

# City of Fort Lauderdale

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



## APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge <b>Felipe Yalale</b>		Tel. No. <b>9542022033</b>		E-Mail Address <b>felipeyalale@urbanoco.com</b>	
Primary Contact for this CRA Request <b>Peter Flotz</b>		Tel. No. <b>3213022930</b>		E-Mail Address <b>pflotz@imgroup.us</b>	
Name of Business <b>West Village, LLC</b>		Tax I.D. No. <b>applied for</b>		Company Website <b>n/a</b>	
Business Address <b>500 W Cypress Creek #455</b>		Tel. No. <b>9542022033</b>		Fax No.	
City <b>Fort Lauderdale</b>		State <b>FL</b>		Zip Code <b>3330</b>	
Commencement Date to Begin Project: <u>4Q2020</u>				<b>JOB INFORMATION</b> Full Time Equivalent (FTE) Jobs to be created <b>est up</b>	
Completion Date for Project: <u>4Q2024</u>					
Check Appropriate Description <input type="checkbox"/> Existing Business <input checked="" type="checkbox"/> New Business		Project Type <input type="checkbox"/> Expansion <input type="checkbox"/> Relocation		Facility Description Existing Space <u>0</u> sq. ft. New Space <u>278,38</u> sq. ft.	
NAICS Code / Industry Type <b>531110</b>		Date of Incorporation <b>9/2019</b>		State where the business was incorporated <b>FL</b>	
Proposed Project Location/City <b>Fort Lauderdale</b>		Proposed Address <b>NW 7th Ave/Sistrunk</b>			
Property Control Number(s) <b>see attached</b>		Property Owner <b>see attached</b>			
Owner Tel. No. (include Area Code) <b>9542022033</b>		Is there a lien on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Bank(s) Where Business Accounts for Projects Are Held 1. _____ 2. _____					
Name of Participating Bank/Lender					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Project Purpose and Economic Impact <b>To bring workforce housing opportunities to NWCRA and anchor the retail and entertainment critical mass.</b>					

**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	Complete Address	% Owned	From	To
<b>Felipe Yalale , 500 W Cypress Creek, FT LAUD, 100%</b>				
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/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 103,000,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 103,000,000
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	see attached		
City funds			
CRA funds			
Company's current cash assets			
Owner equity (specify)			
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Sources</b>			
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds ( Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Uses</b>			

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

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*).
28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
29. Copy of Appraisal Report (*if applicable*).

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

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: West Village, LLC

By: \_\_\_\_\_  
Signature and Title 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"/> <b>COMMERCIAL FAÇADE IMPROVEMENT PROGRAM</b>	\$ _____
<input type="checkbox"/> <b>PROPERTY AND BUSINESS IMPROVEMENT PROGRAM</b>	\$ _____
<input type="checkbox"/> <b>STREETSCAPE ENHANCEMENT PROGRAM</b>	\$ _____
<input checked="" type="checkbox"/> <b>DEVELOPMENT INCENTIVE PROGRAM</b>	\$ 12,000,000
<input type="checkbox"/> <b>PROPERTY TAX REIMBURSEMENT PROGRAM</b>	\$ _____

**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 Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

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 \_\_\_\_\_ 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.

\_\_\_\_\_  
Property Owner or Business Owner

Signature of

\_\_\_\_\_  
Print Name

### List of all Jobs to be Created

[illegible]

**\*USE ADDITIONAL SHEETS IF NECESSARY**

## Supplement to Application

1. West Village, LLC is a single purpose entity created solely for the development of the project. Based on the demand for multi family housing in downtown Fort Lauderdale and the lack of product priced for workforce level families, the project was conceived as a solution to that need. In addition, the creation of public parking at this key location is critical to the development of a vibrant commercial corridor.
2. The project principals are Felipe Yalale and Peter Flotz. Both parties have extensive experience in the real estate field. Mr. Yalale has been an investor and active in the South Florida market for 25 years. Mr. Flotz has been active in the development of real estate both in South Florida and other US markets since 1985.
3. Tax returns have been provided under separate cover along with financial statements.
4. As an SPE the applicant does not have employees nor does it intend to. However, it is anticipated that the project will have significant impact on employment in the local area and the greater regional market. Construction employment is estimated to be approximately 500 workers over a 36 month period. Permanent employment in the commercial portions of the project is estimated to be well over 100 persons. An economic impact study has been commissioned and is underway for submittal to the CRA upon completion.
5. No machinery or equipment will be purchased.
6. The business is not a franchise.
7. No commitment is available at this time.
8. The business is not a non profit.
9. No resolution is required.
10. Articles are attached showing the principals are managers of the LLC.
11. Deeds are attached.
12. Not applicable.
13. Signed documents are attached.
14. We have provided a conceptual cost estimate. The project is not yet designed in sufficient form to obtain multiple or accurate estimates. The DRC submittal packages are attached and contain the requested information and photos.
15. Attached is an exhibit with all the lots, folio numbers and legals.
16. Project schedule is under development. We have currently assumed a construction period beginning in 3Q2020 with completion in 3Q2024.
17. The SPE is newly formed and has no financial statements.
18. N/A
19. Projections are attached for sources and uses and cash flow
20. See #19
21. Land is currently owned by entities controlled by the principals.
22. N/A
23. The affiliated companies that hold the land are 220145, LLC and tax returns are attached.
24. DSD has furnished directly to CRA staff.

25. Development team includes: Lansing Melbourne Group, LLC (developer – principal is Peter Flotz), Built Form Architecture, Keith Associates (engineering, landscape, planning), Greenwich Capital (investment banking), General Contractor is not yet selected.
26. Assessed values are on the attached documents. Projected assessed value is \$100,000,000
27. No existing leases.
28. Environmental study is underway, not yet complete.
29. Appraisal will be obtained when financing is imminent.

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L19000243574  
FILED 8:00 AM  
September 26, 2019  
Sec. Of State  
zmbrown**

**Article I**

The name of the Limited Liability Company is:

WEST VILLAGE LLC

**Article II**

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

500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL. 33309

The mailing address of the Limited Liability Company is:

500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL. 33309

**Article III**

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

FELIPE YALALE  
500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL. 33309

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.

Registered Agent Signature: FELIPE YALALE

## Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR  
FELIPE YALALE  
500 W CYPRESS CREEK ROAD, #455  
FORT LAUDERDALE, FL. 33309 US

Title: MGR  
PETER FLOTZ  
500 W CYPRESS CREEK ROAD, #455  
FORT LAUDERDALE, FL. 33309 US

L19000243574  
FILED 8:00 AM  
September 26, 2019  
Sec. Of State  
zmbrown

Signature of member or an authorized representative

Electronic Signature: FELIPE YALALE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



**Detail by Entity Name**

Florida Limited Liability Company  
WEST VILLAGE LLC

Filing Information

**Document Number** L19000243574  
**FEI/EIN Number** NONE  
**Date Filed** 09/26/2019  
**State** FL  
**Status** ACTIVE

Principal Address

500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL 33309

Mailing Address

500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL 33309

Registered Agent Name & Address

YALALE, FELIPE  
500 W CYPRESS CREEK ROAD  
455  
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail**Name & Address**

Title MGR

YALALE, FELIPE  
500 W CYPRESS CREEK ROAD, #455  
FORT LAUDERDALE, FL 33309

Title MGR

FLOTZ, PETER  
500 W CYPRESS CREEK ROAD, #455  
FORT LAUDERDALE, FL 33309

Annual Reports

**No Annual Reports Filed**

Document Images

[09/26/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
LANSING MELBOURNE GROUP, LLC

### Filing Information

**Document Number** L03000021434  
**FEI/EIN Number** 87-0701850  
**Date Filed** 06/13/2003  
**State** FL  
**Status** ACTIVE

### Principal Address

2420 E. Sunrise Blvd.  
#90  
Fort Lauderdale, FL 33304

Changed: 01/06/2017

### Mailing Address

2420 E. Sunrise blvd.  
#90  
Fort Lauderdale, FL 33304

Changed: 01/06/2017

### Registered Agent Name & Address

FLOTZ, PETER  
2420 E. Sunrise Blvd.  
#90  
Fort Lauderdale, FL 33304

Address Changed: 01/06/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

FLOTZ, PETER  
2420 E. Sunrise Blvd.  
#90  
Fort Lauderdale, FL 33304

### Annual Reports

Report Year	Filed Date
2017	01/06/2017
2018	01/04/2018
2019	02/03/2019

**Document Images**

<a href="#">02/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/22/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/06/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/09/2008 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/13/2003 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

This document prepared by:  
Peter M. Hockman, Esq.  
Law Office of Peter Hockman  
80 SW 8<sup>th</sup> Street, Suite 3100  
Miami, Florida 33130

Folio No. 5042 03 01 1520

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### WARRANTY DEED

This Warranty Deed executed this 26 day of June, 2018 by

**International Longshoreman's Association Local Union No. 1526 a/k/a Broward County Longshoremen's Association, Inc. a Florida Corporation**  
whose post office address is: 440 NW 6 Street, Fort Lauderdale, FL 33311

party of the first part and hereinafter referred to as the grantor; to

**220145, LLC, a Florida limited liability company**  
whose post office address is: 90 N. Compass Drive Fort Lauderdale, Florida 33308  
party of the second part and hereinafter referred to as the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals).

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land, and the improvements erected thereon, situate and lying in Broward County, Florida, to wit (the "Property"):

**Lot 42 and 43, Block 14, North Lauderdale, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Broward County, Florida.**

SUBJECT TO: Taxes for the year 2018 & subsequent years; restrictions, conditions, limitations and easements of record, if any, none of which are re-imposed by this conveyance; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities without seeking to re-impose same.

TOGETHER with all the tenements, hereditaments, 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 the Property in fee simple; that the grantor has good right and lawful authority to sell and convey the Property; that the grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in presence of us:

C. Glenn Leonard  
Witness #1 Signature  
C. Glenn Leonard  
Witness #1 Print Name  
Elizabeth Kussell  
Witness #2 Signature  
Elizabeth Kussell  
Witness #2 Print Name

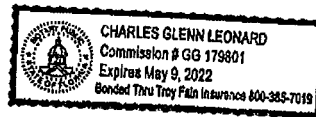
Christopher Roland  
Christopher Roland, President of  
International Longshoreman's  
Association Local Union No. 1526 a/k/a  
Broward County Longshoremen's  
Association, Inc. a Florida Corporation

STATE OF FLORIDA       )  
                                  ss.:       )  
COUNTY OF BROWARD    )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments **Christopher Roland, President of the International Longshoremen's Association Local Union No. 1526 a/k/a Broward County Longshoremen's Association, Inc., a Florida corporation**, to me well known to be the person described in and who executed the foregoing Warranty Deed, or who has produced FL Drivers License as identification, and acknowledged before me that the Warranty Deed was executed freely and voluntarily for the purpose therein expressed and did so by taking an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 20 day of June, 2018.

C. Glenn Leonard  
Notary Public, State of Florida



Prepared by:

Lawyers 1st Title  
2817 E. Oakland Park Blvd., Suite 201-A  
Fort Lauderdale, Florida 33306

File Number: 17-5237-DB

### General Warranty Deed

Made this 18 July, 2019 A.D. By **Anointed By Christ International Christian Center, Inc., a non-profit Florida corporation**, whose address is: 2338 NW 13th Street, Fort Lauderdale, Florida 33311, hereinafter called the grantor, to **220145 LLC**, a Florida limited liability company, whose post office address is: 500 W Cypress Creek, #455, Fort Lauderdale, FL 33309, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$10.00, (Ten Dollars and no/100ths) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lot 29, Block 14, NORTH LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Broward County, Florida.

Parcel ID Number: 5042 03 01 1440

**Subject to** real estate taxes for the year 2019 and all subsequent years; conditions, restrictions, limitations and easements of record, if any, provided that this shall not serve to reimpose the same; and all applicable building and zoning regulations and ordinances imposed by applicable governmental authorities.

**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, 2018.

Prepared by:

Lawyers 1st Title  
2817 E. Oakland Park Blvd., Suite 201-A  
Fort Lauderdale, Florida 33306

File Number: 17-5237-DB

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

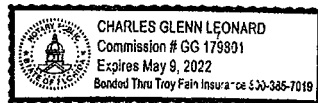
*Signed, sealed and delivered in our presence:*

C. Glenn Leonard (Seal)  
Witness Printed Name C. Glenn Leonard  
Anointed By Christ International Christian Center, Inc., by  
Johnny N. Gaines - its President  
Address: 2338 NW 13th Street, Fort Lauderdale, Florida 33311

Elizabeth Russell (Seal)  
Witness Printed Name Elizabeth Russell  
Address:

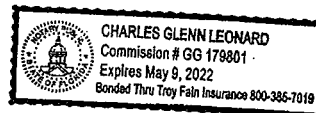
State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me this 18 day of July, 2019, by Johnny N. Gaines as president of Anointed By Christ International Christian Center, Inc., who is/are personally known to me or who has produced FL Drivers Lic. as identification.



