

Exhibit 2

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge		Tel. No.		E-Mail Address	
Burnadette Norris-Weeks		(954) 768-9770		Bnorris@apnwplaw.com	
Primary Contact for this CRA Request		Tel. No.		E-Mail Address	
Right Consulting, LLC - Burnadette Norris-Weeks		(954) 768-9770			
Name of Business		Tax I.D. No.		Company Website	
Right Consulting, LLC		75-3144452			
Business Address		Tel. No.		Fax No.	
2219 NW 6 th Steet		(954) 768-9770		(954) 768-9790	
City		State		Zip Code	
Fort Lauderdale		FL		33311	
Commencement Date to Begin Project: <u>June 1, 2025</u>				<u>JOB INFORMATION</u>	
Completion Date for Project: <u>August 30, 2026</u>				Full Time Equivalent (FTE) <u>1.5</u>	
				Jobs to be created	
Check Appropriate Description		Project Type		Existing Jobs <u>1</u>	
Existing Business <input checked="" type="checkbox"/> X		Expansion <input checked="" type="checkbox"/> X			
New Business		Relocation		Total FTE Jobs <u>2.5</u>	
		Facility Description		<u>TYPE OF BUSINESS</u>	
		Existing Space <u>913</u> sq. ft., plus vacant lot		Sole Proprietor _____	
		New Space (<u>See attached</u> <u>architectural plan exhibit, incl.</u> <u>SF</u>).		Partnership _____	
NAICS Code / Industry Type		Date of Incorporation		Joint Venture _____	
		Jan 16, 2004		Corporation _____	
		State where the business was incorporated		Cooperative _____	
		Florida		Limited Liability Company <u>X</u>	
Proposed Project Location/City		Proposed Address		Non-Profit Org. _____	
Fort Lauderdale		2219 NW 6 th Street, Fort Lauderdale 33311		Other: <u> </u> <u> </u>	
Property Control Number(s)		Property Owner			
504205011050		Right Consulting, LLC			
504205011060					
Owner Tel. No. (include Area Code)		Is there a lien on the property?			
(954) 768-9770		Yes No <input checked="" type="checkbox"/> X			
Bank(s) Where Business Accounts for Projects Are Held					
Wells Fargo NA				2.	
Name of Participating Bank/Lender					
N/A					
Amount		Contact Person		Tel. No. (include Area Code)	
N/A				Fax No. (include Area Code)	
Name of Other Financial Source					
Florida Community Loan Fund – Pending					
Amount		Contact Person		Tel. No. (include Area Code)	
Requested Amount 2 Million		Jim Walker		954.306.9852	
				Fax No. (include Area Code)	

Name of Other Financial Source			
Developer Funds			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Up to 2 Million Dollars	Burnadette Norris-Weeks	954-768-9770	954-768-9790
Name of Other Financial Source			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Project Purpose and Economic Impact			
<p>Developer, Right Consulting, LLC is proposing a unique Live Work Mix Use Development consisting of seven (7) residential units and approximately 2500 SF of commercial leasable area. This project will be a three (3) story building with amenities on the second and third floors to include resident gathering spaces. The first floor will incorporate commercial working spaces to be, in part, utilized by the tenants for business purposes.</p> <p>Two (2) bedroom apartments will range from 1104 SQ FT to 1156 SQ FT. One (1) bedroom apartments will range from 589 SQ SF to 744 SQ FT. All residential units will be located on the second and third floors, with (3) units on the second level and four (4) units on the third floor. The development will contain an elevator. There will also be parking on site consistent with the NWRAC Design Guidelines.</p> <p>The contemporary design for the project will enhance the overall visual aesthetics of the corridor. This Live Work Mix Use Development will allow residents to enjoy a community where they can live and work in a professional setting. The project meets all of the required development guidelines for the NWRAC. The design of the project elevates the quality of design for the corridor and serves as a unifying element to the community.</p> <p>The development lends itself to the City's desire for a walkable community within and outside of the development area. The project site is a short and walkable distance away from restaurants in the area, the YMCA, the Urban League, several community parks and landmarks such as the African American Research Library and Cultural Center. This project is designed for individuals or families with small businesses. It will be an attractive project on the North side of Sistrunk Blvd., similar to what can be found now on the south side and the project would bring about a more consistent streetscape. Currently, there are no live, work rental units east of 7th Avenue on Sistrunk Boulevard.</p> <p>This rental project will provide an economic impact because finding an affordable place to live and work in Broward County is getting more difficult given the current housing crisis. South Florida is now one of the least affordable areas in the United States. This project will offer aesthetically pleasing, quality rental units ideal for small businesses.</p> <p>Several meetings have already been held with the applicant and City planning staff to accomplish any and all changes requested for this project prior to CRA Board review.</p>			

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

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

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

Name Burnadette Norris-Weeks	Complete Address 2219 NW 6 th Street Fort Lauderdale, FL 33311	% Owned 100%	From Jan 16, 2004	To Present
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	N/A	N/A	
CRA funds	1 Million		
Florida Community Loan Fund	2 Million Dollars	7.3%	30 years
Company's current cash assets	\$1.45 Million		
Owner equity (specify) Land unencumbered	\$250,000		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$4.7 million		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	No	\$250,000	
Real Property Acquisition	No		
Utility and road infrastructure improvements	Yes	\$	
New construction of commercial and industrial buildings	Yes	\$4 million	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify) Architectural Services, Application Fees, Impact Fees, Permit Fees		\$250,000	
Other (specify)			

Other (specify) Contingencies		\$200,000
Total Uses		\$4,700,000

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

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: N/A _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

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

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

Improvement Incentive requests)

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

SEE ATTACHED RESPONSES ON SEPARATE PAGE

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

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

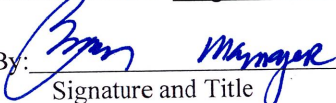
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial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

APPLICANTS CERTIFICATION

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

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

Business Name: Right Consulting, LLC

By: 
Signature and Title

2/28/25

Date

Guarantors:

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

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

<input type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ <u>1 Million</u>
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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

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

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

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

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



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

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

I Burnadette Norris-Weeks 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

Burnadette Norris-Weeks

Print Name

[illegible]

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SUBMITTED FORMS:

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.

SEE ATTACHED EXHIBIT "A" AS THE BUSINESS PLAN

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.

See ATTACHED EXHIBIT "B" AS RESUME. Note: There is one Manager of Right Consulting, LLC.

3. Corporate income tax returns for the last three years (*personal returns may also be requested*).

See ATTACHED.

4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions).

See ATTACHED EXHIBIT "D".

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.
N/A

6. If business is a franchise, include a copy of the franchise agreement. **N/A**

7. Bank Commitment Letter detailing the conditions of the loan approval. *At this time, there are ongoing communications and sharing of documents with the Florida Community Loan Fund (FCLF). A proforma has been shared with FCLF regarding the project and funding options are currently being reviewed.*

8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*). **N/A**

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*). N/A
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories

See ATTACHED EXHIBIT "E".

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

See ATTACHED EXHIBIT "F".

12. Copy of By-Laws (required for all non-profit organizations only). N/A
13. Please sign and submit Statement of Personal History and Credit Check Release (as attached). **See ATTACHED EXHIBIT "G".**
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. **See ATTACHED THREE PROPOSALS AS EXHIBIT "H".**
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description. **See ATTACHED EXHIBIT "I".**
16. Preliminary Project Schedule. – **Project will start June 1, 2025 and will be completed August 30, 2026**

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*). **See Attached.**
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. **See ATTACHED EXHIBIT "J".**

20. Ten year revenue and expense projection for the project -- See ATTACHED EXHIBIT "J".
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*). N/A
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business. N/A
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. N/A
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. – *Developer has been working with the DSD and plans have been talked through and approved through with adjustments made during numerous meetings with Developer, architect and various planning staff members.*
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*). **Attorney will be Burnadette Norris-Weeks, Architect will be Kurt Petgrave, R.A., NCARB and Contractor to be determined based on quotes provided.**

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

26. Existing Leases, Lease commitments and tenant makeup (*if applicable*). N/A
27. Copy of Environmental Report showing there are no Environmental issues (*if applicable*). N/A
28. Copy of Appraisal Report (*if applicable*). N/A

SUPPLEMENTAL SHEET RESPONDING TO THE FOLLOWING QUESTIONS:

1. Please describe your project. **See ATTACHED EXHIBIT "A".**
2. What is the address, folio number and legal description of the property.
Address: 2219 NW 6th Street, Fort Lauderdale, FL 33311, The folio numbers are: **504205011060 and 504205011050.** The legal descriptions are :*WASHINGTON PARK 19-22 B LOT 27 LESS S 10 FOR RD R/W BLK 5* and *WASHINGTON PARK 19-22 B LOT 26 LESS S 10 BLK 5*, respectively.
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. **The proposed use of the property is contained within the Business Plan. Please see attached as Exhibit "A".**
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement. **No**
5. What is the zoning of the property? *NWRAC-MUw*
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. **See Attached Exhibit "F"**
7. Is your project new construction or is it renovation? *New Construction*
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) *The cost of the project is 4 million dollars.*
9. What is the current Broward County Assessed Value of the property? There are two parcels the make up the development site. The current assessed value of the improved site is \$91,880.00. The assessed value of the vacant lot is \$56,460.
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. **N/A**

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page. **N/A**
12. Are there any code violations on the property? Identify. **N/A**
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding. **N/A**
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries. **See Attached Exhibit "D".**
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval. **June 2025**
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. **August 2026**
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. **See Attached**
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. **There will be insurance in place.**
19. Have your project previously received funding from the CRA? Explain. This entity or project has not previously received CRA funding.

EXHIBIT "A"

Business Plan for Right Consulting, L.L.C.

Right Consulting, L.L.C. is a limited liability company registered with the Florida Department of Corporations. Burnadette Norris-Weeks is the manager of the entity that was incorporated in 2004. Right Consulting is an established entity with ownership in retail stores and provides professional consulting services on risk management matters.

MANAGING MEMBER OF RIGHT CONSULTING, L.L.C.

Business name: Right Consulting, LLC
Address: 401 NW 7th Avenue
Ft. Lauderdale, Florida 33311
Telephone: (954) 768-9770
Fax: (954) 768-9790
E-mail: bnorris@apnwplaw.com

Executive Summary

Right Consulting, LLC (“Right Consulting”) is a corporation registered with the State of Florida, Department of State. The managing member of Right Consulting is Burnadette Norris-Weeks. The manager is also the owner of other successful businesses that have been operating within the Northwest Ft. Lauderdale Community Redevelopment Agency (CRA) for decades. The businesses include, but are not limited to, a law firm in operation since 1999 and a business that offers office space to small businesses called “Avenue of the Arts Executive Suites, LLC.” This business has operated within the CRA since 2010. The manager has shown a long-standing commitment to the northwest Fort Lauderdale area, having resided within in the CRA for more than a decade, served as a neighborhood association president for a decade, is a founder of a non-for-profit empowerment institute with a business office on the development site, and continues to be active in the Northwest Fort Lauderdale CRA community through substantial community involvement and investments.

Right Consulting, LLC is a 100% woman and minority-owned firm with a principal office location in Fort Lauderdale, Broward County, Florida. The company is the owner of the property seeking funding. See Attached property records as Exhibit “A”

The subject site is located at 2219 NW 6th Street, Fort Lauderdale 33311 and currently supports administrative office needs for the Women of Color Empowerment Institute, Inc., a not-for-profit 501 (c)(3) organization focused on supporting leadership roles for women of color. The developer is committed to building a mixed use rental complex on the subject location that offers housing and commercial office space for people with small businesses.

The property is located near the Northwest corner of 21st Avenue and NW 6th Street (Sistrunk Blvd.). The site is walking distance from the African American Research Library and Cultural Center, the Urban League of Broward County, community parks, a YMCA facility, several restaurants and new housing developments. This proposed business entity will play a role in the revitalization of the CRA area, by offering residents a convenient, affordable location to both live and work.

Right Consulting, LLC is proposing a unique Live Work Mix Use Development consisting of seven (7) residential units and approximately 2500 SF of commercial leasable area. This will be a three (3) story building with amenities on the second and third floors to include resident gathering spaces. The first floor will incorporate commercial working spaces. The one (1) bedroom apartments will range from 589 SQ SF to 744 SQ FT and the two (2) bedroom apartments will range from 1104 SQ FT to 1156 SQ FT. Units will be located on the second and third floors with (3) units on the second level and four (4) units on the third floor. The development will contain an elevator. There will also be parking on site consistent with the NWRAC Design Guidelines.

