1 Delly - Trip Generation

Landillan	Land Use			Trip Concretion			-	otal Tr	ģi.
LIKEL COOP	Code	lister	and .	Rate	-	8	In	Out	Teta
Disting Use Supervises Total	650	7,800		7-906.7800	50K	50%	415 496	417	833 835
Proposed Uses Shopping Contor (Retail)	820	7,680	,	7-67,7500	50K	50%	144	345	289
Office	730	38,442		Ln(T)=0.571.n(t)q=2.50	50%	50%	108	303	206
High-Turwever (Sh-Down) Restaurant Sed-Total Interrefization (1019) Total	952	2,602		7-112.18(4)	90%	50K	200 400 45 464	302 459 45 45	404 889 90 889
Het New Tripe	П						-12	-42	-24

Source: (TE Trip Generation Handbook, 18 billion

Toble 2 ANI Post Hour - Trip Generation

Land Use	ITE	Inter	-	Trip Generation			1	Total Trips	
	Code	****	and .	Rete	-	Our	h	Out	Total
Editing Use	ш								
Separative Pet	600	7,800	*	1-9.6300	80%	40%	13	12	30
Total	П						33	12	39
Proposed Uses									
Shopping Center (Retail)	620	7,680	8	1-0.5400	52%	38K	4	3	,
Office	730	38,442	8	T-0.94\$q+26.49	00%	146	30		44
High-Turnover (Sh-Down) Restaurant	552	3,601		1-0.5400	53%	45%	20	36	×
Sub-Total								25	87
Internettation (30%)	1 1				1 1			3	9
Total	ı						58	n	74
Not New Trips	ı				ı				

Source: ITE Trip-Generation Hamiltook, 10 Editio

79

CAM #21-1145 Exhibit 2 Page 41 of 62 Source: FTE Trip Generation Manchook, 18 Billion

Intersection Reconfiguration

The developer is also proposing to reconfigure the lane geometry at the intersection of MW 6 Street and MW 9 Avenue for the southbound approach. The existing southbound approach has a left turn lane, a thru lane and a right turn lane. The proposed geometry will be a left turn lane and a shared thru/right turn lane and will match the northbound approach.

The nearby West Village project is proposed to be located at the intersection of NW 6 Street and NW 7 Avenue and was required to prepare a Traffic impact Study. Traffic counts were conducted at the intersection of NW 6 Street and NW 9 Avenue as part of that study. Turning Movement Volumes were calculated for the 2023 buildout year. The Net New Trips from 909 NW 6 Street have been added to 2023 Total Traffic for West Village for use in the intersection analyses for the existing and proposed lane configurations. The distribution percentages for the West Village project are used to the to assign the AM and PM Peak Hour trips to the Intersection. Signal trining was provided by Broward County for the West Village traffic study. The intersections are analyzed using the Highway Capacity Software for both the AM and PM Peak Hours.

The analyses show that the Level of Service for the existing lane configuration, in 2023, is B in the AM Peak Hour and B in the PM Peak Hour. The Level of Service for the propose lane configuration, in 2023, is B in the AM Peak Hour and B in the PM Peak Hour. The change is delay between the existing and proposed is 0.1 seconds for the AM Peak Hour and 0.6 seconds for the PM Peak Hour.

Based on these results, the change in lane configuration at NW 6 Street and NW 9 Avenue will not degrade the operation of the intersection. The documentation is included in Appendix C.

Conclusions

The trip generation analysis indicates that the net new trips anticipated to be generated by the proposed development will be decreased by 24 Daily trips, adding 48 AM Peak Hour trips and adding six (6) PM Peak Hour trips. Traffic study requirements are based on The City of Fort Lauderdale Code of Ordinances, Article V. – Development Review Criteria, Section 47-25.2. – Adequacy Requirements, which states:

M. Transportation facilities.

- 4. Traffic impact studies.
 - When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis.

The proposed development will not generate over 1,000 daily trips. It is a reduction in trips from the existing use. In addition, the project is expected to generate only 5.9 percent of the total daily volume in the AM Peak Hour and 0.7 percent of the total daily volume in the PM Peak Hour. These calculations are based on the total Daily volume for the proposed uses as shown in Table 1.

