

ITEM II

**DRAFT**  
**MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**JULY 23, 2014 – 3:30 P.M.**

**Cumulative Attendance**

<u>Members Present</u>	<u>Attendance</u>	<u>May 2014 - April 2015</u>	
		<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	3	0
Ella Phillips, Vice Chair	A	2	1
Jessie Adderley	A	2	1
Sonya Burrows	P	3	0
Ron Centamore	P	3	0
Nate Ernest-Jones	P	3	0
Alan Gabriel (dep. 5:00)	P	3	0
Mickey Hinton	P	3	0
Brice Lambrix	P	2	1
Brice Lambrix	P	2	1
Dylan Lagi	P	3	0
Mark Mattern	P	3	0
Yvonne Sanandres	A	1	2
Scott Strawbridge	P	3	0
John Wilkes	A	2	1

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

**Staff**

Alfred Battle, Economic and Community Reinvestment Manager  
Sandra Doughlin, Clerk III, DSD/ECR  
Diana Alarcon, Director of Transportation and Mobility  
Kevin Walford, Department of Transportation and Mobility  
Lisa Edmondson, Recording Secretary, Prototype, Inc.

**Communication to City Commission**

**Motion** made by Mr. Mattern, seconded by Mr. Lagi, to move [the Wave loop proposal] forward to further discussion to vet the details with all the parties, and to bring it to the Commission and CRA Board for further discussion. In a voice vote, the **motion** passed unanimously.

**I. Call to Order / Roll Call**

Chair Lucas called the meeting to order at 3:34 p.m. and roll was called.

**II. Approval of Minutes from June 25, 2014**

**Motion** made by Mr. Gabriel, seconded by Mr. Ernest-Jones, to approve. In a voice vote, the **motion** passed unanimously.

The following Item was taken out of order on the Agenda.

**IV. TMA Funding Request**

Kevin Walford, representing the Department of Transportation and Mobility, recalled that he had appeared before the Board in June to request funding assistance for the TMA's Northwest Community and Neighborhood Link routes. Although Staff had looked into the possibility of potential changes to the routes, it is currently not possible for a TMA route to include Sistrunk Boulevard. The Northwest Community Link is operated as a feeder system for the South Florida Regional Transportation Authority's (SFRTA's) Tri-Rail system, and complements these trains' schedules, while Neighborhood Link consists of a single bus, which accesses as many Housing Authority properties as possible.

The members reviewed and discussed the routes, noting that the current cost of the routes to the TMA is \$60/hour, which covers driver costs, operation and maintenance, and gasoline. Diana Alarcon, Director of Transportation and Mobility, explained that due to Title VI requirements, the TMA may not duplicate existing routes served by Broward County Transit (BCT), which has a route along Sistrunk Boulevard. The TMA's community bus program is considered a supportive service for BCT and may not circumvent this route.

Mr. Battle clarified that the CRA's Redevelopment Plan includes transit to connect neighborhoods and provide mobility for residents; for this reason, the TMA's community buses are consistent with the requirements of the Plan. Ms. Alarcon noted that the TMA can review the efficiency of the routes in the future and bring the results back to the Board. Mr. Battle noted that the request for \$197,000 is an increase over the amount currently budgeted for the TMA in the CRA's budget.

**Motion** made by Mr. Centamore, seconded by Mr. Mattern, that the Board approve the recommendation. In a roll call vote, the **motion** passed 8-2 (Ms. Burrows and Mr. Lambrix dissenting).

**III. Flagler Village Funding Request – FY 2015**

Jim Ellison, President of the Flagler Village Improvement Association, provided handouts for the Board related to the Association's funding request, which covered numerous items. He introduced members of the Flagler Village Civic Association, the Downtown Development Authority (DDA), the Fort Lauderdale Police Department, and various businesses that participate in the Improvement Association.

Mr. Ellison explained that the handouts also reflect how the previous year's requested funds were used. They also describe the Improvement Association's ambassador program, which coordinates with the Fort Lauderdale Police Department and the City Manager's Office and allows members of the community to have a presence on the street and communicating with these entities. Another initiative, the homeless reunification program, provides tickets for homeless individuals who wish to return to their homes.

He continued that the previous year, the Board had awarded the Improvement Association with \$25,000 to study street lighting in the Flagler Village area. The next year's request will include the addition and repair of this lighting for improved security, as well as new street signage and a parking study. The \$40,000 event budget will include working with the Civic Association to hold more community events in the Flagler Village area. \$500,000 is also requested for the development of two "pocket parks" on portions of lots within Flagler Village.

Alan Hooper, also representing the Flagler Village Improvement Association, noted that the request includes \$150,000 for a project coordinator who will work with City Staff either as a full-time employee or as a contractor to facilitate the various efforts. The Association will also study the infrastructure beneath the streets that will be affected by the Wave streetcar and ensure that it is sufficient to accommodate future projects.

There being no further questions from the Board at this time, Chair Lucas opened the public hearing. As there were no members of the public wishing to speak on this Item, Chair Lucas closed the public hearing and brought the discussion back to the Board.

The Board members discussed the position of project coordinator, which would not be limited to overseeing only those projects listed in the Improvement Association's funding request. Mr. Ellison replied that the Improvement Association's intent is for the coordinator to work with the entities that are bringing projects such as the Wave into the CRA; the coordinator would not work on marketing, events, or other non-technical efforts. Mr. Battle concluded that Staff has no issues with including this expenditure in the CRA budget, although it has not yet been determined whether or not this will be a Staff member.

Mr. Strawbridge expressed concern with this proposal, pointing out that CRA funds cannot be spent outside the CRA, which would make coordination with the City

awkward on projects involving infrastructure. Mr. Ellison replied that the contractor would work with the various government entities that would implement projects.

Mr. Gabriel requested clarification of how funding would be implemented for the various projects proposed by the Improvement Association. Mr. Battle advised that CRA Staff would maintain control of the funding and distribute it as contracts are executed. Mr. Gabriel observed that focusing on the Flagler Village area projects could make it more difficult to see the overall picture for the CRA. Mr. Battle noted that while the issues are different, many of the Improvement Association's requests are similar to those proposed by the Sistrunk Community Council at a previous Board meeting. He pointed out that some items would require further discussion by not only the Board, but the City Commission.

The Board discussed the community policing program, including how to determine who would evaluate the subject area, crime statistics to support the expenditure, and how many hours and staff could be provided by the \$250,000 allocation. Mr. Ellison described the ambassador program as "eyes and ears for the Police," which would provide up to three people, 24 hours a day, every day. He noted that this was likely to require adjustment once the program is underway.

Mr. Battle reviewed some of the expense requests, including:

- The homeless reunification program, on which the CRA will work with the City Attorney's Office to ensure that this is an eligible expense;
- Street lighting replacement and upgrades, with the allocation to be deferred until the results of the current lighting study have been completed and vetted;
- The project coordinator position, which would contract or hire an individual to work on the initiatives desired by the Flagler Village and Sistrunk communities;
- A parking study to determine how sufficient parking can be found to support retail development in the CRA;
- Marketing efforts for the entire CRA, with a contract to be awarded by the City for the next fiscal year;
- Street and monument signage;
- Special events intended to promote redevelopment within the CRA.

Mr. Battle advised that he did not recommend pocket park development be included in the funding request thus far, although he advised that he would be willing to revisit this issue later for additional consideration by the Board. The members discussed this item further, noting that \$500,000 may be insufficient funding to proceed with this plan. He concluded by asking that the Board members make a motion in support of the funding request as presented, with the exception of the pocket parks, the Wave streetcar loop, and infrastructure improvements, based on Staff's recommendations.

Mr. Gabriel stated that he was not comfortable with some of the funding amounts included in the presentation. Mr. Hooper advised that the Improvement Association has

worked with a consultant who helped determine the figures. He felt other expenses, such as the pocket parks, could be incentivized for developers. He concluded that if funds were not spent, they would be returned to the CRA. Mr. Battle added that he did not take issue with the majority of the numbers as presented. Any unspent funds from the proposed programs would remain in the CRA budget.

Mary Ann Cohen of the Improvement Association emphasized the impact of special events, such as a monthly art walk, in bringing individuals to the neighborhood and allowing them to see properties for sale or rent. Expenses would include trolleys, music venues, art events, and private studios. Mr. Battle advised that while Staff did not disagree with this characterization, the issue was one of spending CRA funds in accordance with the Redevelopment Plan.

**Motion** made by Mr. Gabriel, seconded by Mr. Mattern, to approve as presented and recommended by Staff.

Mr. Strawbridge commented that he would like to see other active partners, such as the City or the DDA, match the CRA's contribution toward the homeless reunification program. Mr. Ellison replied that the City has previously funded this program, and the DDA is discussing it with the Improvement Association. He added that the Improvement Association will continue to reach out to residential communities and other entities for additional funding. Mr. Lagi asserted that he felt the position of project manager should be internal to Staff, and that the ambassador program should include a specific valuation.

In a roll call vote, the **motion** passed unanimously.

#### **V. WAVE Loop Funding Request**

Mr. Gabriel left the meeting at 5:00 p.m.

Mr. Hooper asserted that the Flagler Village Improvement and Civic Associations both believe the Wave streetcar route should include a loop that touches Sistrunk Boulevard, Andrews Avenue, and 3<sup>rd</sup> Avenue. He advised that this extension could double the tax increment financing (TIF) revenue generated in this area by encouraging greater development. He concluded that approximately \$7 million could be invested over the next four to five years, and requested that the Board support a motion to take this proposal before the CRA Board.

Mr. Wren added that the Wave was originally proposed by the DDA several years ago as a loop, but could not be planned as one due to its estimated expense at that time. A one-way loop instead of a two-way line could lead to potential extensions, including one extension leading to Fort Lauderdale-Hollywood International Airport and another

leading to the Convention Center and seaport. He emphasized the impact this would have on land values and development.

The Board discussed the proposed loop, with Mr. Wren clarifying that there was no intent to invoke eminent domain in any area touched by the project. He stated that if a funding stream is committed to the Wave loop, he could reach out to the project's consultants to look into the possibility of this route.

Ms. Alarcon added that while the Department of Transportation and Mobility is very supportive of the Wave, she would like to see the proposal vetted further by the Wave partnership to determine if it would create a delay or require additional funding to the project. Mr. Battle noted that there are many more entities involved in the Wave than just the CRA, and he agreed that the proposal would require more vetting from Staff, the DDA, and other agencies; however, he did not feel a communication recommending the City Commission look into the proposal would be inappropriate.

**Motion** made by Mr. Mattern, seconded by Mr. Lagi, to move [the proposal] forward to further discussion to vet the details with all the parties, and to bring it to the Commission and CRA Board for further discussion. In a voice vote, the **motion** passed unanimously.

## **VI. NPF CRA Capital and Operating Budget**

Mr. Battle provided a handout to the Board members, stating that there has been a slight increase in the CRA's net taxable value, bringing this figure to \$5.758 million. A portion of this revenue will be used for operational expenses as well as capital projects. The projected operating budget reflects an increase of over \$1 million from the previous year's budget.

A good deal of the increase is related to specific funding requests from entities such as the Sistrunk Community Council and the Flagler Village Improvement and Civic Associations, as previously discussed. These requests include:

- Hiring professional consultants;
- Marketing and special events;
- Lighting upgrades;
- Wayfinding and monument signage and markers;
- Increased funding for the TMA;
- A financial management analyst who will oversee accounting and bookkeeping for the CRA;
- Operating subsidies related to the Departments of Sustainable Development, Economic Development, and Building.

Mr. Battle clarified that the CRA receives services rendered from the Departments receiving operating subsidies, such as rezoning projects and other activities for which

Planning Staff and senior management provide services. These Departments must recover their costs for work on various CRA projects.

Mr. Strawbridge expressed concern with the inclusion of these items in the budget, noting that they were not included the previous year or other prior years. He pointed out that roughly \$690,000 in operating subsidies will be budgeted by the CRA to assist these other Departments, with the exception of the financial management analyst's position. He concluded that this method of taking funds from the CRA budget seemed to be an attempt by the City Manager's Office to support the notion that no new taxes are being levied.

Mr. Strawbridge asked if the subsidies provided to other Departments would be allowed under the Redevelopment Plan. Mr. Battle replied that the CRA statute allows expenditures to be made for activities associated with the elimination of slum and blight, including the work of Department personnel on these activities. Mr. Strawbridge added that he would like more information regarding five job positions listed at a total of \$765,000, including the value they would provide to the CRA in terms of eliminating slum and blight.

Mr. Battle concluded that the Community Investment Program contributions include projects that are not consistent with the current Northwest CRA Five-Year Spending Plan, such as the Flagler Village Community Garden and other initiatives that did not easily fit into other capital or incentive program categories. He also noted that this will be the first year in which an allocation is made in response to the activity associated with projects such as All Aboard Florida. He reviewed additional line items, including allocations toward streetscapes, undergrounding of utilities, and the requests made by local associations.

**Motion** made by Mr. Centamore, seconded by Mr. Lagi, to accept the budget as presented. In a roll call vote, the **motion** passed 8-1 (Mr. Strawbridge dissenting).

## **VII. Communication to CRA Board**

It was noted that the Board's recommendation regarding the proposed Wave loop would be sent as a communication to the CRA Board.

## **VIII. Old / New Business**

None.

## **IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 5:50 p.m.



Northwest Progresso-Flagler Heights  
Redevelopment Advisory Board  
July 23, 2014  
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Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

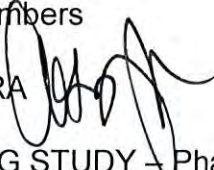
[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM III



Venice of America

CITY OF  
**FORT LAUDERDALE**

DATE: September 24, 2014  
TO: NPF CRA Advisory Board Members  
FROM: Alfred G. Battle, DSD NPF/CRA   
SUBJECT: FLAGLER VILLAGE LIGHTING STUDY - Phase I

A few months ago the CRA, contracted with DeRose Design Consultants Inc. to perform an evaluation of the existing roadway and pedestrian lighting in the entire Flagler Village area. The scope of the study was for the consultant to obtain field measurements of the existing lighting and assessing the findings with respect to code compliance and industry standards. The consultant completed this task by physically observing the lighting levels in the area during the evening hours in May and June 2014.

The industry standards referred to in the report are identified as the IESNA (Illumination Engineering Society of North America) and FDOT (Florida Department of Transportation). Though many areas of Flagler Village have sufficient average light levels, most of them do not comply with the uniformity ratios required by the criteria.

The report provides the preliminary data needed to start addressing the observed conditions through some preliminary design analyses. The next step is to use the data obtained to establish the overall goals for lighting standards throughout Flagler Village. This step should include a more thorough review of the needed lighting upgrades in the entire area and develop lighting solutions that addresses safety, pedestrian walkability and connectivity. Further defining these priorities should occur before proceeding with any improvements to ensure that the cost estimates and solutions meet the overall goals of the community and the City of Fort Lauderdale.

Additional input from members of the advisory board and the Flagler Village neighborhood is needed to assist with developing a scope of services that will help identify the preferred lighting solutions throughout the entire area.

A copy of the draft report provided by DeRose Design Consultants is attached for your information as **Exhibit 1**.

AGB/

Attachment



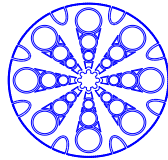


CITY OF FORT LAUDERDALE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING & ARCHITECTURE

100 North Andrews Avenue, Fort Lauderdale, Florida 33301

**FLAGLER VILLAGE  
LIGHTING STUDY  
INSPECTIONS AND ASSESSMENTS**

**City PURCHASE ORDER #PP141311**



**DeRose Design  
Consultants, Inc.**

STRUCTURAL • CIVIL • LAND PLANNING  
ENVIRONMENT • MECHANICAL • ELECTRICAL  
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**OPN: 14001N  
SEPTEMBER 19, 2014**

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## **EXECUTIVE SUMMARY**

The City of Fort Lauderdale contracted DeRose Design Consultants, Inc., to perform an evaluation of the existing roadway and pedestrian lighting in the entire Flagler Village area. The objective of this report is to provide the findings of our evaluation along with recommendations for improvements of such. The scope of this study is based on providing field measurements of the aforementioned lighting and assessing the findings with respect to code compliance and industry standards.

Most of the roadway and pedestrian lighting for the Flagler Village area does not meet IESNA or FDOT criteria. Though many areas have sufficient average light levels, most of them do not comply with the uniformity ratios required by the afore criteria. We observed various conditions causing these deficiencies, which are outlined in the conclusions and recommendations section of this report. Addressing these conditions through preliminary design analyses should occur before proceeding with any improvements. This will establish estimated improvement costs and ensure the proposed solutions meet the overall goals of the City.

## 1. INTRODUCTION

Per the request of the City of Fort Lauderdale, during the months of June & July 2014, DeRose Design Consultants, Inc. performed inspections of the existing roadway and pedestrian lighting in the Flagler Village area. This report summarizes the results of the survey conducted by the group of specialists on the area under observation. No probing or exploratory efforts were made. This report does not express or imply any warranty of the systems or associated components, but only addresses the condition of that which was readily accessible and observable at the time of inspection.

The area of discussion extends from North Federal Highway to North Flagler Drive and from East Broward Boulevard to East Sunrise Boulevard in Fort Lauderdale, FL. See Appendix A. Its current occupancy is mixed use ranging from residential to commercial. The scope of this study is limited to main roadways (excluding North Federal Highway, East Broward Boulevard and East Sunrise Boulevard) and associated pedestrian walkways and is based on taking horizontal foot candle readings at grade level of the afore areas in question.

## 2. METHODOLOGY

Upon review of the available existing drawings provided by the City and familiarization with the new developments and construction areas, the inspection team conducted a series of visits to Flagler Village. The observations were conducted during night time hours at least thirty minutes after sundown with photometric readings being taken at appropriate intervals necessary to depict the existing lighting distribution. The inspection team utilized a Greenlee light meter model #93-172, calibration date of April 23, 2014. Supplemental inspections during daytime and night hours were conducted while referencing the photometric results to identify any potential issues affecting the lighting. The specificity of such mentioned in the report was intentionally limited for the purposes of efficiency and focusing on overall area results.

The information gathered in the field was evaluated for compliance with the local codes and national standards to assess the necessity of improvements. By virtue of the lack of local codes relating to roadway and associated pedestrian lighting, the evaluation utilized both IESNA (Illumination Engineering Society of North America) and FDOT (Florida Department of Transportation) criteria as bases. The following table illustrates this criteria, in which all values are in units of FC (foot candles):

<b>LIGHTING CRITERIA</b>					
<b>CLASSIFICATION</b>	<b>IESNA</b>		<b>FDOT</b>		
	<b>AVG</b>	<b>AVG/MIN</b>	<b>AVG</b>	<b>AVG/MIN</b>	<b>MAX/MIN</b>
Major/Arterial	0.9/1.3/1.7	3.0	1.5	4.0	10.0
Collector	0.6/0.9/1.2	4.0	1.0	4.0	10.0
Local	0.4/0.7/0.9	6.0	N/A	N/A	N/A
Legend: AVG = Average MIN = Minimum MAX = Maximum AVG/MIN = Average to Minimum Uniformity Ratio MAX/MIN = Maximum to Minimum Uniformity Ratio Units = FC					

It should be noted that the aforementioned standards interpret this criteria as the AVG being a minimum average value and the uniformities being maximum ratio values. The three values shown for the IESNA AVG represent varying criteria associated with different levels of pedestrian conflict (vehicle/pedestrian interaction) ranging as Low/Medium/High respectively. FDOT does not address Local roadways as a classification for lighting. Hence, the criteria for such is not applicable. This classification is included to address the one alley measured, which was performed at the client's request as exception to the scope limitation of main roadways.