The contemporary design of the project will enhance the feel and overall visual aesthetics of the corridor. This Live Work Mix Use Development will allow residents to enjoy a community where they can live and work in a professional setting. The projects meets all of the required development guidelines for the NWRAC.

The development lends itself to the City's desire for a walkable community. This project is designed for families with a small business. It will be an attractive project on the North side of Sistrunk Blvd., similar to what can be found on the south side to bring about a more consistent streetscape. Currently, there are no live, work rental units east of 7th Avenue on Sistrunk Boulevard.

This rental project will provide an economic impact because finding an affordable place to live and work in Broward County is getting more difficult as affordable housing has become a crisis. A recent Florida International University report on Broward's affordable housing needs found that 92% of residents cannot afford the current median sell price of a single family home and renters are the most vulnerable due, in part, to area lower wages and lack of affordable housing options. South Florida is now one of the least affordable areas in the United States. This project will offer aesthetically pleasing, quality, affordable rental units ideal for small businesses.

The business plan contemplates a business model that will allow residents to live in a housing community where they can also work in a professional office setting steps away from where they live. The housing community will also offer amenities in the way of spaces to hold events and gatherings with other resident business owners. Amenities will also include on-site spaces for wellness activities, such as yoga. The development will contribute to a goal of the CRA to promote and support walkable communities. Collocation of different businesses within dedicated commercial spaces will allow smaller businesses to operate more efficiently with lower overhead. The commercial work spaces will allow for client meetings and will be equipped with the most current technology for business operations. Signage will be strategically placed to make potential customers aware that businesses are on site.

The funding for the project is expected from CRA funding, developer funding, Florida Community Loan Funds and Broward County program funds for which there are ongoing communications.

General Company Description

Mission statement: To provide high-quality housing for residents with small businesses desiring on-site working spaces.

Target Market: Market will include individuals who are small business owners desiring to live and work in Northwest Fort Lauderdale.

Form of ownership: Limited Liability Company (LLC).

Company history: Company started in 2004 and has been registered with the Florida Department of Corporations. Burnadette Norris-Weeks is the manager of the corporate entity. Right Consulting, LLC is an established entity with business ownership in retail. The company also provides professional business consulting services primarily related to risk management matters.

Most important strengths and core competencies: The company will succeed based on need, location and experience of manager in knowing and understanding the community and its needs.

Significant challenges the company faces now and in the near future: There was not many challenges for a target completion of this project. Given the uncertainty of federal government tariff matters, there could be a shortage of available building materials.

Goals for future of the business: The company will work closely with local chambers, artists groups, business groups and persons interested in collaborating to save money and share costs associated with operating a small business and living close to home.

Services

The company will provide services to all segments of South Florida's diverse population seeking an affordable place to live and work.

Marketing Plan

Numerous documents from the CRA regarding the demographics of the area and market profile have been compiled. In addition to the NW area, the owner would like to attract business owners in the general Fort Lauderdale and surrounding area. The type of professionals sought would be freelancers, remote workers and entrepreneurs, including artists.

There will be a focus on creating a vibrant environment that emphasizes community and productivity. The development will be marketed as "**The Nexus**", a place where creativity thrives and connections flourish.

The unique angle for attracting tenant residents will be the integrated residential and workspace options

Owner has considered various research for its marketing plan. Owner is aware of the need for affordable rentals and desire for small businesses to have a convenient location to conduct business close to home. It is expected that the rentals and office spaces will be fully committed prior to the completion of the project.

Location

The site is located at 2219 NW 6th Street, Fort Lauderdale, FL 33311

Convenience -- The location will offer a convenient location, including available parking within feet from rental units and commercial spaces.

The property is located near the Northwest corner of 21st Avenue and NW 6th Street (Sistrunk Blvd.).

Operational Plan

The Corporation will operate pursuant to proper legal requirements not limited to licensing requirements, permits, health, workplace and environmental regulations.

Personnel

The Company will hire skilled employees as set forth in the chart attached herein. One person will provide administrative support. Several services will be contracted.

There will be written job descriptions. Contract workers will be hired as needed.

CRA Request

The amount of the request is \$1 Million. Total Hard and soft cost are estimated at \$4.7 Million. Residential unit amenities and standard features include Energy Star appliances, including stove, dishwasher, refrigerator and microwave, granite countertops, luxury vinyl flooring/tile flooring, garbage disposal, range hood, washer and dryer connections, internet and cable connections, window treatments, and balconies.

The space will be a collocation space for renters of the residential units. Depending on business needs additional office space could be negotiated with Owner. In those cases, the rental rate will be approximately \$11 per square foot without CAM and may require some buildout by the tenant. The total commercial allowance of for retail space will be 2,488 SF.

A specified number of the units will be income restricted for the length of the forgivable loan. The target population will be people between 50% and 80% AMI who are people preferably with small businesses. Our business plan proposes all affordable units and contemplates offering two (2) of the five (5) one bedrooms units at 50% AMI (Estimated rent \$989/month) and all other one bedroom units will be offered at 80% AMI (Estimated rent \$1,583/month). The two (2) two bedroom units are projected to be affordable at 80% AMI (Estimated Rent \$1,901/month)

There are no projects of this kind west of 7th Avenue in Fort Lauderdale. This is a unique project with limited competition.

SUBMITTED FORMS:

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.

SEE ATTACHED EXHIBIT "A" AS THE BUSINESS PLAN

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.

See ATTACHED EXHIBIT "B" AS RESUME. Note: There is one Manager of Right Consulting, LLC.

3. Corporate income tax returns for the last three years (*personal returns may also be requested*).

See ATTACHED.

4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions).

See ATTACHED EXHIBIT "D".

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. N/A
6. If business is a franchise, include a copy of the franchise agreement. N/A
7. Bank Commitment Letter detailing the conditions of the loan approval. At this time, there are ongoing communications and sharing of documents with the Florida Community Loan Fund (FCLF). A proforma has been shared with FCLF regarding the project and funding options are currently cbeing reviewed.

8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*). N/A
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*). N/A
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories

See ATTACHED EXHIBIT "E".

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

See ATTACHED EXHIBIT "F".

12. Copy of By-Laws (required for all non-profit organizations only). N/A
13. Please sign and submit Statement of Personal History and Credit Check Release (as attached). See ATTACHED EXHIBIT "G".
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. See ATTACHED THREE PROPOSALS AS EXHIBIT "H".
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description. See ATTACHED EXHIBIT "I".
16. Preliminary Project Schedule. – Project will start June 1, 2025 and will be completed August 30, 2026

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*). See Attached.
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.

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 See ATTACHED EXHIBIT "J".
20. Ten year revenue and expense projection for the project -- See ATTACHED EXHIBIT "J".
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*). N/A
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business. N/A
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. N/A
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. – *Developer has been working with the DSD and plans have been talked through and approved through with adjustments made during numerous meetings with Developer, architect and various planning staff members.*
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*). Attorney will be Burnadette Norris-Weeks, Architect will be KAP Architecture and Contractor to be determined based on quotes provided.

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

26. Existing Leases, Lease commitments and tenant makeup (*if applicable*). N/A
27. Copy of Environmental Report showing there are no Environmental issues (*if applicable*). N/A
28. Copy of Appraisal Report (*if applicable*). N/A

EXHIBIT "B"

About the Manager

Burnadette Norris-Weeks is a partner in the law firm of Austin Pamies Norris Weeks Powell, PLLC. She serves as counsel to various governmental entities, including cities in Broward, Miami-Dade and Palm Beach counties. She is former counsel to the Broward County Supervisor of Elections Office for more than sixteen years. Additionally, her law firm handles serious personal injury, corporate and real property matters. She is the sole Manager of Right Consulting, LLC, which owns retail stores and provides risk management consulting services.

Burnadette is the Immediate Past Chair for the Greater Fort Lauderdale Chamber of Commerce. She serves on the Board of Directors for Habitat for Humanity of Broward and the Community Foundation of Broward. She is a graduate of Leadership Florida and of Leadership Broward. She is the Chair of Invest Fort Lauderdale. Burnadette is founder of the Women of Color Empowerment Institute, Inc. (WOCEI), a membership organization with the mission to enhance and expand leadership opportunities by women of color. WOCEI spearheads a yearly conference that brings together hundreds of women in leadership from across the country. Burnadette also serves as a member of the Federal Judicial Nominating Conference for the Southern District of Florida.

Burnadette's extensive community and professional involvement has earned her the Above and Beyond Award from the American Bar Association's Section of Litigation; the Urban League's Margaret Roach Humanitarian Award and a Lifetime Achievement Award from the T.J. Reddick Bar Association. She is a past honoree of the National Trumpet Awards Foundation and was recognized by Legacy Magazine as one of South Florida's 25 Most Influential and Prominent Black Women in Business. Burnadette has received a "Leader of the Year" award from the Leadership Broward Foundation, among other impressive awards and recognitions.

Burnadette is admitted to practice law before the 11th Circuit Court of Appeals and the United States District Courts for the Northern, Middle and Southern Districts of Florida.

EXHIBIT “D”

Existing Jobs

Job Title	Brief Description of Job Title	Annual Salary for Existing
Program Manager	Operates current programs for the company	\$30,000
Other Work is contracted as needed		

Jobs To Be Created

Job Title	Brief Description of Job Title	Industry Average Salary
Compliance Administrator	Overseeing daily operations, prioritize upkeep of the property and collection of rents	\$35,000, plus reduction for rent
Other Positions to be contracted out	lawn care, maintenance person, accounting services, etc.	

EXHIBIT “E”



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RIGHT CONSULTING, L.L.C.

Filing Information

Document Number	L04000006098
FEI/EIN Number	75-3144452
Date Filed	01/16/2004
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/29/2017

Principal Address

401 N. AVENUE OF THE ARTS (NW 7TH AVENUE)
FT. LAUDERDALE, FL 33311

Changed: 05/01/2008

Mailing Address

401 N. AVENUE OF THE ARTS (NW 7TH AVENUE)
FT. LAUDERDALE, FL 33311

Changed: 05/01/2008

Registered Agent Name & Address

NORRIS-WEEKS, BURNADETTE
401 N. AVENUE OF THE ARTS (NW 7TH AVENUE)
FT. LAUDERDALE, FL 33311

Name Changed: 09/29/2017

Address Changed: 05/01/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

NORRIS-WEEKS, BURNADETTE

401 N. AVENUE OF THE ARTS (NW 7TH AVENUE)
FT. LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2022	04/30/2022
2023	07/31/2023
2024	04/29/2024

Document Images

04/29/2024 -- ANNUAL REPORT	View image in PDF format
07/31/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
09/29/2017 -- REINSTATEMENT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
01/02/2013 -- ANNUAL REPORT	View image in PDF format
05/01/2012 -- ANNUAL REPORT	View image in PDF format
04/30/2011 -- ANNUAL REPORT	View image in PDF format
04/23/2010 -- ANNUAL REPORT	View image in PDF format
03/30/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
05/15/2007 -- ANNUAL REPORT	View image in PDF format
10/09/2006 -- LC Amendment	View image in PDF format
09/22/2006 -- LC Amendment	View image in PDF format
04/30/2006 -- ANNUAL REPORT	View image in PDF format
04/22/2005 -- ANNUAL REPORT	View image in PDF format
01/16/2004 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

L040000006098

04 JAN 10 10:00 AM
TALLAHASSEE, FLORIDA



100022245651

01/22/04--01002--011 **125.00

(Requestor's Name)

100 SOUTHEAST 6TH STREET, SUITE 6
FORT LAUDERDALE, FLORIDA 33301

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

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Office Use Only

**ARTICLES OF ORGANIZATION
FOR
RIGHT CONSULTING, L.L.C.**

04 JAN 16 AM 10:59

The undersigned, for the purpose of forming a Limited Liability Company pursuant to s. 608.407, Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I - Name:

The name of the Limited Liability Company is:

RIGHT CONSULTING, L.L.C.

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

100 Southeast Sixth Street, Ft. Lauderdale, FL 33301

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

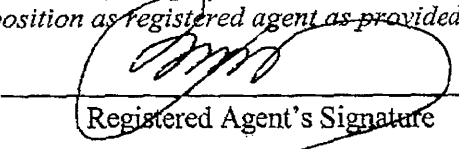
The name and the Florida street address of the registered agent are:

Burnadette Norris-Weeks

100 Southeast Sixth Street

Ft. Lauderdale, FL 33301

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.



Registered Agent's Signature

ARTICLE IV - Management

The Limited Liability Company is to be managed by the managers and is, therefore, a member-managed company.



