

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Meeting Date: October 18, 2016

Agenda Item 1

REQUESTED CRA BOARD ACTION:

Resolution(s) Consideration Approval Other

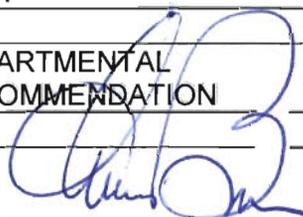
SHORT TITLE OR MOTION: CONSIDER ACCEPTING AN UNSOLICITED PROPOSAL FROM T. KNOWLES & ASSOCIATES, LLC TO CONSTRUCT TWO SINGLE FAMILY HOMES ON TWO VACANT LOTS OWNED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, LOCATED AT THE SOUTHEAST CORNER OF NW 4TH STREET AND NW 23RD AVENUE, POMPANO BEACH, FLORIDA AND AUTHORIZE NEGOTIATIONS ON A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT.

Summary of Purpose and Why:

The Pompano Beach CRA received an unsolicited development proposal from T. Knowles and Associates, LLC to construct two single-family homes on two CRA owned lots. The lots are platted as Lot 115 and Lot 116, Collier City (Plat Book 31, Page 1) and measure approximately 50' wide by 103' deep. The Broward County Property Appraiser's Office shows the current properties as 3 separate parcel control numbers and reconfigured as an east/west lot orientation. The 3 separate parcels, in their current configuration, are not buildable and will need to be reconfigured back to the original platted 2-lot, north/south orientation. The development proposal received is requesting that lots be donated and in return, T. Knowles and Associates, LLC will construct a 4-bedroom, 2-bath, 1,498 sq. ft. concrete block home with a 1-car garage and usable front porch. T. Knowles and Associates, LLC is a local Pompano Beach General Contractor with construction financing and qualified buyers to complete the construction of both single family homes. The Northwest CRA Advisory Committee considered the development proposal at their regularly scheduled meeting of October 3, 2016 and recommended approval with a vote of 8-0 (Jackson absent). CRA Staff recommends the acceptance of the proposal and authorization to start negotiating a Property Disposition and Development Agreement between the Pompano Beach Community Redevelopment Agency and T. Knowles and Associates, LLC.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Nguyen Tran *NT* Ext. 7769
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER
			
		<u>Claudia M. McKenna</u>	
		<u>L. Liable</u>	

ACTION PREVIOUSLY TAKEN BY CRA BOARD:

Resolution Results:	Consideration Results:	Other Results:



P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 545-7769
Fax: (954) 786-7836

MEMORANDUM

Date: October 10, 2016
To: NW CRA Advisory Committee
Through: Christopher J. Brown, Co-Executive Director
From: Nguyen Tran, Northwest CRA Director 
Subject: Development Proposal – T. Knowles & Associates, LLC
Lot 115 and Lot 116, Collier City Plat

The Pompano Beach CRA received an unsolicited development proposal from T. Knowles and Associates, LLC to construct two single-family homes on two CRA owned lots. The lots are platted as Lot 115 and Lot 116, Collier City (Plat Book 31, Page 1) and measure approximately 50' wide by 103' deep. The Broward County Property Appraiser's Office shows the current properties as 3 separate parcel control numbers and reconfigured as an east/west lot orientation. The 3 separate parcels, in their current configuration, are not buildable and will need to be reconfigured back to the original platted 2-lot, north/south orientation.

The lots were deeded to the CRA in March of 2000 through a Quit Claim Deed from the City of Pompano Beach. The following is a summary of the lots included in the development proposal:

Property ID: 484233021111
Legal Description: Collier City, S. 35.18 of Lots 115 & 116
Property Address: 350 NW 23 Avenue
Property Assessment: \$12,320

Property ID: 484233021112
Legal Description: Collier City, N. 21.73 of S. 56.91 of Lots 115 & 116
Property Address: 360 NW 23 Avenue
Property Assessment: \$7,610

Property ID: 484233021113
Legal Description: Collier City, N. 46.09 of Lots 115 & 116
Property Address: 370 NW 23 Avenue
Property Assessment: \$15,830



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T. Knowles & Associates, LLC is a new builder with respect to the CRA's infill housing program but is not a new builder and has experience with residential and commercial developments. Attached to this staff memorandum are some projects that T. Knowles & Associates, LLC completed in Pompano Beach and adjacent municipalities. T. Knowles & Associates, LLC is a local Pompano Beach business with an office located at 2433 NW 16 Lane, Suite 5, Pompano Beach, FL 33064.

The development proposal received is requesting that the two (2) CRA owned lots be donated and in return, T. Knowles & Associates, LLC will construct one 4-bedroom, 2-bath, 1,498 sq. ft. concrete block home with a 1-car garage. Attached to this memorandum is the floor plan and elevation for this model home. The estimated construction cost of each home will be \$146,526.

As with the previous CRA agreements pertaining to affordable housing infill development, a Property Disposition and Development Agreement, a Declaration of Restrictions and Covenants and a Re-conveyance Agreement will be executed as part of the process which will ultimately be presented before the CRA Board for approval should this proposal be accepted.

The lots requested are appropriate for the proposed single-family homes and the development proposal coincides with the CRA's affordable single-family infill housing goals. The proposed product will enhance the surrounding area and provide a new home that is affordable for a qualified buyer.

Recommendation:

Staff recommends acceptance of this unsolicited development proposal and authorize negotiations on a Property Disposition and Development Agreement.