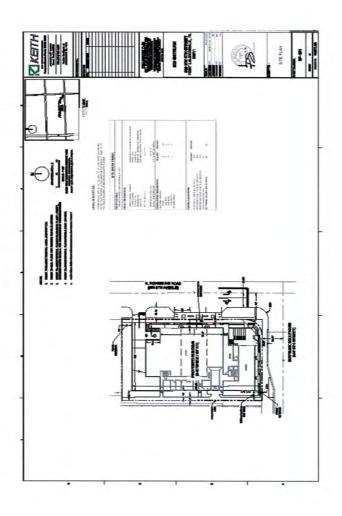
The proposed lane configuration change for the southbound approach of NW 6 Street and NW 9 Avenue will not have an impact on the Level of Service, it will remain the same.

Per the City of Fort Lauderdale's code requirements, a traffic impact study is not required for this proposed development application. The proposed 909 NW 5 Street will not have a significant impact on the surrounding roadways.

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Appendix A Site Plan



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Appendix B

Trip Generation

General Office Building

(710)

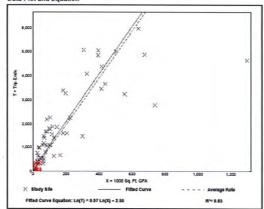
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

Setting/Location: General Urban/Suburban Number of Studies: 88 Avg. 1000 Sq. Ft. GFA: 171 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Ranes	Standard Deviation	
9.74	2.71 - 27.58	5.15	Ī

Data Plot and Equation



Trp Generation Manual, 10th Edition • Institute of Transportation Engineers

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> CAM #21-1145 Page 44 of 62

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General Office Building (710)

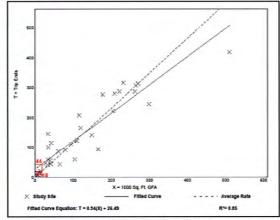
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban

Number of Studies: 35 Avg. 1000 Sq. Ft. GFA: 117

Vehicle	Trip	Generation	per	1000	Sq.	Ft. GFA
---------	------	------------	-----	------	-----	---------

	Average Rate	Range of Rates	Standard Deviation
F	1.16	0.37 - 4.23	0.47

Data Plot and Equation



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General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday, Peak Hour of Adjacent Street Traffic, Setting/Location: General Urban/Suburban

Setting/Location: General Urban/Suburban

Number of Studies: 32

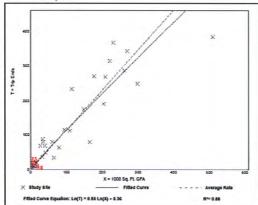
Avg. 1000 Sep. Ft. GFA: 114

Directional Distribution: 10% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



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CAM #21-1145 Exhibit 2 Page 45 of 62 gen my Print Graph htm?crafe #20&ivhile) TQGFQ×

Shopping Center (820)

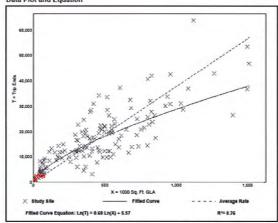
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA On a: Weekday

Setting/Location: General Urban/Suburban Number of Studies: 147 Avg. 1000 Sq. Ft. GLA: 453 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



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Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

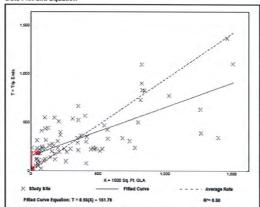
On a: Weekday, Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban

Number of Studies: 84
Avg. 1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA Average Rate Range of Rates Standard Deviation 0.94 0.18 - 23.74 0.87

Data Plot and Equation



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3/14/2019, 1:59 PM

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CAM #21-1145 Exhibit 2 Page 46 of 62

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Supermarket

(850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday, Peak Hour of Adjacent Street Traffic,

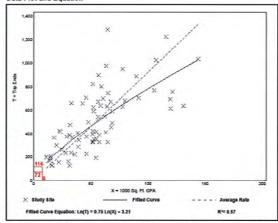
One Hour Between 4 and 6 p.m. Setting/Location: General Urban/Suburban

Number of Studies: 73
Avg. 1000 Sq. Pt. GFA: 55
Directional Distribution: 51% entering, 40% exiting

Vehicle:	Trin (Generation	ner	1000 Sa	Ft.	GFA

Average Rate	Range of Rates	Standard Deviation
9.24	3.53 - 20.30	3.69

Data Plot and Equation



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Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday

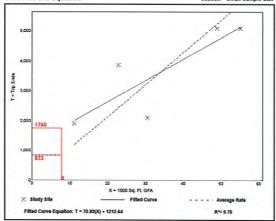
Setting/Location: General Urban/Suburban Number of Studies: 5 Avg. 1000 Sq. Ft. GFA: 34

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation	
105.78	68.67 - 170.24	37.56	

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

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141

3/19/2019, 10:31 AM

CAM #21-1145 Exhibit 2 Page 47 of 62

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https://doi.org/por.org/PrintGraph htm?code=USDAir/hitel=QFQAFAtimep.

Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban

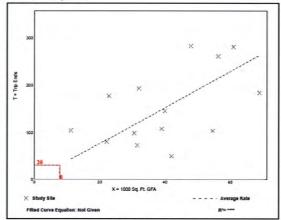
Number of Studies: 14 Avg. 1000 Sq. Ft. GFA: 40

Directional Distribution: 80% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.82	1.17 - 9.35	1.89

Data Plot and Equation



Trp Generation Manual, 10th Edition ● Institute of Transportation Engineer

Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

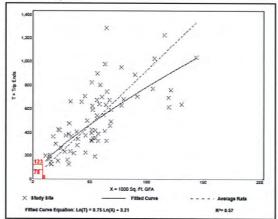
Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m. Setting/Location: General Urban/Suburban

Number of Studies: 73 Avg. 1000 Sq. Ft. GFA: 55 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA Average Rate Range of Rates Standard Deviation 3.53 - 20.30 9.24 3.69

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

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93

riggm organisticaph hardrode Statished QFQAFelinep.

High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday

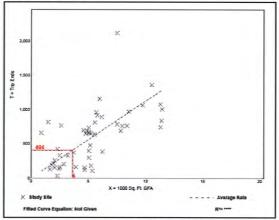
Setting/Location: General Urban/Suburban

Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
112.18	13.04 - 742.41	72.51

Data Plot and Equation



Trip Generation Manual, 10th Edition ● Institute of Transportation Engineers

High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday

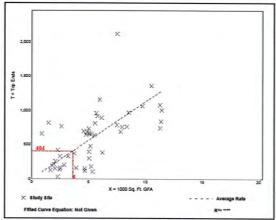
Setting/Location: General Urban/Suburban Number of Studies: 50 Awg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

emere mp denoration	per recorder to OrM	
Average Rate	Range of Rates	Standard Deviation
112.18	13.04 - 742.41	72.51

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engir

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> CAM #21-1145 Exhibit 2 Page 49 of 62

High-Turnover (Sit-Down) Restaurant (932)

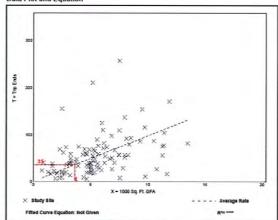
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday, Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban

Number of Studies: 107
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

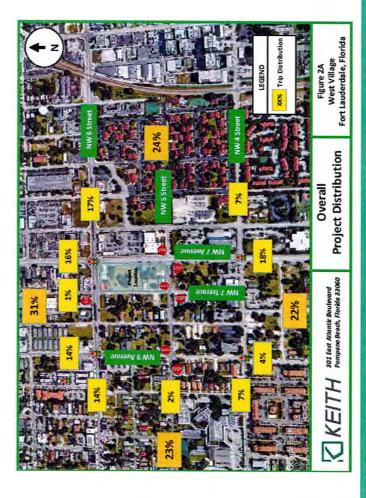
Average Rate	Range of Rates	Standard Deviation
9.77	0.92 - 62.00	7.37

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

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CAM #21-1145 Exhibit 2 Page 50 of 62