Signature of a member or an authorized representative of a member

(In accordance with section 608.408(3), Florida Statutes, the execution
of this document constitutes an affirmation under the penalties of perjury
that the facts stated herein are true.)

Burnadette Norris-Weeks

Typed or printed name of signee

- The name and address of each Managing Member is as follows:

MGRM:

Burnadette Norris-Weeks
100 Southeast Sixth Street
Fort Lauderdale, Florida 33311

FILED
04 JAN 16 AM 11:00
CLERK OF THE COURT
TALLAHASSEE, FLORIDA

EXHIBIT “F”

Prepared by and return to:

SUSAN T. RHODES

Attorney at Law

Surealty Title, Inc.

2400 North University Drive Suite 200

Pembroke Pines, FL 33024

954-680-5959

File Number: 214-724B

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28 day of July, 2014 between **Wilhelmina Ross, an unmarried widow and surviving spouse of Amos Ross, deceased** whose post office address is **5630 NW 13th Court, Fort Lauderdale, FL 33313**, grantor, and **Right Consulting, L.L.C., a Florida limited liability company** whose post office address is **401 NW 7th Avenue, Fort Lauderdale, FL 33311**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County Florida** to-wit:

Lot 26 Less the South 10 feet, Block 5, of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

Parcel Identification Number: 504205-01-1050

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 grantee 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; that the grantor hereby fully 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, 2013.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Marilyn K. Gallington
Witness Name: Marilyn K. Gallington
Kimberly C. Jackson
Witness Name: Kimberly C. Jackson

Wilhelmina Ross (Seal)
Wilhelmina Ross

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28 day of July, 2014 by Wilhelmina Ross, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Marilyn K. Gallington
Notary Public
Printed Name: Marilyn K. Gallington
My Commission Expires: 7-21-16



Prepared by and return to:

SUSAN T. RHODES

Attorney at Law

Surealty Title, Inc.

2400 North University Drive Suite 200

Pembroke Pines, FL 33024

954-680-5959

File Number: 214-727B

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28 day of July, 2014 between Wilhelmina Ross, an unmarried widow and surviving spouse of Amos Ross, deceased whose post office address is 5630 NW 13th Court, Fort Lauderdale, FL 33313, grantor, and Right Consulting, L.L.C., a Florida limited liability company whose post office address is 401 NW 7th Avenue, Fort Lauderdale, FL 33311, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County Florida** to-wit:

Lot 27, Less the South 10 feet for road right-of-way, Block 5, of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

Parcel Identification Number: 504205-01-1060

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 grantee 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; that the grantor hereby fully 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, 2013.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Marilyn K. Gallington
Witness Name: Marilyn K. Gallington
Kimberly Jackson
Witness Name: Kimberly Jackson

Wilhelmina Ross (Seal)
Wilhelmina Ross

State of Florida
County of Broward

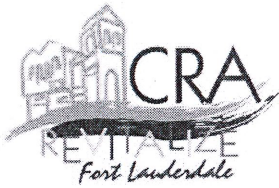
The foregoing instrument was acknowledged before me this 28 day of July, 2014 by Wilhelmina Ross, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Marilyn K. Gallington
Notary Public
Printed Name: Marilyn K. Gallington
My Commission Expires: 7-21-16

EXHIBIT "G"



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

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: Burnadette Middle: _____ Last: Norris-Weeks

Social Security No.: Information is protected. Will be provided to staff.

Date of Birth: Protected. Will be provided to staff.

Driver's License (State and Number): Information is protected but will be provided to staff.

Home/Cellular Phone No.: _____ Office No.: (954) 768-9770

Current Home Address (*PO Boxes not accepted*): Information is protected. Will be provided to staff.


City: _____ State: FL Zip Code: _____

Employer: Self-employed

Employer Address: 401 NW 7th Avenue, Fort Lauderdale

City: Fort Lauderdale State: FL Zip Code: 33311

Company Phone No.: (954) 768-9770 Other No.: _____

Signature: 

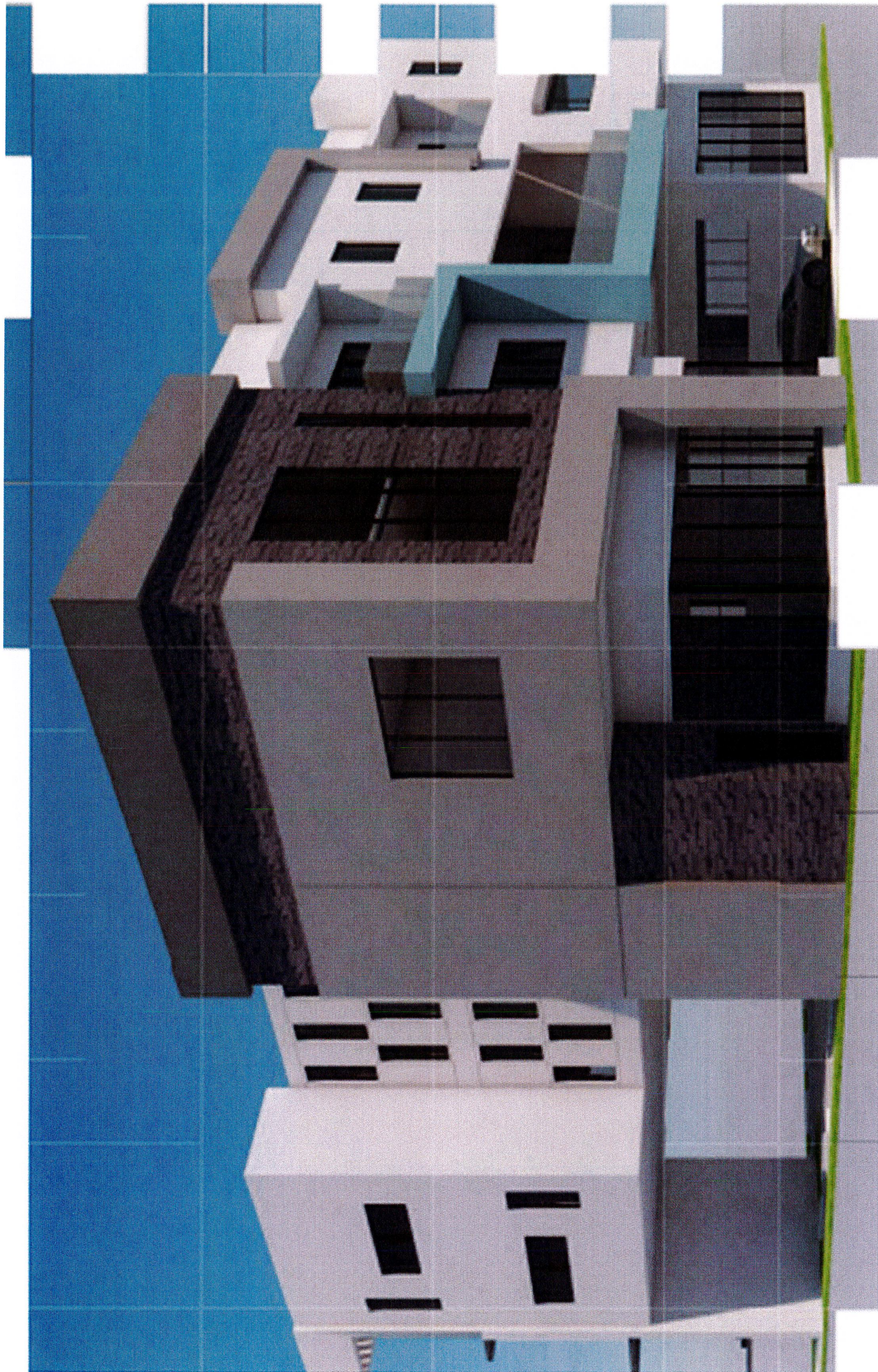
Date: 2/28/25

***ORIGINAL SIGNATURES REQUIRED**

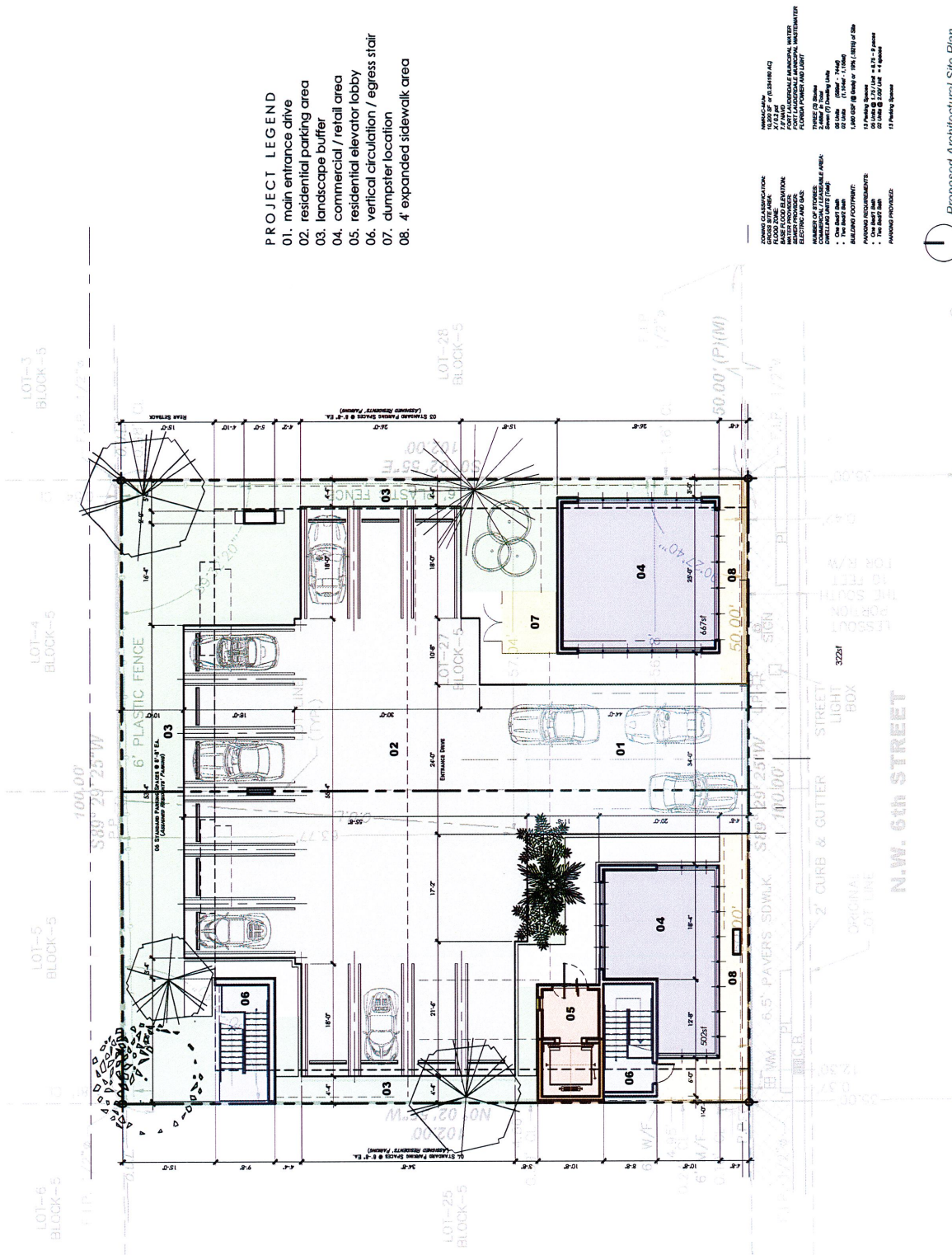
EXHIBIT “H”



project perspective facing north from sistrunk boulevard (south elevation)



project perspective facing northeast from sistrunk boulevard



- PROJECT LEGEND**
- 01. main entrance drive
 - 02. residential parking area
 - 03. landscape buffer
 - 04. commercial / retail area
 - 05. residential elevator lobby
 - 06. vertical circulation / egress stair
 - 07. dumpster location
 - 08. 4' expanded sidewalk area

NOTES:

1. SEE SITE PLAN FOR ZONE 01 (ENTRANCE DRIVE)
2. SEE SITE PLAN FOR ZONE 02 (RESIDENTIAL PARKING)
3. SEE SITE PLAN FOR ZONE 03 (LANDSCAPE BUFFER)
4. SEE SITE PLAN FOR ZONE 04 (COMMERCIAL / RETAIL AREA)
5. SEE SITE PLAN FOR ZONE 05 (RESIDENTIAL ELEVATOR LOBBY)
6. SEE SITE PLAN FOR ZONE 06 (VERTICAL CIRCULATION / EGRESS STAIR)
7. SEE SITE PLAN FOR ZONE 07 (DUMPSTER LOCATION)
8. SEE SITE PLAN FOR ZONE 08 (EXPANDED SIDEWALK AREA)