CRA

POMPANO BEACH

P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 545-7769
Fax: (954) 786-7836

Platted Lot Configuration: Collier City Plat (Plat Book 31, Pg 1)



Collier City

SEC. 33, TWP. 48 S, RGE. 42 E
BROWARD COUNTY, FLORIDA

Lot Data	
①	A = 140' - 18" - 04"
	B = 78' 00"
	T = 80' 00"
	Area = 68' 50"
②	A = 134' - 02" - 06"
	B = 78' 00"
	T = 72' 00"
	Area = 71' 00"

100
200
300
400
500
600
700
800
900
1000

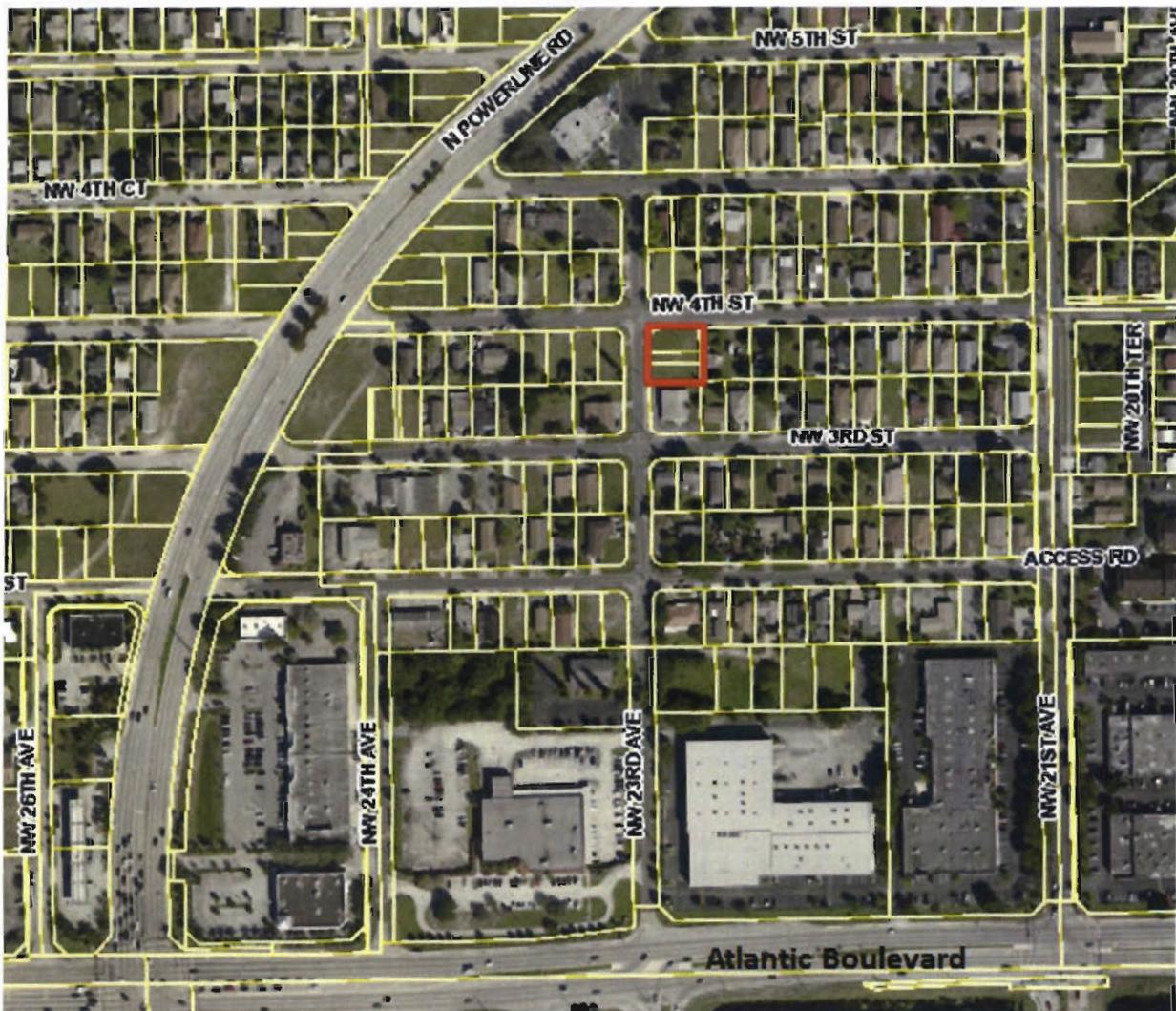
CRA

POMPANO BEACH

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Broward County Property Appraiser's Lot Configuration:





Site Address	360 NW 23 AVENUE, POMPANO BEACH	ID #	4842 33 02 1112
Property Owner	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	80
Abbreviated Legal Description	COLLIER CITY 31-1 B N 21.73 OF S 56.91 OF LOTS 115 & 116		

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 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$7,610		\$7,610	\$7,610	
2015	\$7,610		\$7,610	\$7,610	
2014	\$7,610		\$7,610	\$7,610	

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,610	\$7,610	\$7,610	\$7,610
Portability	0	0	0	0
Assessed/SOH	\$7,610	\$7,610	\$7,610	\$7,610
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 15	\$7,610	\$7,610	\$7,610	\$7,610
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
3/28/2000	QC*		30414 / 1118

Land Calculations		
Price	Factor	Type
\$3.50	2,173	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3B					
X			3B					
1								

Received
Pompano Beach CRA
2016 JAN 28 PM 4:28

January 27, 2016

City of Pompano Beach
Community Redevelopment Agency
Mr. Nguyen Tran, Senior Project Manager
100 West Atlantic Blvd. Room 276
Pompano Beach, FL 33060

Re: Available Pompano Beach lot

Dear Mr. Tran,

Please accept this letter and accompanying information as my humble request to develop a vacant lot currently owned by Pompano Beach CRA. My client (Giovanni Thomas) is a prospective homebuyer who authorized me to make this formal request as to whether the vacant infill residential lot noted below is available for development.

Legal Description: COLLIER CITY 31-1 B N 46.09 OF LOTS 115 & 116

Property ID: 4842 33 02 1113, 4842 33 02 1112, and 4842 33 02 1111

It's our request that the Pompano Beach CRA partner with us by donating the vacant lot to this project. Should this land be donated to us, our intention will be to develop the lot with a beautiful, but yet affordable single family home which Mr. Thomas will purchase and become a tax paying resident of Pompano Beach. The home will be a beautiful 4 bedroom, 2 bath with a 1 car garage, and hurricane impact windows and designer decorative stones on the front elevation.

