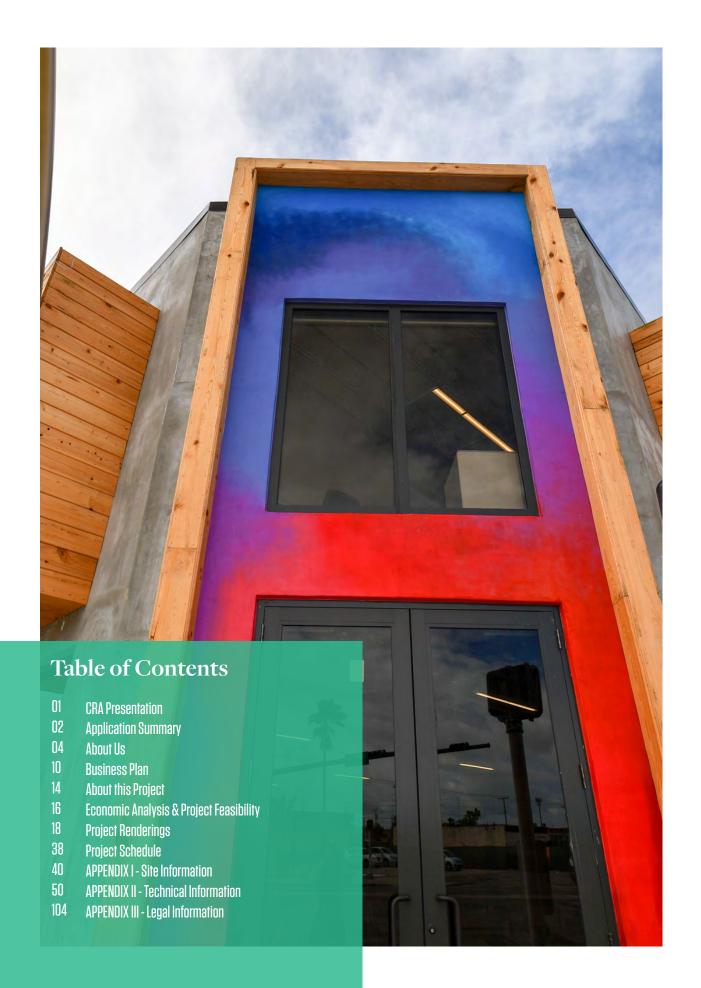


SISTRUNK DISTRICT

FORT LAUDERDALE





CRA Presentation

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

Re: Application for Development Incentive Program (DIP) Focus Area 2 6th Street, Fort Lauderdale.

dining, lifestyle and entertainment.

our commitment to the community, commitment to the 6th St and 9th will find that our application

APPLICATION FOR CRA FUNDING Summary

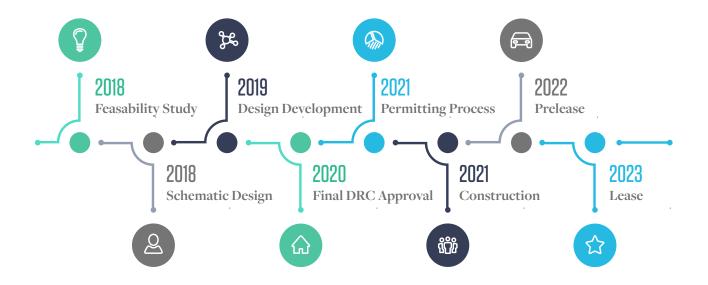
909 NW 6TH ST, LLC, an affiliated company of Fuse Group Investment Companies, submits this application for CRA Investment Funding on the following Program/Properties:

Address & CRA Program	Amount
g 909 NW 6th Street - Fort Lauderdale, FL	
$\label{eq:Development Incentive Program (DIP)} Development \ Incentive \ Program \ (DIP)$	\$4,000,000
TOTAL	\$4,000,000

Location



Project Timeline







About Us

WE ARE LOCAL - OUR HEADQUARTERS IS HERE!

Mission Statement

We seek to make the Sistrunk District Area a vibrant epicenter which is full of life and occupied by businesses, retail, restaurants, lifestyle and entertainment to serve and empower the community by providing the infrastructure and transforming the visual experience in the area.

Our Capacity

We are an experienced real estate developer that has a proven track record of revitalizing Office, F&B and Retail spaces in Florida, New York, Georgia, South Carolina, North Carolina and Israel. We have a strong network in the business, construction and retail area which we intend to utilize in order to trigger business owners interest in the area. Applicant is a calculated and seasoned entrepreneur, understands this process may take time and is ready to commit its substantial resources and efforts to the area and the process in terms of both time and money.

Partners

We have retained the services of an experienced team of professionals to assist in the vision and project execution. Amongst the companies we partnered with, you can find MKDA Architects, Keith & Associates, Holland & Knight, FPA LLC, Florida Prime Acquisitions and more.









Holland & Knight

Why invest in this area?

909 NW 6th Ave, LLC and Fuse Group commitment to the area is evidenced by its proposed +/-\$16,000,000 investment in this project alone. Other investments in the Sistrunk District Area are currently in place and ongoing, for example the complete revitalization of the buildings at 900, 914 and 930 NW 6th St. that is expected to be finished by December 2019, and the complete renovation of the building at 612 NW 9th Avenue. We already have business coming to occupy those latter buildings and we are excited to see the same.

The purpose of the new commercial project will be to bring in many companies to occupy the building in the F&B (Food & Beverage), Retail and Office Spaces, the building totals 77,000 square feet with more than 29,000 square feet of leasable spaces. The building also has more than 80 parking spaces distributed on a parking garage with approximately 44,000 square feet. Fuse Group is currently under discussion with additional food, lifestyle and entertainment concepts such as coffee shop restaurants, your holistic center Grill Par and boutique stores.

Meet our Team

Partners



Dr. Shimon Elkabetz, Ph.D.

Chairman

Serves as a special investments consultant to the board. Up to January 2016, was co-CEO of Harel Investments Insurance and Finance, one of Israel's largest publicly traded insurance and financial groups. He previously served as CEO of Ilanot Discount, Ilanot Batucha Investment House, and Harel Finance. Dr. Elkabetz's expertise is in the area of real estate investments and the mortgage business. From 2001 to 2004, Dr. Elkabetz served in senior roles at DBTC & UBC in Geneva, Switzerland, He received a BA in Economics and Accounting from the University of Haifa, a Master's in Economics from The Technion Institute, and a Ph.D. in Businesses Administration from the University of Haifa.

E-mail: shimon@fusegroupco.com



Eyal Peretz

CEO

Since 2002, Eyal Peretz has been a real estate entrepreneur and investor. He serves as CEO of Fuse Group, a investment company that develops, owns, develops and operates commercial real estate and offers private commercial real estate financing solutions. Throughout his career, Mr. Peretz was directly responsible for acquisitions and repositioning of commercial real estate and structuring real estate debt. Mr. Peretz also founded a real estate tax reduction company where he helped his clients with real estate tax savings on assessments of more than \$250 million. Mr. Peretz holds a BA in Biochemistry and a Master's degree in Biomedical Engineering from the University of Miami, real estate Broker in the state of Florida and mortgage lender license from NMLS.

E-mail: eyal@fusegroupco.com

Senior Management & Credit Advisory Committee



Carolina Noronha
Accounting Consultant

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



Jonathan K. Winer, Esq. General Counsel

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



Ryan Poliakoff, Esq.
Advisory Committee

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



John Primeau Advisory Committee

Executive V.P. & Mkt President for Centennial Bank

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

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





Maria Tude
Advisory Committee

Ms. Tude has over 20 years of diversified experience in the design, procurement, and construction industry. Ms. Tude has held several leading positions in a variety of heavy construction projects, such as buildings, airports, and roadways. Ms. Tude has led an international procurement center that supported worldwide projects ranging from \$1 million to \$4 billion. She has also led the finance/administration area of iconic projects.



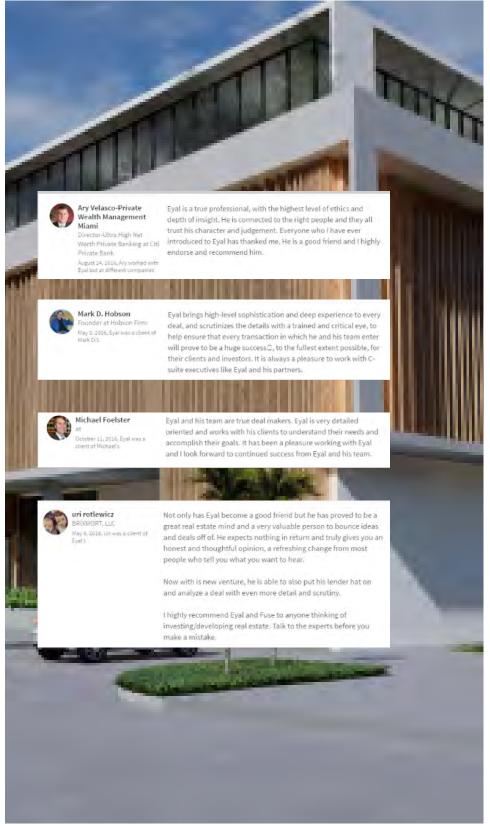
Michael Budwack, Esq. Advisory Committee

Michael Budwick is a shareholder of law firm Meland, Russin and Budwick and has been deeply involved in litigation related to lender liability, negligence, and professional malpractice. Mr. Budwick has represented parties in some of the highest-profile financial fraud cases in the U.S. and is nationally recognized as a bankruptcy and commercial litigation expert. He received both his undergraduate and law degrees from the University of Florida.



Greg MatusAdvisory Committee

Greg Matus serves as regional managing partner of South Florida for Franklin Street Real Estate Services, where he oversees the growth of the company's South Florida presence through strategic recruiting and business development. Prior to joining Franklin Street, Mr. Matus spent 11 years with Marcus and Millichap, and has been involved in thousands of transactions valued at more than \$3 billion. He serves as a member of the National Association of Office and Industrial Properties, Urban Land Institute, and International Council of Shopping Centers. Mr. Matus received his bachelor's degree in business administration from the University of Florida.



Local Business

We work on Sistrunk

Fuse Group is operating its business from one of the recently renovated buildings at 900 NW 6th St. and it invested in and continues to attract new entrepreneurs to become active in the area. By setting advanced infrastructure aim to be utilized by various businesses and active process of community activation seek to bring life to connecting city blocks from the Sistrunk District until Broward Boulevard. We believe that the Northwest-Progresso-Flagler Heights Area should be a shining example of what a vibrant business community could and should be!

Pedestrian Grid: Creating and restoring walkable, diverse, compact areas that enable a higher quality of life by offering new choices and destinations for lifestyle. Working in partnership with the city and local stakeholders, we will maintain close communications with the planners reviewing the application, prompting them and responding quickly to issues and concerns.

Neighborhood Development: Working with our fulfillment and strategic partners, we will develop the construction and building of the project, as well as the subsequent leasing of the spaces which will, in turn, activate the community.

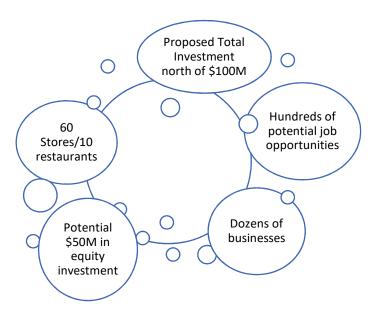
Community Activation: We will foster a vibrant economy featuring local commerce, small businesses, boutique retail, and diverse food & beverage options, creating jobs and economic stimuli for the Historic Sistrunk and Progresso communities.

Historic Performance: Our Commitment

Fuse Group is commitment to the Sistrunk District and Northwest-Progresso-Flagler Heights area potential +/-\$50 million in direct equity investment, the largest direct cash equity investment made in the Sistrunk District and NPF Area by a private group in a very long time.

Reimagining the historic Northwest-Progresso-Flagler Heights neighborhood as a thriving creative district through community-building, thoughtful development, and placemaking applied to a new urbanist walkable neighborhood.

The proposed enhancements of this Project will include many features such as revitalization and brand new construction of the project area and Sistrunk corridor, attracting new businesses, creating an environment that is exciting for upcoming business owners to jumpstart their businesses, creating a synergetic work environment that encapsulate modern work space with lifestyle elements that can complement the workforce, can create work opportunities for the community and will push further additional business operators, developers and entrepreneurs to invest in the area either in form of opening businesses or investing in the community.



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CAM #21-0319 Exhibit 2 Page 6 of 62



Fast Facts

The opportunity: to create a work/lifestyle center in the Northwest-Progresso-Flagler Heights Area, just west of the railway train track. The project at 909 Sistrunk is a mixed-use development designed to serve the nearby neighborhood and promote a vibrant and thriving business and shopping area along Sistrunk Corridor. The vision for this area, as established in the NWRAC-MUw Design Standards and Zoning Regulations, is to promote a mix of uses along the Sistrunk Boulevard.

Positioning and Investment in the Community: the property been purchased with an all cash purchase. The brand-new project will convert the area and transform it from an outdated and dilapidated lot to state-of-the-art office building which enables Creating opportunities through network and experience: as an affiliate of Fuse Group Investment Companies, the founders and owners of 909 NW 6th Street LLC, through their wide network is set to attract office and retail users that can contribute to a developing real estate area as well as providing the required support via lifestyle elements that will create an uplifting and exciting area to live and work in.

Working with the Community: Living in Art by incorporating art into the architectural elements of the buildings we seek to promote beautification and inspire people from within the community as well as from out of the community to connect with the area and see it as the vibrant corridor it can be.

