

February 12, 2025

VIA E-MAIL

Acting City Manager Susan Grant
 Acting Assistant City Manager Christopher Cooper
 Acting Development Services Director Alfred Battle
 Interim City Attorney D'Wayne Spence
 City of Fort Lauderdale
 1 E. Broward Blvd, Suite 444
 Fort Lauderdale, FL 33301

**RE: The Viceroy (fka 201 N. Federal Highway), UDP-S22081 (the "Viceroy")
 Condition of Approval Removal Request**

Dear Ms. Grant, Mr. Cooper, Mr. Battle and Mr. Spence:

On behalf of 201 N FEDERAL HIGHWAY, LLC (the "Applicant"), we respectfully request that the Commission consider an item to remove the pre-condition of Final DRC ("Final DRC") requiring the Applicant to obtain the Dalmar owner's approval of an alternate design for the north façade of the Viceroy's parking garage. This request is submitted in accordance with the guidance provided by the then City Attorney, indicating that if an agreement with the neighbor failed, the Applicant could return to the Commission regarding the single condition only, as the Site Plan was already approved as described below.

On December 5, 2023, the City Commission conducted a quasi-judicial hearing to consider the Applicant's Site Plan which contained alternative design deviations including the Viceroy's maximum building length for NE 2nd Street and the maximum tower floorplate size as permitted by Unified Land Development Regulations ("ULDR") Section 47-13.20.J.3 ("Site Plan"). The City Commission approved the Site Plan via Resolution No. 23-285 "subject to the conditions imposed by the DRC and City Commission". Specifically, while the Site Plan approval is final as of December 5, 2023, the City Commission requested that the Viceroy have an additional meeting with its neighbor to the north to discuss a design alternative for the north façade of the Viceroy.

In good faith, and over the past year, the Applicant, in conjunction with the Viceroy's highly regarded architect, Arquitectonica, has developed and revised multiple design concepts in direct response to in-person meetings, mood boards and verbal feedback provided by the Dalmar's owner (see **Exhibit 1** which includes presented design options in response to the provided mood board together with e-mail correspondence between the parties). The Applicant has repeatedly sought the neighbor's input on acceptable design elements in an effort to reach a mutually agreeable solution that both addresses minimum Florida Building Code requirements for a naturally ventilated parking garage and aligns with the Dalmar owner's aesthetic preferences. Those in-person meetings were held on: April 30, 2024 and September 11, 2024. Additionally, the email correspondence dates between May 2024 all the way through January 2025.

Stephanie J. Toothaker, Esq.
 land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](https://www.instagram.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)
 401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

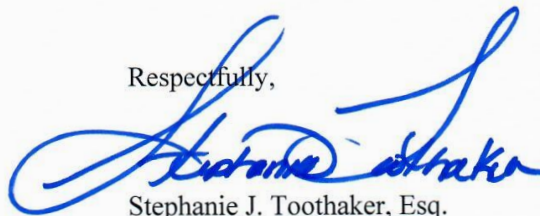
As part of this effort, the Dalmar sent the Applicant numerous “mood boards” and the Applicant and Arquitectonica worked diligently to convert any and all reasonable and legally permissible mood boards to actual viable proposals for the north façade. Unfortunately, every effort was rejected.

As such, and unfortunately, despite these extensive, year-long efforts to collaborate, no consensus has been reached and these efforts have yielded no definitive direction or support, only repeated rejections without any reasonable design alternatives or consideration.

It is evident that resolution will not be achieved if it remains contingent upon the neighbor’s sole discretion. Accordingly, the Applicant respectfully requests that the City Commission remove the condition of approval pertaining to the parking garage north façade design so the Applicant may proceed without the risk of indefinite delay of The Viceroy’s Final DRC approval.

Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Stephanie J. Toothaker". The signature is fluid and cursive, with a large initial "S" and "T".

Stephanie J. Toothaker, Esq.

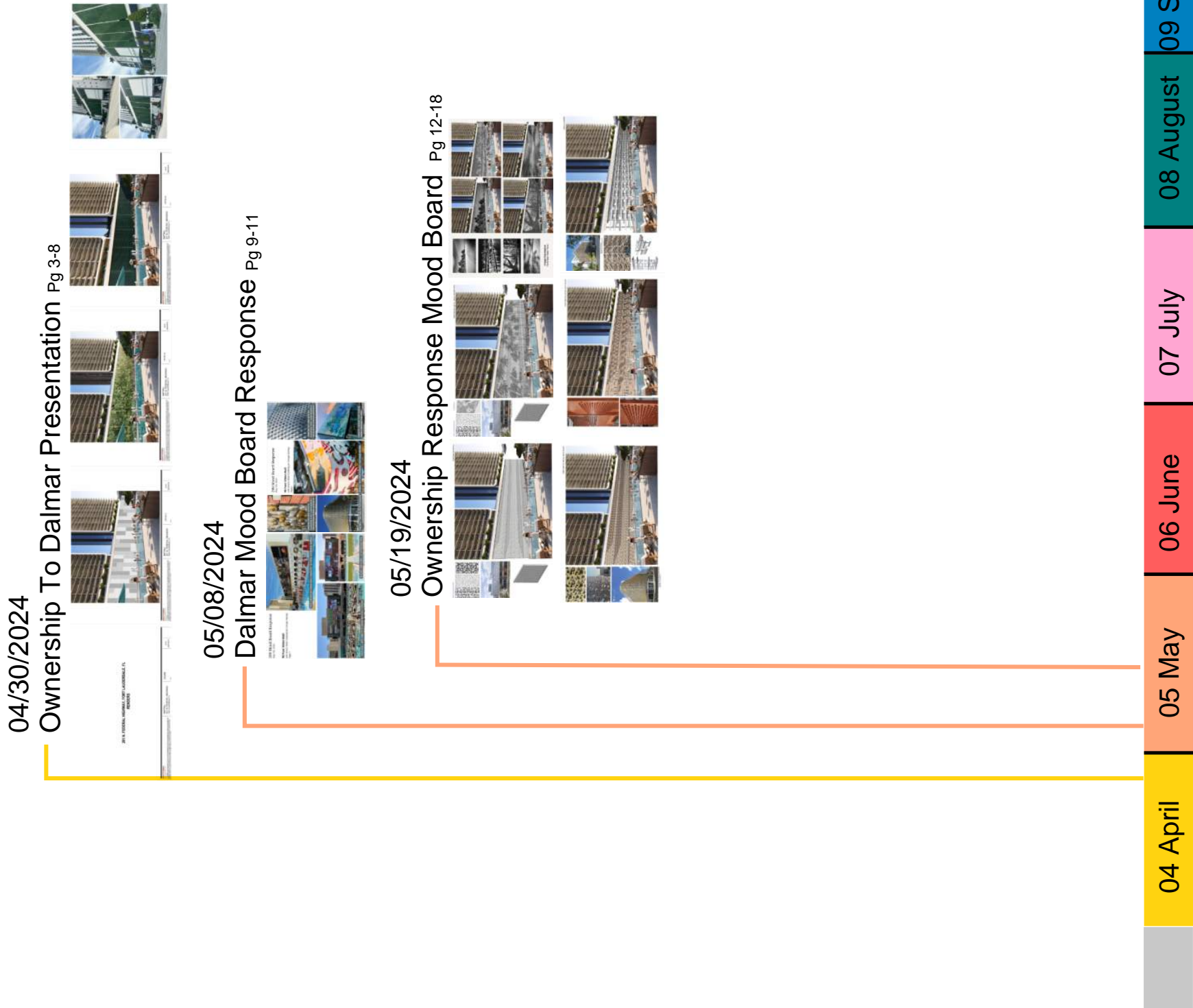
PRESENTED DESIGN OPTIONS

VICEROY FORT LAUDERDALE
201 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA, 33301

TABLE OF CONTENTS

	PAGE	DATE
PRESENTED DESIGN OPTIONS TIMELINE	2	-
OWNERSHIP PRESENTATION TO DALMAR	3-8	04/30/2024
DALMAR MOOD BOARD RESPONSE	9-11	05/08/2024
OWNERSHIP RESPONSE TO MOOD BOARD	12-18	05/19/2024
OWNERSHIP PRESENTATION MEETING TO DALMAR	19-29	09/11/2024
OWNERSHIP RESPONSE DESIGN OPTIONS	30-36	11/04/2024
DALMAR REJECTION E-MAIL		0 1/16/2025

PRESENTED DESIGN OPTIONS TIMELINE



04 April	05 May	06 June	07 July	08 August	09 September	10 October	11 November	12 December	01 January
----------	--------	---------	---------	-----------	--------------	------------	-------------	-------------	------------



OWNERSHIP PRESENTATION TO DALMAR
04/30/2024

NAFTALI GROUP

201 N. FEDERAL HIGHWAY, FORT LAUDERDALE, FL RENDERS

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T: 305.372.1612

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSCRIPTIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COMMENTS RESERVED © 2024. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS, AS THESE ARE FURTHER REFINED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

NAFTALI
201 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FL

COVER

SCALE:

DATE:
2024/03/13



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T: 305.572.1612

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL, CORP., NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL, CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COMMENTS RESERVED © 2023. THE DATA INCLUDED IN THIS STUDY IS CONFIDENTIAL IN NATURE AND WILL CONTINUE TO BE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS, AS THESE ARE FURTHER REFINED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

NAFTALI
201 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FL

OPTION 01

SCALE:

DATE:
2024/03/13



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T: 305.572.1612

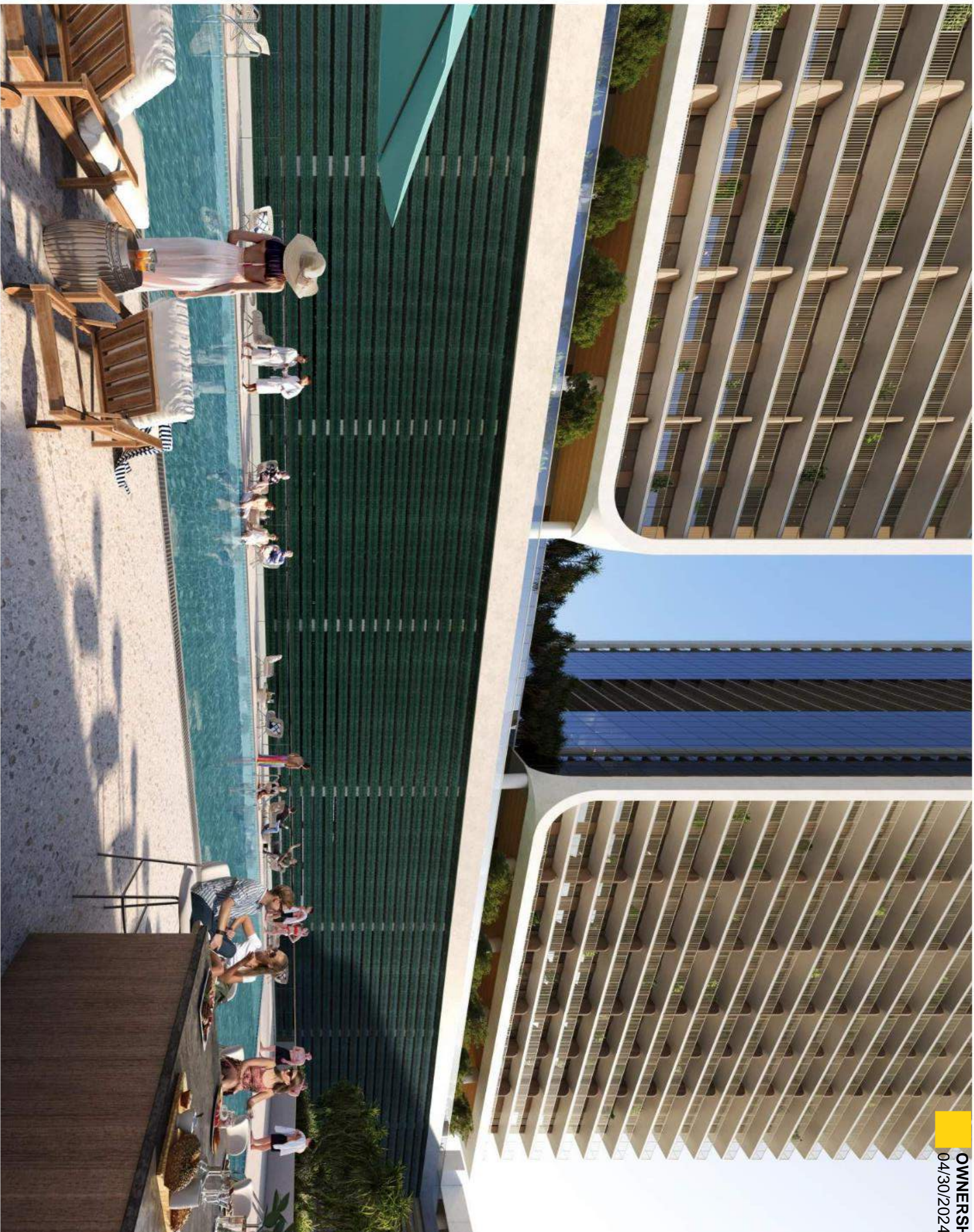
ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL, CORP., NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL, CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COMMENTS RESERVED © 2023. THE DATA INCLUDED IN THIS STUDY IS CONSIDERED PRELIMINARY AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS, AS THESE ARE FURTHER REFINED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

NAFTALI
201 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FL

OPTION 02

SCALE:

DATE:
2024/03/13



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T: 305.572.1612

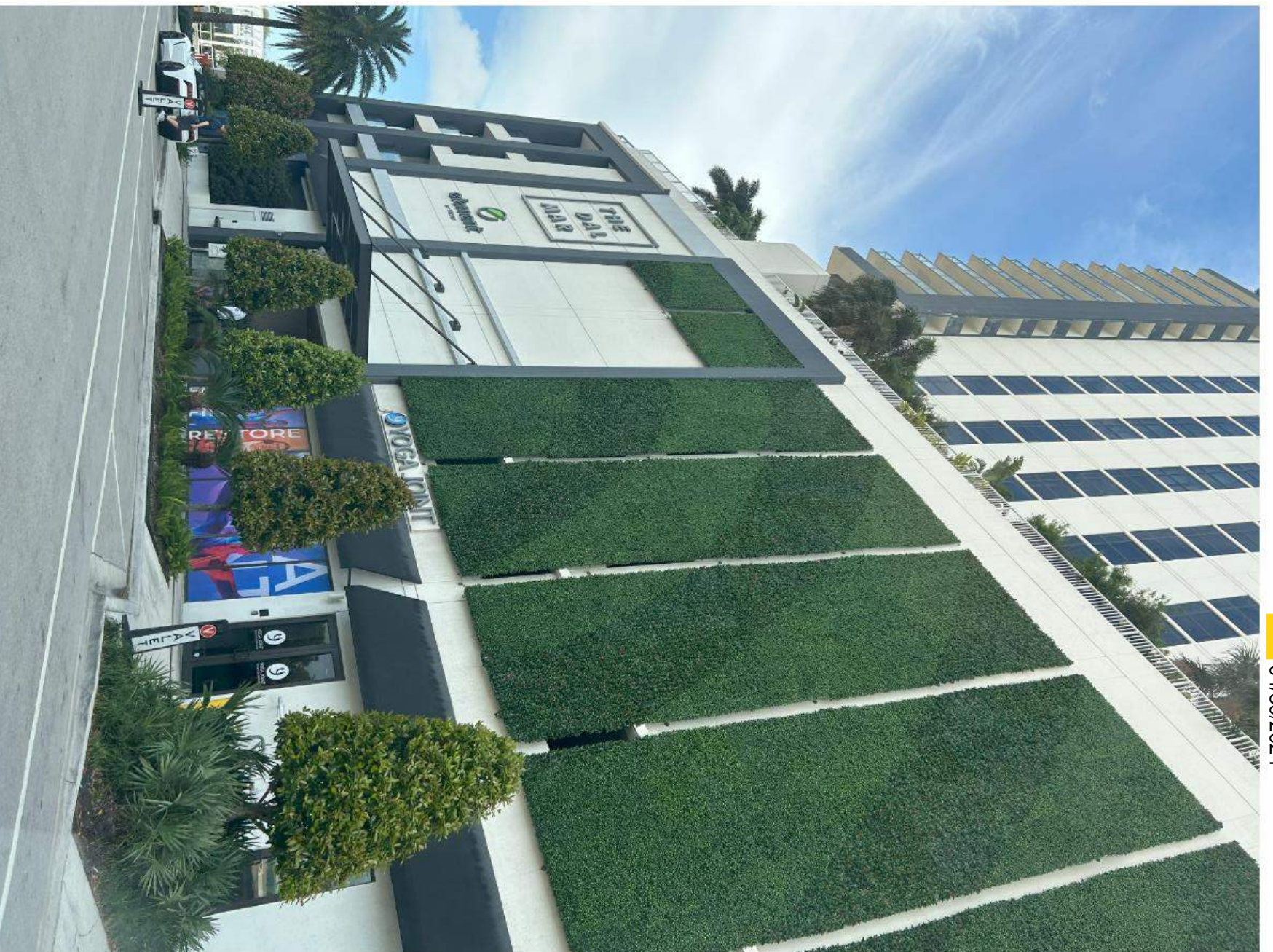
ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL, CORP., NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OR WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL, CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COMMENTS RESERVED © 2023. THE DATA INCLUDED IN THIS STUDY IS CONFIDENTIAL IN NATURE AND WILL CONTINUE TO BE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS, AS THESE ARE FURTHER REFINED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.