1**d**1

Balance Sheet & Income Statements

909 NW 6th St	(, LLC (909nw6)			Page 1
Balance S	Sheet (With Period Change)			
Period = Jan 2				
Book = Aportus	f; Tree = yei bs			
		Balance Current Period	Beginning Balance	Net Change
11100-000	Checking Account	1,421.51	0.00	1,421.51
11900-000	TOTAL CASH	1,421.51	0.00	1,421.51
14000-000	OTHER ASSETS			
14020-000	Utilities Security Deposit	975.00	0.00	975.00
14999-000	TOTAL OTHER ASSETS	975.00	0.00	975.00
16000-000	PROPERTY			
16502-232	909 NW 6th Street	2,264,904.60	0.00	2,264,904.60
16599-000	TOTAL PROPERTY	2,264,904.60	0.00	2,264,904.60
16600-000	DEVELOPMENT COSTS			
16610-001	Permits & Approvals	3,430.00	0.00	3,430.00
16610-002	Construction Costs	2,610.70	0.00	2,610.70
16699-000	TOTAL DEVELOPMENT COSTS	6,040.70	0.00	6,040.70
19900-000	TOTAL ASSETS	2,273,341.81	0.00	2,273,341,81
20000-000	LIABILITIES & OWNERS EQUITY			
21000-000	LIABILITIES			
22010-000	Accrued Property Tax	7,293.08	0.00	7,293.08
29900-000	TOTAL LIABILITIES	7,293.08	0.00	7,293.08
33000-000	CAPITAL CONTRIBUTIONS			
33010-049	Contribution - Fuse 9, LLC	2,276,104.86	0.00	2,276,104.86
33500-000	TOTAL CAPITAL CONTRIBUTIONS	2,276,104.86	0.00	2,276,104.86
38000-000	Retained Earnings	-10,056.13	0.00	-10,056.13
38900-000	TOTAL OWNERS EQUITY	2,266,048.73	0.00	2,266,048.73
39900-000	TOTAL LIABILITIES & OWNERS EQUITY	2,273,341.81	0.00	2,273,341.81

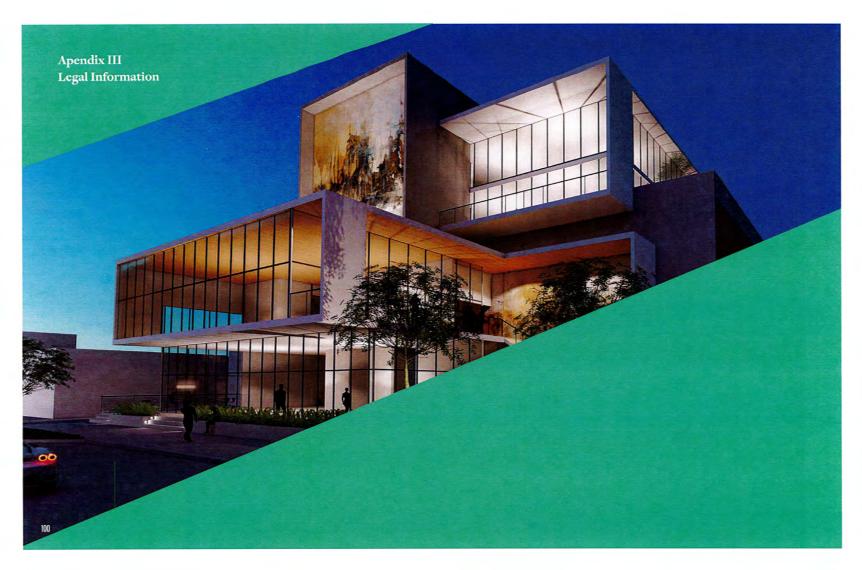
909 NW 6th	St, LLC (909nw6)				Page 1
Income 3	Statement				
Period = Jan	2019-Oct 2019				
Book = Appr	ual; Tree = yai ta				
		Period to Date	× .	Year to Date	%
60000-000	EXPENSES				
61000-000	DIRECT EXPENSES				
62100-000	REPAIRS				
62101-000	Repair - General	53.44	0.00	53.44	0.00
62600-000	Landscaping & Groundskeeping	60.00	0.00	60.00	0.00
62999-000	TOTAL REPAIRS	113.44	0.00	113.44	0.00
63000-000	OTHER DIRECT EXPENSES				
63500-000	Property Tax	-2,897.24	0.00	-2,897.24	0.00
63999-000	TOTAL OTHER DIRECT EXPENSES	-2,897.24	0.00	-2,897.24	0.00
64000-000	UTILITIES				
64100-000	Electricity	1,483.84	0.00	1,483.84	0.00
64300-000	Water & Sewer	26.51	0.00	26.51	0.00
64999-000	TOTAL UTILITIES	1,510.35	0.00	1,510.35	0.00
65000-000	INSURANCE				
65010-000	General Liability Insurance	1,786.70	0.00	1,788.70	0.00
65020-000	Property Insurance	9,542.88	0.00	9,542.88	0.00
65999-000	TOTAL INSURANCE	11,329.58	0.00	11,329.58	0.00
69900-000	TOTAL DIRECT EXPENSES	10,056.13	0.00	10,056.13	0.00
89900-000	TOTAL EXPENSES	10,056.13	0.00	10,056.13	0.00
90000-000	NET OPERATING INCOME / (LOSS)	-10,056.13	0.00	-10,056.13	0.00
99990-000	NET INCOME / (LOSS)	-10,056.13	0.00	-10,056.13	0.00

Monday, November 04, 2019 11.59 AM

> Monday, November 04, 2019 11:59 AM

ENTITY WAS CREATED IN 2019. NO PRIOR FINANCIALS.