Enclosed you will find for your review, a proposed model layout including features, construction cost breakdown, proof of funds and a pre-approval letter from our prospective buyer.

We would like to thank you for taking the time to review our application. I hope that after reviewing this request, you and the CRA administrator will be able to make this possible. We look forward to hear from you soon.

Respectfully,


Traves Knowles, President

2433 NW 16th Ln, Ste 5 | Pompano Beach, FL 33064
Office 754-205-5538 | Fax 754-205-5543 | Cell 954-756-1514
traves@tkassocllc.com or ana@tkassocllc.com



*SPECIALIZING IN: GENERAL CONTRACTING, DESIGN BUILDING,
CONSTRUCTION/PROGRAM/PROJECT MANAGEMENT, OWNER'S REPRESENTATIVE &
CONSULTANT*

Date: 1/27/16
Job Name: Pompano Lot
Brief Description: Model A

<u>CSI CODE</u>	<u>DESCRIPTION</u>		<u>BID AMOUNT</u>
	<u>GENERAL CONDITIONS</u>	\$	6,847.00
	<u>DIVISION 01 TOTAL</u>	\$	6,847.00
<u>02-0000-S</u>	<u>SITWORK</u>		
<u>02-1000-S</u>	Site Work Package	\$	4,500.00
<u>02-4150-S</u>	Surveying	\$	800.00
<u>02-8000-S</u>	Landscape & Irrigation	\$	3,615.00
	<u>DIVISION 02 TOTAL</u>	\$	8,915.00
<u>03-0000-S</u>	<u>CONCRETE</u>		
<u>03-3000-S</u>	Concrete/Masonry	\$	30,000.00
	<u>DIVISION 03 TOTAL</u>	\$	30,000.00
<u>06-0000-S</u>	<u>WOOD & PLASTICS</u>		
<u>06-1900-S</u>	Wood Trusses	\$	3,780.00
<u>06-4100-S</u>	Cabinets/Vanities/Casework	\$	2,995.00
<u>06-6000-S</u>	Rough Carpentry	\$	1,000.00
	<u>DIVISION 06 TOTAL</u>	\$	7,775.00
<u>07-0000-S</u>	<u>THERMAL & MOISTURE PROTECTION</u>		
<u>07-5100-S</u>	Roofing	\$	6,000.00
	<u>DIVISION 07 TOTAL</u>	\$	6,000.00
<u>08-0000-S</u>	<u>DOORS & WINDOWS</u>		
<u>08-7000-S</u>	Doors/Frames/Hardware	\$	2,125.00
<u>08-9850-S</u>	Overhead Doors	\$	1,650.00
<u>08-9870-S</u>	Windows/Storefront	\$	5,000.00
	<u>DIVISION 08 TOTAL</u>	\$	8,775.00
<u>09-0000-S</u>	<u>FINISHES</u>		
<u>09-1000-S</u>	Stucco	\$	5,050.00
<u>09-2600-S</u>	Drywall/Metal Framing	\$	14,550.00
<u>09-3100-S</u>	Flooring Package	\$	4,761.00
<u>09-9000-S</u>	Painting	\$	3,626.00
	<u>DIVISION 09 TOTAL</u>	\$	27,987.00
<u>10-0000-S</u>	<u>SPECIALTIES</u>		
<u>10-8000-S</u>	Toilet Partitions/Bath Accessories	\$	500.00
	<u>DIVISION 10 TOTAL</u>	\$	500.00
<u>11-0000-S</u>	<u>EQUIPMENT</u>		
<u>11-9000-S</u>	Appliances	\$	3,000.00
	<u>DIVISION 11 TOTAL</u>	\$	3,000.00
<u>12-0000-S</u>	<u>FURNISHINGS</u>		
<u>12-5000-S</u>	Window Treatments	\$	1,000.00

Date: 1/27/16
 Job Name: Pompano Lot
 Brief Description: Model A

CSI CODE	DESCRIPTION	BID AMOUNT
	DIVISION 12 TOTAL	\$ 1,000.00
15-0000-S	<u>MECHANICALS</u>	
15-4000-S	Plumbing	\$ 7,000.00
15-8000-S	HVAC	\$ 6,000.00
	DIVISION 15 TOTAL	\$ 13,000.00
16-0000-S	<u>ELECTRICAL</u>	
16-1000-S	Electrical/Fire Alarm	\$ 6,000.00
	DIVISION 16 TOTAL	\$ 6,000.00
	SUBTOTAL	\$ 119,799.00
01-9990-0	<u>TKA CONTINGENCY</u>	\$ -
	<u>INSURANCE & BONDS</u>	
19-4000-0	General Liability & Umbrella	\$ 676.00
	<u>PERMIT & FEE</u>	
19-1000-0	Permit Fees	\$ 2,396.00
19-1000-0	Concurrency & Impact Fees	\$ 9,584.00
19-1000-0	Threshold & Special Inspections	\$ 750.00
19-2000-0	Builder's Fee	\$ 13,321.00
	TOTAL BASE ESTIMATE	\$ 146,526.00
		\$ -
	TOTAL	\$ 146,526.00



November 20, 2015

Joseph Floreal
Ruth Saintilien

Dear Joseph and Ruth,

Thank you for choosing us for your mortgage financing. You have been pre-approved for financing through PRMG for the purchase below:

Purchase Price: \$229,900

Specifically, your credit has been reviewed and your income conforms to our investor guidelines. From the time of appraisal receipt, I would expect to obtain a mortgage commitment in approximately Five (5) days.

Please note that this is not a final loan approval nor is it a commitment to lend, and is subject to satisfactory verification of all the information contained in your application and an appraisal acceptable to PRMG. The interest rate is floating until you receive written confirmation that it has been locked.

If you have any further questions, please do not hesitate to contact me.