NAFTALI
201 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FL

OPTION 03

SCALE:

DATE:
2024/03/13





DALMAR MOOD BOARD RESPONSE
05/08/2024

NAFTALI GROUP

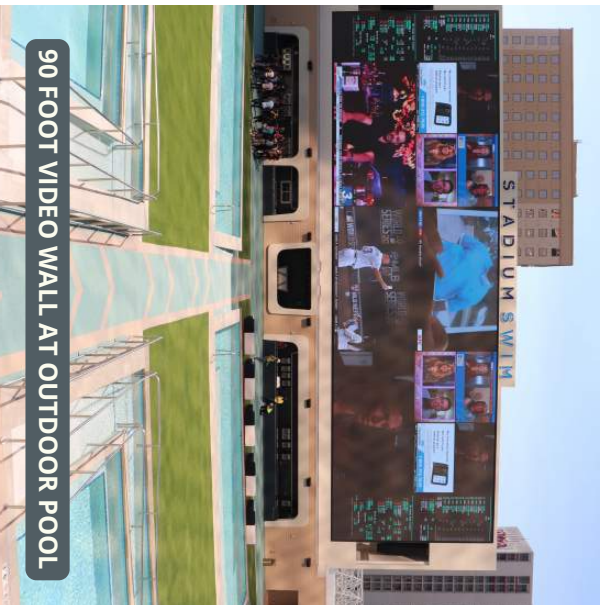
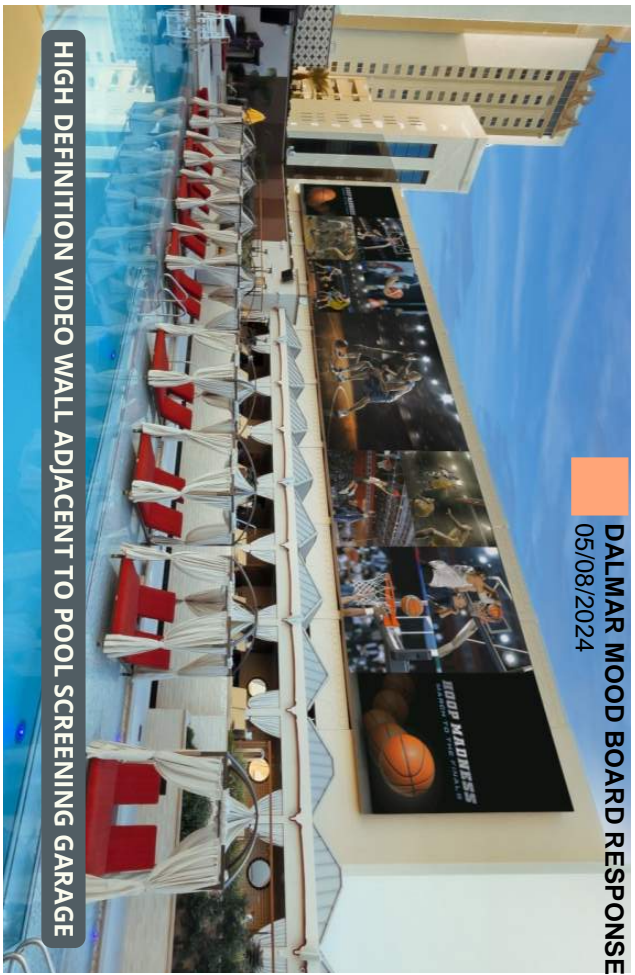
299 Mood Board Response

May 7th, 2024

90 Foot Video Wall

with Artistic Metal Cladding for Garage Venting

Page 1



299 Mood Board Response

May 7th, 2024

90 Foot Video Wall
with Artistic Metal Cladding for Garage Venting
Page 2

DALMAR MOOD BOARD RESPONSE
05/08/2024



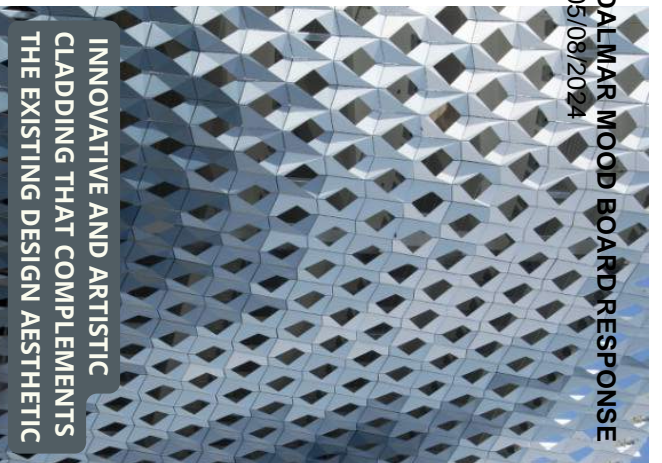
INNOVATIVE AND ARTISTIC
CLADDING THAT COMPLEMENTS
THE EXISTING DESIGN AESTHETIC



CONCEALS THE CARS IN THE GARAGE



