

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Meeting Date: October 18, 2016

Agenda Item 2

**REQUESTED CRA BOARD ACTION:**

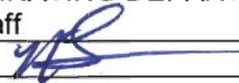
Resolution(s)     Consideration     Approval     Other

**SHORT TITLE OR MOTION:**    A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY OF BROWARD, INC., RELATING TO A PORTION OF THE PROPERTY LOCATED AT 2700 NW 1<sup>ST</sup> COURT, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Summary of Purpose and Why:**

The Pompano Beach CRA received a request from Nancy Robin, CEO of Habitat for Humanity of Broward, Inc. to acquire a 13' portion of a CRA owned parcel located at 2700 NW 1 Court. The CRA parcel was deeded by Habitat in 2009 as part of a land exchange agreement. The CRA parcel measures 120' wide by 103' deep. As a result of this property exchange, a Habitat owned lot adjacent to the west was left with a total lot frontage of only 37' wide. The properties are zoned RS/4 (Single Family) and based upon current standards, the minimum lot frontage requirement is 50' wide. Habitat is requesting to purchase the 13' wide portion of land from the CRA in order to combine with the Habitat owned parcel to the west to meet the minimum lot standards of 50 feet. The purchase price will be \$1,300.00 and Habitat intends to construct a 3 bedroom, 2 bath, 1,200 sq. ft. affordable home on the newly created lot. As stated in the attached proposal, Habitat will pay for all cost associated with surveying and purchase of this portion of land. The Northwest CRA Advisory Committee considered the request at their regularly scheduled meeting of October 3, 2016 and recommended approval. Before the CRA Board for approval is the Contract for Sale and Purchase between the Pompano Beach Community Redevelopment Agency and Habitat for Humanity of Broward, Inc. Staff recommends approval.

**QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:**

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

| <u>DEPARTMENTAL COORDINATION</u>                           | <u>DATE</u> | <u>DEPARTMENTAL RECOMMENDATION</u>   | <u>AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER</u> |
|--|-------------|--|---|
| <input checked="" type="checkbox"/> CRA Executive Director |             | <br><u>Claudia M. McKenna</u> |   |
| <input checked="" type="checkbox"/> CRA Attorney           |             |  |   |
| <input checked="" type="checkbox"/> Finance Director       |             |  |   |

**ACTION PREVIOUSLY TAKEN BY CRA BOARD:**

|                   |                      |                 |
|-------------------|----------------------|-----------------|
| <u>Resolution</u> | <u>Consideration</u> | <u>Other:</u>   |
| <u>Results:</u>   | <u>Results:</u>      | <u>Results:</u> |
| _____             | _____                | _____           |



P. O. Drawer 1300  
Pompano Beach, FL 33061

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

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**MEMORANDUM**

**Date:** October 10, 2016

**To:** CRA Board

**Through:** Christopher J. Brown, Co-Executive Director  
Kim Briesemeister, Co-Executive Director

**From:** Nguyen Tran, Northwest CRA Director 

**Subject:** Development Proposal and Contract for Sale and Purchase with Habitat for Humanity of Broward, Inc.

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On August 3, 2016, CRA Staff received a request from Habitat for Humanity of Broward, Inc. to purchase the western thirteen (13') feet of a CRA owned parcel located at the northwest corner of NW 27 Avenue and NW 1 Court within Collier City. The CRA owned parcel was deeded through a Quit Claim Deed from Habitat for Humanity in 2009 as part of a land exchange agreement. The CRA parcel measures 120' wide by 103' deep; however, after this property exchange, the Habitat owned parcel adjacent on the west was left with a total lot frontage of only 37 feet. According to the RS/4 single family zoning district, the minimum lot frontage requirement is 50 feet. Habitat for Humanity of Broward is requesting to purchase an additional 13' of land from the CRA in order to combine with the 37' wide Habitat owned parcel to meet the minimum lot frontage of 50 feet (please see attached aerial for a graphical depiction). The offer price is \$1,300.00 and should the CRA accept this offer, the remaining CRA owned parcel would measure 107' in width. Habitat will pay for all surveying and legal cost associated with the purchase and closing for this parcel of land.

The intent will be to construct a 3 bedroom, 2 bath, 1200 sq. ft. affordable home with a target price of \$139,221 on this newly created 50' wide lot. Humanity for Humanity of Broward has a qualified home buyer to occupy this home and is ready to begin the development process once approved.

