

MJDC AOA, LLC

Nine NW 4th Avenue, Suite A

Dania Beach, Florida 33004

Office: 954.467.1800

Facsimile: 954.467.4044

Five

July 2, 2021

VIA FEDERAL EXPRESS

Chris Lagerbloom, AICP, City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Development Agreement/City of Fort Lauderdale/MJDC AOA, LLC – Phase I Project

Dear Mr. Lagerbloom:

MJDC AOA, LLC is the Developer for the Phase I Project, as defined in that certain Land Disposition, Development and Management Agreement between City of Fort Lauderdale ("City") and Milton Jones Development Corporation ("MJDC") dated February 5, 2008 ("Development Agreement"), as amended and assigned by MJDC to MJDC AOA, LLC ("Developer"). This correspondence is a request by the Developer to seek the City's approval for modification or revision to the Concept Site Plan (as defined in the Development Agreement).

The proposed modification or revision to the Concept Site Plan is to allow for retail and/or office use in addition to grocery use in the portion of Building A that presently reflects "Save A Lot" on the Concept Site Plan. A revision to the Concept Site Plan is enclosed to depict the requested change.

The lease between the Developer and Moran Foods, Inc., the owner of Save A Lot ended December 31, 2020. The Developer has marketed the premises and has drawn interest from Chen Neighborhood Medical Centers of South Florida, LLC as well as other retailers. Enclosed is a correspondence from ChenMed in regard to their interest. We desire to move forward with a lease for the space and request your swift review of our request. Your consideration in this matter is greatly appreciated and if you have any questions, please do not hesitate to contact me.

Sincerely,

MJDC AOA, LLC

Milton L. Jones

Milton L. Jones
Managing Member

Enclosures

cc: Clarence E. Woods III, Contract Administrator (via Electronic Mail and Fed Express w/enclosures)

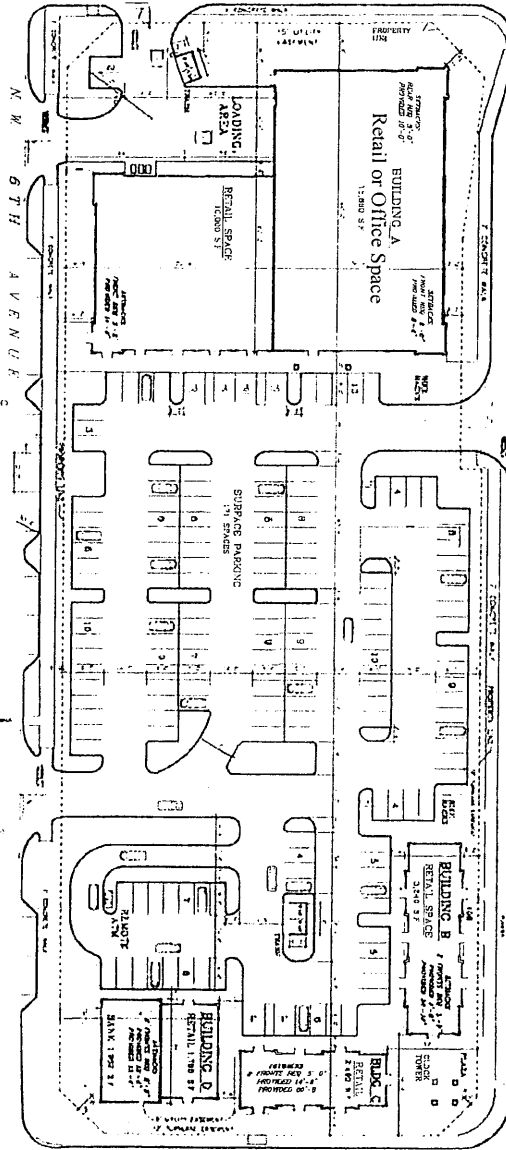
Alain E. Boileau, City Attorney (via Electronic Mail and Federal Express w/enclosures)

- NOTES**
1. FIRST FLOOR ELEVATION
 2. ALL BUILDINGS SHALL BE UNDER SEPARATE PERMIT AND MEET ALL CITY REGULATIONS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE LOCATIONS
 3. SEE CITY DRAWINGS FOR EXISTING UTILITIES
 4. THE FINAL DESIGN WILL COMPLY W/ CITY OF FORT LAUDERDALE REQUIREMENTS FOR INTERNAL COMMUNICATIONS