Sent via email

Stuart Shanefield
Production Manager

Email: sshanefield@PRMG.NET
Office: 561-283-2544
Cell: 561-245-1313
Fax: 954-541-9145

2700 North Military Trail Suite 300
Boca Raton, FL 33431

NMLS 56759

Infill Housing Project

“Pompano Beach Community
Redevelopment Agency”



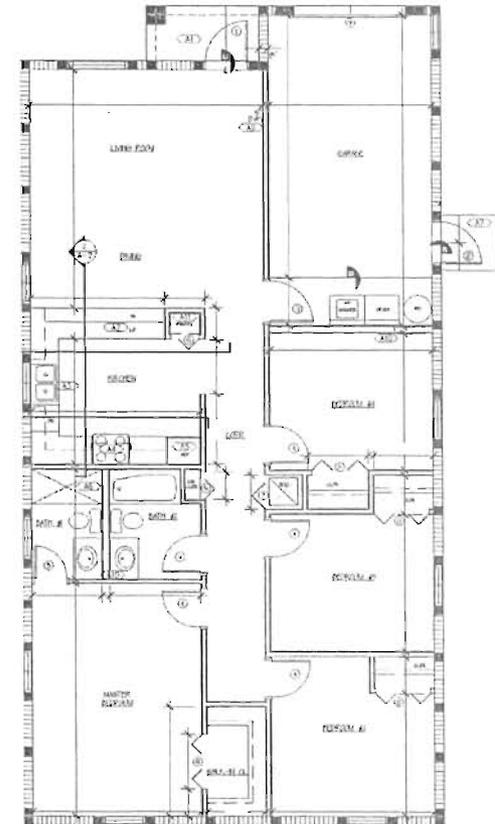
Floor Plan

Living – 1498 sf
Garage – 266 sf
Entry & Stoop – 64 sf
Total – 1828 sf

Keystone Model

Features include:

- Architectural shingle roof
- Decorative stones on front elevation
- One-car garage with opener & remote
- Concrete driveway
- 8 ft high interior ceilings
- Prewired for cable, internet & phone
- Ceramic tile in kitchen and bathrooms
- Raised panel interior doors
- Impact windows and exterior door



2016 JAN 28 PM 4: 28

January 27, 2016

City of Pompano Beach
Community Redevelopment Agency
Mr. Nguyen Tran, Senior Project Manager
100 West Atlantic Blvd. Room 276
Pompano Beach, FL 33060

Re: Available Pompano Beach lot

Dear Mr. Tran,

Please accept this letter and accompanying information as my humble request to develop a vacant lot currently owned by Pompano Beach CRA. My client (Joseph Floreal) is a prospective homebuyer who authorized me to make this formal request as to whether the vacant infill residential lot noted below is available for development.

Legal Description: COLLIER CITY 31-1 B N 46.09 OF LOTS 115 & 116

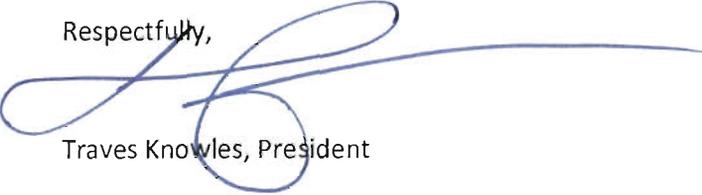
Property ID: 4842 33 02 1113, 4842 33 02 1112, and 4842 33 02 1111

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Enclosed you will find for your review, a proposed model layout including features, construction cost breakdown, proof of funds and a pre-approval letter from our prospective buyer.

We would like to thank you for taking the time to review our application. I hope that after reviewing this request, you and the CRA administrator will be able to make this possible. We look forward to hear from you soon.

Respectfully,


Traves Knowles, President



*SPECIALIZING IN: GENERAL CONTRACTING, DESIGN BUILDING,
CONSTRUCTION/PROGRAM/PROJECT MANAGEMENT, OWNER'S REPRESENTATIVE &
CONSULTANT*

Date: 1/27/16
Job Name: Pompano Lot
Brief Description: Model A

CSI CODE	DESCRIPTION	BID AMOUNT
	<u>GENERAL CONDITIONS</u>	\$ 6,847.00
	<u>DIVISION 01 TOTAL</u>	\$ 6,847.00
02-0000-S	<u>SITWORK</u>	
<u>02-1000-S</u>	Site Work Package	\$ 4,500.00
<u>02-4150-S</u>	Surveying	\$ 800.00
<u>02-8000-S</u>	Landscape & Irrigation	\$ 3,615.00
	<u>DIVISION 02 TOTAL</u>	\$ 8,915.00
03-0000-S	<u>CONCRETE</u>	
<u>03-3000-S</u>	Concrete/Masonry	\$ 30,000.00
	<u>DIVISION 03 TOTAL</u>	\$ 30,000.00
06-0000-S	<u>WOOD & PLASTICS</u>	
<u>06-1900-S</u>	Wood Trusses	\$ 3,780.00
<u>06-4100-S</u>	Cabinets/Vanities/Casework	\$ 2,995.00
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	<u>DIVISION 06 TOTAL</u>	\$ 7,775.00
07-0000-S	<u>THERMAL & MOISTURE PROTECTION</u>	
<u>07-5100-S</u>	Roofing	\$ 6,000.00
	<u>DIVISION 07 TOTAL</u>	\$ 6,000.00
08-0000-S	<u>DOORS & WINDOWS</u>	
<u>08-7000-S</u>	Doors/Frames/Hardware	\$ 2,125.00
<u>08-9850-S</u>	Overhead Doors	\$ 1,650.00
<u>08-9870-S</u>	Windows/Storefront	\$ 5,000.00
	<u>DIVISION 08 TOTAL</u>	\$ 8,775.00
09-0000-S	<u>FINISHES</u>	
<u>09-1000-S</u>	Stucco	\$ 5,050.00
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<u>09-3100-S</u>	Flooring Package	\$ 4,761.00
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	<u>DIVISION 09 TOTAL</u>	\$ 27,987.00
10-0000-S	<u>SPECIALTIES</u>	
<u>10-8000-S</u>	Toilet Partitions/Bath Accessories	\$ 500.00
	<u>DIVISION 10 TOTAL</u>	\$ 500.00
11-0000-S	<u>EQUIPMENT</u>	
<u>11-9000-S</u>	Appliances	\$ 3,000.00
	<u>DIVISION 11 TOTAL</u>	\$ 3,000.00
12-0000-S	<u>FURNISHINGS</u>	
<u>12-5000-S</u>	Window Treatments	\$ 1,000.00