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN: Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida

Proposed Architectural Site Plan

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023

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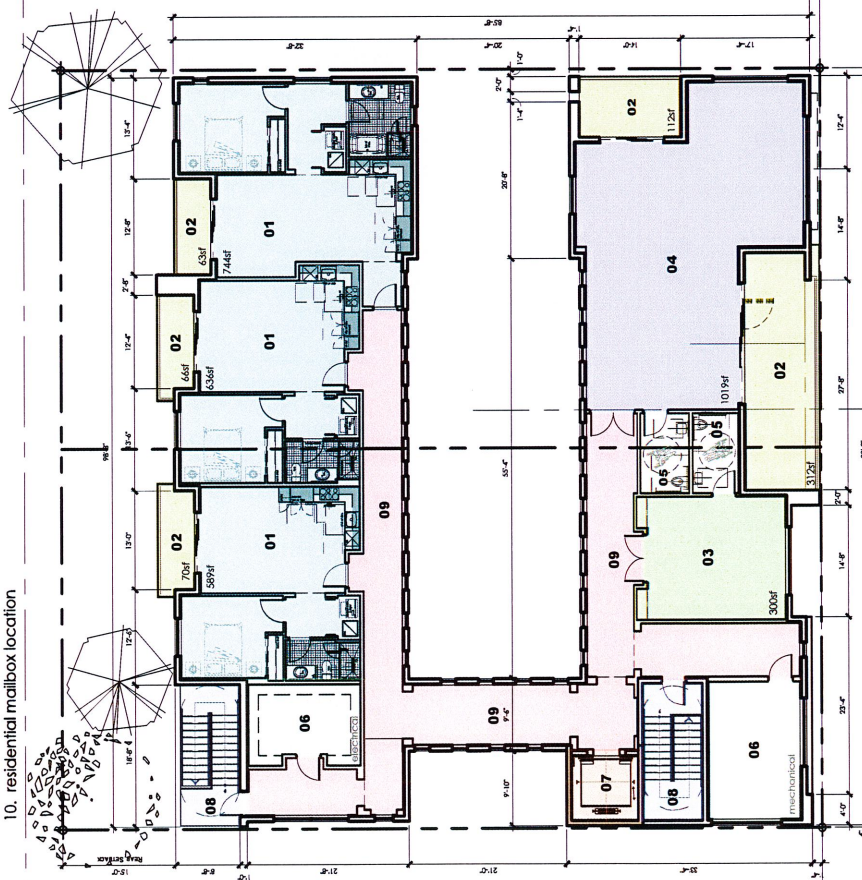
KAP architecture

1. KAP20230717
2. Mixed-Use Development
3. Fort Lauderdale, Florida
4. 2219 N.W. 6th Street
5. 3381 S.W. 19th Street
6. 3300 S.W. 11th Street
7. 3300 S.W. 9th Street
8. 3300 S.W. 7th Street
9. 3300 S.W. 5th Street
10. 3300 S.W. 3rd Street
11. 3300 S.W. 1st Street
12. 3300 S.W. 0th Street
13. 3300 S.W. -1st Street
14. 3300 S.W. -2nd Street
15. 3300 S.W. -3rd Street
16. 3300 S.W. -4th Street
17. 3300 S.W. -5th Street
18. 3300 S.W. -6th Street
19. 3300 S.W. -7th Street
20. 3300 S.W. -8th Street
21. 3300 S.W. -9th Street
22. 3300 S.W. -10th Street
23. 3300 S.W. -11th Street
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82. 3300 S.W. -70th Street
83. 3300 S.W. -71st Street
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101. 3300 S.W. -89th Street
102. 3300 S.W. -90th Street
103. 3300 S.W. -91st Street
104. 3300 S.W. -92nd Street
105. 3300 S.W. -93rd Street
106. 3300 S.W. -94th Street
107. 3300 S.W. -95th Street
108. 3300 S.W. -96th Street
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111. 3300 S.W. -99th Street
112. 3300 S.W. -100th Street

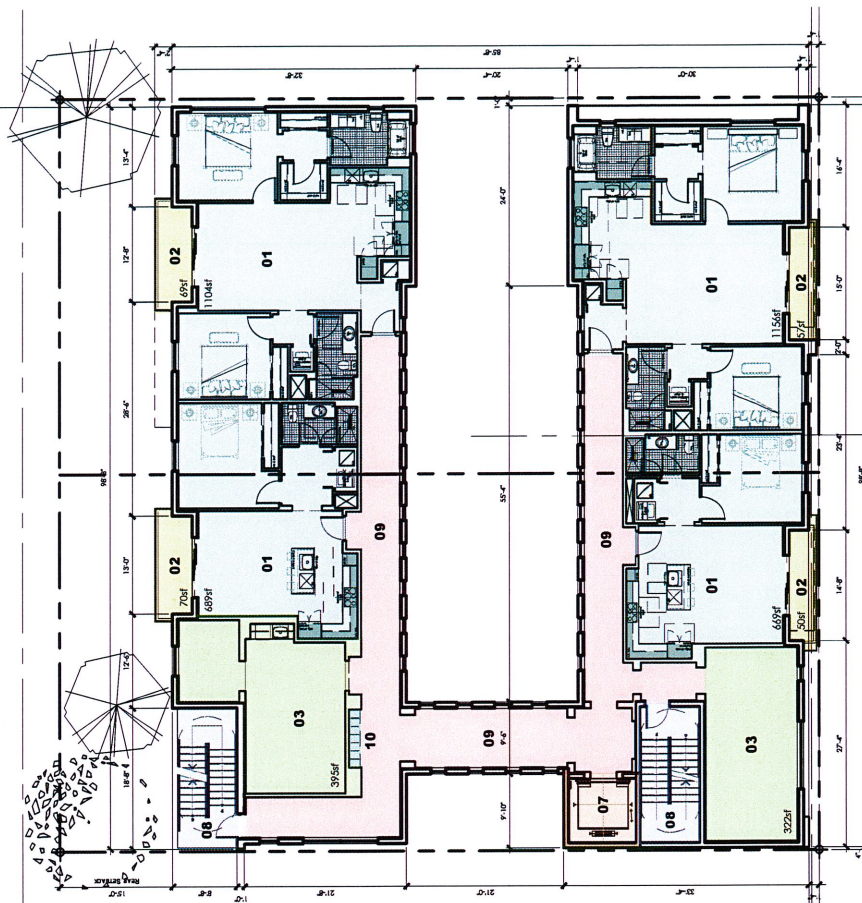
A.100

PROJECT LEGEND

- 01. residential apartments
- 02. exterior balcony
- 03. residential amenities
- 04. commercial / retail area
- 05. building support
- 06. building utilities / support area
- 07. residential elevator lobby
- 08. vertical circulation / egress stair
- 09. residential circulation
- 10. residential mailbox location



second floor level



third floor level

CAM #25-0331

Exhibit 2

Page 50 of 85

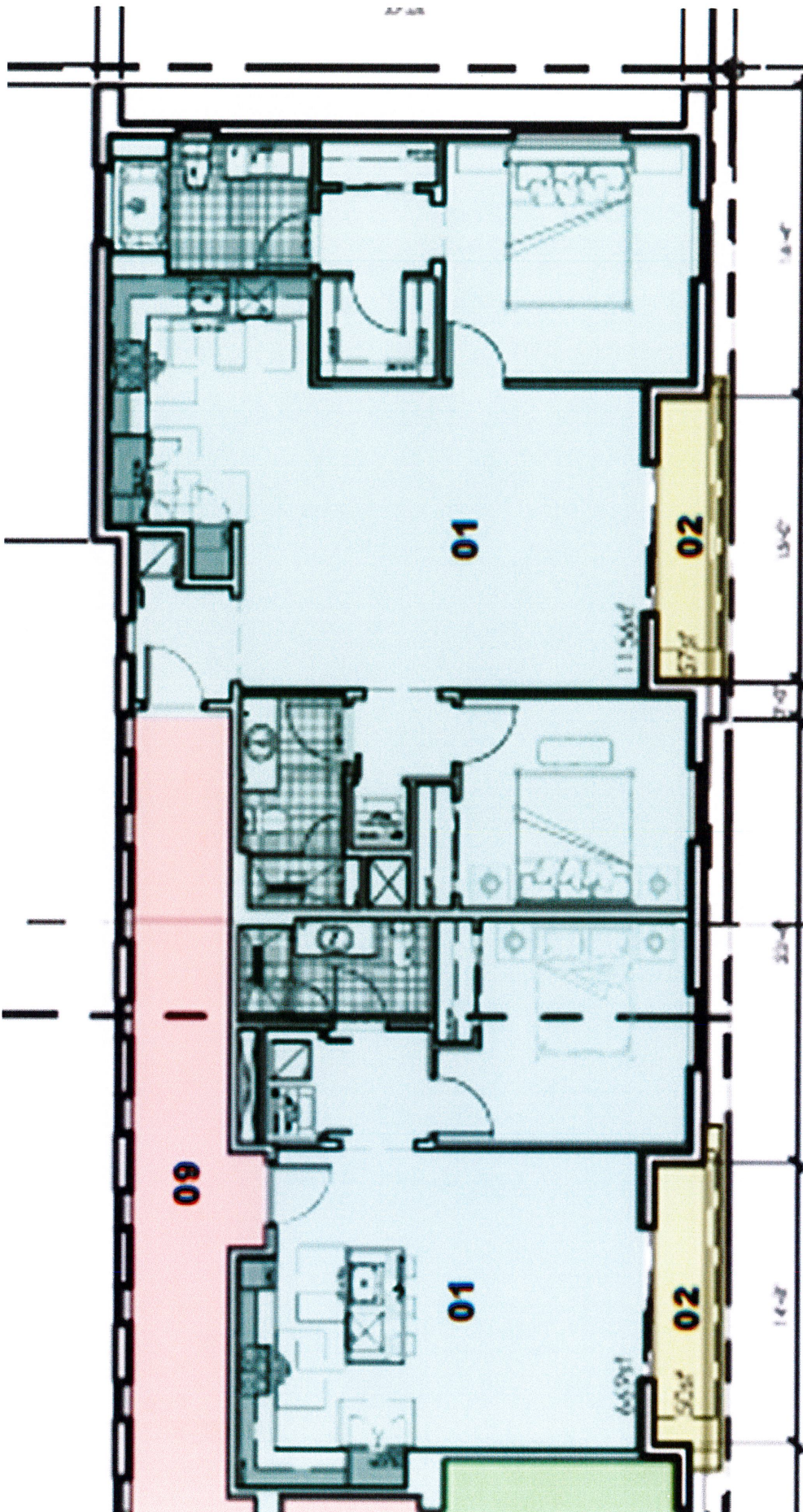
Proposed Architectural Floor Plans

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023

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KAP Architecture
3181 E.W. 18th Street
Fort Lauderdale, FL 33305
Tel: 954.333.2000 Fax: 954.333.2001
www.kaparch.com

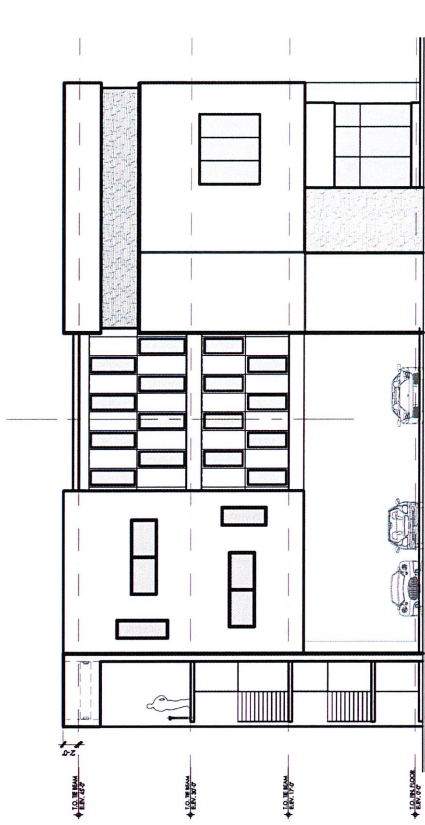
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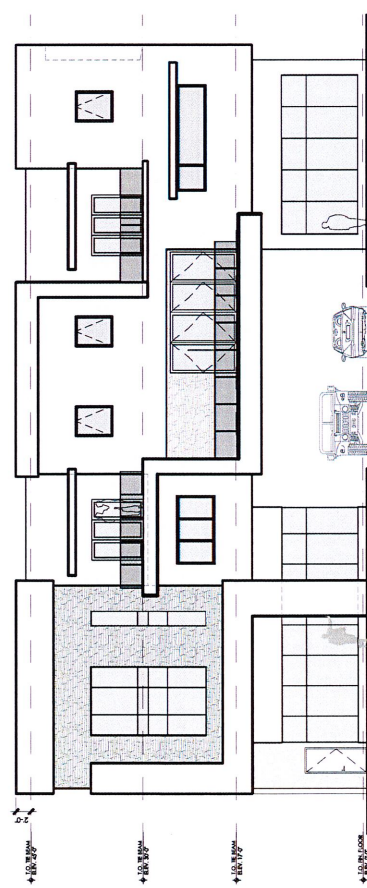