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

Overview

The Applicant seeks to transform the space into a 1st class modern work, lifestyle and entertainment center that incorporates design, architecture, inviting and stimulating approach to attract business drivers and inspire them to create, drive and facilitate additional business development in Broward county and in particular in the immediate area.

Our grand vision includes workspace, business think tank, restaurants, entertainment, yoga and holistic center, boutique stores along with strong engagement with the community to assure the concepts success.

Core Values

- Dare to Make a Difference We are committed to make it happen and our track record shows that when we commit to something... we will work tiredly to make it a reality.
- Be True This is one of the most important principals in our work and life ethics. It is important for us to assure we are honest, remain true and that we do the right thing (even if it's hard sometimes).
- Be Relentless Never stop until you accomplish what you set yourself to do!
- Communicate Clearly and Mean What You Say Also, if you say you are going to do something... DO IT!
- Respect Everyone Around You It just does not work any other way.



Best Use Determination

Based on our experience and market understanding, we believe that this unique project will truly attract business owners and operators to see the untapped potential in the community and Sistrunk Corridor and make the decision to invest in the community. By investing and creating another brand-new project to the Sistrunk District people will be able to see the potential and due to its strategic location we see it as a critical piece to be the bridge or gateway to the community, create and facilitate more business.

Background

In August 201, 909 NW 6th Street, LLC had purchased the three parcels at the project site. We are excited to be in this market space and have full faith that this market can flourish should one be able to offer a space that is exciting, innovative and attractive to modern business operators and users.

We come to the market to break the misconception that the area in play can only offer underdeveloped properties with low curb appeal by utilizing a network with over twenty years to bring a fresh look and close-knit network to the market.

Why invest in this area?

The purpose of the new commercial project will be to bring in many companies to occupy the building in the F&B (Food & Beverage), Retail and Office Spaces, with more than 29,000 square feet of leasable spaces. The building also has more than 80 parking spaces distributed on a parking garage with more than 44,000 square feet.

The Company is currently under discussion with additional food, lifestyle and entertainment concepts such as tech companies, coffee shop, restaurants, yoga/holistic center, Grill Bar and boutique stores which are looking to occupy the first floor Food & Beverages and Retail spaces.

The District where the project is located is in the historic Northwest-Progresso-Flagler Heights in Fort Lauderdale, Florida. The district presents an untapped opportunity for progressive business office and retail spaces and creative food, beverage, and leisure programming.



About this Project

The project supports the long-term future vision of the NWRAC-MU district of promoting and enhancing the existing commercial character of the main corridors of the NWRAC by providing a range of employment, shopping and services. The proposed development gave special consideration to the quality of public space in and around the site by offering a variety of pedestrian experiences. The articulated facades, the corner plaza and well-defined building entrances create a dynamic streetscape and pedestrian interaction.

A significant portion of the site has been carved to allow for a corner plaza intended to provide open space opportunities to serve the neighborhood. The plaza also highlights the corner of the building and provides a welcoming space that supports pedestrian access to the ground floor uses. The building was designed to enhance the public experience by lining the ground floor with active uses, and by providing direct pedestrian connections to these uses.

Retail and restaurant spaces are proposed to have direct pedestrian connections to the streets, while the corner plaza provides a well-defined central pedestrian connection and arrival point to the entire development. Landscaping and other streetscape and architecture features, such as planters and green walls are also proposed to enhance the public realm experience with a design that accommodates seamless pedestrian connections throughout and around the site.

ECONOMIC GROWN IMPACT

The financial and economic impact to the community will be most successful as we deliver a continuous experience. Creating a continuous experience, the project will inevitably become a key pedestrian destination for locals and tourists alike. Featuring an innovative live/work environment, locals will enjoy diverse programming while tourists will enjoy visiting a revitalized neighborhood in the heart of Fort Lauderdale.

Here we list some KEY BENEFITS the project will bring:

- Job Creation
- Expanded Economy
- Creating Business Opportunities
- Tax Revenue
- Quality of Life
- Increase Tourism
- City Enhancement
- Pedestrian Experience



INFOGRAPHIC



Economic Analysis & Project Feasibility

Economic Analysis & Project Feasibility

909 NW 6TH STREET

REVENUE				
909 NW 6TH STREET	Square Footage	Lease Rate	Month Totals	Annual Totals
F&B (Food & Beverage)	3,335.00	\$30.00	\$8,337.50	\$100,050.00
Retail	7,660.00	\$25.00	\$15,958.33	\$191,500.00
Office Spaces	18,442.00	\$25.00	\$38,420.83	\$461,050.00
Vacancy (7%)	-2,060.59	\$25.00	-\$4,292.90	-\$51,514.75
Subtotal	29,437.00		\$58,423.77	\$701,085.25

EXPENSES	Month Totals	Annual Totals
Property Tax (after increase post renovation)	\$12,150.00	\$145,800.00
Insurance	\$3,208.33	\$38,500.00
Property Management	\$1,752.71	\$21,032.56
Cleaning/Senatorial	\$2,400.00	\$28,800.00
Repairs	\$641.67	\$7,700.00
Landscaping	\$443.00	\$5,316.00
Trash Removal	\$1,324.00	\$15,888.00
Mechanical Contract	\$5,108.00	\$61,296.00
Phone System	\$1,065.00	\$12,780.00
IT	\$430.00	\$5,160.00
Events	\$600.00	\$7,200.00
Artist/Art Maintenance	\$350.00	\$4,200.00
Electric	\$1,800.00	\$21,600.00
Office Supply	\$271.67	\$3,260.00
Elevator service	\$1,200.00	\$14,400.00
Legal	\$433.33	\$5,200.00
Subtotal		\$398,132.56
As Stabilized NOI		\$701,085.25

ESTIMATED INVESTMENT COSTS	Totals
Purchase Land Price	\$2,000,000.00
Construction: SOFT COSTS	\$1,248,292.47
Construction: HARD COSTS w/ Shell	\$11,954,413.58
Permitting	\$275,226.19
Insurances	\$137,613.09
Contingency	\$275,226.19
Contractor Overhead & Profit	\$688,065.47
Subtotal	\$16,578,836.99
Proposed CRA Funding Assistance	\$4,000,000.00
Capital Investment with CRA Funding Assistance	\$12,578,836.99
Capital Investment without CRA Funding Assistance	\$16,578,836.99

10-YEAR RETURN ANALYSIS (2.5% per year)					
Year 1	\$701,085.25				
Year 2	\$718,612.38				
Year 3	\$736,577.69				
Year 4	\$754,992.13				
Year 5	\$773,866.94				
Year 6	\$793,213.61				
Year 7	\$813,043.95				
Year 8	\$833,370.05				
Year 9	\$854,204.30				
Year 10	\$875,559.41				
Annual Average	\$785,452.57				

10-Year ROI	With CRA Funding		
Annual Return	5.57%		
Cumulative return	55.74%		
10-Year Return	\$7,010,852.50		
10-Year ROI	Without CRA Funding		
Annual Return	4.23%		
Cumulative return	42.29%		
10-Year Return	\$7,010,852.50		

Having the CRA's support is how we can bring to life the 909 Sistrunk project. Without the CRA's assistance, this project will not be financially feasible.

Permits & Construction Timelines, & Documents



Permits & Construction Timelines

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

GOALS	
Q1-2021	Finalize Construction Set & Plan Development
Q2-2021	Permitting Process with City & County
Q3-2021	Bidding with General Contractors
Q4-2021	Mobilization, Demolition & Site Work
Q1-2022	Start of Foundations
Q2-2022	Start of Building Vertical Structure
Q3-2022	Masonry, MEP & Fire Systems
Q4-2022	Interior & Façade Finishings
Q1-2023	Temporary Certificate of Completion
Q2-2023	Final Certificate of Completion

Documents & Engineering

ACHIEVED	
COMPLETE	Boundary, Topographic & Utility Survey
COMPLETE	Erosion Control Plan
COMPLETE	Site Plan
COMPLETE	Paving, Grading & Drainage Plans
COMPLETE	Water & Sewer Plans
COMPLETE	Landscape Plans
COMPLETE	Final Renderings
COMPLETE	Sun Study Plan
COMPLETE	Traffic Impact Study & Statement
COMPLETE	Broward County Determination Letter
COMPLETE	Broward County Transite Letter

GOALS						
Jan-21	Architectural Plans (Currently 75% Progress)					
Feb-21	Structural Plans (Currently 50% Progress)					
Mar-21	Mechanical, Electrical & Plumbing Plans (Currently 50% Progress)					
Mar-21	Architectural Plans (Currently 75% Progress) Structural Plans (Currently 50% Progress) Mechanical, Electrical & Plumbing Plans (Currently 50% Progress) Construction Set Submittal to City & County					





SouthEast Side of the Buildin View from NW 9th Avenue



West Side of the Building



South East Side of the Building View from NW 9th Avenue - Ground Floo



East Side of the Building View from NW 9th Avenue - Ground Floor



South Side of the Building View from Sistrunk Blvd



South Side of the Building View from Sistrunk Blvd - Ground Floo



East Side of the Building - Ground Floor View from NW 9th Avenue



South Side of the Building View from Sisturnk Blvd - Ground Floor

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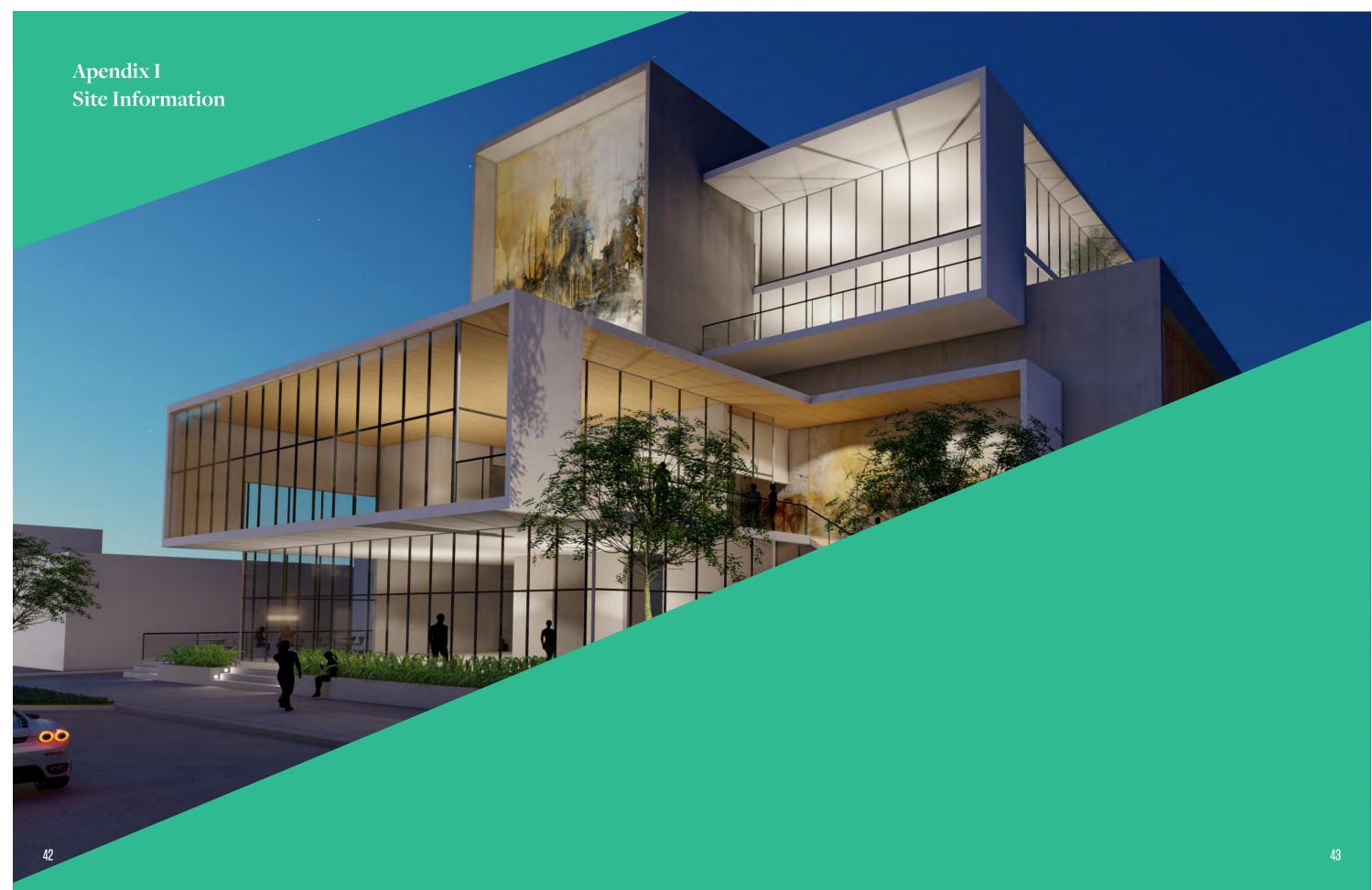


North East Side of the Buildin View from NW 9th Avenue

Project Schedule

Preliminary Project Schedule

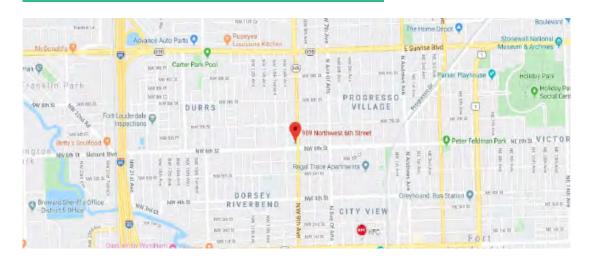
Fuse Group
INVESTMENT COMPANIES Plan Duration Actual Start % Complete 909 NW 6TH STREET **Current Status 17 ACTUAL PERIODS PLAN** PERCENT **PLAN ACTUAL ACTIVITY DURATIO DURATIO START START COMPLETE** Ν Ν 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 Feasability Study 100% 6 1 6 1 Schematic Design 6 3 6 3 100% Design Development 100% 8 8 4 Final DRC Approval 100% 5 11 5 11 **Construction Set** 20% 16 5 16 5 **Permitting Process** 0% 19 6 19 **Construction Work** 22 22 0% 4 4 Prelease 0% 25 10 25 10 0% 33 5 33 5 Lease



