Project: 909 Sistrunk 909 NW 6th Street Development Incentive Program (DIP) Focus Area 2





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CRA Presentation

Date: January 2021 Clarence Woods, NPF CRA Manager City of Fort Lauderdale Community Redevelopment Agency 914 NW 6th Street, Suite 200

Re: Application for Development $Incentive Program \, (DIP) \, Focus \, Area \, 2$

the area for three years now and feet Retail, 18,442 square feet Office,

to call our second home.

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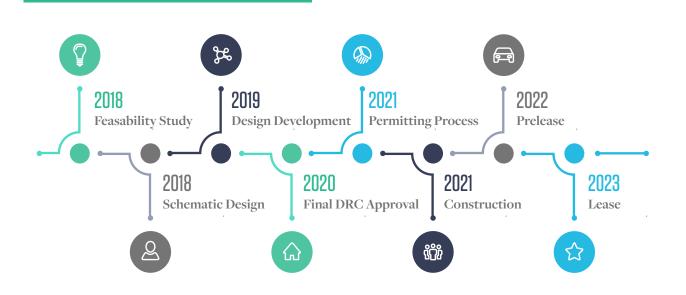
APPLICATION FOR CRA FUNDING Summary

909 NW 6TH ST, LLC, an affiliated company of Fuse 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

Project Timeline



Location





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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, F&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.

 Image: Market FL
 Image: Sector FL
 <td

Why invest in this area?

909 NW 6th Ave, LLC and Fuse Group commitment to the area is evidenced by its proposed +/-\$16,000,000 investment in this project alone. Other investments in the Sistrunk District Area are currently in place and ongoing, for example the complete revitalization of the buildings at 900, 914 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 29,000 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. Fuse Group is currently under discussion with additional food, lifestyle and entertainment concepts such as coffee shop, restaurants, yoga/holistic center, Grill Bar and boutique stores.

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 Batucha Investment House, and Harel Finance. Dr. Elkabetz's expertise is in the area of real estate investments and the mortgage business. 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 Fuse 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

Ms. Noronha serves as the CFO of Fuse Group. Previously, she held the Corporate Controller role for a multinational construction and engineering company for 9 years, where she was part of the executive team responsible for the company's capitalization through two Private Placement operations, for a total amount of \$575 million, and for structuring a Security Bond (Project Finance) associated with the construction of two drilling vessels, totaling \$1.5 billion. Ms. Noronha previously worked ten years in a Big 4 public accounting firm, having led several public offerings in the United States and Brazil. She has a BS in Business Administration and Masters in Accounting and is a Certified Public Accountant in the US.



Jonathan K. Winer, Esq. General Counsel

Mr. Winer began his career in the law doing high-profile business bankruptcy and commercial litigation with two of Miami's premier boutique law firms in these areas: Kozyak Tropin & Throckmorton, P.A. and Meland Russin & Budwick, P.A. After a stint as a solo practitioner focusing in those areas of the law, as well as collections and creditor's rights, Mr. Winer was General Counsel for United TranzActions, LLC, one of the nation's largest check guarantee and payment Mr. processing companies. Winer's broad array of legal experience includes business bankruptcy and commercial litigation, complex contract preparation and review, corporate governance, transactions, and joint ventures. Mr. Winer received a BS in Economics from The Wharton 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

Aboud, Poliakoff & Foelster concentrates his practice in the John G. Primeau, presently, community associations practice group. Mr. Poliakoff serves as general corporate counsel to known as Broward Bank of condominium associations, homeowners associations, master associations and country clubs. He is particularly experienced in the areas of property management, accommodations under the Fair Housing Amendments Act, and executive board operations and service. Previously, Mr. Poliakoff was senior counsel at Sachs Sax Caplan and an attorney in New York, where he practiced complex commercial litigation, including securities, patent, environmental and mass tort litigation. Mr. Poliakoff received both his undergraduate and law degrees President of Florida Community from Cornell University.



John Primeau Advisory Committee

Ryan Poliakoff of Becker, Executive V.P. & Mkt President for Centennial Bank

> Executive V.P. & Market President for Centennial Bank (formerly Commerce) has been a respected member of the South Florida financial industry for more than 40 years. He began his professional career in banking, serving as Executive Vice President for the Commercial Lending Division of Hollywood Federal Savings and Loan, and later served as President and CEO of Unifirst Bank in Hollywood, successfully directing the merger with Republic Security Bank in 1998. Prior to joining Centennial Bank (BBOC) he was President and CEO of Valley Bank of Florida and Senior Vice Bank.

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





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

construction projects, such as buildings,

airports, and roadways. Ms. Tude has led

an international procurement center that

supported worldwide projects ranging from

\$1 million to \$4 billion. She has also led the

finance/administration area of iconic projects.

Maria Tude

Advisory Committee



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 malpractice. Mr. Budwick has represented parties in some of the highest-profile financial 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.

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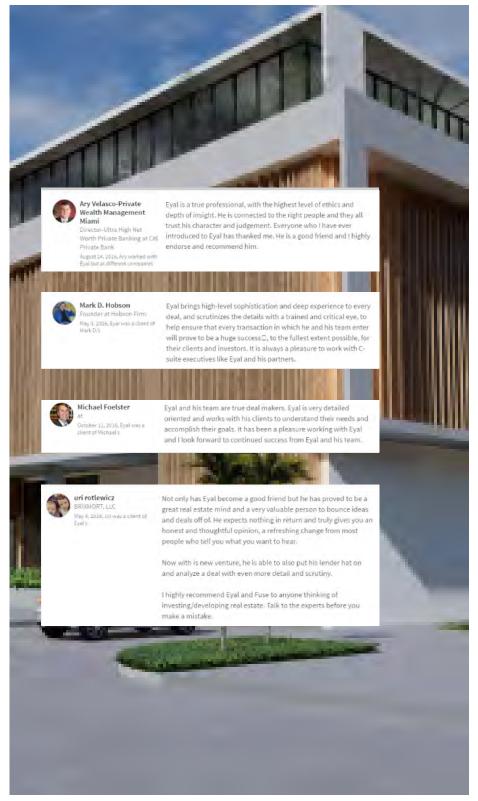
Greg Matus

Advisory Committee

Greg Matus serves as regional managing partner of South Florida for Franklin Street Real Estate Services, where he oversees the growth of the company's South Florida 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, Urban Land Institute, and International Council of Shopping Centers. Mr. Matus received his bachelor's degree in business administration from the University of Florida.



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Local Business

We work on Sistrunk

Fuse 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 Sistrunk District until Broward Boulevard. We believe that the Northwest-Progresso-Flagler Heights Area should be a shining example of what a vibrant business community could and should be!

Pedestrian Grid: Creating and restoring walkable, 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.

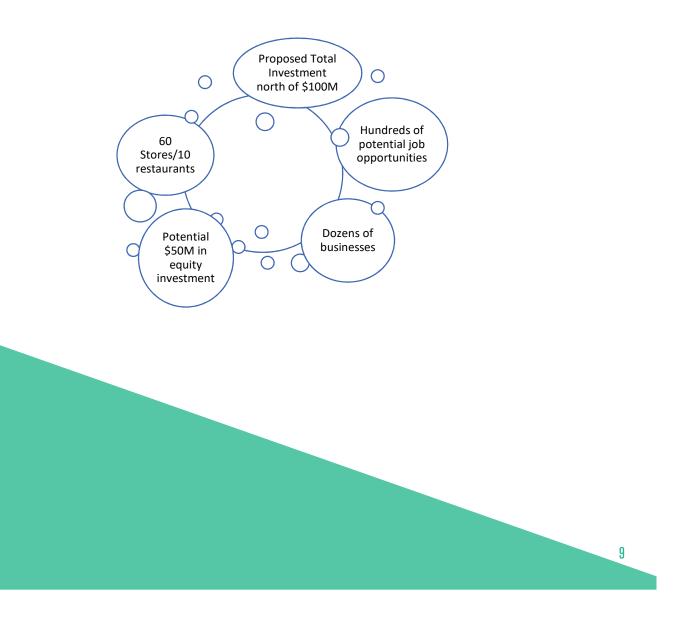
Community Activation: We will foster a vibrant economy featuring local commerce, small businesses, boutique retail, and diverse food & beverage options, creating jobs and economic stimuli for the Historic Sistrunk and Progresso communities.

Historic Performance: Our Commitment

Fuse Group is commitment to the Sistrunk District and Northwest-Progresso-Flagler Heights area potential +/-\$50 million in direct equity investment, the largest direct cash equity investment made in the Sistrunk 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 Sistrunk corridor, attracting new businesses, creating 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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more than 150 jobs to be created only for this project alone!

Creating opportunities through network and experience: as an affiliate of Fuse Group Investment Companies, the founders and owners of 909 NW 6th Street LLC, through their wide network 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 vibrant corridor it can be.

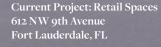
Lifestyle: Bringing the fun back home! It's not all work after all... we believe that the Northwest-Progresso-Flagler Heights Area should have active lifestyle elements such as restaurants, active night life and entertainment. By incorporating proven methods to the design, we seek to trigger interest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

TYPE



Fast Facts

The opportunity: to create a work/lifestyle 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 dilapidated lot to state-of-the-art office building which enables

930 NW 6th Street Fort Lauderdale, FL

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-knit 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 F&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 welldefined 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
- City Enhancement
- Pedestrian Experience

INFOGRAPHIC



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Economic Analysis & Project Feasibility

Economic Analysis & Project Feasibility

909 NW 6TH STREET

REVENUE				
909 NW 6TH STREET	Square Footage	Lease Rate	Month Totals	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

EXPENSES	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
Repairs	\$641.67	\$7,700.00
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
Artist/Art Maintenance	\$350.00	\$4,200.00
Electric	\$1,800.00	\$21,600.00
Office Supply	\$271.67	\$3,260.00
Elevator service	\$1,200.00	\$14,400.00
Legal	\$433.33	\$5,200.00
Subtotal		\$398,132.56

As Stabilized NOI	\$701,085.25

ESTIMATED INVESTMENT COSTS

Subtotal
Contractor Overhead & Profit
Contingency
Insurances
Permitting
Construction: HARD COSTS w/ Shell
Construction: SOFT COSTS
Purchase Land Price

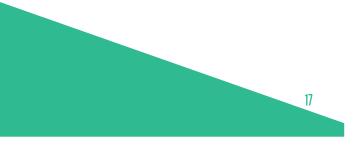
Proposed CRA Funding Assistance
Capital Investment with CRA Funding Assistance
Capital Investment without CRA Funding Assistance
10-YEAR RETURN ANALYSIS (2.5% per year)

10-TEAK KETOKN	ANALISIS (2.5% per year)
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Annual Average	
10-Year ROI	

Annual Return Cumulative return 10-Year Return 10-Year ROI Annual Return Cumulative return 10-Year Return

Totals
\$2,000,000.00
\$1,248,292.47
\$11,954,413.58
\$275,226.19
\$137,613.09
\$275,226.19
\$688,065.47
\$16,578,836.99
\$4,000,000.00
\$12,578,836.99
\$16,578,836.99
\$701,085.25
\$718,612.38
\$736,577.69
\$754,992.13
\$773,866.94
\$793,213.61
\$813,043.95
\$833,370.05
\$854,204.30
 \$875,559.41
\$785,452.57
With CRA Funding
5.57%
55.74%
\$7,010,852.50
Without CRA Funding
4.23%
42.29%
\$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, & Documents

SISTRUNK DISTRICT FORT LAUDERDALE

Permits & Construction Timelines

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

GOALS	
Jan-21	Architectural Plans (Currently Structural Plans (Currently 509 Mechanical, Electrical & Plumb Construction Set Submittal to
Feb-21	Structural Plans (Currently 509
Mar-21	Mechanical, Electrical & Plumb
Mar-21	Construction Set Submittal to
	•