SITE PLAN
SCALE 1"=30'

PARKING LOT
CB

N. W. 5TH STREET



N. W. 6TH STREET

VACANT LAND
CB

VACANT LAND
B-2

ONE STORY
C.B.S. STRUCTURE
APPROX. 16' B-2

VACANT LAND
B-2

VACANT LAND
CB

N. W. 7TH AVENUE

SPORTS FIELD
RUG-25

PROJECT DATA

1.01. DESCRIPTION
The proposed development consists of four (4) buildings, each containing retail or office space, and a large parking lot. The buildings are located on the north side of N.W. 6th Street, between N.W. 5th Street and N.W. 7th Avenue. The parking lot is located to the west of the buildings. The site is bounded by N.W. 5th Street to the north, N.W. 6th Street to the south, and N.W. 7th Avenue to the east. Vacant land is shown to the west and south.

2.01. PROJECT DATA
CURRENT USE OF PROPERTY: COMMERCIAL
PROPOSED CONSTRUCTION: RETAIL/OFFICE SPACE
LAND USE DESIGNATION: COMMERCIAL
ZONING: COMMERCIAL
WATER/SEWER: CITY OF FORT LAUDERDALE
CITY OF FORT LAUDERDALE
127 AED 151,000 SF (1,510 ACRES)
BUILDING FOOTPRINT COVERAGE: 30,000 SF (1,510 ACRES)
TOTAL SITE AREA: 151,000 SF (1,510 ACRES)
TOTAL SITE AREA: 151,000 SF (1,510 ACRES)
TOTAL SITE AREA: 151,000 SF (1,510 ACRES)

2.02. BUILDING DATA

BUILDING	AREA (SQ. FT.)	AREA (ACRES)	AREA (SQ. FT.)	AREA (ACRES)
BUILDING A	10,000	0.23	10,000	0.23
BUILDING B	10,000	0.23	10,000	0.23
BUILDING C	10,000	0.23	10,000	0.23
BUILDING D	10,000	0.23	10,000	0.23
TOTAL	40,000	0.92	40,000	0.92

2.03. LANDSCAPE REQUIREMENTS

ITEM	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
1. PLANTING	1. PLANTING	1. PLANTING	1. PLANTING	1. PLANTING
2. PLANTING	2. PLANTING	2. PLANTING	2. PLANTING	2. PLANTING
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2.04. LANDSCAPE REQUIREMENTS

ITEM	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
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AS.1

PRELIMINARY DESIGN FOR:
SHOPPES ON ARTS AVENUE
FT. LAUDERDALE, FLORIDA

COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999



June 15, 2021

MJDC AOA, LLC
Attn.: Milton L. Jones
540 NW 4th Avenue
Fort Lauderdale, FL 33311

Re: Premises at 510 NW 7th Avenue, Fort Lauderdale, Florida 33311

Dear Mr. Jones:

I represent Chen Neighborhood Medical Centers of South Florida, LLC ("ChenMed") for their national real estate requirements.

The purpose of this correspondence is to inform you that ChenMed desires to lease the 15,680 SF premises located at 510 NW 7th Avenue, Fort Lauderdale, Florida 33311 to place a primary health care clinic for its patients/members. These services will include, but not be limited to, internal medicine, laboratory services, therapy/rehabilitation, ophthalmology and the operating of a primary care clinic and such activities as are related thereto. ChenMed sees their patients at least once a month and more frequently when needed. Their model is to see patients whether they are ill or healthy. They provide world class medicine to underserved areas, and dramatically reduce the cost of patient healthcare by avoiding ER and hospital visits.

ChenMed does not have the typical parking impact of most medical uses. ChenMed contracts with Uber Health for patient transportation, and allows patients to see a doctor from the comfort of a patient's home through video appointments.

ChenMed is a privately owned health care provider based in South Florida. ChenMed has over \$500 million in annual revenue. Presently, ChenMed has 80+ senior medical centers and 2,000+ employees. We look forward to bringing our next senior medical center to Fort Lauderdale.

For more information please see the about us page on Chenmed's website.
<https://www.dedicated.care/about-us>

Sincerely,

A handwritten signature in black ink, appearing to read "Zachary Talbot", written over a light blue horizontal line.

Zachary Talbot

Principal

cresa

ztalbot@cresa.com

954.376.0235 Mobile

1111 Brickell Ave. Suite 2801

Miami, FL 33131



Typical Clinic Floor Plan