SEAL

C. Glenn Leonard  
Notary Public  
Print Name: C. Glenn Leonard  
My Commission Expires: May 9, 2022



00-246

Prepared By & Return to:  
Michael O. Albertine, Esquire  
2200 West Commercial Boulevard, Suite 301  
Ft. Lauderdale, Florida 33309  
Property Appraiser's Parcel  
Identifying #10203-01-15900

473

INSTR # 100368748  
OR BK 30630 PG 0404  
RECORDED 06/29/2000 11:35 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 140.00  
DEPUTY CLERK 1006

### WARRANTY DEED

THIS INDENTURE, made this 15 day of JUNE, 2000 by 4417 NW 185 STREET, INC., whose post office address is 1201 S. OCEAN DRIVE #2006 FORT LAUDERDALE FL 33049, herein called Grantor, to FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY whose post office address is 100 N. ANDREWS AVENUE, FT. LAUDERDALE, FL 33301, hereinafter called the Grantee\*;

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 the County of BROWARD, State of Florida, to wit:

THE EAST 40 FEET OF LOTS 50, 51 AND 52, BLOCK 14, LESS THE NORTH 16.3 FEET THEREOF, OF NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO: Restrictions, reservations, easements and limitations of record; zoning and/or restrictions and prohibitions imposed by governmental authority; and taxes for the year 2000 and thereafter; and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument, the singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and other legal entities, wherever the context so admits or requires.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered  
in our presence: 4417 N.W. 185 STREET INC.

Heather Dykstra  
Witness Heather Dykstra

BY: Jack Arias, Pres. (SEAL)

Nancy O. Eder  
Witness Nancy O. Eder

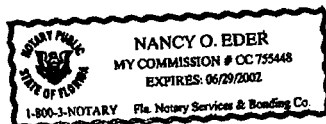
\_\_\_\_ (SEAL)

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26th day of JUNE, 2000, BY Jack Arias AS, President OF 4417 NW 185 STREET, INC. who is known to me or has produced Valid FL Drivers License as identification.

My Commission Expires:

Nancy O. Eder  
NOTARY PUBLIC





58

PREPARED BY AND RETURN TO:  
Cynthia A. Everett, Esq.  
City Attorney's Office  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, Florida 33301

Folio Number: 5042-03-01-1500

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

**CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION**, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency** created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

**Lot 40, Block 14, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, page 48, of the Public Records of Miami-Dade County, Florida, said land lying and being in Broward County, Florida.**


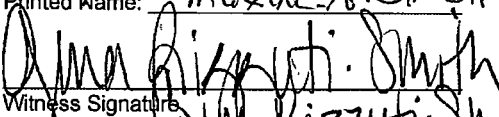
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

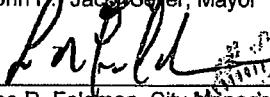
*Signed, sealed and delivered in the presence of:*

2

  
Witness Signature  
Printed Name: maxine A. Siler  
  
Witness Signature  
Printed Name: Gina Rizzuti Smith

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

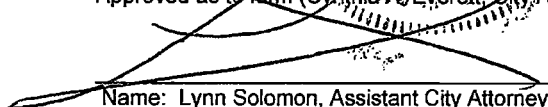
  
John P. "Jack" Seiler, Mayor

  
Lee R. Feldman, City Manager

ATTEST:

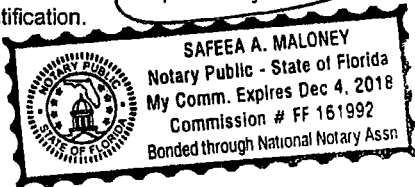
  
Name: Jeffrey A. Modarelli, City Clerk

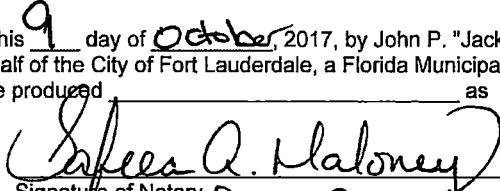
  
Approved as to form (Cynthia A. Everett, City Attorney)

  
Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced \_\_\_\_\_ as identification.

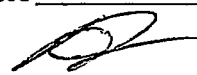


  
Signature of Notary

Printed Name: Safeea A. Maloney  
My commission expires: 12/14/18

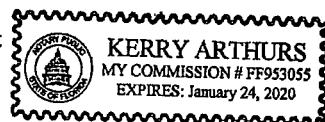
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced \_\_\_\_\_ as identification.

  
Signature of Notary

Printed Name:

My commission expires:



1

Prepared by: C. Glenn Leonard  
Leonard & Morrison  
2817 East Oakland Park Blvd, Suite 201-A  
Fort Lauderdale, FL 33306  
Folio Numbers on Exhibit A attached

**WARRANTY DEED**

**This Indenture**, Made this 2 day of March, 2016 A.D., Between 220145 LLC, a Florida limited liability company, owner by merger of 2245 NORTH MIAMI AVENUE, LLC, a Florida limited liability company, whose address is 90 North Compass Drive, Fort Lauderdale, Florida 33308, and , SISTRUNK 2245, LLC, a Florida limited liability company, whose address is 90 North Compass Drive, Fort Lauderdale, Florida 33308, Grantee,

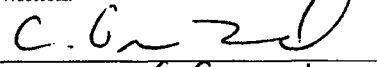
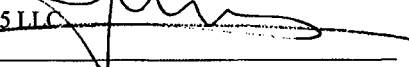

**Witnesseth** that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantees heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida:

Legal Description - see Exhibit A attached

The property being conveyed is free and clear of any encumbrances. The ownership of the grantor is the same ownership of the grantee in the same percentages, therefore, this transaction is exempt from documentary stamps pursuant to Crescent Miami Center LLC v. Florida Department of Revenue.

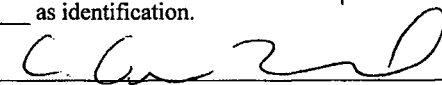
And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

 Printed Name: <u>C. Glenn Leonard</u> Witness	 220145 LLC By Felipe Yalale, Manager (Owner of 2245 North Miami Avenue, LLC by Merger) 90 North Compass Drive Fort Lauderdale, Florida 33308
 Printed Name: <u>CAROL BANTTEL</u> Witness	

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2 day of March, 2016 by Felipe Yalale, Manager of 220145 LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_



2011  
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Exhibit A

Lots 1, 2, 3, 4, 46, 47, 48, 49, 50, 51 and 52, Block 14 of NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, less the East 40 feet of Lots 50, 51 and 52 and subject to right of way for N.W. 6<sup>th</sup> Street and N.W. 7<sup>th</sup> Terrace, said lands situate, lying and being in Broward County, Florida. Folio numbers, 504203011280, 504203011580, 504203011570, 504203011560, and 504203011270

Lots 5 and 6, Block 14, North Lauderdale, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. Folio No. 504203011290

Lots 7, 8, 9, 10, 11 and 12, less the East 20 feet thereof in Block 14 of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. Folio No. 504203011300

Lot 13, less the East 15 feet thereof, in Block 14 of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. Folio No. 504203011320

Lots 14, 15, 16 and 17, less the East 15 feet for Street, Block 14, NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County. Folio Nos. 504203011330, 504203011340, 504203011350 and 504203011360

Lots 18, 19 and 20, less the East 15 feet thereof, Block 14, NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County. Folio No. 504203011370

Lot 23, less the East 15 feet and Lot 24, less the East 15 feet; in Block 14 of NORTH LAUDERDALE, according to the Plat thereof, recorded in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County.. Folio No. 504203011390

Lot 27 and 28, Block 14 of NORTH LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County. Folio No. 504203011420

Lots 30, 31, 32 and 33, Block 14, NORTH LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.  
Folio No. 504203011450

Lots 36 and 37, Block 14, NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County. Folio No. 504203011480

Lots 38 and 39, Block 14, NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County.  
Folio No. 504203011490

Lot 41, Block 14, NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, said lands situate, lying and being in Broward County.  
Folio No. 504203011510

Lots 44 and 45, Block 14 of NORTH LAUDERDALE, according to the Plat thereof in the Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, said lands situate, lying and being in Broward County.  
Folio Nos. 504203011540 and 504203011550

M:\WP51\CGLA\Yyalale block 14.wpd

THIS INSTRUMENT PREPARED BY  
MARC BROWN, ESQ.  
1995 East Oakland Park Boulevard  
Suite 310  
Fort Lauderdale, Florida 33306  
Our File No. MEB587

Record & Return to:  
Lawyers 1<sup>st</sup> Title Company  
2817 East Oakland Park Blvd., Suite 201-A  
Fort Lauderdale, FL 33306

Property Appraiser's  
Parcel ID: 504203-01-1460 & 504203-01-1470

WARRANTY DEED

THIS INDENTURE, made this 27<sup>th</sup> day of August, 2018 by **HOME 4 U, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 1800 West Broward Blvd., Fort Lauderdale, FL 33312, **GRANTOR**, to **URBANO 500 LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is 500 W. Cypress Creek Road, Suite 455, Fort Lauderdale, FL 33309, **GRANTEE**.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the grantee, and the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, their heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

**Lots 34 and 35, Block 14, NORTH LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 48, Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida.**

SUBJECT TO:

1. ZONING AND/OR RESTRICTIONS AND PROHIBITIONS  
IMPOSED BY GOVERNMENTAL AUTHORITY
2. RESTRICTIONS, EASEMENTS AND OTHER MATTERS  
APPEARING ON THE PLAT OR OF RECORD
3. TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Witness #1

Sign: Louise E Quinn  
Print: LOUISE E QUINN

HOME 4 U, LLC, A FLORIDA LIMITED  
LIABILITY COMPANY  
BY: DACA MANAGEMENT LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [Signature]  
ANDREW LETOURNEAU, MEMBER  
DACA MANAGEMENT LLC, A DELAWARE  
LIMITED LIABILITY COMPANY

Witness #2

Sign: [Signature]  
Print: PHILIPPAE BROECKELMANN

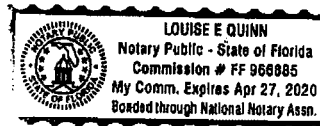
STATE OF FLORIDA }  
COUNTY OF BROWARD } SS:

The foregoing instrument was acknowledged before me this 27th day of  
August, 2018 by ANDREW LETOURNEAU, as Member of DACA MANAGEMENT, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY.