Folio Map



Area Map



Aerial View



Parcels Location



Parcel 1: Information

- LEGAL DESCRIPTION: JUNE PARK 22-16 B LOT 11,LOT 12 LESS RD R/W TOGETHER WITH THAT PT OF E1/2 OF VAC'D ALLEY LYING W OF & ADJ TO LOTS 11 & 12
- FOLIO ID: 5042 04 29 0110
- BROWARD COUNTY ASSESSED VALUE: \$568,550.00
- LOT SQUARE FOOTAGE: 15,114 SF



Parcel 2: Information

- LEGAL DESCRIPTION: JUNE PARK 22-16 B LOT 10 LESS RD & THAT PT OF E1/2 OF VAC'D ALLEY LYING W OF & ADJ TO LOT 10
- FOLIO ID: 5042 04 29 0100
- BROWARD COUNTY ASSESSED VALUE: \$79,820.00
- LOT SQUARE FOOTAGE: 6,750 SF



Parcel 3: Information

- LEGAL DESCRIPTION: JUNE PARK 22-16 B LOT 9 LESS RD & THAT PT OF E1/2 OF VAC'D ALLEY LYING W OF & ADJ TO LOT 9
- FOLIO ID: 5042 04 29 0090
- BROWARD COUNTY ASSESSED VALUE: \$79,820.00
- LOT SQUARE FOOTAGE: 6,750 SF

Parcel 1 Info

10/29/2019

909 NW 6 STREET

MARTY KIAR BROWARD

The just values displayed below were set in compliance with Sec. 153.011, Fla. Stat., and include a

			Property	Аваеввлеп	Values				
1807	Land		Building / Improvement		Just / Market Value			Tax	
3020	\$166,250	\$402,30	00	\$568,55	50	\$568,550			
2019	\$166,250	\$402,30	30	\$568,55	50	\$568,550			
301B	\$166,250	\$363,8	10	\$530,06	50	\$530,060	\$11,6	87.96	
		2020 Exempti			-				
		COL		School		Municipa		neonequ	
Junit Value		\$568,	550	\$56	8,550	\$568,550		\$568,550	
Portability			0		- 0			0	
Assessed/S	OH	\$568,	550	\$56	8,550	\$568,550		\$568,550	
Homestead			0		0	- 1		0	
Add. Homes	tead	of the second	0		0		1		
W/Id/Vet/Dis		10	0		0			0	
Senior			0		0		1	0	
Exampt Typ	8		0		. 0		L	. 0	
Taxable		\$568,	550	\$568,550 \$5		\$568,550	550 \$568,5		
	_	Sales History				Land C	deutations		
Date	Турв	Price	Bonk/	Page or CIN	1	Price	Factor	Туре	
8/27/2019	MDD	\$2,000,000		69 / 258	\$11.00		15,114	SF	
	. = 0	1							
				Adj. Bidg. S.F. (Card, Sketch)		8010			
Denotes Mi	ulti-Parcel S	ale (See Deed)				Eff./Act. Year	Bullt: 1962/19	61	
			Speci	al Assessme	ints				
	Garb	Light	Ordin	Impr	Safe	storm	Clean	Misc	

Parcel 2 Info

10/29/2019

909 NW 6 STREET



Site Address	909 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 29 0100
Property Owner	909 NW 6TH STREET LLC	Millage	0312
Mailing Address	909 NW 6 ST FORT LAUDERDALE FL 33311	Use	28
Abbr Lagel Description	JUNE PARK 22-16 B LOT 10 LESS RD & THAT PT OF E1	2 OF VACTO AL	LEY LYING W OF

The just values displayed below were set in compliance with Sec. 193,011, Fia. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193,011(8).

			Propert	y Assessment	Values		V		
1807	Land	Esuildin		Just / Mar Value	ket	Assessed / SOH Value		ix,	
2020	\$74,250	\$5,570	\$5,570 \$79,820			\$79,820	10.		
2019	\$74,250	\$5,570		\$79,820		\$79,820			
2018	\$74,250	\$5,570	-	\$79,820		\$79,820	\$1,44	9.10	
		2020 Exampli	ons and	Taxable Values	by Tax	ing Authority			
		Cour	nty	School Bo	ard	Municipal	inde	inebneq	
Junt Value		\$79,8	20	\$79,	820	\$79,820		\$79,820	
Portability		-	0		0	0			
Assessed/S	OH	\$79,8	20	\$79.	\$79,820			\$79,820	
Homestead			0	1		0		0	
Add. Homes	tead		0		0			0	
W/Id/Vet/Dis		100		0		0		0	
Senior		-	0		0	0		0	
Exampt Typ	8		0		0	0		0	
Taxable		\$79,8	20	\$79,820		\$79,820		\$79,820	
	_	Sales History				Land Cal	culations		
Date	Тура	Price	Book	/Page of CW		Price	Factor	Туре	
8/27/2019 WD'-D \$2		\$2,000,000	1	16051768	. 5	11.00	6,750	SF	
			- 9	469 / 298					
	1	1							
		1 1							
					Ad	. Blog. 8.F. (Ca	rti. Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	storm	Clean	Misc	
03									
L									
1									

46

10/29/2019

909 NW 6 STREET



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

The just values displayed below were set in compliance with Sec. 133.011, Fig. Stat., and include a

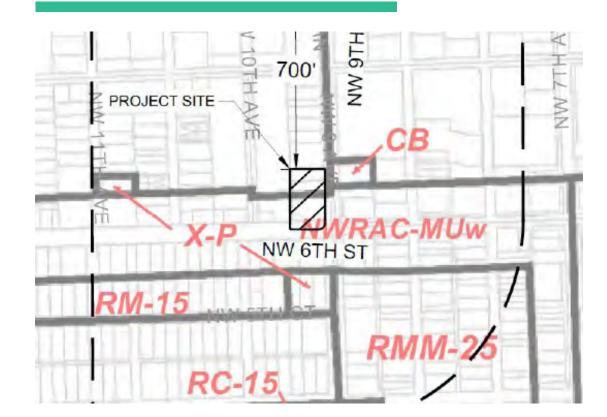
		Propert	y Assessment Values			
TORE	Lind	Euilding / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2020	\$74,250	\$5,570	\$79,820	\$79,820		
2019	\$74,250	\$5,570	\$79,820	\$79,820	\$1,449.10	
2018	\$74,250	\$5,570	\$79,820	\$79,820		
		2020 Exemplions and	Taxable Values by Tax	ing Authority		
		County	School Board	Municipal	independent	
out Vale	16	\$79,820	\$79,820	\$79,820	\$79,820	
ortabili	ty	0	0	0	0	
	ALTER MALL					

	colorate A.	CONTRACT SERVICES	And the Parish and	minute at the state
Juni Value	\$79,820	\$79,820	\$79,820	\$79,820
Portability	0	0	0	0
Assessed/SOH	\$79,820	\$79,820	\$79,820	\$79,820
Homestead -	0	0	.0	0
Add, Homestead	0	0		0
W/Id/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exampt Type	0	0	0	0
Taxable	\$79,820	\$79,820	\$79,820	\$79,820
- 3	sies History		Land Calcul	stions

	_	Sales History		Land	Calculations	
Date	Турв	Price	Book/Page of CW	Price	Factor	Туре
8/27/2019	MDD	\$2,000,000	116051768	\$11.00	6,750	SF
5/1/1961	WD	\$13,500	9469 / 258			
		0				
				Adj. Blog. S.F.	(Card, Sketch)	I LE

* Denotes Multi-Parcel Sale (See Deed)

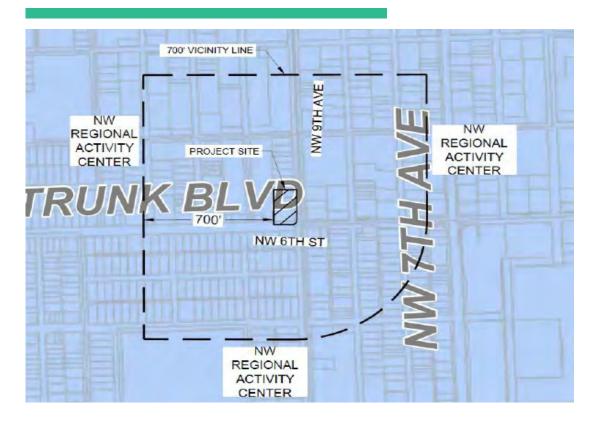
			Spe	ctal Assess	ments			0
Fire	Garb	Light	Drain	Impr	Sele	storm	Clean	Misic
03								
L								
1								



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

/1

Project Location - Land Use



Current Photos - November 2019







Partners & Project **Development Team**

Partners

We have retained the services of an experienced architectural firm to assist in the vision. Amongst the companies we partnered with, one can find MKDA, Halliday Group, Dunay Miskal Backman LLP, Fuse Funding, LLC, Florida Prime Acquisitions, and more.



Amanda Hertzler, NCIDQ, IIDA - Director of Design Brett Hertzler, AIA, NCARB, CGC - Director of Architecture Jorge Pernas, AIA, Allied A SID, NCARB - Technical Director