Erosion Control Plan

Water & Sewer Plans

Landscape Plans

Final Renderings

Sun Study Plan

Site Plan

Documents & Engineering

ACHIEVED

COMPLETE

COMPLETE

COMPLETE COMPLETE

COMPLETE

COMPLETE

COMPLETE

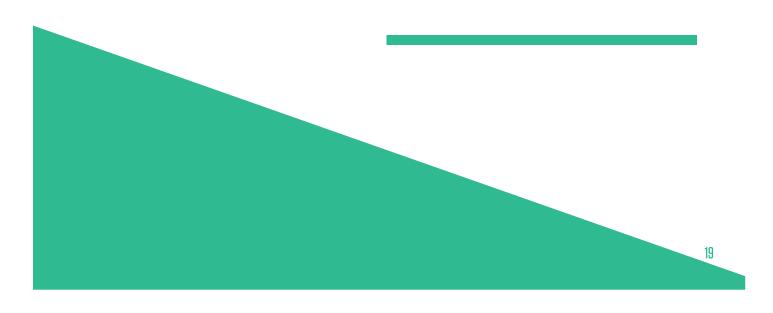
COMPLETE

COMPLETE

COMPLETE

COMPLETE

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
	-



Boundary, Topographic & Utility Survey

Paving, Grading & Drainage Plans

Traffic Impact Study & Statement Broward County Determination Letter Broward County Transite Letter

> y 75% Progress) D% Progress) nbing Plans (Currently 50% Progress) D City & County

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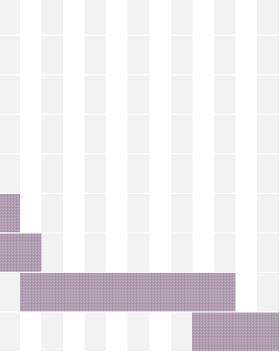
Project Schedule

Preliminary Project Schedule

909 NW 6TH STREET					Current Statu	<mark>s</mark> 17		Plar	n Dur	ratio	on		Acti	ual	Star	rt	ç	% Co	omp	olet	e				F	(
ΑCTIVITY	PLAN START	PLAN DURATIO	ACTUAL START	ACTUAL DURATIO	PERCENT COMPLETE	PERI	ODS																			
		N		N		1	23	4	56	57	8	9	10	11 :	12 1	L 3 :	14 :	15 1	16	17	8 1	.9 20) 21	22 2	23 2	24
Feasability Study	1	6	1	6	100%																					
Schematic Design	6	3	6	3	100%																					
Design Development	8	4	8	4	100%																					
Final DRC Approval	11	5	11	5	100%													L								
Construction Set	16	5	16	5	20%																					
Permitting Process	19	6	19	6	0%																					
Construction Work	22	4	22	4	0%																					
Prelease	25	10	25	10	0%																					
Lease	33	5	33	5	0%																					



24 25 26 27 28 29 30 31 32 33 34 35 36



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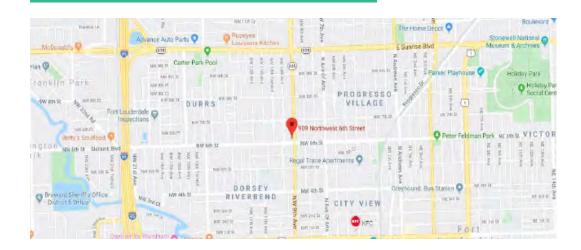


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Folio Map



Area Map



Aerial View



Parcels Location



Parcel 2: Information

RUNERO



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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 VAC'D 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

• 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 E1/2 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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Parcel 1 Info

10/29/2019

909 NW 6 STREET



Site Address	309 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 29 0110	
Property Owner	909 NW 6TH STREET LLC	Miliage	0312	
Mailing Address	909 NW 6 ST FORT LAUDERDALE FL 33311	Use	14	
Abbr Lagel Description	JUNE PARK 22-16 B LOT 11, LOT 12 LESS RD R/W TOGE OF VAC'D ALLEY LYING W OF & ADJ TO LOTS 11 & 12	THER WITH TH	HAT PT OF E1/2	

values displayed below were set in compliance with Sec. 153.011, Fla. Stat., and reduction for costs of sale and other adjustments required by Sec. 153.011(8).

		1.1	Propert	y Assessment V	/aluea			_	
Year	Land	Buildin		Just / Mari Value	let .	Assesse SOH Val		Ta	x
3020 \$	166,250	\$402,30	00	\$568,550		\$568,55	0		
2019 \$	166,250	\$402,30	0	\$568,550		\$568,55	0		
301B 5	166,250	\$363,81	10	\$530,060		\$530,06	0	\$11,68	7.96
		2020 Exemptio	ons and	Taxabie Values	by Tax	ing Authorit	Ý		
		COU	inty	School Bo	bard	Munici	Dial	inde	pennent
lunit Value		\$568,	550	\$568,	,550	\$568,5	50		568,550
Portability			0	0		0			
Assessed/SC	ж	\$568,	550	\$568,	\$568,5	50	\$568,550		
baelsemol			0	0		0			
Add. Homest	bee	al	0		0		D		0
Mid/Vet/Dis	1	10.1	0		0		0	-	0
Senior		-0-1	0		0		0	0	
Exampt Type	P		0		0	_	0		
Faxable	_	\$568,	550	\$568,	\$568,5	50	\$568,550		
		Sales History				Land	Calcul	ations	
Date	Туре	Price	Bonk	Page or CIN	1.01	Price	F	actor	Туре
8/27/2019	WD*-D	\$2,000,000	11	16051768	5	11.00	15	5,114	SF
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-1.11	1.1.1.1							1	K
					Ad].	Bldg. S.F. (Card,	Sketch)	8010
Denotes Mui	8-Parcel S	ale (See Deed)	_			Eff./Act. Yes	ar Bull	1: 1962/196	5
1940 2040			-	al Assessment	_		-		

Fire	Garb	Light	Orain	Impr	388	storm	Clean	Miac
03					1			
с								
8010								

Parcel 2 Info

Site Add	1488	909 N	WE STREET.	FORTI		33311		Df	5042 04	29 0100				
Property			W 6TH STREE				_	Millage	03					
Mailing A	dareas	909 N	W 6 ST FORT	LAUDER	DALE FL 3331	1	- 2	Use	- 28	8				
Abbr Lag Description			UNE PARK 22-16 8 LOT 10 LESS RD & THAT PT OF E1/2 OF VAC'D ALLEY LYING W OF A ADJ TO LOT 10											
The j	ust value red	es disp inction	played below v 1 for costs of s	ale and e	other adjustme	ents requi	133,011, F Ired by Sec	la. Stat., : 193.011	and Inciu (8).	de a				
-	100	~	1000		y Assessment		1.000	- × -						
TIBOT	Lan	d	Eulidin	g / nent	Just / Ma Value		Assess SOH V		Ta	x				
2020	\$74,2	50	\$5,570	1	\$79,82	0	\$79,82	20						
2019	\$74,2	50	\$5,570)	\$79,82	0	\$79,82	20						
1018	\$74,250		\$5,570	1	\$79,82	0	\$79,82	20	\$1,449	9.10				
			2020 Example	ions and	Taxable Value	s by Taxi	ng Auithori	ty .						
			Cou		School B		Munici	Dai		penden				
Just Vale	_		\$79,1	_	\$7	9,820	\$79,8	_		\$79,820				
	ortability		1		-	0		0		0		0		
ABSEBBS			\$79,8	_	\$7	9,820	\$79,8			\$79,820				
Homeste		_	-	8	_	0		0		0				
Add. Hon Wid/Vet/D			- P	0		0	1.000	0		0				
Senior	ЛВ	_	-	0		0		0		0				
Exampt 1	Orme:			0		0		0		0				
Taxable	100		\$79,8	-	\$7	9,820	\$79.8			\$79.820				
	_	-	Sales History			1	1.1	Calculat						
								1 -	actor	Ines				
Date	T	Vpe	Price	EDH	Page of CW	_	Price		20100	TADE				
Date 8/27/201		ype)"-D	Price \$2,000,000	_	(Page of CIM 16051768	-	11.00	-	750	SF				

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sele	storm	Clean	Misc



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1/1

Parcel 3 Info

10/29/2019

909 NW 6 STREET



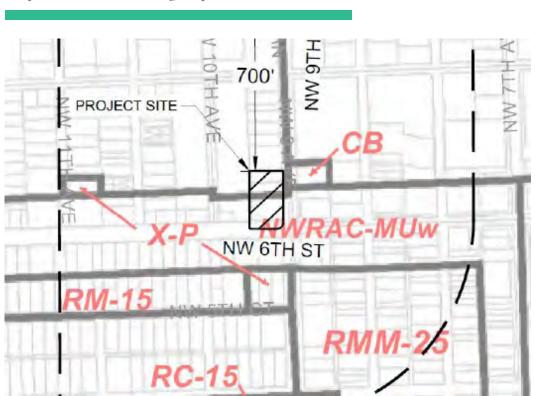
Site Address	909 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 29 0090
Property Owner	909 NW 6TH STREET LLC	Millage	0312
Mailing Address	909 NW 6 ST FORT LAUDERDALE FL 33311	Use	28
Abbr Lagel Description	JUNE PARK 22-16 B LOT 9 LESS RD & THAT PT OF E1/2 & ADJ TO LOT 9	OF WAC'D ALL	EY LYING W OF

The just values displayed below were set in compliance with Sec. 153.011, Fia. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 153.011(8).

-	reduction	n for costs of s				uired by Sec. 193	.(8)110			
1. The Part 1.	- 10 Mar		Propert	y Assessment	Values		************************************			
TOOL	Lind	Eulidin		Just / Mar Value	kat	Assessed / SOH Value	TR	X.		
2020	\$74,250	\$5,570	1 T	\$79,820	1.	\$79,820	1			
2019	\$74,250	\$5,570	6	\$79,820		\$79,820	1			
2018	\$74,250	\$5,570	1	\$79,820	-	\$79,820	\$1,44	9.10		
		2020 Exempti	ons and	Taxabie Values	by Ta	sing Authority				
		Cou	nty	School Bo	band	Munic/pai	inde	penden		
Juni Value		\$79,8	320	\$79,	820	\$79,820		\$79,820		
Portability		- 1	0		0	0				
Assessed/S	OH	\$79,8	320	\$79.	820	\$79,820	\$79,820			
Homestead			0		0	0		0		
Add. Homes	tead	~	0		D	0	1.10 common	0		
wid/vet/Die	1	111	0		0	0		(
Senior			0	O		0	-	(
Exampt Typ	8		0			0	1	(
Taxable	_	\$79,8	320	\$79,	820	\$79,820	1 × 1	\$79,820		
	-	Sales History			1	Land Cale	sulations			
Date	Туре	Price	BDHA	Page of CW		Price	Factor	Туре		
8/27/2019	WD-D	\$2,000,000	1	16051768	100	\$11.00	6,750	SF		
5/1/1961	WD	\$13,500	9	469 / 298				1100		
				0				-		
					A	I. Blog. S.F. (Car	ti, Sketch)			
" Denotes Mi	ill-Parcel S	ale (See Deed)	-		-		4	-		

			Spe	cial Assess	mente			
Fire	Garb	Light	Drain	Impr	Safe	storm	Clean	Misc
03			-		-			
L								
1								