UNIQUE, YET COMPLEMENTS THE VIDEO BOARD



INNOVATIVE AND ARTISTIC
CLADDING THAT COMPLEMENTS
THE EXISTING DESIGN AESTHETIC

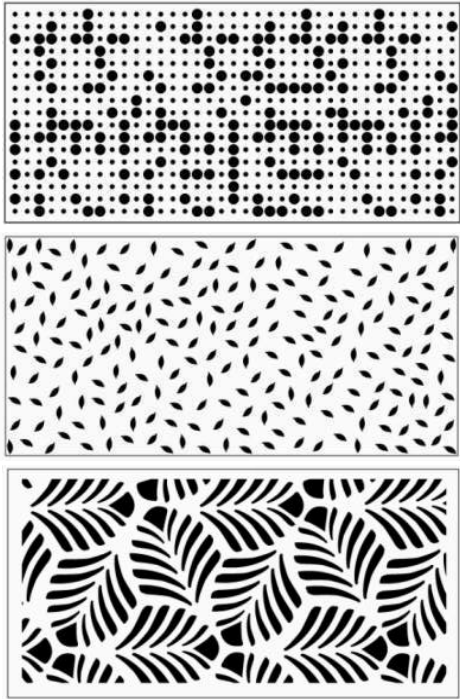


KINNETIC DESIGN THAT CAN BE
VISIBLE AROUND THE POOL

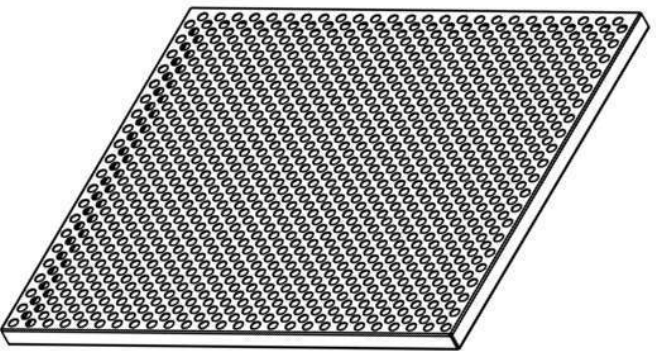


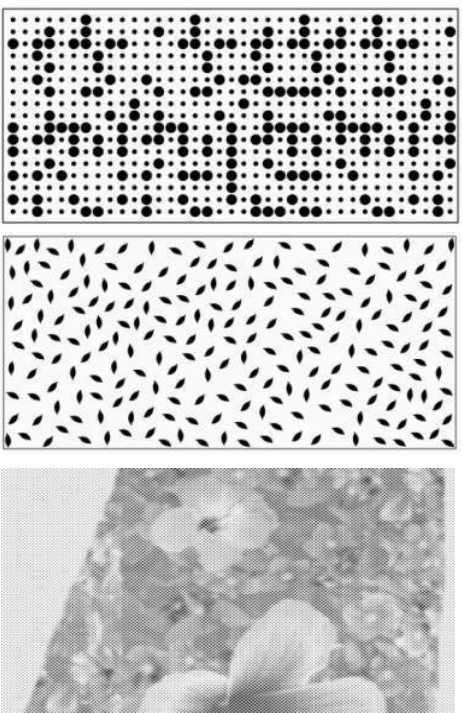
OWNERSHIP RESPONSE TO MOOD BOARD
05/19/2024

NAFTALI GROUP



1212 Lincoln Road - Miami Beach, FL





1212 Lincoln Road - Miami Beach, FL

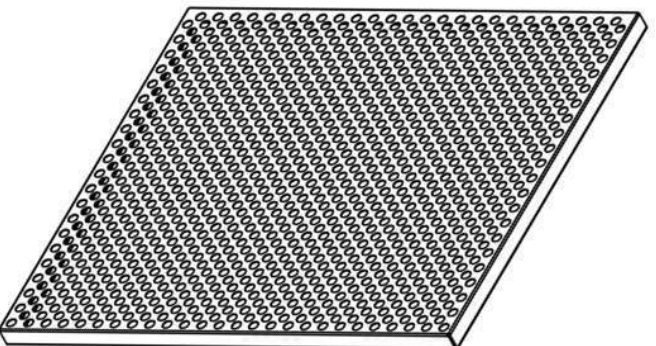
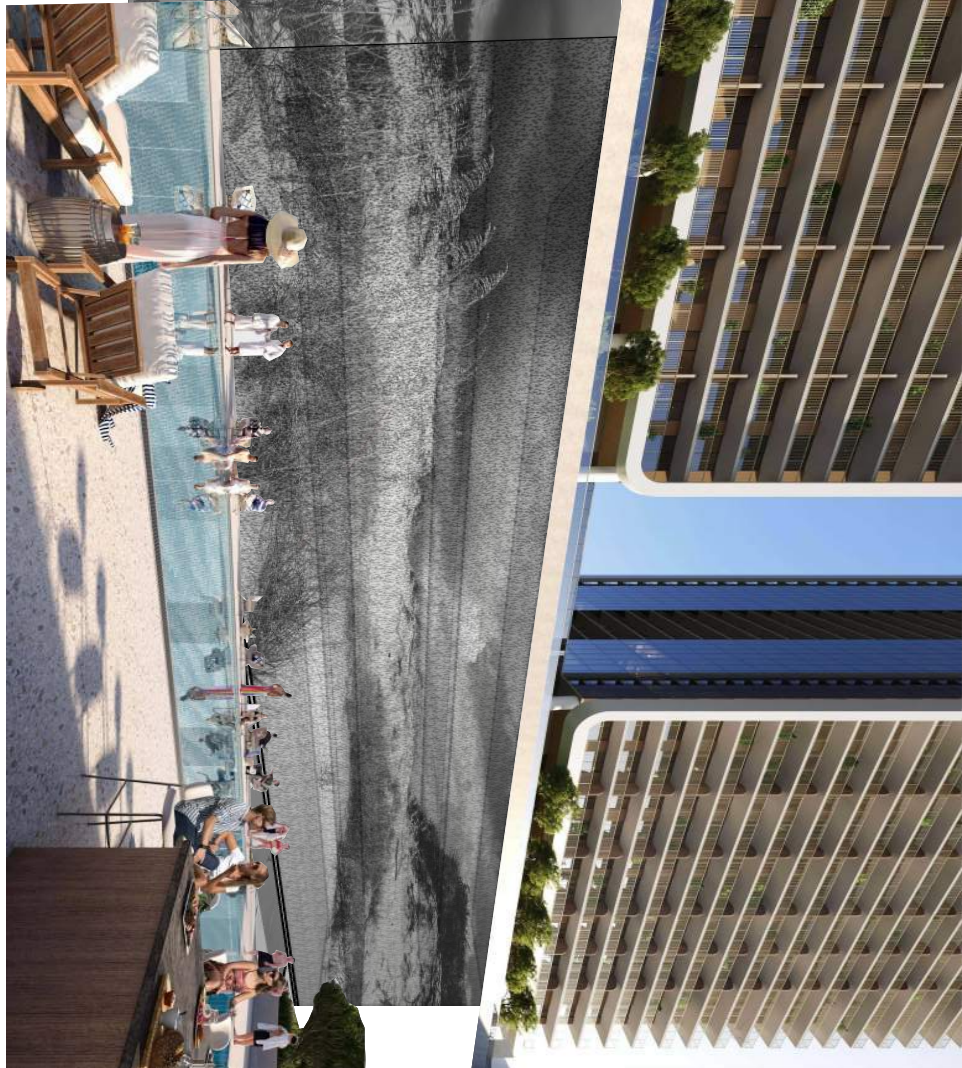
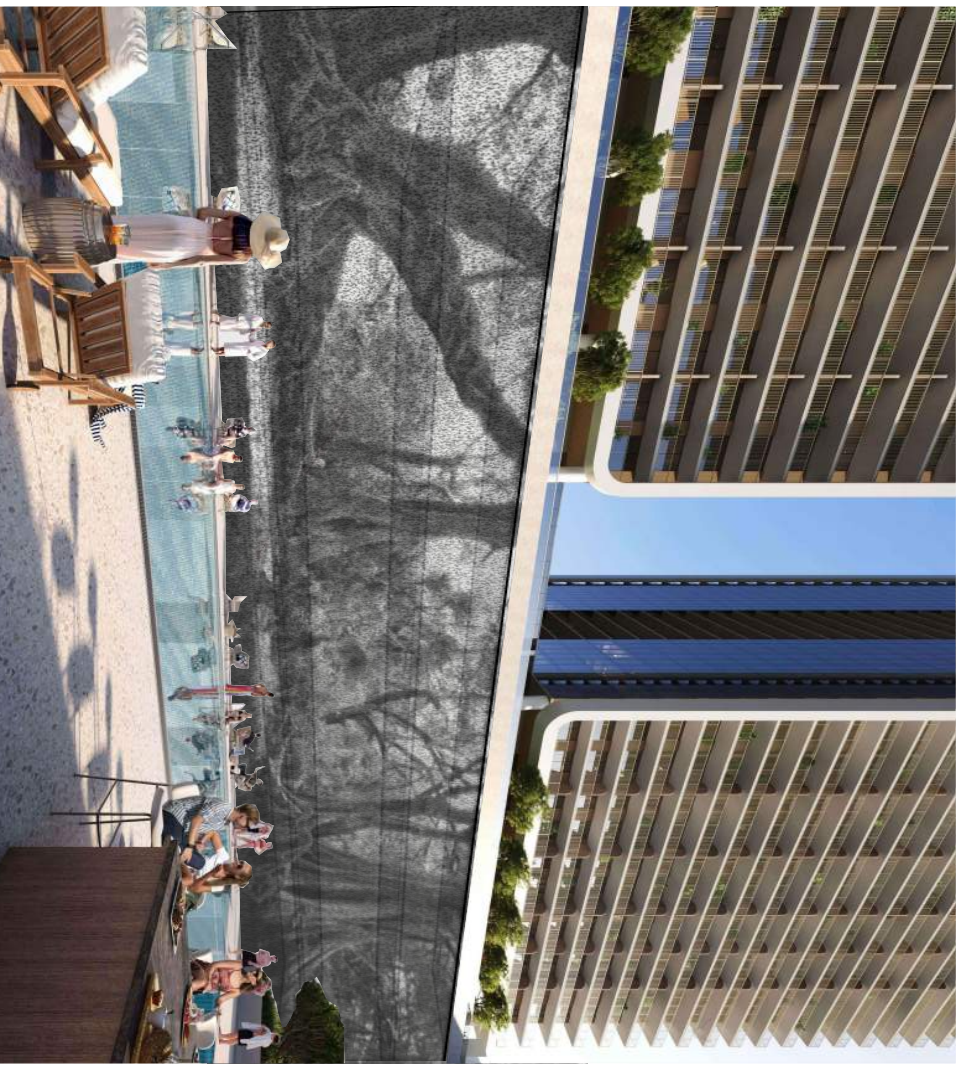
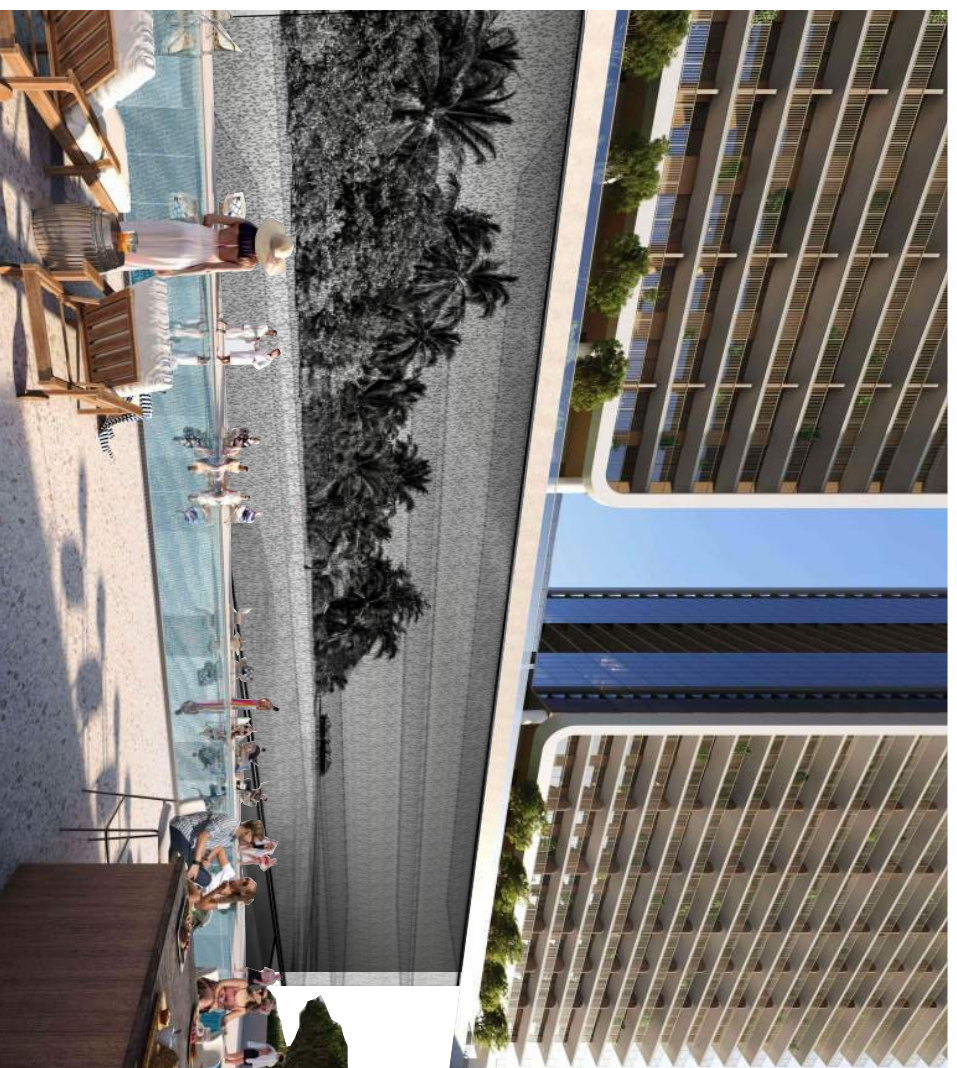
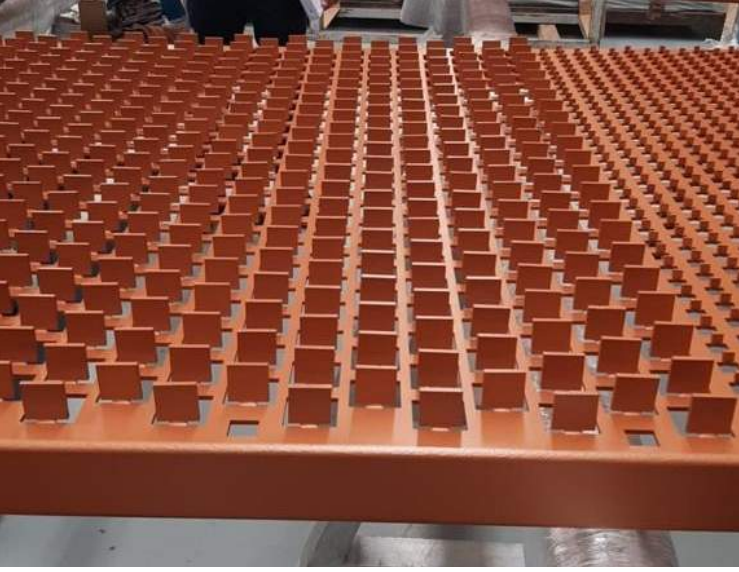
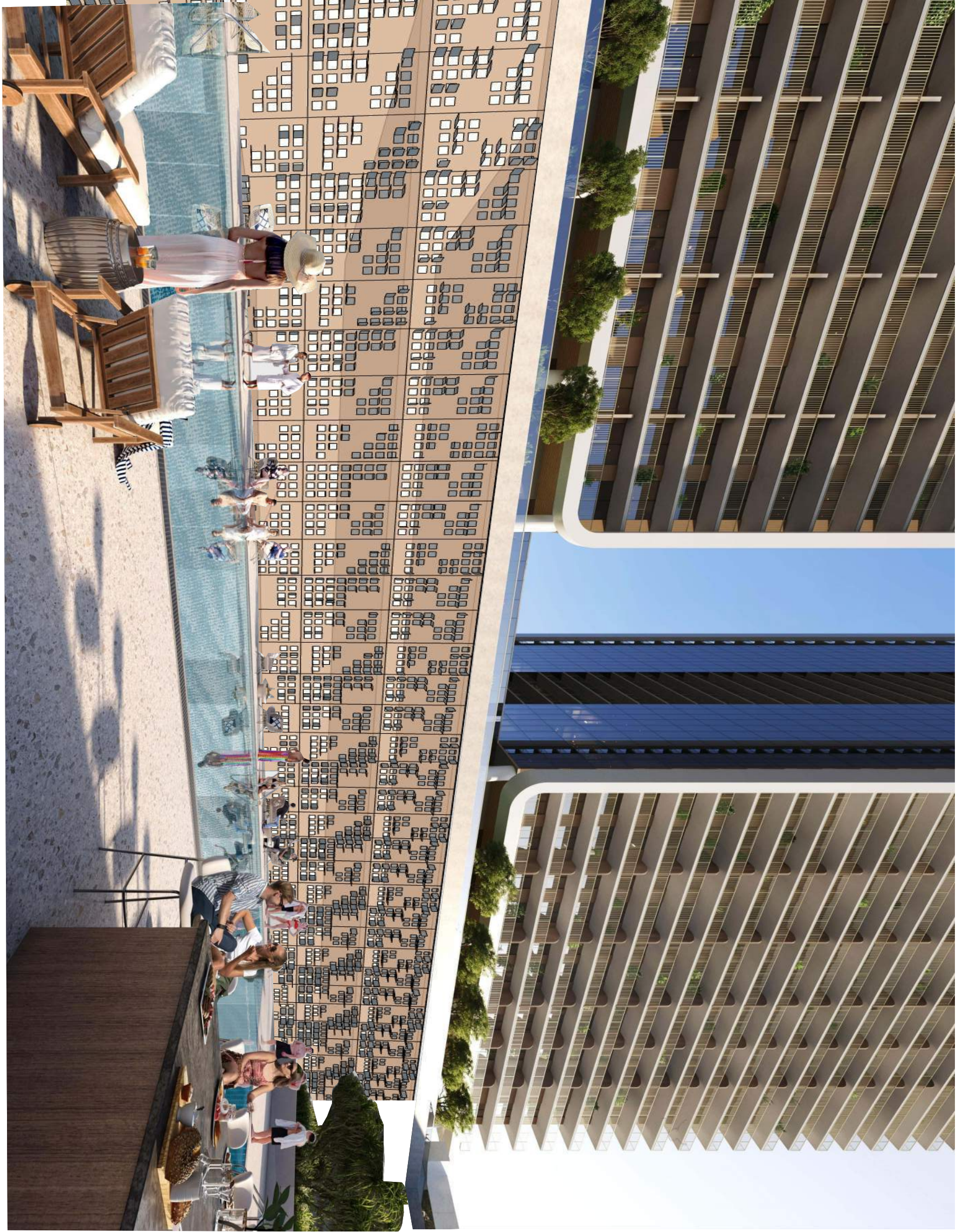