### 3. OBSERVATIONS AND ASSESSMENTS

#### 3.1 General Overview

The Flagler Village roadway and pedestrian lighting is provided by a variety of fixture types new and old. They generally consist of the following styles: cobra head, open bottom jelly jar, area flood, contemporary decorative post top and contemporary decorative pole mounts. Most of these are pole mounted at varying heights with some building mounted. They generally utilize HPS (high pressure sodium) lamps, while some contain MH (metal halide) lamps of varying in wattages and color temperatures. Some of the light fixtures are City owned and maintained, while others are utility owned and maintained. There is no information available regarding the design intent as it relates to photometric performance for the existing lighting with exception to Sistrunk Blvd. Construction documents were provided for our reference of this installed project, City Project #10448 – NE/NW 6<sup>th</sup> St. (Sistrunk Blvd.) Streetscape & Enhancement Project, which provide the following photometric calculation summaries for this area:

<b>SISTRUNK BLVD. DESIGN PHOTOMETRIC SUMMARY</b>					
<b>AREA</b>	<b>AVG</b>	<b>MAX</b>	<b>MIN</b>	<b>AVG/MIN</b>	<b>MAX/MIN</b>
Road	1.43	3.45	0.35	3.97	9.86
Sidewalk	1.26	4.34	0.08	15.71	54.25
Parking	1.65	3.97	0.30	5.49	13.23
Crosswalks	0.71	2.67	0.04	17.79	66.75
Units = FC					

Drawings for the proposed City Project #P11818 – Flagler Greenway Phase II N. Flagler Drive were also provided. These included lighting plans specifying fixture types and depicting locations. However, they did not contain any photometric performance data. The following observations represent only the results of the existing lighting photometric performance as measured during the inspections. Existing fixture condition, wiring, etc. are excluded from the scope of this report.



### 3.2 Observations

The photometric inspection values were summarized and assessed with the results tabulated as follows:

PHOTOMETRIC INSPECTION SUMMARY						
NAME	CLASSIFICATION	AVG	MAX	MIN	AVG/MIN	MAX/MIN
N.W. Flagler Ave.	Collector	0.6	1.5	0.1	6	15
N. Flagler Dr.	Collector	0.7	9.5	0.1	7	95
N.W. 1 <sup>st</sup> Ave.	Collector	2.5	5.7	0.1	25	57
N. Andrews Ave.	Major/Arterial	1.1	1.4	0.1	11	14
N.E. 1 <sup>st</sup> Ave.	Collector	0.9	16	0	∞	∞
N.E. 2 <sup>nd</sup> Ave.	Collector	0.3	1.7	0.1	3	17
N.E. 3 <sup>rd</sup> Ave.	Major/Arterial	0.8	2.5	0.1	8	25
N.E. 4 <sup>th</sup> Ave.	Collector	0.5	2.5	0	∞	∞
N.E. 5 <sup>th</sup> Ave.	Collector	0.4	1.2	0.1	4	12
N.E. 5 <sup>th</sup> Terr.	Collector	0.6	4.6	0.1	6	46
N.W. 1 <sup>st</sup> St.	Collector	1.1	2.9	0.3	3.7	9.7
N.E. 1 <sup>st</sup> St.	Collector	1.0	4.5	0.1	10	45
N.E. 2 <sup>nd</sup> St.	Collector	0.7	3.9	0.1	7	39
Alley N.E. 2 <sup>nd</sup> -3 <sup>rd</sup> St.	Alley	0.4	1.1	0.1	4	11
N.E. 3 <sup>rd</sup> St.	Collector	1.4	3.1	0	∞	∞
N.E. 4 <sup>th</sup> St.	Collector	0.6	2.8	0.1	6	28
N.E. 5 <sup>th</sup> St.	Collector	2.7	5.1	0.1	27	51
N.E. 6 <sup>th</sup> St.	Collector	1.1	2.8	0.2	5.5	14
N.E. 7 <sup>th</sup> St.	Collector	0.7	5.9	0.1	7	59
N.E. 8 <sup>th</sup> St.	Collector	0.6	1.7	0.2	3	8.5
N.E. 9 <sup>th</sup> St.	Collector	1.0	4.8	0.3	3.3	16
Units = FC						

### 4. CONCLUSIONS AND RECOMMENDATIONS

Generally the roadway and pedestrian lighting for Flagler Village does not meet the standard criteria. Though, N.W. 1<sup>st</sup> Ave. and N.E. 5<sup>th</sup> St. have averages above both the IESNA and FDOT minimums, their uniformity ratios far exceed the maximum allowed. The uniformity ratios represent an important aspect of lighting criteria in such that the human eye requires time to adjust when changing from extreme dark to light environments and vice versa. Hence, maintaining uniform lighting is necessary to prevent hazards with vehicular, bicycle and pedestrian traffic. Similarly, a little more than half of the measured areas meet the IESNA average lighting level requirements for Low/Medium pedestrian conflicts. However, only three of them have compliant uniformity ratios: N.W. 1<sup>st</sup> St. (Medium pedestrian conflict), Alley N.E. 2<sup>nd</sup> -3<sup>rd</sup> St. (Low pedestrian conflict), and N.E. 8<sup>th</sup> St. (Low pedestrian conflict).

Most of these deficiencies result from areas with not enough light, which in effect causes extreme non-uniform conditions with adjacent areas having sufficient lighting. These areas of low illumination generally need increased quantities of light fixtures to raise the minimum values and balance the uniformities. Also, some areas of low illumination had trees that appeared to obstruct light distribution. Though infrequent, these tree obstructions occurred on: N.W. 1<sup>st</sup> Ave. between N.E. 2<sup>nd</sup> and 5<sup>th</sup> St., N.E. 1<sup>st</sup> St., N. Andrews Ave south of N.E. 4<sup>th</sup> St., N.E. 3<sup>rd</sup> Ave. north of N.E. 6<sup>th</sup> St., and N.E. 5<sup>th</sup> Ave.

between N.E. 4<sup>th</sup> and 6<sup>th</sup> St. as well as between N.E. 7<sup>th</sup> and 8<sup>th</sup> St. (See Appendix A). Though most lights were operating, they appeared dim and produced insufficient illumination in various areas. This occurs when a lamp/ballast is nearing the end of its useful life and when lenses/reflectors become dirty/oxidized. At which point, it appears functional, but may provide less than 30% of its rated lumen output. Regular re-lamping, re-ballasting and cleaning maintenance programs can alleviate these conditions.

A variety of select areas around Flagler Village had new lighting. Aside from the curved poles with Lumec contemporary area lights at 23' and 14' above grade used along Sistrunk Blvd. The post top Luminis Eclipse contemporary fixtures at 13.1' above grade appeared in approximately eleven separate areas. Only the following two areas with new lights met criteria: N.W. Flagler Ave. (Low pedestrian conflict) and N.E. 5<sup>th</sup> St. between N.W. 1<sup>st</sup> Ave. and N. Andrews Ave. (High pedestrian conflict) (See Appendix A). Though some of the remaining areas with new lights had averages meeting criteria, most of them had high uniformities. The following four areas with new fixtures had averages below criteria: N. Andrews Ave. between N.E. 4<sup>th</sup> and 5<sup>th</sup> St., N.E. 5<sup>th</sup> Ave. between N.E. 4<sup>th</sup> and 5<sup>th</sup> St., N.E. 4<sup>th</sup> Ave. between N.E. 7<sup>th</sup> and 8<sup>th</sup> St., N.E. 5<sup>th</sup> St. between N. Andrews Ave. and N.E. 1<sup>st</sup> Ave., N.E. 7<sup>th</sup> St. between N.E. 3<sup>rd</sup> and 4<sup>th</sup> Ave. (See Appendix A). The newly illuminated areas not meeting criteria are the result of insufficient quantities, tree obstructions, or possibly old lamps/ballasts

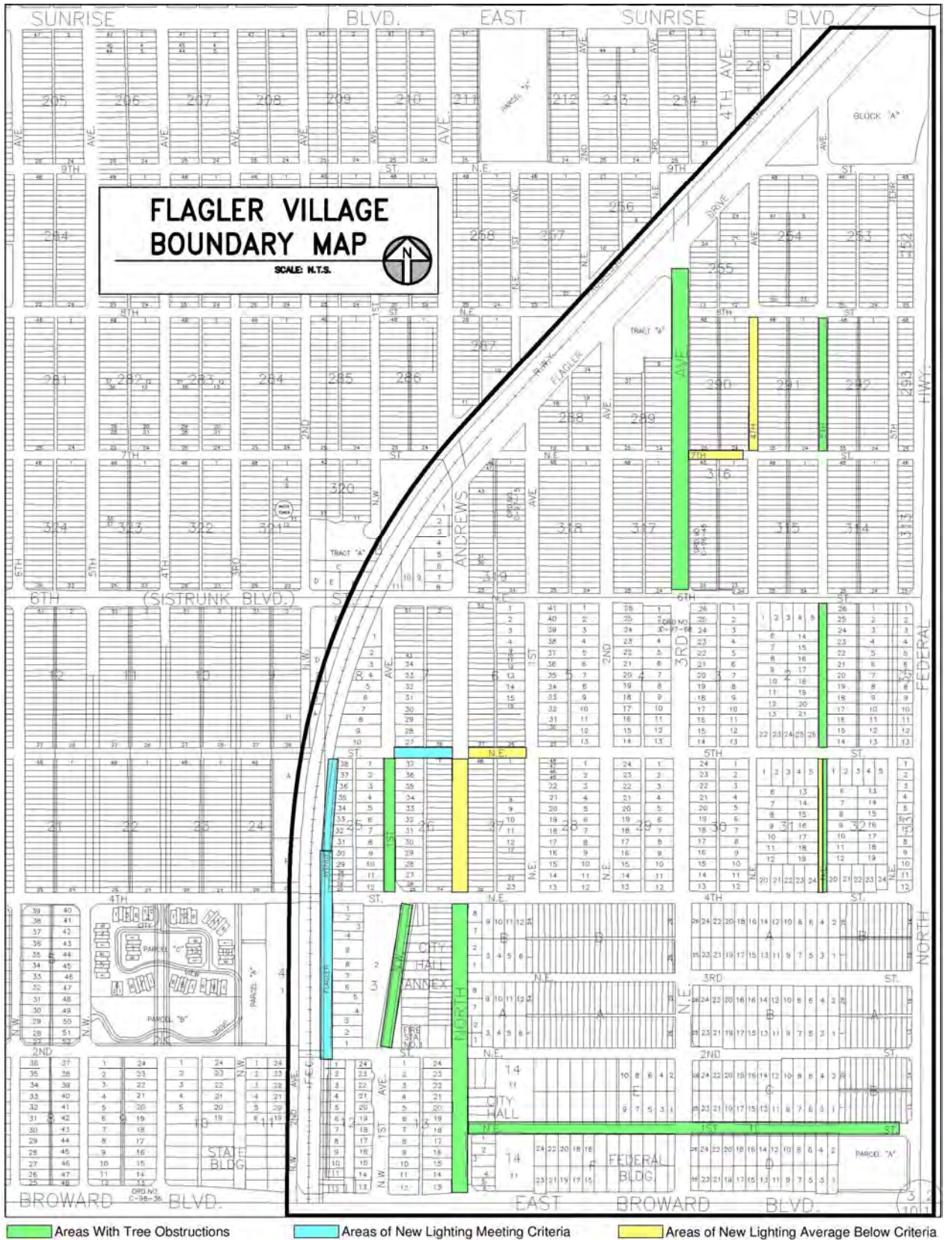
It is recommended to perform preliminary design analyses on varying select areas desired for improvement. This should include coordination with City staff on selecting the appropriate criteria and labeling areas with the applicable pedestrian conflict levels. Another aspect of this includes discussions of the preferred lighting solution methodology (i.e. lamp technology, color temperature, maintenance, fixture style, placement, etc.). Such analyses will identify typical probable solutions to be extrapolated for establishing estimated improvement costs. This should be done before proceeding with any improvements to ensure the proposed solutions meet the chosen criteria and overall goals of the client.

DeRose Design Consultants, Inc.  
September 19, 2014

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Milton Kramer, P.E.  
FL Licensed Engineer  
No. 58657  
State of Florida

# APPENDIX A

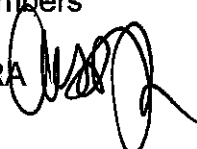


# ITEM IV



*Venice of America*

CITY OF  
**FORT LAUDERDALE**

DATE: September 24, 2014  
TO: NPF CRA Advisory Board Members  
FROM: Alfred G. Battle, DSD NPF/CRA   
SUBJECT: FAU Urban Intervention

At the August 19<sup>th</sup> meeting the Board of Directors for the Fort Lauderdale Community Redevelopment Agency agreed to enter into a professional services agreement with Florida Atlantic University Center for Urban and Environmental Solutions (FAU CUES) to complete an Urban Intervention Project in the Northwest Progresso Flagler Heights redevelopment area with a focus on the Sistrunk Boulevard. The cost of this contract is for an amount not to exceed \$60,000.

The Fort Lauderdale Community Redevelopment Agency met with representatives from FAU CUES to discuss a potential urban intervention project within the Northwest Progresso Flagler Heights redevelopment area with a specific focus on the Sistrunk Corridor. An urban intervention is a tool planners use to encourage street life and civic engagement by first meeting with the community to understand critical issues facing the community, followed by visioning workshops to elicit community ideas about the type of intervention they desire, organizing, promoting and conducting the intervention and finally reporting on the outcome, lessons learned and recommendation for building on the experience gained. The FAU CUES project in Fort Lauderdale will consist of six components; background meetings, visioning workshops, promotional campaign – including project webpage, structured urban intervention projects, street life study and a final report with recommendations. A copy of the proposal is attached as **Exhibit 1**.

Staff discussed the challenges the corridor has experienced with business development opportunities and branding of the district. Subsequently, the CRA received a proposal from FAU CUES to conduct an Urban Intervention Project to address some of the issues discussed during the meetings. As an applied research arm of the university, CUES utilizes student research and assistance in many of its activities to provide students with a hands-on, multi-disciplinary approach to field study that provides valuable experience and information on the research topic. Founded in 1972 by Dr. John M. DeGrove, as a joint initiative between FAU and Florida International University, CUES exists to conduct research and coordinate community engagement aimed at producing and making available research results to public and private agencies attempting to address urban and environmental problems.

FAU CUES has performed other successful urban intervention projects in the South

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NWP FH

10/24/14

Pg. 2

Memo: FAU Urban Intervention

Florida area that of note including, the Better Block Project in FAT Village, the Purple Line Project associated with All Aboard Florida in the Miami Design District, Rethinking the Alleyways in West Palm Beach, and Parking Day in front of the Broward County courthouse. These interventions were conducted for a variety of purposes including creating a forum for enhancing city life, creating safe facilities for pedestrians and cyclists, rebuilding ignored public space to make them active, and improving the quality of urban life.

Deliverables for this project will include:

- Two to four visioning workshops
- Media and promotional campaign
- Two urban interventions
- Event webpage
- Street life study
- Final report and recommendations

FAU CUES will coordinate with ongoing projects to ensure consistency (i.e., NPF CRA Five Year Strategic Plan, NW RAC, Urban Land Institute Technical Assistant Panel report, and marketing/branding initiatives).

The urban intervention for the entire Sistrunk corridor as proposed by FAU CUES is expected to take approximately nine months to complete.

AGB/

Attachment

**Proposal to the City of Fort Lauderdale, Florida for the  
Sistrunk Boulevard Corridor  
by  
Center for Urban and Environmental Solutions (CUES)  
School of Urban and Regional Planning  
Florida Atlantic University  
for a  
Livable South Florida Project: Urban Interventions**

This proposal details the activities that will be undertaken by the Florida Atlantic University (FAU) Center for Urban and Environmental Solutions (CUES) to encourage street life and civic engagement along the Sistrunk Boulevard Corridor in Fort Lauderdale, Florida. The initial set of activities will result in two (2) Urban Interventions to be completed on or before December 31, 2014. The effort is comprised of seven (7) major activities, detailed in the sections below, and will result in six (6) deliverables, culminating in a final report submitted on or before March 31, 2015.

An Urban Intervention is the name given to a number of different types of activist design and art practices, activities that typically respond to and engage the local community, its identity, the built environment, and public and private spaces.

**Introduction**

Over the past few years, the Sistrunk Boulevard Corridor in Northwest Fort Lauderdale has had a beauty overhaul. With \$15 million spent on infrastructure, lane reduction, traffic calming, undergrounding utilities, more on-street parking, wider sidewalks, decorative streetlights, median and landscape enhancements, and new bus shelters – Sistrunk Boulevard is a first-class example of successful physical urban redevelopment, in an effort to bring back the cultural life that is so much a part of the history of the Corridor.

Sistrunk Boulevard is in the heart of the Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPF CRA) Redevelopment Area. The mission of the NWPF CRA is to revitalize and rebuild, restore and renew, and reconnect the present and future to the past.

Known for art, music, and culture, Sistrunk Boulevard and the Northwest was home to Cannonball Adderley, the Victory Theater, and the Windsor Club, where the artists like Duke Ellington and Ray Charles performed. Today, art lovers can visit the newly opened Midtown Commerce Center for regular art shows by local artists. For history buffs, the Eula Johnson House Welcome Center and NAACP

Headquarters houses much of the Fort Lauderdale Civil Rights history and the African American Research Library covers both art and history.

Since 2007, many new physical redevelopment projects have been completed on Sistrunk Boulevard providing positive changes along the historic Corridor. Smith Plaza, Sixth Street Plaza, Midtown Commerce Center, Mack King Carter Enrichment Center, Northwest Gardens, and the Eula Johnson NAACP House and Welcome Center have provided an upgraded, sophisticated look to Sistrunk Boulevard. With the 2012 opening of Shoppes on Arts Avenue, that has tenants such as Save-A-Lot, Bank of America and Family Dollar, Sistrunk Boulevard is returning to a place of self-reliance, community, economic development and economic empowerment.