Alexis Martinez, MSCE, PE - Structural Engineer



Brian D. Coldwell, PE - MEP Engineer



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



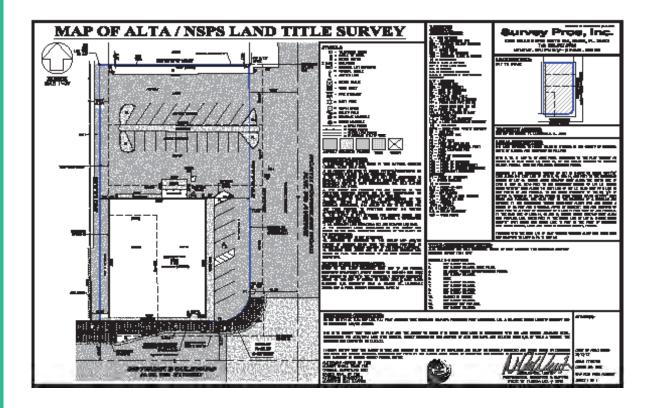
Keith LeBlanc, PE - Geotech Engineering

Holland & Knight Debbie M. Orshefsky - Legal Counsel

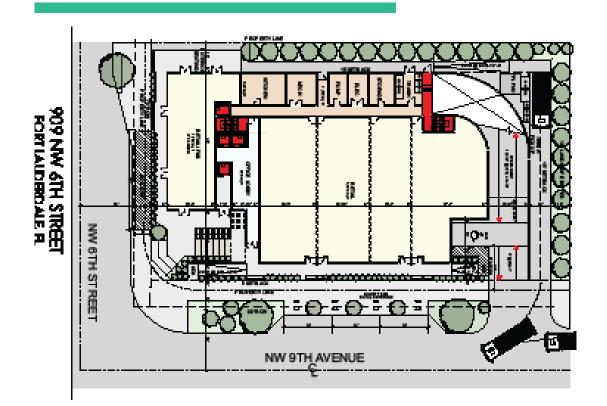


Tony Arellano P. A. Managing Partner

Square Footage Calculations

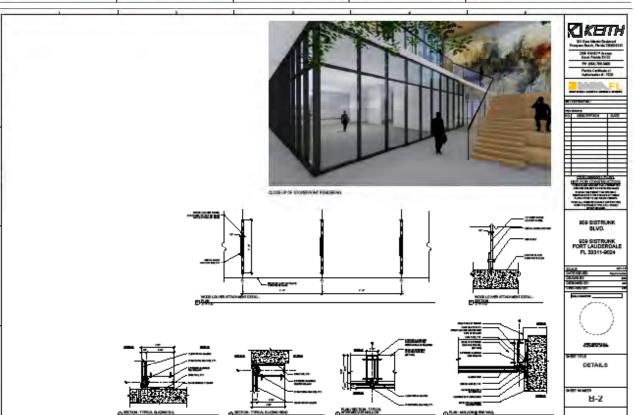


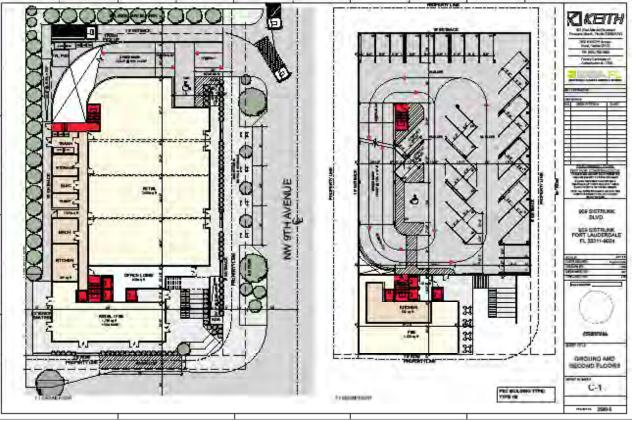
Ground Floor Plan

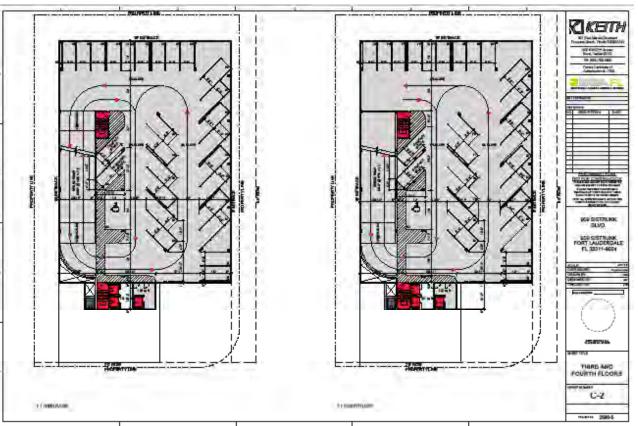


Date:	2/25/2019				
Create by:	вн				
ROUND LE	EVEL				
					TOTA
				FC	SO ATOC
	SPACE TYPE				
	ELEVATOR LOBBY				74
	RETAIL F&B				7,66
	BOH / Circulation				2,19
	Total			,	12,26
.EVEL 2					
EVELZ	CDACE TYPE			UNIT SF FC	SC
	SPACE TYPE F&B			- ONN SF FC	1,67
	BOH / Circulation				1,07
	Total				1,67
EVELS 3-4					TOTA
					SC ATOC
	SPACE TYPE				
	OFFICE				18,44
	BOH / Circulation				66
	Total				19,11
OTALO					
OTALS					SO
	SPACE TYPE	TOTAL SQ. FOOTAGE	SPACE TYPE		ATOC
	TOTAL RETAIL	7,660	Gross A/C Bulding Area	:	32,30
	TOTAL F&B	3,335	Gross Usable	:	29,43
	TOTAL OFFICE	18,442	Common Area		2,86
	Total Usable	29,437	CAF		9.73
	Total BOH / Circulation	2,865	Total Parking Garage		44,65
	Total Common Area	2,865	Grand Total Building Area	,	76,96
'ARKING RI	EQUIREMENTS		T + 11 + 0'	00.0==	
	PARKING REDUCTIONS	7000 / 050 - 00 04	Total Lot Size		00.009
	RETAIL F&B	7660 / 250 = 30.64	Building Footprint		70.769
	OFFICE	3335 + 267 EXT SEATS / 100 = 36.02 18,442 / 250 = 73.768	Open Space	7,685 2	29.25
	TOTAL	18,442 / 250 = 73.768			
		PROVIDE 60% = 85			
	GRAND TOTAL REQUIRED	85.0			
	TOTAL OFF STREET PARK PF	ROVIDE 85.0			

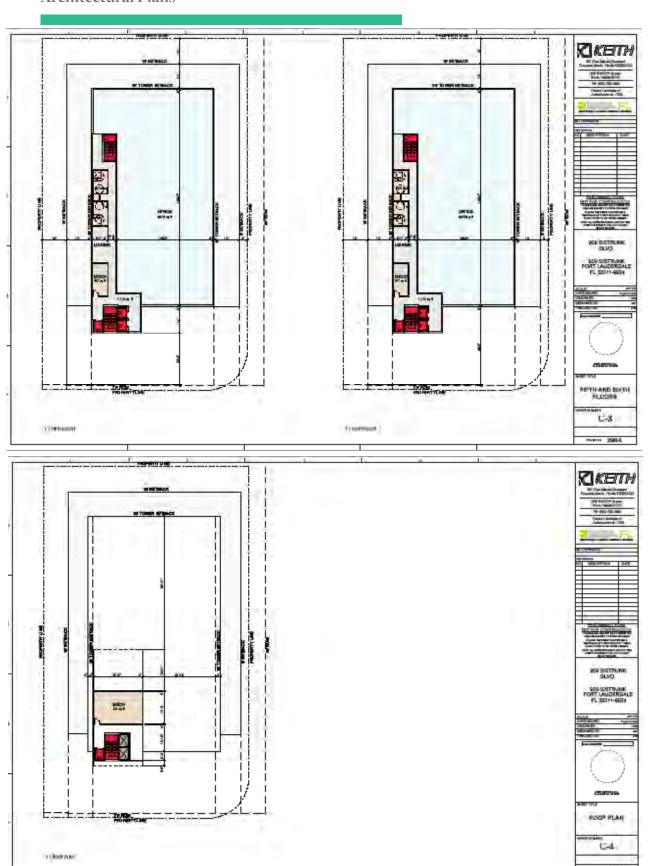


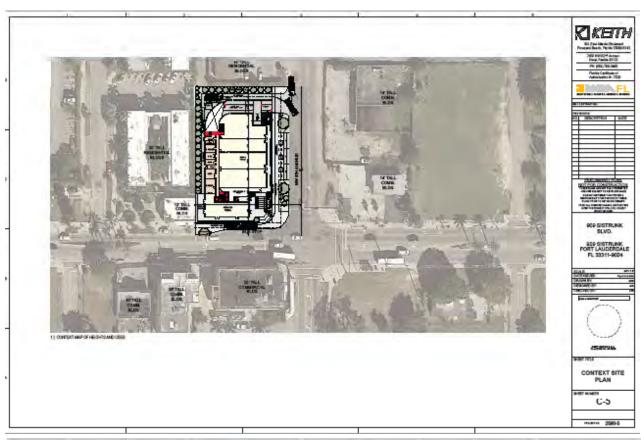






Architectural Plans



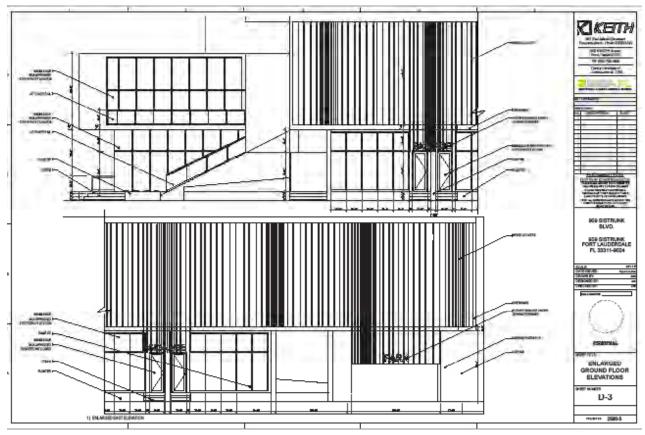


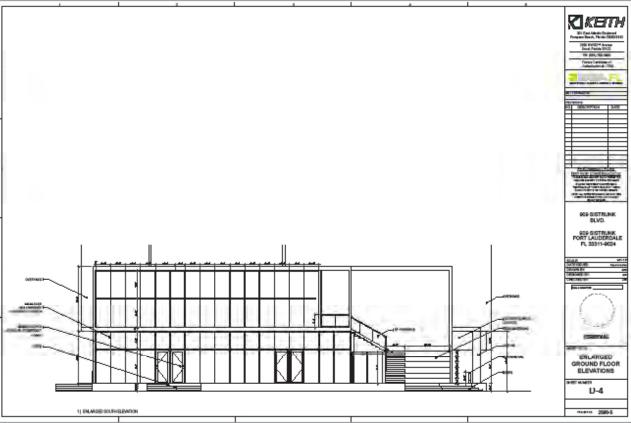


Architectural Plans









ITEM	DESCRIPTION	SCHEDULED VALUED	%
	SOFT COST		
1	Initial Expenses	\$579,477.23	17.84%
1.1	Legal due diligence	\$14,003.70	0.43%
1.2	Architecture & MEP	\$133,133.81	4.10%
1.3	Structural Project, buildind	\$87,769.70	2.70%
1.4	Construction system projects	\$111,832.40	3.44%
1.5	Paving, dreaning, water & sewer	\$65,087.64	2.00%
1.6	Certificates, taxes site plan, DRC Approval	\$88,755.87	2.73%
1.7	Administrative expenses	\$78,894.11	2.43%
2	Marketing and Promotion	\$100,984.46	3.11%
2.1	Sales office	\$14,003.70	0.43%
2.2	Advertising	\$29,585.29	0.91%
2.3	Website and social networks	\$15,384.35	0.47%
2.4	Advertising in the press	\$7,001.85	0.22%
2.5	Street and other advertising	\$21,005.56	0.65%
2.6	Decoration and various expenses	\$14,003.70	0.43%
3	Other Expenses	\$433,753.47	13.35%
3.1	City & County Fees ans Taxes	\$345,480.34	10.64%
3.2	FPL Real Estate Commissions	\$88,273.13	2.72%
4 4.1	Real Estate Commissions Real Estate Commissions	\$134,077.31 \$134,077.31	4.13% 4.13%
5		\$2,000,000.00	
5.1	Land Acquisition		61.57%
5.1	Land Acquisition Total SOFT COST	\$2,000,000.00	61.57% 100.00%
	HARD COST	\$3,248,292.47	100.00%
1	Initial Construction Cost	\$646,989.74	5.41%
1.1	Mobilization	\$478,293.59	4.00%
1.2	Machinery and tools (concrete mixer, pump, crane, etc)	\$14,023.70	0.12%
1.3	Protection devices, signs, safety	\$14,023.70	0.12%
1.4	Quality control	\$14,023.70	0.12%
1.5	Set Formworks	\$98,617.64	0.82%
1.6	Temporary facilities (fence, shed, water, electricity, etc)	\$28,007.41	0.23%
2	Construction Cost	\$11,307,423.83	94.59%
2.1	Demolition	\$237,308.26	1.99%
2.2	Concrete	\$3,165,419.25	26.48%
2.3	Structural Steel - Building	\$568,258.27	4.75%
2.4	Facade Finishing & Art Work	\$1,293,684.09	10.82%
2.5	Steel & Metals	\$100,962.39	0.84%
2.6	Rough Carpentry	\$168,270.65	1.41%
2.7	Millwork	\$67,308.26	0.56%
2.8	Thermal & Moisture Protection	\$92,548.86	0.77%
2.9	Fireproofing & Insulation	\$126,202.99	1.06%
2.10	Roofing	\$479,571.36	4.01%
2.11	Doors	\$112,548.86	0.94%
2.12	Exterior Wall & Glazing	\$670,599.93	5.61%
2.13	Drywall	\$434,193.46	3.63%
2.14	Painting	\$124,135.33	1.04%
2.15	Specialties	\$31,971.42	0.27%
2.16	Elevators & Escalators	\$496,398.43	4.15%
2.17	Fire Protection	\$319,714.24	2.67%
2.18	Plumbing	\$673,082.61	5.63%
2.19	HAVC	\$374,540.13	3.13%
2.20	Electrical	\$886,869.10	7.42%
2.21	Fire Alarm System	\$132,548.86	1.11%
2.22	Earthwork, Utilities & Landscape - Site Work	\$294,473.64	2.46%
2.23	General Conditions	\$456,813.44	3.82%
	Total HARD COST	\$11,954,413.58	100.00%
1	Permitting (2%)	\$275,226.19	
2	Insurances (1%)	\$137,613.09	
3	Contingency (2%)	\$275,226.19	
4	Contractor Overhead & Profit (5%)	\$688,065.47	
	PROJECT GRAND TOTAL	\$16,578,836.99	



909 SISTRUNCT AVE BUDGET SUMMARY APRIL 4, 2019

Project Data	Project Data						
Project	909 Sistrunct Ave						
Location	Fort Lauderdale, FL						
Plan Set Date	3/5/2019						
Gross Project Area (Square Feet)	90,957						
Gross AC Area (Square Feet)	36,590						
Net Leasable Area (Square Feet)	28,368						
Building Efficiency (Percentage)	31%						
Building Efficiency w/o Garage/Retail (Per	centage) 91%						
Parking Garage Area (Square Feet)	47,534						
Parking Garage Spaces	85						
Parking Garage Efficiency (SF/space)	559						
Building Height (Stories)	6						
Gross Site Area (Acres)	0.60						
Schedule Duration (Months)	11.0						