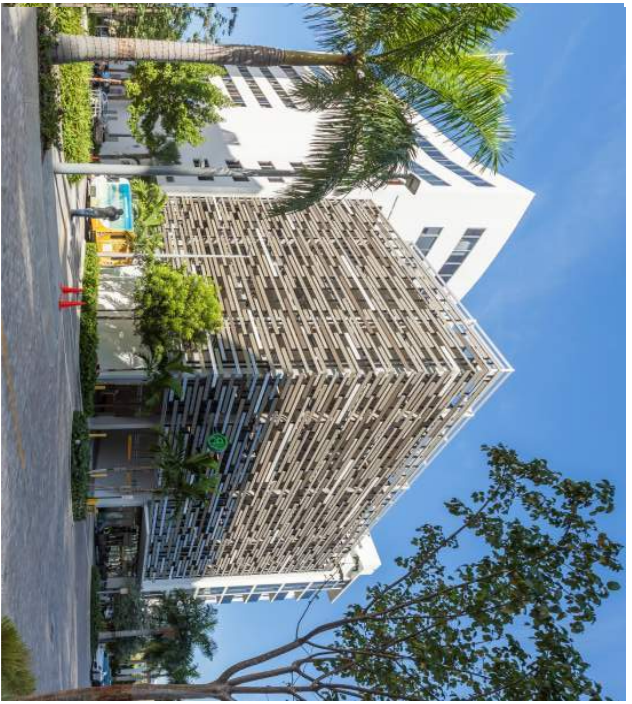


Image Recreation
Perforated Metal Panel

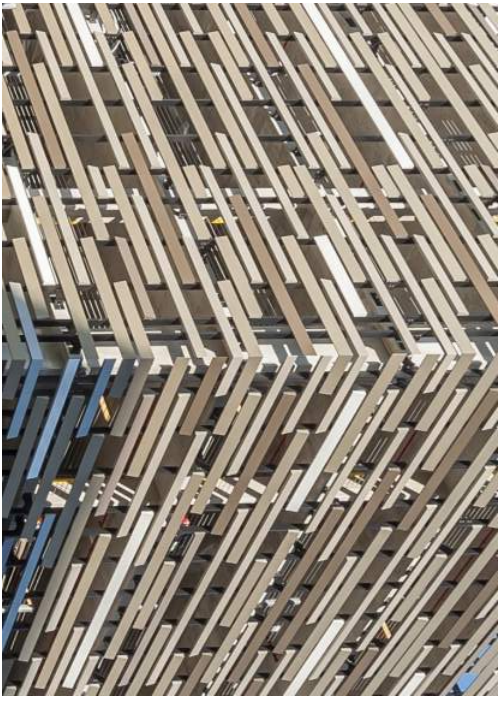






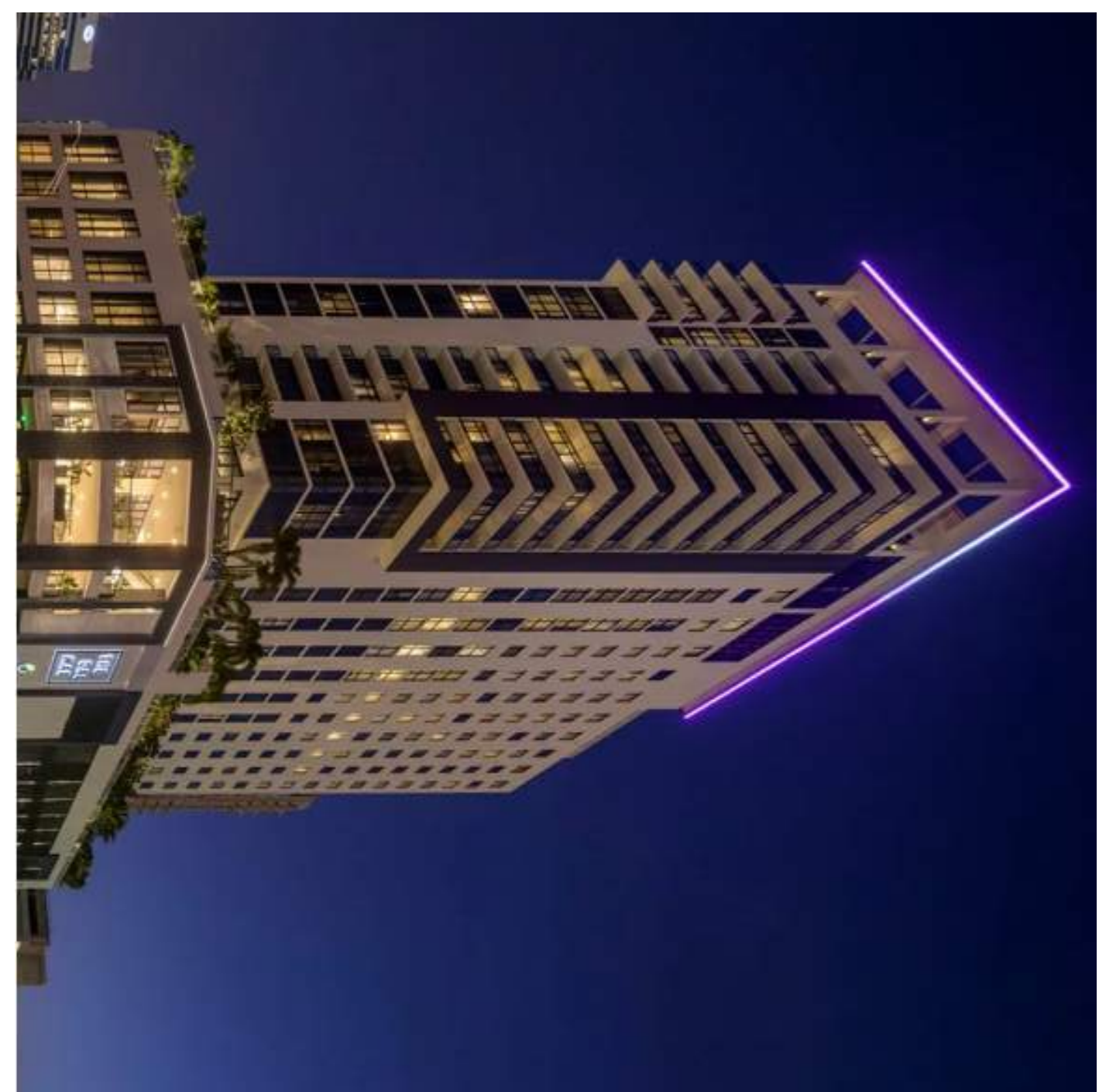
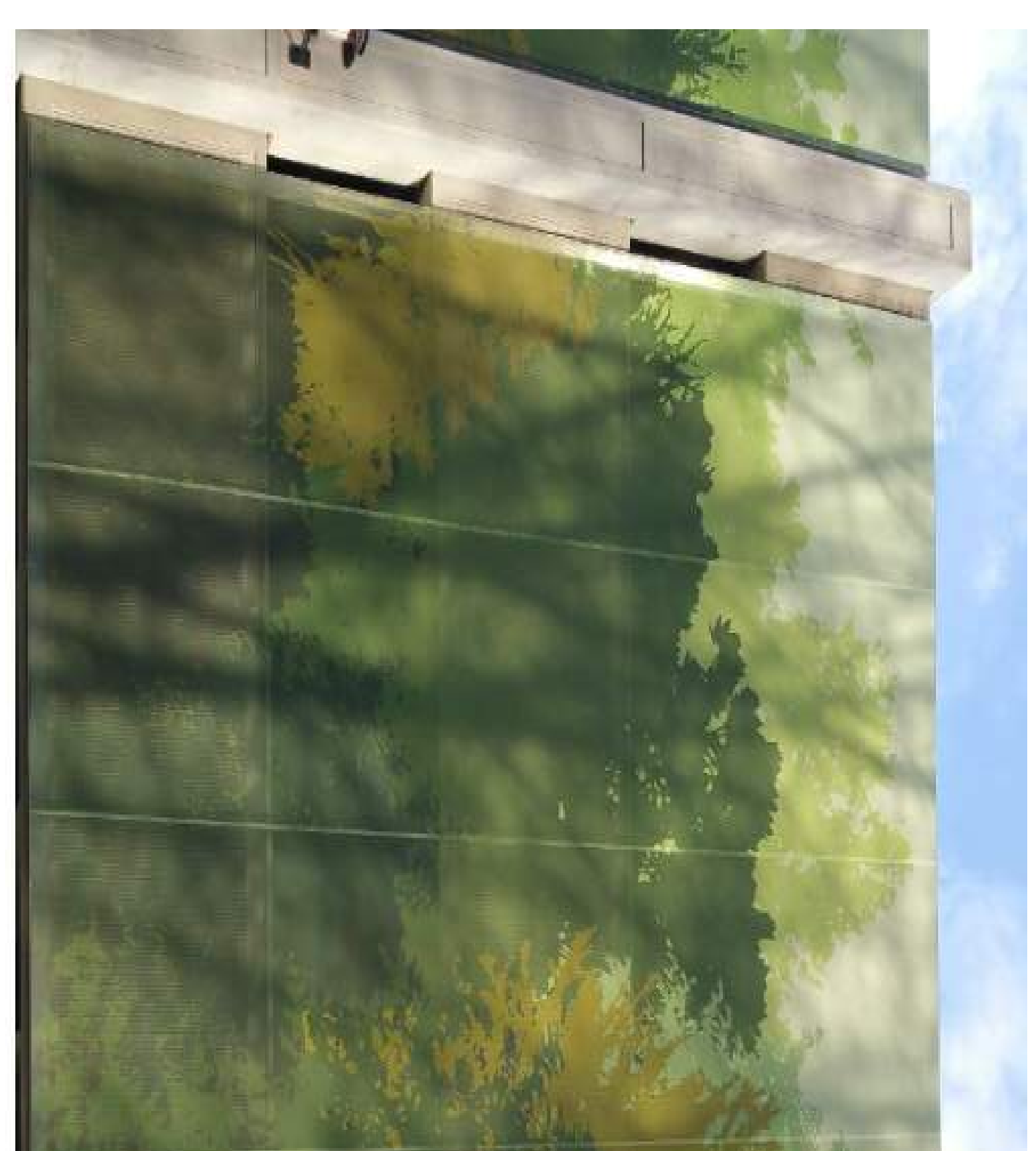
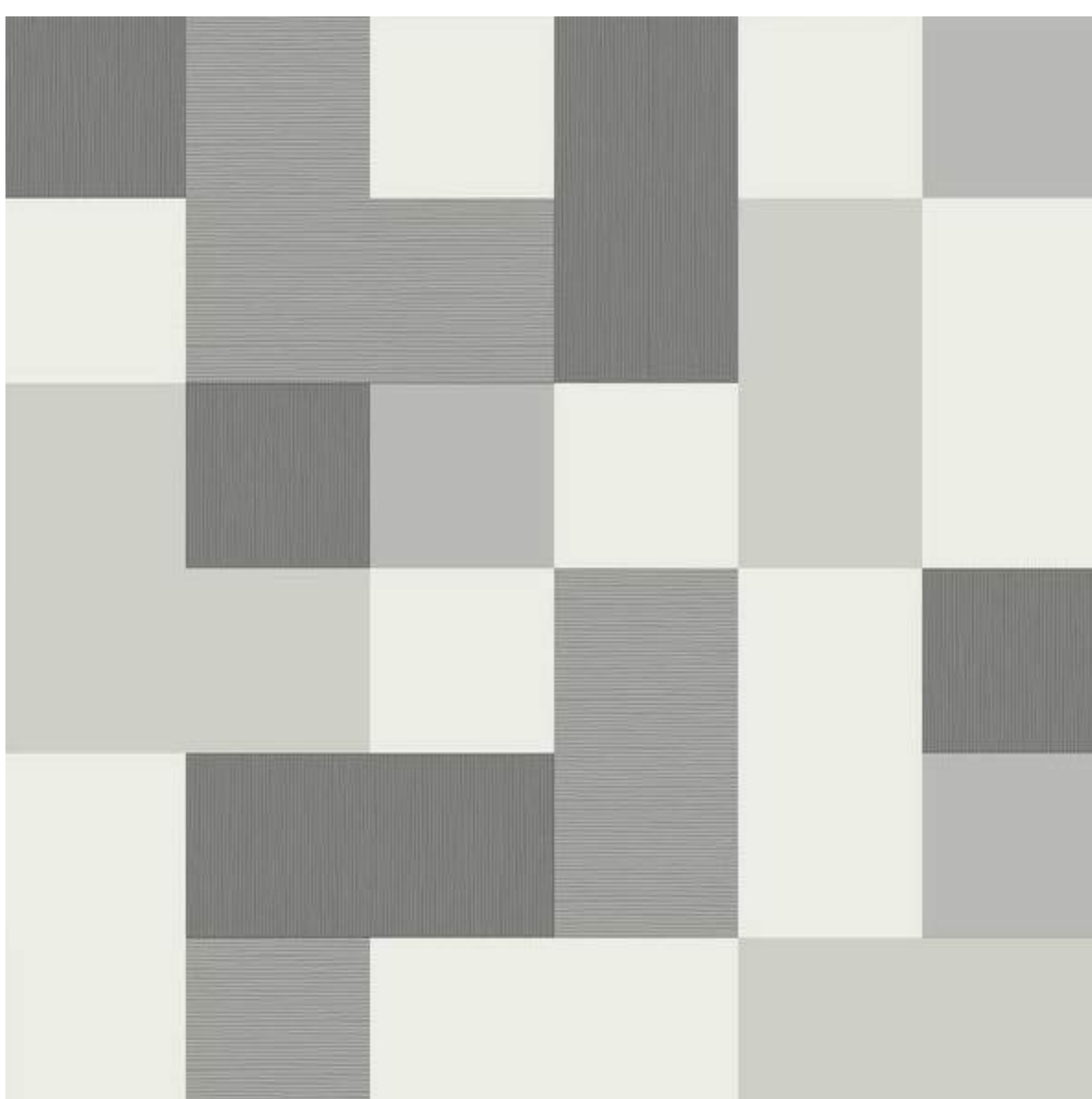
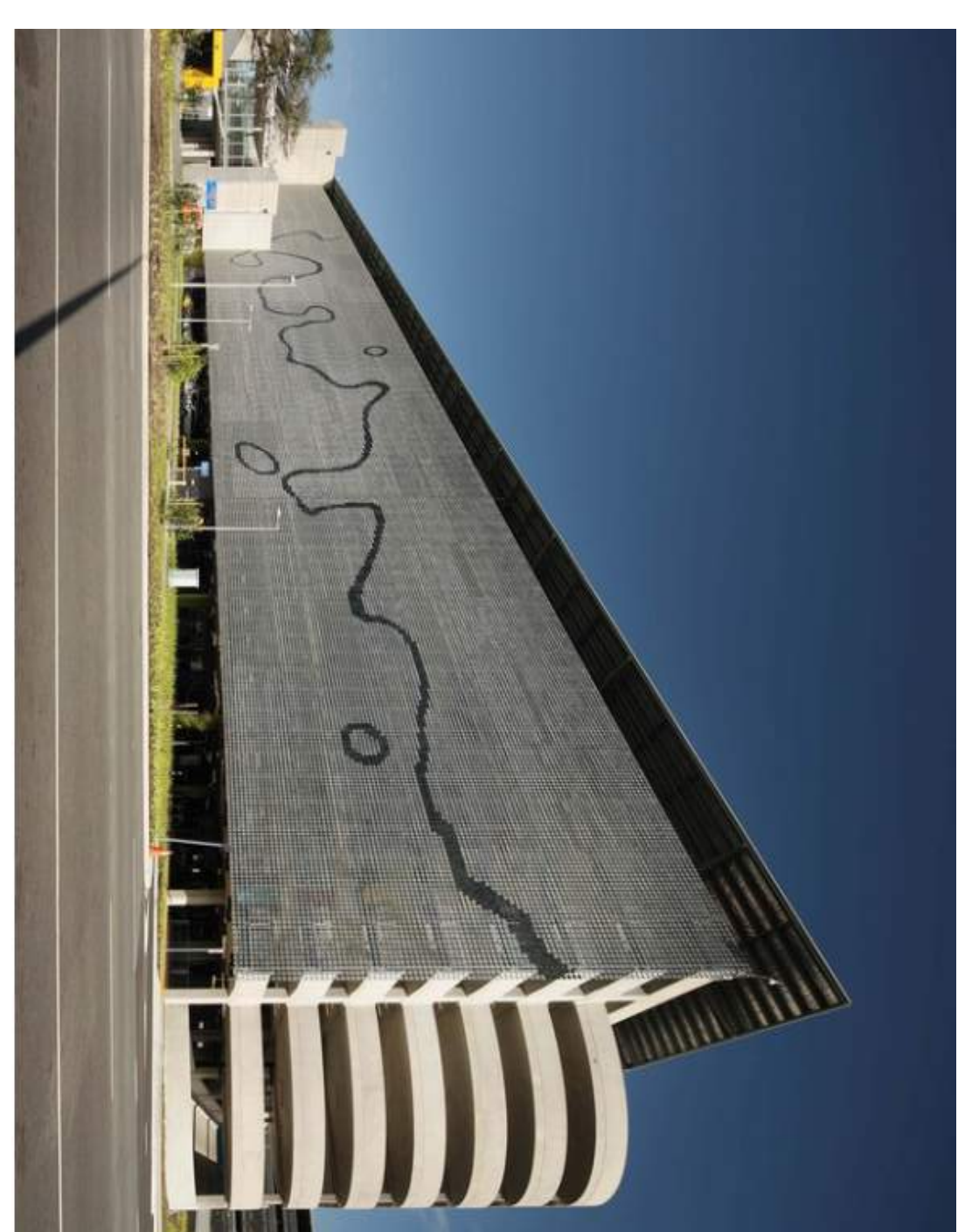
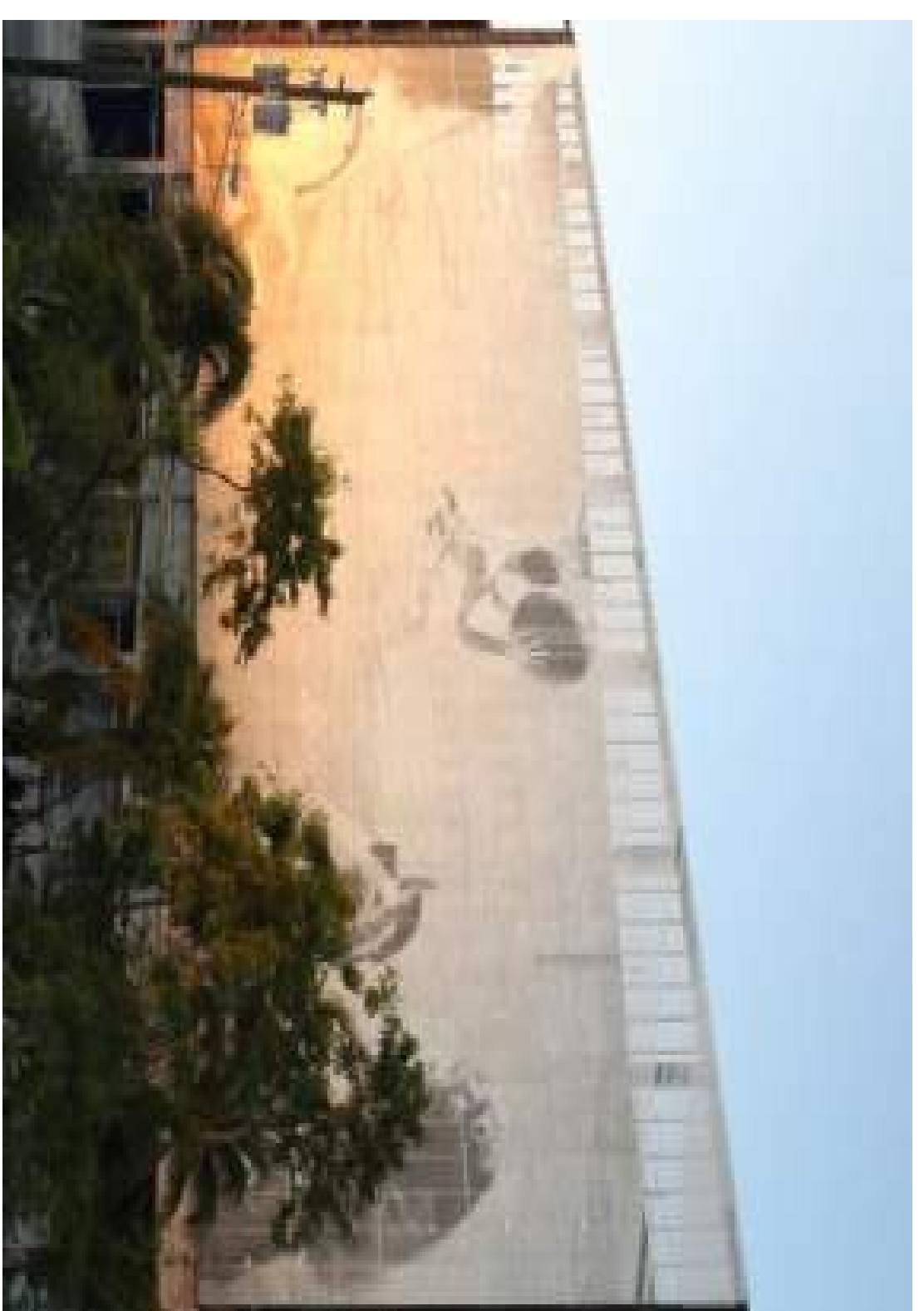