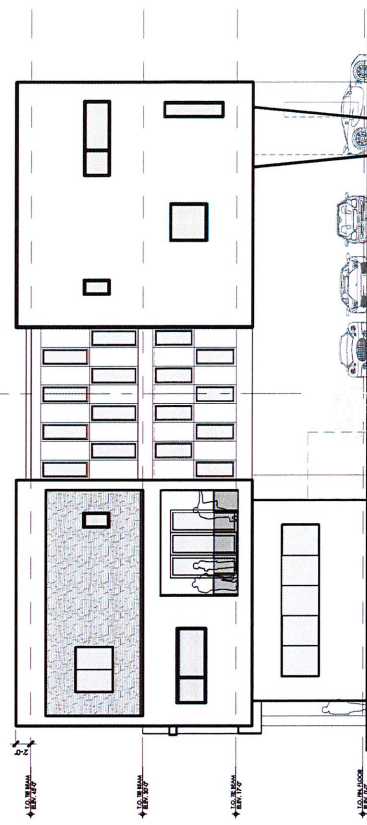
rear / north elevation



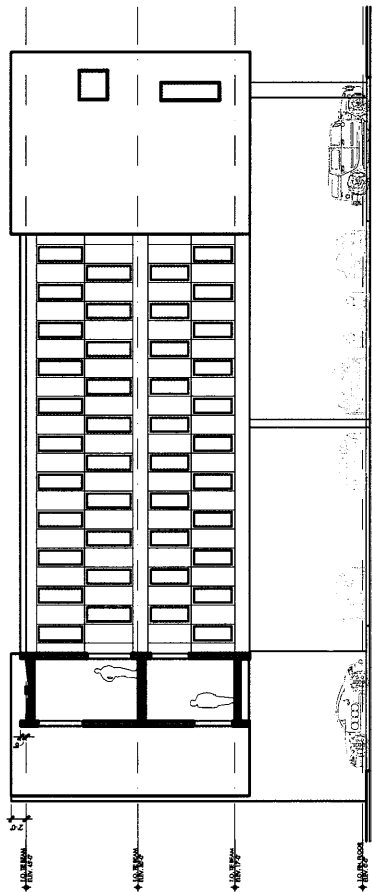
left-side / west elevation



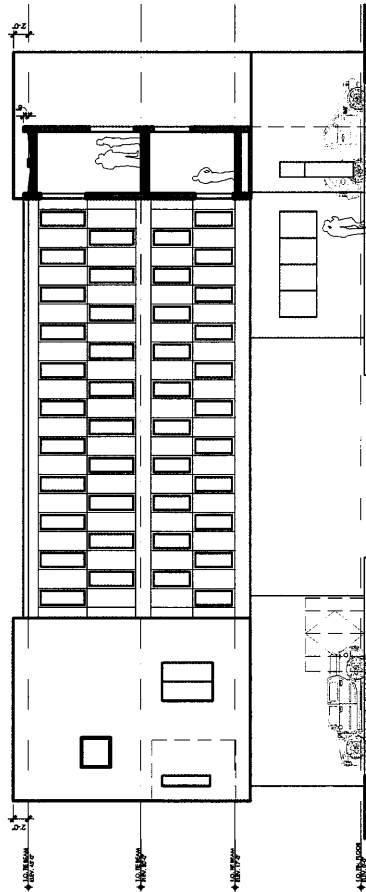
front / south elevation



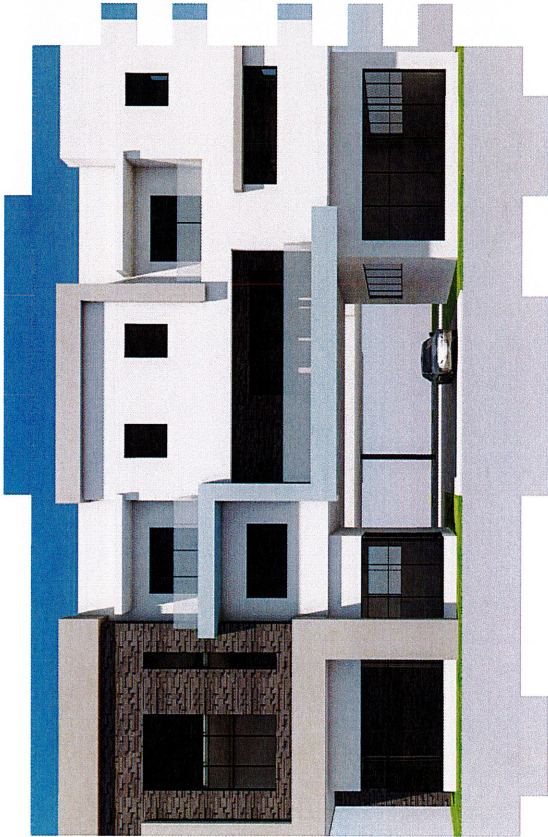
right-side / east elevation



Interior courtyard elevation (facing north)



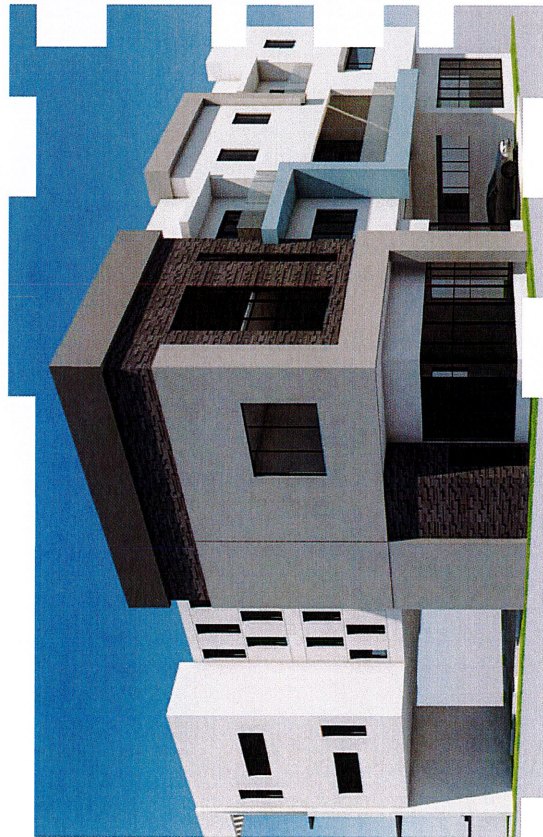
Interior courtyard elevation (facing south)



project perspective facing north from sistrunk boulevard (south elevation)



project perspective facing northwest from sistrunk boulevard



project perspective facing northeast from sistrunk boulevard



project perspective facing southwest from rear yard area

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN : Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida

Project Renderings (3Dimensional Perspectives)

Mixed-Use Development Scale: 1/8"

07.17.2023

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A-400

PROPOSAL

#1

2/18/2025

Aaron Weeks
Weeks Development Holdings
2219 NW 6th St.
Fort Lauderdale, FL 33311

Re: Our Proposal 2520001 for **A Sistrunk Blvd Mixed-use Development**

Facility Weeks Development Holdings
Name:

Weeks Development Holdings, 2219 NW 6th St., Fort Lauderdale, FL 33311

This Proposal is for the Project referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to furnish the following:

01 - General Requirements

1. Pre-Construction Cost (2 Months) - Project Planning & Coordination
2. Pre Con -Pre con meetings, contractor coordination, Value Engineering, & Cost Estimation Adjustments
3. Legal Fees (Contracts & Compliance)
4. Site Office
5. Temp Toilets
6. Temp Fencing & Security
7. Temp Power and Water
8. Safety and PPE Includes safety signage, PPE for workers & OSHA compliance materials.
9. Misc Cost - Parking, Office Supplies, internet, printing costs for drawings, etc
10. General Liability/Workman's Comp Insurance
11. Performance & Payment Bond
12. Permitting
13. Project Manager
14. Superintendent
15. Project Engineer
16. Administrative/Project Accountant
17. Site Cleaning and Waste Removal

02 - Existing Conditions

1. Sitework/Demotion -Â Minor demolition and site clearing, no extensive underground utilities expected

03 - Concrete

1. Foundation & Concrete Slabs -Formwork, Footing, slabs, & Structural Conc for the foundation & floors

04 - Masonry

1. CMU Walls -Â Exterior and some interior CMU walls as specified in the architectural drawings

05 - Metals

1. Structural Steel and Metal Framing -Steel framing, joists, and any necessary supports.

06 - Wood, Plastics, and Composites

1. Millwork & Casework -Â Includes Cabinetry for Kitchenettes, office millwork, & blocking for fixtures

07 - Thermal and Moisture Protection

1. Therma Protection -Â Includes TPO membrane roofing & waterproofing measures.

08 - Openings

1. Windows and Doors -Â Miami-Dade NOA Impact Windows & Storefront Systems, Trulite systems per specs.

09 - Finishes

1. Includes flooring, ceilings, drywall, painting, & specialty finishes as per finish schedule.

10 - Specialties

1. Signage, Restroom Accessories, and Miscellaneous

11 - Equipment

1. Specialty Equipment - Includes kitchen appliances and conference room AV equipment.

12 - Furnishings

1. New Item

14 - Conveying Equipment

1. Traction Elevator System Furnish 2-stop traction elevator (elevator car, rails, cables, & motor sys)
2. Install & labor for a traction elevator, & Elec. connections, shaft Construct & Mech installation,
3. Conveying Permits & Inspections

16 - Electrical

1. Telecommunications and Data Includes cabling for phones, data, & internet.

21 - Fire Suppression

1. Fire Sprinkler Heads and Interior Piping Systems
2. Install fire sprinkler system, backflow preventer (RPZ), fire dept connect & assoc. piping & valving

22 - Plumbing

1. Includes all water, drainage, & fixture install for bathrooms, janitor closets, & kitchenettes.

23 - Heating, Ventilating, and Air

1. HVAC System :Includes ductwork, rooftop units, controls, and ventilation systems.
2. Crane

26 - Electrical

1. Electrical & Lighting - Installation, lighting, power distribution, & fire alarm systems, Elevator

31 - Earthwork

1. Grading and Site Preparation -Minimal grading, landscaping, and soil compaction.

33 - Utilities

1. Connect buildings waste to municipal sanitary sewer system, if needed lift station or connections.
2. Grade for proper runoff, install catch basins, drainage piping & Connect to municipal systems.
3. Water supply lines from municipal connect to building, meters, valves, & backflow preventers (RPZ).
4. Rainwater Runoff & Connect to municipal storm sewer system, trench, stormwater piping & catch basins

Price: **\$ 4,004,783.99** *Four Million Four Thousand Seven Hundred Eighty Three Dollars and Ninety Nine Cents*

Time: The duration of the Work to achieve Substantial Completion will be **420 calendar days**.

Terms: NET30, 0% Retainage

Clarification(s):

- No abatement of any kind
- Dumpster included
- No Architectural Drawings included
- Prelim Budget

Expiration: This Proposal shall remain open for 30 calendar day(s).

Attachment(s): Schedule Of Values
Negotiated Pricing Detail

Please contact me at 954-368-7700 or via e-mail cmoore@journeycdg.com if you have any questions or require additional information.