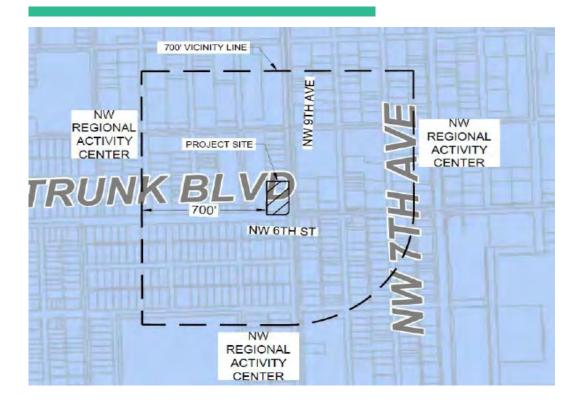
Project Location - Zoning Map



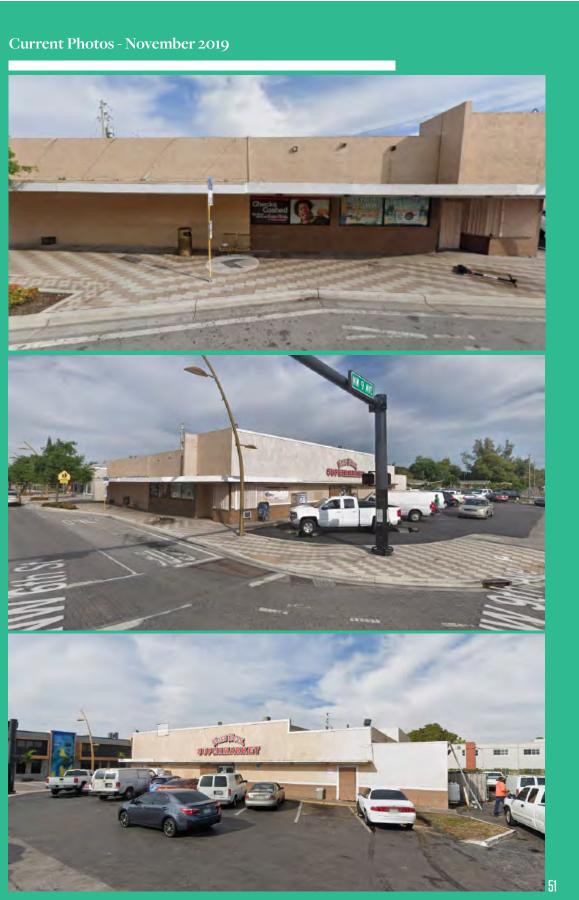
www.bcpa.net/Recinto.asp?URL_Folio=504204290090



CAM #21-1145 Exhibit 2 Page 26 of 62 Project Location - Land Use







CAM #21-1145 Exhibit 2 Page 27 of 62



CAM #21-1145 Exhibit 2 Page 28 of 62



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.

ARCHITECT: ARCHITECTURE + PLANNNING + INTERIORS + BRANDING 2750 NW 3RD AVENUE, SPACE 6 MIAMI, FLORIDA 33127

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





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

Gederal Engineering & Desting, Inc.

 $Holland \& Knight \ {\tt Debbie M. Orshefsky-Legal Counsel} \\$



Tony Arellano P. A. Managing Partner

Brian D. Coldwell, PE - MEP Engineer

Keith LeBlanc, PE - Geotech Engineering

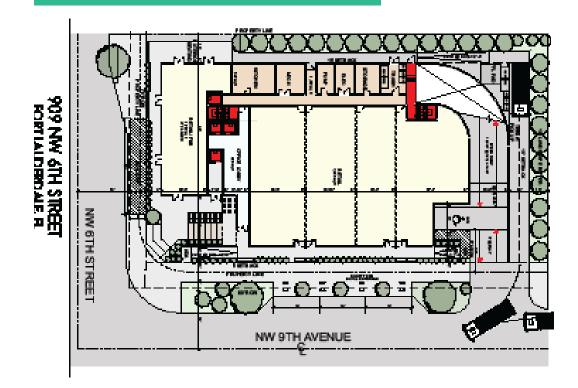
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Survey

Survey Pros, Inc. MAP OF ALTA / NSPS LAND TITLE SURVEY 6) -ans, the second second e de la care de la care de <u>م</u> AN 10 AN 11 A 16 -TE_ **14** - 14 a ing ing a index and a second i in Nebelse state

Ground Floor Plan



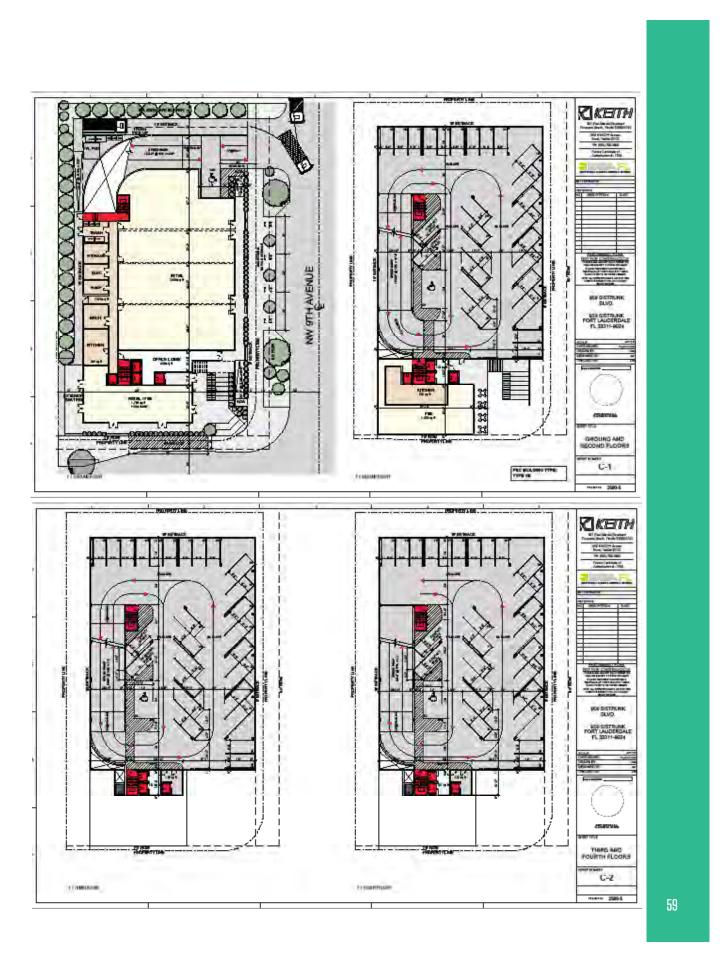
Square Footage Calculations

Date:	2/25/2019				
Create by:	ВН				
GROUND LE	VEL				
					TOTAI SQ
	SPACE TYPE ELEVATOR LOBBY				74
	RETAIL				7,66
	F&B BOH / Circulation				1,66 2,19
	Total				12,268
_EVEL 2					
	SPACE TYPE			UNIT SF	SQ FOOTAC
	F&B				1,670
	BOH / Circulation				(
	Total				1,670
EVELS 3-4					ΤΟΤΑΙ
					SQ
	SPACE TYPE				
	OFFICE				18,442
	BOH / Circulation				669
	Total				19,111
TOTALS					SQ
	SPACE TYPE	TOTAL SQ. FOOTAGE	SPACE TYPE		FOOTAG
	TOTAL RETAIL	7,660	Gross A/C Bulding Area		32,302
	TOTAL F&B	3,335	Gross Usable		29,437
	TOTAL OFFICE Total Usable	18,442 29,437	Common Area		2,865 9.73%
		20,101			
	Total BOH / Circulation	2,865	Total Parking Garage		44,658
	Total Common Area	2,865	Grand Total Building Area		76,960
PARKING RE	EQUIREMENTS				
	PARKING REDUCTIONS		Total Lot Size	26,277	100.00%
	RETAIL	7660 / 250 = 30.64	Building Footprint	18,592	70.76%
	F&B	3335 + 267 EXT SEATS / 100 = 36.02	Open Space	7,685	29.25%
	OFFICE TOTAL	18,442 / 250 = 73.768 140.4			
	IGIAL	PROVIDE 60% = 85			
	GRAND TOTAL REQUIRED	85.0			
	TOTAL OFF STREET PARK PR				