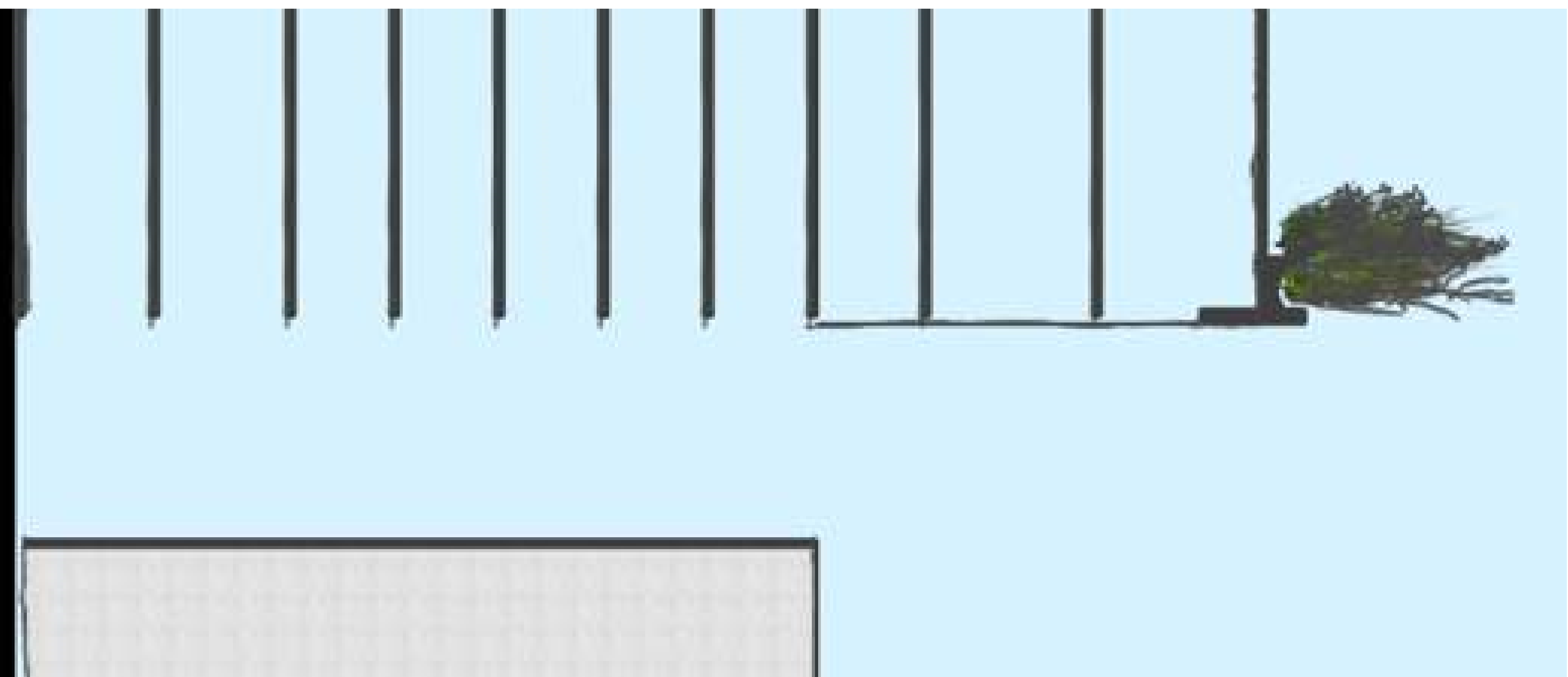
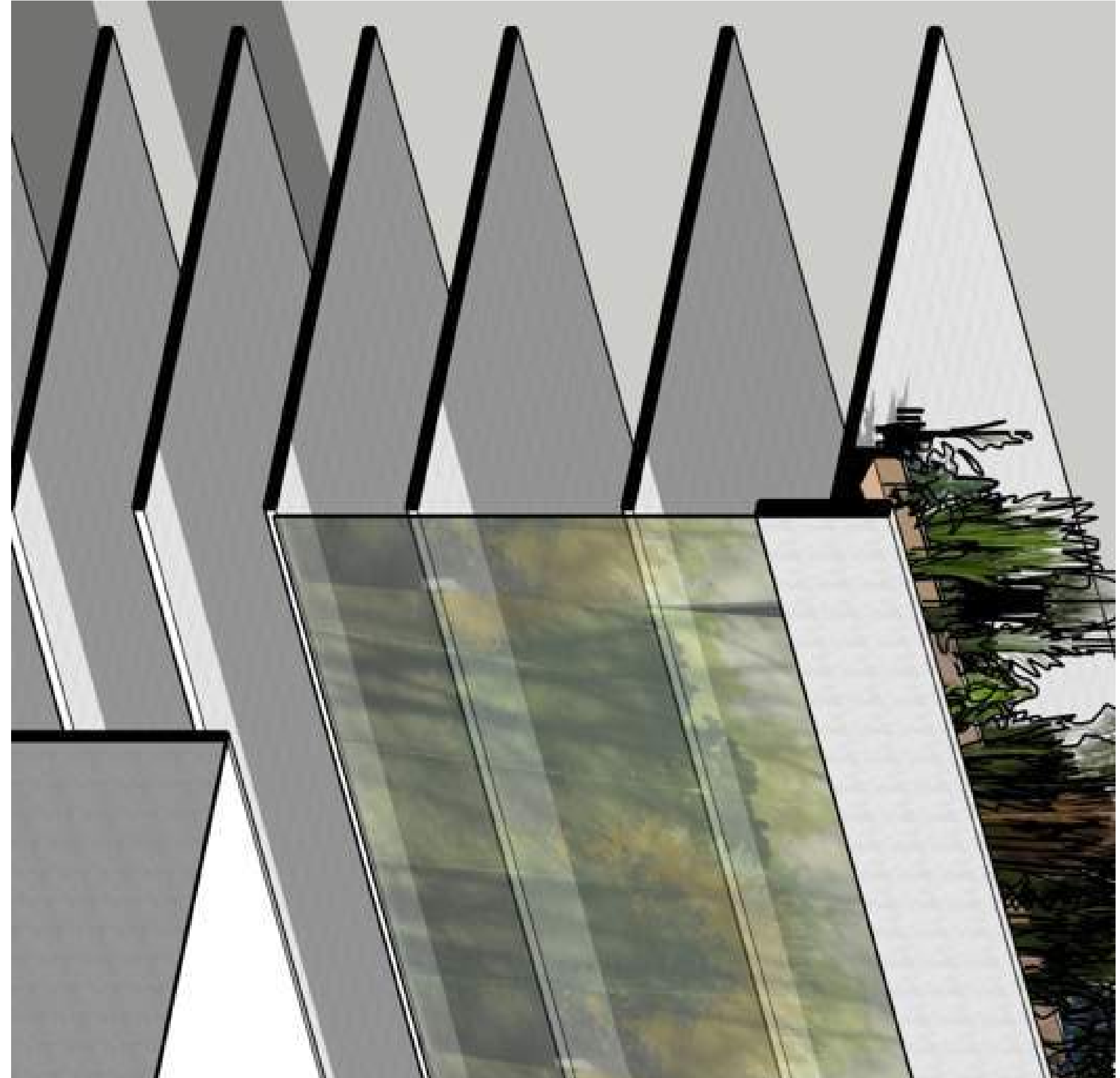
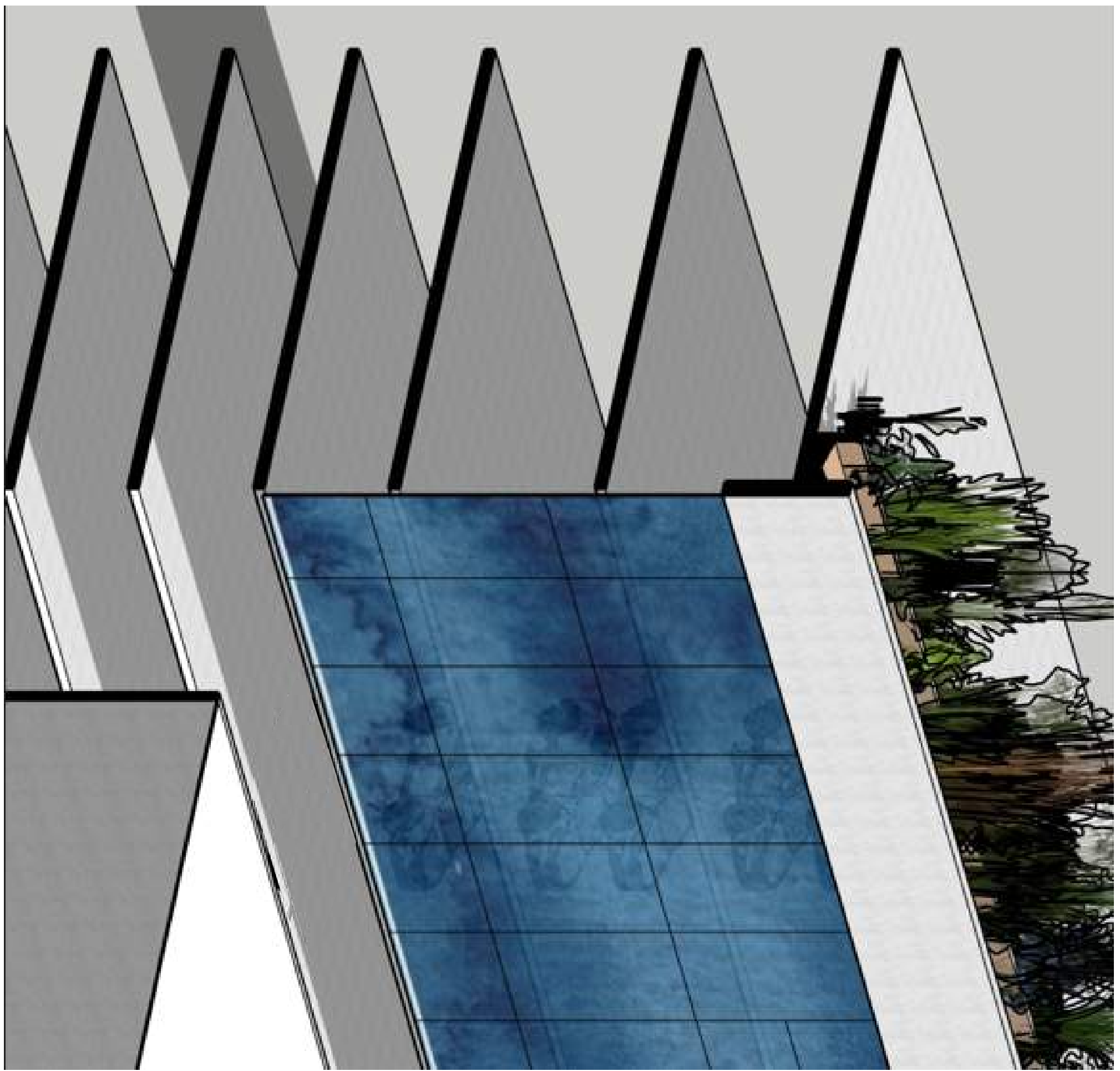
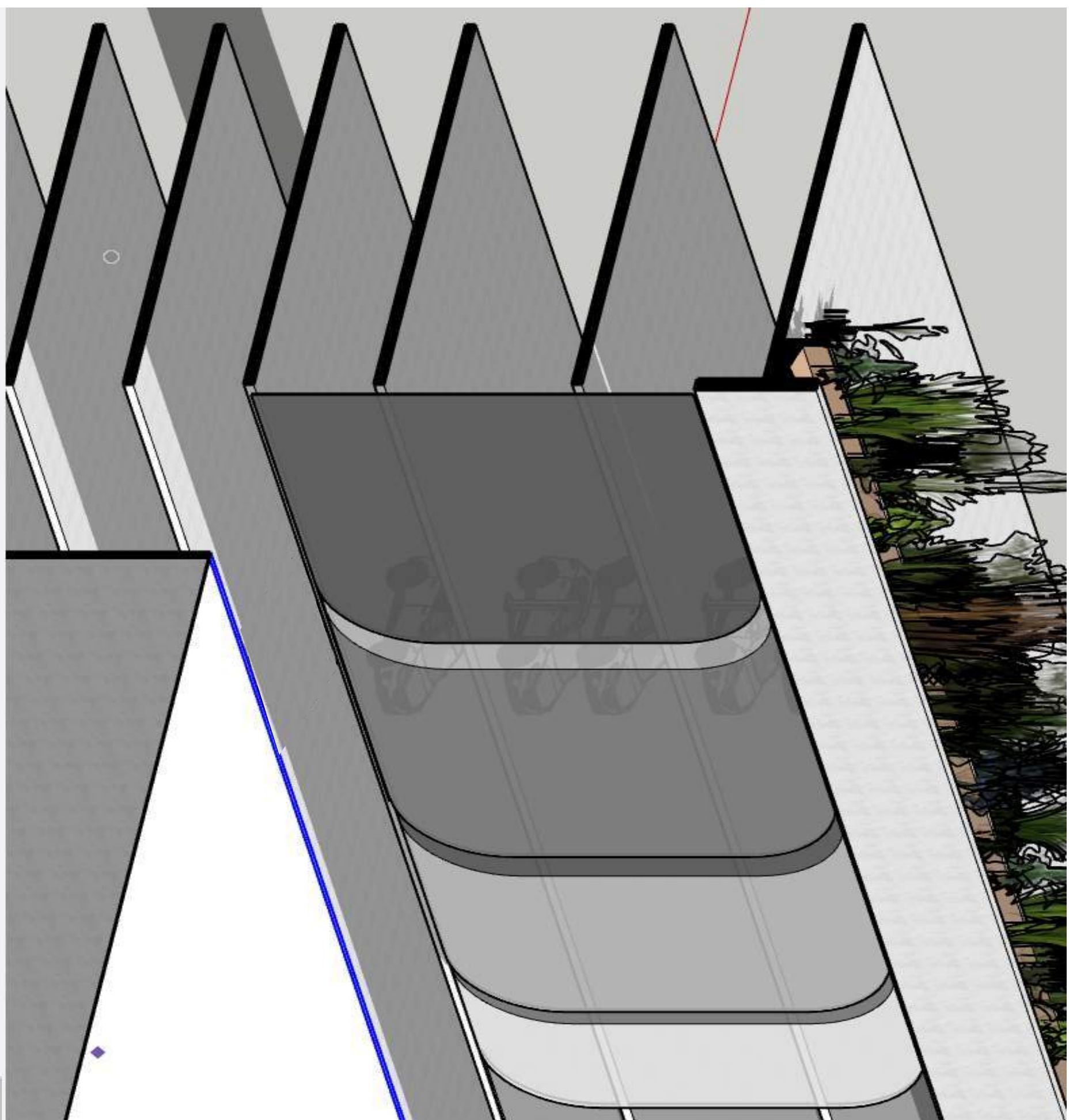
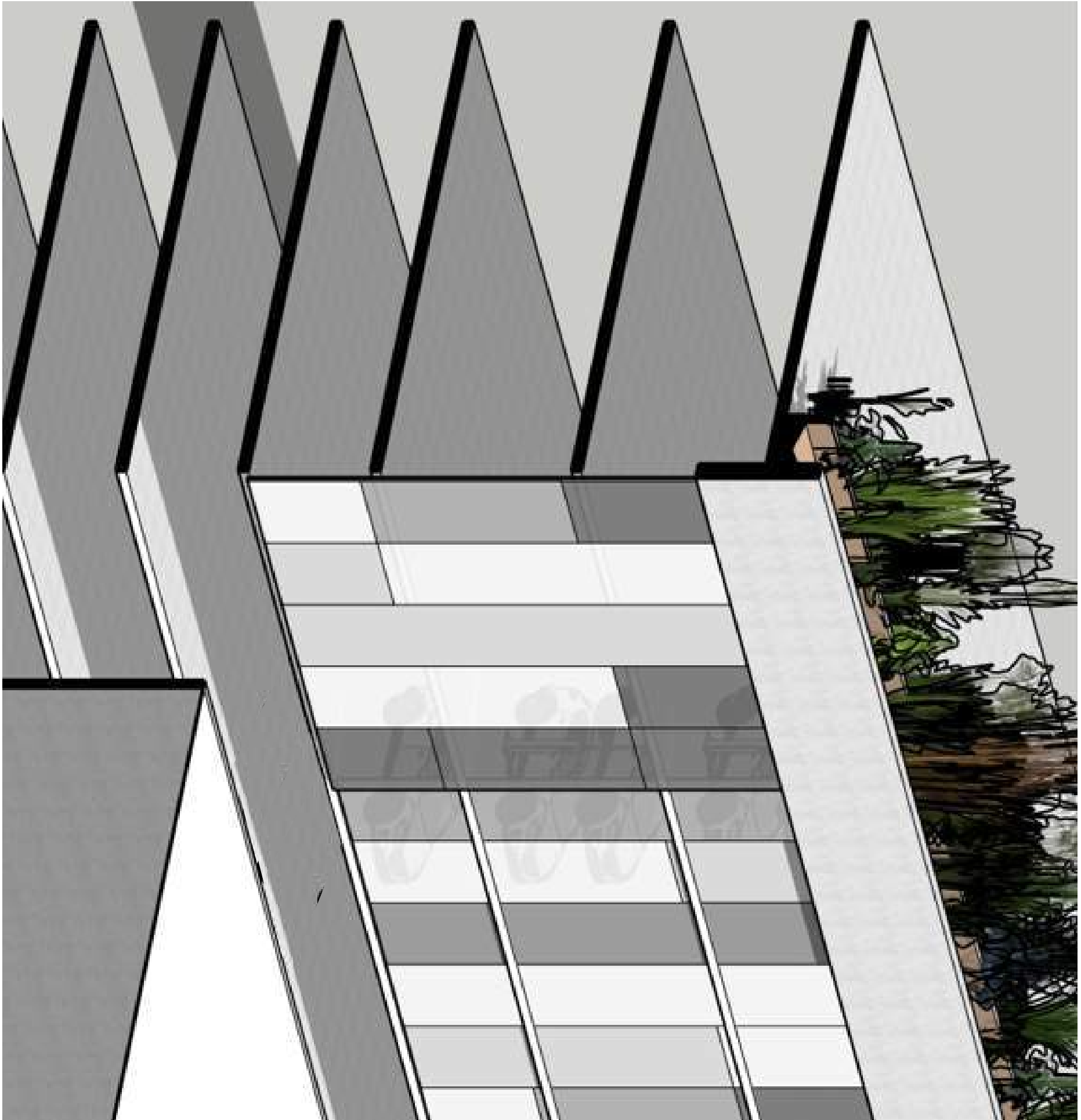
Aventura Park Square
2980 NE 207th St, Aventura, FL



 **OWNERSHIP PRESENTATION MEETING TO DALMAR (IN PERSON)**
09/11/2024

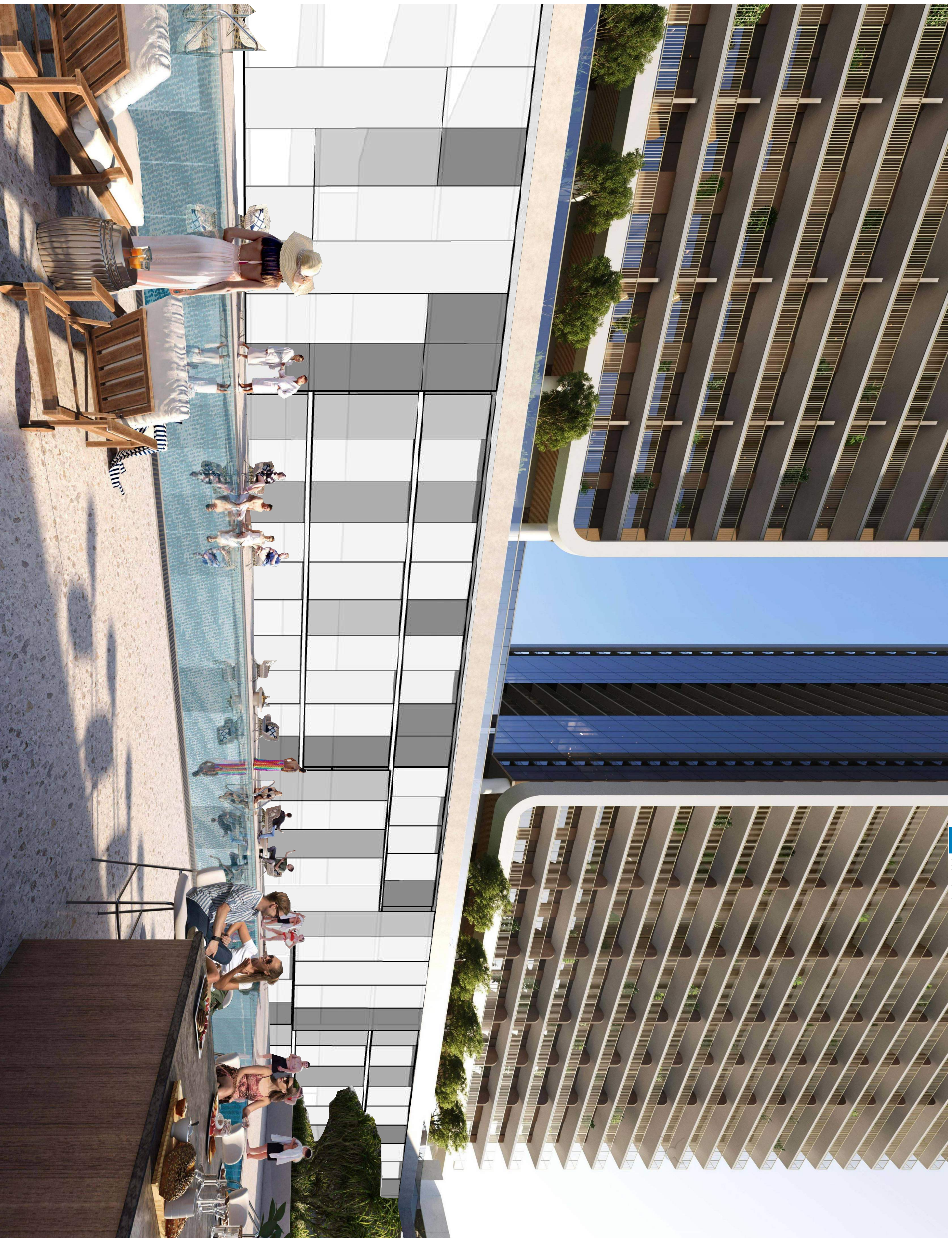
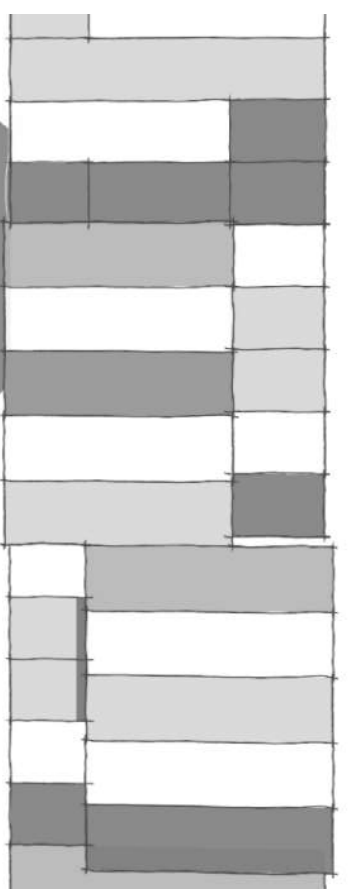
NAFTALI GROUP