Date: 1/27/16
 Job Name: Pompano Lot
 Brief Description: Model A

CSI CODE	DESCRIPTION	BID AMOUNT
	DIVISION 12 TOTAL	\$ 1,000.00
15-0000-S	<u>MECHANICALS</u>	
15-4000-S	Plumbing	\$ 7,000.00
15-8000-S	HVAC	\$ 6,000.00
	DIVISION 15 TOTAL	\$ 13,000.00
16-0000-S	<u>ELECTRICAL</u>	
16-1000-S	Electrical/Fire Alarm	\$ 6,000.00
	DIVISION 16 TOTAL	\$ 6,000.00
	SUBTOTAL	\$ 119,799.00
01-9990-0	<u>TKA CONTINGENCY</u>	\$ -
	<u>INSURANCE & BONDS</u>	
19-4000-0	General Liability & Umbrella	\$ 676.00
	<u>PERMIT & FEE</u>	
19-1000-0	Permit Fees	\$ 2,396.00
19-1000-0	Concurrency & Impact Fees	\$ 9,584.00
19-1000-0	Threshold & Special Inspections	\$ 750.00
19-2000-0	Builder's Fee	\$ 13,321.00
	TOTAL BASE ESTIMATE	\$ 146,526.00
		\$ -
	TOTAL	\$ 146,526.00



Date: 01/28/2016

Borrowers/Buyers Name(s): Giovanni Thomas

Subject Address: TBD, To be determined, FL 33069

Prequalified, Pre-Approved, or Approved for:
Purchase Price Amount: \$255,000.00
Loan Amount: \$250,381.00
Total Monthly Payment not to exceed \$1,760.36
Loan Type: FHA

The current status of prequalification or application status of the borrowers/buyers is:

Prequalification, WITHOUT credit review; ₂

The borrowers/buyers listed on this form have **INQUIRED** with our firm about financing to purchase a home and the information they provided regarding income and down payment has been reviewed by the loan originator listed below. It is the opinion of said loan originator that the borrowers/buyers should/would qualify for the terms listed above.

Prequalification, WITH credit review; ₂

The borrowers/buyers listed on this form have **INQUIRED** with our firm about financing to purchase a home and the information of income, down payment **and credit report** have been reviewed by the loan originator listed below. After careful review, it is the opinion of said loan originator that the borrowers/buyers should/would qualify for the terms listed above.

Pre-Approval; ₁

The borrowers/buyers have **APPLIED** with our firm for a mortgage loan to purchase a home and the loan application has been approved by an Automated Underwriting System issued or accepted by FNMA, FHLMC, HUD or Nationally recognized purchaser/pooler of mortgage loans, and a conditional commitment has been issued. See terms listed above.

Approval; ₁

The borrowers/buyers have **APPLIED** with our firm for a mortgage loan to purchase a home and the loan application has been reviewed by the actual lender's underwriter and conditional commitment has been issued. See terms listed above.

₁Please note that nothing contained herein constitutes a loan commitment or guarantee of financing and is used for disclosure purposes only. See actual commitment letter for specific conditions/requirements of the lender. All approvals are subject to satisfactory appraisal, title, a fully executed sales contract for the subject property, source and seasoning of all required down payment and reserve funds, and no material change to borrower(s) financial status.

₂This borrowers/buyers has/have not applied for a mortgage with Nations Lending Corporation at the time of this Prequalification.

Information on mortgage company issuing the prequalification, pre-approval or approval:

Originating Company's Name: Nations Lending Corporation
Company NMLS ID: 32416
Company Address: 3201 34th Street South (NMLS # 1146669), Saint Petersburg, FL 33711
Company Phone: 727-914-2335
Company Fax: 727-498-1453

Loan Originator's Name: John Francis Ferretti
Loan Originator NMLS ID: 184506
Loan Originator State License #: LO2719
Loan Originator Phone: 727-914-2335

Loan Originator's Signature: *John F Ferretti*

Infill Housing Project

“Pompano Beach Community
Redevelopment Agency”