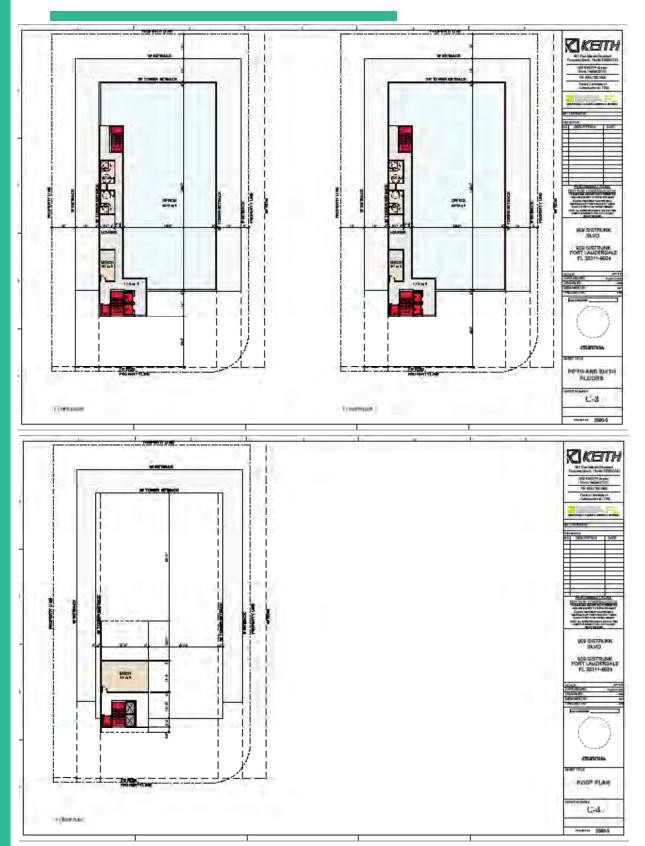
CAM #21-1145 Exhibit 2 Page 30 of 62

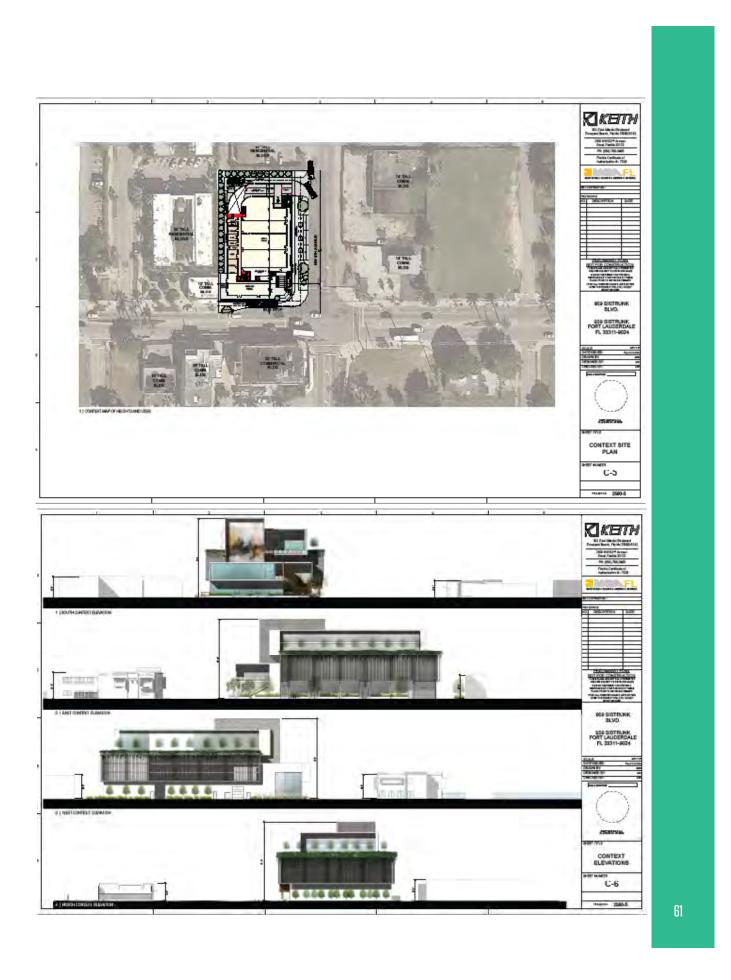
Architectural Plans





CAM #21-1145 Exhibit 2 Page 31 of 62 Architectural Plans

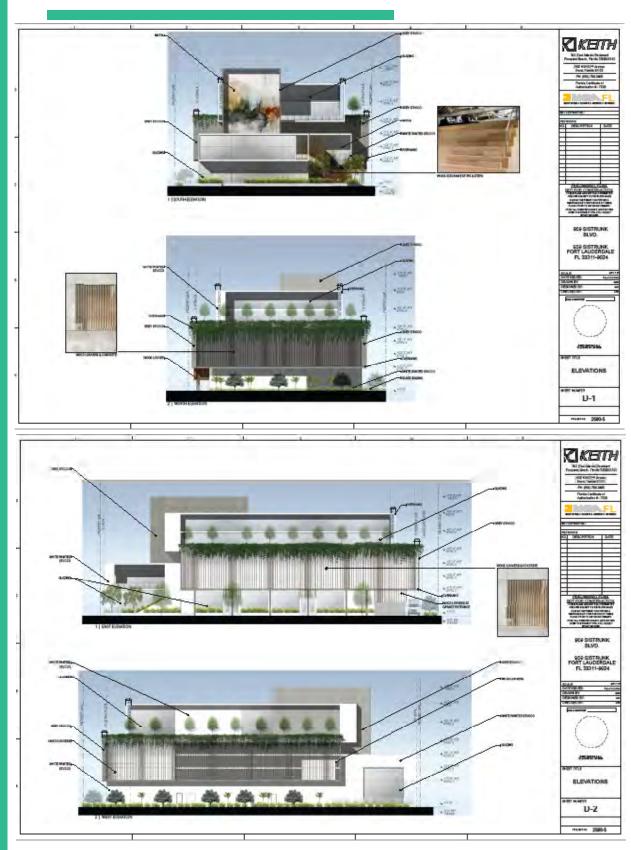


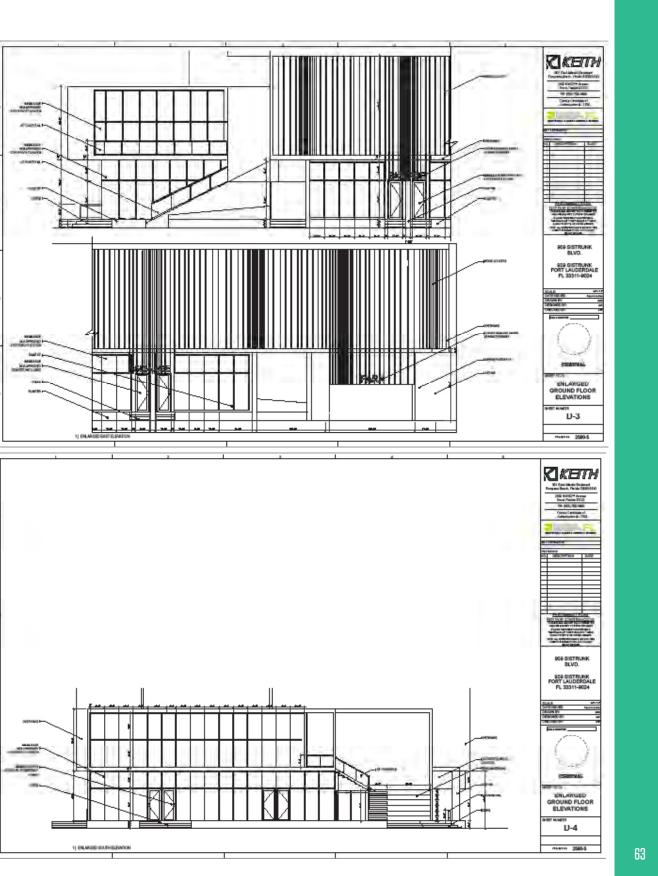


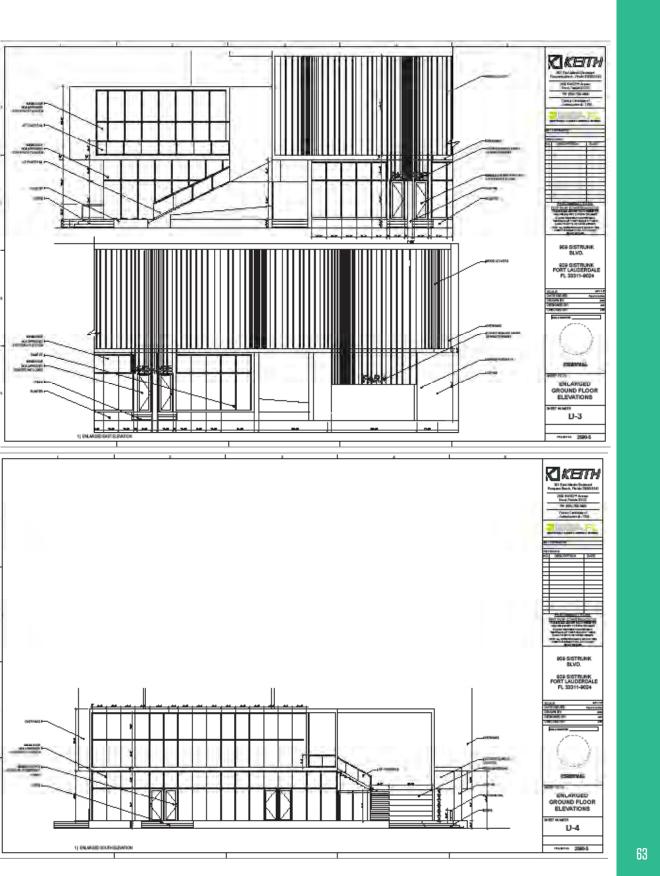
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Architectural Plans







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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	0.43%
2.2 2.3	Advertising	\$29,585.29	0.91%
	Website and social networks	\$15,384.35	0.47%
2.4 2.5	Advertising in the press	\$7,001.85	0.22% 0.65%
2.5 2.6	Street and other advertising Decoration and various expenses	\$21,005.56 \$14,003.70	0.65%
2.0 3	Other Expenses	\$433,753.47	13.35%
3.1	City & County Fees ans Taxes	\$345,480.34	10.64%
3.2	FPL	\$88,273.13	2.72%
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	61.57%
5.1	Land Acquisition	\$2,000,000.00	61.57%
	Total SOFT COST	\$3,248,292.47	100.00%
	HARD COST	1-, -, -	
1	Initial Construction Cost	\$646,989.74	5.41%
1.1	Mobilization	\$478,293.59	4.00%
1.2	Machinery and tools (concrete mixer, pump, crane, etc)	\$14,023.70	0.12%
1.3	Protection devices, signs, safety	\$14,023.70	0.12%
1.4	Quality control	\$14,023.70	0.12%
1.5	Set Formworks	\$98,617.64	0.82%
1.6	Temporary facilities (fence, shed, water, electricity, etc)	\$28,007.41	0.23%
2	Construction Cost	\$11,307,423.83	94.59%
2.1	Demolition	\$237,308.26	1.99%
2.2	Concrete	\$3,165,419.25	26.48%
2.3	Structural Steel - Building	\$568,258.27	4.75%
2.4	Facade Finishing & Art Work	\$1,293,684.09	10.82%
2.5	Steel & Metals	\$100,962.39	0.84%
2.6	Rough Carpentry	\$168,270.65	1.41%
2.7	Millwork	\$67,308.26	0.56%
2.8	Thermal & Moisture Protection	\$92,548.86	0.77%
2.9	Fireproofing & Insulation	\$126,202.99	1.06%
2.10 2.11	Roofing Doors	\$479,571.36	4.01%
2.11		\$112,548.86	0.94% 5.61%
2.12	Exterior Wall & Glazing	\$670,599.93 \$434 193 46	3.63%
2.13	Drywall Painting	\$434,193.46 \$124,135.33	5.65% 1.04%
2.14	Specialties	\$124,135.33	0.27%
2.15	Elevators & Escalators	\$496,398.43	4.15%
2.10	Fire Protection	\$319,714.24	4.13 <i>%</i> 2.67%
2.17	Plumbing	\$673,082.61	5.63%
2.18	HAVC	\$374,540.13	3.13%
2.20	Electrical	\$886,869.10	7.42%
2.20	Fire Alarm System	\$132,548.86	1.11%
2.22	Earthwork, Utilities & Landscape - Site Work	\$294,473.64	2.46%
2.22	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	
		\$688,065.47	
4	Contractor Overhead & Profit (5%)	2000,003.47	

Cost Estimate: General Contractor 1

YOUR VISION OUR MISSION KAST CONSTRUCTION

	Project Data											
Project												
Plan S	et Date 3/5/2019											
	Project Area (Square Feet) 90,957 AC Area (Square Feet) 36,590											
	AC Area (Square Feet) 36,590 asable Area (Square Feet) 28,368											
	g Efficiency (Percentage) 31%											
	g Efficiency w/o Garage/Retail (Percentage) 91% g Garage Area (Square Feet) 47,534											
	g Garage Area (Square Feet) 47,534 g Garage Spaces 85											
Parkin	g Garage Efficiency (SF/space) 559											
	g Height (Stories) 6 Site Area (Acres) 0.60											
	ule Duration (Months) 11.0											
			Divisio	n Su	Immary of Estimate							
Div	Description		Total Cost		\$ / GSF		\$ / GACSF		\$/LSF		\$ / UNIT	% / Total
1a	GENERAL CONDITIONS	\$	586,245	\$	6.45	\$	16.02	\$	20.67	\$	293,123	6.47%
1b	GENERAL REQUIREMENTS	\$	265,135	\$	0.72	\$	1.78	\$	2.30	\$	32,567	0.72%
3	CONCRETE	\$	3,910,624	\$	32.00	\$	79.55	\$	102.60	\$	1,455,312	32.12%
4	MASONRY		In Concrete		In Concrete		In Concrete		In Concrete		In Concrete	In Concrete
5	METALS	\$	189,138	\$	0.98	\$	2.44	\$	3.14	\$	44,569	0.98%
6	WOODS, PLASTICS AND COMPOSITES	\$	659,038	\$	7.25	\$	18.01	\$	23.23	\$	329,519	7.27%
7	THERMAL AND MOISTURE PROTECTION	\$	263,274	\$	2.89	\$	7.20	\$	9.28	\$	131,637	2.91%
8	OPENINGS	\$	812,689	\$	8.93	\$	22.21	\$	28.65	\$	406,345	8.97%
9	FINISHES	\$	514,356	\$	5.65	\$	14.06	\$	18.13	\$	257,178	5.68%
10	SPECIALTIES	\$	215,867	\$	0.17	\$	0.43	\$	0.56	\$	7,933	0.18%
11	EQUIPMENT	\$	220,000	\$	0.22	\$	0.55	\$	0.71	\$	10,000	0.22%
12	FURNISHINGS	\$	2,500	\$	0.03	\$	0.07	\$	0.09	\$	1,250	0.03%
14	ELEVATORS & TRASH CHUTES	\$	472,500	\$	5.19	\$	12.91	\$	16.66	\$	236,250	5.21%
21	FIRE SUPPRESSION	\$	168,270	\$	1.85	\$	4.60	\$	5.93	\$	84,135	1.86%
22	PLUMBING	\$	605,550	\$	2.26	\$	5.62	\$	7.25	\$	102,775	2.27%
23	HVAC (FINISHED SPACES, NO GARAGE VENTILATION)	\$	775,649	\$	3.03	\$	7.53	\$	9.72	\$	137,825	3.04%
26	ELECTRICAL	\$	658,711	\$	6.14	\$	15.27	\$	19.70	\$	279,355	6.17%
27	COMMUNICATIONS		In Electrical		In Electrical		In Electrical		In Electrical		In Electrical	In Electrical
28	ELECTRONIC SAFETY AND SECURITY		In Electrical		In Electrical		In Electrical		In Electrical		In Electrical	In Electrical
31	EARTHWORK	\$	551,083	\$	6.06	\$	15.06	\$	19.43	\$	275,541	6.08%
32	EXTERIOR IMPROVEMENTS	\$	490,891	\$	1.00	\$	2.48	\$	3.20	\$	45,445	1.00%
33	UTILITIES		In Earthwork		In Earthwork		In Earthwork		In Earthwork		In Earthwork	IN Earthwork
	SUBTOTAL	\$	11,361,520	\$	90.83	\$	225.79	\$	291.23	\$	4,130,760	91.18%
50	INSURANCE, TAXES & BONDS	¢	399,964	\$			0.70	•	0.50	•	10.000	4.40%
	Contractor's Insurance Builders Risk Insurance	\$ \$		ֆ Տ	1.10 By Owner	\$	2.73 By Owner	\$	3.52 By Owner	\$	49,982 By Owner	1.10% By Owner
	Builders Risk Insurance Deductible	Ŧ	By Owner	Ψ	By Owner		By Owner		By Owner		By Owner	By Owner
	Contractor's Payment & Performance Bond Subcontractor Risk Mitigation	¢	Excluded 202,737	¢	Excluded 1.13	¢	Excluded 2.81	¢	Excluded 3.62	¢	Excluded 51,368	Excluded 1.13%
	Subcontractor Risk Mitigation Building Permits	\$ \$	480,000		1.13	¢	2.01	φ	3.02	φ	01,000	1.13%
	Contractors Contingency	\$	965,230	\$	1.82	\$	4.52	\$	5.82	\$	82,615	1.82%
	SUBTOTAL	\$	2,667,931	\$	4.05	\$	10.06	\$	12.97	\$	183,966	4.06%
	Contractor Overhead and Profit (Div 1 thru 50)	\$	1,431,473	\$	4.74			\$	15.21	\$	215,736	4.76%
	GRAND TOTAL	\$	15,460,924	\$	99.62	\$	247.63	\$	319.41	\$	4,530,462	100%