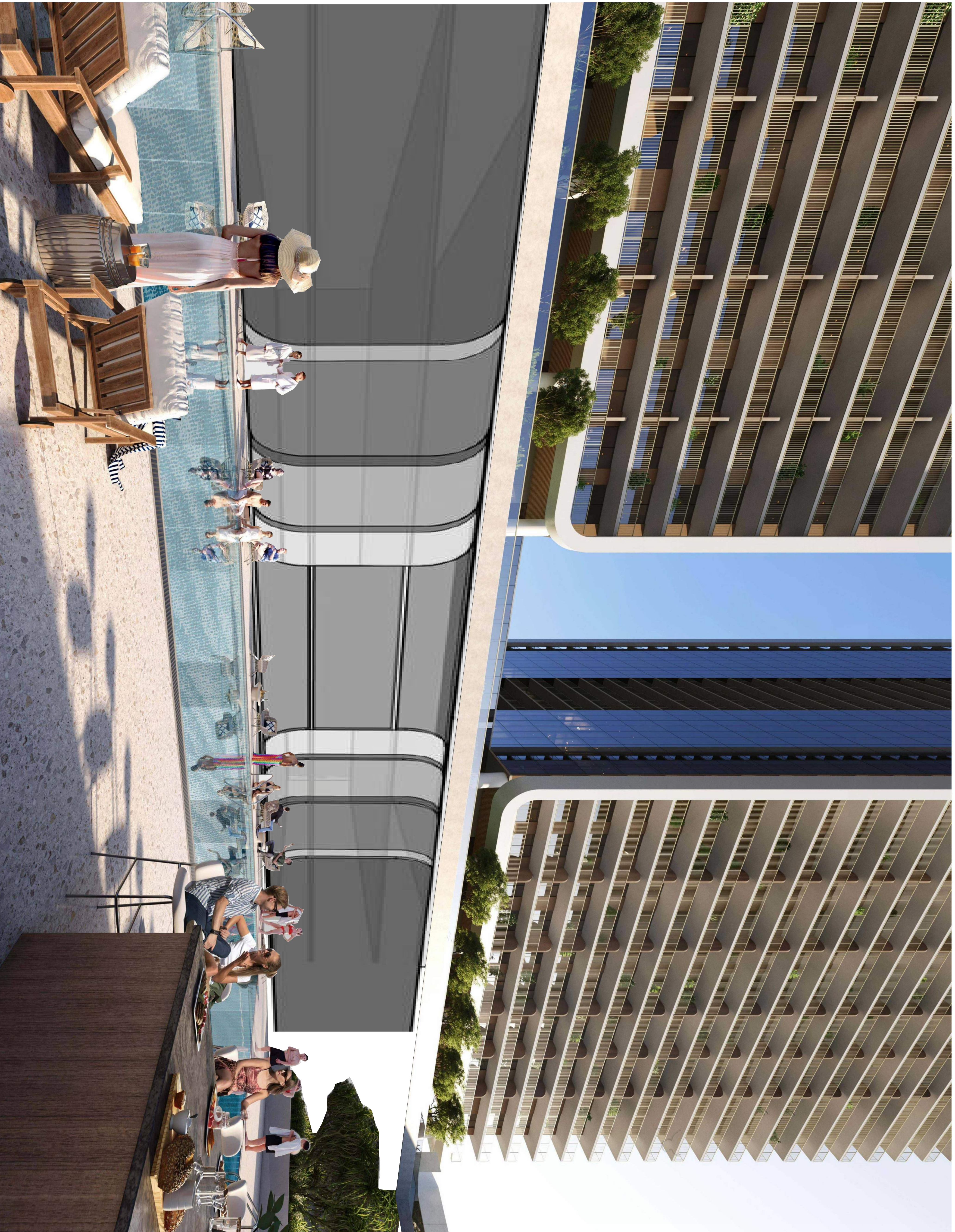
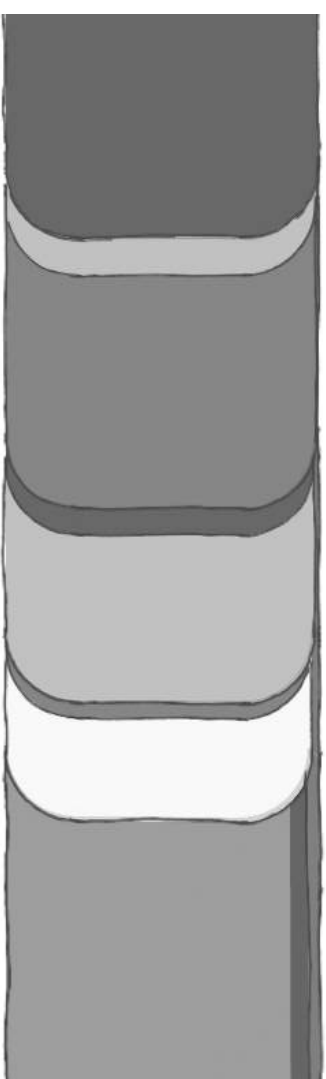


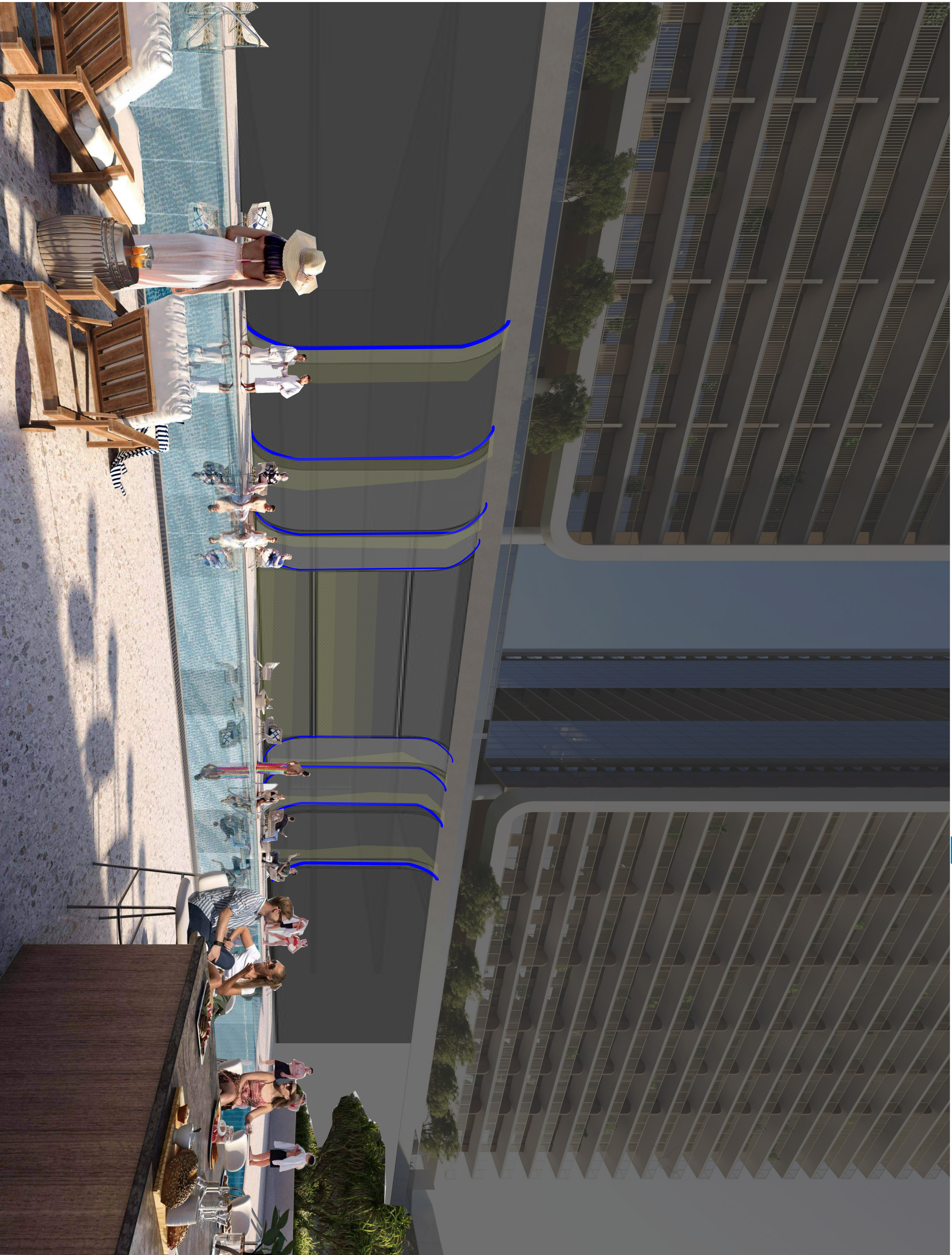
CANVAS CLADDING TYPES

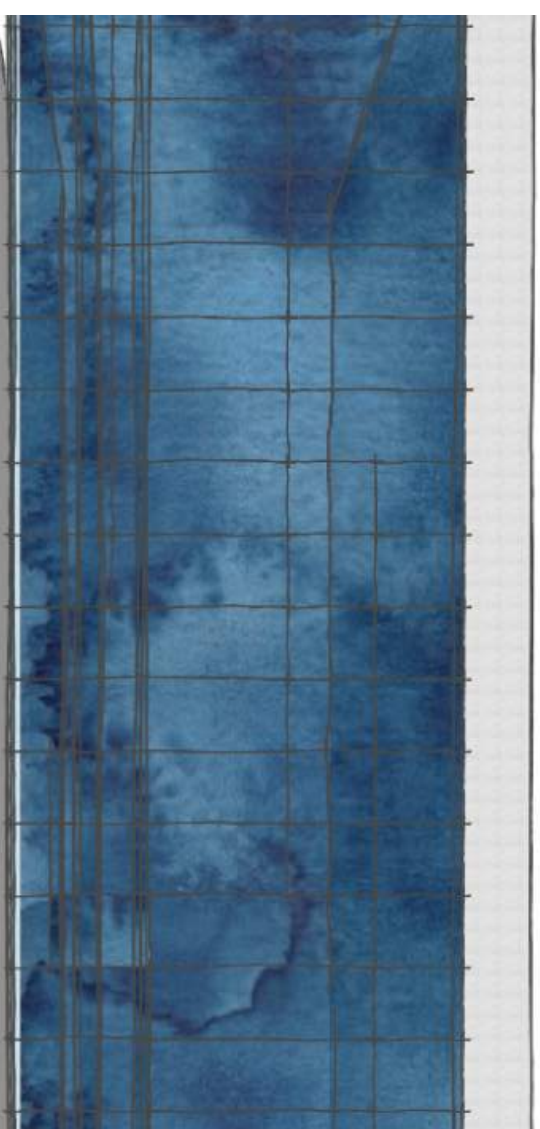
SKETCH OF BUILDING SECTION

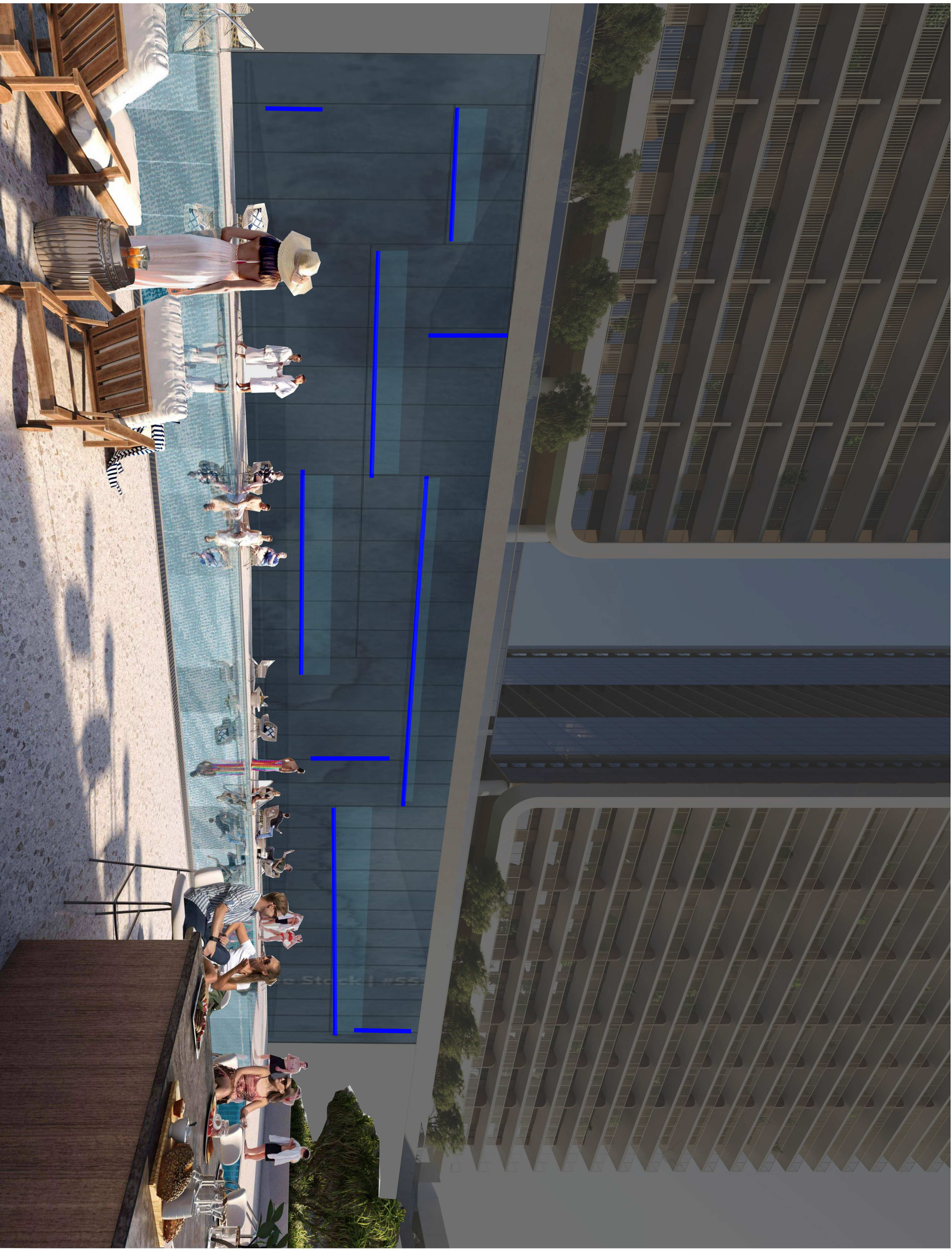


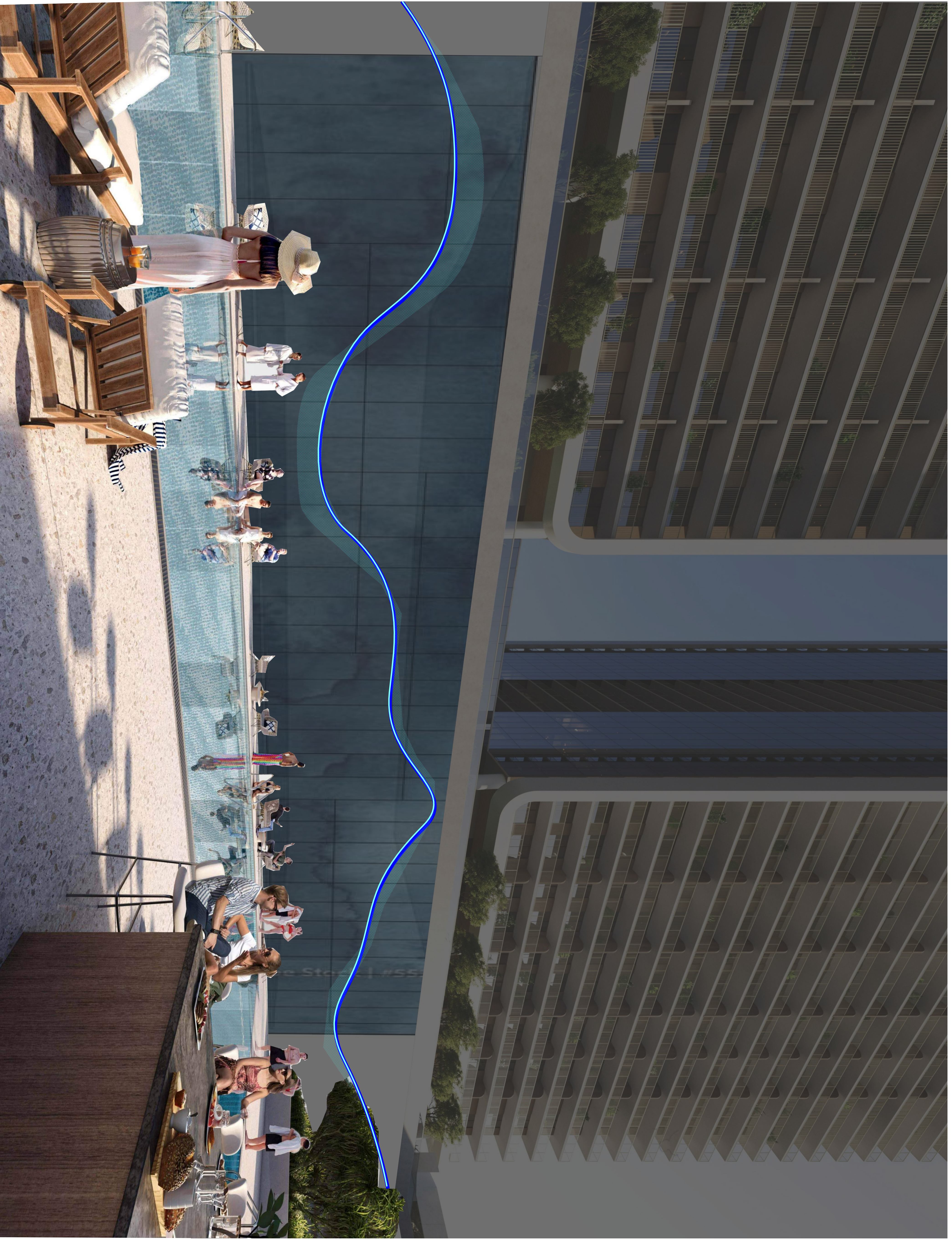














OWNERSHIP RESPONSE DESIGN OPTIONS

11/04/2024

DESIGN 1

- Endless options of imagery- they can be theme as desired
- Not following and order makes the wall dynamic as the eye travels through the composition and identify difference components
- Concept of depth is enhanced by placing elements in three different planes (front, center and back)