Personally Known X OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

Louise E Quinn  
NOTARY PUBLIC





Estimate Summary-Opinion of Cost  
Kaufman Lynn Construction

8/9/2019

PROJECT GROSS SQUARE FOOTAGE 583778  
PROJECT NET SQUARE FOOTAGE 278382  
UNIT COUNT 455  
PARKING SPACES

SISTRUNK AND 7TH

CSI #	DESCRIPTION	QTY	UT	UT \$	TOTAL	\$/GSF	\$/NSF	\$/UNIT COUNT			
01-000	GENERAL REQUIREMENTS				\$	321,077.90	0.55	1.15	705.67		
01-001	Site General Conditions-Building	347,978	GSF	0.55	191,388		0.33	0.69	420.63		
01-001	Site General Conditions-Garage	235,800	GSF	0.55	129,690		0.22	0.47	265.03		
02-000	SITE WORK (3.6 Acres)				\$	2,574,320.00	4.41	9.25	5,657.85		
02-001	Sitework Allowance	3.60	ACRES	675,000.00	2,430,000		4.16	8.73	5,340.66		
02-006	Building Demolition	1	LS	50,000.00	50,000		0.09	0.18	109.89		
02-008	Site Demolition	0	ACRES	0.00	0		0.00	0.00	0.00		
02-009	Erosion Control	0	ACRES	0.00	0		0.00	0.00	0.00		
02-010	Site Grading	0	ACRES	0.00	0		0.00	0.00	0.00		
02-010	Wheelstops at garage	766	SPACES	120.00	94,320		0.16	0.34	207.30		
02-010	Retaining Walls	1	LS	0.00	0		0.00	0.00	0.00		
02-011	Site Paving and Walks	1	LS	0.00	0		0.00	0.00	0.00		
02-019	Site Amenities	1	LS	0.00	0		0.00	0.00	0.00		
02-023	Landscape/Mitigation Allowance	1	LS	0.00	0		0.00	0.00	0.00		
03-000	CONCRETE				\$	17,693,345.00	30.31	63.56	38,886.47		
03-001	Structural Concrete/Foundations-Building	347,978	GSF	30.00	10,439,340		17.88	37.50	22,943.60		
03-001	Vibor Compaction	97,300	GSF	1.85	180,005		0.31	0.65	395.62		
03-001	Structural Concrete/Foundations-Garage	235,800	GSF	30.00	7,074,000		12.12	25.41	15,547.25		
04-000	MASONRY				\$	2,021,963.30	3.46	7.26	4,443.88		
04-001	Masonry-Building	347,978	GSF	3.85	1,339,715		2.29	4.81	2,944.43		
04-001	Masonry-Garage	766	SPACES	868.00	682,248		1.17	2.45	1,495.45		
05-000	METALS				\$	1,651,636.00	2.83	5.93	3,629.97		
05-001	Structural Steel/Misc Steel/Stairs-Building	347,978	GSF	2.00	695,956		1.19	2.50	1,529.57		
05-001	Structural Steel/Misc Steel/Stairs-Garage	766	SPACES	400.00	314,400		0.54	1.13	690.99		
05-003	Unit Railings-Glass	732	LF	195.00	142,740		0.24	0.51	313.71		
05-003	Unit Railings-Mesh	2,924	LF	85.00	248,540		0.43	0.89	546.24		
05-004	Metal Awnings & Canopies	1	LS	250,000.00	250,000		0.43	0.90	549.45		
06-000	WOOD & PLASTICS				\$	6,827,993.00	11.70	24.53	15,006.58		
06-001	Structural Framing	0	GSF	0.00	0		0.00	0.00	0.00		
06-002	Project Carpenter & Laborer and Safety	347,978	GSF	1.00	347,978		0.60	1.25	764.79		
06-002	Decorative Exterior Panels	8,960	SF	70.00	627,200		1.07	2.25	1,378.46		
06-005	EXTERIOR PANEL ALLOWANCE	93,177	GSF	25.00	2,329,425		3.99	8.37	5,119.62		
06-005	Wood Exterior Systems	20,256	GSF	65.00	1,316,640		2.26	4.73	2,893.71		
06-005	Interior Trimwork	455	UNITS	650.00	295,750		0.51	1.06	650.00		
06-007	Casework	455	UNITS	3,200.00	1,456,000		2.49	5.23	3,200.00		
06-008	Countertops	455	UNITS	1,000.00	455,000		0.78	1.63	1,000.00		
07-000	THERMAL/MOISTURE PROTECTION				\$	2,272,048.16	3.89	8.16	4,993.51		
07-001	Insulation-In Drywall	347,978	GSF	0.90	313,180		0.54	1.13	688.31		
07-002	Roofing-Building (950 SQ)	347,978	GSF	2.32	807,309		1.38	2.90	1,774.31		
07-002	Roofing-Garage	766	SPACES	75.00	58,950		0.10	0.21	129.56		
07-002	Amenities Pavers	7,304	SF	30.00	216,120		0.38	0.79	481.58		
07-004	Weather Protection	1	LS	30,000.00	30,000		0.05	0.11	65.93		
07-007	Waterproofing-Building	347,978	GSF	0.30	104,393		0.18	0.38	229.44		
07-007	Waterproofing-Garage	235,800	GSF	2.00	471,600		0.81	1.69	1,036.48		
07-008	Caulking & Sealants-Building	347,978	GSF	0.20	69,596		0.12	0.25	152.96		
07-008	Caulking & Sealants-Garage	235,800	GSF	0.50	117,900		0.20	0.42	259.12		
07-009	Envelope Consultant	1	LS	80,000.00	80,000		0.14	0.29	175.82		
08-000	DOORS & WINDOWS				\$	4,255,200.00	7.29	15.29	9,352.09		
08-001	Doors/Frames/Hardware-Building	455	UNITS	2,800.00	1,274,000		2.18	4.50	2,800.00		
08-001	Doors/Frames/Hardware-Garage	766	SPACES	50.00	39,300		0.07	0.14	86.37		
08-002	Overhead Doors-Garage	1	LS	25,000.00	25,000		0.04	0.09	54.95		
08-004	Exterior Glazing Systems	48,615	SF	60.00	2,916,900		5.00	10.48	6,410.77		
09-000	FINISHES				\$	7,577,553.50	12.98	27.22	16,653.96		
09-001	Drywall and Framing Package	347,978	GSF	13.50	4,697,703		8.05	16.88	10,324.62		
09-002	Final Cleaning of Buildings	583,778	GSF	0.25	145,945		0.25	0.52	320.76		
09-004	Hard Tile	455	UNITS	2,000.00	910,000		1.56	3.27	2,000.00		
09-005	Resilient & Carpet Flooring	455	UNITS	1,800.00	819,000		1.40	2.94	1,800.00		
09-006	Painting-Building	347,978	GSF	2.00	695,956		1.19	2.50	1,529.57		
09-006	Painting-Garage	235,800	GSF	0.25	58,950		0.10	0.21	129.56		
09-700	Amenities Fit-up Premium	1	LS	250,000.00	250,000		0.43	0.90	549.45		
10-000	SPECIALTIES				\$	873,540.00	1.50	3.14	1,919.87		
10-001	Signs-Building	1	LS	25,000.00	25,000		0.04	0.09	54.95		
10-001	Signs-Garage	1	LS	35,000.00	35,000		0.06	0.13	76.92		
10-002	Monumental Signs	1	LS	0.00	0		0.00	0.00	0.00		
10-003	Mirrors	455	UNITS	215.00	97,825		0.17	0.35	215.00		
10-004	Fire Extinguishers and Cabinets	455	UNITS	105.00	47,775		0.08	0.17	105.00		
10-005	Mail Boxes	455	UNITS	118.00	53,690		0.09	0.19	118.00		
10-006	Shower Doors	455	UNITS	350.00	159,250		0.27	0.57	350.00		
10-007	Wire Shelving	455	UNITS	200.00	91,000		0.16	0.33	200.00		
10-007	Storage Lockers	455	UNITS	650.00	295,750		0.51	1.06	650.00		
10-008	Toilet & Bath Acc.	455	UNITS	150.00	68,250		0.12	0.25	150.00		
11-000	EQUIPMENT				\$	1,824,150.00	3.12	6.55	4,099.12		
11-001	Unit Appliances	455	UNITS	3,400.00	1,547,000		2.65	5.56	3,400.00		
11-003	Access Control	455	UNITS	350.00	159,250		0.27	0.57	350.00		
11-003	Access Control	766	SPACES	150.00	117,900		0.20	0.42	259.12		
12-000	FURNISHINGS				\$	159,250.00	0.27	0.57	350.00		
12-001	Window Treatments	455	UNITS	350.00	159,250		0.27	0.57	350.00		
13-000	SPECIAL CONSTRUCTION				\$	200,000.00	0.34	0.72	439.56		
13-001	Swimming Pool	1	LS	200,000.00	200,000		0.34	0.72	439.56		
14-000	CONVEYANCE SYSTEMS				\$	843,000.00	1.44	3.03	1,852.75		
14-001	Elevators-Building	24	STOPS	23,000.00	552,000		0.95	1.98	1,213.19		
14-001	Elevators-Garage	12	STOPS	23,000.00	276,000		0.47	0.99	606.59		
14-002	Temporary Elevator Costs	1	LS	15,000.00	15,000		0.03	0.05	32.97		
15-000	MECHANICAL				\$	7,650,315.00	13.10	27.48	16,813.88		
15-300	Fire Protection-Building	347,978	GSF	2.25	782,951		1.34	2.81	1,720.77		
15-300	Fire Protection-Garage	235,800	GSF	1.21	285,318		0.49	1.02	627.07		
15-400	Basic Plumbing-Building	347,978	GSF	9.50	3,305,791		5.66	11.88	7,265.47		
15-400	Basic Plumbing-Garage	235,800	GSF	1.15	271,170		0.46	0.97	595.98		
15-500	H.V.A.C.-Building	347,978	GSF	7.45	2,592,436		4.44	9.31	5,697.66		
15-500	H.V.A.C.-Garage	235,800	GSF	1.75	412,650		0.71	1.48	906.92		
15-501	Smoke Evacuation Systems	1	LS	0.00	0		0.00	0.00	0.00		
16-000	ELECTRICAL				\$	6,568,503.00	11.25	23.60	14,435.27		
16-001	Basic Electrical-Building	347,978	SF	13.50	4,697,703		8.05	16.88	10,324.62		
16-001	Residential Electrical Fixtures	455	UNITS	1,650.00	750,750		1.29	2.70	1,650.00		
16-001	Basic Electrical-Garage	235,800	SF	4.75	1,120,050		1.92	4.02	2,461.65		
BUDGET HARD COSTS					\$	63,313,895	\$	63,313,895	108.46	227.44	139,151.42
1.25%	SUBCONTRACTOR DEFAULT					791,424		1.36	2.84	1,739.39	
1.50%	PROJECT CONTINGENCY					949,708		0.00	0.00	0.00	
GENERAL CONDITIONS (21) Month Construction						3,150,000		5.40	11.32	6,923.08	
GENERAL LIABILITY INSURANCE						978,339		1.68	3.51	2,150.20	
BUILDERS RISK					BY OWNER			0.00	0.00	0.00	
SUBTOTAL					\$	69,183,267		116.88	245.11	149,964.08	
4.75%	MANAGEMENT FEE					3,286,210		5.63	11.80	7,222.44	
0.00%	PERFORMANCE AND PAYMENT BONDS					0		0.00	0.00	0.00	
GRAND TOTAL					\$	72,469,577		122.51	256.91	157,186.52	





site photo 5



site photo 4



site photo 3



site photo 2



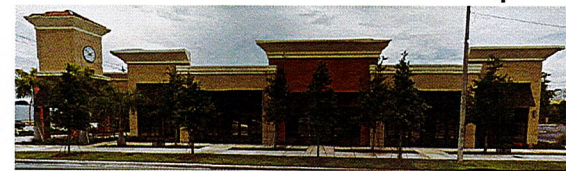
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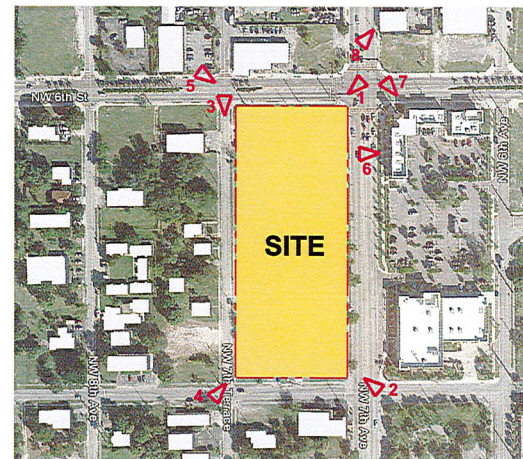
site photo 8



site photo 7



site photo 6



AERIAL MAP



# BUILT FORM ARCHITECTS

## PROJECT DESIGN TEAM:

ARCHITECT  
BUILT FORM LLC  
100 N. Dixie Avenue, Suite 100  
Chicago, Illinois 60642

INTERIOR DESIGN  
J. Tabor Design LLC  
1000 W. 17th Street  
Miami, FL 33135  
305.362.8828

STRUCTURAL ENGINEER  
McIntyre & Smith  
One Westgate Tower, Suite 2700  
Miami, FL 33131 305.576.0700

M.E.P. ENGINEER  
KASSEL Consulting Inc.  
1400 W. MacArthur Avenue  
Davie, FL 33317 954.946.2800

CIVIL ENGINEER / LANDSCAPE ARCHITECT  
KETH ASSOCIATES  
201 West University Blvd.  
Fort Lauderdale, FL 33301

## OWNER'S REPRESENTATIVE



## OWNER:



## PROJECT:



SEAL:

FIRM LIC. AA 28003278

ISSUED FOR: - DRC RESPONSES

DATE: 8.6.19

REVISIONS:		
No.	DATE	REMARKS

SHEET TITLE:  
CURRENT SITE  
CONDITION

DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:  
JOB NO.:

SHEET NO.:  
**A-01**



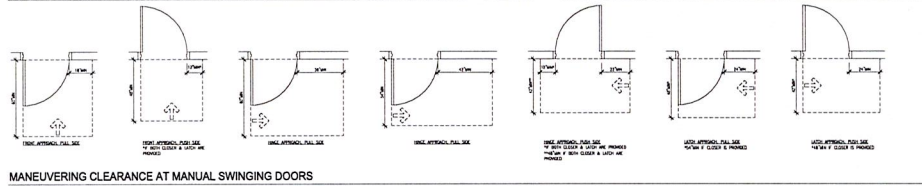
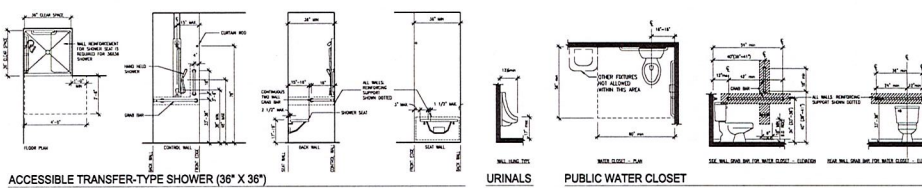
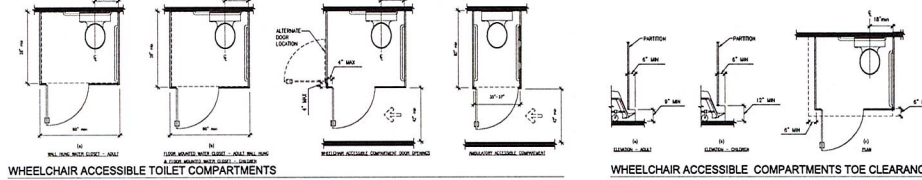
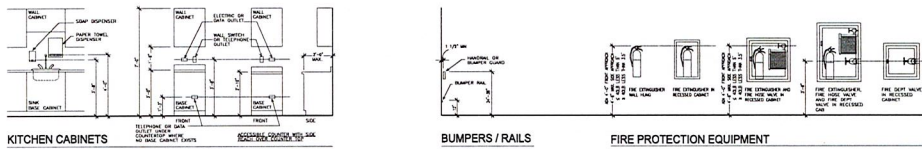
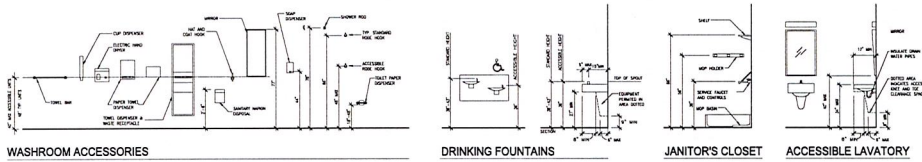
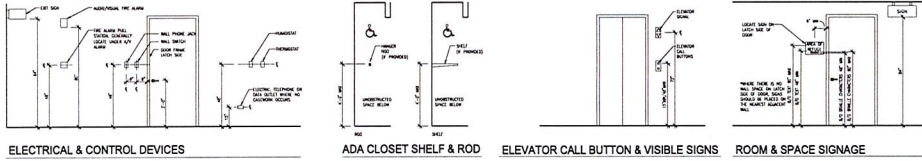
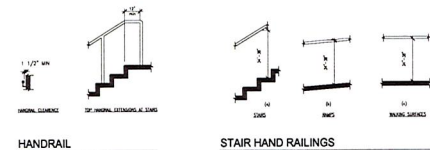
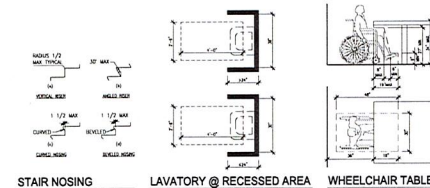
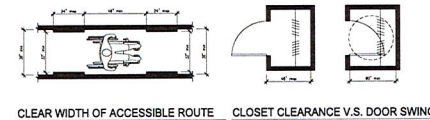
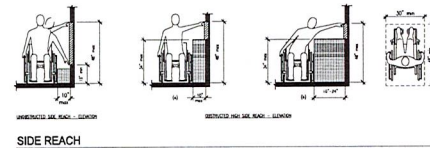
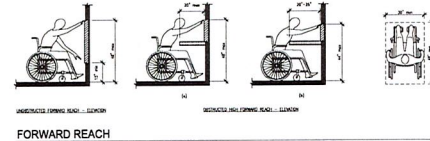
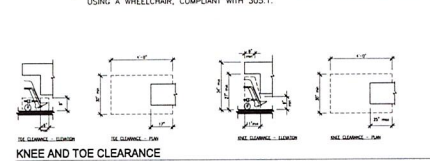
# BUILDING AND ACCESSIBLE REQUIREMENTS