CAM #21-1145 Exhibit 2 Page 51 of 62



CAM #21-1145 Exhibit 2 Page 52 of 62

Instr# 116051768 , Page 1 of 3, Recorded 09/13/2019 at 04:42 PM Broward County Commission Deed Doc Stamps: \$14000.00

> THIS INSTRUMENT PREPARED BY AND RETURN TO: THES INSTRUMENT PROFABILITY BY AND HISTORY TO:
> William T, Bookshorm.
> 103 South Norshorm America, Swie 216
> Wood Palls Booksh, Phreids 33601
> Over Film Norshorm Schools for the William T, Booksh Southern Schools for Film Schools Florids and Swing Film Schools Florids and Swing Film Schools Florids for Swinger Schools for the second of \$34,000,00 lave been paid forom.

SPACE ABOVE THIS LINE FOR RECORDING DATA.

WARRANTY DEED

WARRANTY DEED

WARRANTY DEED

WARRANTY DEED, made the \$1.2\tilde{\text{M}}\) of September, 2019 by Makyoub and Sons, Inc., a

Floritis Corporation, whose post efficient address is 2018 \$2 \tilde{\text{M}}\) to, "compane Bench, FL 33002 baroin
called the Granzer, to 990 NW 66 Storet, LLC, a Behavaer Limited Liability Company, whose post
efficies address is 990 WW 66 Storet, LLC, a Behavaer Limited Liability Company, whose post
efficies address is 990 WW 66 Storet, LLC, and colinia, PL 3311, hereinstifter talled for Canadase."

(Physics and Liability Company, whose post of Company is collisted the portion to the inchances and
the horit, legif representations and arrigary of individuals, and the accentages and origins of
the horit, legif representations and arrigary of individuals, and the accentages and the second control of the control

WITNESSET II: That the Granter, for and in consideration of the sum of TEN AND W 1 1 N E S S L 1 Bt. tast the Cramon, bit and in Dissistance of the State Of 100 V RIO 00/100°S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, begins, sells, allows, remises, releases, conceys and confirms unto the Grantee all that certain land siteate in BROWARD Courty, State of Florids, viz.:

Lets 9, 10, 31 and 12, of June Park, according to the Flat thereof, as recorded in Plat Book 12, Page 16, of the Public Records of Browns of County, Florida.

BEGIN at the Northward counter of Let F₁, thence ye South NP 17 10° Rart along the East line of Lois S₁. If and II, 125 fact to the Southeast corner of Let II; thence South NP 26° 10° West along the South line of Lois II, and II, 125.5 fact to the Southeast corner of Let II; thence South NP 26° 10° 10° West along the South line of Lois II, and II, 125.5 fact to the Southeast Carlo III and II

Property Appraisers Partel Identification (Folio) Number: 504204-29-0000 / 504204-29-0100 / 504204-29-0100

TOGETHER, with all the tenements, hereditaments and appartenances thereto belonging or in

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantee hereby covenants with said Genutees that the Grantee is Inwfully scized of said lead in fee simple; that the Grantee has good right and inwful authority to sell and convey said land, and hereby warrants the trile to said land not will defend the same against the lowful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to Documber 31, 2019. Instr# 116051768 , Page 2 of 3

IN WITNESS WHEREOF, the said Granter has signed and staled these presents the day and year first above written. Signed, sexted and delivered in the presence of

Sellers

Mahyoub and sous, Inc., a Florida Corporation

nur

Witness #2 Printed Name

State of Florida County of Broward

Witness: (

The faregoing instrument was acknowledged before one first 27th day of August, 2019, by Bashar M. Yatak, who is personally known to me. Claire Chasafanals

CAM #21-1145 Exhibit 2 Page 53 of 62

CAM #23-1033 Exhibit 1 Page 62 of 71

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I, JEFFRET E. BULLOCK, SEIZETART OF STATE OF THE STATE OF DELAMARE, DO HEREST CERTIFY "905 MP 6TF ST, LLC" IS DOLY FORMED UNDER THE LAWS OF THE STATE OF DELAWASE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FIFTEENTH DAY OF AUGUST, A.D. 2019.