DESIGN 2

- Endless options of imagery- they can be theme as desired
- Organized frames
- Concept of depth is enhanced by placing elements in three different planes (front, center and back)

DESIGN 3

- Organized design
- Modular
- Lights will help in enhancing the dept perception of the elements



DESIGN 1-DAY



OWNERSHIP RESPONSE DESIGN OPTIONS
11/04/2024

- SOLID FRAMES
- METAL MESH WITH IMAGE
- OVERIMPOSED VERTICAL METAL LOUVERS
- METAL MESH WITHOUT IMAGE



PRESENTED DESIGN OPTIONS TIMELINE



04 April	05 May	06 June	07 July	08 August	09 September	10 October	11 November	12 December	01 January
----------	--------	---------	---------	-----------	--------------	------------	-------------	-------------	------------



DESIGN 1-DAY



OWNERSHIP RESPONSE DESIGN OPTIONS
11/04/2024

- SOLID FRAMES
- METAL MESH WITH IMAGE
- OVERIMPOSED VERTICAL METAL LOUVERS
- METAL MESH WITHOUT IMAGE





DESIGN 3-DAY

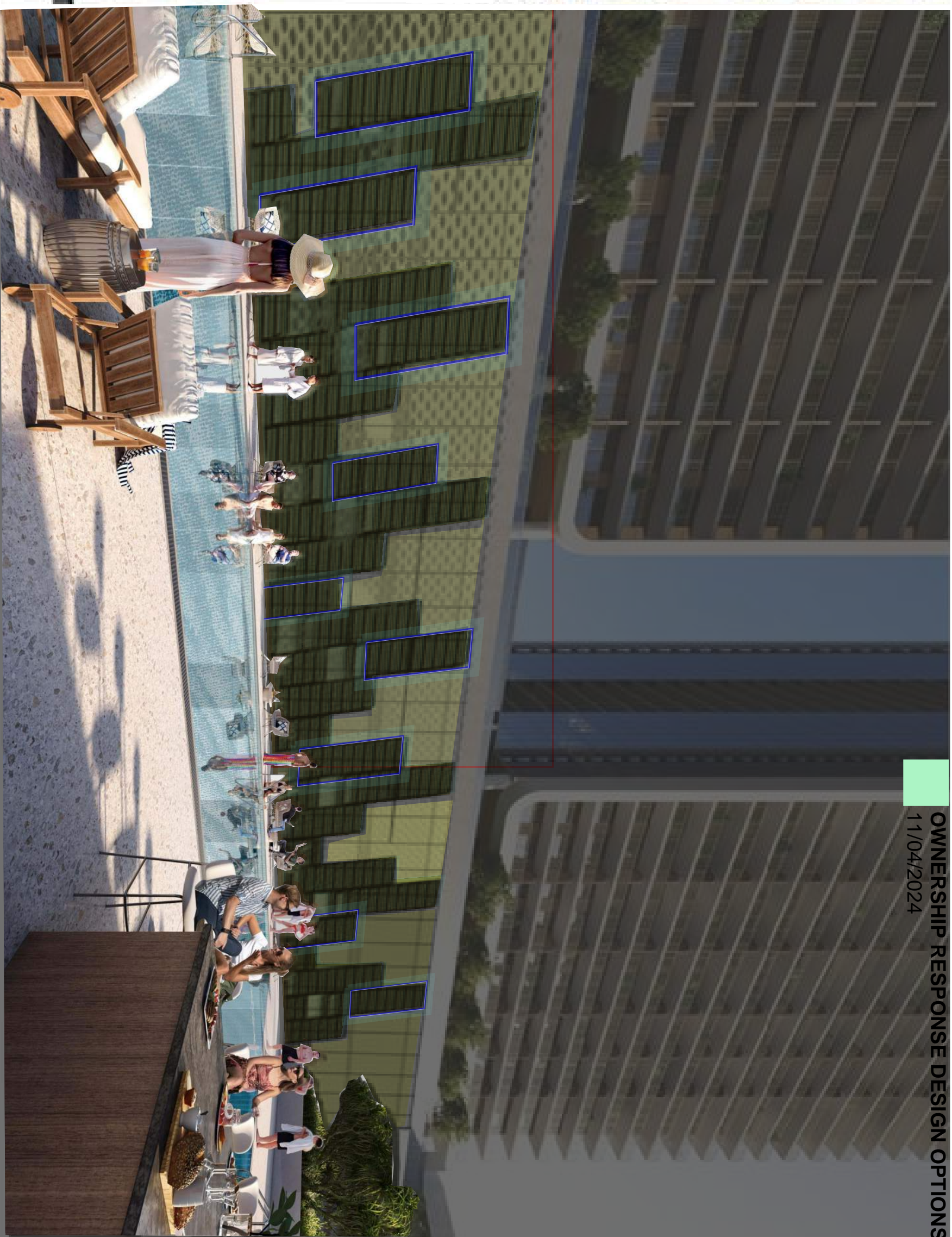
PERFORATED METAL MESH

MODULAR LOUVERED PANEL





DESIGN 3-NIGHT



OWNERSHIP RESPONSE DESIGN OPTIONS
11/04/2024

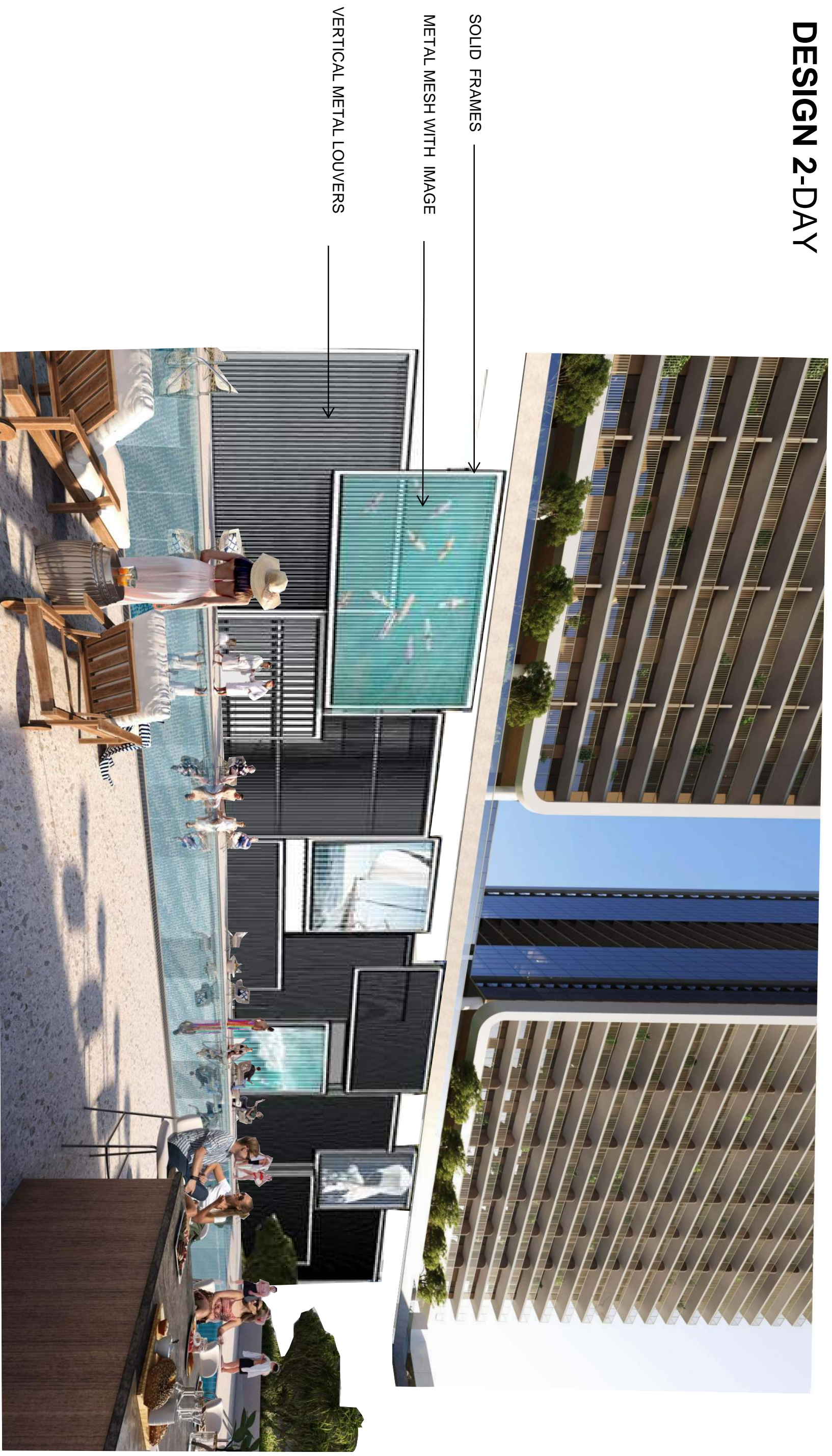


DESIGN 1-NIGHT



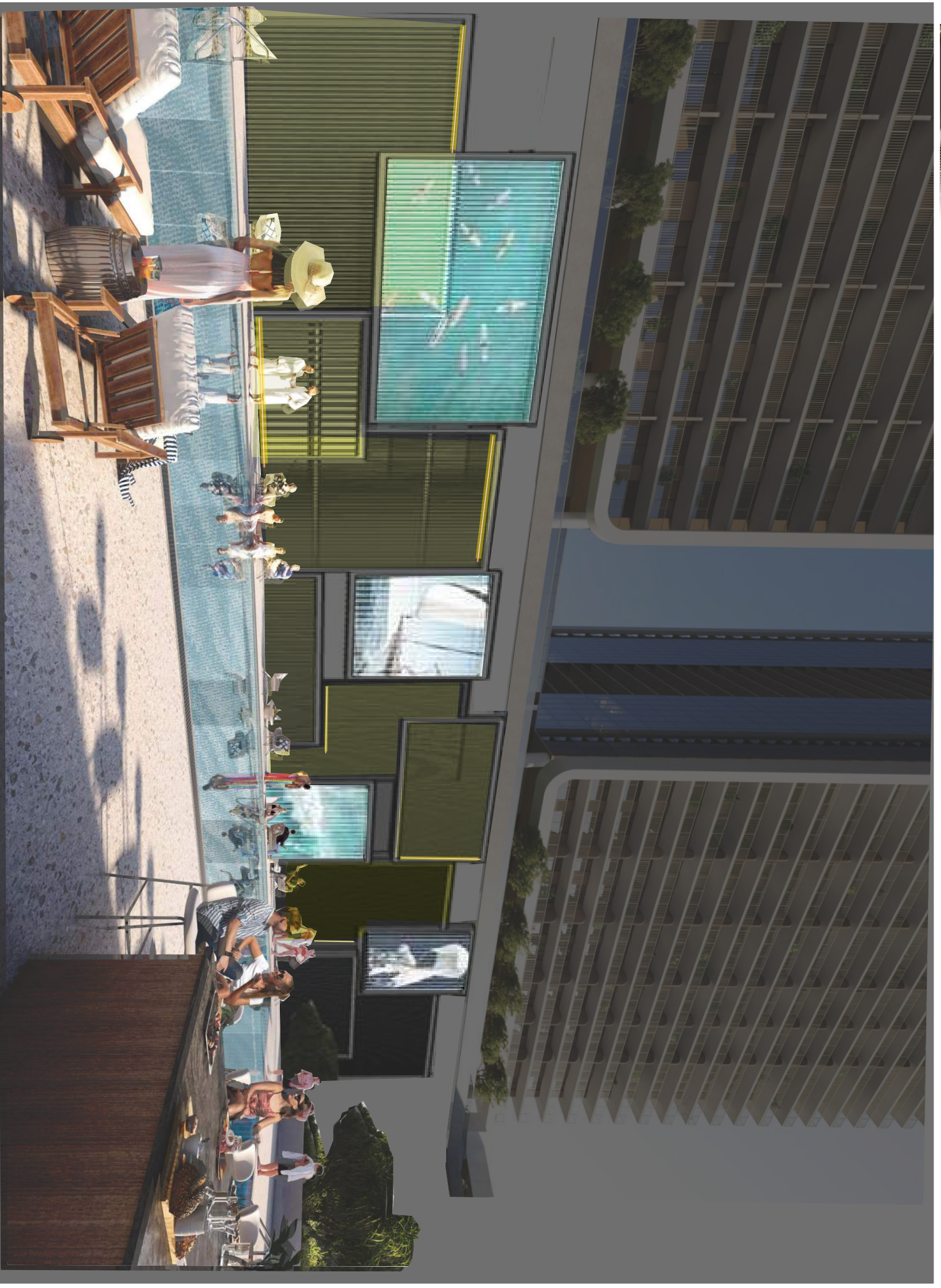
OWNERSHIP RESPONSE DESIGN OPTIONS
11/04/2024

DESIGN 2-DAY



DESIGN 2-NIGHT

OWNERSHIP RESPONSE DESIGN OPTIONS
11/04/2024





DESIGN 3-DAY

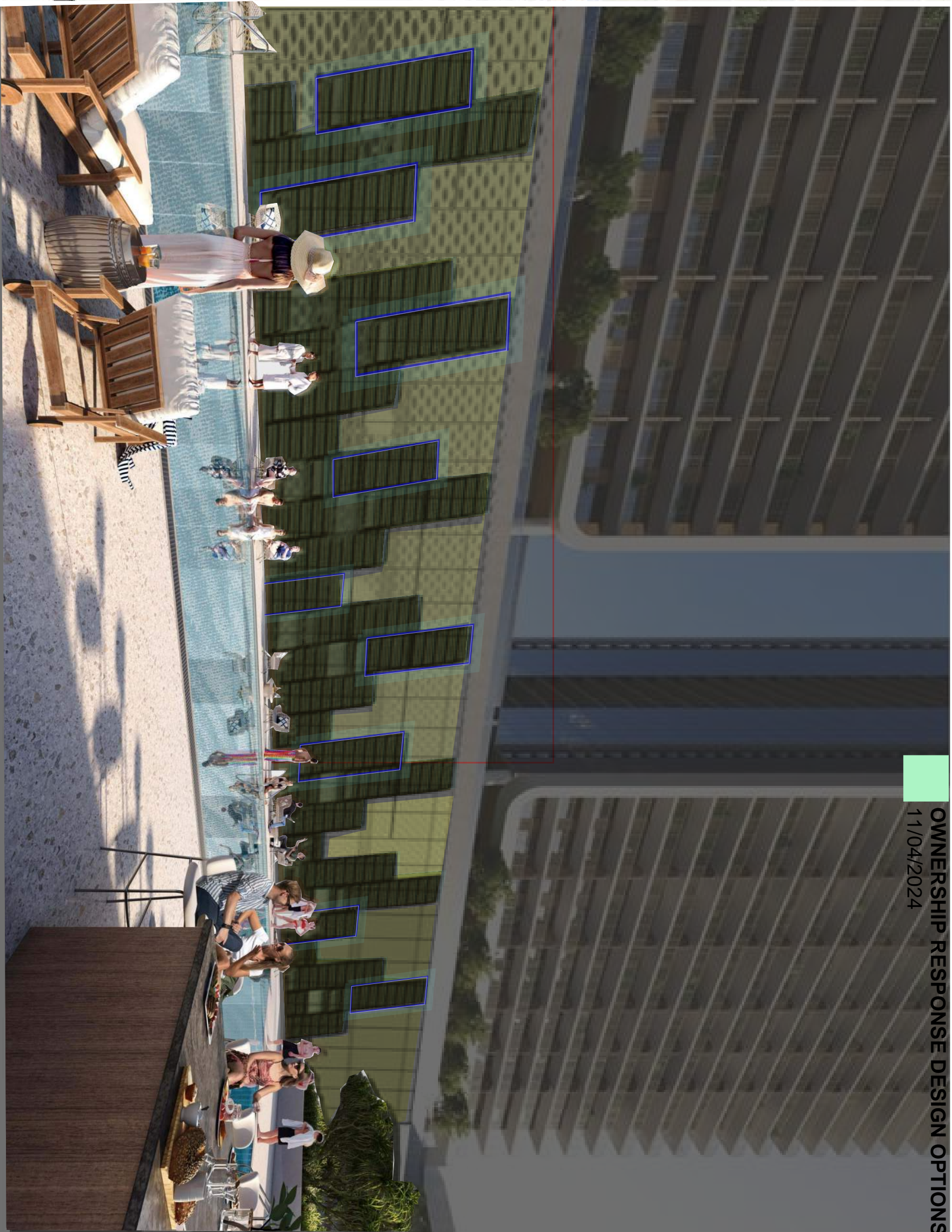
PERFORATED METAL MESH

MODULAR LOUVERED PANEL





DESIGN 3-NIGHT



OWNERSHIP RESPONSE DESIGN OPTIONS
11/04/2024

From: Michael Witek <MWitek@naftaligroup.com>
Sent: Thursday, January 16, 2025 8:13 PM
Subject: Fwd: 201 North Federal / Naftali Meeting
Follow Up Flag: Follow up
Flag Status: Completed

Michael Witek

Executive Vice President Construction

Naftali Group
The Carnegie Hall Tower
152 West 57th Street, 45th Fl.
New York, NY 10019

O [212.759.9777](tel:212.759.9777) | **D** [646.292.7062](tel:646.292.7062)

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

Begin forwarded message:

From: Jake Wurzak <jmw@dovehillcos.com>
Date: January 16, 2025 at 8:11:46 PM EST
To: Michael Witek <mwitek@naftaligroup.com>
Cc: Charles Paloux <charles@dovehillcos.com>, Clare Feraer <clare@dovehillcos.com>, Orathai Phommala <ophommala@naftaligroup.com>, Yosi Manor <ymanor@naftaligroup.com>
Subject: Re: 201 North Federal / Naftali Meeting

Good Evening Michael,

Thank you for your follow-up. I appreciate the effort that has gone into the design process thus far, though I must be candid about my concerns and expectations.