Physically, Sistrunk Boulevard is coming back, and now is the time to examine, study and implement programs and projects to engage the community in the re-birth of the Corridor. It is the goal of the FAU CUES Urban Interventions to enhance this place for opportunity - opportunity for an area that once housed doctor's offices, and law firms and restaurants and jazz clubs, and help foster greater community engagement allowing the Corridor to return to the place where people can again live, eat, work and play without having to travel far distances. The City of Fort Lauderdale and the CRA recognize that this is a place for opportunity – opportunity for the up and coming businessman/developer to bring ideas to the table about new sustainable, economic development projects for the Corridor. The City and CRA have undertaken substantial efforts to foster the Corridor as the place for opportunity for the young college student to be able to return home and work in their community because the opportunity has been created for positive growth and development.

### **Background Meetings**

This FAU CUES Urban Interventions project will begin with individual meetings with key community leaders and stakeholders and potential project partners. These meetings will be used to develop a better understanding of the current critical issues facing the Sistrunk Boulevard community, as well as to encourage participation in the preparation and execution of the Urban Interventions. While the appropriate individuals, groups, and organizations will be identified as part of this contract, the CUES team expects involved stake holders to include, at a minimum, meetings with elected officials and staff from the City of Fort Lauderdale and the CRA, Dillard High School, local arts organizations, the African American Research Library and Cultural Museum, and local civic leaders.

### **Visioning Workshops**

Between two and four (2-4) community Visioning Workshops will be conducted to elicit community ideas about the types of interventions that are desired by the community. The results of these Visioning Workshops will be reported back to the community, posted on a project webpage, and will serve as a guide for the activities that follow.



## **Planning and Preparation**

The results of the background activities and community Visioning Workshops will provide a guide for the completion of the Urban Intervention exercises. The planning and preparation for the event will entail work sessions with community stakeholders, organized around a series of “build days” focused on designing and executing the interventions.

## **Media and Promotional Campaign**

This effort will include a formal promotion and outreach program intended to spotlight the interventions themselves, as well as to create a sense of “energy” around the broader Sistrunk Boulevard Corridor community. This will include a formal media kit for the events consisting of a press release, a three-fold color flyer, a promotional post card and a social media campaign promoting the Urban Interventions, as well as a project web page regularly detailing the progression of the projects.

## **Urban Interventions**

Two Urban Interventions will be conducted along the Sistrunk Boulevard Corridor. While the exact nature of these Urban Interventions will emerge from the community through meetings and the Visioning Workshops, it is anticipated that they will result in some temporary (or permanent, if desired) modifications to the built environment, from these programmed events designed to generate street life.

## **Street Life Study**

In addition to the two Urban Interventions, CUES researchers will also conduct a Street Life Study of the Urban Interventions approximate site locations. This Study will document how people currently use sections of Sistrunk Boulevard where the Urban Interventions will be planned and will include detailed information on their characteristics, including the levels of activity throughout a “typical” day. The Study will further capture the approximate ages of the persons using the site, how they congregate into groups (e.g., singles, couples, families, multiple-person groups), as well as the total duration of activity. This information will be instructive for determining how Sistrunk Boulevard is currently used, and for identifying the types of marketing or interventions that can be used to attract missing groups to the area, as well as to encourage current users of the Boulevard to take fuller advantage of the Corridor.

## **Final Report and Recommendations**

A final report will be prepared that documents this FAU CUES project. This final report will include a summary of the Visioning Workshops, the results of the Street Life Study, as well as detailed documentation of the Urban Intervention events themselves. Lessons learned from the Urban Interventions will be identified and used to create specific recommendations for building upon the experience gained.

## **Project Deliverables**

- 1) Two to Four Visioning Workshops
- 2) Media and Promotional Campaign
- 3) Two Urban Interventions, including Time Lapse Photography of each Intervention
- 4) Event Webpage
- 5) Street Life Study
- 6) Final Report and Recommendations

## **The Center for Urban and Environmental Solutions (CUES)**

The Center for Urban and Environmental Solutions, CUES, was initially established as the Joint Center for Environmental and Urban Problems (Joint Center) in July 1972 by Dr. John M. DeGrove. The Joint Center was formed as an academic center to focus on applied research and public service, to provide the opportunity for both Florida Atlantic University (FAU) and Florida International University (FIU) to work together to assist local, regional and State agencies find better ways to manage the State's growth. Over the years the Joint Center reached out to other State Universities, as well as participating in numerous efforts around the Nation and beyond, to draw upon the experience gained by others to provide the best strategies for Florida.

With the dawn of the 21<sup>st</sup> Century, the Joint Center both had a name change and ended the formal affiliation with FIU. Seeking to address solutions rather than problems, the new name selected more appropriately described the current functions of the Center—the Center for Urban and Environmental **Solutions**.

A key assumption that shaped and continues to shape the Center's activities is the strong conviction that urban and environmental issues are in fact joined, and that you can not deal with one without the other. This assumption rejects the notion that you can have a clean environment or a strong economy, but not both.

As an applied research center and public-service unit, CUES is not directly involved in teaching, although many of its staff do teach courses in the School of Urban and Regional Planning and lecture in the various Institute of Government continuing education seminars and conferences. In addition, its applied research and public-service project reports have a major positive impact on teaching at FAU and many other colleges and universities.

CUES continues the legacy of Dr. John M. DeGrove to conduct research and community engagement aimed at producing and making available research results to public and private agencies attempting to address urban and environmental problems. That was the Center's goal at the beginning in 1972, and it is still the goal more than 40 years later.

## **Personnel**

CUES Executive Director Frank Schnidman will be responsible for this engagement, and will be responsible for the timely completion of all six deliverables. Key staff assisting Schnidman will be School of Urban and Regional Planning (SURP) Director Eric Dumbaugh, who is the Director of Transportation and Livability for the CUES Livable South Florida Project, which includes Urban Interventions, Abacoa Living Laboratory and Livable Transportation Initiatives; SURP Professor Jesse Saginor, who is in charge of the CUES Urban South Florida Initiatives; SURP Instructor and Urban Interventions Project Manager Sherryl Muriente; and CUES Livability Studies Project Director Nicole Estevez. In addition, Asher Soldwedel, Director of the CUES Visual Planning Technology Lab (VPT) and Webmaster Aubrey Craun will assist as needed with the technical aspects of the engagement. Finally, approximately 10 students will be involved in the planning and implementation of the deliverables.

## **Experience and Capabilities**

CUES has a long history of projects, but for support of this proposal, only a selection of recent Urban Interventions will be mentioned.

### **Better Block Fort Lauderdale**

Better Block Fort Lauderdale transformed the 500 Block of NW 1<sup>st</sup> Avenue in Fort Lauderdale, the heart of the City's FAT Village Arts District, into a shared space. Through the temporary installation of street trees, landscaping, and pop-up shops, the location was designed to safely accommodate pedestrians and cyclists alike, creating a forum for enhancing the civic life of the community.

### **The Purple Line Project**

The Purple Line project sought to highlight the opportunities—and challenges—associated with the All Aboard Florida Project, the new passenger rail service projected to run along the FEC line in South Florida. This project created a model transit station under a highway overpass in Miami's Design District to highlight the role that world-class transit facilities can have on the arts, culture, and civic life of the community. It further highlighted the need for the creation of safe facilities for pedestrians and cyclists accessing the station.

### **C'est La Via: Rethinking the Alleyways**

C'est La Via: Rethinking the Alleyways is an urban design demonstration meant to transform alleys into useable, livable and walkable spaces. The initial project site, south of the 300 block of Clematis Street and just north of Datura Street in West Palm Beach, converted the area into bustling and vibrant "vias" filled with art, music, landscaping, food vendors, and other activities. This Urban Intervention focused on creative placemaking that aims to transform the larger urban context by identifying existing social networks and strengthening them through open communication, engagement in activities, and physical connections. This type of Urban Intervention serves as a tool for temporarily rebuilding ignored public spaces in order to show the potential this has to permanently become an active and successful place.

### **Park(ing) Day**

Park(ing) Day's mission is to call attention to the need for more urban open space, to generate critical debate around how public space is created and allocated, and to improve the quality of urban human

habitat. PARK(ing) Day, a global movement that began in 2005, is an annual event where citizens, artists, and activists collaborate to temporarily transform metered parking spaces into “PARK(ing)” spaces, or temporary public spaces. The purpose is to create new forms of temporary public space in urban contexts around the world, to help bring attention to these issues and hopefully empower residents to rethink the use of their public spaces. In 2012, SURP scheduled the event for Friday, September 21 from 10 a.m. to 4 p.m. in front of the Broward County Courthouse, 201 SE Sixth Street, in downtown Fort Lauderdale

**Project Fees**

This will be a fixed-fee project. The cost for the project period of July 1, 2014 until March 31, 2015 will be Sixty Thousand Dollars (\$60,000), made in four equal payments. The due dates of payments shall be as follows:

- \$15,000 Due upon execution of the Agreement and commencement of work.
- \$15,000 Due upon completion of the first Urban Intervention.
- \$15,000 Due upon the completion of the second Urban Intervention.
- \$15,000 Due upon the submission of the Final Report and Recommendations.

**Project Timeline**

The Timeline below is a general description of the flow of activities, and will be finalized based upon discussion and agreement with the City of Fort Lauderdale staff.

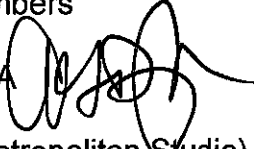
Project Timeline									
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Background Meetings	█								
Visioning Workshops			█						
Planning and Prep	█								
Media Campaign		█							
Urban Interventions				█					
Street Life Study			█						
Final Report						█			

ITEM V



Venice of America

CITY OF  
FORT LAUDERDALE

DATE: September 24, 2014  
TO: NPF CRA Advisory Board Members  
FROM: Alfred G. Battle, DSD NPF/CRA   
SUBJECT: FAU (School of Architecture Metropolitan Studio) SAMS Proposal

The City has received a proposal from the Florida Atlantic University (FAU) School of Architecture to utilize a City-owned property at 221 NW 6th Street as the FAU School of Architecture Metropolitan Studio (SAMS). The property at 221 Sistrunk Boulevard will be used by students, faculty, city staff and residents in a unique, collaborative project located along the Sistrunk corridor in the Northwest-Progresso-Flagler Heights Community Redevelopment Area.

The property was acquired by the City of Fort Lauderdale in 2012 through foreclosure for code violation liens. The 750 square foot concrete masonry building on an 11,765 square foot site across from Regal Trace Apartments is vacant and in poor condition. The property is zoned B3 (Heavy Commercial-Light Industrial Business), and was formerly used as a retail store.

FAU SAMS proposes to utilize the foreclosed property as an urban learning lab in the demonstration of sustainable technologies, community outreach and hands-on architectural education, with activities ranging from technology demonstrations to cultural exhibits with the goal of integrating the satellite studio into the Sistrunk community. A detailed description of their proposal is attached (**Exhibit 1**). In addition, FAU has identified six separate sub-project components that will be investigated using student participation under the oversight and direction of assigned FAU faculty and implemented in association with a specific course at the university. These include:

1. Urban Integration in Collaboration with Department of Transportation and Mobility;
2. Environmental Analysis and Design Response;
3. Community Participation, Public Art and Design;
4. Structural Systems Investigation;
5. Branding, Promotion, Wayfinding and General Media Communication; and
6. Design-Build Construction, Project Management and Logistics.

As outlined in the proposal, FAU SAMS will coordinate all activities related to the use and programming of the facility. FAU SAMS will oversee all operational and administrative support efforts for the project, including but not limited to, in the form of

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faculty participation, personnel, student participation, digital fabrication and craft shop facilities, design and simulation software, computer labs, and professional and academic experts, with additional involvement by the US Green Building Council student organization and the American Institute of Architects Student Chapter (AIAS). FAU has also identified a number of other funding agencies and foundations associated with specific project sub components.

The collaborative project approach anticipated by FAU for the project assumes a lease between the City and FAU. Before the City of Fort Lauderdale would make the property available to FAU all necessary site investigations including environmental testing of the building and the site would be conducted. Because the property was a foreclosure, no current environmental testing has been done. City staff recommends securing a Phase I Environmental Assessment and an Asbestos Survey to determine if any additional environmental issues exist. Based on due diligence inspections and testing, a final list of environmental conditions and related cost is needed to determine any other project expenses before moving forward with the project.

To further demonstrate FAU's interest in the project, FAU SAMS officials have worked with a contractor to develop a preliminary construction budget for the project. A basic renovation program has been developed for the property which consists of a new roof system, improvements to the parking area, repairing the electrical service and installing exterior lighting for the site. These improvements are estimated at approximately \$61,000. A copy of the contractor estimate is attached as **Exhibit 2**. To assist with the exterior renovations, staff recommends that FAU may also be considered for funding through the CRA Commercial Façade Renovation Program Grant or the Community Initiatives Project fund for improvements to the exterior structure and site to off-set any development costs of the project. The program allows for a maximum reimbursement façade grant for 80% of the cost not to exceed \$40,000, while the Community Initiatives Project fund has funded projects such as the Flagler Village Community Garden and the Rebuilding Together project in Fort Lauderdale.

FAU proposes to obtain control of the property via a long term lease. The City has three available options to consider if they want to sell, convey or lease the property to the FAU School of Architecture to utilize a city-owned property for the purpose of the project.

- First, under the City Charter, Section 8.02, the City may sell, give, grant or convey to any public body, any public property owned by the City to be used for a public purpose or to make improvements upon a public property for a public purpose.
- Second, under the City Charter, Section 8.07 the City may lease to other governmental entities or agencies for governmental purposes for periods of not more than fifty (50) years, any property of the City, without the necessity for submitting the same to competitive bidding, upon the terms and conditions

- established by the City Commission by resolution.
- Third, the City may utilize the provision in City Charter Section 8.02 to transfer the property to the CRA to negotiate a lease agreement with FAU and initiate redevelopment of the site in accordance with the community redevelopment plan.

Staff recommended and was directed to pursue the second option: to enter into a lease between the City and FAU.

Staff also recommends that FAU accept the property in "As Is" condition" and the tenant is responsible for all utilities, maintenance and repairs to the property. Furthermore, a lease or purchase would restrict the use of the facility to the public purpose use described in the FAU SAMS proposal. Any improvements would be subject to zoning restrictions and City of Fort Lauderdale development review procedures. Furthermore, FAU SAMS recommends the creation of a Project Advisory Board that would provide feedback and continued monitoring on the overall goals and objectives of the project.

The property at 221 Sistrunk Boulevard was appraised in May 2012 and was assigned an estimated market value of \$105,000. The Broward County Property Appraiser established the Just Market Value for the property in 2013 at \$218,190. The appraisal and the property appraiser information are attached as **Exhibits 3 and 4**.

Upon conclusion of the discussion by the CRA Board of Directors they directed staff to negotiate a lease with FAU to use the building through the SAMS program and work with the Progresso neighborhood to coordinate any needed community input of meetings.

AGB/

Attachments



**December 19<sup>th</sup>, 2013**

Fort Lauderdale City Commission  
City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Dear Commission Members,

We respectfully submit the enclosed proposal for the City's property located at 221 N.W. 6<sup>th</sup> Street (currently known as "Sam's Plumbing Supply"). The context for this proposal began when the School of Architecture was contacted by City Manager Lee Feldman to coordinate a collaborative effort between the City of Fort Lauderdale and FAU's School of Architecture to utilize a foreclosed property in the demonstration of sustainable technologies, community outreach and architectural education. The enclosed proposal is an outline of topics to be undertaken within the school's curriculum and in collaboration with multiple Fort Lauderdale communities (technological, social and cultural). As a faculty, we have a diverse range of expertise, and this proposal indicates the range of activities and potential funding opportunities to achieve the *School of Architecture Metropolitan Studio*, or "SAMS." The activities range in scale, from technology demonstrations to cultural exhibits, with a goal to integrate the "satellite studio" into the urban context of Sistrunk Boulevard and broader community.

We fully appreciate the value of this property beyond a single-objective enterprise, such as retail or dining establishment. Our proposal is multi-faceted and led by faculty that will engage the community in diverse ways to educate and promote sustainability. In addition, the property has significant pedagogical value for the School of Architecture. "Hands-on" experience in architectural education has proven invaluable by a number of programs in the nation. Through engaging the local community, navigating the local building code and managing the different aspects of the project, our students will gain tremendously from the experience and at the same time contribute to a neighborhood that lacks many amenities.

Thank you in advance for your consideration of this proposal. We feel it is a great opportunity for the City of Fort Lauderdale and FAU to have a visible collaboration and community outreach that will undoubtedly benefit the area.

Sincerely,



Keith Van de Riet, Ph.D.

On behalf of the FAU School of Architecture Faculty

**PROJECT TITLE**

*S.A.M.S. – School of Architecture Metropolitan Studio, 221 N.W. 6<sup>th</sup> Street*

**1.0 PROJECT SUMMARY**

This project will utilize the property located at 221 N.W. 6<sup>th</sup> Street as a “living lab” for Florida Atlantic University architecture students and the broader community. By combining faculty-led investigations with student participation, we plan to utilize the architectural curriculum to design and build a number of sustainable initiatives, cultural exhibitions and community outreach projects. The various projects will provide hands-on experience in a number of areas pertinent to architectural, artistic and social research and practice – most notably construction and project management, sustainable technology integration, emerging material research, structural systems design, municipal code and permitting processes, design documentation and others. In addition, the site will provide space to conduct research on various architectural systems and host activities in the area of public art and design that promote sustainable initiatives in the community. In terms of timeline, priority will be given to addressing the site condition with regards to “beautification” of the streetscape. Furthermore, the project would provide an active and highly visible link between the existing development initiatives to the east and the underserved neighborhoods to the west. Upon approval by the City Commission, we plan to begin survey and design work on the project September, 2014.

FAU will provide substantial seed support of the project in the form of personnel, student participation, digital fabrication and craft shop facilities, design and simulation software and computer labs, as well as a network of professional and academic experts in the fields of design, construction and project management. The School of Architecture has invested in numerous areas of research to directly and indirectly benefit the SAM’S Project:

- (1) \$5,000 School of Architecture Foundation donation for tools, equipment and necessary safety gear to establish field outfit for the students and faculty.
- (2) \$8,500 thermal imaging camera to document and measure energy performance of architectural systems – material choices, shading, site landscaping, etc.
- (3) \$50,000 invested in design and analysis software that will benefit the project (2013 Technology Grant).
- (4) \$25,000 for 3d printers to produce experimental prototypes and architectural models.
- (5) As a not for profit, the School of Architecture will solicit material and emerging technology donations that would be difficult under a commercial enterprise. (value unknown)
- (6) Dedicated personnel and students funded by the university and tuition. A workforce ranging from 10-30 students (depending on course) will be involved in the production of design drawings and models, as well as in the construction on site. This labor will be essentially donated to the project and improvement of the site.

Prior to the School of Architecture entering into lease agreement with the City, FAU’s Sponsored Research Department will be engaged for University protocols regarding property lease and alteration. Pending approval by the University, an initial 5-year lease at the rate of \$1 per year will secure the property for the purposes outlined below in the scope of the project. At time of renewal, the project will be reviewed by the advisory board (section 3) and city officials for continued lease option.