7563502 8300 SRN 20196533456 ration: 203418935

Dote: 68-15-19

Delaware Registration: 909 NW 6TH ST, LLC

Sore of Deletate
Senting of State
Bibliot of Cooperations
Delivered 11.29 A.1749 ISBN 9
FILED 11.39 A.1749 ISBN 9
SE 2003531486 - File Samber 7062002

STATE OF DELAWARE CERTIFICATE OF FORMATION OF LIMITED LIABILITY COMPANY

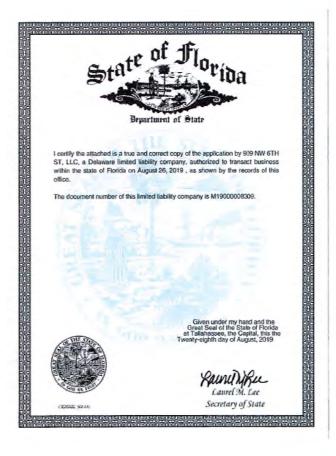
The undersigned authorized person, desiring to form a familed liability company pursuent to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

- 1. The same of the limited liability company is \$69 NW 6TH ST, LLC
- The Registers Office of the limited liability company in the State of Delevare is located at _2005 SURSET LAKE ROAD, SUITE B-2 (street), in the City of NEWINDK , Zip Code _1002 The name of the Registered Agent at such address upon whom process against this limited liability company may be served is _LEGALING CORPORATE SERVICES INC.

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CAM #21-1145 Page 54 of 62





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City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

1 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016

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CAM #21-1145 Exhibit 2 Page 56 of 62

Name of Principal Owner in Charge Fuse 9, LLC			Tel. 1	926-7500	B-Mail A	ddress a@fusegroupco	com
Primary Contact for this CRA Reque Eval Peretz (Managing		mher)	Tel. 2		E-Mail A		
Name of Business 909 NW 6TH ST, LLC	, mo	libory	7sx 1	2794513	Company WWW.	website fusegroupco.c	
Business Address 900 NW 6th Street - St	uite 2	201	954	No. 926-7500		13-0825	
City Fort Lauderdale			State		Zip Code 33311		
Commencement Date to Begin Proje	not:	ANY T	Nr. 3030			JOB INFORMATIO	N
Completion Date for Project.		Jun	e 30st, 20	21	Poll Tim Jobs to b	e Equivalent (FTE) e created	151
Check Appropriate Description (Bristing Business	1Existing Business			Description g Spacesq. ft.	Existing		151
inca parame	13000	_	New Sp		Total FT	E Jobs	101
NAICS Code / Industry Type 5042 04 29 0110, 5042 04 29 0100, 5042 04 29 0090 08/15/2019			was inc	aware	TYPE OF BUSINESS Sole Proprietor Partnership		
			Street	Joint Ver Corporat		=	
		09 NW	9 NW 6TH ST, LLC		Cooperative Limited Liability Company Non-Profit Org.		
Owner Tel. No. (include Area Code) 954 926-7500		Is there a lieu Yes No	on the prop	NO NO	Other: _		_
Bank(s) Where Business Accounts 5	or Proje	ecta Aze Held		2 Centenr	nial B	ank	
Name of Participating Bank/Lender				•			
		Person ine More	ion	Tel. No. (include Are 754-312-1665		Pax No. (include Ar 954-315-966	
Name of Other Financial Source							
	Contact	Person		Tel. No. (include Are	a Code)	Fax No. (include Ar	na Code)
Amount							
Name of Other Financial Source				•			
Amount	Contact	Person		Tel. No. (include Area Code) Pax No. (include Area C		na Code)	
Name of Other Financial Source							
		Person		Term control	0.10	Fax No. (include Ar	6-1-1
S		Person		Tel. No. (include Are	a Code)	Pax No. (Include A)	es Cook)
Project Purpose and Economic Is	mpact						

2 CRA INCENTIVE APPLICATION -East Updated: Separator 16,3815

Name	Name Complete Address		From	To
Fuse 9, LLC	900 NW 6th St - Suite 201, Fort Lauderdale, F	FL 33311 100.00%		
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	То
Name	Complete Address	% Owned	From	То
Name	Complete Address	% Owsed	From	То