Regards,

Journey C+D Group, Inc

Clifford Moore

Chief Executive Officer

Customer Signature: _____ Date: _____
Weeks Development Holdings

Project: 2520001 - A Sistrunk Blvd Mixed-use Development

Date: 02/18/2025

#	Description of Work	Original (\$)	Changes (\$)	Adjustments (\$)	Adjusted Value (\$)
1	General Requirements	347,706.72	0.00	0.00	347,706.72
2	Project Management and Coordination	371,800.00	0.00	0.00	371,800.00
3	Cleaning and Waste Management	18,000.00	0.00	0.00	18,000.00
4	Existing Conditions	30,000.00	0.00	0.00	30,000.00
5	Concrete	228,350.00	0.00	0.00	228,350.00
6	Masonry	193,000.00	0.00	0.00	193,000.00
7	Structural Metal Framing	225,000.00	0.00	0.00	225,000.00
8	Wood,Plastics, and Composites	97,750.00	0.00	0.00	97,750.00
9	Thermal Protection - Roofing	159,259.00	0.00	0.00	159,259.00
10	Openings	198,285.00	0.00	0.00	198,285.00
11	Finishes	301,947.00	0.00	0.00	301,947.00
12	Specialties	25,000.00	0.00	0.00	25,000.00
13	Equipment	20,000.00	0.00	0.00	20,000.00
14	Furnishings	55,000.00	0.00	0.00	55,000.00
15	Conveying	125,000.00	0.00	0.00	125,000.00
16	Communications	65,000.00	0.00	0.00	65,000.00
17	Fire-Suppression Sprinkler Systems	203,189.00	0.00	0.00	203,189.00
18	Plumbing Systems Allowance	175,000.00	0.00	0.00	175,000.00
19	Heating, Ventilating, and Air Allowance	203,750.00	0.00	0.00	203,750.00
20	Electrical Allowance	275,000.00	0.00	0.00	275,000.00
21	Earthwork	95,000.00	0.00	0.00	95,000.00
22	Civil Utilities Connections	68,748.00	0.00	0.00	68,748.00
23	Utilities Site Drainage	78,928.00	0.00	0.00	78,928.00
24	Utilities Stormwater System	50,000.00	0.00	0.00	50,000.00
25	Water Service	30,000.00	0.00	0.00	30,000.00
26	Overhead	0.00	0.00	0.00	0.00
27	Profit	364,071.27	0.00	0.00	364,071.27
	Total:	4,004,783.99	0.00	0.00	4,004,783.99

2520001 - A Sistrunk Blvd Mixed-use Development

Manager: Clifford Moore

As of 2/18/2025

Original Scope									
	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
02300	Existing Conditions	1.00	I/s	0.00	0.00	30,000.00	0.00	0.00	30,000.00
	Sitework/Demotion -Â Minor demolition and site clearing, no extensive underground utilities expected	1.00	I/s	Subcontract @	30,000.00	=			30,000.00
04050	Masonry	1.00	I/s	0.00	0.00	193,000.00	0.00	0.00	193,000.00
	CMU Walls -Â Exterior and some interior CMU walls as specified in the architectural drawings	1.00	I/s	Subcontract @	193,000.00	=			193,000.00
05100	Structural Metal Framing	1.00	I/s	0.00	0.00	225,000.00	0.00	0.00	225,000.00
	Structural Steel and Metal Framing -Steel framing, joists, and any necessary supports.	1.00	I/s	Subcontract @	225,000.00	=			225,000.00
07300	Thermal Protection - Roofing	1.00	I/s	0.00	0.00	159,259.00	0.00	0.00	159,259.00
	Therma Protection -Â Includes TPO membrane roofing & waterproofing measures.	1.00	I/s	Subcontract @	159,259.00	=			159,259.00
08050	Openings	1.00	I/s	0.00	0.00	198,285.00	0.00	0.00	198,285.00
	Windows and Doors -Â Miami-Dade NOA Impact Windows & Storefront Systems, Trulite systems per specs.	1.00	I/s	Subcontract @	198,285.00	=			198,285.00
09050	Finishes	1.00	I/s	0.00	0.00	301,947.00	0.00	0.00	301,947.00
	Includes flooring, ceilings, drywall, painting, & specialty finishes as per finish schedule.	1.00	I/s	Subcontract @	301,947.00	=			301,947.00
010000	General Requirements	1.00	I/s	45,000.00	0.00	44,000.00	0.00	258,706.72	347,706.72
	Pre-Construction Cost (2 Months) - Project Planning & Coordination	1.00	I/s	Labor @	25,000.00	=			25,000.00
	Pre Con -Pre con meetings, contractor coordination, Value Engineering, & Cost Estimation Adjustments	1.00	I/s	Labor @	20,000.00	=			20,000.00
	Legal Fees (Contracts & Compliance	1.00	I/s	Other @	5,000.00	=			5,000.00
	Site Office	12.00	months	Subcontract @	1,500.00	=			18,000.00
	Temp Toilets	12.00	months	Subcontract @	250.00	=			3,000.00

	Temp Fencing & Security	12.00	mt hs	Subcontract @	500.00	=			6,000.00
	Temp Power and Water	12.00	mt hs	Subcontract @	1,000.00	=			12,000.00
	Safety and PPE Includes safety signage, PPE for workers & OSHA compliance materials.	1.00	l/s	Subcontract @	5,000.00	=			5,000.00
	Misc Cost - Parking, Office Supplies, internet, printing costs for drawings, etc	1.00	l/s	Other @	12,000.00	=			12,000.00
	General Liability/Workman's Comp Insurance	1.00	l/s	Other @	45,825.00	=			45,825.00
	Performance & Payment Bond	1.00	l/s	Other @	88,830.72	=			88,830.72
	Permitting	1.00	l/s	Other @	107,051.00	=			107,051.00
10100	Specialties	1.00	l/s		0.00		25,000.00	0.00	0.00 25,000.00
	Signage, Restroom Accessories, and Miscellaneous	1.00	l/s	Subcontract @	25,000.00	=			25,000.00
11450	Equipment	1.00	l/s		0.00		20,000.00	0.00	0.00 20,000.00
	Specialty Equipment -Â Includes kitchen appliances and conference room AV equipment.	1.00	l/s	Subcontract @	20,000.00	=			20,000.00
12500	Furnishings	1.00	l/s		0.00		55,000.00	0.00	0.00 55,000.00
	New Item	1.00	l/s	Subcontract @	55,000.00	=			55,000.00
013100	Project Management and Coordination	1.00	l/s		371,800.00		0.00	0.00	0.00 371,800.00
	Project Manager	52.00	wks	Labor @	2,550.00	=			132,600.00
	Superintendent	52.00	wks	Labor @	2,300.00	=			119,600.00
	Project Engineer	52.00	wks	Labor @	1,450.00	=			75,400.00
	Administrative/Project Accountant	52.00	wks	Labor @	850.00	=			44,200.00
14200	Conveying	1.00	mt		0.00		120,000.00	0.00	5,000.00 125,000.00
	Traction Elevator System Furnish 2-stop traction elevator (elevator car, rails, cables, & motor sys)	1.00	l/s	Subcontract @	75,000.00	=			75,000.00
	Install & labor for a traction elevator, & Elec. connections, shaft Construct & Mech installation,	1.00	l/s	Subcontract @	45,000.00	=			45,000.00
	Conveying Permits & Inspections	1.00	l/s	Other @	5,000.00	=			5,000.00
16700	Communications	1.00	l/s		0.00		65,000.00	0.00	0.00 65,000.00
	Telecommunications and Data Includes cabling for phones, data, & internet.	1.00	l/s	Subcontract @	65,000.00	=			65,000.00
017400	Cleaning and Waste Management	1.00	l/s		0.00		18,000.00	0.00	0.00 18,000.00

	Site Cleaning and Waste Removal	12.00	ea	Subcontract @	1,500.00	=			18,000.00
030000	Concrete	1.00	l/s		0.00	0.00	228,350.00	0.00	0.00 228,350.00
	Foundation & Concrete Slabs -Formwork, Footing, slabs, & Structural Conc for the foundation & floors	1.00	l/s	Subcontract @	228,350.00	=			228,350.00
062200	Wood, Plastics, and Composites	1.00	l/s		0.00	0.00	97,750.00	0.00	0.00 97,750.00
	Millwork & Casework -Â Includes Cabinetry for Kitchenettes, office millwork, & blocking for fixtures	1.00	l/s	Subcontract @	97,750.00	=			97,750.00
211300	Fire-Suppression Sprinkler Systems	1.00	l/s		0.00	0.00	203,189.00	0.00	0.00 203,189.00
	Fire Sprinkler Heads and Interior PipingÂ Systems	1.00	l/s	Subcontract @	84,939.00	=			84,939.00
	Install fire sprinkler system, backflow preventer (RPZ), fire dept connect & assoc. piping & valving	1.00	l/s	Subcontract @	118,250.00	=			118,250.00
220000	Plumbing Systems Allowance	1.00	l/s		0.00	0.00	175,000.00	0.00	0.00 175,000.00
	Includes all water, drainage, & fixture install for bathrooms, janitor closets, & kitchenettes.	1.00	l/s	Subcontract @	175,000.00	=			175,000.00
230000	Heating, Ventilating, and Air Allowance	1.00	l/s		0.00	0.00	203,750.00	0.00	0.00 203,750.00
	HVAC System :Includes ductwork, rooftop units, controls, and ventilation systems.	1.00	l/s	Subcontract @	201,750.00	=			201,750.00
	Crane	1.00	l/s	Subcontract @	2,000.00	=			2,000.00
260000	Electrical Allowance	1.00	l/s		0.00	0.00	275,000.00	0.00	0.00 275,000.00
	Electrical & Lighting - Installation, lighting, power distribution, & fire alarm systems, Elevator	1.00	l/s	Subcontract @	275,000.00	=			275,000.00
310000	Earthwork	1.00	l/s		0.00	0.00	95,000.00	0.00	0.00 95,000.00
	Grading and Site Preparation - Minimal grading, landscaping, and soil compaction.	1.00	l/s	Subcontract @	95,000.00	=			95,000.00
330000	Civil Utilities Connections	1.00	l/s		0.00	0.00	68,748.00	0.00	0.00 68,748.00
	Connect buildings waste to municipal sanitary sewer system, if needed lift station or connections.	1.00	l/s	Subcontract @	68,748.00	=			68,748.00
330000	Utilities Site Drainage	1.00	l/s		0.00	0.00	78,928.00	0.00	0.00 78,928.00
	Grade for proper runoff, install catch basins, drainage piping & Connect to municipal systems.	1.00	l/s	Subcontract @	78,928.00	=			78,928.00
330000	Water Service	1.00	l/s		0.00	0.00	30,000.00	0.00	0.00 30,000.00

	Water supply lines from municipal connect to building, meters, valves, & backflow preventers (RPZ).	1.00	l/s	Subcontract @	30,000.00	=			30,000.00	
330000	Utilities Stormwater System	1.00	l/s		0.00	0.00	50,000.00	0.00	0.00	50,000.00
	Rainwater Runoff & Connect to municipal storm sewer system, trench, stormwater piping & catch basins	1.00	l/s	Subcontract @	50,000.00	=				50,000.00
SUBTOTAL DIRECT COSTS		416,800.00		0.00	2,960,206.00		0.00	263,706.72	3,640,712.72	
Indirect Costs		0.00		0.00	0.00		0.00	0.00		
Indirect Cost Allocation Rates		0.00%		0.00%	0.00%		0.00%	0.00%		
TOTAL DIRECT & INDIRECT COSTS		416,800.00		0.00	2,960,206.00		0.00	263,706.72	3,640,712.72	
Fee								10.00%	364,071.27	
TOTAL PRICE										4,004,783.99

PROPOSAL

#2



Guarantee Max Proposal (No change order as long as the plans remain unchanged)

CGC # 1526446

Date:	<u>February 11, 2025</u>	Job Name	<u>Mixed-Use Development</u>
Customer:	<u>Right Consulting LLC (Burnadette Norris- Weeks)</u>	Cell No.:	<u>954-615-8879</u>
Street Address:	<u>2219 NW 6th St</u>	E-Mail	<u>Bnorris199@aol.com</u>
City/State/Zip:	<u>Fort Lauderdale, FL 33311</u>	Work No:	<u> </u>

Proposal

The Contractor proposes to furnish all labor necessary for the completion of the following job specifications.