## **2.0 SCOPE OF THE PROJECT**

The FAU School of Architecture faculty has a diverse array of backgrounds and areas of expertise, and several topics will be of interest with the renovation / adaptive reuse project. Each area will be led by a principle investigator with research projects already underway within the specified topic. In addition, coursework and student organizations, such as the U.S. Green Building Council Student Organization (USGBC) and American Institute of Architects Student Chapter (AIAS), will be involved in the programming and execution of activities and design-build projects. Areas of inquiry and student participation include:

*2.1 Urban Integration in Collaboration with Department of Transportation and Mobility*

*2.2 Environmental Analysis and Design Response*

*2.3 Community Participation, Public Art and Design (Installation, Performance, Etc.)*

*2.4 Structural Systems Investigation*

*2.5 Branding, Promotion, Wayfinding and General Media Communication*

*2.6 Design-Build Construction, Project Management and Logistics*

### **Project Co-PI's:**

Keith Van de Riet, Mate Thitisawat, Henning Haupt, Francis Lyn, Jean Martin Caldieron, Deirdre Hardy, Stephanie Cunningham

Each sub-project will be supported through a number of funding agencies outlined below (subsequent sections 2.1-2.6) and will be executed by co-principle investigator from FAU faculty and implemented in association with a specific course at the university.

## 2.1 Urban Integration in Collaboration with Department of Transportation and Mobility

FAU Course 5328: *Advanced Architectural Design 1 (Section 2)*

Faculty Co-PI: Francis Lyn

Through the Broward Community Design Collaborative / MetroLAB, students in the Advanced Architectural Design 1 (ARC5328) studio will work with The City of Fort Lauderdale Department of Transportation and Mobility to establish appropriate design strategies for the interface between the public and private realm as related to this project. Students will investigate the City of Fort Lauderdale Community Redevelopment Agency guidelines, and study the Complete Streets Guidelines and Transit Oriented Design principles in order to establish “best practices” design protocols for the streets immediately adjacent to the project. Students may also work with the Department of transportation and mobility to implement some of these protocols, as practicable and permitted by the city. Diana Alarcon, Director of the Department of Transportation and Mobility has already indicated interest in working on this project with the students and faculty of the FAU School of Architecture.



*MetroLab at the FAU Downtown Fort Lauderdale Campus*

### Sources of Funding:

#### *City of Fort Lauderdale Transportation and Mobility Department*

- Through the Broward Community Design Collaborative, involved faculty will request funding from this agency to support the visioning process that will take place in the Advanced Architectural Design 1 course. This project will integrate a “Complete Streets Demonstration Zone,” which we will propose that this agency fund and implement.

#### **Previously funded projects**

Title: Transportation Station Visioning Exercise  
 Semester: Spring 2013  
 Amount: \$4196

*(Note: This department has already expressed interest in discussing the possibility for additional funded visioning exercises to be performed by the Broward Community Design Collaborative and the FAU School of Architecture.)*

## 2.2 Environmental Analysis and Response

FAU Courses 3610, 4620: *Environmental Technology I and II*

Faculty Co-PI: Mate Thisisawat

Environmental Technology course series include ET1 and ET2. They are both required courses with approximately 50 students per semester. The primary goal for this section is to promote sustainable design through a demonstration of an environmentally responsible practice, with emphasis on design strategies that reduce ecological footprint. Environmental analysis and response will be addressed through class activities, design build projects and community service volunteering (AIAS and USGBC Students). The analysis and response will focus on quantitative assessment of environmental impacts of renovation and operation, and innovative idea generation and implementation. Different ideas will be explored in detail in different courses when opportunities arise. This section of the project consists of the following topics:



- ***On-Site Water and Waste Management:*** Each day, Broward County’s 1.8 million residents consume almost 23 million gallons of water and produce more than 13 million gallons of waste water and more than 6,400 tons of solid waste. Furthermore, South Florida’s canals and waterways are subject to pollution from urban and agricultural runoff. The ET course series theoretically examines problems and solutions of water and waste management. They can expand to include design and construction of solutions including rainwater harvesting, roof pond/green roof, constructed wetland and renewable energy from waste.
- ***Urban Agriculture:*** The SAMS project is located is what can be considered a “food desert” – meaning access to fresh and nutritious food is lacking for local residents. Therefore, the site will serve as subject to examine different issues pertaining urban agriculture. The site will be examined for farming viability and different opportunities e.g. weekend farmers market that can help revitalize Sistrunk corridor.
- ***Sustainable Construction, Technology and Prototyping:*** The School of Architecture has state of the art facilities for developing construction innovations as environmental responses. It also offers courses that explore cutting edge digital technologies for analysis, design and prototyping. These courses include the ET course series, Simulation for Sustainability, Bioprototype and Architectural Structures course series. The building will become an interactive exhibition of resultant innovations.

### Sources of Funding:

#### *Florida Atlantic University*

- \$8,500 Technology fee grant received in 2013 for a thermal imaging camera

#### *Architectural Research Centers Consortium with fund matching from Florida Atlantic University*

- \$2,400 and \$4,800 award in 2008, 2009 for thermal comfort and environmental sensors

#### *Florida Atlantic University*

- \$15,000 faculty start-up grant in 2005-06 for programming software and computer

### 2.3 Community Participation, Public Art and Design (Installation, Performance, Etc.)

FAU Course 5328: *Advanced Architectural Design I (Section I)*

Faculty Co-PI: Henning Haupt, Ph.D.

Architecture is a part of cultural production. In this project the artistic /architectural inquiry includes participatory endeavors, urban analysis, mapping, methods of social work, graphic and various modes of communication and artistic /architectural interventions.

The Advanced Architectural Design 1 Studio starting January of 2014 will look at parts of Fort Lauderdale's redevelopment areas around Sistrunk Boulevard adjacent to the Flagler Arts and Technology district: SAMs neighborhood. The studio will include processes of community participation to learn about the area, its potentials and difficulties in cooperation with the School of Social-Work, College of Design and Social Inquiry, FAU and a graduate seminar on Graphic and Media Design at the Department of Visual Arts & Art History, College of Arts and Letters, FAU. This teaching module is partnering with an architectural design studio at the Anhalt University of Applied Sciences, Dessau Germany to share experiences and to evaluate results by students and faculty from a foreign perspective.

SAMs will play a center role in the results of the Urban Design studio. Placed in the area of inquiry SAMs will be a venue for on-site participatory events and presentations, screenings, installations, performances, discussion etc. SAMs and its neighborhood present the opportunity to be an important component in the development of local cultural elements and activities. The project enables students to participate, but more importantly it could tie the local community into a process of identity development. SAMs can be considered as one pixel in a larger mosaic of public art and design projects that promote sustainable community initiatives.



*Example of Immersive Installation Artwork*

#### Sources of Funding:

*National Endowment for the Arts - Creative Investment Program (CIP), Broward County Cultural Division*

- Individual Artists grants received in 2011/12 and 2013/14 (each \$2000)

*The Graham Foundation*

- Research and Development Grant proposal currently under review (SAM's project as location for installation funded through grant)
- Production and Presentation Grants following the above grant after completion for publication purposes

*Community Foundation Broward*

- E.g. through Business for the Arts of Broward / power2give.org

## 2.4 Architecture and Civil Engineering Student Design Competition / Structural Systems Research

FAU Course 3321: *Design 6* (up to 4 sections may be involved)

FAU Course 3503: *Structures 2*

Faculty Co-PI: Jean Martin Caldieron, Ph.D.

Architectural Design 6 emphasizes the interpretation and analysis of structural expression and its interrelationships with principles of architectural ordering and composition of space. With the help of funding approved by the National Concrete Association, in the form of a small \$7,800 grant, a group of students in the School of Architecture will participate in a design competition. This is the fourth grant the School has received for this competition in three consecutive years. In both competitions judged until now, FAU has received First Prize at the national level, competing with several prestigious schools nationally. The project brief for the competition involves a first design approach for the recuperation and transformation of a property into a suitable “Living Lab”. Approximately four studio classes will work with their respective professors generating ideas according to the principles explained.



*Students Testing Load Capacity of Trusses*

The Course objectives of Structures 2 is Structural Analysis and Design of structural materials such as masonry, wood and steel with reference to the integration of technical systems and architectural design decisions. During the time necessary for the architectural and structural recuperation of the selected property, students will study and propose possible structural systems to be designed specifically for the living lab proposal. Models of structural interventions will be derived from general proposals towards custom detail generation. Thereafter, the property will be used to implement structural studies. Among other tasks, students will be able to design, calculate and build full-scale (1:1) models of foundations, experiment with structural challenges in masonry walls and design roof systems structure, among others. Special consideration will be given to the design of joints and consideration of unions between different structural components and materials and to the integration of sustainable technologies.

### Sources of Funding:

#### *The National Concrete Masonry Association (NCMA) Foundation*

- \$7,800 Fund received in fall 2013 to the NCMA Foundation Architecture and Civil Engineering Student Competition 2013.
- Future application for the grant “Research Program” of NCMA Foundation

#### *The Japan Foundation*

- Future application Education Grants for USA Universities ex-change in association to the Japanese International Cooperation Agency (JICA)

#### *National Science Foundation*

- Multiple RFP’s will be considered for this project

## **2.5 Branding, Promotion, Wayfinding and General Media Communication**

FAU Course GRA6971: Graduate Graphic Design Seminar (College of Arts and Letters)

Faculty Co-PI: Stephanie Cunningham

The core objective of Graphic Design, whether practical or theoretical in application, is to effectively communicate visual messages. Graphic Design graduate students will work with the FAU Architecture faculty, students, and the community to examine messaging needs and delivery methods within the context of SAMS. Practical design problems such as visual branding and wayfinding will be developed to help the community to engage with the space. Research methods will be employed to help identify community needs, expectations and possibilities. The SAMS space is envisioned as a neighborhood communication device much like a smart phone: a blank box designed to be flexible, responsive and engaging.

FAU Graphic Design students have engaged in various community projects over the years including the Old Dillard Museum Heritage project and the South Andrews Business Association street banner project. FAU students have been involved in developing visual identities for various non-profit organizations such as the Florida Israel Institute, Florida Public Archeology Network, and the South Florida Community Land Trust. The program fosters an active and engaged student group and a large regional network of alumni in the creative professions. The FAU Graphic Design program is well-respected and well-equipped in terms of technology and expertise to participate in this innovative project.

### **Sources of Funding:**

*FAU College of Arts and Letters*

- Faculty time, student involvement, digital media labs, printing and large-scale plotting facilities, etc.

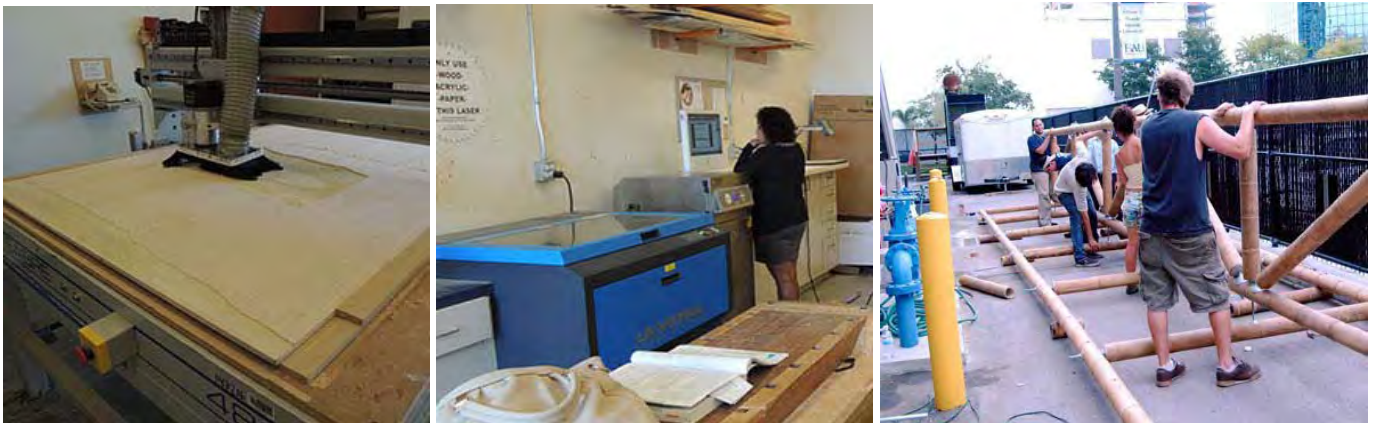


## 2.6 Design-Build Construction, Project Management and Logistics

FAU Course 4057: *Methods and Materials in the Field*

Faculty Co-PI: Keith Van de Riet, Ph.D.

In this course, students will engage in the construction and installation of prototype technologies, architectural finishes and temporary installations at the SAMS site. This hands-on approach will expose students to a variety of construction methods, project management (including phase planning and implementation engineering), interdisciplinary collaboration and building code compliance within The City of Fort Lauderdale. Students will fabricate components at the FAU craft shop and in collaboration with local manufacturers to develop, build and test design-led research and community-oriented installations at the SAMS site. In addition, students will engage principles of reclaimed and recycled materials by soliciting donations and seeking materials destined for landfill. *Methods and Materials in the Field* will collaborate with the faculty in the following areas of inquiry (sections 2.1-2.5) to develop construction documents and implement the designs.



FAU Digital Fabrication Facilities (3d Router and Laser Cutter) and Design-build Bamboo Bridge Project (2007)

### Sources of Funding (approximately \$5,000-10,000 annually):

#### *FAU School of Architecture*

- Faculty time, student involvement, digital fabrication and craft shop facilities, etc.

#### *Home Depot – Corporate Sponsorship*

- Recurring grant to cover costs of basic building materials, truck rental, delivery, tools, equipment rentals.

#### *Lowe’s Home Improvement – Corporate Sponsorship*

- Recurring grant to cover costs of basic building materials, truck rental, delivery, tools, equipment rentals.

#### *Other / Miscellaneous*

- Solicited donations, reclaimed and recycled materials, etc.

### **3.0 PROJECT ADVISORY BOARD**

The project advisory board is composed of members demonstrating leadership and expertise in professional areas relevant to the project. This advisory panel will serve as external feedback with regards to the overall goals and objectives within the context of Fort Lauderdale and FAU School of Architecture. The panel members will meet annually to review the progress and submit a formal letter to the co-PI's with recommendations.

Leslie Fordham, *Public Art & Design Administrator for Broward Cultural Division*

Anthony Abbate, PA AIA, *Principle, Anthony Abbate Architect PA, Fort Lauderdale*

James Anstis, PA FAIA, *Architect, Fort Lauderdale, West Palm Beach*

Brian Lomel, PE, *Sustainability Consultant, TLC Engineering, Miami / Fort Lauderdale*

City Representative, TBD

### **4.0 PROJECT SCHEDULE**

Upon city approval, we will begin survey and design work in the fall semester studios, starting September, 2014. Subsequent studios and lecture courses will continue utilizing the project as a lab, as outlined above, with installations and small-scale construction projects beginning spring/summer of 2015. Simultaneous to the design proposals, we will be pursuing the various funding opportunities under each category outlined above.

### **5.0 CONDITIONS REQUIRED PRIOR TO START OF PROJECT**

Students and faculty will be working on-site during a number of different projects for the areas outlined above. In order to provide a safe and secure environment for these projects, we ask the city test the site for toxins and pollutants hazardous to human health. At a minimum, we ask for a Phase 1 Assessment of the site.



## **Preliminary Construction Budget (not a bid document)**

April 2, 2014

Between the Owner: **City of Fort Lauderdale  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311  
954-828-6520**

And the Contractor: **Advanced Construction  
2787 East Oakland Park Blvd  
Suite 312  
Fort Lauderdale, Florida 33306  
CBC1257045  
954-563-1444**

For the Project: **School of Architecture SAMS Project  
221 Northwest 6th Street  
Fort Lauderdale, Florida**

**SCOPE OF WORK:**

School of Architecture SAMS Project.  
Complete interior demolition to include existing 2"x10" structural roof system.  
Install new site lighting,  
Install new electrical panel for service.  
Remove existing asphalt parking lot surface and install new.  
Install new structural flat roof with thermal protection.

**SPECIAL CONDITIONS:**

This is a preliminary estimate of costs required to achieve an operational educational facility at the above mentioned address, per directives provided by Keith Van de Riet Ph. D. and Francis Lyn.

Architectural and permitting fees are not included.

**Project Totals:**

**Div. 1 - General Requirements**

<b>01000 - Project Management</b>	<b>\$2,400.00</b>
<b>01520 - Trash Removal</b>	<b>\$960.00</b>
<b>01523 - Sanitary Facilities</b>	<b>\$310.00</b>
<b>Subtotal Div. 1 - General Requirements</b>	<b>\$3,670.00</b>

---

**Div. 2 - Site Work**

<b>02220 - Demolition</b>	<b>\$1,920.00</b>
<b>02740 - Asphalt Pavement</b>	<b>\$26,000.00</b>
<b>Subtotal Div. 2 - Site Work</b>	<b>\$27,920.00</b>

---

**Div. 6 - Carpentry**

06100 - Build New Roof Structure	\$5,280.00
<b>Subtotal Div. 6 - Carpentry</b>	<b>\$5,280.00</b>

---

**Div. 7 - Thermal and Moisture**

07500 - Roofing, Thermal Protection	\$4,890.00
<b>Subtotal Div. 7 - Thermal and Moisture</b>	<b>\$4,890.00</b>

---

**Div. 16 - Electrical**

16000 - Install Electrical Panel	\$3,995.00
16500 - Site Lighting	\$7,500.00
<b>Subtotal Div. 16 - Electrical</b>	<b>\$11,495.00</b>

---

**Company Overhead & Margin**

Company Margin

<b>Company Overhead &amp; Margin</b>	<b>\$7,262.05</b>
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<b>GRAND TOTAL</b>	<b>\$60,517.05</b>
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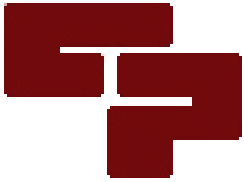
A SUMMARY APPRAISAL OF  
**THE SAM'S PLUMBING STORE  
LOCATED AT 223 NW 6<sup>TH</sup> STREET  
(SISTRUNK BOULEVARD)  
IN FORT LAUDERDALE,  
BROWARD COUNTY, FLORIDA**

FILE NUMBER 12-67066

PREPARED FOR  
THE CITY OF FORT LAUDERDALE

AS OF  
MAY 30, 2012

BY  
STEPHEN D. SHAW, MAI  
CALLAWAY & PRICE, INC.