909 SISTRUNCT AVE BUDGET SUMMARY APRIL 4, 2019

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Cost Estimate: General Contractor 2



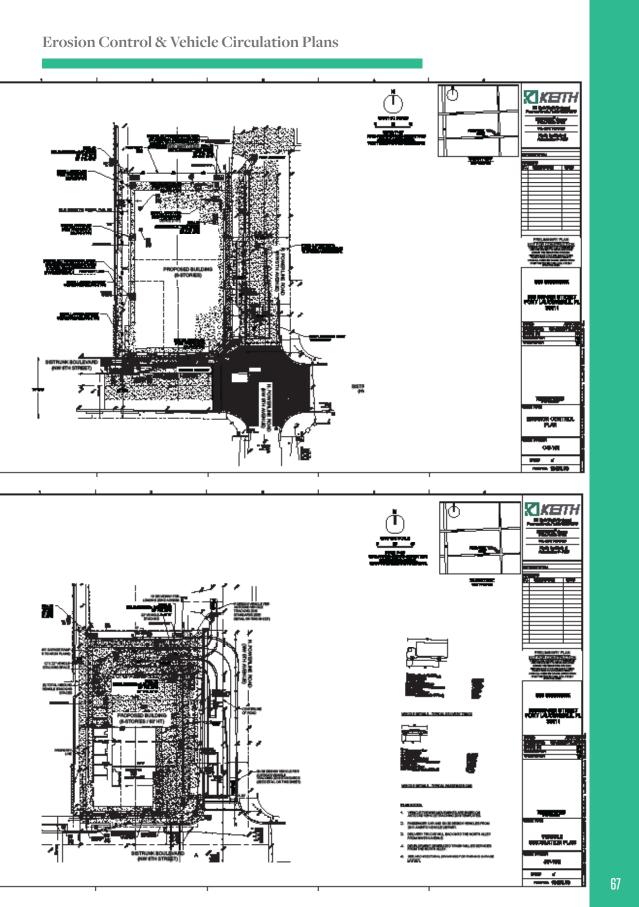
909 NW 6th ST Core & Shell ROM 23-May-2019

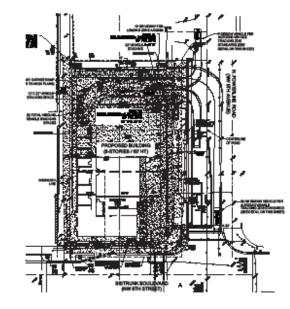
SHAWMUT DESIGN AND CONSTRUCTION

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

CSI#	TRADE	Cost/Sf	ROM	Notes
015000	PROJECT REQUIREMENTS	\$6.00	\$461,760	Cleaning, Dumpsters
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	
064000	MILLWORK	0.80	161,568	
070000	THERMAL & MOISTURE PROTECTION	1.10	84,656	
072000	FIREPROOFING & INSULATION	1.50	115,440	
075000	ROOFING	5.70	438,672	
080000	DOORS	1.10	184,656	
084000	EXTERIOR WALL & GLAZING	28.00	2,154,880	
092500	DRYWALL	8.00	615,680	
093000	FLOORING	5.20	400,192	33,049 SF considered
099000	PAINTING	1.00	176,960	
100000	SPECIALTIES	0.38	29,245	
104000	SIGNAGE	0.00	0	
110000	EQUIPMENT	0.00	0	
114000	A/V 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	\$15,043,469	
	PERMITTING	6.00	461,760	
	INSURANCES	3.55	272,869	
	CM FEE	7.09	545,739	
	SUBTOTAL	\$193.92	\$16,323,837	
	CONTINGENCY	0.00	600,000	
	ESCALATION	0.00	0	
	TOTAL	\$193.92	\$16,923,837	

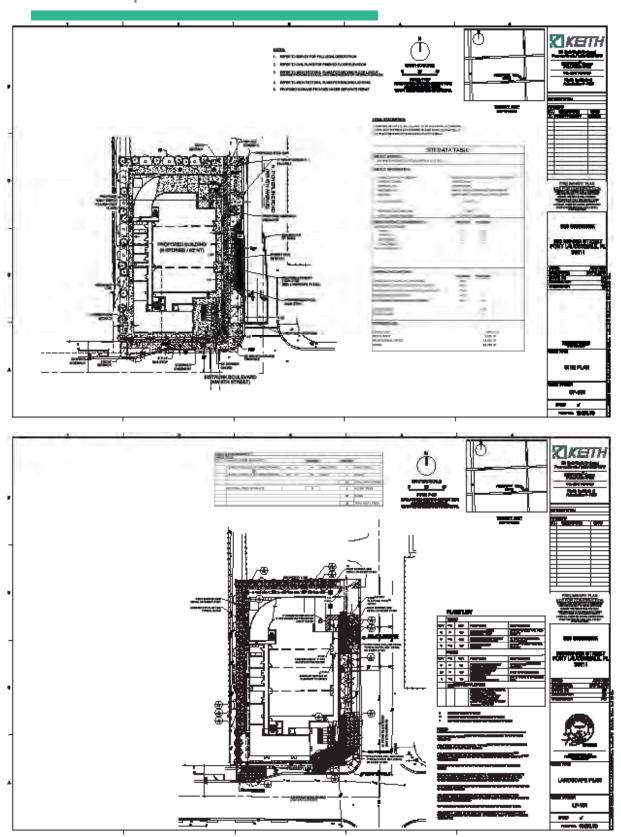
Based on current market pricing





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Site & Landscape Plans





CAM #21-1145 Exhibit 2 Page 36 of 62

Broward County Determination Letter



October 9, 2018

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

Dear Mr. Vonder Meulen:

Platting requirements for a parcel legally described as Lots 9-12, "June Park," according Re: to the Plat thereof, as recorded in Plat Book 22, Page 16, of the Public Records of Broward County, Florida, together with the East ½ 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 would not be required by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways 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 all of the following conditions are met:

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

115 South Andrews Avenue, Room 307 . Fort Louderdale, Florida 33301 954.357.6695 * Broward.org/PlanningCouncil

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." above.

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 vacated rights-of-way (i.e. the East ½ 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

Lee Feldman, City Manager CC: City of Fort Lauderdale

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



CAM #21-1145 Exhibit 2 Page 37 of 62

Broward County Transit Letter



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 *Premi R. Alu* Service and Capital Planning, Transit Division

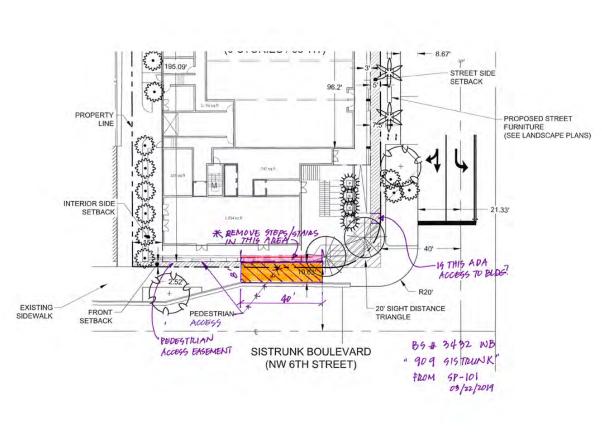
Subject: 909 SISTRUNK, Fort Lauderdale, FL

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 <u>nhew@broward.org</u> (954) 357-8380 or Kurt Petgrave <u>kpetgrave@broward.org</u> (954) 357-6793 if you have any questions.







CAM #21-1145 Exhibit 2 Page 38 of 62 Traffic Impact Statement

909 NW 6 Street Fort Lauderdale, Florida 33311

Traffic Impact Statement



KEITH

March 21, 2019

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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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 11foot 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 Retail, 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 Manual, 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 (Sit-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 (Sit-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.

э

	ΠE	ITE Trip Concretion				Total Tripe			
Lend Use	Code	lister	MRY	Rete	h	Out	İń	Out	
Cubiling Lice Supermeties Total	890	7,800	5 7	7-306.78(4)	50%	50%	416 436	417 417	835 438
Proposed User Shopping Center (Autali)	820	7,680	5 7	7-67.75(0)	90%	50%	144	345	289
Office	730	38,442	SP	Ln(17)=0.57Ln(00+2.50	90%	50K	109	303	205
High-Turnever (3%-Down) Restaurant Sub-Tetal Internalisation (10%) Total	952	5,602	57	7-312.38(9)	50%	50%	202 48 45 44	2 2 2 2 2 2 2 2 2 2 2 2	404 39 90 38
Not New Tripe							-12	-12	њ.