			Division	n Sı	ummary of Estimate	•				
Div	Description		Total Cost		\$ / GSF		\$ / GACSF	\$/LSF	\$ / UNIT	% / Total
1a	GENERAL CONDITIONS	\$	586,245	\$	6.45	\$	16.02	\$ 20.67	\$ 293,123	6.47%
1b	GENERAL REQUIREMENTS	\$	265,135	\$	0.72	\$	1.78	\$ 2.30	\$ 32,567	0.72%
3	CONCRETE	\$	3,910,624	\$	32.00	\$	79.55	\$ 102.60	\$ 1,455,312	32.12%
4	MASONRY		In Concrete		In Concrete		In Concrete	In Concrete	In Concrete	In Concrete
5	METALS	\$	189,138	\$	0.98	\$	2.44	\$ 3.14	\$ 44,569	0.98%
6	WOODS, PLASTICS AND COMPOSITES	\$	659,038	\$	7.25	\$	18.01	\$ 23.23	\$ 329,519	7.27%
7	THERMAL AND MOISTURE PROTECTION	\$	263,274	\$	2.89	\$	7.20	\$ 9.28	\$ 131,637	2.91%
8	OPENINGS	\$	812,689	\$	8.93	\$	22.21	\$ 28.65	\$ 406,345	8.97%
9	FINISHES	\$	514,356	\$	5.65	\$	14.06	\$ 18.13	\$ 257,178	5.68%
10	SPECIALTIES	\$	215,867	\$	0.17	\$	0.43	\$ 0.56	\$ 7,933	0.18%
11	EQUIPMENT	\$	220,000	\$	0.22	\$	0.55	\$ 0.71	\$ 10,000	0.22%
12	FURNISHINGS	\$	2,500	\$	0.03	\$	0.07	\$ 0.09	\$ 1,250	0.03%
14	ELEVATORS & TRASH CHUTES	\$	472,500	\$	5.19	\$	12.91	\$ 16.66	\$ 236,250	5.21%
21	FIRE SUPPRESSION	\$	168,270	\$	1.85	\$	4.60	\$ 5.93	\$ 84,135	1.86%
22	PLUMBING	\$	605,550	\$	2.26	\$	5.62	\$ 7.25	\$ 102,775	2.27%
23	HVAC (FINISHED SPACES, NO GARAGE VENTILATION)	\$	775,649	\$	3.03	\$	7.53	\$ 9.72	\$ 137,825	3.04%
26	ELECTRICAL	\$	658,711	\$	6.14	\$	15.27	\$ 19.70	\$ 279,355	6.17%
27	COMMUNICATIONS		In Electrical		In Electrical		In Electrical	In Electrical	In Electrical	In Electrical
28	ELECTRONIC SAFETY AND SECURITY		In Electrical		In Electrical		In Electrical	In Electrical	In Electrical	In Electrical
31	EARTHWORK	\$	551,083	\$	6.06	\$	15.06	\$ 19.43	\$ 275,541	6.08%
32	EXTERIOR IMPROVEMENTS	\$	490,891	\$	1.00	\$	2.48	\$ 3.20	\$ 45,445	1.00%
33	UTILITIES	_	In Earthwork		In Earthwork		In Earthwork	In Earthwork	In Earthwork	IN Earthwork
	SUBTOTAL	\$	11,361,520	\$	90.83	\$	225.79	\$ 291.23	\$ 4,130,760	91.18%
50	INSURANCE, TAXES & BONDS Contractor's Insurance Builders Risk Insurance Builders Risk Insurance Deductible	\$	399,964 620,000 By Owner	\$	1.10 By Owner By Owner	\$	2.73 By Owner By Owner	\$ 3.52 By Owner By Owner	\$ 49,982 By Owner By Owner	1.10% By Owner By Owner
	Contractor's Payment & Performance Bond		Excluded		Excluded		Excluded	Excluded	Excluded	Excluded
	Subcontractor Risk Mitigation Building Permits	\$ \$	202,737 480,000	\$	1.13	\$	2.81	\$ 3.62	\$ 51,368	1.13%
	Contractors Contingency	\$	965,230	\$	1.82	\$	4.52	\$ 5.82	\$ 82,615	1.82%
	SUBTOTAL	\$	2,667,931	\$	4.05	\$	10.06	\$ 12.97	\$ 183,966	4.06%
	Contractor Overhead and Profit (Div 1 thru 50)	\$	1,431,473	\$	4.74	\$	11.79	\$ 15.21	\$ 215,736	4.76%
	GRAND TOTAL	\$	15,460,924	\$	99.62	\$	247.63	\$ 319.41	\$ 4,530,462	100%



909 NW 6th ST Core & Shell ROM

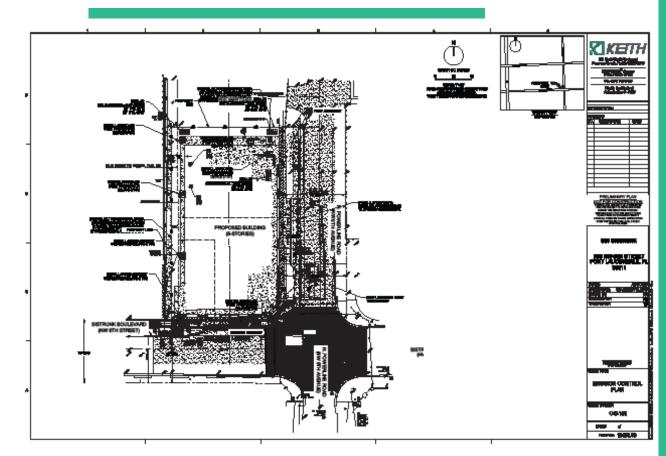
Core & Shell ROM 23-May-2019

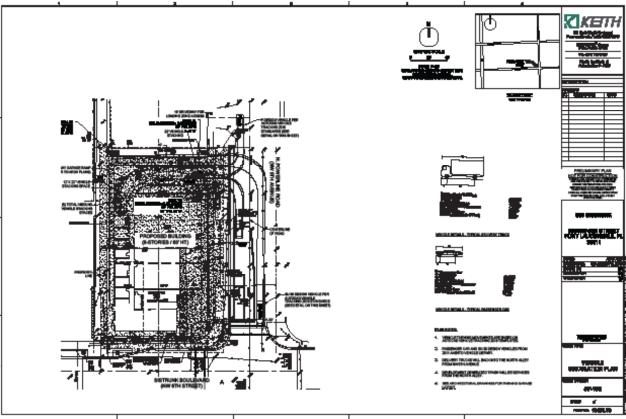
SHAWMUT DESIGN AND CONSTRUCTION

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

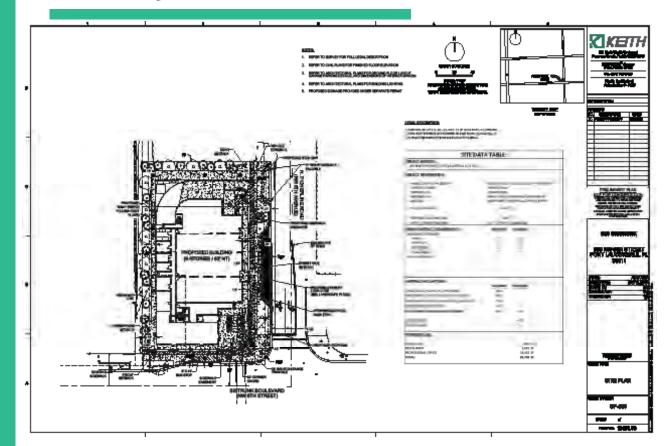
CSI#	TRADE	Cost/Sf	ROM	Notes
015000	PROJECT REQUIREMENTS	\$6.00	\$461,760	Cleaning, Dumpsters
020000	DEMOLITION	0.80	161,568	
033000	CONCRETE	45.00	3,563,200	
050000	STRUCTURAL STEEL - BUILDING	8.40	646,464	
055200	STEEL & MISCELLANEOUS METALS	1.20	292,352	
060000	ROUGH CARPENTRY	2.00	153,920	
064000	MILLWORK	0.80	161,568	
070000	THERMAL & MOISTURE PROTECTION	1.10	84,656	
072000	FIREPROOFING & INSULATION	1.50	115,440	
075000	ROOFING	5.70	438,672	
080000	DOORS	1.10	184,656	
084000	EXTERIOR WALL & GLAZING	28.00	2,154,880	
092500	DRYWALL	8.00	615,680	
093000	FLOORING	5.20	400,192	33,049 SF considered
099000	PAINTING	1.00	176,960	
100000	100000 SPECIALTIES		29,245	
104000	SIGNAGE	0.00	0	
110000	EQUIPMENT	0.00	0	
114000	A/V EQUIPMENT/TECHNOLOGY	0.00	0	
140000	ELEVATORS & ESCALATORS	5.90	554,064	
210000	FIRE PROTECTION	3.80	292,448	
220000	PLUMBING	8.00	615,680	
230000	HVAC	11.00	846,560	
260000	ELECTRICAL	13.00	1,400,480	
270000	FIRE ALARM	1.10	184,656	
300000	EARTHWORK, UTILITIES & LANDSCAPE	3.50	269,360	
001000	PRECONSTRUCTION	0.80	261,568	Estimating & Planning
010000	GENERAL CONDITIONS	14.00	1,077,440	Supervision & Management Staff
	TOTAL DIRECT COSTS	\$177.28	\$15,043,469	
	PERMITTING	6.00	461,760	
	INSURANCES	3.55	272,869	
	CM FEE	7.09	545,739	
	SUBTOTAL	\$193.92	\$16,323,837	
	CONTINGENCY	0.00	600,000	
	ESCALATION	0.00	0	
	TOTAL	\$193.92	\$16,923,837	

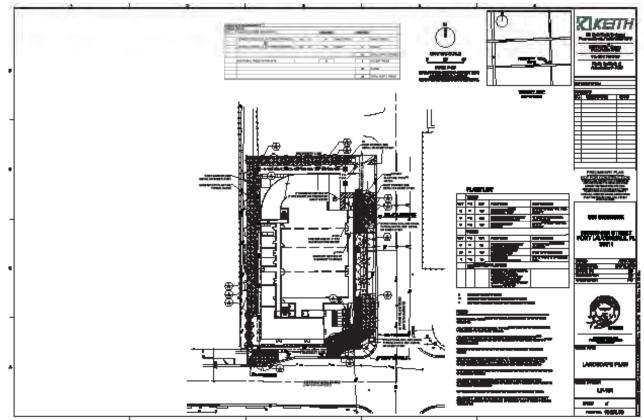
Based on current market pricing



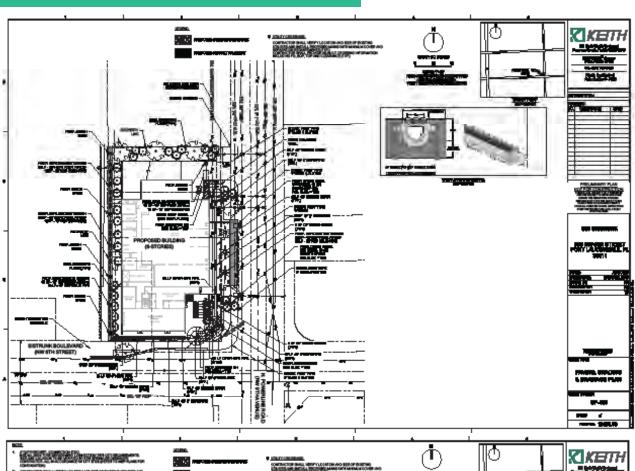


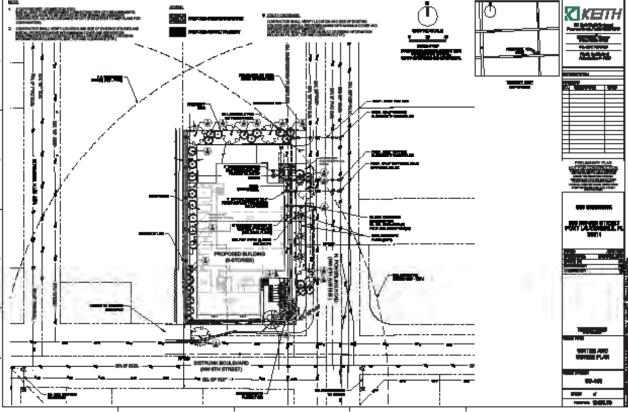
Site & Landscape Plans





Civil & Utilities Plans







October 9, 2018

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

Dear Mr. Vonder Meulen:

Re: Platting requirements for a parcel legally described as Lots 9-12, "June Park," according to the Plat thereof, as recorded in Plat Book 22, Page 16, of the Public Records of Broward County, Florida, together with the East ½ of the adjacent vacated alley, less a portion for right-of-way purposes. This parcel is generally located on the northwest corner of Northwest 6 Street/Sistrunk Boulevard and Northwest 9 Avenue/Powerline Road, in the City of Fort Lauderdale.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting <u>would not be required</u> by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless <u>all</u> of the following conditions are met:

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

The subject parcel is less than 10 acres (approximately 0.7 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Mike Vonder Meulen October 9, 2018 Page Two

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 9-12) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated, or with vacated rights-of-way (i.e. the East ½ of the adjacent vacated alley), Policy 2.13.1 of the Broward County Land Use Plan does not require platting if the specifically delineated

portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Fort Lauderdale's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Garrett McAllister, Planner, at your convenience.

Respectfully,

Barbara Blake Boy Executive Director

BBB:GSM

Lee Feldman, City Manager
 City of Fort Lauderdale

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

Broward County Transit Letter



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

Transit Site Plan Review

Date: May 7, 2019

To: Florentina Hutt, AICP

KEITH

om: Noemi R. Hew Memi R. Alw

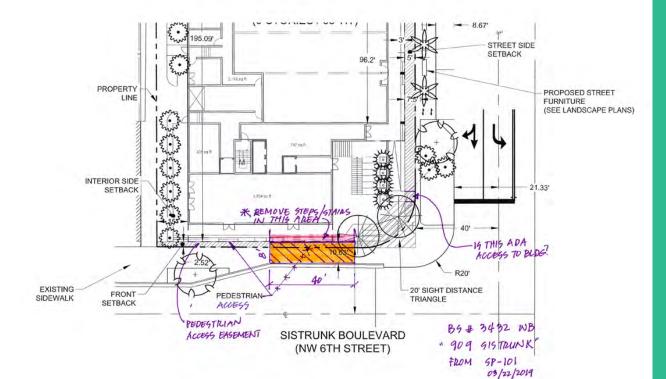
Service and Capital Planning, Transit Division

Subject: 909 SISTRUNK, Fort Lauderdale, FL

Broward County Transportation Department, Service and Capital Planning staff has reviewed Site Plan SP-101, Issue Date 03/22/2019 for **909 SISTRUNK** located at 909 SW 6th Street (Sistrunk Boulevard) in the City of Fort Lauderdale and has the following comments:

- The project is served by Broward County Transit (BCT) Routes 11 and 40 on NW 6 Street (Sistrunk Boulevard) and an existing bus stop ID# 3432.
- As BCT fully supports the City of Fort Lauderdale's Vision Zero principles, BCT staff concurs
 with the attached Site Plan, SP-101 that illustrates the proposed project to be modified as
 follows:
 - Existing 8 feet wide by 50 **40** feet long paver sidewalk (aka bus landing pad) extending to the face of curb and gutter with 2% maximum cross-slope on the storage portion of the bus pull-in bay shall be the bus landing pad AKA expanded sidewalk.
 - > There shall be NO stairs or steps for pedestrians behind the 8 feet x 50 40 feet bus landing pad. Please see attached and email a revised Site Plan to BCT for approval.
 - > The Site Plan shows pedestrian access to and from the building and connection to the roadway sidewalk as required by ADA.