ALL CONSTRUCTION TO FOLLOW FBC 6TH EDITION / 2018 FBC AND ALL APPLICABLE  
FIRE PROTECTION, PLUMBING, ELECTRICAL AND MECHANICAL CODE REQUIREMENTS

ALL UNITS TO PROVIDE MINIMUM DESIGN REQUIREMENTS PER THE FAIR HOUSING ACT AND  
ALL FBC ACCESSIBILITY REQUIREMENTS AS OUTLINED BUT NOT LIMITED TO CRITERIA ON A-02

## Public Space General Accessibility Requirements

- NOTES:**
- FOLLOW THE 2018 FBC /OR ACCESSIBLE DESIGN
  - PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN GYP. BD. PARTITIONS. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE LOCATED IN RATED WALLS.
  - BACKING FOR GRAB BARS SHALL BE 12GA GALV. STL & RESIST A MAX OF 500 LB. FORCE IN ALL DIRECTIONS.
  - SWITCHES/OUTLETS TO BE INSTALLED PER THE 2010 ADA AND THE 2012 NEC AND OTHER APPLICABLE LOCAL AND STATE CODES.
  - EACH ACCESSIBLE OUTLET OR CONTROL MUST BE ON AN ACCESSIBLE ROUTE COMPLIANT WITH 402.1, AND HAVE CLEAR FLOOR OR GROUND SPACE FOR A PERSON USING A WHEELCHAIR, COMPLIANT WITH 305.1.



## BUILT FORM ARCHITECTS

### PROJECT DESIGN TEAM:

**ARCHITECT**  
BUILT FORM LLC  
400 N. Central Street, Suite 500  
Chicago, Illinois 60610  
  
**INTERIOR DESIGN**  
J. Talbot Design LLC  
400 N. Central Street, Suite 500  
Chicago, Illinois 60610  
  
**STRUCTURAL ENGINEER**  
McNamara Seale  
400 N. Central Street, Suite 500  
Chicago, Illinois 60610  
  
**M.E.P. ENGINEER**  
KAMM Consulting Inc.  
400 N. Central Street, Suite 500  
Chicago, Illinois 60610  
  
**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
KEITH ASSOCIATES  
400 N. Central Street, Suite 500  
Chicago, Illinois 60610

**OWNER'S REPRESENTATIVE**  
LMG  
400 N. Central Street, Suite 500  
Chicago, Illinois 60610

**OWNER:**  
URBANO CO  
400 N. Central Street, Suite 500  
Chicago, Illinois 60610

**PROJECT:**  
THE ADDERLEY  
400 N. Central Street, Suite 500  
Chicago, Illinois 60610

**SEAL:**  
FIRM LIC. AA 20003278

**ISSUED FOR:** - DRC REVISIONS  
**DATE:** - 7.1.19

REVISIONS:	DATE	REMARKS
No.	DATE	REMARKS

**SHEET TITLE:**  
**ACCESSIBLE REQUIREMENTS**

**DATE:**  
**SCALE:**  
**DRAWN BY:**  
**CHECKED BY:**  
**JOB NO.:**

**SHEET NO.:**  
**A-02**





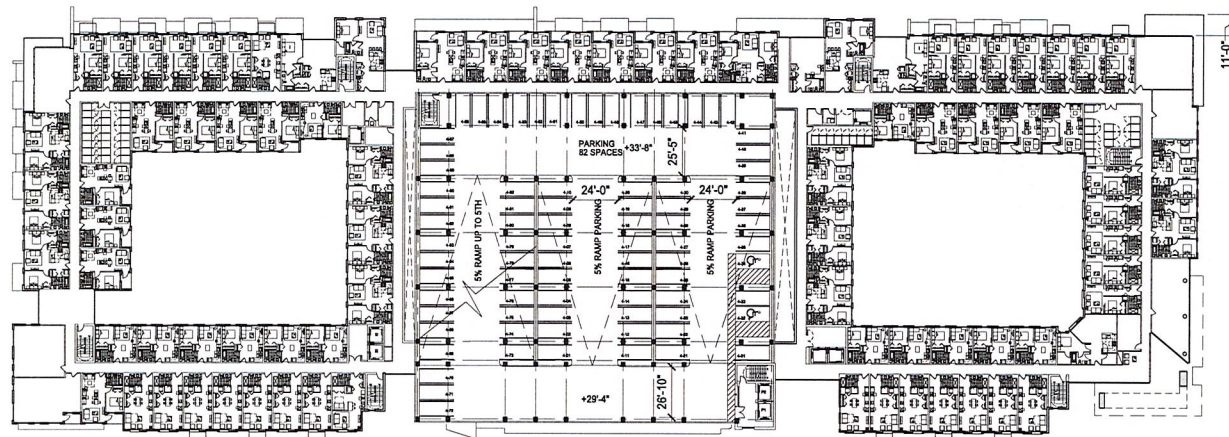






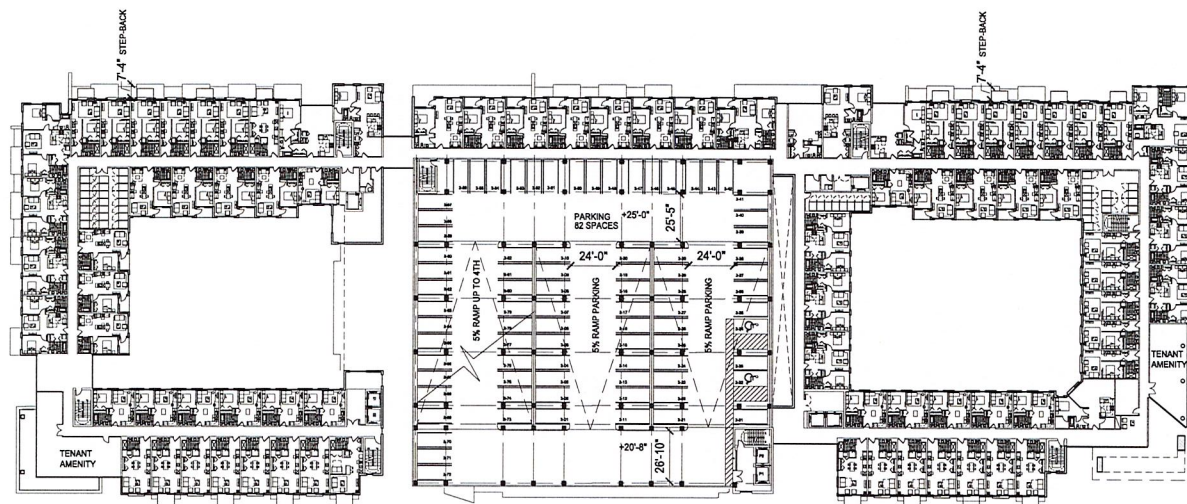






**D7 FOURTH FLOOR**

SCALE: 1"=30'-0"



**K7 THIRD FLOOR**

SCALE: 1"=30'-0"



# **BUILT FORM**

## **PROJECT DESIGN TEAM:**

**ARCHITECT**  
BUILT FORM LLC  
1400 N. Central Expressway, Suite 100  
Chicago, Illinois 60642

**INTERIOR DESIGN**  
J. T. Design Group LLC  
1400 N. Central Expressway, Suite 100  
Chicago, Illinois 60642

**STRUCTURAL ENGINEER**  
M&M Engineering, Inc.  
One Westmoreland Tower, Suite 1700  
100 West Madison Street  
Chicago, Illinois 60601

**M.E.P. ENGINEER**  
K&M Consulting Inc.  
1400 N. Central Expressway, Suite 100  
Chicago, Illinois 60642

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
KEITH ASSOCIATES  
1400 N. Central Expressway, Suite 100  
Chicago, Illinois 60642

## **OWNER'S REPRESENTATIVE**

**LMG**  
1000 S. Dearborn Street  
Chicago, Illinois 60605

## **OWNER:**

**URBANO CO**

## **PROJECT:**

**THE ADDERLEY**  
A Division of URBANO CO

## **SEAL:**

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS

DATE: - 8.8.19

## **REVISIONS:**

No.	DATE	REMARKS

## **SHEET TITLE:**

**FLOOR PLANS**

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

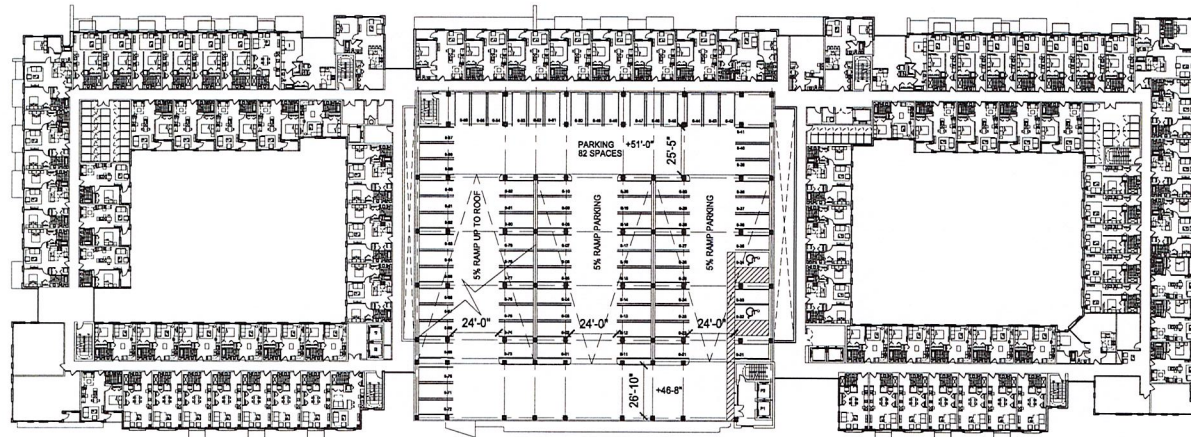
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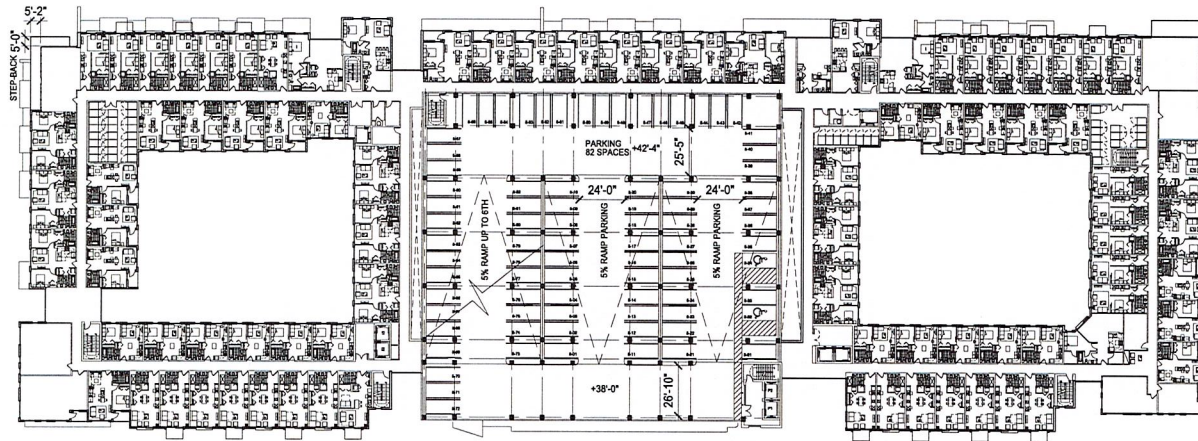
JOB NO.: \_\_\_\_\_

SHEET NO.: \_\_\_\_\_

**A-102**



**D7 SIXTH FLOOR**  
SCALE: 1"=30'-0"



**K7 FIFTH FLOOR**  
SCALE: 1"=30'-0"

# BUILT FORM

## PROJECT DESIGN TEAM:

### ARCHITECT

BUILT FORM LLC  
100 W. Belmont Street, Suite 400  
Chicago, Illinois 60601

### INTERIOR DESIGN

Talbot Design LLC  
100 W. Belmont Street, Suite 400  
Chicago, Illinois 60601

### STRUCTURAL ENGINEER

SAHMEEN RAO  
One Belmont Tower, Suite 1700  
100 W. Belmont Street, Suite 1700  
Chicago, Illinois 60601

### M.E.P. ENGINEER

KARIM CONSULTING INC.  
100 W. Belmont Tower, Suite 1700  
Chicago, Illinois 60601

### CIVIL ENGINEER / LANDSCAPE ARCHITECT

KEITH ASSOCIATES  
100 W. Belmont Street, Suite 1700  
Chicago, Illinois 60601

### OWNER'S REPRESENTATIVE

LMG  
2001 E. Superior Street  
Chicago, Illinois 60601



SEAL:  
  
FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS  
DATE: - 8.8.19

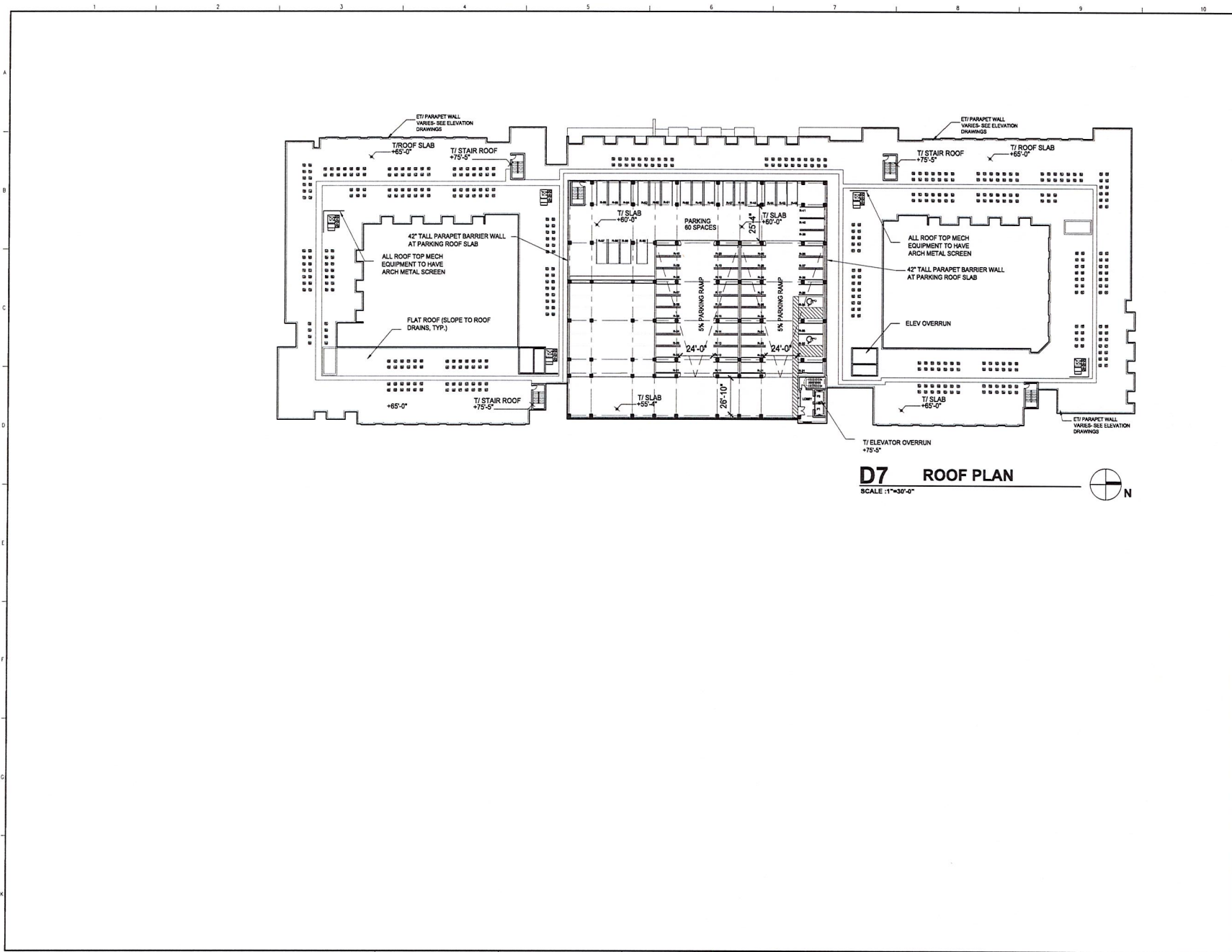
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SHEET TITLE:  
**FLOOR PLANS**

DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:  
JOB NO.:

SHEET NO.:  
**A-103**





BUILT FORM

ARCHITECT

BUILT FORM LLC

635 W. Chestnut Street, Suite 500

Chicago, Illinois 60610

INTERIOR DESIGN

T. Tachikawa Design LLC

1400 N. 17th Avenue

Chicago, IL 60640

800.402.8888

STRUCTURAL ENGINEER

McIntyre & Smith

One Sherman Tower, Suite 1700

2 South Dearborn Street

Chicago, IL 60604

312.376.2766

M.E.P. ENGINEER

K&M Consulting Inc.

1407 W. Roosevelt Center Office

Chicago, Illinois, IL 60607

846.363.2222

CIVIL ENGINEER / LANDSCAPE ARCHITECT

KEITH ASSOCIATES

401 East Adams Street

Chicago, Illinois, IL 60601

773.784.3400

OWNER'S REPRESENTATIVE

LMG

1000 E. Superior Street

Chicago, IL 60605

OWNER:

URBANO CO

PROJECT:

THE ADDERLEY

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS

DATE: - 8.8.19

REVISIONS:	No.	DATE	REMARKS

SHEET TITLE:

FLOOR PLANS

DATE:

SCALE:

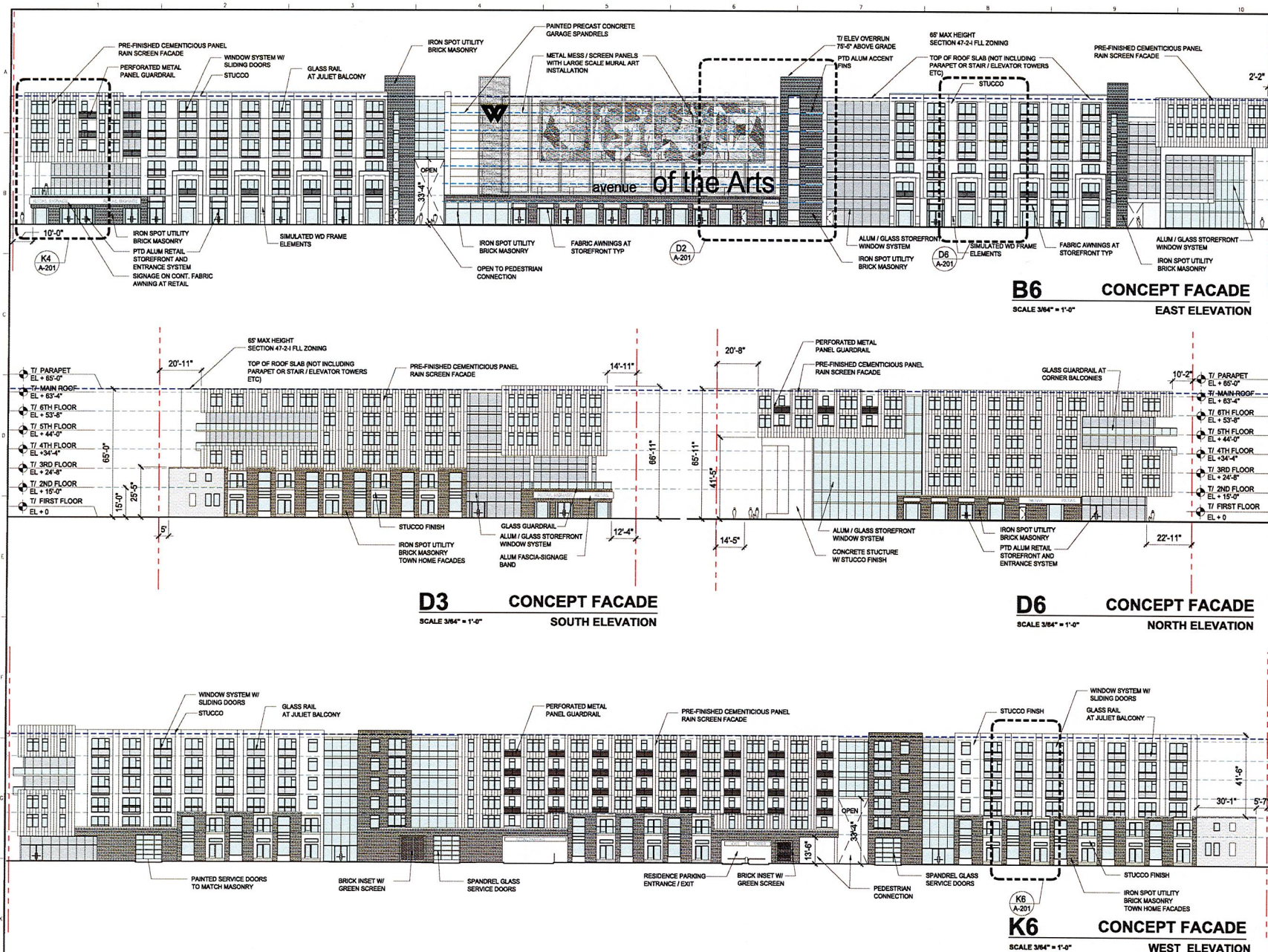
DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

A-104



# BUILT FORM ARCHITECTURE

## PROJECT DESIGN TEAM:

### ARCHITECT

BUILT FORM LLC  
1000 N. 11th Street  
Chicago, Illinois 60610

### INTERIOR DESIGN

1000 N. 11th Street  
Chicago, Illinois 60610

### STRUCTURAL ENGINEER

1000 N. 11th Street  
Chicago, Illinois 60610

### M.E.P. ENGINEER

1000 N. 11th Street  
Chicago, Illinois 60610

### CIVIL ENGINEER / LANDSCAPE ARCHITECT

1000 N. 11th Street  
Chicago, Illinois 60610

### OWNER'S REPRESENTATIVE

1000 N. 11th Street  
Chicago, Illinois 60610

### OWNER:

1000 N. 11th Street  
Chicago, Illinois 60610

### PROJECT:

1000 N. 11th Street  
Chicago, Illinois 60610

### SEAL:

1000 N. 11th Street  
Chicago, Illinois 60610

### FIRM LIC. AA 26003278

1000 N. 11th Street  
Chicago, Illinois 60610

### ISSUED FOR: - DRC REVISIONS

DATE: 8.8.19

### REVISIONS:

NO. DATE REMARKS

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# BUILT FORM ARCHITECTURE

## PROJECT DESIGN TEAM:

**ARCHITECT**  
BUILT FORM LLC  
1800 N. Lincoln Road, Suite 200  
Chicago, Illinois 60614

## INTERIOR DESIGN

J. T. Design Group LLC  
1800 N. Lincoln Road, Suite 200  
Chicago, Illinois 60614

## STRUCTURAL ENGINEER

Madhupratap Saha  
One Madison Avenue, Suite 2700  
New York, NY 10017

## M.E.P. ENGINEER

KAMAL Consulting Inc.  
1407 W. Roosevelt Road, Suite 200  
Chicago, Illinois 60645

## CIVIL ENGINEER / LANDSCAPE ARCHITECT

KEITH ASSOCIATES  
201 East Adams Street  
Chicago, Illinois 60601

## OWNER'S REPRESENTATIVE

LMG  
2000 S. Western Avenue  
Chicago, Illinois 60608

## OWNER:

URBANO CO

## PROJECT:

THE ADDERLEY

## SEAL:

FIRM LIC. AA 26003278

## ISSUED FOR:

DRC REVISIONS

DATE: 7.1.19

## REVISIONS:

No.	DATE	REMARKS

## SHEET TITLE:

ENLARGED FACADE

## DATE:

SCALE:

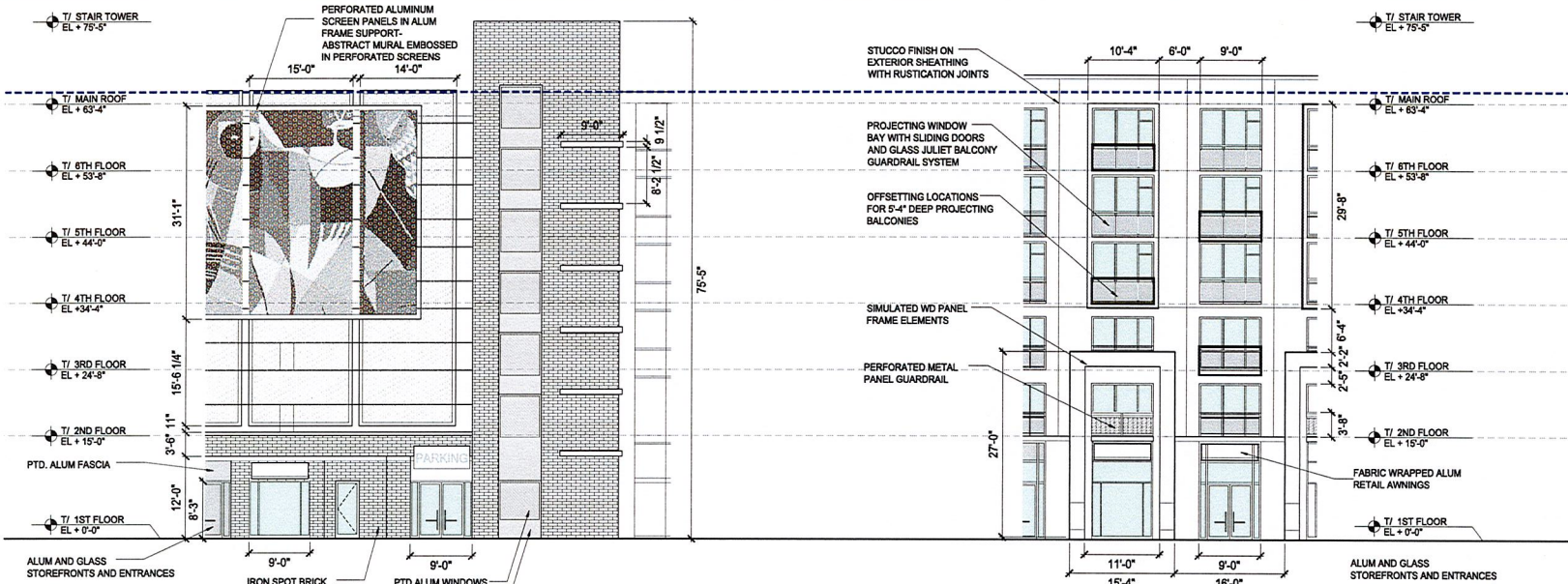
DRAWN BY:

CHECKED BY:

JOB NO.:

## SHEET NO.:

A-201





**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#19-0899**

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** October 15, 2019

**TITLE:** Quasi-Judicial - Resolution Approving an Affordable Housing Height Bonus for a Site Plan Level II Development Permit for a 65-foot High Mixed-Use Development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 Square Feet of Commercial Use in the North West Regional Activity Center – Mixed Use West (NWRAC-MUw) Zoning District, proposed at 501 NW 7th Avenue – Fort Lauderdale Community Redevelopment Agency (CRA), Sistrunk 2245 LLC, 220145 LLC, Urbano 500 LLC, Anointed by Christ International Christian Center Inc. – The Adderley (F.K.A. West Village) - Case No. R19014 - (Commission District 3)

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**Recommendation**

It is recommended the City Commission consider a resolution approving an Affordable Housing Height Bonus for a Site Plan Level II Development Permit for a 65-foot High Mixed-Use Development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 Square Feet of Commercial Use in the North West Regional Activity Center-Mixed Use west (NWRAC-MUw) zoning district, pursuant to Unified Land Development Regulations (ULDR), Section 47.13.52.B, "Special Regulations, Performance Standards and Criteria for Additional Height Bonus."