Table 1

Delly - Trie Generaties

Source: (TETrip Generation Hendbook, 18 bittion

Table 2 AM Peak Hour - Trip Generaties

1	ITE	Intensity Trip Generation				T	otal Tr		
Land Use	Code		MICH	Reto	•	Out	£	Out	Total
Existing Use Supermarket	80	7,800	1	T-3.63(0)	60%	ġ,	19	12	50
Total							1	12	я
Proposed View Shopping Center (Netali)	620	7,680	5 7	T-0.54(20)	62%	595K	4	3	,
Office	730	38,442	ST	T-0.91()Q+26.49		146	39	6	44
High-Turnover (Sh-Down) Restaurant Sub-Total	5 52	3,602	57	T-9.94(20)	59%	45N	20 62	36 26	34 87
Internalization (30%) Total							6 54	3 2	9 74
Not Now Trips							Ħ	30	

4

Source: ITE htp Generation Handbook, 30 Edition



CAM #21-1145 Exhibit 2 Page 41 of 62

Phil Peek Hour - Trip Constation

Lend Use	ILE	hiter		Trip Concretion	h	0 #	Ŧ	otal Tr	iça
	Code			Rete			İń	Out	Tetal
Créating Lice Supermerinet Total	8	7,800	5 7	T=9.2400	52%	Ę	37 57	35 35	n n
Proposed User Shopping: Center (Netall)	820	7,680	97	T-3.63(0)	-	52%	14	15	æ
Office	730	38,442	S	Ln(T)=0.95Ln(Q+0.36	36%	9 6 6	4	19	29
High-Turnever (Sti-Down) Restaurant Sub-Tetal Internalisation (10%) Tetal	952	3,602	97	T-9.77())	62%	35%	22 44 4 54	13 47 5 42	35 47 1 70
Not New Tripe							-1	7	٠

Source: (TE Trie Generation Hendbook, 18 Biltion

Intersection Reconfiguration

The developer is also proposing to reconfigure the lane geometry at the intersection of NW 6 Street and NW 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 timing 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 8 in the AM Peak Hour and 8 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 twentyfour (24) hour trip generation onto the adjacent transportation system within a one-half (%) 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 6 Street will not have a significant impact on the surrounding roadways.

6

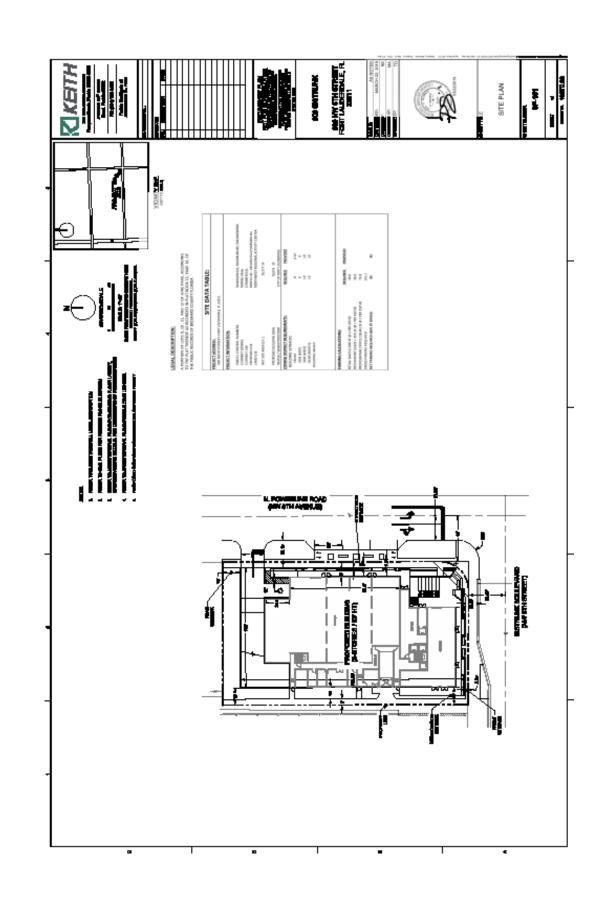
80



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Appendix A

Site Plan





CAM #21-1145 Exhibit 2 Page 43 of 62

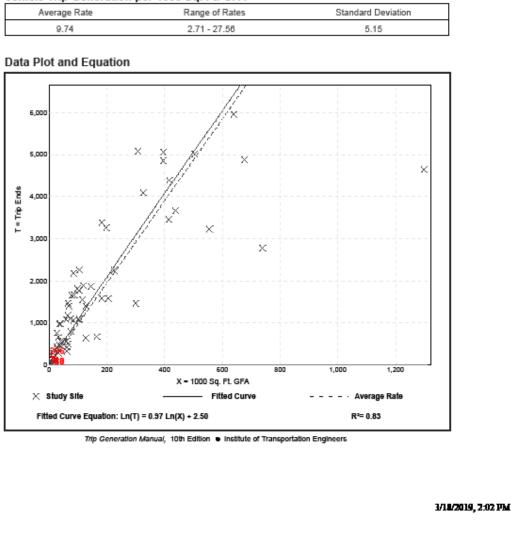
General Office Building

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

Setting/Location: General Urban/Suburban Number of Studies: 66 Avg. 1000 Sq. Ft. GFA: 171 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates
9.74	2.71 - 27.56



Appendix B

Trip Generation

https://iteiripgen.org/PrintGraph.htm?code=710&ivlabel=QFQAF&timep_

CAM #21-1145 Exhibit 2 Page 44 of 62

http://iteiripgen.org/PrintGraph.htm?code=710&ivhitel=QFQAF&timep_..

General Office Building (710)

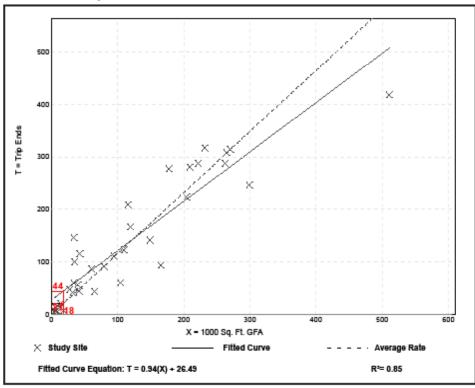
Vehicle Trip Ends vs:	1000 Sq. Ft. GFA
On a:	Weekday,
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	35
A	447

Avg. 1000 Sq. Ft. GFA: 117 Directional Distribution: 80% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Trip Generation Manual, 10th Edition

Institute of Transportation Engineers

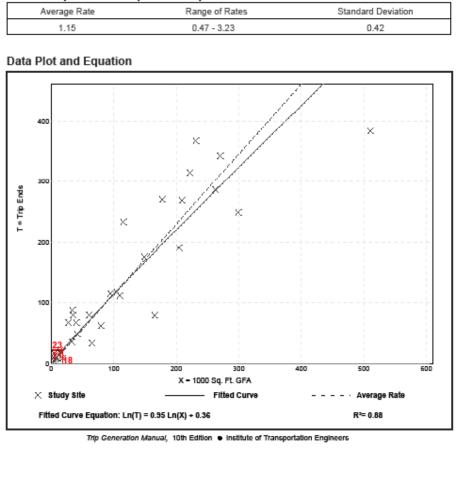
General	Office	в
	(710)	

Vehicle Trip Ends vs:	1000 Sq.
On a:	Weekday
	Peak Hou
	One Hour
Setting/Location:	General l
Number of Studies:	32
Avg. 1000 Sq. Ft. GFA:	114
Directional Distribution:	16% enter

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Range of Rates
0.47 - 3.23





3/14/2019, 2:03 PM

lafi

1 of 1

https://iteicipgen.org/PrintGorph.htm?code=710&ivbloel=QFQAF&timep...

Building

Ft. GFA

ur of Adjacent Street Traffic, Ir Between 4 and 6 p.m. Urban/Suburban

ering, 84% exiting

3/14/2019, 2:04 PM

87

CAM #21-1145 Exhibit 2 Page 45 of 62

https://detripgen.org/PrintGraph.htm?cnile=820&ivhabel=TQGFQ&timep...

Shopping Center (820)

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

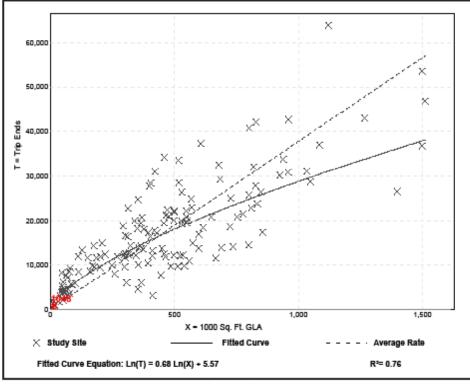
Setting/Location: General Urban/Suburban

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



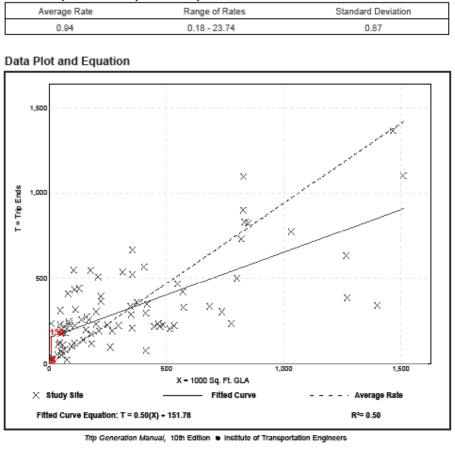
Trip Generation Manual, 10th Edition . Institute of Transportation Engineers

Shopping Center (820)

Vehicle Trip Ends vs:	1000 Sq.
On a:	Weekday,
	Peak Hou
	One Hour
Setting/Location:	General U
Number of Studies:	
Avg. 1000 Sq. Ft. GLA:	
Directional Distribution:	62% enter

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates
0.94	0.18 - 23.74





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Ft. GLA

ur of Adjacent Street Traffic, ur Between 7 and 9 a.m. Urban/Suburban

ering, 38% exiting

3/14/2019, 1:59 PM

CAM #21-1145 Exhibit 2 Page 46 of 62

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Supermarket (850)

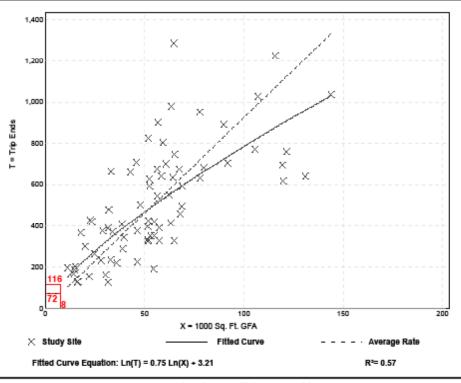
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. Setting/Location: General Urban/Suburban Number of Studies: 73

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

Supermarket (850)

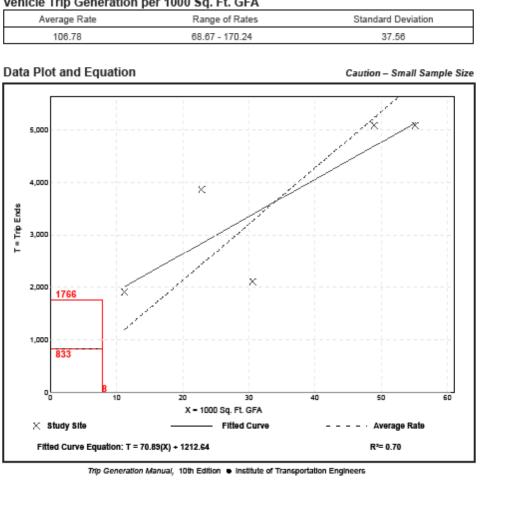
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday

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
106.78	68.67 - 170.24



3/19/2019, 10:34 AM

1 of 1



3/19/2019, 10:31 AM

CAM #21-1145 Exhibit 2 Page 47 of 62

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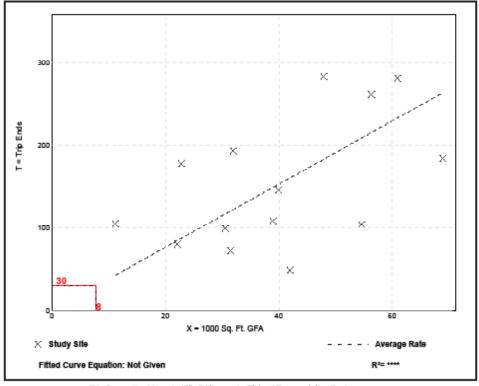
Supermarket (850)

	<i>,</i>
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:	60% 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



Trip Generation Manual, 10th Edition

Institute of Transportation Engineers

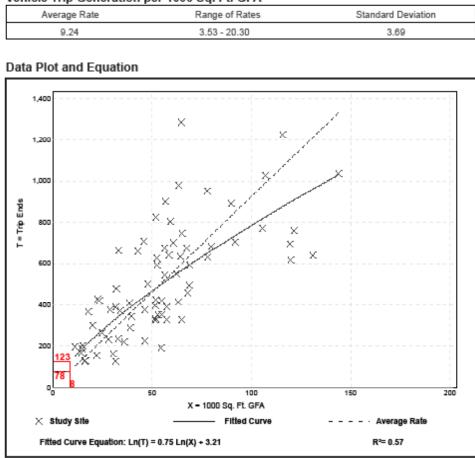
Supermarket (850)

1000 Sq. Ft.	Vehicle Trip Ends vs:
Weekday,	On a:
Peak Hour o	
One Hour B	
General Urb	Setting/Location:
73	Number of Studies:
55	Avg. 1000 Sq. Ft. GFA:
51% entering	Directional Distribution:

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates
9.24	3.53 - 20.30





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Institute of Transportation Engineers

3/19/2019, 10:33 AM

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http://iteiripgen.org/PrintGraph.htm?code=USD&ivbluel=QFQAF&timep_..