Thank you for considering BCT's comments. Please see attached and please do not hesitate to contact Noemi Hew nhew@broward.org (954) 357-8380 or Kurt Petgrave kpetgrave@broward.org (954) 357-6793 if you have any questions.



909 NW 6 Street

Fort Lauderdale, Florida 33311

Traffic Impact Statement



March 21, 2019



Prepared By: Keith and Associates, Inc. 301 East Atlantic Boulevard Pompano Beach, Florida 33060 Project No: 10370.00

909 NW 6 Street

Fort Lauderdale, Florida 33311

Traffic Impact Statement

March 2019

Prepared For:

Fuse Group

900 NW 6 Street

Fort Lauderdale, Florida 33311

Prepared By:

Keith and Associates, Inc.

301 East Atlantic Boulevard

Pompano Beach, Florida 33060

Lisa S. Bernstein, PE Florida Registration Number 54770

TRAFFIC IMPACT STATEMENT 909 NW 6 Street Fort Lauderdale, Florida 33311

Introduction

Fuse Group is proposing to develop three (3) parcels located at 909 NW 6 Street, in Fort Lauderdale, Florida. One (1) of the parcels is currently a supermarket and the other two (2) parcels are parking areas for the supermarket. The City of Fort Lauderdale is requesting a Traffic Impact Statement for the proposed development.

Existing Conditions

The property is located at 909 NW 6 Street, the northwest corner of NW 6 Street and NW 9 Avenue. The surrounding roadways are as follows:

- NW 6 Street A four-lane, divided, east-west roadway with 11-foot lanes to the east. A three-lane, east-west roadway with 11-foot lanes to the west. The speed limit is 30 MPH.
- NW 9 Avenue A two-lane, north-south roadway with 11-foot lanes. The speed limit is 20 MPH.
- NW 7 Avenue A five-lane (two-way left turn lane), north-south roadway with 11-foot lanes. The speed limit is 30 MPH.

The site is currently occupied by a 7,800 SF supermarket and parking areas. Figure 1 shows the project location.

Proposed Conditions

The developer is proposing to construct a new six (6) – story building that will include Retail, Office, Food and Beverage and a parking garage. There will be 7,660 Square Feet (SF) of Retail, 18,442 SF of Office and 3,602 SF of Restaurant. The site access will be from NW 9 Avenue entering/exiting the garage.

The developer is also proposing to reconfigure the lane geometry at the intersection of NW 6 Street and NW 9 Avenue. The existing southbound approach has a left turn lane, a thru lane and a right turn lane. The proposed geometry will be a left turn lane and a shared thru/right turn lane. An analysis of this reconfiguration is provided in the report. The proposed site plan is included in Appendix A.



Trip Generation

The proposed development Includes 7,660 Square Feet (SF) of Retail, 18,442 SF of Office and 3,602 SF of Restaurant. Trip generation calculations for the retail, office and restaurant are based on trip generation rates and equations published in the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition. ITE Land Use Code (LUC) 820, Shopping Center is used for the retail component, ITE LUC 710, General Office is used for the office component and ITE LUC 932, High-Turnover (Sit-Down) Restaurant is used for the restaurant. The Independent variable for the analysis is 1,000 SF of Gross Floor Area (GFA). Due to the small size of the retail and restaurant being proposed, the Average Rates are used for the Shopping Center and High-Turnover (Sit-Down) Restaurant trips.

There is an existing supermarket on the site that per the Broward County Property Appraiser (BCPA) shows as having 7,800 SF. Only the building square footage (One Story), as shown in the BCPS sketch is used in the analysis. The ITE Land Use Code 850, Supermarket, is used to calculate the trips already using the site. The Average Rates are also used for the calculations due to the smaller size supermarket.

The Trip Generation calculations show that the proposed uses will generate less Daily trips than the existing use. For the AM Peak Hour, there will be 48 Net New Trips and during the PM Peak Hour there will be six (6) Net New Trips.

The trip generation for the proposed development is shown in Tables 1, 2 and 3 for Daily, AM Peak Hour and PM Peak Hour, respectively. Appendix 8 contains the ITE Trip Generation worksheets.

Table 1 Pally - Trip Generation

Lend Use	ΠE			Trip Concretion	L		Total Trips		
Date Case	Code	Inte	and.	Rete	in.	ŧ	İń	Out	Tetal
Existing Use Supermeriest Total	89	7,800	SF.	7-306.78()Q	90%	SON.	\$ 48	在在	48
Proposed Uses Shopping Center (Retail)	820	7,680	æ	7-57,7500	50%	50%	144	345	269
Office	730	38,442	8	Ln(T)=0.971.n(09+2.50	90%	50%	109	303	206
High-Turnever (Bit-Down) Restaurant Sub-Total Internalisation (1019) Total	952	3,602	SP.	T=312.38()Q	90%	50%	202 449 45 444	202 459 45 45	404 899 90 840
Met New Tripe							-12	-122	4

Source: (TETrip Generation Mandbook, 18 Billion

Table 2 AM Peak Hour - Trip Generation

Land Use	ΠE	Inter	with.	Trip Generation		Out	Ŧ	otal Tr	
DB.15 GF4	Ĉ	***	- COLOR	Reto		\$	£	ĕ	Total
Existing Use Separaeriet Votel	890	7,800	SF	T-9.62(X)	80%	406	13 18	12	30 30
Proposed Uses Shopping Center (Retail) Office	620 730	7,680 38,442	SP SP	T-0.54(X) T-0.94()q+25.49	62%		4 30	3	7
High-Tunnover (Sh-Down) Restaurant Sub-Total Intervalization (20%)	952	3,602	я	T-0.5400	59%	4596	29 62 6	36 26 3	35 87 9
Total Plat Haw Trips							3 8	22	R \$

Source: ITE Trip Generation Hamiltook, 10 Billion

PM Peak Hour - Trip Generation

Lend Use	WE	kritise		Trip Concretion	L	Out	Total Trips		
Date Cor	Code	414.44	- No.	Rete		\$	İń	Out	Tetal
Existing Use Supermerket Total	690	7,800	SF.	T=9.24(X)	52%	45%	37 87	35 55	72 72
Proposed Uses Shopping Genter (Retail)	820	7,680	S.	7-3.6300	48%	52K	14	15	29
Office	730	38,442	SP	Ln(T)=0.95Ln(Q+0.36	36%	54%	4	19	29
High-Turnever (Sh-Down) Restaurant Sub-Total Inhernalisation (1099) Total	992	3,602	SP.	1-9.77()()	62%	36K	22 40 4 56	13 47 5 42	35 87 9 70
Met New Tripe							4	7	٠

Source: (TE Trie Generation Handbook, 18 Billion

Intersection Reconfiguration

The developer is also proposing to reconfigure the lane geometry at the intersection of NW 6 Street and NW 9 Avenue for the southbound approach. The existing southbound approach has a left turn lane, a thru lane and a right turn lane. The proposed geometry will be a left turn lane and a shared thru/right turn lane and will match the northbound approach.

The nearby West Village project is proposed to be located at the Intersection of NW 6 Street and NW 7 Avenue and was required to prepare a Traffic impact Study. Traffic counts were conducted at the intersection of NW 6 Street and NW 9 Avenue as part of that study. Turning Movement Volumes were calculated for the 2023 buildout year. The Net New Trips from 909 NW 6 Street have been added to 2023 Total Traffic for West Village for use in the intersection analyses for the existing and proposed lane configurations. The distribution percentages for the West Village project are used to the to assign the AM and PM Peak Hour trips to the Intersection. Signal timing was provided by Broward County for the West Village traffic study. The intersections are analyzed using the Highway Capacity Software for both the AM and PM Peak Hours.

The analyses show that the Level of Service for the existing lane configuration, in 2023, is B in the AM Peak Hour and B in the PM Peak Hour. The Level of Service for the propose lane configuration, in 2023, is B in the AM Peak Hour and B in the PM Peak Hour. The change is delay between the existing and proposed is 0.1 seconds for the AM Peak Hour and 0.6 seconds for the PM Peak Hour.

Based on these results, the change in lane configuration at NVV 6 Street and NVV 9 Avenue will not degrade the operation of the intersection. The documentation is included in Appendix C.

Conclusions

The trip generation analysis indicates that the net new trips anticipated to be generated by the proposed development will be decreased by 24 Daily trips, adding 48 AM Peak Hour trips and adding six (6) PM Peak Hour trips. Traffic study requirements are based on The City of Fort Lauderdale Code of Ordinances, Article V. – Development Review Criteria, Section 47-25.2. – Adequacy Requirements, which states:

M. Transportation facilities.

- Traffic impact studies.
 - When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (%) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (%) hour period; the applicant shall submit to the city a traffic impact analysis.

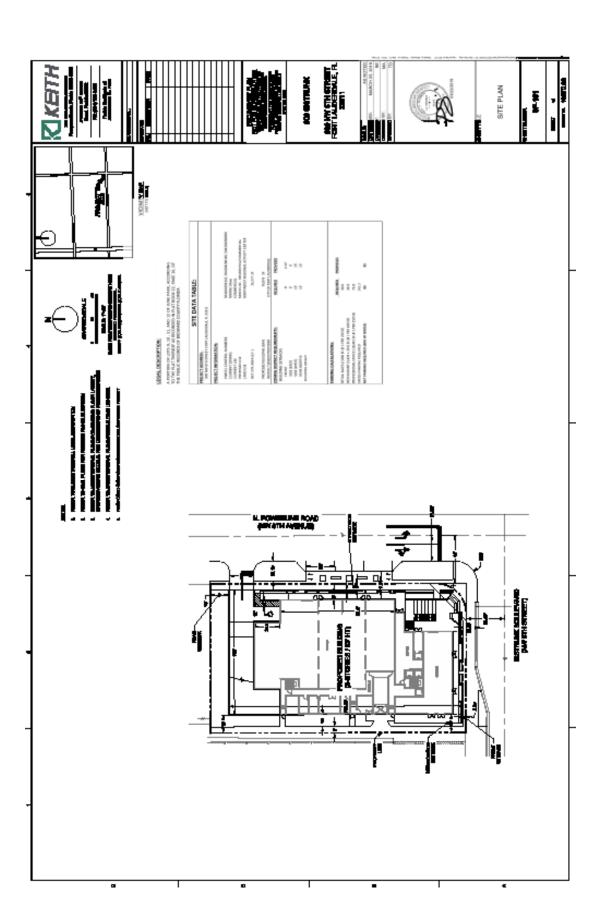
The proposed development will not generate over 1,000 daily trips. It is a reduction in trips from the existing use. In addition, the project is expected to generate only 5.9 percent of the total daily volume in the AM Peak Hour and 0.7 percent of the total daily volume in the PM Peak Hour. These calculations are based on the total Daily volume for the proposed uses as shown in Table 1.

The proposed lane configuration change for the southbound approach of NW 6 Street and NW 9 Avenue will not have an impact on the Level of Service, it will remain the same.

Per the City of Fort Lauderdale's code requirements, a traffic impact study is not required for this proposed development application. The proposed 909 NW 6 Street will not have a significant impact on the surrounding roadways.

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Appendix A Site Plan



Appendix B

Trip Generation

General Office Building (710)

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

Setting/Location: General Urban/Suburban

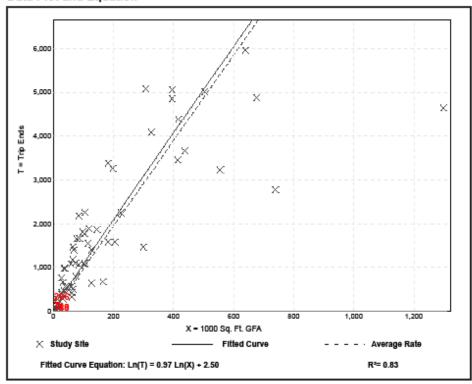
Number of Studies: 66 Avg. 1000 Sq. Ft. GFA: 171