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E-Mail: [sds@cpwpb.com](mailto:sds@cpwpb.com)

## WEST PALM BEACH

1639 Forum Place  
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West Palm Beach, FL 33401  
Phone (561)686-0333  
Fax (561)686-3705

*Michael R. Slade, MAI, SRA, CRE  
Cert Gen RZ116*

*Daniel P. Hrabko, MAI  
Cert Gen RZ48*

*Stephen D. Shaw, MAI  
Cert Gen RZ1192*

## FORT PIERCE/STUART

500 South U.S. Highway 1  
Suite 107  
Fort Pierce, FL 34950  
Phone (772)464-8607  
Fax (772)461-0809

Stuart  
Phone (772)287-3330  
Fax (772)461-0809

*Harry D. Gray, MAI, SRA  
Cert Gen RZ662*

*Stephen G. Neill, Jr., MAI  
Cert Gen RZ2480*

## MELBOURNE/INDIALANTIC

114 6th Avenue,  
Suite 3  
Indialantic, FL 32903  
Phone (321)726-0970  
Fax (321)726-0384

*Curtis L. Phillips, MAI  
Cert Gen RZ2085*

## BOCA RATON

Phone (561)998-8088  
Fax (561)686-3705

*Daniel P. Hrabko, MAI  
Cert Gen RZ48*

June 19, 2012

Bob Cass Wojcik, Planner III  
City of Fort Lauderdale  
Department of Sustainable Development  
Community Redevelopment Agency  
914 NW 6<sup>th</sup> Street, Suite 200  
Fort Lauderdale, FL 33311

Dear Mr. Wojcik:

We have made an investigation and analysis of the Sam's Plumbing store located at 223 NW 6<sup>th</sup> Street (Sistrunk Boulevard), in Fort Lauderdale, Broward County, Florida. The Subject Property will be further described both narratively and legally within the following Summary Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Estate of the Subject Property as of May 30, 2012.

This report has been prepared for our client, the City of Fort Lauderdale. The intended use was to assist the client in purchasing decisions. The scope of work performed is specific to the needs of the intended users and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that:

The Market Value of the  
Fee Simple Estate of the  
Subject Property as of  
May 30, 2012 was:

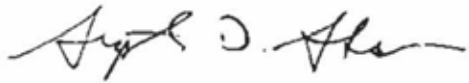
**\$105,000**

Bob Cass Wojcik, Planner III  
City of Fort Lauderdale  
June 19, 2012  
Page Two

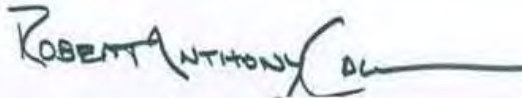
A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

A handwritten signature in black ink, appearing to read "Stephen D. Shaw".

Stephen D. Shaw, MAI  
Cert Gen RZ1192

A handwritten signature in black ink, appearing to read "ROBERT ANTHONY CALLAWAY".

Robert A. Callaway, Associate Appraiser  
Cert Gen RZ2461

SDS/RAC/JS/12-67066  
Attachments





PROPERTY TYPE : Retail Store.

LOCATION : The Subject Property is located on the northeast corner of NW 6<sup>th</sup> Street (Sistrunk Boulevard) and NW 3rd Avenue, in Fort Lauderdale, Broward County, Florida. The mailing address is 223 NW 6<sup>th</sup> Street, Fort Lauderdale, Florida 33311.

DATE OF VALUATION : May 30, 2012.

DATE OF REPORT : June 18, 2012.

PROPERTY DESCRIPTION:

LAND : 11,765 square feet or .270 acres and generally rectangular shaped.

IMPROVEMENTS : 750 square foot, retail store built in 1970 and in generally average condition.

ZONING : B-3, Heavy Commercial/Light Industrial Business by the City of Fort Lauderdale.

LAND USE PLAN : Northwest Regional Activity Center by the City of Fort Lauderdale.

HIGHEST AND BEST USE : For continued use as a retail store.

VALUE INDICATIONS

COST APPROACH : N/A

SALES COMPARISON APPROACH : \$105,000

INCOME APPROACH : \$ 94,000

MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF MAY 30, 2012 : \$105,000



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ADDENDA

Purchase Order

Qualifications:

Stephen D. Shaw, MAI

Robert A. Callaway, Associate Appraiser



**CERTIFICATION**

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.
9. Robert A. Callaway and Stephen D. Shaw, MAI have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.



12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
13. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, Stephen D. Shaw, MAI has completed the continuing education program of the Appraisal Institute.

---

Stephen D. Shaw, MAI  
Cert Gen RZ1192

---

Robert A. Callaway, MAI  
Cert Gen RZ2461



**LIMITING CONDITIONS**

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.
4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.
6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.
7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.



9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.
11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.



**AERIAL VIEW OF THE SUBJECT PROPERTY (IN RED)**





**LOOKING NORTHWEST AT SUBJECT PROPERTY FROM NW 6<sup>TH</sup> STREET**



**LOOKING NORTHEAST AT SUBJECT PROPERTY**

**NOTE: SUBJECT PROPERTY WAS LOCKED UP AND WE WERE NOT ABLE TO INSPECT THE INTERIOR OF THE BUILDING**



**VIEW OF REAR OF BUILDING**



**VIEW OF EAST SIDE OF BUILDING**

**NOTE: SUBJECT PROPERTY WAS LOCKED UP AND WE WERE NOT ABLE TO INSPECT THE INTERIOR OF THE BUILDING**



**LOOKING EAST ALONG SISTRUNK BOULEVARD IN FRONT OF SUBJECT**



**LOOKING WEST ALONG SISTRUNK BOULEVARD IN FRONT OF SUBJECT**

**NOTE: SUBJECT PROPERTY WAS LOCKED UP AND WE WERE NOT ABLE TO INSPECT THE INTERIOR OF THE BUILDING**



**DEFINITION OF THE APPRAISAL PROBLEM**

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to estimate the Market Value of the Fee Simple Estate of the Subject Property as of May 30, 2012.

Intended Use and User of Appraisal

This report has been prepared for our client, The City of Fort Lauderdale. The intended use was to assist the client in purchasing decisions. The scope of work performed is specific to the needs of the intended users and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

Progresso 2-18 D, Lot 25 Less PT DESC IN OR 3404/616 FOR RD R/W, 26 THRU 28, BLK 321; according to the public records of Broward County, Florida. (ID #; 4942 34 07 6600)

Source: Broward County Property Appraisers Records.

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and



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## ***Definition of the Appraisal Problem***

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- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

### Fee Simple Estate

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines Fee Simple Estate on page 78 as follows:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

### Hypothetical Conditions

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines Hypothetical Conditions on page 97 as follows:

"That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contract to know facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

### Extraordinary Assumptions

Extraordinary assumptions are defined by The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, on page 73 as follows:

"An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis."

There were no Hypothetical Conditions or Extraordinary Assumptions in the valuation of the Subject Property.



Exposure Time and Marketing Time

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines Exposure Time on page 73 as follows:

“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. “Exposure Time” is different for various types of property under different market conditions.

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines Marketing Time on page 121 as follows:

“An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.”

Based on the comparable sales and our knowledge of the market it is our opinion that an ***exposure time*** of up to 24 months would have been needed for the Subject Property. This is also assumed adequate for the ***marketing time*** for the Subject Property in current market conditions.



## **SCOPE OF WORK**

According to the 13th Edition of The Appraisal of Real Estate, page 135, "Scope of Work refers to the type and extent of research and analyses in an assignment. The appraiser is responsible for determining the appropriate scope of work in the appraisal assignment. Scope of work for an assignment is acceptable if it leads to credible assignment results, is consistent with the expectations of parties who are regularly intended users for similar assignments, and is consistent with what the actions of the appraiser's peers would be in the same or a similar assignment."

The first step in the appraisal process is the identification of the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determines if the appraisal was subject to any extraordinary assumptions or hypothetical conditions.

The next step involves the inspection of the Subject Property in May 2012 by Stephen D. Shaw, MAI and Robert A. Callaway. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data-collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including property data analysis. We gathered and reviewed information from the client, the Broward County Property Appraiser's Office, the City of Fort Lauderdale Planning and Zoning Department, and interviews with brokers and other market participants to understand and describe the Subject Property and its surroundings.

The third step in the process is a market area analysis and neighborhood analysis to determine the Highest and Best Use of the Subject Property. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data-collection process.

The fourth step was the application of the appropriate approach for the site valuation. *No approaches were specifically omitted from this appraisal either by the client or the appraiser.* In the case of the Subject Property the Sales Comparison and Income approaches were used. The Cost Approach was not utilized and would have not been deemed very reliable due to the age of the existing improvements which were built in 1970 (42 years old).

The Sales Comparison Approach has as its premise a comparison of the Subject Property with others of similar design, utility and use that have sold in the recent past. To indicate a value for the Subject Property, adjustments are made to the comparables for differences from the Subject. The more similar a comparable sale is to the Subject, the fewer and smaller the adjustments will be and the more reliable the value conclusion.



The Income Capitalization Approach, as used for investment properties, has as its premise the estimation of the amount of net income, which when capitalized in a manner that is commensurate with the risk and life expectancy of the improvements, will indicate the present value of the income stream. In this method, the potential rental income that the property could command in the market is estimated, reduced by an appropriate market supported vacancy factor, and then further reduced by the operating expenses that will be borne by the property owner. The result is the net income the property is expected to earn. The net income, when capitalized by a rate which reflects the market return on investment for similar properties, produces a value indication by this approach. The Subject Property is owner occupied, not rented and this approach was not as reliable.

The approaches utilized are then correlated into a final estimate of Market Value of the Subject. This reconciliation is a weighing of the strengths and weaknesses of each approach and to which approach or approaches reflects current market factors used by the majority of buyers and sellers.





## NEIGHBORHOOD DATA

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 13<sup>th</sup> Edition 2008, states: "Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property. As a result, they affect the value of the subject property. Although physical boundaries may be drawn, the most important boundaries are those that identify factors influencing property values. The area of influence, commonly called a neighborhood, can be defined as a group of complementary land uses."

Neighborhood analysis requires the identification of boundaries. The boundaries may be defined by complimentary land uses, social factors, economic, or physical boundaries. In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses.

### Neighborhood Map



The Subject neighborhood is considered to be that area bordered on the north by Sunrise Boulevard, on the south by Interstate-595, on the east by the Intracoastal Waterway, and on the west by Interstate-95. This is an older area that has experienced significant redevelopment between 2004 and 2008, particularly in its central areas of the downtown Ft. Lauderdale financial district and popular Las Olas Boulevard retail corridor. The neighborhood is primarily residential in nature, with commercial real estate and developments located on the major arterial roadways.



In general, the area is nearly 100% built out with older properties undergoing renovations and replacement.

Access to and through the Subject neighborhood is considered good. The northern portion of the neighborhood is accessed by Sunrise Boulevard which is a major east/west thoroughfare intersecting with US Highway 1 and Interstate 95, continuing to the western boundary of the county. The southern portion of the neighborhood is accessible via the SW 24th Street (S.R. 84) which is a major artery traversing from I-95 to eastern Ft. Lauderdale area.

Because of its close proximity to downtown Ft. Lauderdale, Ft. Lauderdale/Hollywood International Airport, Las Olas retail corridor and the Ft. Lauderdale Beach areas, the neighborhood experienced a significant amount of redevelopment.

The majority of commercial development in the neighborhood is located along the major thoroughfares including Federal and Dixie Highways, as well as, Sunrise Boulevard, Broward Boulevard and SW 34<sup>th</sup> Street. Development in the area was originally started in excess of 40 years ago and has gone through all stages of the neighborhood life cycle. The neighborhood has very good access to Interstate 95 and the Florida Turnpike. Many of the older commercial properties that were purchased in the past few years were either completely demolished and re-developed or underwent significant remodeling, however this revitalization effort appears to have stopped or at least slowed significantly.

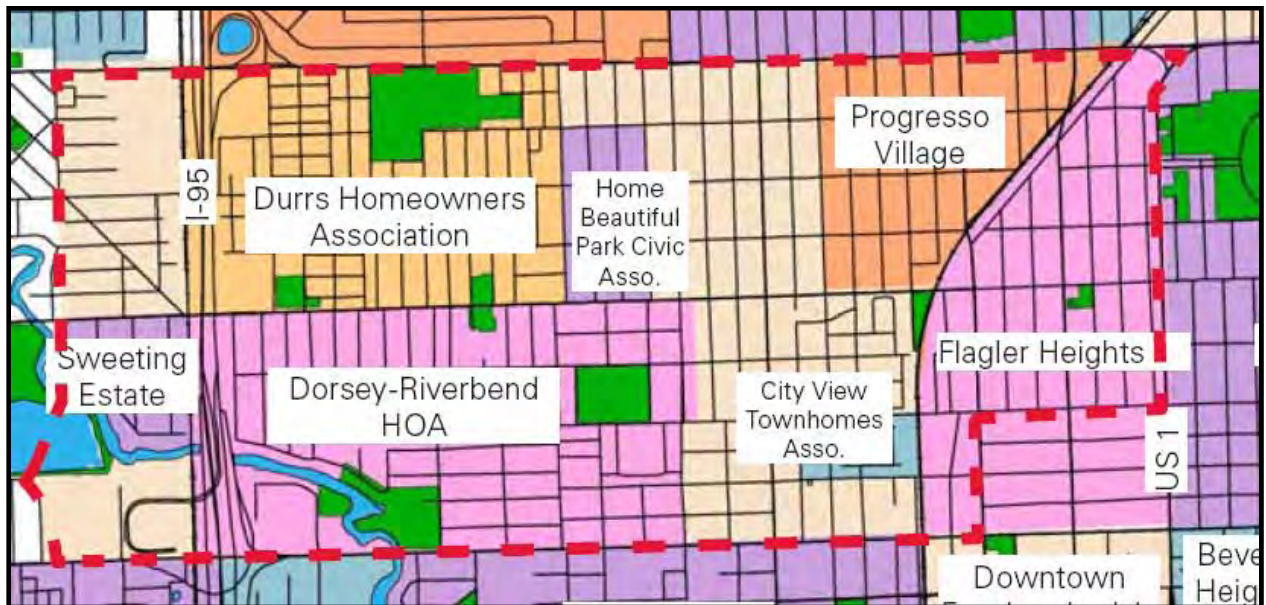
The neighborhood is adequately served by public and private school systems. There are several elementary, middle and high schools located within, or near the neighborhood. The neighborhood is also influenced by the medical community primarily because of the Broward General Medical, which is situated on the west side of South Andrews Avenue, between SE 14<sup>th</sup> Street and SE 17th Street. The Broward General latest expansion features state-of-the-art surgical suites, new critical care units, outpatient facilities and the Heart Center of Excellence. There also expanded the Trauma Center and Emergency Department with separate areas for children and adults.

It should be noted there is an evident difference in income levels and population characteristics throughout the neighborhood. The south side of the "New River" is surrounded by older development along with mostly multifamily development and lower income housing. The north side of the "New River" is within close proximity to the commercial hub of Downtown Fort Lauderdale and the "Victoria Park" neighborhood that is highly sought after and which experienced the most of the revitalization effort a few years back. The eastern portions of the neighborhood have homes lining the Intracoastal Waterway and its finger canals. The west side of the neighborhood has lower income housing lying along I-95. The downtown areas and financial districts have high rise condominium towers with high priced residential units.



CRA Area

The Subject is located within the Northwest/Progresso/Flagler Heights CRA. This area extends from Sunrise Boulevard on the north to Broward Boulevard on the south and from Federal Highway on the east to just west of I-95. Within the CRA there are seven defined areas as shown on the map below. The Subject is located in the Progresso Village area.



Some of the goals for The CRA Implementation Plan are to pursue the redevelopment at the intersection of NW 6th Street and NW 7th Avenue, redevelop large underutilized sites, create positive redevelopment opportunities and implement traffic calming measures. Several of these items have been achieved to date with current construction of a new retail oriented shopping center anchored by Sav-A-lot at the SE corner of 6th Street and 7th Avenue and redevelopment of 6th Street (Sistrunk Blvd. Streetscape). The improvements to NE 6th Street include new sidewalks, lighting, new bus shelters, parking areas and landscaping (this is due to be completed by July 4, 2012). The Sixth is located in the heart of the Midtown Business District. This retail/office development contains 8,000 square feet of office space and 14,000 square feet of renovated retail/office space. Additional new development has taken place along 6<sup>th</sup> Street in the neighborhood, but much work remains in order to fully revitalize the area.



Conclusion

The Subject neighborhood has been a long established residential and commercial area with adequate supporting facilities. The neighborhood's Central Business District/Commercial Core, downtown financial district and popular Las Olas Boulevard retail corridor continues to evolve and sustain regional draw and appeal. The city government has been instrumental in this process and in fact, has encouraged redevelopment. Further, the area has the desired housing to help provide the residential base that should provide stability to the neighborhoods commercial properties. The Subject Neighborhood was rapidly growing and this trend has slowed significantly with the poor economic conditions and housing market collapse. The real estate market remains unstable with supplies high, demand low and financing still difficult and scarce. Although it appears that the market is beginning to stabilize, it remains uncertain when the economy and these real estate conditions will significantly improve. The Subject's immediate area is seeing improvement due to efforts by the CRA and this should help the neighborhood in the long term.

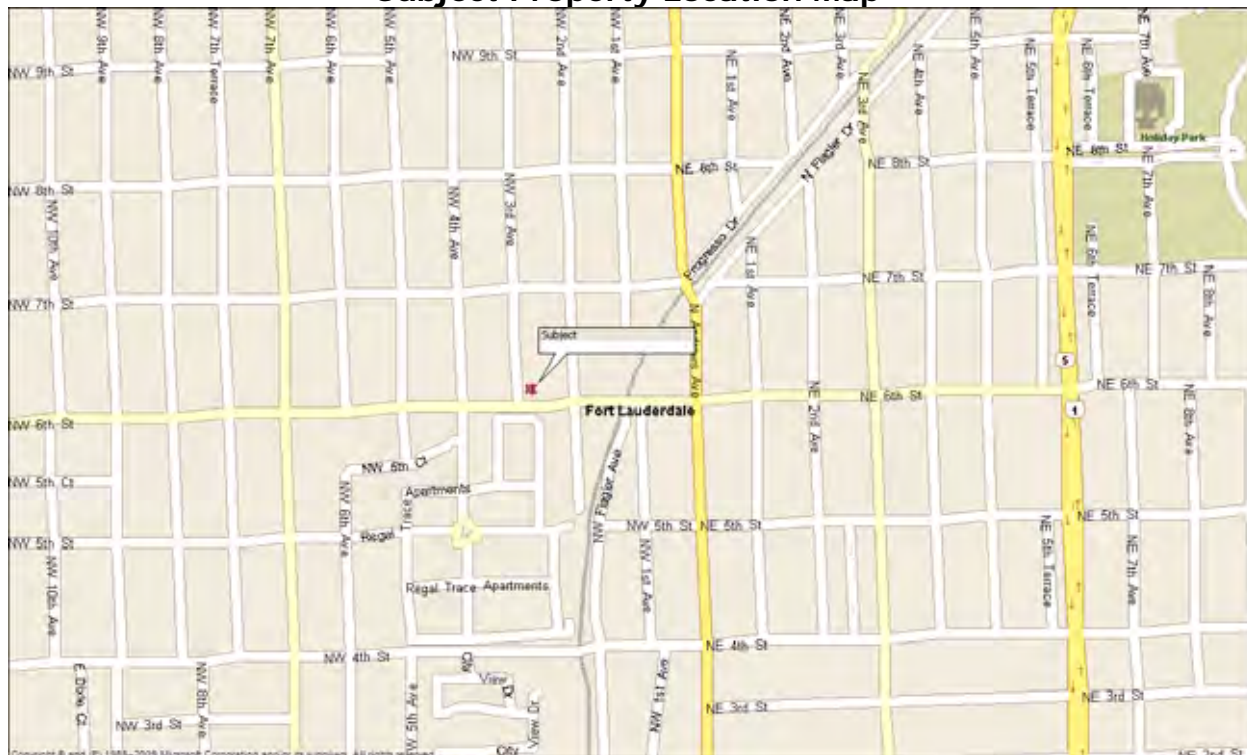


## PROPERTY DATA

### Location

The Subject Property is located at the northeast corner of NW 6<sup>th</sup> Street (Sistrunk Boulevard) and NW 3<sup>rd</sup> Avenue, in Fort Lauderdale, Broward County, Florida. The mailing address is 223 NW 6<sup>th</sup> Street, Fort Lauderdale, Florida 33311.