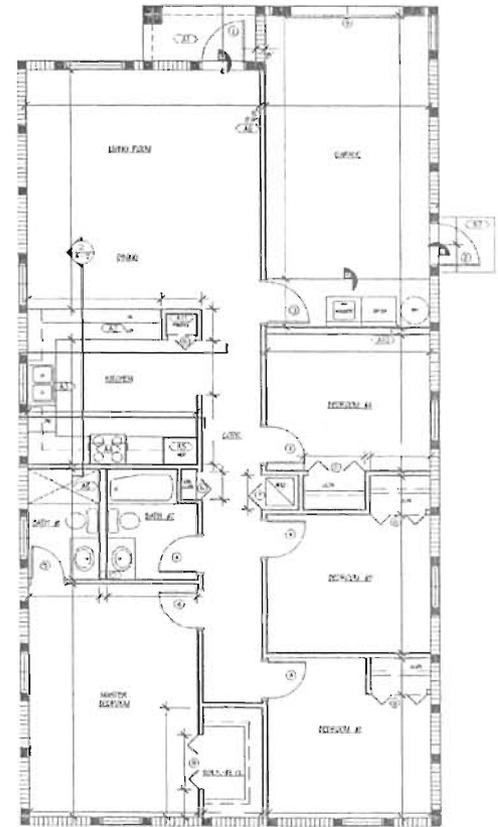
Floor Plan

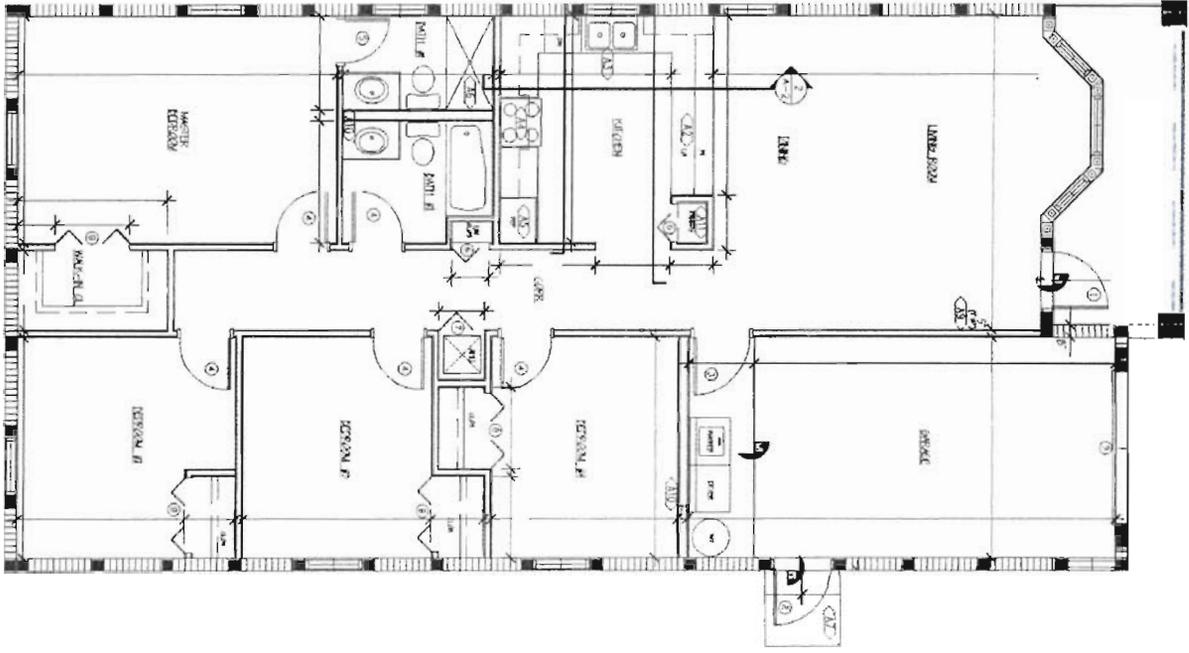
Living – 1498 sf
Garage – 266 sf
Entry & Stoop – 64 sf
Total – 1828 sf

Keystone Model

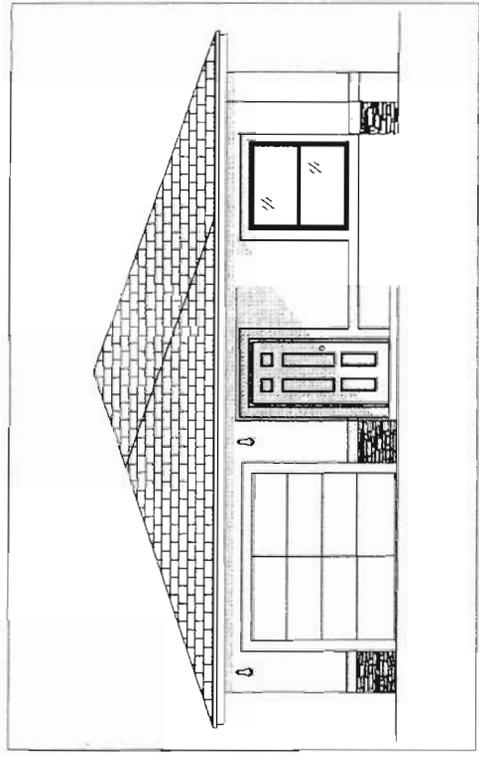
Features include:

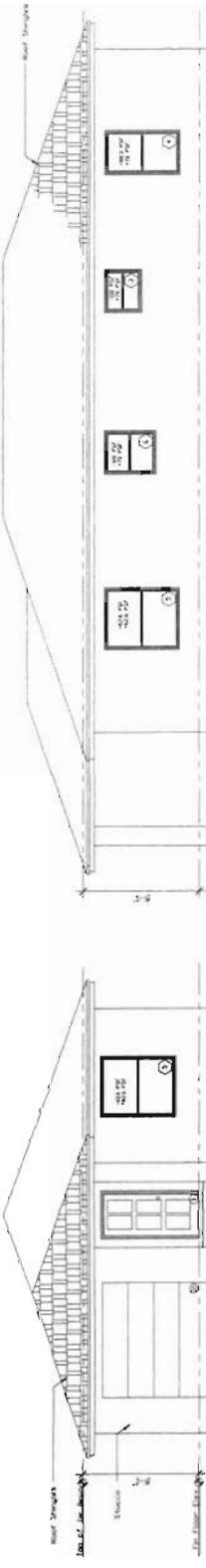
- Architectural shingle roof
- Decorative stones on front elevation
- One-car garage with opener & remote
- Concrete driveway
- 8 ft high interior ceilings
- Prewired for cable, internet & phone
- Ceramic tile in kitchen and bathrooms
- Raised panel interior doors
- Impact windows and exterior door





Picket Fence





West Elevation
Scale: 1/4" = 1'

South Elevation
Scale: 1/4" = 1'

North Elevation
Scale: 1/4" = 1'

East Elevation
Scale: 1/4" = 1'

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION	REMARKS
1	3'-0" x 6'-0"	FLUSH & PANEL, INSULATED STEEL	ENTRY W. K. E.
2	3'-0" x 6'-0"	FLUSH, INSULATED STEEL	WALK IN CLO.
3	3'-0" x 6'-0"	GARAGE	WALK IN CLO.
4	3'-0" x 6'-0"	GARAGE	WALK IN CLO.
5	3'-0" x 6'-0"	GARAGE	WALK IN CLO.
6	3'-0" x 6'-0"	GARAGE	WALK IN CLO.
7	3'-0" x 6'-0"	GARAGE	WALK IN CLO.
8	3'-0" x 6'-0"	GARAGE	WALK IN CLO.
9	3'-0" x 6'-0"	GARAGE	WALK IN CLO.
10	3'-0" x 6'-0"	GARAGE	WALK IN CLO.