. GFA

r of Adjacent Street Traffic, Between 4 and 6 p.m. rban/Suburban

51% entering, 49% exiting

3/14/2019, 2:39 PM

CAM #21-1145 Exhibit 2 Page 48 of 62

https://itelcipgen.org/PrintGraph.htm?code=932&ivblast=QFQAF&timep...

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

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

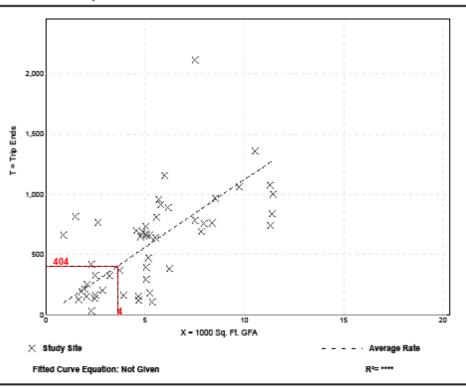
Setting/Location:		tion:	General Urban/Suburban	

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)

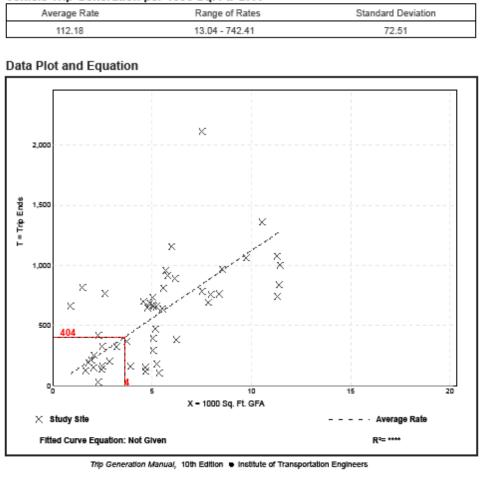
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday

Setting/Location:	General
Number of Studies:	50
Avg. 1000 Sq. Ft. GFA:	5
Directional Distribution:	50% ente

Vehicle Trip Generation per 1000 Sq. Ft. GFA

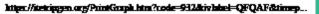
Average Rate	Range of Rates
112.18	13.04 - 742.41





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1 **af** 1



Urban/Suburban

ering, 50% exiting

3/14/2019, 1:50 PM

CAM #21-1145 Exhibit 2 Page 49 of 62 https://iteiripgen.org/PrintGraph.htm?code=912&iv.html=QFQAF&timep...

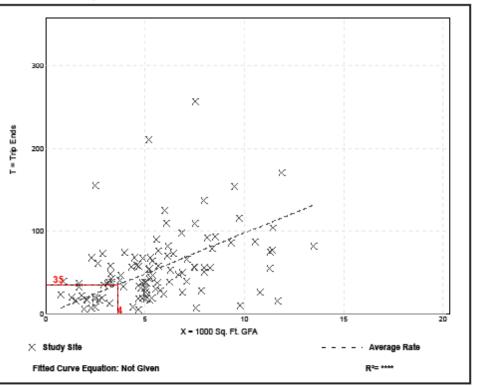
High-Turnover (Sit-Down) Restaurant (932)

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

Standard Standard	Deviation
 nge of Rates Standard	37

Data Plot and Equation



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



3/18/2019, 1-54 PM

lafi

97

Balance Sheet & Income Statements

utual I		Palaman	; Tree = ysi_bs	ook = Accrual
	Beginning Balance	Balance Current Period		
0.00 1,421.5	0.00	1,421.51	Checking Account	11100-000
0.00 1,421.5	0.00	1,421.51	TOTAL CASH	11900-000
			OTHER ASSETS	14000-000
0.00 975.0	0.00	975.00	Utilities Security Deposit	14020-000
0.00 975.0		975.00	TOTAL OTHER ASSETS	14999-000
			PROPERTY	16000-000
0.00 2,264,904.6	0.00	2,264,904.60	909 NW 6th Street	16502-232
0.00 2,264,904.6	0.00	2,264,904.60	TOTAL PROPERTY	16599-000
			DEVELOPMENT COSTS	16600-000
0.00 3,430.0	0.00	3,430.00	Permits & Approvals	16610-001
0.00 2,610.7	0.00	2,610.70	Construction Costs	16610-002
0.00 6,040.7	0.00	6,040.70	TOTAL DEVELOPMENT COSTS	16699-000
0.00 2,273,341.8	0.00	2,273,341.81	TOTAL ASSETS	19900-000
			LIABILITIES & OWNERS EQUITY	20000-000
			LIABILITIES	21000-000
0.00 7,293.0		7,293.08	Accrued Property Tax	22010-000
0.00 7,293.0	0.00	7,293.08	TOTAL LIABILITIES	29900-000
			CAPITAL CONTRIBUTIONS	33000-000
0.00 2,276,104.8	0.00	2,276,104.86	Contribution - Fuse 9, LLC	33010-049
0.00 2,276,104.8	0.00	2,276,104.86	TOTAL CAPITAL CONTRIBUTIONS	33500-000
0.00 -10,056.1	0.00	-10,056.13	Retained Earnings	38000-000
0.00 2.266.048.7	0.00	2,266,048.73	TOTAL OWNERS EQUITY	38900-000

Book = Accru	ial ; Tree = ysi_is		
		Period to Date	
60000-000	EXPENSES		
61000-000	DIRECT EXPENSES		
62100-000	REPAIRS		
62101-000	Repair - General	53.44	0.0
62600-000	Landscaping & Groundskeeping	60.00	0.0
62999-000	TOTAL REPAIRS	113.44	0.0
63000-000	OTHER DIRECT EXPENSES		
63500-000	Property Tax	-2,897.24	0.0
63999-000	TOTAL OTHER DIRECT EXPENSES	-2,897.24	0.0
64000-000	UTILITIES		
64100-000	Electricity	1,483.84	0.0
64300-000	Water & Sewer	26.51	0.0
64999-000	TOTAL UTILITIES	1,510.35	0.0
65000-000	INSURANCE		
65010-000	General Liability Insurance	1,786.70	0.0
65020-000	Property Insurance	9,542.88	0.0
65999-000	TOTAL INSURANCE	11,329.58	0.0
69900-000	TOTAL DIRECT EXPENSES	10,056.13	0.0
89900-000	TOTAL EXPENSES	10,056.13	0.0

Monday, November 04, 2019 11:59 AM

Entity was created in 2019. No prior financials.

Page 1

%	Year to Date	%
0.00	53.44	0.00
0.00	60.00	0.00
0.00	113.44	0.00
	i _ i	
0.00	-2,897.24	0.00
0.00	-2,897.24	0.00
0.00	-2,097.24	0.00
0.00	1,483.84	0.00
0.00	26.51	0.00
0.00	1,510.35	0.00
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0.00	1,786.70 9,542.88	0.00
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Monday, November 04, 2019 11:59 AM

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CAM #21-1145 Exhibit 2 Page 52 of 62

Property Deed

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

> THIS INSTRUMENT PREPARED BY AND RETURN TO: William P. Jacobson Home Title America Inc. 105 South Narcissus Avenue, Suite 200 West Palm Beach, Florida 33401 Our File No.: 19-0074 Florida Documentary Stamps in the amount of \$14,000.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the $\frac{h2}{2}$ day of September, 2019 by Mahyoub and Sons, Inc., a Florida Corporation, whose post office address is 201 SE 24th Ave., Pompano Beach, FL 33062 herein called the Grantor, to 909 NW 6th Street, LLC, a Delaware Limited Liability Company, whose post office address is 909 NW 6th Street, Pt. Lauderdale, FL 33311, hereinafter called the Grantees: (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lots 9, 10, 11 and 12, of June Park, according to the Plat thereof, as recorded in Plat Book 22, Page 16, of the Public Records of Broward County, Florida.

LESS the following described parcel:

BEGIN at the Northeast corner of Lot 9; thence go South 90° 17' 10" East along the East line of Lots 9, 10 and 11, 225 feet to the Southeast corner of Lot 11; thence South 89º 54' 10" West along the South line of Lots 11 and 12, 127.5 feet to the Southwest corner of Lot 12; thence North 00° 07' 10" West along the West line of Lot 12, 12.45 feet to a line 35 feet North of and parallel to the South boundary of the Northeast 1/4 of Section 4, Township 56 South, Range 42 East; thence South 89° 41' 50" East along said parallel line 91.32 feet to the beginning of a circular arc curve concave to the Northwest; thence Northeast along said arc having a radius of 25 feet and a central angle of 90° 25' 20", an arc distance of 39.45 feet to a point of tangency of a line 11 feet West of and parallel to the East line of Lots 10, 11 and 9; thence North 00° 07' 10" West along said parallel line, 188.18 feet to the North line of Lot 9; thence North 89º 54' 10" East along said North line, 11 feet to the POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

Property Appraisers Parcel Identification (Folio) Number: 504204-29-0090 / 504204-29-0100 / 504204-29-0110

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

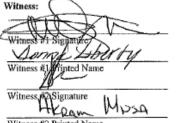
TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

Instr# 116051768 , Page 2 of 3

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Sellers



Witness #2 Printed Name

State of Florida County of Broward

The foregoing instrument was acknowledged before me this 27th day of August, 2019, by Bashar M. Yatak, who is personally known to me.





Mahyoub and sens, Inc., a Florida Corporation

Uding Olinear times-



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Delaware Certificate of Registration: 909 NW 6TH ST, LLC



I, JEFFREY W. BULLOCK, SECRETARY OF STRIE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "905 NW 6TH ST, LLC" IS DOLY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE 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.

2019 AUG 26 PH 3: w

Pagel

7563902 8300 SRN 20196533456 You may verify this certificate online at corp.delaware.gov/authver.sinimi

Authentication: 203418935 Date: 08-15-19

Delaware Registration: 909 NW 6TH ST, LLC

State of Delaware Secretary of State Division of Cosporations Delivered 11:19 AM 08/15/2019 FILED 11:19 AM 08/15/2019 SR 20196533456 - FileNumber 7563902 STATE OF DELAWA CERTIFICATE OF FORM OF LIMITED LIABILITY C The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows: 1. The name of the limited liability company is 909 NW 6TH ST, LLC

 2.
 The Registered Office of the limited liability company in the State of Delaware is located at 2035 SUNSET LAKE ROAD, SUITE B-2 (street), in the City of NEWARK , Zip Code 19702 The name of the Registered Agent at such address upon whom process against this limited liability company may be served is LEGALINC CORPORATE SERVICES INC.