### **Subject Property Location Map**



### Zoning and Land Use

The Subject site is zoned B-3, Heavy Commercial/Light Industrial Business, by the City of Fort Lauderdale. There is no minimum lot size; the maximum height is 150 feet; there is no maximum Floor Area Ratio. This zoning classification permits a wide variety of commercial and light industrial uses including automotive, boats, watercraft and marinas, commercial recreation, food and beverage sales and service, light manufacturing, lodging, public purpose facilities, retail sales, services/office facilities, wholesale trade, storage and warehousing, and accessory uses, buildings and structures, etc. The land use plan is NWRAC, Northwest Regional Activity Center and this district is intended to encourage attractive and functional mixed living, working, shopping, education, and recreational activities. The current use of the Subject Property as a retail store is a permitted use under this zoning and land use plan designation.



Concurrency

In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

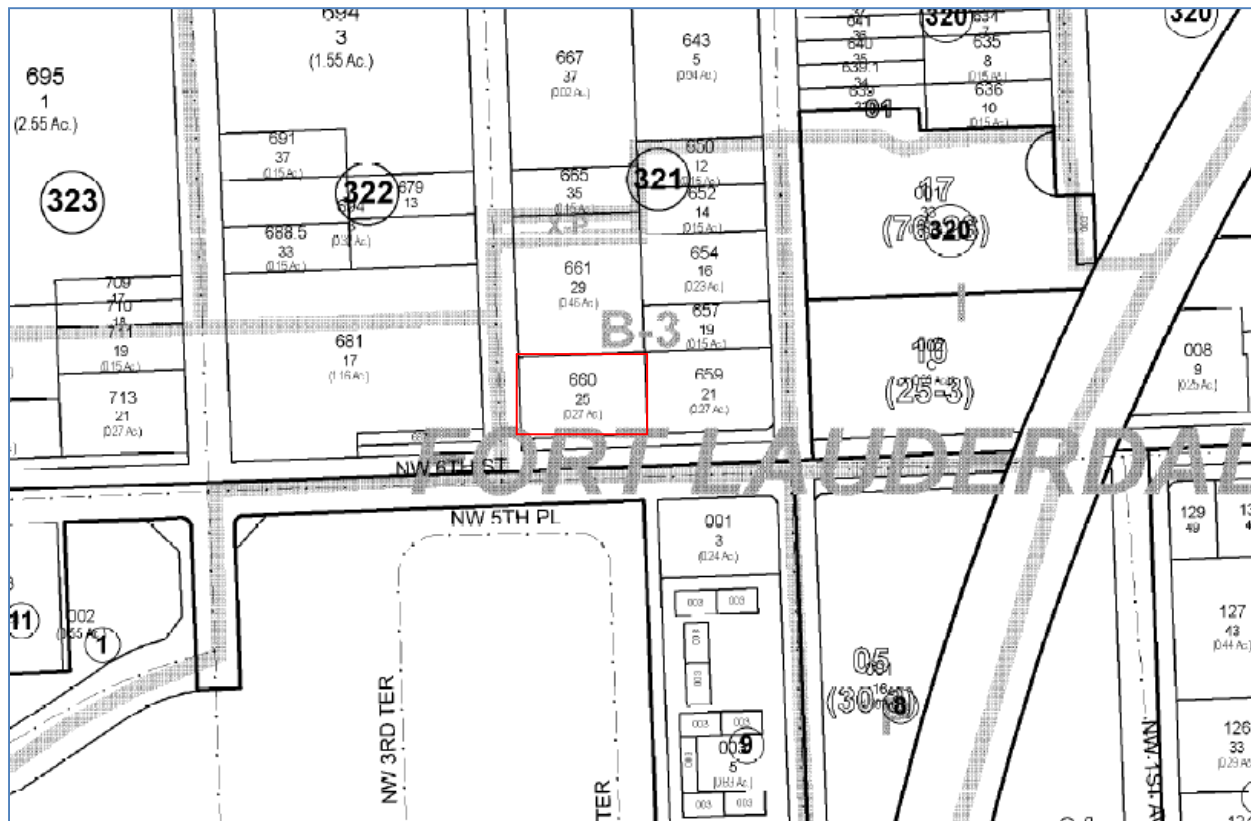
In 2011 the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. There are no concurrency issues with the Subject Property.

Easements and Deed Restrictions

Based on our review of the public records documents provided there appears to be no atypical easements or deed restrictions on the Subject Property.

Site Size, Shape and Access

The Subject site contains 11,765 square feet or .270 acres of land area. It is generally rectangular shaped and access is provided via its frontage on both NW 6<sup>th</sup> Street (Sistrunk Boulevard) and NW 3rd Avenue. Access is considered good. A plat showing the Subject site can be seen on the following page.



Plat of the Subject Site

Utilities

Public utilities available to the Subject Property include telephone service by AT&T, and electricity from FPL. Water and sewer service are provided by the City of Fort Lauderdale Utilities.

Topography

A topographical survey was not available. There were no drainage problems noted upon our inspection.

Flood Hazard Zone

The Subject Property lies within Flood Zone "AH", according to the Flood Insurance Rate Map (12011 C 0369 H) prepared for the National Flood Insurance Program of the U.S. Department of Housing and Urban Development (H.U.D.). Flood Zone "AH" indicates special flood hazard areas inundated by 100-year flood; flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.



Census Tract

The Subject Property lies within Broward County Census Tract 0417.00.

**Geocoding System**

<b>MSA Code: 22744</b>	<b>State Code: 12</b>	<b>County Code: 011</b>	<b>Tract Code: 0417.00</b>
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**Summary Census Demographic Information**

<b>Tract Income Level</b>	Low	<b>Tract Population</b>	4160
<b>Underserved or Distressed Tract</b>	No	<b>Tract Minority %</b>	85.77
<b>2011 HUD Estimated MSA/MD/non-MSA/MD Median Family Income</b>	\$61,800	<b>Minority Population</b>	3568
<b>2011 Est. Tract Median Family Income</b>	\$23,577	<b>Owner-Occupied Units</b>	312
<b>2000 Tract Median Family Income</b>	\$19,290	<b>1- to 4-Family Units</b>	1287
<b>Tract Median Family Income %</b>	38.15		

Assessed Value and Taxes

The 2011 assessed value and taxes for the Subject Property are shown below.

2011 Assessment and Taxes				
<u>Folio Number</u>	<u>Land Assessment</u>	<u>Building Assessment</u>	<u>Total Assessment</u>	<u>Taxes</u>
4942-34-07-6600	\$185,460	\$32,730	\$218,190	\$4,607.24

The Subject appears to be over assessed and the owners should consider a tax appeal. It does not appear to have been re-assessed since the height of the market in 2008 as the assessments are essentially the same. The taxes for 2010 and 2011 have not been paid.





Property History

It should be noted that this office has not performed a title search, nor has a title search been provided. According to public records, as of the appraisal date the Subject Property was under the ownership of the Munaz Enterprises, Inc. It has been under this ownership for the last 5 years. It was purchased in 1999 for \$105,000, or \$140.00 per square foot of building area. No further sales, contracts or listings of the Subject have occurred to the best of our knowledge.



**DESCRIPTION OF IMPROVEMENTS**

The Subject Property is a one-story plumbing store, built in 1970. There is approximately 750 square feet of building area according to the information provided by the Broward County Property Appraisers Office.

Land Improvements

The site is approximately 0.270 acres or 11,765 square foot of land. There is an abundance of paved area available for parking. The only land improvements consist of asphalt and concrete paving and limited landscaping.



Building Improvements

- Type of Building : Formerly owner occupied retail plumbing store building.
- Date of Construction : 1970.
- Height : One-story.



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***Description of Improvements***

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Type of Construction	:	Concrete Block.
Roof	:	Flat built up with composition covering.
Exterior Walls	:	Painted block.
Windows	:	Fixed glass in aluminum frames with iron bars for security purposes.
Floor	:	Concrete slab.
Interior Walls	:	Assumed typical with drywall/plaster with painted finish.
Ceilings	:	Assumed typical with drywall/plaster with painted finish.
Air Conditioning & Heat	:	None.
Electricity	:	Assumed Adequate.
Lighting	:	Assumed typical with fluorescent and incandescent fixtures.
Plumbing	:	Assumed adequate to code.
Condition & Comments	:	The exterior of the Subject Property was observed to be in average condition for its age. We were not able to inspect the interior. The building contains 750 square feet of building area. The building has suffered from some vandalism with the electrical meter and some wiring missing. We estimated the economic life as follows:
Total Economic Life	:	50 years.
Actual Age	:	42 years.
Effective Age	:	30 years.
Remaining Economic Life	:	20 years.
Indicated Depreciation	:	60%.



## **HIGHEST AND BEST USE**

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

"The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, economically feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

In cases where properties are improved, the Highest and Best Use of the site "as though vacant" and the Highest and Best Use of the property "as improved" may be different. This is due to the principle of "contribution" which holds that if an improvement adds value to the site over and above land value, the Highest and Best Use of the property is as improved until such time as the improvements add no contributory value to the property.

### As Improved

The Subject Property is currently improved with a one-story owner occupied retail store building. It is our opinion that it is the Highest and Best Use of the Subject Property, based on the following criteria:

### Legally Permissible

The improvements represent an approved and legal use and therefore meet the requirements of being a legally permissible use.

### Physically Possible

This use is obviously physically possible because these improvements currently exist on this specific site. The building improvements are in average to good condition for their age and maximize this specific site and its physical characteristics.



Financially Feasible

When determining the financially feasible use of a property "as improved" we must analyze whether the improvements add value to the site over and above the land value itself. In our opinion, the existing improvements represent a substantial monetary investment and still contribute substantially to the overall property value. Redesigning and replacing the existing improvements is not practical at this time, as the value of the building is greater than the value of the land alone. The Highest and Best Use of the Subject Property "as improved" will remain the same until such time as the improvements add no further contributory value to the site.

Maximally Productive

Considering that the improvements will provide a return greater than that the land itself could generate, the building improvements are the most maximally productive use and the Highest and Best Use of the Subject Property as of our appraisal date.



**SALES COMPARISON APPROACH**

Preface to Value

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Sales Comparison Approach on page 175 as follows:

"The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison."

The Subject Property is a freestanding owner occupied commercial retail building. The building contains approximately 750 square feet and was built in 1970.



Discussion of Improved Sales

In order to estimate the value of the Subject, a search was made for sales of freestanding commercial retail buildings similar to the Subject. We searched the immediate area on Sistrunk Boulevard and around the Subject neighborhood for similar retail market sales. Due to limited data we expanded our search to areas outside the immediate area. We analyzed the Subject Property based on a price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights purchased, financing, conditions of sale, time or market conditions, location, size, age/condition, quality, and land to building ratio. Details of each sale, along with a location map are on the following pages. A sales chart and discussion follow.

<b>IMPROVED SALES</b> <b>Small Commercial Building Sales</b> <b>Callaway &amp; Price, Inc. #12-67066</b>					
Sale Number	Subject	1	2	3	4
ORBK/PG		48597/1600	48492/0787	48436/1956	47925/1909
ID #		6434	6435	6436	6438
Location	NEC of NW 6th st. & NW 3rd Ave.	1231 S. Andrews Ave.	817 N. Federal Hwy.	681 E. Oakland Park Blvd.	37 S. Federal Hwy.
City	Ft. Lauderdale	Ft. Lauderdale	Ft. Lauderdale	Ft. Lauderdale	Ft. Lauderdale
Date of Sale	May-12	Mar-12	Jan-12	Dec-11	May-11
Sale Price		\$225,000	\$350,000	\$415,000	\$350,000
Gross Building Area	750	2,154	2,539	3,885	2,811
Price/Square Foot		<b>\$104.46</b>	<b>\$137.85</b>	<b>\$106.82</b>	<b>\$124.51</b>
Lot Size SF	11,765	6,250	3,439	16,181	9,300
Land to Building Ratio	15.69	2.90	1.35	4.16	3.31
Year Built	1970	1959	1959	1960	1959
Age At Time of Sale	42	53	53	51	52
Conditions of Sale	-	0%	0%	0%	0%
Time Adjustment	-	0%	0%	0%	0%
Adj. Price Per SF	-	<b>\$104.46</b>	<b>\$137.85</b>	<b>\$106.82</b>	<b>\$124.51</b>
Physical Adjustments	-				
Location	-	-20%	-40%	-20%	-40%
Size	-	10%	15%	15%	15%
Age & Condition	-	-10%	-10%	-10%	-10%
Quality	-	0%	0%	0%	0%
Land to Building Ratio	-	30%	40%	30%	30%
<b>Total Physical Adjustment</b>	-	10%	5%	15%	-5%
<b>Adjusted Price Per SF</b>	-	\$114.90	\$144.74	\$122.84	\$118.29

Min \$114.90  
 Max \$144.74  
 Avg \$125.19



**Improved Sale No. 1**



**Property Identification**

<b>Record ID</b>	6434
<b>Property Type</b>	Retail, Freestanding Retail
<b>Address</b>	1231 S. Andrews Avenue, Fort Lauderdale, Broward County, Florida
<b>Location</b>	West side of S. Andrews Avenue approximately 1 block south of Davie Boulevard
<b>Tax ID</b>	50-42-15-10-0170
<b>Legal Desc.</b>	Lot 12 Block 10
<b>Market Type</b>	Retail

**Sale Data**

<b>Grantor</b>	Coba, Inc.
<b>Grantee</b>	1231 south andrews, llc
<b>Sale Date</b>	March 16, 2012
<b>Deed Book/Page</b>	48597/1600
<b>Recorded Plat</b>	4/28
<b>Property Rights</b>	Full





**Improved Sale No. 1 (Cont.)**

**Marketing Time** 84 days  
**Conditions of Sale** Market  
**Financing** Cash to seller  
**Verification** Confirmed by Rob Callaway

**Sale Price** \$225,000  
**Cash Equivalent** \$225,000

**Land Data**

**Land Size** 0.143 Acres or 6,250 SF  
**Front Footage** S. Andrews Avenue  
**Zoning** CB  
**Utilities** All to site

**General Physical Data**

**Building Type** Single Tenant  
**Net SF** 2,154

**Construction Type** CBS  
**Stories** 1  
**Year Built** 1959

**Indicators**

**Sale Price/ SF** \$104.46  
**Floor Area Ratio** 0.34  
**Land to Building Ratio** 2.90: 1

**Remarks**

Building appears to contain two units or bays and appears to be in generally good condition for its age.



**Improved Sale No. 2**



**Property Identification**

<b>Record ID</b>	6435
<b>Property Type</b>	Retail, Freestanding Retail
<b>Address</b>	817 N. Federal Highway, Fort Lauderdale, Broward County, Florida
<b>Location</b>	West side of N. Federal Highway just north of NE 8th Street
<b>Tax ID</b>	4942-34-06-1610
<b>Legal Desc.</b>	Lots 34 and 35 Block 252
<b>Market Type</b>	Retail

**Sale Data**

<b>Grantor</b>	James C. Brady and Neysa Rich
<b>Grantee</b>	Zetta Capital, LLC
<b>Sale Date</b>	January 26, 2012
<b>Deed Book/Page</b>	48492/0787
<b>Recorded Plat</b>	4/28
<b>Property Rights</b>	Full
<b>Marketing Time</b>	N/A



**Improved Sale No. 2 (Cont.)**

**Conditions of Sale** Market  
**Financing** Cash to seller  
**Verification** Confirmed by Rob Callaway

**Sale Price** \$350,000  
**Cash Equivalent** \$350,000

**Land Data**

**Land Size** 0.079 Acres or 3,439 SF  
**Front Footage** N. Federal highway  
**Zoning** RAC/UV  
**Utilities** All to site

**General Physical Data**

**Building Type** Single Tenant  
**Net SF** 2,539

**Construction Type** CBS  
**Stories** 1  
**Year Built** 1959

**Indicators**

**Sale Price/ SF** \$137.85  
**Floor Area Ratio** 0.74  
**Land to Building Ratio** 1.35: 1

**Remarks**

Building appears to contain three units or bays and appears to be in generally good condition for its age.



Improved Sale No. 3



**Property Identification**

<b>Record ID</b>	6436
<b>Property Type</b>	Retail, Freestanding Retail
<b>Address</b>	681 E. Oakland Park Boulevard, Fort Lauderdale, Broward County, Florida
<b>Location</b>	North side of E. Oakland Park Boulevard just east of NE 6th Avenue
<b>Tax ID</b>	4942-23-05-4900 & 4910 & 4920
<b>Legal Desc.</b>	Lots 23, 24, and 25 Block 71
<b>Market Type</b>	Retail

**Sale Data**

<b>Grantor</b>	Linda Trent, Brenda Binford, and Susan Long
<b>Grantee</b>	Nicolas Perez
<b>Sale Date</b>	December 30, 2011
<b>Deed Book/Page</b>	48436/1956
<b>Recorded Plat</b>	1/39
<b>Property Rights</b>	Full
<b>Marketing Time</b>	N/A
<b>Conditions of Sale</b>	Market



**Improved Sale No. 3 (Cont.)**

**Financing Verification**                      Cash to seller  
Confirmed by Rob Callaway

**Sale Price**                                      \$415,000  
**Cash Equivalent**                          \$415,000

**Land Data**

**Land Size**                                      0.371 Acres or 16,181 SF  
**Front Footage**                                E. Oakland Park Boulevard  
**Zoning**                                          B-1  
**Utilities**                                        All to site

**General Physical Data**

**Building Type**                                Single Tenant  
**Net SF**                                          3,885

**Construction Type**                        CBS  
**Stories**                                          1  
**Year Built**                                      1960

**Indicators**

**Sale Price/ SF**                                \$106.82  
**Floor Area Ratio**                            0.24  
**Land to Building Ratio**                    4.16:1

**Remarks**

There are two buildings, both single tenant, with two units or bays and they appear to be in generally good condition for their age. One building is 3,120 square feet and the other is 765 square feet.