DOOR SCHEDULE - ALL DOORS SHALL BE SUITABLE FOR PARTING FROM DAMPER COLL. BY STRIKE OFF PANELS.
 1. ALL DOORS SHALL BE SUITABLE FOR PARTING FROM DAMPER COLL. BY STRIKE OFF PANELS.
 2. ALL DOORS SHALL BE SUITABLE FOR PARTING FROM DAMPER COLL. BY STRIKE OFF PANELS.
 3. ALL DOORS SHALL BE SUITABLE FOR PARTING FROM DAMPER COLL. BY STRIKE OFF PANELS.

FINISH SCHEDULE

ROOM	WALLS	BASE	CEILING	REMARKS
LIVING ROOM	CEMENT	WOOD	CEMENT	
KITCHEN	CEMENT	WOOD	CEMENT	
BATH #1	CEMENT	WOOD	CEMENT	
BATH #2	CEMENT	WOOD	CEMENT	
GARAGE	CEMENT	WOOD	CEMENT	

NOTES:
 1. FINISH SCHEDULE - FINISHES TO BE SELECTED BY OWNER AND APPROVED BY ARCHITECT.
 2. ALL FINISHES SHALL BE SUITABLE FOR PARTING FROM DAMPER COLL. BY STRIKE OFF PANELS.

WINDOW SCHEDULE

NO.	TYPE	LOCATION	UNIT SIZE	ROUGH OPENING	FINISH SIZE	FINISH AREA	REMARKS
1	DOUBLE HUNG	LIVING ROOM	36" x 48"	40" x 52"	36" x 48"	13.824	
2	DOUBLE HUNG	KITCHEN	36" x 48"	40" x 52"	36" x 48"	13.824	
3	DOUBLE HUNG	BATH #1	36" x 48"	40" x 52"	36" x 48"	13.824	
4	DOUBLE HUNG	BATH #2	36" x 48"	40" x 52"	36" x 48"	13.824	
5	DOUBLE HUNG	GARAGE	36" x 48"	40" x 52"	36" x 48"	13.824	

NOTES:
 1. WINDOW SCHEDULE - ALL WINDOWS SHALL BE MANUFACTURED BY ANOTHER MANUFACTURER TO PROTECT THE FINISH SCHEDULE.
 2. ALL WINDOWS SHALL BE SUITABLE FOR PARTING FROM DAMPER COLL. BY STRIKE OFF PANELS.
 3. ALL WINDOWS SHALL BE SUITABLE FOR PARTING FROM DAMPER COLL. BY STRIKE OFF PANELS.

EXTERIOR ELEVATIONS Scale 1/4" = 1'-0"

A-4

LEWARS DESIGN LLC
 Bertram C.A. Lewars, Architect
 AR 0017020
 10242 N.W. 20th Street
 Pembroke Pines, Florida 33029
 (954) 781-0229 Fax (954) 443-1440

A New Residence For

Sheet Title
 Exterior Elevations
 Schedule

List of Jobs

Commercial

- **David Posnack Jewish Day School** – New 50,000 sq. ft. High School & Gymnasium Buildings with infrastructure – \$6.5M
- **Sagemont Upper School Fine Arts Building** - New 10,000 sq. ft. Fine Arts Building with infrastructure - \$1.6M
- **Goldcoast School Remodel** – Interior renovation 5,000 sq. ft. - \$110K
- **Chesterbrook School Remodel** – Interior renovation and remodeling of 3 pre-schools - \$175K
- **Opa-Locka Community Development Center Remodel**
Complete interior and some exterior renovation of 2 story Community Creative Arts Building - \$310K

Residential

- **Urban League of Broward County** – 3 Condo Remodels interior renovation and remodel - \$80K
- **Bullard Estates Community Residence with new infrastructure** - 5 New Single Family Homes - \$1.05M
- **Pompano** – New Single Family Home - \$150K



T. KNOWLES

CGC #1521499

& ASSOCIATES, LLC

GENERAL CONTRACTING



Keystone Model

Floor Plan

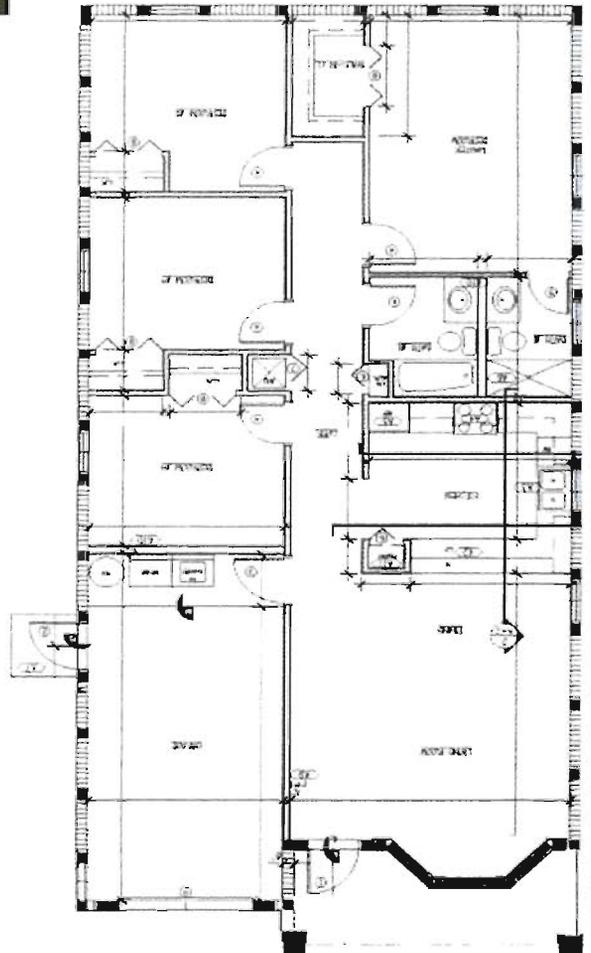
1828 Total Square Feet

1498 Square Feet Under Air

4 Bedroom/2 Bathrooms/ 1 Car garage

Quality CBS construction

Open Layout



2433 NW 16th Ln, Ste 5 | Pompano Beach. FL 33064

954-756-1514 | traves@tkassocllc.com

Keystone Model Features

- 4 Bedroom/2 Bathrooms/ 1 Car garage Quality CBS construction
- Warm inviting open floor plan with open bar kitchen overlooking family room.
- Large bedrooms with walk in closets
- Large porch