**Background**

On October 2, 2019, the City Commission approved an associated rezoning application (Case No. Z19001) to rezone 1.463 acres of the 3.56-acre parcel of land from Residential Midrise Multifamily/Medium-High Density (RMM-25) to the NWRAC-MUw zoning district for a proposed mixed-use project that includes 455 units with 10 percent of those units qualifying as affordable housing units. The proposed development also consists of a six-story building and 17,752 square feet of commercial use on the ground floor. The planned building configuration proposes to utilize the adjacent alleyway, which was approved for vacation by the City Commission on October 2, 2019.

The Application and Applicant's Narratives are attached as Exhibit 1. The Site Plans are included as Exhibit 2.

### **Review Criteria**

Pursuant to ULDR Section 47.24, Development Permits and Procedures, the proposed development requires Site Plan Level II Review by the Development Review Committee (DRC) and City Commission approval because the proposed building exceeds 45 feet in height Pursuant to ULDR Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MU District, Note B.

ULDR Section 47-13.52.B, outlines performance standards by which an applicant may request additional height above 45 feet up to a maximum height of 65-feet in the NWRAC-MUw Zoning District, when a project qualifies as an affordable housing development.

The applicant proposes to maintain 10 percent of the residential units as affordable and is requesting the maximum building height of 65 feet. The proposed development is subject to the Performance Standards of Section 47-13.52.B. and Adequacy Review requirements, per Section 47-25.2, as outlined below. The DRC reviewed the proposal on April 23, 2019. The complete application and DRC record is available on file with the Department of Sustainable Development.

### **Adequacy and NWRAC-MU Special Regulation Performance Standards**

The adequacy criteria of ULDR Section 47-25.2 is used to evaluate the demand created on public services and facilities by a proposed development. The proposed development does not adversely impact or create additional demand on public services and facilities.

The applicant has provided a narrative response regarding the project's compliance with ULDR Sections 47-13.52.B., Performance Standards and Criteria for Additional Height Bonus and Section 47-25.2 Adequacy Requirements, which are provided and attached herein as Exhibit 1, to assist the City Commission in determining if the proposal meets the criteria. The following is an excerpt from the applicant's narrative:

#### *B. Performance standards and criteria for additional height bonus.*

1. The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located or will be located in the community.
  - The proposed development incorporates a mix of residential units, designed for all income levels, that include market rate units and affordable housing units as defined in ULDR, Section 47-13.52. - NWRAC-MU special regulations. The project contains 455 rental residential units, of which 46 (10 percent) will be affordable and 409 will be market rate.

<b>Unit Type</b>	<b>SF Range</b>	<b>Market Rate</b>	<b>Affordable</b>	<b>Total</b>
STUDIO	487 - 570	77	9	86
1 BED	454 - 866	254	28	282
2 BED	774 - 881	64	7	71
	1,282 -			
TOWNHOUSE	1,754	14	2	16

- The project will be phased, with the north building containing 254 units comprising Phase 1 and the south building comprising 201 units as Phase 2. Affordable units will be 26 in Phase 1 and 20 in Phase 2, with units located throughout the project in the same proportion as the overall unit mix.
- The affordable units will be scattered throughout the project and not specifically designated but will be allocated in the same ratio of studios, one and two bedrooms as the overall project mix.

The Adderley development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area. The project supports the long-term future vision of the NWRAC-MU district of promoting and enhancing the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses.

The Northwest Regional Activity Center is experiencing rapid redevelopment and there is a recognized need for permanent supportive housing in Fort Lauderdale. The proposed use of residential apartments and commercial/retail is suitable to the mixed-use character of the area. Providing employment, shopping, services, cultural and residential opportunities further promote the goals, objectives and policies of the City of Fort Lauderdale.

The full-block development builds out the urban street wall fabric, while offering a variety of pedestrian experiences. The articulated facades, mini pocket art plazas, deeply carved reveals and varying building entrances create a dynamic streetscape and pedestrian interaction. The intersection of Sistrunk and NW 7th Avenue integrates a multi-story public plaza space that marks the gateway to the Sistrunk neighborhood while the intersection of NW 5th Street and NW 7th Avenue anchors the south end of the block with retail and residential entrances. The NW 5th Street and the NW 7th Terrace corridors are lined with walk-up units that anchor the pedestrian scale to the surrounding single-family homes, and the plan also envisions commercial spaces to activate the sidewalk and plaza. The interior courtyards were designed with controlled entrance locations and openings from the street, offering glimpses into the interior spaces and creating a sense of visual transparency throughout the block.

### **Additional Height Criteria**

Per ULDR Section 47-13.52.B.4, land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;

The property is zoned North West Regional Activity Center-Mixed Use west (NWRAC-MUw) with an underlying future land use of North West Regional Activity Center. The surrounding areas include commercial uses along the Sistrunk Corridor, framed by residential uses to the south and west of the corridor. The vision and intent for this area, as established in the NWRAC-MU Illustration of Design Standards, Section 1 and Zoning Regulations, is to provide a road map by which streets and buildings are designed and built, such that they contribute to the creation of a dynamic, livable community, providing walkable, tree-lined streets; distinct public spaces; high quality buildings designed and oriented to provide light, air, and active uses at the street level; all in the service of creating an exceptional urban environment. The proposed development offers a mix of uses intended to serve the nearby neighborhood and promote a vibrant and thriving residential, business and shopping area.

The proposed building design is subject to the Northwest-RAC Illustration of Design Standards. The application of the standards controls the massing of the proposed structure, by limiting floorplate size, requiring a maximum shoulder height of five stories that provides a defined streetwall and maintains a comfortable pedestrian scale. Table 1 provides a comparison of abutting zoning district dimensional requirements.

**Table 1. Dimensional Requirements**

<b>Zoning District</b>	<b>Permitted Height</b>	<b>Minimum Front Yard</b>	<b>Minimum Corner Yard</b>	<b>Minimum Side Yard</b>	<b>Minimum Rear Yard</b>
Residential Midrise Multifamily/Medium-High Density (RMM-25)	35 feet (Single Family) 55 feet (Multifamily)	25 feet	25 feet	10 feet	20 feet
NWRAC-MUw (west)	45 feet up to 65 feet with City Commission Approval *	0 feet primary street 5 feet secondary	N/A	15 feet when abutting residential	15 feet when abutting residential
NWRAC-MUe (east)	65 feet up to 110 feet with City Commission Approval *	0 feet primary street 5 feet secondary	N/A	15 feet when abutting residential	15 feet when abutting residential

\* Structures exceeding the permitted height threshold of the NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission

10/15/2019

CAM #19-0899

Page 4 of 6

review and approval in accordance with the performance standards in the Unified Land Development Regulations (ULDR), Section 47-13.52.B.

### **Comprehensive Plan Consistency**

The proposed development is consistent with the City's Comprehensive Plan in that the residential development and commercial use are supported by the underlying future land use of the Northwest Regional Activity Center (NWRAC), and furthers the City's land use and housing goals, as follows:

The project is supported by Future Land Use Goal 1, by aligning with and promoting the distribution of land uses that "meet the social and economic needs" of the City of Fort Lauderdale, while ensuring compatibility of land uses and providing adequate services and facilities. Additional affordable housing facilities will enhance the City and community by providing essential services and resources to residents.

The project is further supported by Objective 1.10: Northwest Regional Activity Center (Northwest-RAC) Redevelopment Efforts and Objective 1.21: Encouraging Mixed Use Development, by providing a percentage of affordable housing opportunities to low and moderate-income households within the Northwest-RAC and supporting a live, work, and shopping environment to a rapidly redeveloping area within the Northwest-Progresso-Flagler Heights Community Redevelopment Area.

### **Notice Requirements**

The site plan approval is subject to the public notice requirements established in ULDR Section 47-27.3., requiring notice be given by agenda posting prior to the City Commission Meeting.

Please note that the associated rezoning and right-of-way vacation requests, which were approved by the City Commission on October 2, 2019, included a requirement for public participation as established in ULDR Section 47-27.4. As indicated in those approvals a public participation meeting was held on April 11, 2019 and May 6, 2019, to offer the neighborhood surrounding the property the opportunity to learn about the proposed project.

In addition, those requests met the mail notice and sign notification requirements established in ULDR Section 47-27.4.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made of distinct, complementary, and diverse neighborhoods.



- Objective 2: Ensure a range of housing options for current and future neighbors
- Initiative 2: Provide land use and zoning for a range of housing options to match community and business needs, such as accessory dwelling units and live-work units

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

**Attachments**

Exhibit 1 – Applicant's Application and Narratives

Exhibit 2 – Site Plans

Exhibit 3 – Resolution of Approval

Exhibit 4 – Resolution of Denial

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Prepared by: Linda Mia Franco, AICP, Principal Urban Planner,  
Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development

INSTR # 116117201  
Recorded 10/16/19 at 04:55 PM  
Broward County Commission  
6 Page(s)  
#5

**CERTIFICATION**  
I certify this to be a true and correct  
copy of the record of the City of  
Fort Lauderdale, Florida.  
WITNESSETH my hand and official seal of  
the City of Fort Lauderdale, Florida, this  
16th day of October, 2019.  
*[Signature]* City Clerk

ORDINANCE NO. C-19-32

AN ORDINANCE VACATING THE 15.00 FOOT ALLEY IN BLOCK 14, "NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE NORTH 16.30 FEET THEREOF, LOCATED NORTH OF NORTHWEST 5<sup>TH</sup> STREET, SOUTH OF NORTHWEST 6<sup>TH</sup> STREET, EAST OF NORTHWEST 7<sup>TH</sup> TERRACE AND WEST OF NORTHWEST 7<sup>TH</sup> AVENUE, ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

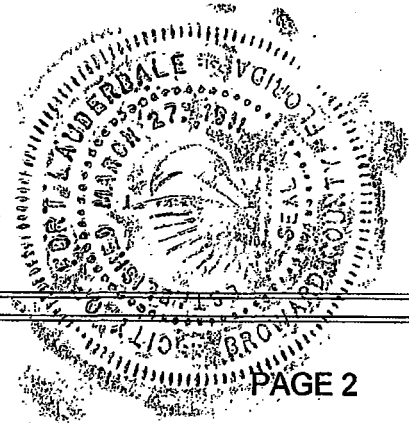
WHEREAS, the applicants, City of Fort Lauderdale, Anointed by Christ International Christian Center, Inc., 220145, LLC, Urbano 500, LLC and Sistrunk 2245, LLC, applied for the vacation of a right-of-way more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Board, at its meeting of June 19, 2019 (PZ Case No. V19002), recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that they approve the application for the vacation of a public right-of-way as more particularly described and shown on Exhibit "A" attached hereto, subject to the conditions listed on Exhibit "B" which is attached hereto and incorporated herein; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, September 17, 2019 and Wednesday, October 2, 2019 at 6:00 o'clock P.M. in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment to the vacation of the right-of-way; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law; and

WHEREAS, the City Commission has determined that the application for vacation of right-of-way meets the criteria in Section 47-24.6.A.4 of the City of Fort Lauderdale Unified Land Development Regulations ("ULDR") as enunciated and memorialized in the minutes of its meeting of September 17, 2019, and October 2, 2019, a portion of those findings expressly listed as follows:



ORDINANCE NO. C-19-32

PAGE 2

1. The subject portion of the 15-foot-wide right-of-way is currently not needed for public purposes. The alley is not used by the public for pedestrian or vehicular access to the abutting properties; and
2. The alley is not currently used for pedestrian or vehicle traffic. The surrounding areas and other abutting properties can be accessed from NW 6<sup>th</sup> Street, NW 7<sup>th</sup> Terrace, or NW 5<sup>th</sup> Street; and
3. The alley cannot currently be used for vehicular traffic due to landscaping, utility poles, and development on the alley. Vehicles will be able to utilize NW 4<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, or NW 3<sup>rd</sup> Avenue to access the abutting properties; and
4. The alley is not currently used for pedestrian traffic.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true and correct and incorporation herein.