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.58	5.15

Data Plot and Equation



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

3/14/2019, 2:02 PM lafi

3/14/2019, 2:03 PM

General Office Building

(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

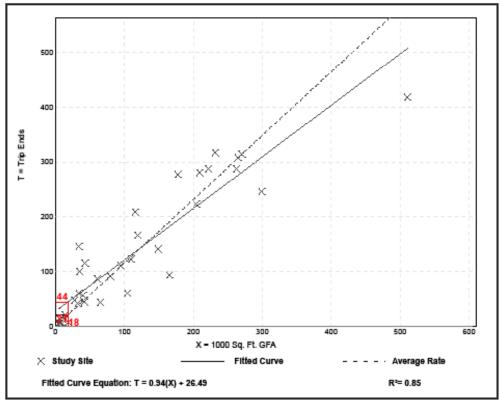
Avg. 1000 Sq. Ft. GFA: 117

Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

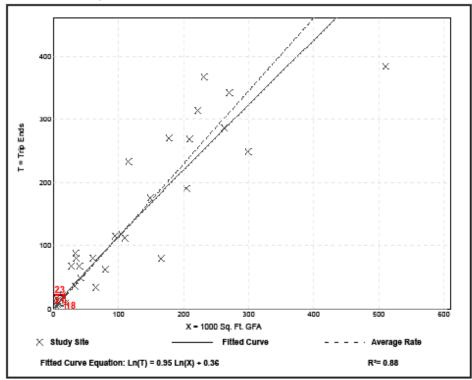
Avg. 1000 Sq. Ft. GFA: 114

Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

	• •	
Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



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

lafi 3/14/2019, 2:04 PM

1/11/2019, 1:58 PM

Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 147

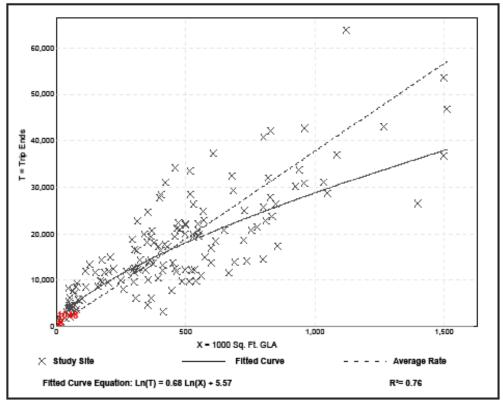
Avg. 1000 Sq. Ft. GLA: 453

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



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

Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

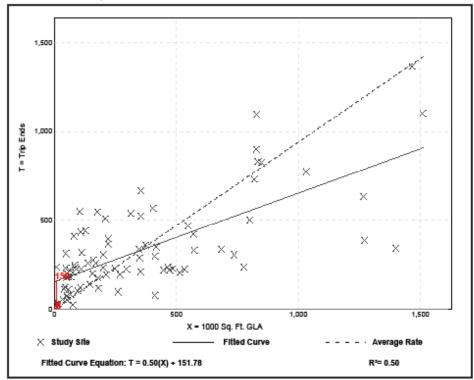
Number of Studies: 84

Avg. 1000 Sq. Ft. GLA: 351 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



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

lafi 3/14/2019, 1:59 PM

Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

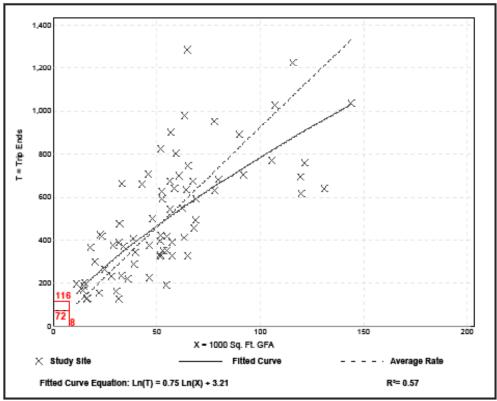
Number of Studies: 73 Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 5

Avg. 1000 Sq. Ft. GFA: 34

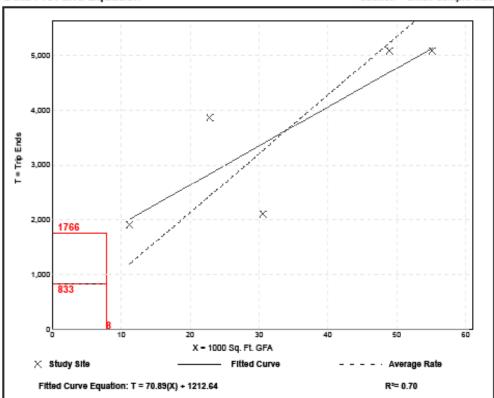
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
106.78	68.67 - 170.24	37.56

Data Plot and Equation

Caution - Small Sample Size



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Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 14 Avg. 1000 Sq. Ft. GFA: 40

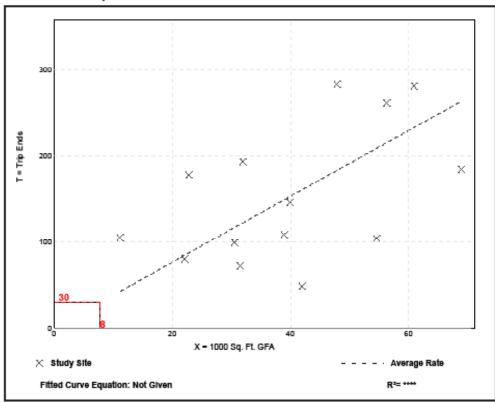
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.82	1.17 - 9.35	1.89

Data Plot and Equation

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Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban Number of Studies: 73

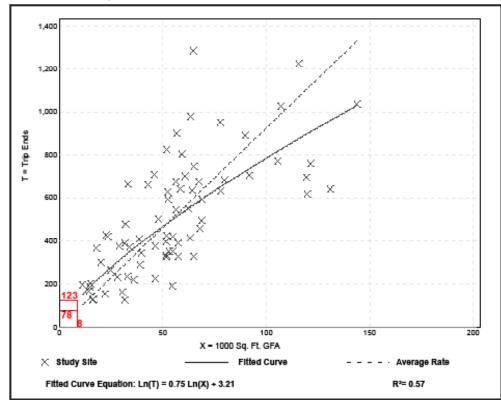
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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lafi 3/19/2019, 10:33 AM 1/11/2019, 2:39 PM lafi

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

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

Setting/Location: General Urban/Suburban

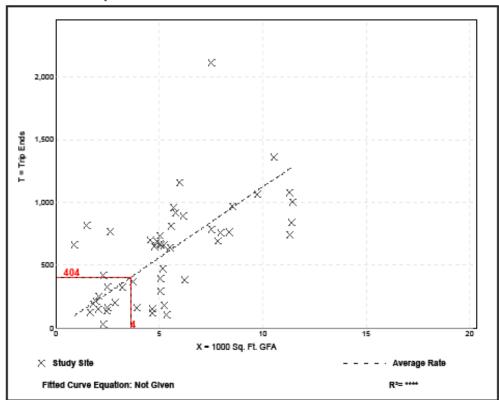
Number of Studies: 50 Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
112.18	13.04 - 742.41	72.51

Data Plot and Equation



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

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

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

Setting/Location: General Urban/Suburban

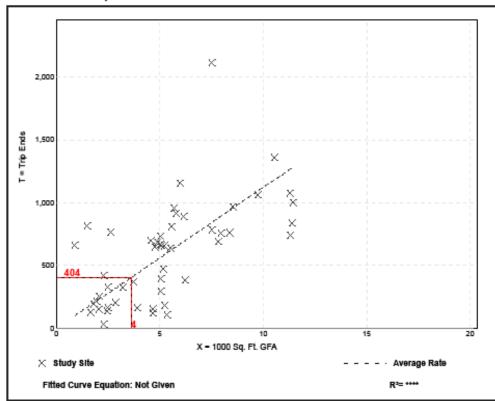
Number of Studies: 50 Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

	B (B)	01 1 10 11
Average Rate	Range of Rates	Standard Deviation
112.18	13.04 - 742.41	72.51

Data Plot and Equation



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

1/11/2019, 1:50 PM lafi 1/11/2019, 1:50 PM lafi

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

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

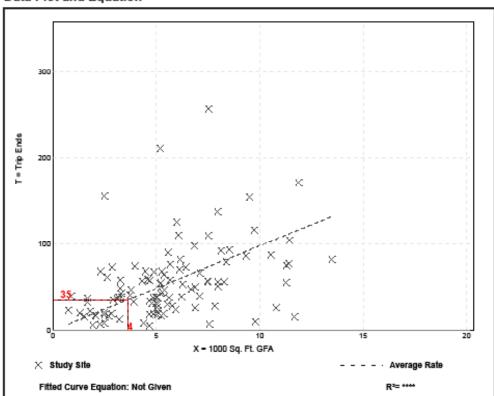
Number of Studies: 107 Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Ave	erage Rate	Range of Rates	Standard Deviation
	9.77	0.92 - 62.00	7.37

Data Plot and Equation



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

Project Distribution Overall 301 East Atlantic Boulevard Pompano Beach, Florida 33060

lafi 1/11/2019, 1:54 PM

909 NW 6th St, LLC (909nw6) **Balance Sheet (With Period Change)**

Period = Jan 2019-Oct 2019

		Balance Current Period	Beginning Balance	Net Change
11100-000	Checking Account	1,421.51	0.00	1,421.51
11900-000	TOTAL CASH	1,421.51	0.00	1,421.51
14000-000	OTHER ASSETS			
14020-000	Utilities Security Deposit	975.00	0.00	975.00
14999-000	TOTAL OTHER ASSETS	975.00	0.00	975.00
16000-000	PROPERTY			
16502-232	909 NW 6th Street	2,264,904.60	0.00	2,264,904.60
16599-000	TOTAL PROPERTY	2,264,904.60	0.00	2,264,904.60
16600-000	DEVELOPMENT COSTS			
16610-001	Permits & Approvals	3,430.00	0.00	3,430.00
16610-002	Construction Costs	2,610.70	0.00	2,610.70
16699-000	TOTAL DEVELOPMENT COSTS	6,040.70	0.00	6,040.70
19900-000	TOTAL ASSETS	2,273,341.81	0.00	2,273,341.81
20000-000	LIABILITIES & OWNERS EQUITY			
04000 000	LIABILITIES			
21000-000 22010-000	Accrued Property Tax	7.293.08	0.00	7.293.08
29900-000	TOTAL LIABILITIES	7,293.08	0.00	7,293.08
33000-000	CAPITAL CONTRIBUTIONS	0.070.404.00	0.00	0.070.404.00
33010-049 33500-000	Contribution - Fuse 9, LLC TOTAL CAPITAL CONTRIBUTIONS	2,276,104.86 2,276,104.86	0.00	2,276,104.86 2,276,104.8 6
33500-000	TOTAL CAPITAL CONTRIBUTIONS	2,270,104.00	0.00	2,276,104.60
38000-000	Retained Earnings	-10,056.13	0.00	-10,056.13
38900-000	TOTAL OWNERS EQUITY	2,266,048.73	0.00	2,266,048.73
	TOTAL LIABULTIES & GUARIERO ESLUTA	0.000.044.04	0.00	0.000.044.04
39900-000	TOTAL LIABILITIES & OWNERS EQUITY	2,273,341.81	0.00	2,273,341.81

Monday, November 04, 2019 11:59 AM

Page 1

909 NW 6th St, LLC (909nw6) Page 1

Income Statement

Period = Jan 2019-Oct 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
60000-000	EXPENSES				
00000-000	EXI ENOLO				
61000-000	DIRECT EXPENSES				
62100-000	REPAIRS				
62101-000	Repair - General	53.44	0.00	53.44	0.00
62600-000	Landscaping & Groundskeeping	60.00	0.00	60.00	0.00
62999-000	TOTAL REPAIRS	113.44	0.00	113.44	0.00
63000-000	OTHER DIRECT EXPENSES				
63500-000	Property Tax	-2,897.24	0.00	-2,897.24	0.00
63999-000	TOTAL OTHER DIRECT EXPENSES	-2,897.24	0.00	-2,897.24	0.00
04000 000	LITH ITIES				
64000-000	UTILITIES	4 400 04	0.00	4 400 04	
64100-000	Electricity	1,483.84	0.00	1,483.84	0.00
64300-000	Water & Sewer	26.51	0.00	26.51	0.00
64999-000	TOTAL UTILITIES	1,510.35	0.00	1,510.35	0.00
65000-000	INSURANCE				
65010-000	General Liability Insurance	1,786.70	0.00	1,786.70	0.00
65020-000	Property Insurance	9,542.88	0.00	9,542.88	0.00
65999-000	TOTAL INSURANCE	11,329.58	0.00	11,329.58	0.00
69900-000	TOTAL DIRECT EXPENSES	10.056.13	0.00	10,056.13	0.00
00000 000	TOTAL DIRECT EXILENCES	10,000.10	0.00	10,000.10	0.00
89900-000	TOTAL EXPENSES	10,056.13	0.00	10,056.13	0.00
90000-000	NET OPERATING INCOME / (LOSS)	-10,056.13	0.00	-10,056.13	0.00
99990-000	NET INCOME / (LOSS)	-10,056.13	0.00	-10.056.13	0.00

Monday, November 04, 2019 11:59 AM



Instr# 116051768 , Page 1 of 3, Recorded 09/13/2019 at 04:42 PM

Broward County Commission Deed Doc Stamps: \$14000.00

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

SPACE ABOVE THIS LINE FOR RECORDING DATA_

WARRANTY DEED

THIS WARRANTY DEED, made the 12. Aday of September, 2019 by Mahyoub and Sons, Inc., a Florida Corporation, whose post office address is 201 SE 24th Ave., Pompano Beach, FL 33062 herein called the Grantor, to 909 NW 6th Street, LLC, a Delaware Limited Liability Company, whose post office address is 909 NW 6th Street, Pt. Lauderdale, FL 33311, hereinafter called the Grantees: (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

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

LESS the following described parcel:

BEGIN at the Northeast corner of Lot 9; thence go South 00° 17' 10" East along the East line of Lots 9, 10 and 11, 225 feet to the Southeast corner of Lot 11; thence South 89° 54' 10" West along the South line of Lots 11 and 12, 127.5 feet to the Southwest corner of Lot 12; thence North 00° 07' 10" West along the West line of Lot 12, 12.45 feet to a line 35 feet North of and parallel to the South boundary of the Northeast 1/4 of Section 4, Township 50 South, Range 42 East; thence South 89° 41' 50" East along said parallel line 91.32 feet to the beginning of a circular are curve concave to the Northwest; thence Northeast along said are having a radius of 25 feet and a central angle of 90° 25' 20", an are distance of 39.45 feet to a point of tangency of a line 11 feet West of and parallel to the East line of Lots 10, 11 and 9; thence North 00° 07' 10" West along said parallel line, 188.13 feet to the North line of Lot 9; thence North 89° 54' 10" East along said North line, 11 feet to the POINT OF BEGINNING.