**Improved Sale No. 4**



**Property Identification**

<b>Record ID</b>	6438
<b>Property Type</b>	Retail, Freestanding Retail
<b>Address</b>	37 S. Federal Highway, Fort Lauderdale, Broward County, Florida
<b>Location</b>	East side of S. Federal Highway, just north of SE 1st Street
<b>Tax ID</b>	50-42-34-01-3470 & 3460
<b>Legal Desc.</b>	Lot 19 and 20, Block 23
<b>Market Type</b>	Retail

**Sale Data**

<b>Grantor</b>	Clayton R. Wilkes, Jr. and Linda A. Wilkes
<b>Grantee</b>	Kodner Galleries, Inc.
<b>Sale Date</b>	May 13, 2011
<b>Deed Book/Page</b>	47925/1909
<b>Recorded Plat</b>	B/49
<b>Property Rights</b>	Full
<b>Conditions of Sale</b>	Market
<b>Financing</b>	Cash to seller



**Improved Sale No. 4 (Cont.)**

**Verification** Confirmed by Rob Callaway

**Sale Price** \$350,000

**Cash Equivalent** \$350,000

**Land Data**

**Land Size** 0.213 Acres or 9,300 SF

**Front Footage** S. Federal Highway

**Zoning** CC

**Utilities** All to site

**General Physical Data**

**Building Type** Single Tenant

**Net SF** 2,811

**Construction Type** CBS

**Stories** 1

**Year Built** 1959

**Indicators**

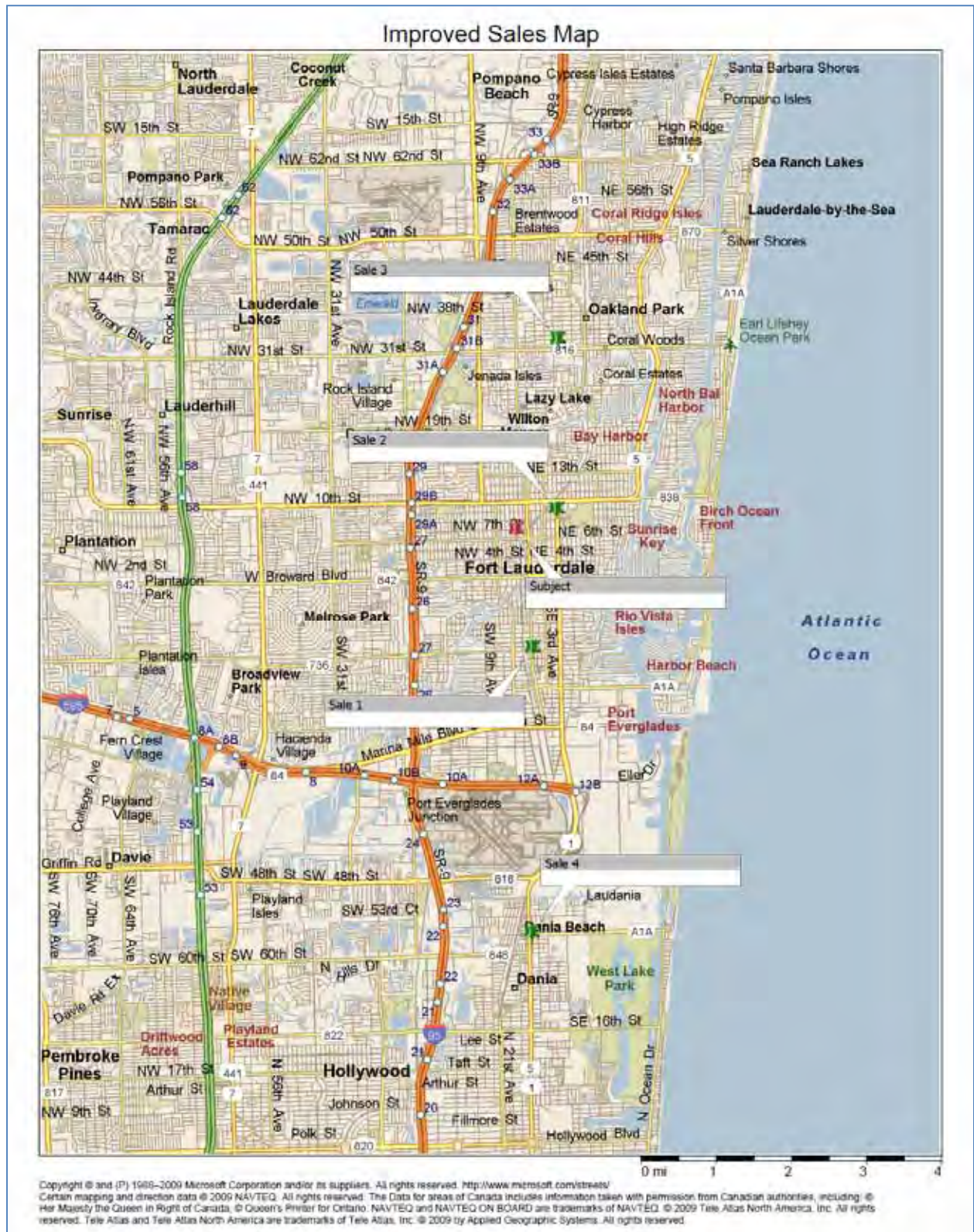
**Sale Price/ SF** \$124.51

**Floor Area Ratio** 0.30

**Land to Building Ratio** 3.31:1

**Remarks**

Building is a small retail with two units and it appears to be in generally good condition for its age.







Property Rights Conveyed, Terms of Financing and Conditions of Sale

All the sales in this analysis were analyzed for property rights conveyed, terms of financing and condition under which the sales were made. None of the transactions contained in this report had any unusual factors so no adjustments were made for these items.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The sales occurred from May 2011 to March 2012. Although there are examples of declining market conditions in all types of commercial real estate throughout the neighborhood and South Florida in general, the sales are considered reflective of current market conditions.

Location

The Subject Property is located on NW 6<sup>th</sup> Street (Sistrunk Boulevard) in the CRA area of downtown Fort Lauderdale. The sales were located throughout Broward County but are in similar general areas (commercial roadways on the edge of residential areas). Sale 1 is superior in location when compared to the Subject. It is on S. Andrews Avenue just south of Davie Boulevard, just south of the Subject. It was adjusted downward for location. Comparable 2 is superior in location when compared to the Subject. It is on a primary arterial roadway (Federal Highway/U.S. Highway 1) and is northeast of the Subject. It was adjusted downward for location. Comparable 3 is superior in location when compared to the Subject. It is also on a primary arterial roadway (Oakland Park Boulevard) northeast of the Subject. It was adjusted downward for location. Finally, Comparable 4 is superior in location when compared to the Subject. It is also on the primary arterial roadway on S. Federal Highway southeast of the Subject. It was adjusted downward for location. No further location adjustments were deemed necessary.

Size

Typically a larger building will sell for a lower price per square foot when all other things are equal. The small commercial building that makes up the Subject is 750 leasable square feet. The comparables are all larger in size when compared to the Subject and range in size from 2,154 square feet to 3,885 square feet. All of the comparables were considered inferior in this larger size lower price characteristic. We have adjusted all of the sales upward for size.



Age and Condition

The Subject building was built in 1970 and was 42 years old. It is in generally average condition. The comparables were all built from 1959 to 1960, and are older than the Subject but they are all considered superior in condition to the Subject building. All of the sales were adjusted downward for this factor.

Building Quality

The Subject building is a CBS building and is of average quality. All the comparables were similar and built of CBS construction and are considered to be generally similar to the Subject as to average building quality. No adjustments were applied for this factor.

Land to Building Ratio

The Subject Property has a land-to-building ratio of 15.69:1. The range of land-to-building ratios of the comparables used is 1.35:1 to 4.16:1. Buildings with higher land to building ratios typically sell for more on a unit basis given the additional land and parking areas afforded these parcels. All of the sales were deemed inferior in this land to building ratio characteristic and they were all adjusted upward for this factor.

Sales on Sistrunk Boulevard

We are aware of two sales of commercial buildings on the same street as the Subject. The first sale was located at 2127 NW 6<sup>th</sup> Street (Sistrunk Boulevard). This was a 1,505 square foot multi tenant, multi use building that sold for \$70,000 in June 2011. This equates to \$46.51 per square foot. Its uses are for two small offices or retail spaces and a small apartment in the rear. It is not a retail store like the Subject. It is vastly inferior to the Subject. It was an REO (bank repossession) sale. The next sale was located at 1130 NW 6<sup>th</sup> Street (Sistrunk Boulevard). This was a 2,400 square foot former convenience store market type use building that sold for \$45,000 in January 2011. This equates to \$18.75 per square foot. It is essentially a shell of a building that had been effectively abandoned since its owner died in 2008. It was formerly a convenience store market like the Subject. It is also vastly inferior to the Subject, thus its \$18.75 per square foot price.



Conclusion

After adjustments the comparables indicated values ranging from \$114.90 to \$144.70 per square foot of building area. The comparables had an average indication of \$125.19 per square foot. Based on all of the data and considering the Subject location, it is our opinion that the Market Value of the Subject Property is \$135.00 to \$140.00 per square foot and can be calculated as follows:

750	Square Feet @	\$135.00	Per Square Foot =	\$101,250
		to		
750	Square Feet @	\$140.00	Per Square Foot =	\$105,000
			Say =	\$105,000



## **INCOME APPROACH**

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Income Capitalization Approach on page 99 as follows:

"A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate."

### Direct Capitalization

The value estimate by the Direct Capitalization Method is based upon the capitalization of the estimated net income that can be produced by the Subject improvements. The steps involved in this valuation procedure are as follows:

1. Estimate the potential gross income that can be generated by the Subject based upon market rent levels.
2. Estimate the applicable vacancy rate and operating expenses for the Subject Property and deduct them from the potential gross income to arrive at a net operating income.
3. Estimate an appropriate overall capitalization rate based upon the current market conditions for properties similar to the Subject.
4. Capitalize the net operating income into an indication of Market Value utilizing a market oriented overall capitalization rate.

### Estimate of Potential Income

In order to estimate the Subject's potential income, we have analyzed the rent on properties considered similar to the Subject. The following pages summarize some of the properties considered to be generally similar to the Subject Property.



Discussion of Market Rental Rates

The Subject Property is an owner occupied single-tenant retail convenience store building. We have surveyed similar properties in the general area to determine the market rent for the Subject.

In our survey, we have included buildings with similar potential utility, focusing on freestanding buildings and smaller properties with similar exposure and frontage in the market. All the comparable buildings are considered to offer a reasonable range of rents which could be expected for the Subject. Shown below are the quoted asking rents for similar properties. A location map of the rent comparables can be found on the following pages.

RENT COMPARABLES								
<u>Comp No.</u>	<u>Address</u>	<u>Space Size (Sq. Ft.)</u>	<u>Year Built</u>	<u>Rental Rate Per Sq. Ft.</u>	<u>Lease Type</u>	<u>Tenant Expenses</u>	<u>Landlord Expenses</u>	<u>Total Gross Rent</u>
1	2925 W. Broward Blvd. Fort Lauderdale	2,500	1954	\$6.32 \$9.60	Gross	Electric	All	\$6.32 \$9.60
2	716 NE 2nd Ave. Fort Lauderdale	2,800	1961	\$10.71	Gross	Electric	All	\$10.71
3	719 E. Broward Blvd. Fort Lauderdale	2,093	1955	\$30.00	Gross	Electric	All	\$30.00
4	21 SW 7th Street Fort Lauderdale	1,450	1956	\$22.00	NNN	Estimated at \$6.00	None	\$28.00
5	455 E. Oakland Park Blvd. Fort Lauderdale	3,200	1977	\$25.00	NNN	Estimated at \$6.50	None	\$31.50
<b>Subject</b>	223 NW 6th Street Fort Lauderdale	750	1970					

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RENT COMP 1



RENT COMP 2



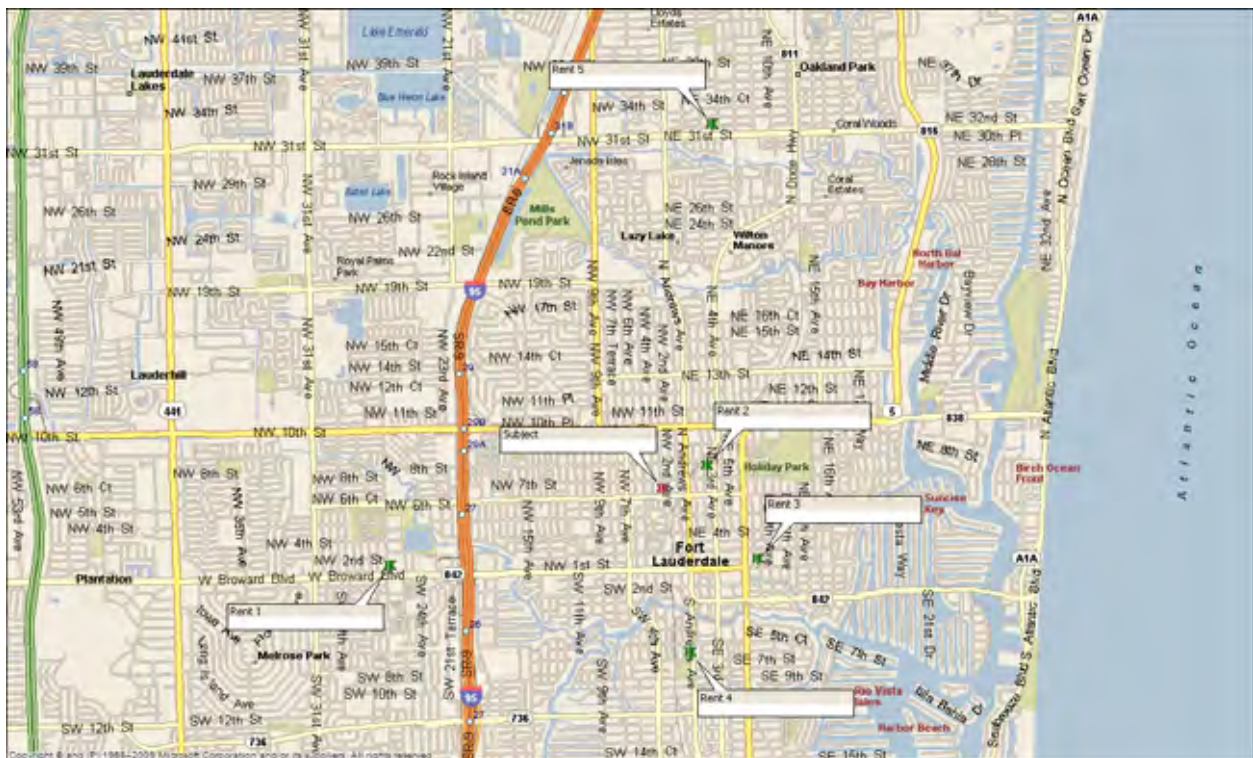
RENT COMP 3



RENT COMP 4



RENT COMP 5



RENT COMP MAP





The current trend for leasing in the South Florida market is based on an absolute net lease, wherein all operating expenses (typically with the exception of reserves) are passed-through to the tenant on a pro-rata basis. This type of lease protects the landlord from increasing overhead, and leaves him responsible for those expenses associated with vacant space only. Also prevalent in the market are gross leases. A gross lease differs from a net lease in that the tenant pays the landlord a set amount of rent and the landlord is responsible for paying all operating expenses, typically except utilities. Modifications between these types of leases exist and are primarily the result of negotiations. Gross leases are also very prevalent in the small building, free standing building market. As indicated on the rent comparables chart, there exists a large variety of leases from pure net (NNN) to gross to modified gross leases. It is often found with smaller owner occupied or smaller (and simple, or mom and pop style) single tenant properties that gross leases are most prevalent in the market. Most of our rent comps are leasing on a gross lease basis, so our analysis will be on a gross lease basis.

#### Conclusion – Market Rental Rate

The rent comparables shown previously indicate gross rental rates ranging from \$6.32 to \$31.50 per square foot of building area. The comparables are all considered to be generally similar to the Subject in regards to offering small retail or commercial type space. There were not a lot of small, single tenant buildings for rent in the immediate Subject area on Sistrunk Boulevard. Rent Comp 1 was deemed an inferior in building type but was on a similar stretch of roadway on West Broward Boulevard. Rent Comp 2 was a commercial space on a secondary roadway near the Subject and was somewhat similar. Rent Comp 3 was a small retail space but was vastly superior in location being on East Broward Boulevard in the heart of downtown Fort Lauderdale and the financial district. Rent Comp 4 was a small retail space that was formerly a BBQ restaurant but it was also superior in location. Rent Comp 5 was a similar small retail space but was superior in location being on East Oakland Park Boulevard. Overall, the comparables offered a general indication of the rent which would be expected at the Subject. In our opinion the Subject could rent towards the lower end of the range of the comparables given its stand alone nature, and secondary commercial road frontage. Based on the indications from the comparables and considering the small size of the building improvements verses the large site on the Subject, it is our opinion that the rent for the Subject Property should be \$18.00 per square foot. We will use this amount in our analysis.

#### Vacancy and Collection Loss

The Subject is a single-tenant owner occupied retail building. For our analysis we must estimate an appropriate vacancy rate based on indications from the market. We have relied on our survey of comparable properties in the Fort Lauderdale market area. According to the most recent report the current overall vacancy rate for retail properties in Broward County as a whole was approximately 7.7%. The indicated vacancy rate for the Subject's Fort Lauderdale retail submarket was better



at 6.7%. During our survey of the market area, we noticed relatively few vacancies in well located, smaller freestanding single-tenant properties. Assuming proper management and marketing, and a competitive, market oriented rental rate, and taking into consideration the Subject's location, it is our opinion that a vacancy and collection loss of 7% is warranted for the Subject. This considers those periods when the Subject will be vacant, as well as including interruption of payment due to natural causes, renovations, and collection losses.

Expense Analysis

In order to estimate the operating expenses for the Subject, we have analyzed the operating expenses for similar small commercial buildings located in South Florida. We were not provided with any historical expense information for the Subject, therefore we have relied upon these comparables in order to estimate the Subject's operating expenses. A breakdown of the actual operating expenses for the comparables utilized in estimating the Subject's expenses is shown below.

Expense Comparables						
Number	1	2	3	4	5	6
Location	S. Florida	S. Florida	S. Florida	S. Florida	S. Florida	S. Florida
Square Footage	5,290	7,046	5,762	9,308	4,472	16,973
Real Estate Taxes	\$1.77	\$2.36	\$2.51	\$2.66	\$2.00	\$2.33
Insurance	\$1.33	\$1.50	\$0.87	\$0.79	\$1.25	\$1.05
Repairs & Maintenance	\$0.90	\$1.00	\$2.28	\$2.42	\$0.75	\$2.79
General & Administrative	Incl. in CAM	\$0.64	Incl. in CAM	N/A	Incl. in CAM	\$0.26
Management	\$0.50	\$0.50	Incl. in CAM	\$0.87	\$0.50	\$0.69
Total Without Taxes	\$2.73	\$3.64	\$3.15	\$4.08	\$2.50	\$4.79
Total Including Taxes	\$4.50	\$6.00	\$5.66	\$6.74	\$4.50	\$7.12

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Real Estate Taxes

In order to determine if the Subject's taxes are market oriented, we have researched the Broward County market for the assessed value and taxes on comparable properties. Shown on the following page are several tax comparables within the market.