General Features

- 18" x 18" ceramic tile in kitchen, and bathrooms
- Plush stain resistant carpeting with padding
- Raised panel interior doors
- Raised panel bi-fold/sliding closet doors
- Décor switches throughout
- Category 5e structured wiring for phone in kitchen
- Master and additional bedroom
- All bedrooms and family room wired for cable
- RG6 coaxial cable in all bedrooms and family
- Ceiling fan in master and family room
- Electric water heater
- Central air conditioning
- Washer/dryer
- Garage door with automatic opener
- Solid wood finish cabinets with brush nickel hardware
- Easy care counter tops

Exterior Features

- Designer exterior stone along front exterior
- Large covered porch with railings
- 3 dimensional shingle roofing
- Covered porch with rails
- Exterior hose bibs
- Entry doorbell
- Hurricane impact windows and doors

T. Knowles & Associates, LLC is a General Contracting Company which specializes in new construction, commercial and residential, renovation and remodeling. We also specialize in design build, construction and project management, owner's representative and consulting. Our number one goal is delivering quality construction on time.

Our Projects – Residential

Bullard Estates

Brand new community
Development with 5
Single family residential
Homes With new
Infrastructure located in
Fort Lauderdale, FL



Quality Construction
New infrastructure
New Sidewalks

Project Cost:
\$1.05M

Pompano Beach, FL – New Single Family Residential Home

Quality CBS single family home featuring large open floor plan and large master bedroom with Walk in closet

Project Cost: \$150K



Other residential Projects

Urban League of Broward County - 3 condo renovations

Project Cost:

\$80K



Commercial Projects

New 50,000 sq. ft. High School & Gymnasium Buildings with infrastructure

Davie, FL Project Cost: \$6.5M

New 10,000 sq. ft. Fine Arts Building with infrastructure

Weston, FL Project Cost: \$1.6M

School Interior renovation 5,000 sq. ft.

North Miami Beach, FL Project Cost: \$110K

Interior renovation and remodeling of 3 pre-schools

Various Locations Project Cost: \$175K

Complete interior and some exterior renovation of 2 story Community Creative Arts Building

Opalocka, FL Project Cost: \$310K



POMPANO BEACH BUSINESS TAX RECEIPT

Home

License Information

Renew License

Public License Information

License Number: 16-00084890
Business Control: 4458203
Location ID: 000002808

Business Information

Business Name: T KNOWLES & ASSOCIATES LLC
Business Address: 2433 NW 16 LA 5 POMPANO BEACH FL 33064
Mailing Address TRAVES KNOWLES 6432 NW 54 STREET LAUDERHILL FL 33319-
Owner Name: T KNOWLES & ASSOCIATES LLC
Date Opened: 02/19/2015
Contractor Flag: Y
Federal Tax ID: 461366730
Type of Ownership: LC
Business Phone: (954) 756-1514
Status: Active

License Information

Classification: 050-001 - CONTRACTOR GENERAL (GC)
License Status, Date: RENEWED, 09/07/2016
Appl, Issue Date: 09/22/2015, 09/22/2015
License Valid Thru Date: 09/30/2016

Additional Requirements

Code	Description	Document Number	Expiration Date
ZD	ZONING DISTRICT	I1	0
STCERT	STATE CERTIFIED	CGC1521499	8312016
SQFT	SQUARE FOOTAGE	900	0
NOEMP	NUMBER OF EMPLOYEES	5	0
NAICS	NA IND CLASS CODE	23	0
CRA	CRA	NA	0
BCCOMP	BROWARD COUNTY COMPETENCY	NA	10/14/2030

Showing 1 to 7 of 7 entries



January 29, 2016

To Whom It May Concern:

We have been the Certified Public Accountants for Mr. and Mrs. Knowles and their 100% jointly owned S-Corporation T. Knowles & Associates, LLC for the past two years. Since Mr. and Mrs. Knowles jointly own 100% of the shares of T. Knowles & Associates, LLC they have unrestricted access to the cash balances of the company and are permitted to distribute the cash to them personally. Mr. and Mrs. Knowles taking distributions from the company would not have a detrimental impact to the going concern of the company.

If you should have any further questions regarding Mr. and Mrs. Knowles or their company please feel free to contact us.

Very Truly Yours,
KEEFE McCULLOUGH

A handwritten signature in blue ink, appearing to read "J. Laraway", written over the printed name.

James R. Laraway, C.P.A.



January 29, 2016

City of Pompano Beach
Community Redevelopment Agency
Mr. Nguyen Tran, Senior Project Manager
100 West Atlantic Blvd. Room 276
Pompano Beach, FL 33060

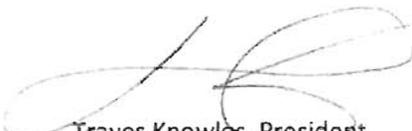
Re: Available Pompano Beach lots

Dear Mr. Tran,

T. Knowles & Associates, LLC will be building two new homes with cash on hand as the source of funding for the properties located at 350-370 NW 23rd Ave with the following folio numbers (4842 33 02 1113, 4842 33 02 1112 and 4842 33 02 1111).

Please let me know if you will need anything else.

Respectfully,



Traves Knowles, President

2433 NW 16th Ln, Ste 5 | Pompano Beach, FL 33064
Office 754-205-5538 | Fax 754-205-5543 | Cell 954-756-1514
traves@tkassocllc.com or ana@tkassocllc.com