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

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

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

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

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

Instr# 116051768 , Page 2 of 3

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

Sange Liber

Witness #2\Signature

Witness #2 Printed Name

Sellers

Mahyoub and sons, Inc., a Florida Corporation

Du Bachan M. Vatale President

State of Florida

Witness:

County of Broward

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

Glacie Dolar

Notary Public State of Florate Blaine Johnson James Hy Commeton 09 229631 Expires 00/17/2022

State of Delaware
 Secretary of State
 Division of Corporations
Delivered 11:19 AM 08/15/2019



Pagel

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY "909 NW 6TH ST, LLC" IS DULY FORMED
UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND
HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS
OF THE FIFTEENTH DAY OF AUGUST, A.D. 2019.

7563902 8300
SRN 20196533456
You may verify this ceroficate online at corp delaware gov/authver shifml

Jilley in nurses, assentary areason

Authentication: 203418935 Date: 08-15-19

FILED 11:19 AM 08/15/2019	아물님, 하고 살았다면 하고 말았다. 이번 하면 내가 되었다.
SR 20196533456 - File Number 7563902	STATE OF DELAWARE
	CERTIFICATE OF FORMATION
	OF LIMITED LIABILITY COMPANY

1. The name of the limited liability company is 909 NW 8TH ST, LLC

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

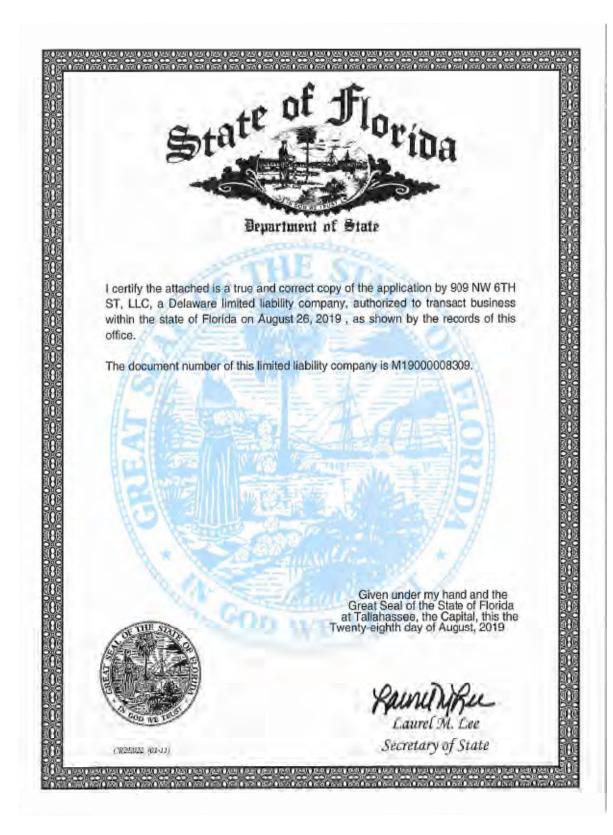
The Registered Office of the limited liability company in the State of Delaware is located at 2035 SUNSET LAKE ROAD, SUITE B-2 (street), in the City of NEWARK , Zip Code 19702. The name of the Registered Agent at such address upon whom process against this limited liability company may be served is LEGALING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

y. Authorized Person

Name: Ofer Tamir

Print or Type





EIN Number: 909 NW 6TH ST, LLC



City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

¹ CRA INCENTIVE APPLICATION

Name of Principal Owner in Charge				Tel. No	0.	E-Mail A	ddress	
Fuse 9, LLC				954	926-7500	bianca@fusegroupco.cor		o.com
Primary Contact for this CRA Request				Tel. No.		E-Mail Address		
Eyal Peretz (Managing Member)				305	305 321-5131		eyal@fusegroupco.com	
Name of Business				Tax I.I	Tax I.D. No.		Company Website	
909 NW 6TH ST, LLC	;			84-2	794513	www.f	usegroupco.c	om
Business Address				Tel. No	0.	Fax No.		
900 NW 6th Street - S	uite	201		954	926-7500	1	13-0825	
City				State		Zip Code		
Fort Lauderdale				FL		33311		
Commencement Date to Begin Pro	ject:	-	July 1st,	2020		İ	JOB INFORMATIO	<u>N</u>
Completion Date for Project:		-	June	30st, 202	1		Equivalent (FTE)	151
	1					Jobs to be	created	
Check Appropriate Description		ject Type	_		Description	Existing J	obs	0
†Existing Business †New Business ×			×	Existing				
↑New Business	↑Re	location	ш	New Spa	ce <u>76,960</u> sq. ft.	Total FTI	E Jobs	151
NAICS Code / Industry Type	Dat	e of		State who	ere the business		TYPE OF BUSINES	<u>ss</u>
5042 04 29 0110, 5042 04	Inco	orporation		was inco				
29 0100, 5042 04 29 0090	00	/4 5 /20	10	Dala	nvoro	Sole Prop	rietor	
	Uo	715/20	19	Dela	aware	Partnersh	ip	
Proposed Project Location/City		Propose				Joint Ven	ture	
Fort Lauderdale		909	NW	/ 6th S	Street	Corporati	on	
Property Control Number(s)		<u>L</u>	Proj	perty Own	er	Cooperati	ve	
			909	9 NW 6	TH ST, LLC	Limited I	iability Company	X
					•		Non-Profit Org.	
Owner Tel. No. (include Area Cod	e)	Is there a l	ien or	the prope	rtv?	Other:		
Owner Tel. No. (include Area Cod	e)	Is there a l		the prope	•	Other: _		
954 926-7500		†Yes †N	lo	the prope	nty? NO	Other: _		
,		†Yes †N	lo	the prope	NO			
954 926-7500		†Yes †N	lo	the prope	•			
954 926-7500 Bank(s) Where Business Accounts	for Pro	†Yes †N	lo	the prope	NO			
954 926-7500 Bank(s) Where Business Accounts 1.	for Pro	†Yes †N	lo	the prope	NO			
954 926-7500 Bank(s) Where Business Accounts 1. Name of Participating Bank/Lende	for Pro	†Yes †N	lo	n the prope	NO	lal B		rea Code)
954 926-7500 Bank(s) Where Business Accounts 1. Name of Participating Bank/Lende	for Pro	† Yes ∶† N jects Are He	lo		NO 2. Centenn	lal B	ank	
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954 926-7500 Bank(s) Where Business Accounts 1. Name of Participating Bank/Lende Amount \$ Name of Other Financial Source Contact	† Yes † N jects Are He ct Person ct Person ct Person	lo		Tel. No. (include Area 754-312-1665 Tel. No. (include Area Tel. No. (include Area	Code) Code)	Fax No. (include Ai 954-315-966 Fax No. (include Ai Fax No. (include Ai	rea Code)	
954 926-7500 Bank(s) Where Business Accounts 1. Name of Participating Bank/Lende Amount \$ Name of Other Financial Source Contact	† Yes † N jects Are He ct Person ct Person ct Person	lo		Tel. No. (include Area 754-312-1665 Tel. No. (include Area Tel. No. (include Area	Code) Code)	Fax No. (include Ai 954-315-966 Fax No. (include Ai Fax No. (include Ai	rea Code)	

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

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

2 CRA INCENTIVE APPLICATION Last Updated: September 16, 2016 **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	То
Fuse 9, LLC	900 NW 6th St - Suite 201, Fort Lauderdale, F	FL 33311 100.00%		
Name	Complete Address	% Owned	From	То
Name	Complete Address	% Owned	From	То
Name	Complete Address	% Owned	From	То
Name	Complete Address	% Owned	From	То

	PROJECT/ACTIVITY COST SUMMARY
1.	Please state the overall project cost: \$\frac{16,578,836.99}{}
2.	Please state the overall project costs related to the CRA's assisted activity? \$\frac{16,578,836.99}{}
3	Places 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) - pending	\$5,000,000.00	30%	
City funds			
CRA funds	\$4,000,000.00	24%	
Company's current cash assets			
Owner equity (specify) / commitment	\$7,578,836.99	46%	
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$16,578,836.99	100%	
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Am	ount
Land Acquisition	YES	\$2,000	,000.00
Real Property Acquisition	NO		
Utility and road infrastructure improvements	NO		
New construction of commercial and industrial buildings	YES	\$14,578	3,836.99
Rehabilitation of commercial and industrial buildings	NO		
Purchase and installation of equipment and fixtures	NO		
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses		\$16,578	3,836.99

 $NOTE\ 3:\ Other\ ``uses"\ include\ Architectural/Engineering\ Fees, Application\ Fees, Permit\ Fees\ Impact\ Fees$

³ CRA INCENTIVE APPLICATION
Last Updated: September 16, 2016

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens. notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (use a separate sheet if necessary).

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

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

- A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (including the founding of the company), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
- A list of general and limited partners, officers, directors and shareholders of the company. Please provide resume for all the principals and key management.
- Corporate income tax returns for the last three years (personal returns may also be requested).
- Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (within the list please provide the job title of each position, a brief description of each position, annual salary for existing and
- new positions and the industry average salary for those positions).

 If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
- If business is a franchise, include a copy of the franchise agreement;
- Bank Commitment Letter detailing the conditions of the loan approval.
- Copy of IRS determination letter as a non-profit organization (required for all non-profit organizations only).
- Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (required for all non-profit organizations only).
- 10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
- 11. Copy of the Property Deed (if the applicant is the owner)
- 12. Copy of By-Laws (required for all non-profit organizations only).
- 13. Please sign and submit Statement of Personal History and Credit Check Release (as attached).
- 14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions
- 15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
- 16. Preliminary Project Schedule.

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

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

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

4	CRA INCENTIVE APPLICATION
	Last Updated: September 16, 2016

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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

Signature and Title

Signature and Title

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 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

By: / Marm	12/10/2019
Signature and Title	Date
Guarantors:	
Signature and Title	Date
Signature and Title	Date
Olerators and Italy	Dete

5 CRA INCENTIVE APPLICATION

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Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

LEASE REAL	CAREFULLY -	PRINT OR TYPE
------------	-------------	---------------

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

Applicant/Business Name:				Participating Bank/Lender:			
City:	State:	Zip:		City:		State:_	Zip:
Personal Statement of (if you	ı do not hav	e a middle name	e, put NA	IN):			
First Name: NA		Middle:			Last:		
Social Security No.:		Date of B	irth:		Place of Birt	h:	
Present Address:				Previous Addr	ess: address less than 5 ye	ars)	
City: S	State:	Zip:		City:		State:	Zip:
From:	Го:			From:		To:	
Loan Requested from CRA: Loan Request from Bank(s):				Are you a U.S. Citizen: If NO, are you a Lawful Permanent Resident Alien:			YES U
Percentage of Company Owne	rship:		_%	Alien Registrat			
NECESSARILY DISQUALIFY YOU. IT IF YOU ANSWER "YES" TO ANY OF SENTENCES, WHETHER MISDEME. AND ANY OTHER PERTINENT INFO 1. Are you presently under inc (If YES, indicate the date parole or 2. Have you ever been charge vehicle violation? Include	OF THE QUEST ANOR OR FELC RMATION. dictment, on probation is to d with and/o	parole or probate expire) r arrested for any	EASE FURM ROLE/PRO ion?	BATION, UNPAID	A SEPARATE SHE FINES OR PENALT	ET. INCLUDE TIES, NAME(S	
 Have you ever been convict adjudication withheld pend 	ted, placed o	on pretrial divers n, for any crimin	ion, or pl al offens	aced on any for e other than a m	n of probation, inor vehicle vic	lation?	YES
I hereby authorize the City o agencies for the purpose of d			est crimii	ial record info	rmation about	me from th	ie criminal justice
Signature		Titl Man	e aging Me	ember	Date 12/10/20	019	
*ORIGINAL SIGNATURES REQU	JIRED						



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

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

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

First Name: NA	Middle:	Last:	
Social Security No.:			
Driver's License (State and Number):			
Home/Cellular Phone No.:	Office No.:		
Current Home Address (PO Boxes not accepted):_			
City:	State:	Zip Code:	
Employer:			
Employer Address:			
City:	State:	Zip Code:	
Company Phone No.:	Other No.	:	
Signature:			
Date: 12/10/2019			
*ORIGINAL SIGNATURES REQUIRED			

7 CRA INCENTIVE APPLICATION

Last Updated: September 16, 2016



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

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

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

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

- 1. Please describe your project.
- 2. What is the address, folio number and legal description of the property.
- 3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
- 4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
- 5. What is the zoning of the property?
- 6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
- 7. Is your project new construction or is it renovation?
- 8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
- 9. What is the current Broward County Assessed Value of the property?
- 10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first
 - 8 CRA INCENTIVE APPLICATION
 Last Updated: September 16, 2016

- 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 your previously received funding from the CRA? Explain.

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

- 20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
- 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

9 CRA INCENTIVE APPLICATION
Last Updated: September 16, 2016

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.

attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

Signature of

Property Owner or Business Owner

909 NW 6TH ST, LLC

Print Name

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List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
F&B (Food & Beverage)	16	Chefs, Managers, Baristas, Waiters, Kitchen Support	NA	NA	NA
Retail	8	Managers, Store Operators, Business Owners	NA	NA	NA
Property Manager	1	Commercial Property Manager	NA	NA	NA
Building Maintenance/Security	3	Janitor, Secutiry Guards, Cleaning Crew	NA	NA	NA
Office Spaces	123	Various (1 person per 150 SF)	NA	NA	NA

*USE ADDITIONAL SHEETS IF NECESSARY

11 CRA INCENTIVE APPLICATION
Last Updated: September 16, 2016



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