PROJECT/ACTIVITY COST SUMMARY

1. Please state the overall project cost: \$16,578,836.99

Please state the overall project costs related to the CRA's assisted activity?
 \$16,578,836.99

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) - pending	\$5,000,000.00	30%	
City funds			
CRA funds	\$4,000,000.00	24%	
Company's current cash assets			
Owner equity (specify) / commitment	\$7,578,836.99	46%	
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$16,578,836.99	100%	
Select the Uso(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)		
Land Acquisition	YES	\$2,000,	000.00
Real Property Acquisition	NO	R	
Utility and road infrastructure improvements	NO		
New construction of commercial and industrial buildings	YES	\$14,578	,836.99
Rehabilitation of commercial and industrial buildings	NO		
Purchase and installation of equipment and fixtures	NO.		
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses		\$16.578	.836.99

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

CAM #21-1145 Exhibit 2 Page 57 of 62

³ CRA INCENTIVE APPLICATION Last Updated: September 16, 2016

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 short unbmitted (see a separate skeet (Facecasary).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name:	s		s	%		5
Name:	\$		s	34		s
Name:	s		5	14		\$
Name:	s		s	74		s
Name:	s		s	16		s

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

- 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, privary competitors and suppliers within the County.

 2. A list of general and finited partners, officers, directors and shareholders of the company. Please provide a

- competitors and suppliers within the County.

 A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key managements (personal returne may also be requested).

 1. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (while the list please provide the job fills of each position, a brief description of each position, annual salary for existing and new positions and the industry severge aslary for flower positions).

 5. If machinery and equipment are being purchased with CRA finds, 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 conomic life of the equipment.

 6. Copy of ERS determination letter as a non-profit organization (required for all non-profit organizations only).

 8. 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 Incooperation or Division of Conoporations information identifying authorized signatories

 11. Copy of the Property Deed (if the applicant is the owner).

 12. Please sign and submit Statement of Personal History and Crodit Check Release (as attached).

 13. Please sign and submit Statement of Personal History and Crodit Check Release (as attached).

 14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect Highlights and Conficions.

 15. Attach as attached of the property please of persons the personal places of project, Property Folio number and Legal Description.

- 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 Busin Improvement Incentive requests)

- CPA audited corporate financial statements for the last three years (Profit and Loss Statement and a Balance Sheet)
- Sheef).

 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 proformas which include operating statements, balance sheets, funding sources, and use
- destalls.

 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 leans if applicable).

 22. Frovade details regarding any credit issues, bankruptices and lawsuits by any principal, owning 20% or more of

- 2.1. Provide cream regraining any cream issues, variety companies, and their previous three (3) years financial statements and laterim Financial Statements if the financial statements are more than sixty (60) days old.
 2.1. 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.
 2. Identification and qualifications of project development team (i.e., attorney), engineer, architect, general contractor, etc.).

26. Current Broward Councy Assessed Vrites, new capital investment delitest and total estimated new assessment when completed and placed into tworks.

The limiting Leaves, Leaves commissioners and transit makeup (# applicable).

28. Copy of Environmental Report depriving these are no Environmental interes (# applicable).

29. Copy of Applicable Report (# applicable).

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

- Evidence that all funds are in-place to fielty fund the project.
 A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of
- 30. Evidence that all funds are is-place to fifty fand the project.
 31. A copy of the Cyty propoved project plane, contract with General Contractor and permits (Prior to Release of Fands).
 32. Soope of work and all project conts.
 33. Copies of Insurance Certificates (Boldders RinkfAll Rink Policy, Commercial General Liability, Workers
 33. Copies of Insurance Certificates (Boldders RinkfAll Rink Policy, Commercial General Liability, Workers
 Compensation with the City of Fort Liabetraftic and the Port Liabetraftic (SN Excel as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I settify that I have seal and understand the application, criticis, lean from and gragues requested.