SECTION 2. That the public right-of-way located north of Northwest 5<sup>th</sup> Street, south of Northwest 6<sup>th</sup> Street, east of Northwest 7<sup>th</sup> Terrace and west of Northwest 7<sup>th</sup> Avenue, as more particularly described in Exhibit "A" attached hereto, is hereby vacated, abandoned, and closed and shall no longer constitute a public right-of-way.

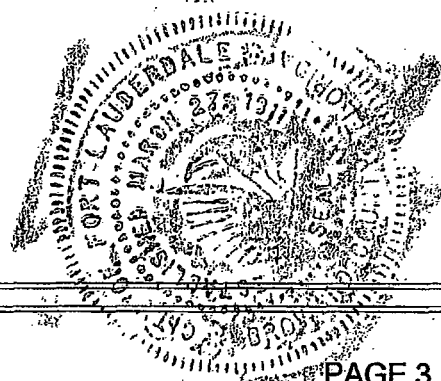
SECTION 3. That portions of said vacated 15-foot alley shall be retained for a cross-access easement also described in Exhibit "B" attached hereto and made a part hereof.

SECTION 4. That a copy of this Ordinance shall be recorded in the Public Records of Broward County by the City Clerk within 30 days from the date of final passage.

SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 6. That all ordinances or parts of ordinances in conflict herewith, are hereby repealed.

SECTION 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant



ORDINANCE NO. C-19-32

PAGE 3

fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

SECTION 9. That this Ordinance shall be in full force and effect immediately upon recordation in the public records of Broward County, Florida, of a certificate executed by the City Engineer evidencing that all conditions listed on Exhibit "B" attached hereto have been met. The applicant shall provide a copy of the recorded certificate to the City.

PASSED FIRST READING this the 17th day of September, 2019.

PASSED SECOND READING this the 2nd day of October, 2019.

Mayor  
DEAN J. TRANTALIS

ATTEST:

City Clerk  
JEFFREY A. MODARELLI

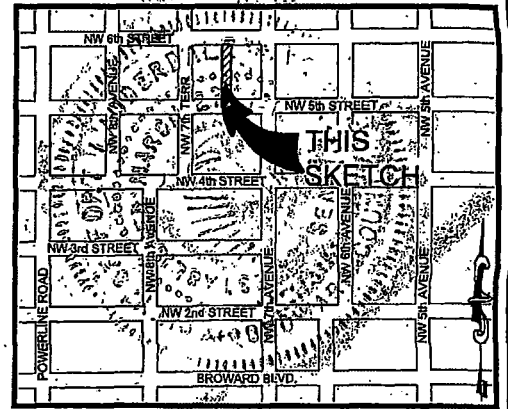
# ALLEY VACATION

## LEGAL DESCRIPTION:

THAT CERTAIN 15.00 FOOT WIDE ALLEY IN BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE NORTH 16.30 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,506 SQUARE FEET (0.218 ACRES) MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

## SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

## CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2019 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

*[Signature]*

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

## SKETCH & DESCRIPTION ALLEY VACATION

15' ALLEY  
BLOCK 14,  
NORTH LAUDERDALE  
PLAT BOOK 1, PAGE 48, D.C.R.  
FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPAHO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09325.01-SKETCH & DESCRIPTION.DWG

DATE 2/13/19

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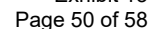
FIELD BK. N/A

DWG. BY DOB

CHK. BY LP

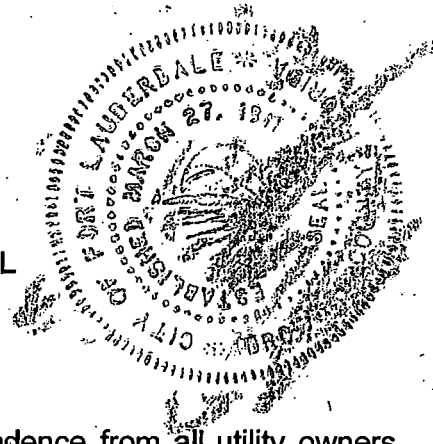
DATE REVISIONS

3/28/19 TEXT HEIGHTS



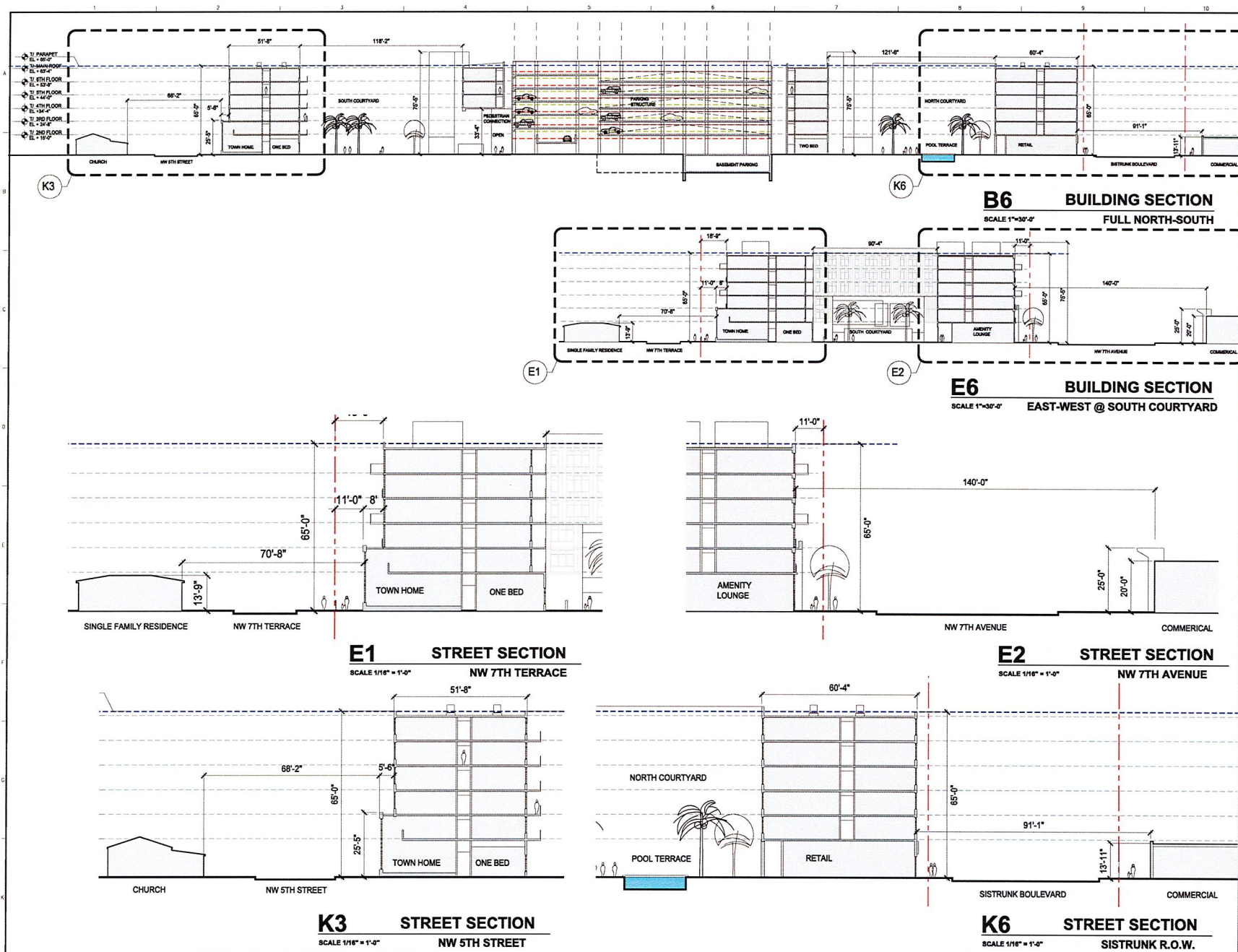
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL  
CASE NO. V19002**



1. The applicant shall provide concurrency/correspondence from all utility owners (i.e. Florida Power and Light (FPL), AT&T, Comcast and TECO), regarding proposed conceptual utility relocation plan and any easement requirements associated with the relocation/removal of their facilities. Prior to Engineer certificate being executed, letters from these utility owners shall be provided to the City Engineer or designee, indicating relocation and/or removal of their facilities; additional provisions and easements have been completed to the utility owners satisfaction;
2. A cross-access easement shall be recorded along east to west of property, exact location to be determined, prior to Final DRC Approval of Case Number R19014. Prior to Engineer certificate being executed, a copy of recorded document shall be submitted City Engineer or designee and to Department of Sustainable Development (DSD) Urban Design & Planning Division, indicating recorded cross-access easement;
3. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
4. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider; and,
5. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided by the applicant to the City.





**BUILT FORM**  
ARCHITECTURE

**PROJECT DESIGN TEAM:**

**ARCHITECT**  
BUILT FORM LLC  
1800 East 10th Avenue, Suite 300  
Chicago, Illinois 60610

**INTERIOR DESIGN**  
J. T. Smith Group LLC  
1800 East 10th Avenue, Suite 300  
Chicago, Illinois 60610

**STRUCTURAL ENGINEER**  
Schmidlin & Smith  
One Shuman Tower, Suite 3700  
2 Bank of America Building  
Chicago, Illinois 60610

**M.E.P. ENGINEER**  
KAMM Consulting Inc.  
1427 West Belmont Avenue, Suite 100  
Chicago, Illinois 60610

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
KEITH ASSOCIATES  
100 East Adams Street  
Chicago, Illinois 60601

**OWNER'S REPRESENTATIVE**  
**LMG**  
2000 E. Superior Avenue  
East Lansing, MI 48824

**OWNER:**  
**URBANO CO**

**PROJECT:**  
**THE ADDERLEY**

**SEAL:**

**FIRM LIC. AA 26003278**

**ISSUED FOR: - DRC REVISIONS**  
**DATE: - 8.6.19**

REVISIONS:	No.	DATE	REMARKS

**SHEET TITLE:**  
**BUILDING SECTIONS**

**DATE:**  
**SCALE:**  
**DRAWN BY:**  
**CHECKED BY:**  
**JOB NO.:**

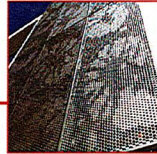
**SHEET NO.:**  
**A-300**



ORIGINAL ART COMMISSIONS



ARTICULATED METAL SCREENS



PERFORATED METAL GUARDRAILS

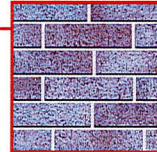


CEMENT BOARD PANEL SYSTEMS

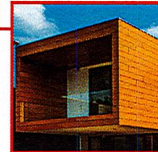


NW 7th Avenue and Sistrunk Boulevard

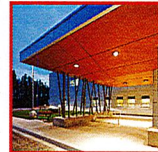
IRON SPOT BRICK MASONRY



EXTERIOR GRADE WOOD PANEL SYSTEM



WOOD PANEL SOFFIT ACCENTS



STOREFRONT GLAZING SYSTEMS



# BUILT FORM ARCHITECTURE

## PROJECT DESIGN TEAM:

**ARCHITECT**  
BUILT FORM LLC  
600 N. Central Expressway, Suite 500  
Chicago, Illinois 60642

**INTERIOR DESIGN**  
J. Nelson Design LLC  
5800 N. 11th Avenue  
Miami, FL 33178  
305.562.8828

**STRUCTURAL ENGINEER**  
McIntyre, Smith & Co.  
One Montgomery Tower, Suite 2700  
2 South Broward Boulevard  
Miami, FL 33131 305.570.5700

**M.E.P. ENGINEER**  
KAMM Consulting Inc.  
1407 W. Henderson Circle, Suite 100  
Gainesville, FL 32609  
352.340.2200

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
KETH ASSOCIATES  
401 East Alhambra Circle  
Tampa, Florida, FL  
813.766.3400

## OWNER'S REPRESENTATIVE

**LWG**  
2000 E. Sunrise Boulevard  
Fort Lauderdale, FL 33304

## OWNER:

**URBANO CO**

## PROJECT:

**THE ADDERLEY**  
a part of the city

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS

DATE: - 7.1.19

## REVISIONS:

No.	DATE	REMARKS

## SHEET TITLE:

**FACADE CONCEPTS**

DATE:

SCALE:

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

**A-400**



WOOD PANEL  
SOFFIT ACCENTS



CEMENT BOARD  
PANEL SYSTEMS



GLASS  
GUARDRAILS



PERFORATED METAL  
GUARDRAILS

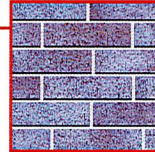


NW 7th Terrace and Sistrunk Boulevard

STOREFRONT GLAZING  
SYSTEMS



IRON SPOT  
BRICK MASONRY



ORIGINAL ART  
COMMISSIONS



# BUILT FORM ARCHITECTURE

## PROJECT DESIGN TEAM:

ARCHITECT  
BUILT FORM LLC  
180 W. Chestnut Street, Suite 500  
Chicago, Illinois 60602

INTERIOR DESIGN  
J. F. Design Group LLC  
1800 W. 11th Street  
Miami, FL 33135

## STRUCTURAL ENGINEER

1800 W. 11th Street  
Miami, FL 33135

M.E.P. ENGINEER  
KAMM Consulting Inc.  
1427 W. Hubbard Avenue  
Chicago, IL 60640