This proposal is for the following:

DEMO

- Provide temporary fence for 1.5 years
- Provide and install temporary water
- Provide and install temporary electrical
- Provide silk fence around the property
- Provide Tree protection If necessary
- Demo the entry home on site
- Provide and install construction screening where necessary
- Provide portal potty for 1.5 years

- Create construction entry with #57 gravel rock
- Provide storm drainage barrier on the road
- Provide all dumpster for the scope of work

THE HOME STRUCTUAL

- Provide and install rebar and pour concrete for all concrete pads per
- Provide and install rebar and pour concrete for all footers per
- Provide and install rebar and pour concrete for all concrete wall reinforcement per
- Provide and install rebar and pour concrete for all concrete columns per
- Provide and install steel columns & steel beams if necessary
- Provide and install rebar and pour concrete for all concrete beams
- Provide and install rebar, vapor barrier, termite treatment and compaction for all trenches, slabs and grade beams
- Provide all temporary shoring for this scope of work
- Provide and pour all cement for the shell work
- Provide and install all rebar and pour all concrete for 1st floor, 2nd floor, 3rd floor and balcony slabs
- Provide and install CMU blocks where required
- Provide and apply light weight concrete per the roof plan. All steps on this project will be constructed out of concrete.
- Provide and install all concrete for the automatic rolling driveway gate
- Create elevator pit
- Create Dumpster Location
- Create two concrete staircase
- Create parking area per plan
- Provide and install structural pilings

BALCONY & STAIRCASE RAILINGS

- Exterior railing to be fabricated and installed.
- Railing will be all aluminum.
- Railing will have 2x2 newel posts, 1x2 top rail, and 3/4" horizontal pickets.
- Railing will be powder coated in black, bronze, or white.
- A wall mounted handrail will be installed on the exterior stairs. Rail will be 1x2 aluminum painted black.
- Rail will be attached to the wall with aluminum wall rail brackets.

STUCCO

- Provide all materials for this scope of work
- Provide and apply stucco on the entire structure.
- Provide and install stucco stop where it is required.
- Provide all metal corner beams, stucco, bonding, and wire mesh to complete this

scope of work.

LANDSCAPING

- Provide and install all small, medium and large trees for this scope of work
- Provide and install all sod for this scope of work
- Provide and install an irrigation system for this site
- Provide and install all gravel for this scope of work.

ELECTRICAL & ELEVATOR

Site Plan

- Provide and install exterior meters per plan
- Bond the meters into the footer system
- Run conduit with wire and install power pedestal
- Provide all wire and connect all condensers
- Wire gas water heater
- Provide and install all J boxes for flood lights
- Provide and run wires for all exterior light fixtures

1st Floor

Parking area

- Provide and install J boxes for lighting
- Install up to three EV chargers
- Provide and install four standard outlets
- Provide and install standard switches where needed

Commercial/ retail (4)

- Provide and install all round 4" hi-hats or fluorescent light fixture
- Provide and install standard outlets
- Provide and wire smoke/carbon monoxide detector
- Provide and install standard light switches

Elevator

Elevator Fixtures-SEES Home Industries

- Furnish and install One (1) new car operating panel, at proper code and ADA height. Car operating panel will include
 - Hardened plastic LED illuminated push buttons, with Braille
 - Keyed stop switch
 - ADA emergency phone, hands free
 - Fan/light key switch
 - Alarm button
 - Capacity denotation

- Emergency Light
- Furnish and install Three (3) hall station fixtures, with vandal resistant LED illuminated up and down push buttons and Car Here Buttons

Door Equipment- Power gate Operator- Features

- Two-Speed, Bi-Directional gate operations
- Accommodates a variety of Control Signals
- Auto-Close option enabled via a user setting
- Porta” GTS100 gate Switch mounts within the Chassis- Micro-Switch Slow Downs Limits
- Magnetic coupling of gate to operator

Hoist way

- Furnish and install One new hoist way wiring and elevator traveling cables.
- Furnish and Install ½ inch cables for Counterweight
- Furnish and Install ½ inch ropes for Elevator
- Furnish and Install Slow Down Switches in hoist way
- Furnish and Install Selector tape for floor leveling
- Furnish and Install Three (3) hoist way Hall Doors with Handles
- Furnish and Install Brackets and materials for Hall Door

Drive Assembly

- Mount the sprocket and pillow block bearing to the shaft. Install the sprockets with the hubs facing each other. Space the inner sprocket approx. 1.5” from the face of the gear box. Hoist the motor mount plate on top of the top plate assembly and align holes. Hoist the drive unit assembly to the top of the rail tower and attach using 5/8-11 bolts, lock washers and flat washers
- Attach the counterweight chain guide to the top welded assembly. Use the lag screws that mount the top welded assembly to the wall.
- Mount the car side chain guide assembly to the top welded plate using hardware provided.
- Adjust the guides so they ride in the center of the chains, on the roller portion of the chain. Run the elevator up and down to verify the guides make proper contact, adjust again as needed.

Rails Assembly (Locate the following items to begin assembly of the rail tower base unit.)

- (6) Base plate
- (6) Rail brackets
- (6) Unistrut
- (6) Brackets
- (18) Bolts 3/8 Bolts
- (14) ½ Inch bolts
- (4) Hardware Kit - Kit, Base Rail
- (1) Plumb Line

- (2) Cleaner mineral Spirits
- (6) Guide rails
- Counterweights with Brackets
- (6) T- Rails
- Rail grease
- Bolt the T rails to the bottom plate

Cab Installation

- Furnish and Install One (1) New Elevator Cab with Drop Ceiling and Lighting
- Furnish and Install New plat Form with wood grade marine plywood
- Furnish and Install elevator wall Panels
- Furnish and install Exhaust Fan
- Furnish Car station panel with C.O.P. car station
- Furnish and Install Phone and P.I.

Electrical Main-Line Disconnects Provided by Electrical Contractor

- Furnish and Install Main Line Disconnect rated for 230 Volts Single Phase 60 HZ
- Furnish and Install Main Disconnect For 110 Light
- Furnish and Install Ground for Disconnect Breakers
- Furnish and Install Pit Lights with Light Guards and GFCI Circuit
- Furnish and Install Machine room lighting

ACCESS FREE REQUIREMENTS

- This proposal complies with the intent of the Architectural Barriers Free requirements and ADA as it relates to existing or altered elevators. The work proposed will comply fully with ADA

2ND Floor

Gym/ Laundry room/ amenities (3)

- Provide and install round 4" hi-hats
- Provide and install standard light switches
- Provide and run standard outlets

Electrical & Mechanical room (6)

- Provide and install 4" hi-hats
- Provide and wire j box for ceiling lights
- Provide and run standard outlets
- Provide and install smoke detectors
- Provide and install standard light switches
- Provide and run power for Hvac
- Provide and install Electrical panels per plan

Residential circulation, balcony & egress staircase (2,8&9)

- Provide and wire j box for lights
- Provide and install standard light switches

- Provide and install all exit lighting and back up lighting

Commercial/ retail (4)

- Provide and install all round hi-hats or florescent light fixture
- Provide and install standard outlets
- Provide and wire smoke/carbon monoxide detector
- Provide and install standard light switches

Three Residential apartments (1)

- Provide and install round 4" hi-hats
- Provide and wire j box for the ceiling fan, pending lighting and vanity lights
- Provide and run standard outlets
- Provide and install smoke detectors
- Provide and install standard light switches
- Run all the wires and connect the kitchen appliances
- Run all the wires and connect A/C handlers

3rd Floor

Four Residential apartments (1)

- Provide and install round 4" hi-hats
- Provide and wire j box for the ceiling fan, pending lighting and vanity lights
- Provide and run standard outlets
- Provide and install smoke detectors
- Provide and install standard light switches
- Run all the wires and connect the kitchen appliances
- Run all the wires and connect A/C handlers

Residential circulation, balcony & egress staircase (2,8&9)

- Provide and wire j box for lights
- Provide and install standard light switches
- Provide and install all exit lighting and back up lighting

Gym/ Laundry room/ amenities (3)

- Provide and install round 4" hi-hats
- Provide and install standard light switches
- Provide and run standard outlets

PLUMBING

Site Plan

- Provide and install a back flow preventor
- Provide and connect water main from the water meter to the first point of entry
- Run water line from the backflow preventer to the structure

- Run sanitary line to the city existing line
- Provide and install hose bibs per plan
- Provide and install all drains and water lines needed for the commercial/ retail area (4)

2nd Floor

Gym/ Laundry room/ amenities (3)

- Provide necessary plumbing material and installation of washing machine If needed
- Provide necessary plumbing material and installation for a total of (1) sink, and (1) floor mount toilet

Commercial/ retail (4)

- Provide necessary plumbing material and installation for a total of (1) sink, and (1) floor mount toilet

Three Residential apartments (1)

- Provide necessary plumbing material and installation for a total of (6) sink, (3) floor mount toilet and (3) shower w/shower valve per plans.
- Provide and install (3) water lines for the ice makers

3rd Floor

Gym/ Laundry room/ amenities (3)

- Provide necessary plumbing material and installation for a total of (1) bar sink, and washer machine if required

Four Residential apartments (1)

- Provide necessary plumbing material and installation for a total of (10) sink, (6) floor mount toilet and (6) shower w/shower valve per plans.
- Provide and install (4) water lines for the ice makers

HVAC

1st Floor

Condensers

- Provide and install all Rheem 15.2 sheer2 or equal condenser and handlers for this project.
- Provide and install 3/8" liquid line per unit
- Provide and install 1" underground condensate line
- Provide and install insulated vapor lines per unit
- Provide and install all contractor grade thermostats

Commercial/ retail (4)

- Provide and install all flex duct with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

2nd Floor

Mechanical room (6)

- Provide and install handlers with drain pan
- Provide and install all plenums for this scope of work
- Provide and install 1" condensate line
- Provide and install insulated vapor lines per unit
- Provide and install 3/8" liquid line per unit

Residential circulation, commercial/ retail & amenities (3,4&9)

- Provide and install all flex duct with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

Three Residential apartments (1)

- Provide and install all flex duct with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

3rd Floor

Residential circulation, commercial/ retail & amenities (3,4&9)

- Provide and install all flex duct with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

Four Residential apartments (1)

- Provide and install all flex with proper insulation
- Provide and install standard registers and return air vents
- Provide and install exhaust fans for the bathrooms

FRAMING & DRYWALL

- Provide and install Nailers for the vanities, kitchen cabinets, T.V brackets & cabinet for the bar
- Provide and install drywall on the interior ceilings and walls
- Provide screws, mud, corner beams, and tape
- Provide and install metal studs for all interior walls and interior and exterior soffit
- Provide and install all metal studs will be 1 5/8" for interior soffits, 3 5/8" exterior soffits and interior walls
- Provide and install 1x3 ceiling high hat tracks at 16" o.c
- Provide and install 1x4 base perimeter and fire stop
- Provide level 4 finish on all drywall finishes
- Provide and install drop ceilings for all retail space

INSULATION

- Provide and install R=19 & R=30 batts insulation
- Provide and install R=4.1 paper foil insulation for concrete walls
- Soundproof with mineral wool R=13 on all the bathroom walls
- Soundproof all plumbing drains

PAINTING

- Provide and apply water proofing on all overhangs, elevator pit, and shower walls
- Provide and apply two coats of primer on all exterior and interior walls, soffit and ceilings
- Provide and apply latex paint for stucco walls and soffits
- Provide and apply rolled on latex paint for all interior walls
- Provide and apply semi-gloss latex paint on all interior doors, base, and door trim

FLOORING & SHOWER TILING

First floor

- Provide and install 24" X 48" porcelain rectified tile on the retail area floors

Second floor

- Provide and install 24" X 48" porcelain rectified tile on all floors
- Provide and install 8mm rubber interlocking tiles in black, black with baby blue 10% or black with gray flooring for the gym if needed
- Provide and install 24" x 48" wall tiles on the shower walls only
- Provide and install mosaic shower tiles on the shower floors only

Third floor

- Provide and install 24" X 48" porcelain rectified tile on all floors
- Provide and install 8mm rubber interlocking tiles in black, black with baby blue 10% or black with gray flooring for the gym if needed
- Provide and install 24" x 48" wall tiles on the shower walls only
- Provide and install mosaic shower tiles on the shower floors only

HURRICANE IMPACT WINDOWS & DOORS

All hurricane impact windows and doors to be contractor grade products with white frame with hurricane rated glass

First floor

Commercial/ retail (4)

- Provide and install store front fixed glass
- Provide and install store front swinging door with ADA panic bar

Second Floor

Commercial/ retail (4)

- Provide and install store front fixed glass
- Provide and install two sliding glass doors

Amenities, Mechanical room & Residential Circulation (3,6 &9)

- Provide and install all fixed glass

Three Residential apartments (1)

- Provide and install three sliding glass doors
- Provide and install all egress windows
- Provide and install all fixed windows

Third Floor

Amenities, Mechanical room & Residential Circulation (3,6 &9)

- Provide and install all fixed glass

Four Residential apartments (1)

- Provide and install four sliding glass doors
- Provide and install all egress windows
- Provide and install all fixed windows

ROOF

- Provide and install all scupper for this build
- Provide and install a new built-up roof system or equal product on the roof
- Provide and install flashing wherever it is required
- Provide and install all roof penetration.