 By: Name: Ofer Tamir

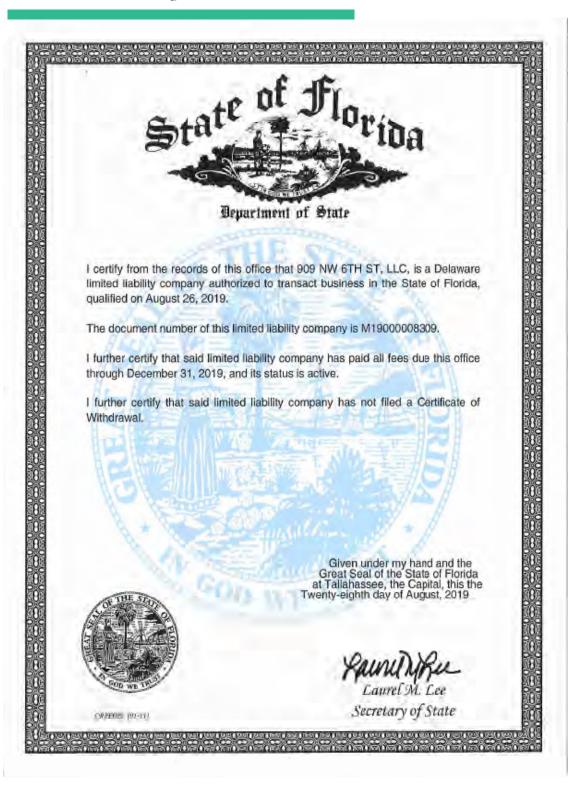
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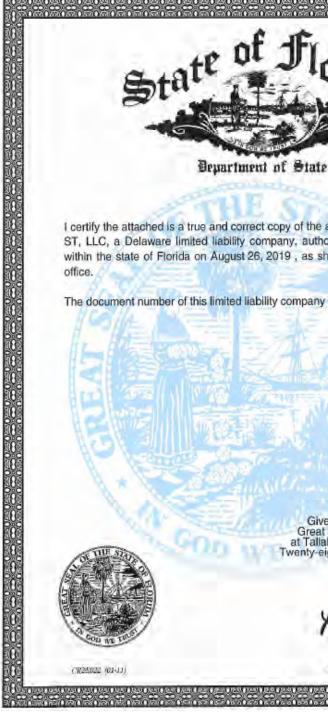
Authorized Person

Print or Type

CAM #21-1145 Exhibit 2 Page 54 of 62

Florida Certificate of Registration: 909 NW 6TH ST, LLC





11/2	
rída	
oplication by 909 NW 67 ized to transact busine wn by the records of th	ss 18
M40000009000	
M1900008309.	8
	8
	90
under my hand and the eal of the State of Floric assee, the Capital, this t hth day of August, 2019	ne Bog
aminghe	
Laurel M. Lee	
Secretary of State	1 02

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EIN Number: 909 NW 6TH ST, LLC



City of Fort Lauderdale

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



1 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016



APPLICATION FOR CRA FUNDING ASSISTANCE

CAM #21-1145 Exhibit 2 Page 56 of 62

Fuse 9, LLC Primary Contact for this CRA Re Eyal Peretz (Managin Name of Business 209 NW 6TH ST, LLC Business Address 200 NW 6th Street - City Fort Lauderdale Commencement Date to Begin Pr	ng Me	ember)		Tel. N	926-7500 ^{5.} 321-5131	E-Mail A			
Eyal Peretz (Managi Name of Business 209 NW 6TH ST, LL Business Address 200 NW 6th Street - City Fort Lauderdale Commencement Date to Begin Pr	ng Me	ember)							
909 NW 6TH ST, LL Business Address 900 NW 6th Street - City Fort Lauderdale Commencement Date to Begin P						eyal@fusegroupco.com		com	
200 NW 6th Street - City Fort Lauderdale Commencement Date to Begin Pr	Suite	Tax I.D. No. 84-2794513			Company Website www.fusegroupco.com		om		
Fort Lauderdale		201		Tel. N 954	。 926-7500	Fax No. 786 5	13-0825	825	
-			State Zip Code FL 33311						
	oject:	_	July 1st,	2020		1	JOB INFORMATIO	N	
Completion Date for Project:		-	June	30st, 202	1	Full Tim Jobs to b	e Equivalent (FTE) e created	151	
Check Appropriate Description		oject Type		2	Description	Existing	Jobs	0	
New Business X		*	×	Existing New Spa		Total FT	E Jobs	151	
NAICS Code / Industry Type 5042 04 29 0110, 5042 (te of corporation		State who was inco	ere the business		TYPE OF BUSINES	<u>S</u>	
29 0100, 5042 04 29 00		3/15/20	019 Delaware		Sole Proprietor Partnership Joint Venture				
Proposed Project Location/City									
Fort Lauderdale		1 ^		6th S	Street	Corporat			
Property Control Number(s)			1 1	perty Own		Cooperat	ive		
			909	9 NW 6	TH ST, LLC	Limited I Non-Prot	Liability Company fit Org.		
Owner Tel. No. (include Area Co	de)	Is there a l	ien on	the prope	rty?	Other:	-		
954 926-7500		† Yes ↑ N	o		NO				
Bank(s) Where Business Accoun	s for Pro	ojects Are He	eld		, Centenr	nial B	ank		
Name of Participating Bank/Lenc	er				2. 001110111				
-	Conts	ct Person			Tel. No. (include Are	a Code)	Fax No. (include Are	ea Code)	
Amount \$	Jon	nine Mo	rejc	n	754-312-1665		954-315-9665		
Name of Other Financial Sour	ce								
Amount \$	Conta	ict Person			Tel. No. (include Area Code)		Fax No. (include Area Code)		
Name of Other Financial Sour	ce				<u> </u>				
Amount	Conta	ict Person			Tel. No. (include Are	a Code)	Fax No. (include Are	ea Code)	
8 Name of Other Financial Sour	ce								
Amount	Conta	ict Person			Tel. No. (include Are	a Code)	Fax No. (include Are	ea Code)	
\$					L				
Project Purpose and Economic	Impac	t							

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

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

2 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016

Name	Complete Address	% Owned	l	From
Fuse 9, LLC 900 NW	6th St - Suite 201, Fort Laude	erdale, FL 33311 100.00	0%	
Name	Complete Address	% Owned	l	From
Name	Complete Address	% Owned	l	From
Name	Complete Address	% Owned	l	From
Name	Complete Address	% Owned	l	From
	PROJECT/ACTIVIT	Y COST SUMMARY		
1. Please state the overall pr	roject cost: <u>\$</u> 16,578,836.99			
-	oject costs related to the CRA's as	5515ted detivity : <u>\$</u>	8,836.99	
Project Source(s) of Funding		Amount	Rate	Term
Bank Loan (specify) - pendin	g	\$5,000,000.00	30%	
City funds				
CRA funds		\$4,000,000.00	24%	
Company's current cash asset	iS .			
Owner equity (specify) / com	mitment	\$7,578,836.99	46%	
Other (specify)				
Other (specify)				
Other (specify)				
Total Sources		\$16,578,836.99	100%	
Select the Use(s) of Funds and	the Amount Need for Each	Sources of Funds (Yes or No)	An	ount
Land Acquisition		YES	\$2,000	,000.00
Real Property Acquisition		NO		
Utility and road infrastructure	e improvements	NO		
New construction of commer-	cial and industrial buildings	YES	\$14,57	8,836.99
	and industrial buildings	NO		
Rehabilitation of commercial	aninment and firstance	NO		
	quipilient and fixtures			
Rehabilitation of commercial Purchase and installation of e Other (specify)				
Purchase and installation of e				
Purchase and installation of e Other (specify)				

3 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016

CAM #21-1145 Exhibit 2 Page 57 of 62 BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$

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

The following items are also needed, if your funding request is \$500,000 or more

(not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests)

- 17. CPA audited corporate financial statements for the last three years (Profit and Loss Statement and a Balance Sheet).
- 18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
- 19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details
- 20. Ten year revenue and expense projection for the project
- 21. Copy of sales/purchase agreement when purchasing land or a building (or an executed lease if applicable). 22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
- 23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
- 24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
- 25. Identification and qualifications of project development team (i.e., attorney, engineer, architect, general contractor, etc.).
 - CRA INCENTIVE APPLICATION
 - Last Updated: September 16, 2016

- when completed and placed into service. 27. Existing Leases, Lease commitments and tenant makeup (*if applicable*). 28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*). 29. Copy of Appraisal Report (*if applicable*). THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS Bvidence that all funds are in-place to fully fund the project.
 A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)

APPLICANTS CERTIFICATION

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

		Partner, Limited Partner and Business
Profit Organization	s, all g	uarantors must be approved by City of
Business Name:	09/1	W 6TH ST, LLC

1/	/	~	MO	Ma
Signature and	Title			

y: / / maen	12/10/2019
Signature and Title	Date
Guarantors:	
Signature and Title	Date

5 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessmen when completed and placed into service.

Scope of work and all project costs
 Scope of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

Owner, owning 20% or more must sign below. For all Non Fort Lauderdale Community Redevelopment Agency.



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

PERSONAL HISTORY STATEMENT

Place of Birth:

Date 12/10/2019

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name:		Participating			
909 NW 6TH ST, LLC		Bank/Lender:			
City:	State:	Zip:	City:	State:	Zip:

Personal Statement of (if you do not have a middle name, put NMN):

Middle:	Last:

Date of Birth:

Social Security No .:

First Name: NA

Present Address:			Previous Address: (needed if in present address less than 5 years)			
City:	State:	_ Zip:		City:	State:	Zip:
From:	To:			From:	To:	
Loan Requested from CRA:	\$			Are you a U.S. Citizen:		YES NO
Loan Request from Bank(s):	\$	_		If NO, are you a Lawful Permanent Resident Alien:		\Box_{YES} \Box_{NC}
Percentage of Company Ow	nership:		%	Alien Registration Number:	-	

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation?	YES	NO
(If YES, indicate the date parole or probation is to expire)		
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor	1 1	
vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted.	YES	NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including		_
adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation?	YES	NO
I hereby authorize the City of Fort Lauderdale to request criminal record information about me from th	e criminal ju	stice
agencies for the purpose of determining my eligibility.		

Title Managing Member

*ORIGINAL SIGNATURES REQUIRED

Signature

6 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016



CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (from any source necessary), as the City/CRA may require concerning statements made in the application for the CRA funding (including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: NA	Middle:	Last:
Social Security No.:		
Driver's License (State and Number):		
Home/Cellular Phone No.:	Office No.:	
Current Home Address (PO Boxes not accepted):		
City:	State:	Zip Code:
Employer:		
Employer Address:		
City:	State:	Zip Code:
Company Phone No.:	Other No.:	

ome/Cellular	Phone	No.:			

Signature:

Date:____12/10/2019

*ORIGINAL SIGNATURES REQUIRED

7 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016

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

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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 Improvement Program	\$
PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$
STREETSCAPE ENHANCEMENT PROGRAM	\$
DEVELOPMENT INCENTIVE PROGRAM	\$ <u>4,000,000.00</u>
PROPERTY TAX REIMBURSEMENT PROGRAM	\$

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

1. Please describe your project.

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

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis. 11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

- 12. Are there any code violations on the property? Identify.
- 13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
- 14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
- commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
- 16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
- 17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
- 18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
- 19. Have 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 following:

- 20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
- with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
- 22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
- 23. Do you have detailed, written contractor cost estimates? If so, please provide.
- 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

15. What is the estimated construction commencement date of the project? Please note that no work is to

21. Do you have completed architectural drawings for the scope of work to be performed? Please include along

24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your

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⁸ CRA INCENTIVE APPLICATION Last Updated: September 16, 2016

List of all Jobs to be Created

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

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

I Eyal Peretz

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

	Signature of
Property Owner or Business Owner	
909 NW 6TH ST, LLC	
Print Name	

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
F&B (Food & Beverage)	16	Chefs, Managers, Baristas, Waiters, 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**

11 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016

10 CRA INCENTIVE APPLICATION



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