From the outset, the purpose of our discussions—and the City’s stipulation for collaboration—has been to mitigate the significant impacts of your project on my property, particularly given the extraordinary deviations that have allowed for the increased size and unit count of your building. The City’s purported approval was contingent upon us resolving this garage façade issue in a manner that adequately addresses those impacts.

Unfortunately, everything shared with me to date has been disappointing. The designs consist of cheap-looking iterations of printed metal, essentially reworks of the concepts presented in our first meeting. These fail to reflect the mood board and aesthetic guidance I shared, nor do they incorporate the feedback provided in our two in-person meetings.

This is particularly concerning when juxtaposed with the renderings I’ve seen of your Viceroy condo building, which look incredibly high-end and luxurious—representing exactly the world-class design that Naftali and Arquitectonica are known for. The garage designs, by contrast, feel more suitable for an alleyway than as part of a luxury property, and they are completely misaligned - in my opinion - with your property’s overall vision. It is clear that the City’s intent was for the garage façade to mitigate its impact on my property, not to be treated as an afterthought.

Let me be very clear: my issue is not with you or your team, but with the City. However, as part of my ongoing legal proceedings, I feel it is important to inform you that I will be seeking a rehearing of the judge’s decision and will appeal if necessary. This isn’t personal; it’s about ensuring that the zoning laws made to protect my property are upheld.

That said, I want to see progress and resolution. If there is another way to address the impact your project’s excessive size has on my property and guest experience, I’m open to hearing your suggestions. The City has positioned the garage façade as the primary avenue to mitigate these issues, but perhaps you have other ideas worth exploring.

Moving forward, I ask that you provide a design proposal that reflects the caliber of the Viceroy project as a whole and incorporates the design cues I’ve shared. Let’s aim to resolve this by Q2. If your team can present a serious and thoughtful effort to meet these expectations—or another approach to mitigate the impact—I am prepared to collaborate further.

I look forward to receiving an updated concept or alternative proposal soon.

Thank you.



Jake M. Wurzak, Esq.

Founder, CEO

DoveHill Investment & Development

p: (267) 433.1202

c: (610) 299.8548

e: jmw@dovehillcos.com

w: dovehillcos.com

On Thu, Jan 16, 2025 at 2:39 PM Michael Witek <MWitek@naftaligroup.com> wrote:

Jake,

I am following up on below correspondence as we are nearing a point where a decision must be made with the design of the screen wall we will be providing on the Northside of our Podium. As you are aware, we have been going back and forth for the last year as to what we have offered/suggested as a screening to this area and have not made any meaningful progress with design direction. As I mentioned to you in one of our prior meetings over the summer, rather than design in a vacuum with concepts that have been quickly dismissed by yourself, direction on aesthetics and taste was/is required and while limited verbal direction of some concepts were provided, all were met with some form of rejection.

I have attached again (see link) the last version sent on 11/4 and again on 1/9 in hopes of you selecting one of the concepts so we can move forward accordingly. Or better yet, revert back to one of the prior versions for selection (see link). Let me know when you have had a chance to review all documents again so we can move forward in a collaborative manner.

Thank you in advance and please get back to me at your earliest convenience.

Regards

<https://www.dropbox.com/scl/fo/0y9i8t63zf5gfqzt2lfo2/AHIA2tI0aLBJP4BYZP72SM?rlkey=8e0m4i8jwir65qwyp2uczdok7&st=phg0vny4&dl=0>

Michael Witek

Executive Vice President

Construction

NAFTALIGROUP

152 W 57th St. FL 45 New York, NY 10019

O: 212.759.9777 | D: 646.292.7062

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

From: Michael Witek

Sent: Thursday, January 09, 2025 9:24 AM

To: Jake Wurzak <jmw@dovehillcos.com>

Cc: Charles Paloux <charles@dovehillcos.com>; Clare Feraer <clare@dovehillcos.com>; Orathai Phommala <ophommala@naftaligroup.com>; Yosi Manor <ymanor@naftaligroup.com>

Subject: RE: 201 North Federal / Naftali Meeting

Jake,

Happy New year and hope you had a nice holiday season. I'm following up on the below email to see if you have made any decisions on the designs we have sent over. I would like to get this wrapped up and move forward accordingly. Please get back to me at your earliest convenience.

Thank you

Michael Witek

Executive Vice President

Construction

152 W 57th St. FL 45 New York, NY 10019

O: 212.759.9777 | D: 646.292.7062

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

From: Michael Witek

Sent: Monday, November 4, 2024 10:13 AM

To: Jake Wurzak <jmw@dovehillcos.com>

Cc: Charles Paloux <charles@dovehillcos.com>; Clare Feraer <clare@dovehillcos.com>; Orathai Phommala <ophommala@naftaligroup.com>; Yosi Manor <ymanor@naftaligroup.com>

Subject: RE: 201 North Federal / Naftali Meeting

Jake,

Good morning and hope you are well. Following our meeting last month, we have come up with a few more options (see attached), again conceptual that contain more movement as you were requesting and while we added some light features, these can be layered in once a design has been conceived as well as the graphics of what you would like to see on the metal panels. I will be in town in the coming week(s) if you would like to catch up and go through any of these concepts.

Design 1

Solid frames with metal mesh inserts some with graphics, some without. This design shows a juxtaposition of vertical aluminum louvers in no order some in front the frames , and others behind them – these over imposing of the elements accentuate the concept of depth as objects take advantage of different organizational planes along the façade (front, center and back)

The Night view show the facades potential to host LED lighting and add additional attributes to the multi-texture comp[onent]s of the wall . LED lights can be colored to contribute to the design or to alight with season and or holidays.

Characteristics of the design:

- Endless options of imagery- they can be theme as desired
- Not following and order makes the wall dynamic as the eye travels through the composition and identify difference components
- Concept of depth is enhanced by placing elements in three different planes (front, center and back)

Design 2

Like Design 1, but the components are organized, all the components are nested within a solid frame . The compositions include solid frames with metal mesh inserts some with graphics, some without. All the frames are aligned within the 3 organization planes (front, center and back)

Similar Design 1 the night view shows use of LED lighting purposed to enhance the concept of modularity and contributes to highlight the textures created by the louvers and metal mesh

Characteristics of the design:

- Endless options of imagery- they can be theme as desired
- Organized frames
- Concept of depth is enhanced by placing elements in three different planes (front, center and back)

Design 3

One completed perforated mesh covering the entirety of the façade with over impose modular louver panels. These panels are placed in an angled fashion to make it dynamic.

This design is more organized and the modules placement unlike the previous version are assembled in two planes (front and back). By omitting the center plane , we have created a more pronounced separation between them and creates and opportunity for lighting placement so that at night these panels pretend to be floating in front of the backdrop of the metal mesh.

Characteristics of the design:

- Organize design
- Modular
- Lights will help in enhancing the dept perception of the elements

Let me know about the direction so we can move this along.

Michael Witek

Executive Vice President

Construction

152 W 57th St. FL 45 New York, NY 10019

O: 212.759.9777 | D: 646.292.7062

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

From: Michael Witek

Sent: Wednesday, August 28, 2024 3:29 PM

To: Jake Wurzak <jmw@dovehillcos.com>

Cc: Charles Paloux <charles@dovehillcos.com>; Clare Feraer <clare@dovehillcos.com>; Orathai Phommala <ophommala@naftaligroup.com>; Yosi Manor <ymanor@naftaligroup.com>

Subject: RE: 201 North Federal / Naftali Meeting

Jake,

I will be in town from the 10th-12th and looking to meet up perhaps the afternoon of the 11th in FTL. Let me know if that works and we can arrange an exact time/place.

Thank you

Michael Witek

Executive Vice President Construction

Naftali Group
The Carnegie Hall Tower

152 West 57th Street, 45th Fl.

New York, NY 10019

O [212.759.9777](tel:212.759.9777) | D [646.292.7062](tel:646.292.7062)

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

From: Jake Wurzak <jmw@dovehillcos.com>
Sent: Thursday, August 15, 2024 8:03 AM
To: Michael Witek <MWitek@naftaligroup.com>
Cc: Charles Paloux <charles@dovehillcos.com>; Clare Feraer <clare@dovehillcos.com>; Orathai Phommala <ophommala@naftaligroup.com>; Yosi Manor <YManor@naftaligroup.com>
Subject: Re: 201 North Federal / Naftali Meeting

Michael,

Ok thank you.



Jake M. Wurzak, Esq.

Founder, CEO

DoveHill Investment & Development

p: (267) 433.1202

c: (610) 299.8548

e: jmw@dovehillcos.com

w: dovehillcos.com

100 SE 3rd Ave • Suite 1310 • Fort Lauderdale, FL 33394

Subscribe to my Podcast ! - [Masters of Moments](#)

On Thu, Aug 15, 2024 at 7:56 AM Michael Witek <MWitek@naftaligroup.com> wrote:

Jake,

The week of Sept 9 through the 12th works. I will review my schedule for best suited times and revert back.

Michael Witek

Executive Vice President Construction

Naftali Group
The Carnegie Hall Tower

[152 West 57th Street, 45th Fl.](#)

[New York, NY 10019](#)

O [212.759.9777](tel:212.759.9777) | **D** [646.292.7062](tel:646.292.7062)

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

On Aug 1, 2024, at 6:20 PM, Jake Wurzak <jmw@dovehillcos.com> wrote:

Hi Michael,

We are available to meet September 3 to September 6 and the week of September 9 to the 12 - if that works for you please let us know.

Jake M. Wurzak, Esq.

Founder, CEO

DoveHill Investment & Development

p: (267) 433.1202

c: (610) 299.8548

<image002.jpg>

e: jmw@dovehillcos.com

w: dovehillcos.com

[100 SE 3rd Ave • Suite 1310 • Fort Lauderdale, FL 33304](#)

Subscribe to my Podcast ! - [Masters of Moments](#)

On Thu, Aug 1, 2024 at 7:21 AM Michael Witek
<MWitek@naftaligroup.com> wrote:

Jake,

Just following up the below. Please provide some dates so we can make arrangements accordingly.

Thank you

Michael Witek

Executive Vice President Construction

Naftali Group
The Carnegie Hall Tower

[152 West 57th Street, 45th Fl.](#)

[New York, NY 10019](#)

O [212.759.9777](#) | D [646.292.7062](#)

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

From: Jake Wurzak <jmw@dovehillcos.com>

Sent: Tuesday, July 23, 2024 10:40 AM

To: Michael Witek <MWitek@naftaligroup.com>

Cc: Charles Paloux <charles@dovehillcos.com>; Clare Feraer <clare@dovehillcos.com>; Orathai Phommala <ophommala@naftaligroup.com>; Yosi Manor <YManor@naftaligroup.com>

Subject: Re: 201 North Federal / Naftali Meeting

Hi Michael,

I hope you also have a nice summer.

Let me look at my calendar for mid-August and get back to you, as some travel is still in flux.

The issues we have raised in the Amended Complaint against the City, which the judge requested, will be set for a hearing in early September, so a mid-August meeting might be useful.

Best,

Jake

Jake M. Wurzak, Esq.

Founder, CEO

<~WRD0003.jpg> **DoveHill Investment & Development**

p: (267) 433-1202

c: (610) 299-8548

e: jmw@dovehillcos.com

w: dovehillcos.com

[100 SE 3rd Ave • Suite 1310 • Fort Lauderdale, FL 33394](#)

Subscribe to my Podcast ! - [Masters of Moments](#)

On Mon, Jul 22, 2024 at 7:18 AM Michael Witek
<MWitek@naftaligroup.com> wrote:

Jake

I hope you are having a nice summer. My apologies for not getting back sooner as I have been traveling quite a bit and this draft email was actually in draft format which I thought I sent out.

As you know we have sent various options for the screening on the garage in response to the mood boards you have shared. We have carefully reviewed each mood board and with the exception of the LED Billboard style screening which would not be permitted by the City, we have presented several options that we believe are similar to the images you have shared. We remain committed to working with you to find a solution that you are satisfied with but that also maintains the minimum engineering requirements for a naturally ventilated garage. In an effort to move this forward we are offering to meet again, together with our architect, ARQ so that we can work together on additional design concepts. The earliest we can make ourselves available is August 6th and anytime after that into the following weeks. Please let us know your availability at your earliest convenience so we can calendar a time and place.

We look forward to hearing from you.

Michael Witek

Executive Vice President Construction

Naftali Group
The Carnegie Hall Tower

[152 West 57th Street, 45th Fl.](#)

[New York, NY 10019](#)

O [212.759.9777](#) | **D** [646.292.7062](#)

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

From: Jake Wurzak <jnw@dovehillcos.com>
Sent: Wednesday, June 19, 2024 11:58 AM
To: Michael Witek <MWitek@naftaligroup.com>
Cc: Charles Paloux <charles@dovehillcos.com>; Clare Feraer <clare@dovehillcos.com>; Orathai Phommala <ophommala@naftaligroup.com>; Yosi Manor <YManor@naftaligroup.com>
Subject: Re: 201 North Federal / Naftali Meeting

Michael,

The mood boards we provided at our last meeting give you what we think would be up to the task of meeting the Commission mandate that we come to a satisfactory agreement.

I do want to point out to you that we are awaiting the judge's ruling on the City's motion to dismiss the lawsuit we brought challenging the Commission purported approval of your project. The Case was argued

three weeks ago, and despite the City's view that it was an "open and shut" matter, the court apparently, may think there is more to it than meets the City's eye. In any event, it would be nice if we could see eye to eye, using the boards we provided.

Best, Jake

Jake M. Wurzak, Esq.

Founder, CEO

<~WRD0003.jpg>

DoveHill Investment & Development

p: (267) 433.1202

c: (610) 299.8548

e: jmw@dovehillcos.com

w: dovehillcos.com

[100 SE 3rd Ave • Suite 1310 • Fort Lauderdale, FL 33394](#)

Subscribe to my Podcast ! - [Masters of Moments](#)

On Wed, Jun 19, 2024 at 6:37 AM Michael Witek
<MWitek@naftaligroup.com> wrote:

Jake,

Good morning. I'm following up on the below correspondence to see if you have prepared any further imagery for our discussions.

Please let me know when we can receive something.

Thank you in advance

Michael Witek

Executive Vice President Construction

Naftali Group
The Carnegie Hall Tower

[152 West 57th Street, 45th Fl.](#)

[New York, NY 10019](#)

O [212.759.9777](#) | **D** [646.292.7062](#)

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

On Jun 5, 2024, at 8:06 AM, Michael Witek
<mwitek@naftaligroup.com> wrote:

Jake,

As I indicated at our meeting back on April 30th, we cannot design in a vacuum. We have provided numerous options for your review, all to your dissatisfaction, even though several of the concepts were taken directly from the Mood board you provided. While I can attempt to produce more options with my designer, our suspicion is you will reject them again. Might I suggest you provide us with imagery that you find appealing and we can then work that imagery onto either screens or a metal mesh of some sort. This will be more productive and we can quickly turn your imagery around for review and comment.

Please provide your thoughts early part of next week and I will have my team ready to respond.

Thank you in advance

Michael Witek

Executive Vice President Construction

Naftali Group
The Carnegie Hall Tower

[152 West 57th Street, 45th Fl.](#)

[New York, NY 10019](#)

O [212.759.9777](#) | D [646.292.7062](#)

[WWW.NAFTALIGROUP.COM](#)

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

From: Jake Wurzak <jmw@dovehillcos.com>
Sent: Tuesday, May 28, 2024 8:22 PM
To: Michael Witek <MWitek@naftaligroup.com>
Cc: Charles Paloux <charles@dovehillcos.com>; Clare Feraer <clare@dovehillcos.com>; Orathai Phommala <ophommala@naftaligroup.com>; Yosi Manor

<YManor@naftaligroup.com>

Subject: Re: 201 North Federal / Naftali Meeting

Hi Michael,

We are still very far apart, and what you proposed isn't anything special and doesn't mitigate the impact on our building. It just isn't inspired and is not what we've had in mind.

Go Panthers.

Jake M. Wurzak, Esq.

Founder, CEO

<[~WRD0003.jpg](#)>

DoveHill Investment & Development

p: (267) 433.1202

c: (610) 299.8548

e: jmw@dovehillcos.com

w: dovehillcos.com

[100 SE 3rd Ave • Suite 1310 • Fort Lauderdale, FL 33394](#)

Subscribe to my Podcast ! - [Masters of Moments](#)

On Tue, May 28, 2024 at 1:18 PM Michael Witek <MWitek@naftaligroup.com> wrote:

Jake,

Good afternoon and hope you had a nice Holiday weekend. Just following up on the below correspondence. Please advise status as well as possible meeting next week when I'm in town.

Thank you

Michael Witek

Executive Vice President Construction

Naftali Group
The Carnegie Hall Tower

[152 West 57th Street, 45th Fl.](#)

[New York, NY 10019](#)

O [212.759.9777](#) | D [646.292.7062](#)

WWW.NAFTALIGROUP.COM

The information contained in this electronic transmission is confidential and intended to be sent only to the stated recipients of the transmission. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution, or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies or forms.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.