INTERIOR DOORS, CASING & BASE BOARDS

- Provide and install all interior hollow core doors
- Provide and install 6" baseboard throughout
- Provide and install 3" casing trim for all interior doors
- Provide and install fire rated single or double steel doors for the utilities room, residential circulation area, egress staircase, interior residential apartments and 2nd floor Retail area

CABINETRY & MISC

European kitchen, Amenities cabinets and closets organizers

- Kitchen cabinets will be 3/4" plywood boxes
- Soft closing drawer slides-Blum hardware
- Soft closing hinges- Blum hardware

- Door style: flat European
- Includes farmhouse stainless steel sink
- Color: to be defined
- Each kitchen will have a double trash bin
- 30" upper cabinet height
- All base cabinets and island cabinets will be standard widths and heights only
- All closet organizers will be a rod with shelves
- All floor standing vanities with sink

CONTOUR TOP SLAB

- Provide and install all contractor grade quartz contour tops for all countertops
- Provide and install back splash on all kitchens
- Waterfalls aren't included in the price

CLADDING

- Provide and install cladding for the exterior decor wall
- The cladding will be a wide slat London collection. Color TBD
- Provide and install backing for all cladding installation

GLASS ENCLOSURE

Second floor

- Provide and install three shower enclosures
- Shower enclosure can be a bypass or swinging door system

Third floor

- Provide and install six shower enclosures
- Shower enclosure can be a bypass or swinging door system

APPLIANCES

- Provide and install all stainless-steel contractor grade appliances

Second Floor

- Provide and install three standard refrigerators with an ice maker
- Provide and install three standard dishwashers
- Provide and install three standard garbage disposals
- Provide and install three ranges with an overhead microwave

Third floor

- Provide and install four standard refrigerators with an ice maker
- Provide and install four standard dishwashers
- Provide and install four standard garbage disposals
- Provide and install four ranges with an overhead microwave

FIXTURES & ACCESSORIES

Fixtures

- All plumbing and electrical fixtures will be a contractor grade product
- Provide seven ceiling fans
- Provide all 4" round Hi-Hats
- Provide four pending lights over the Island
- Provide eleven wall scones over the vanities
- Provide standard flood lights
- Provide all fire exit signs & lights
- Provide all under cabinet lighting
- Provide eleven floor mounted toilet
- Provide all vanities and sink faucets
- Provide two function shower valve kits for nine showers

Accessories

- Provide all towel bars
- Provide toilet paper holder
- Provide hooks and rings
- Provide all ADA bars if necessary
- Provide eleven mirrors over the vanities
- All door hardware

Administration

- Provide all corrections and revision submittal and handling
- Print all plans for subs and permit copies
- Handle all inspections
- Prepare Certificate of Occupancy
- Handle and meet with architects or engineers per request
- Obtain a permit
- Handle all supervision and project management

NOT INCLUDED IN THE PROPOSAL

- Architect Fees
- Any city Fees.
- Land Surveyor Fees
- Permit Fees
- NOC Fees
- Engineering Fees
- Engineering testing Fees
- Soil test
- Furniture
- T. V's
- Pool

- Spas
- Drapes
- Shades
- Countertop waterfalls
- Geotech Report

The Contractor proposes hereby to all labor with above specifications.

Submitted by: Jaysen Matias

Acceptance of Proposal

Customer Signature: _____ Date: _____

Grand total.....\$4,000,000.00

50% Required deposits when the time presents itself:

- Balcony railings
- Elevator
- Cabinetry & countertops
- Hurricane Windows and doors
- Glass enclosures
- Demolition of the existing home
- Appliances
- Cladding
- Fixtures and accessories
- Roofing
- Hvac
- Tiling

Itemized numbers will be on the schedule of values. Schedule of values will be presented once a contract is initiated.

PROPOSAL

#3



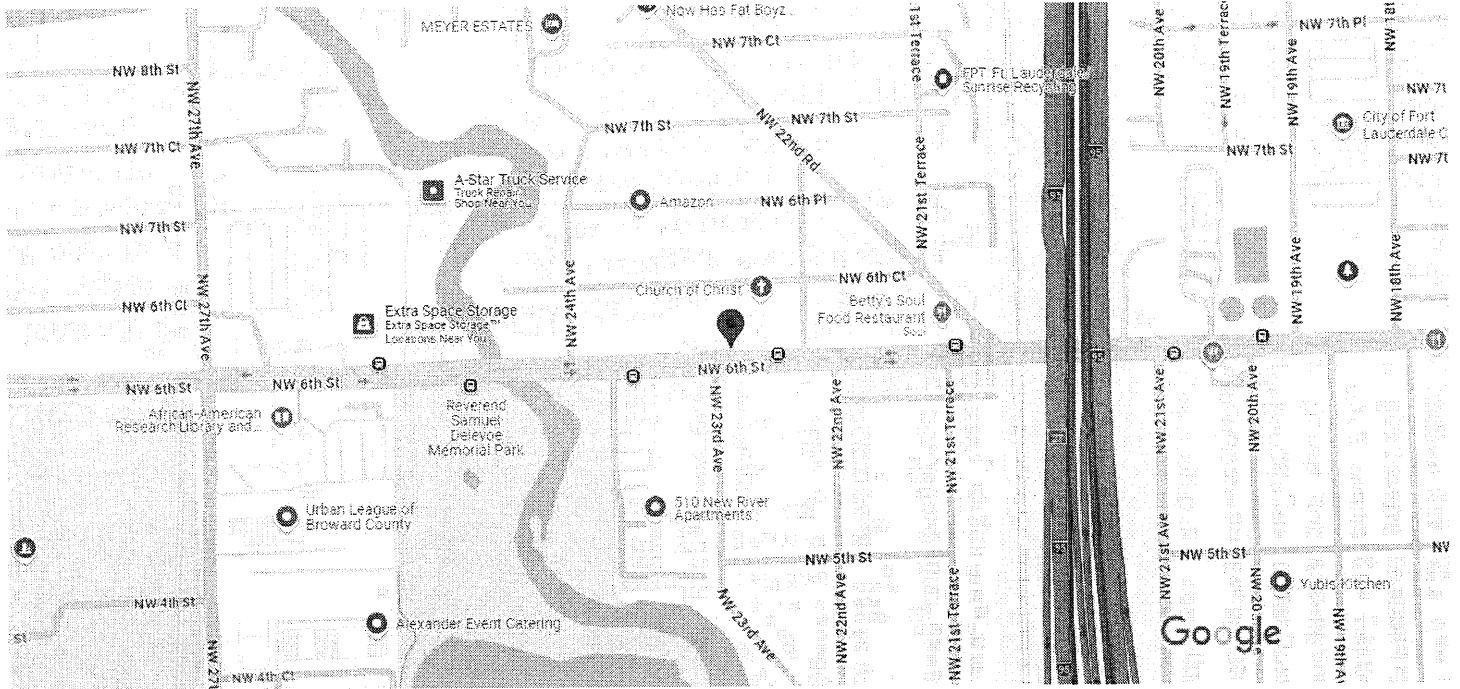
Rough Order of Magnitude (ROM)

Date: 2.18.25
 Address: 2219 NW 6th St Ft Lauderdale
 Project (Description): 3 Story Mixed Use Bldg
 Client(s): Weeks Development LLC

		<u>ROM</u>
<u>Item</u>	<u>Trade</u>	<u>Cost</u>
01	Selective Demolition	\$ 14,000
02	Concrete (Shell)	\$1,575,000
03	Masonry (& stucco/siding)	\$ 94,500
04	Metals	\$ 100,000
05	Millwork	\$ 245,000
06	Roofing	\$ 93,500
07	Doors, Frames & Hardware	\$ 168,000
08	Glass & Glazing	\$ 300,000
09	Drywall, ACT & Rough Carpentry	\$ 312,000
10	Tile (not flooring)	\$ 67,200
11	Carpet & Resilient Flooring	\$ 108,000
12	Stretched-Fabric Wall Systems	\$ -
13	Paint & Wall Covering	\$ 72,000
14	Specialties	\$ 54,000
15	Appliances	\$ 56,000
16	Window Treatments	\$ 24,000
17	Fire Suppression	\$ 96,000
18	Plumbing	\$ 180,000
19	HVAC	\$ 144,000
20	Electrical & Fire Alarm	\$ 228,000
21	Surveying & Testing	\$ 18,000
22	Earthwork	\$ 60,000
23	Asphalt Paving	\$ -
24	Concrete Sidewalks, Curbs & Gutters	\$ 42,000
25	Fences	\$ 24,000
26	Landscaping	\$ 120,000
27	Utilities	\$ 126,000
GR	General Requirements	\$ 84,000
GC	General Conditions	\$ 84,000
SUBTOTAL: Construction Costs		\$4,489,200
Indirect Costs		
	Permits & Fees	\$ 30,000
	Contingency	\$ 224,460
	Insurance	\$ 44,892
	Fee	\$ 673,380
Soft Costs		
	Architectural Drawings	NA
	MEP Drawings	NA
SUBTOTAL: Indirect Costs		\$ 972,732
TOTAL		\$5,461,932

EXHIBIT “I”

2219 NW 6th St



Map data ©2025 200 ft



2219 NW 6th St

Building



Directions



Save



Nearby

Send to
phone

Share



2219 NW 6th St, Fort Lauderdale, FL 33311

Photos

CAM #25-0331

EXHIBIT “J”

	Construction Phase		
	Total	%	Per Unit (7)
Sources			
CRA Funding	\$1,000,000	21%	
Bank (Const. Loan)	\$1,450,000	31%	
Right Consulting LLC	\$2,000,000	43%	
Right Consulting (Land)	\$250,000	5%	
Total Sources	\$4,700,000		\$671,429
Uses			
Demolition	\$35,000	1%	
Sitework	\$240,000	6%	
Asbestos Testing/Removal	\$8,000	0%	
Dumpster / Trash Hauling	\$80,000	2%	
Landscape and Irrigation	\$50,000	1%	
Concrete and Structural	\$950,000	24%	
Framing, Drywall and Finishing	\$311,000	8%	
Masonry	\$165,000	4%	
Wood Floor Material/Install (vinyl flooring throughout)	\$161,000	4%	
Roofing	\$211,000	5%	
Interior Doors and Hardware	\$87,000	2%	
Exterior Windows & door & Store front	\$215,000	5%	
Kitchen Cabinetry	\$115,000	3%	
Painting	\$125,000	3%	
Specialties	\$40,000	1%	
Signage	\$45,000	1%	
Appliances	\$110,000	3%	
Elevator	\$155,000	4%	
Plumbing	\$255,000	6%	
HVAC	\$225,000	6%	
Fire Alarm/Sprinkler	\$100,000	3%	
Electrical	\$235,000	6%	
Security/Cameras/Access Control	\$82,000	2%	
Construction Costs	\$4,000,000	100%	\$571,429
Construction Contingency	\$200,000		
Architect Services, Permits and Fees	\$250,000		
Land Value	\$250,000		
Total Project Budget w/Fees	\$4,700,000		\$671,429

50% and 80% AMI HUD Rent Limits												989	1583	1187	1901
Rental Income Projections															
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035					
Revenues															
Property Rentals	\$29,805	\$119,220	\$122,797	\$122,797	\$126,480	\$126,480	\$130,275	\$130,275	\$134,183	\$134,183					
Vacancy Allowance	-\$1,490	-\$5,961	-\$6,140	-\$6,140	-\$6,324	-\$6,324	-\$6,514	-\$6,514	-\$6,709	-\$6,709					
Leased Income	\$75,240	\$300,960	\$309,989	\$309,989	\$319,288	\$319,288	\$328,867	\$328,867	\$338,733	\$338,733					
Total Revenues	\$103,555	\$414,219	\$426,646	\$426,646	\$439,445	\$439,445	\$452,628	\$452,628	\$466,207	\$466,207					
Operating Expenses															
Property Maintenance	\$2,235	\$8,942	\$9,210	\$9,210	\$9,486	\$9,486	\$9,771	\$9,771	\$10,064	\$10,064					
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					
Property Insurance	\$25,000	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339					
Property Management	\$2,981	\$11,922	\$12,280	\$12,280	\$12,648	\$12,648	\$13,027	\$13,027	\$13,418	\$13,418					
Loan	\$26,325	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300					
Total Expenses	\$56,541	\$176,164	\$178,289	\$179,834	\$182,070	\$183,710	\$186,062	\$187,801	\$190,276	\$192,121					
Profit / Loss	\$47,014	\$238,056	\$248,356	\$246,811	\$257,374	\$255,735	\$266,566	\$264,828	\$275,931	\$274,087					