### TAX COMPARABLES

Comp. No.	Address/Folio Number	Year Built	Rentable Sq. Ft.	Assessed Value	2011 Taxes	Assessed Value Per Sq. Ft.	Taxes Per Sq. Ft.
1 <b>Subject</b>	223 NW 6th Street Fort Lauderdale 4942-34-07-6600	1970	750	\$218,190	\$4,607	\$290.92	\$6.14
2	821 NW 6th Street Fort Lauderdale 4942-34-07-8430	1967	1,188	\$157,110	\$3,380	\$132.25	\$2.85
3	1300 NW 6th Street Fort Lauderdale 5042-04-06-0620	1982	1,904	\$155,130	\$3,341	\$81.48	\$1.75
4	1707 NW 6th Street Fort Lauderdale 5042-04-12-0060	1958	3,483	\$351,140	\$7,840	\$100.82	\$2.25
5	201 NW 6th Street Fort Lauderdale 4942-34-07-6590	1979	1,960	\$271,080	\$5,944	\$138.31	\$3.03

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All of the comparables used were located on the same street and were considered generally similar (retail markets) to the Subject. These properties were considered to provide an adequate indication of the amount of taxes that could be expected for the Subject. Total assessments for the comparables ranged from \$81.48 to \$290.92 per square foot of building area. The total 2011 assessment for the Subject Property was \$290.92 per square foot of building area and this made up the upper end of the range. This is due to the large site size and the bulk of the assessment is for the land. Nevertheless the next closest comparable was at \$138.31 per square foot. The Subject is over assessed. The taxes ranged from \$1.75 to \$6.14 per square foot and the Subject's taxes also made up the high end of the range at \$6.14 per square foot, with the next closest comparable at \$3.03 per square foot. We should note that the Subject Property has virtually the same assessment as it did at the peak of the market in 2008. A reduction in the assessment and taxes is warranted in our opinion. We will use a more market oriented tax estimated to be at \$3.00 per square foot.



Insurance

This expense amount represents the annual premium for insurance coverage for the Subject Property. The expense comparables indicated insurance expenses ranging from \$0.79 to \$1.50 per square foot of building area. Insurance has been rising in recent years primarily due to the increased number of hurricanes/natural disasters in recent years. Based on the indication of the comparables and considering the Subject's construction and location, it is our opinion that an insurance expense of \$1.00 per square foot of building area, or \$750 is market oriented for the Subject and this will be used in our analysis.

Repairs and Maintenance

This expense includes the cost incurred in the upkeep of the building and grounds. This expense can vary widely from project to project depending on and the age/condition of the improvements, amount of landscaping, etc. The comparables indicated repairs and maintenance expenses ranging from \$0.90 to \$2.79 per square foot of building area. The routine maintenance involved in the upkeep of a property like the Subject would be expected to be fairly minimal given the construction and landscaping. Considering this, we have applied an annual repairs and maintenance expense of \$1.00 per square foot of building area, which equates to \$750. This expense also includes any General and Administrative expense.

Reserves for Replacement

Reserves are a category in which the landlord escrows a certain amount of net operating income each year to defray the costs of non-recurring structural and mechanical repairs and/or replacements. This expense is usually incurred on a pay as you go basis, and may vary widely over the term of ownership. Considering the small size of the Subject and the fact that market participants do not typically save for reserves for similar properties, we have not included a reserve expense.

Management

Income producing properties require supervision in the collection of rents, tenant relations and making sure maintenance is performed adequately. These charges are proper expenses of operation, whether they are contracted to an outside management company or provided by the property owner. This expense is usually quoted on a percentage of effective gross income. Management fees for commercial properties in South Florida typically range from 3% to 5% of effective gross income. We have concluded that a management expense of 3% of effective gross income is reasonable for the Subject. The Subject is a relatively small single-tenant facility that will not need significant oversight from a property management perspective. This equates to a management fee of \$377 or approximately \$0.50 per square foot of building area.



Conclusion - Expense Analysis

The expense estimates for the Subject are shown on the below and indicate a total annual expense of \$4,127 or approximately \$5.50 per square foot of building area. This expense amount is reasonable based on the comparables. The estimated expenses for the Subject are shown below.

<b><u>Expense Summary - Direct Capitalization</u></b>		
	Gross Amount	Per Sq. Ft. Rentable Area
Real Estate Taxes	(\$2,250)	(\$3.00)
Insurance	(\$750)	(\$1.00)
Repairs & Maintenance	(\$750)	(\$1.00)
Management	(\$377)	(\$0.50)
Total	(\$4,127)	(\$5.50)

12-67066



Overall Rate Selection

The Dictionary of Real Estate Appraisal, by the Appraisal Institute, Third Edition, defines Capitalization on page 48 as follows:

"The conversion of income into value."

In estimating an overall capitalization rate appropriate for the Subject we have considered overall rates abstracted from the market, as well as the current mortgage/equity requirements.

Abstraction of Overall Rate

The equation utilized to abstract overall rates directly from market sales is as follows:

$$R_o = I/V$$

R<sub>o</sub> = overall rate

I = net income

V = Value (purchase price)

Single-tenant properties such as the Subject are typically owner occupied; therefore overall rates often are not obtainable. None of our sale comparables indicated an overall rate and therefore, we have used sales of other commercial properties in the South Florida market in order to derive overall rates. Shown below are overall rates which we have derived from the sales of other commercial properties considered to be generally comparable to the Subject.

<b>OVERALL RATE CHART</b>				
<u>Sale/Location</u>	<u>OR Book/Page</u>	<u>Sale Date</u>	<u>Year Built</u>	<u>Overall Rate</u>
11330 Pines Blvd., Pembroke Pines	48234/0583	Oct-11	1989	7.00%
4570 Lyons Rd., Coconut Creek	48443/1932	Dec-11	2005	8.97%
7891 W. Sample Rd., Coral Springs	Listing	Apr-12	1993	8.56%
3582 W. Broward Blvd., Ft. Lauderdale	Listing	Apr-12	1962	8.10%
5920 Johnson St., Hollywood	48292/1205	Oct-11	1992	7.60%
6245 Miramar Pkwy., Miramar	48426/1049	Dec-11	1961	10.67%
585 S. Federal Hwy., Deerfield Beach	48157/0590	Aug-11	1954	12.87%
9851 W. Sample Rd., Coral Springs	48386/0128	Dec-11	1972	9.74%
3256 W. Hillsboro Blvd., Deerfield Beach	48101/1340	Jul-11	1988	7.75%
			Min	7.00%
			Max	12.87%
			Avg	9.03%

12-67066



As can be seen, the overall rates obtained from the market ranged from 7.00% to 12.87%, with an average indication of 9.03%. Additionally, the First Quarter 2012 PWC Real Estate Investor Survey reported an overall rate range of 5.50% to 9.50%, with an average of 7.18% for strip shopping center properties. Based on these indications and considering Subject's location and attributes, as well as the actual sales indications, it is our opinion that an overall rate near the middle of the range, or 9.00% appears market oriented for the Subject as of appraisal date.

The Direct Capitalization Method of the Income Capitalization Approach is shown below.

<b><u>DIRECT CAPITALIZATION</u></b>			
<b>223 NE 6th Street, Fort Lauderdale</b>			
<b>Callaway &amp; Price, Inc. # 12-67066</b>			
<b>Rental Income</b>			
Base Rent	750 Sq.Ft.	x \$18.00	= \$13,500
<b>Less Vacancy &amp; Collection Loss</b>	-7%		<u>(\$945)</u>
<b>Equals Effective Gross Income</b>			\$12,555
<b>Less Expenses</b>			
Real Estate Tax		(\$2,250)	
Insurance		(\$750)	
Repairs & Maintenance		(\$750)	
Management	-3% of EGI	<u>(\$377)</u>	
Total Expenses		(\$4,127)	<u>(\$4,127)</u>
<b>Net Operating Income</b>			\$8,428
Capitalization			
Net Operating Income Divided by Overall Rate			
\$8,428	/	9.00%	\$93,648
<b>Value Via Direct Capitalization - Say</b>			<b>\$94,000</b>



**RECONCILIATION**

The values indicated for the Fee Simple Estate of the Subject Property as of the appraisal date, were:

Cost Approach	N/A
Sales Comparison Approach	\$105,000
Income Capitalization Approach	\$94,000

The Cost Approach is based on the assumption that a potential purchaser would pay no more for the property than the cost of constructing a substitute property with the same utility as the Subject. This approach is most reliable when the improvements are generally new and suffer from little depreciation, and it becomes less reliable when the improvements are older and suffer from large amounts of physical and other types of depreciation. Due to the age of the Subject and the amount of depreciation, this approach would not have been considered to offer a reliable indication of value for the Subject.

The Sales Comparison Approach is based upon the assumption that a potential and knowledgeable investor would pay no more for the property than the cost of acquiring an existing property with basically the same utility. The Sales Comparison Approach has been utilized in order to estimate the Market Value of the Subject by the comparison of similarly improved properties that have recently sold. The comparables used were all recent retail/commercial building sales which were considered to offer a reasonable indication of value for the Subject. This approach has added significance when dealing with properties that are typically purchased by owner/users, such as single-tenant retail buildings like the Subject. Given these factors, the Sales Comparison Approach was considered to offer a reasonable indication for the Subject Property.

The Income Capitalization Approach converts anticipated future benefits of property ownership into an estimate of present value. We have reviewed a number of commercial properties in the Subject's area and performed a detailed analysis of rental rates, vacancy and collection losses, and operating expenses associated with comparable projects. In this instance, we have performed a Direct Capitalization based on the Subject's potential income. Given that properties like the Subject Property are typically purchased by owner/users, this approach was considered less reliable than it otherwise may have been.





In our final analysis, we have considered the fact that single-tenant retail commercial buildings such as the Subject are typically purchased for owner occupancy. Based on the available market data and the resulting analysis, we have concluded that the Sales Comparison Approach should be given the most emphasis in our final analysis. Therefore, it is our opinion that the Market Value of the Fee Simple Estate of the Subject Property as of May 30, 2012 was:

**\$105,000**

# ADDENDA

# PURCHASE ORDER

**CITY OF FORT LAUDERDALE**  
 Procurement Services Department  
 Fort Lauderdale, FL 33301

**PURCHASE ORDER NUMBER**  
 PP121235

Federal Excise Tax No. 59-6000319  
 State Sales Tax No. 85-8013875578C-1

**DATE OF ORDER**  
 4/16/2012

46912  
**CALLAWAY & PRICE INC**  
 1639 FORUM PLACE STE 5  
 WEST PALM BEACH, FL 33401-2330

**INVOICES:** IMMEDIATELY UPON SHIPMENT INVOICE IN DUPLICATE SHOWING OUR PURCHASE ORDER NUMBER AND DEPARTMENT AND MAIL TO:  
 Finance Department  
 Accounts Payable  
 100 N. Andrews Avenue, 6th Floor  
 Fort Lauderdale, FL 33301

**Req Number:** RQ1205540  
**Bid No:** 1203-013  
**Contract No:**  
**Expiration Date:**  
**Commission Approval:**  
**Description:** Callaway & Price, Inc.

**Department/Division:** Economic Development  
**914 NW 6 Street, #200**  
**Fort Lauderdale, FL 33311**  
**Department Contact Name:** Sandra Doughlin  
**(954) 828-4518 / kcarter@fortlauderdale.gov**

Class/Item No.	Order Unit	Order Quantity	Stock-Item	Description	Unit Price	Extended Amount	FY/Account Code
1	EA	1		One time payment for property appraisals - NW CRA per Bid #1203-013. Reports to be provided within 30 days.	\$13,500.00	\$13,500.00	12 / EDV020102-3199
<b>FY/Account Code</b>						<b>Purchase Order Total:</b>	<b>\$13,500.00</b>

**IMPORTANT:**  
 1. Unless otherwise indicated by a line item on this P.O. the Payment Terms is Net 30 and Shipping Term is F.O.B. Destination.  
 2. P.O. Number and receiving agency name must appear on all invoices and documents relating to this order.  
 3. For additional information, please direct all inquiries to the Department Contact.  
 4. The Terms & Conditions of this PO can be found on our website at [WWW.FORTLAUDERDALE.GOV/PROCURASING/GENERALTERMS.PDE](http://WWW.FORTLAUDERDALE.GOV/PROCURASING/GENERALTERMS.PDE)

**Director of Procurement/Designee/Authorized Signature**  
  
**Signed:**

VISIT US AT [WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV) FOR MORE INFORMATION ON CURRENT SOLICITATIONS

# QUALIFICATIONS



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## **Qualifications – Stephen D. Shaw, MAI**

### Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #10461  
Florida State-Certified General Appraiser RZ1192  
Florida State Licensed Real Estate Salesman 0495422

### Professional Experience

Principal, Callaway & Price, Inc., since January 1999  
Senior Appraisal Consultant, Callaway & Price, Inc., since July 1997 – December 1998  
Appraisal Consultant, Callaway & Price, Inc., since April 1994  
Associate Appraiser, Pinel & Carpenter, Inc., Orlando, April 1992 - March 1994  
Appraiser/Researcher, Callaway & Price, Inc., September 1987 - March 1992  
Special Magistrate Palm Beach County since 1996  
Special Magistrate, Martin County, 2009

### Qualified as an Expert Witness

Palm Beach County, Florida.  
Martin County, Florida.  
Sarasota County, Florida

### Education

Bachelor of Science Degree, Business Administration, Major in Real Estate and Finance, University of Florida

#### Appraisal Institute:

Course 101 - An Introduction to Appraising Real Property, 1992  
Course 201 - Principles of Income Producing Properties, 1991  
Course 2-1 - Case Studies in Real Estate Valuation, 1992  
Course 540 - Report Writing and Valuation Analysis, 1993  
Course 2-3 - Standards of Professional Practice Parts A & B, 1991

Numerous other courses and seminars sponsored by the Appraisal Institute

### Appraising\Consulting Expertise

Acreage	Office Buildings
ACLFs	Office/Warehouses
Apartment Complexes	Retail Buildings
Automotive Service Facilities	Restaurants
Bowling Alleys	Special Purpose Properties
Commercial Buildings	Shopping Centers
Condominium Projects	Vacant Commercial Land
Eminent Domain	Vacant Industrial Land
Golf Courses	Vacant Multifamily Pods
Hotels	Vacant Residential Land
Marinas	Vacant Single-Family Subdivisions
Mini-Warehouses	Warehouses



**Qualifications – Stephen D. Shaw, MAI**

Organizations and Affiliations

Appraisal Institute:

- Experience Review Committee
- Ethics & Counseling Committee
- Business Development Board Palm Beach County, Member

AC# 5292094

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BOARD

SEQ# L10101802153

DATE	BATCH NUMBER	LICENSE NBR
10/18/2010	108110200	RZ1192

The CERTIFIED GENERAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2012

SHAW, STEPHEN DAY  
1639 FORUM PLACE  
SUITE 5  
WEST PALM BEACH FL 33401

CHARLIE CRIST  
GOVERNOR

CHARLIE LIEM  
SECRETARY

DISPLAY AS REQUIRED BY LAW



Professional Designations\Licenses\Certifications

Florida State-Certified General Real Estate Appraiser, RZ2461  
Florida State Licensed Real Estate Salesman 0501764

Professional Experience

Appraisal Consultant, Callaway and Price, Inc., since September 1989  
Researcher, Callaway and Price, Inc., 1987 - 1989

Qualified As An Expert Witness

Palm Beach County, Florida

Geographic Experience

Throughout United States  
Bahamas  
Puerto Rico  
Virgin Islands

Education

Bachelor of Business Administration, Major in Real Estate, Florida Atlantic University

Florida Real Estate Commission, Course I

University of Florida, Real Estate Department:

Real Estate Principles and Practice  
Real Estate Valuation  
Real Estate Law  
Real Estate Feasibility

Florida Atlantic University, Real Estate/Finance Department:

Real Estate Theory  
Real Estate Finance

Society of Real Estate Appraisers:

Real Estate Valuation Using Spreadsheet, Pilot Seminar, 1987  
Appraising Condominium Properties, 1989

American Law Institute - American Bar Association:

Eminent Domain and Land Valuation Litigation, 1989

American Institute of Real Estate Appraisers:

Real Estate Appraisal Principles - Course 1A-1  
Basic Valuation Procedures - Course 1A-2  
Standards of Professional Practice - Course 2-3, 1989

Appraisal Institute:

Advanced Income Capitalization - Course 510, 1994  
Seven-Hour (USPAP) Core Law for Appraisers, 1995





Appraising\Consulting Expertise

Agricultural Land  
Automobile Dealerships  
Cattle Ranches  
Civic Center Site  
Commercial Buildings  
Condominium Projects  
Eminent Domain  
Environmentally Sensitive Lands  
Gas Stations/Convenience Stores  
Golf Courses  
Intermediate Care Facilities  
Market/Feasibility Studies

Marinas  
Office Buildings  
Regional Malls  
Retail Buildings  
Self Storage Facilities  
Shopping Centers  
Sovereignty Submerged Land  
Special Purpose Properties  
Vacant Commercial Land  
Vacant Industrial Land  
Vacant Residential Land  
Warehouses

AC# 5782781

## STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L11092704905

DATE	BATCH NUMBER	LICENSE NBR
09/27/2011	108254930	RZ2461

The CERTIFIED GENERAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2012

CALLAWAY, ROBERT ANTHONY  
1639 FORM PL  
WEST PALM BEACH FL 33401

RICK SCOTT  
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON  
SECRETARY



Site Address	221 NW 6 STREET, FORT LAUDERDALE	ID #	4942 34 07.6600
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	11
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 25 LESS PT DESC IN OR 3404/616 FOR RD R/W,26 THRU 28 BLK 321		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$129,420	\$88,770	\$218,190	\$218,190	
2013	\$129,420	\$88,770	\$218,190	\$218,190	
2012	\$129,420	\$88,770	\$218,190	\$218,190	\$1,632.10

**IMPORTANT:** The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$218,190	\$218,190	\$218,190	\$218,190
Portability	0	0	0	0
Assessed/SOH	\$218,190	\$218,190	\$218,190	\$218,190
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$218,190	\$218,190	\$218,190	\$218,190
Taxable	0	0	0	0

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
4/26/2012	CET-T	\$100	48744	1655	\$11.00	11,765	SF
3/4/1999	WD*	\$105,000	29384	987			
9/1/1980	QCD	\$100	2218	238			
8/1/1980	WD	\$95,000					
Adj. Bldg. S.F. (See Sketch)							750

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
750								