## CIVIL ENGINEER / LANDSCAPE ARCHITECT

KEITH ASSOCIATES  
401 East 42nd Street  
New York, NY 10017

## OWNER'S REPRESENTATIVE

LWG  
2000 E. 1st Avenue  
Fort Lauderdale, FL 33304

## OWNER:

URBANO CO

## PROJECT:

THE ADDERLEY

## SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS

DATE: - 7.1.19

## REVISIONS:

No.	DATE	REMARKS

## SHEET TITLE:

FACADE CONCEPTS

DATE:

SCALE:

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

A-401

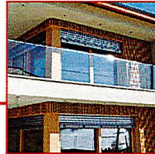




**CEMENT BOARD  
PANEL SYSTEMS**



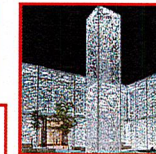
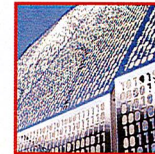
**GLASS  
GUARDRAILS**



**PERFORATED METAL  
GUARDRAILS**



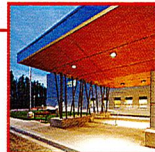
**OUTDOOR LIVING  
SPACES**



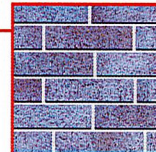
**STOREFRONT GLAZING  
SYSTEMS**



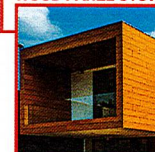
**WOOD PANEL  
SOFFIT ACCENTS**



**IRON SPOT  
BRICK MASONRY**



**EXTERIOR GRADE  
WOOD PANEL SYSTEM**



**NW 7th Avenue and NW 5th Street**

# **BUILT FORM ARCHITECTURE**

## **PROJECT DESIGN TEAM:**

**ARCHITECT**  
BUILT FORM LLC  
100 W. Campbell Street, Suite 300  
Chicago, Illinois 60602

**INTERIOR DESIGN**  
J. Tabor Design LLC  
5800 N. 11th Avenue  
Miami, FL 33150  
305.402.8800

**STRUCTURAL ENGINEER**  
McIntyre, Dillie  
One Riverside Tower, Suite 2700  
2 South Riverside Boulevard  
Miami, FL 33131 305.670.6766

**M.E.P. ENGINEER**  
KASBE Consulting Inc.  
1407 W. Roosevelt Center Drive  
Doral, Florida, FL 33126  
866.846.2200

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
KEITH ASSOCIATES  
1001 W. Roosevelt Center Drive  
Doral, Florida, FL 33126  
866.788.4000

**OWNER'S REPRESENTATIVE**  
**LWG**  
2000 E. Sunrise Boulevard  
Fort Lauderdale, FL 33304

**OWNER:**  
**URBANO CO**

**PROJECT:**  
**THE ADDERLEY**  
a division of URBANO CO

**SEAL:**  
  
**FIRM LIC. AA 26003278**

**ISSUED FOR: - DRC REVISIONS**  
**DATE: - 7.12.19**

REVISIONS:	No.	DATE	REMARKS

**SHEET TITLE:**  
**FACADE CONCEPTS**

**DATE:**  
**SCALE:**  
**DRAWN BY:**  
**CHECKED BY:**  
**JOB NO.:**

**SHEET NO.:**  
**A-402**





OUTDOOR LIVING SPACES



PERFORATED METAL GUARDRAILS



GLASS GUARDRAILS

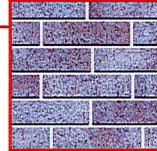


CEMENT BOARD PANEL SYSTEMS



NW 7th Terrace and 5th Street

IRON SPOT BRICK MASONRY



PEDESTRIAN SCALE TOWNHOME



PUBLIC ART OPPORTUNITIES



# BUILT FORM ARCHITECTURE

## PROJECT DESIGN TEAM:

**ARCHITECT**  
BUILT FORM LLC  
845 W. Chestnut Street, Suite 800  
Chicago, Illinois 60610

**INTERIOR DESIGN**  
J. Talbot Design LLC  
1000 W. 11th Street  
Chicago, IL 60607

**STRUCTURAL ENGINEER**  
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One Westmore Tower, Suite 2700  
200 West Superior Street  
Chicago, IL 60610

**M.E.P. ENGINEER**  
KAMU Consulting Inc.  
1427 W. Roosevelt Road  
Chicago, IL 60610

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
KETH ASSOCIATES  
401 East Adams Street  
Pompano Beach, FL 33062

## OWNER'S REPRESENTATIVE



2000 E. Superior Avenue  
Pompano Beach, FL 33062

## OWNER:



## PROJECT:



SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS

DATE: - 7.12.19

## REVISIONS:

NO.	DATE	REMARKS

## SHEET TITLE:

FACADE CONCEPTS

DATE:

SCALE:

DRAWN BY:

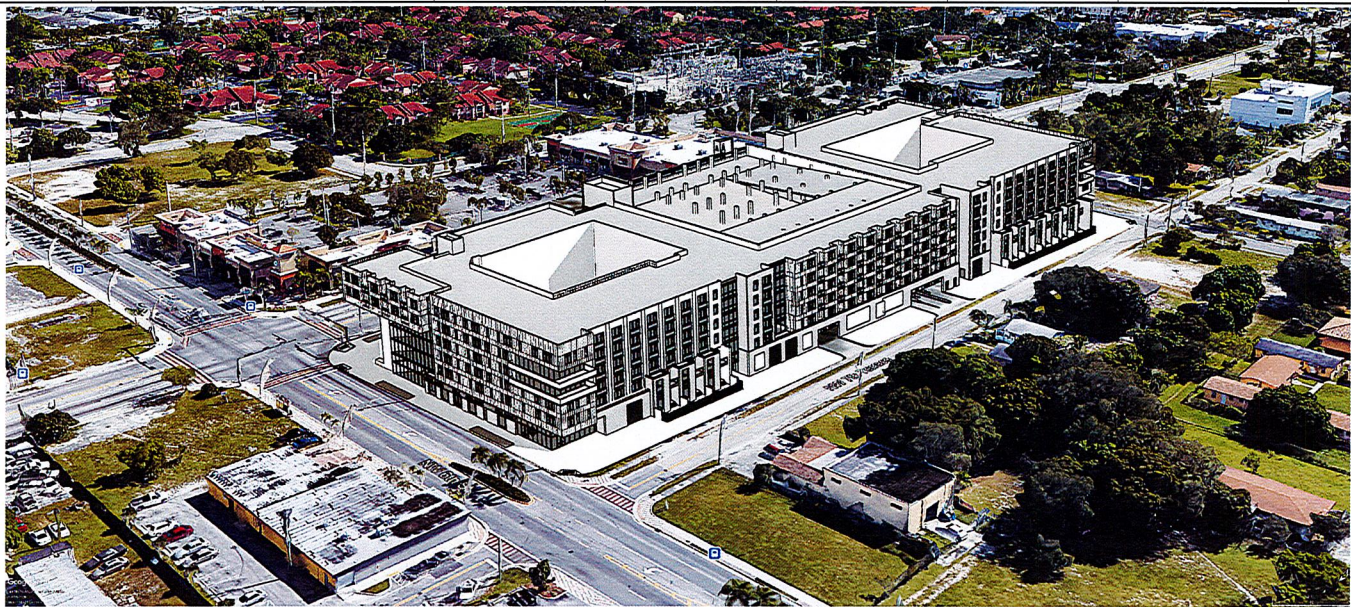
CHECKED BY:

JOB NO.:

SHEET NO.:

A-403





VIEW LOOKING SOUTH EAST



VIEW LOOKING SOUTH EAST

# BUILT FORM ARCHITECTURE

## PROJECT DESIGN TEAM:

**ARCHITECT**  
BUILT FORM LLC  
180 W. Chestnut Street, Suite 500  
Chicago, Illinois 60610

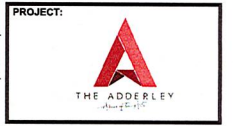
**INTERIOR DESIGN**  
J. Voth Design LLC  
1800 W. 11th Avenue  
Miami, FL 33135  
305.852.8871

**STRUCTURAL ENGINEER**  
McIntyre & Smith  
One Sheepshead Avenue, Suite 1700  
2 South Shoreway Building  
Miami, FL 33131 305.479.2700

**M.E.P. ENGINEER**  
KAMM Consulting Inc.  
1427 W. Roosevelt Causeway  
Davenport, FL 33837  
888.888.2220

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**  
K&H ASSOCIATES  
801 East Central Blvd.  
Tampa, FL 33602  
813.786.3400

## OWNER'S REPRESENTATIVE



SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC REVISIONS  
DATE: - 7.1.19

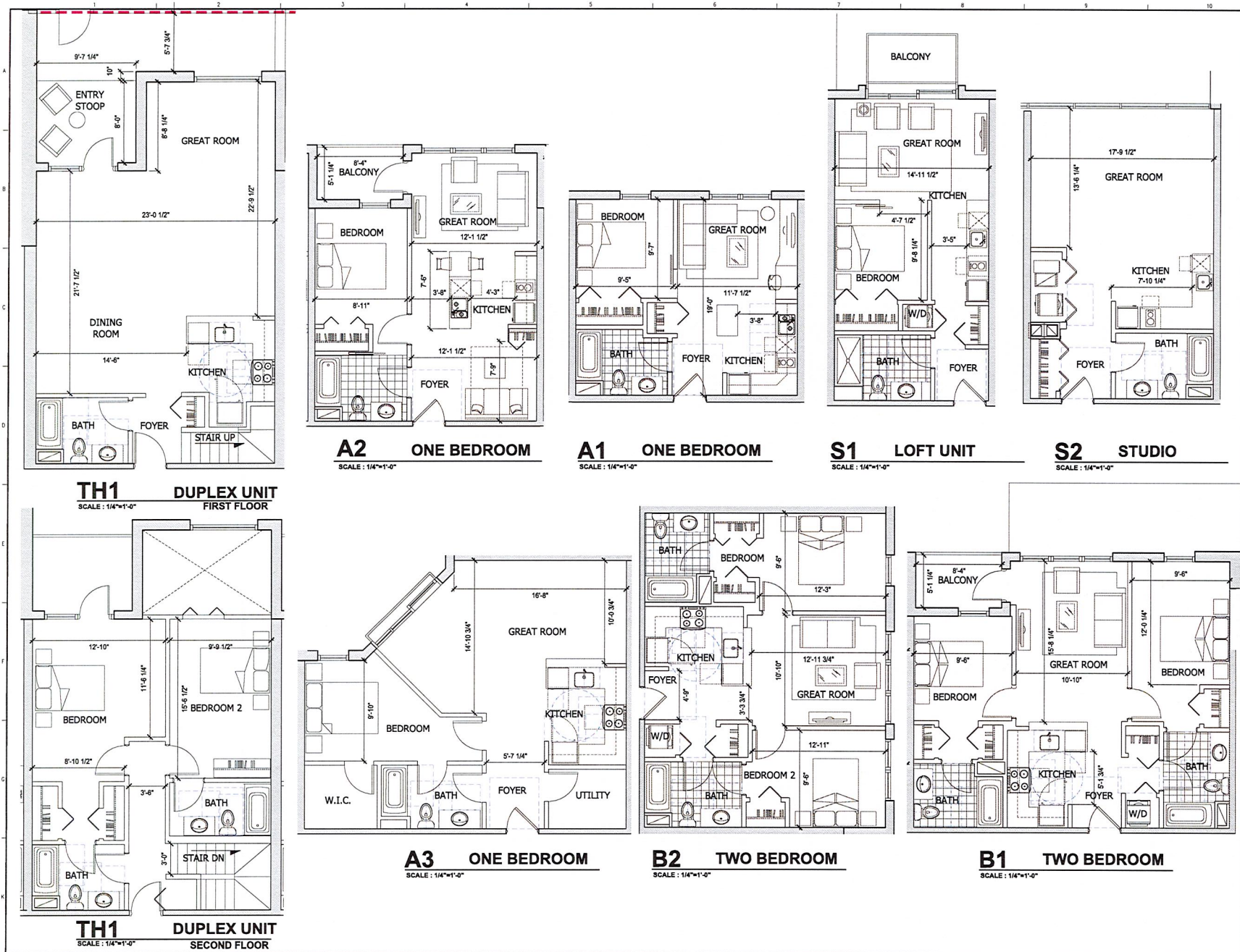
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No.	DATE	REMARKS

SHEET TITLE:  
**CONTEXT MASSING  
DIAGRAMS**

DATE: \_\_\_\_\_  
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DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_

SHEET NO.:  
**A-404**





<b>BUILT FORM</b> ARCHITECTURE																																		
<b>PROJECT DESIGN TEAM:</b>																																		
<b>ARCHITECT</b> BUILT FORM LLC 148 W. Chicago Street, Suite 500 Chicago, Illinois 60602																																		
<b>INTERIOR DESIGN</b> J. J. Design Group LLC 1000 W. 11th Street Chicago, IL 60607																																		
<b>STRUCTURAL ENGINEER</b> M. J. Engineering One Michigan Street, Suite 1700 Chicago, IL 60601																																		
<b>M.E.P. ENGINEER</b> KAMM Consulting Inc. 1427 W. Roosevelt Road Chicago, IL 60607																																		
<b>CIVIL ENGINEER / LANDSCAPE ARCHITECT</b> KEITH ASSOCIATES 101 East Madison Street Chicago, IL 60601																																		
<b>OWNER'S REPRESENTATIVE</b> <b>LMG</b> 2000 N. Lincoln Avenue Chicago, IL 60614																																		
<b>OWNER:</b> <b>URBANO CO.</b>																																		
<b>PROJECT:</b> <b>THE ADDERLEY</b> Phase 2 - 2019																																		
<b>SEAL:</b>																																		
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<b>ISSUED FOR: - DRC REVISIONS</b> <b>DATE: - 7.26.19</b>																																		
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