Further critify that all the information E (eq.) applied in content and accorder. All of the concern of the company/apperiazing the content of the content o

Referringment Agency, as a refer to the Color of the Color of Fart Lusdensite Community Each Propriety Lugions Partner, Lishind Protest and Business Chane, average 20% or near most sign before. For all bios-briefs Colorador of the Colorador o

12/10/2019 Mapm

Signature and Title

Signature and Title Simuston and Title

Signature and Title

Suprature and Title

5 CRA INCENTIVE APPLICATION

CAM #21-1145 Exhibit 2 Page 58 of 62

⁴ CRA INCENTIVE APPLICATION



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

Applicant/Business Name:	Participating			
WIN MAY STHIST, LLC	Bank/Lender:			
City:State:Zip:	City: State: Zip:			
Personal Statement of (if you do not have a middle name, put	NMN):			
AIA				
First Name: NA Middle:	Last			
Social Security No.: Date of Birth:	m			
Social Security No.: Date of Bartis:	Place of Birat.			
Present Address:	Previous Address: pendal flu promi silten ins that I punj			
City: State: Zip:	City: State: Zip:			
From: To:	From: To:			
Loan Requested from CRA: \$	Are you a U.S. Citizen: YES NO			
	If NO are you a Lawfel -			
Loan Request from Bank(s): 5	Permanent Resident Alien: YES UNO			
Percentage of Company Ownership: %	Alien Registration Number:			
	WEREB COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NO			
NECESSABILY DISQUALIFY YOU. BIOWEVER, AN UNTRUTHFUL ANSWER V				
	einnish details on a separate sheet. Include bates, location, fine: Bobation, inipaid fines on peralites, name(s) under which charge:			
AND ANY OTHER PERTINENT INFORMATION.	and the first of the second of			
1. Are you presently under indictment, on parole or probation?	YES NO			
(IFTES, indicate the date parale or probation is to expire)				
2. Have you ever been charged with and/or arrested for any crim	inal offense other than a minor motor			
vehicle violation? Include offenses which have been dismisse				
 Have you ever been convicted, placed on pretrial diversion, or 	placed on any form of probation, including			
adjudication withheld pending probation, for any criminal offe	ense other than a minor vehicle violation? YES NO			
I hereby authorize the City of Fort Lauderdale to request cris	ninal record information about me from the criminal justice			
agencies for the purpose of determining my eligibility.				
	Date			
F				
Signature Title Managing				



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Rodevelopment Agency to obtain such information (from any source necessary), as the CIN/CRA may require concerning instancests made in the application for the CRA funding (including har not limited to, obtaining a copy of not credit royer, current loan states report and/funescial information from the Participanting Bask/Luder).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Overac (rowing 20% or more of the business), must complete this Gredit Clarck Release Form. For all Non-Fredit Organizations, all guaranteers used complete this form and be approved as guaranteers but GO (pl of Fart Landerbule Community).

First Name: NA	Middle:	Last		
Social Security No.:	Date of	Date of Birth:		
Driver's License (State and Number):				
Home/Cellular Phone No.:	Offic	e No.:		
Current Home Address (PO Boxes not	accepted):			
City:	State:	Zip Code:		
Employer:				
Employer Address:				
City:	State:	Zip Code:		
Company Phone No.:	Od	er No.:		
Date: 12/10/2019				
*ORIGINAL SIGNATURES REQUIRED				

7 CRA INCENTIVE APPLICATION

Last Updatest: September 16, 7016

CAM #21-1145 Exhibit 2 Page 59 of 62



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:

COMMERCIAL FAÇADE ÎMPROVEMENT PROGRAM	\$
PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$
STREETSCAPE ENHANCEMENT PROGRAM	5
■ DEVELOPMENT INCENTIVE PROGRAM	\$ 4,000,000.00
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.
- 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?
- 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?
- 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
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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.
- 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 sad may include bonding requirements as required by the CitylCRA 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 your 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 followine:

- 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 color 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

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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.

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

Eyal Peretz

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 explement or right of a property owner/applicant. I further understand that 1 am responsible for providing all documentation required by The CRA.

Signatur

Property Owner or Business Owner 909 NW 6TH ST, LLC

Print Name

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List of all Jobs to be Created

Job Title	,	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
F&B (Food & Beverage)	16	Chefs, Managers, Baristas, Walters, Kitchen Support	NA	NA.	NA
Retail	8	Managers, Store Operators, Business Owners	NA	NA	NA.
Property Manager	1	Commercial Property Manager	NA	NA	NA
Building Maintenance/Security	3	Janitor, Secutiry Guards, Cleaning Crew	NA	NA.	NA
Office Spaces	123	Various (1 person per 150 SF)	NA	NA	NA

*USE ADDITIONAL SHEETS IF NECESSARY

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Last Unisted: Suspender 16, 2016

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