The Northwest CRA Advisory Committee considered this request at their October 3, 2016 regularly scheduled meeting and recommended approval.

Recommendation:

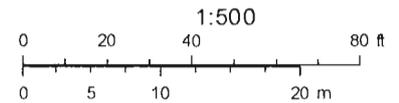
Staff recommends approval of the Contract for Sale and Purchase in the amount of \$1,300.00.

Property Id: 484233053870



August 3, 2016

# EXHIBIT 1



# 13' DESCRIPTION (VACANT)

## LEGAL DESCRIPTION

THE EAST 13.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
THE EAST ONE-HALF (E ½) OF THE SOUTH ONE-HALF (S ½) OF THE NORTH TWO-FIFTHS (N2/5) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE NORTH 25 FEET AND ALSO LESS THE EAST 132 FEET THEREOF AND ALSO LESS THE PLAT OF HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 4, AS RECORDED IN PLAT BOOK 175, AT PAGE 113, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO KNOWN AS A PORTION OF TRACT 12, COLLIER CITY (UNRECORDED).

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

## NOTES:

1. THE AREA OF THIS PROPERTY IS 0.031 ACRES, MORE OR LESS.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND WAS REVISED BY THE UNDERSIGNED TO LESS OUT THE ABOVE MENTIONED PLAT BOOK 175, PAGE 113 AND TO CREATE A 13.00 FOOT WIDE PARCEL.
3. FEMA INFORMATION:
  - A. COMMUNITY NO.: 120055
  - B. DATE OF FIRM INDEX: 8/14/14
  - C. FIRM NO.: 12011C0356H
  - D. MAP DATE: 8/14/14
  - E. FLOOD ZONE: X
  - F. BASE FLOOD ELEVATION: N/A

## ABBREVIATIONS:

|        |                          |      |                                  |
|--------|--------------------------|------|----------------------------------|
| B.C.R. | = BROWARD COUNTY RECORDS | IPC  | = IRON PIPE & CAP                |
| CONC.  | = CONCRETE               | IP   | = IRON PIPE                      |
| EL.    | = ELEVATION              | N/D  | = NAIL & DISC                    |
| F.F.   | = FINISHED FLOOR         | P.B. | = PLAT BOOK                      |
| FIP    | = FOUND IRON PIPE        | PG   | = PAGE                           |
| FIRC   | = FOUND IRON ROD & CAP   | SIRC | = SET 1/2" IRON ROD & CAP LB7824 |
| FND.   | = FOUND                  |      |                                  |

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

LAST DATE OF FIELDWORK: XXXXXX

\_\_\_\_\_  
DANIEL C. LAAK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5118



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Rd., Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
CA26258 • LB7924

PROJECT: 13 NW 1<sup>ST</sup> COLLIER CITY

PROJECT NO.: 160212

DATE: 8/25/16

SHEET 1 OF 1

RESOLUTION NO. \_\_\_\_\_

**POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

**A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY OF BROWARD, INC. RELATING TO A PORTION OF THE PROPERTY LOCATED AT 2700 NW 1ST COURT, POMPANO BEACH, FL; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

**BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:**

**SECTION 1.** The Contract for Sale and Purchase between the Pompano Beach Community Redevelopment Agency and Habitat for Humanity of Broward, Inc. relating to a portion of the property located at 2700 NW 1<sup>st</sup> Court, Pompano Beach (the Contract), a copy of which Contract is attached hereto and incorporated by reference as if set forth in full, is hereby approved.

**SECTION 2.** The proper officials are hereby authorized to execute the Contract, together with such other documents as may be required to effectuate the Contract.

**SECTION 3.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of October, 2016.

\_\_\_\_\_  
**LAMAR FISHER, CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**MARGARET GALLAGHER, SECRETARY**

**CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY**

(unimproved)

*SOLD "AS IS"*

Parties:

**POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, "SELLER",

and

**Habitat for Humanity of Broward, Inc.**, of 3564 North Ocean Boulevard, Fort Lauderdale, FL 33308, hereinafter referred to as the "BUYER,"

hereby agree that the SELLER shall sell and the BUYER shall buy the following real property ("Property") situate, lying and being in Broward County, Florida, all of which is referred to as the "Property", upon the terms and conditions hereinafter set forth.

**DESCRIPTION**

THE EAST 13.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
THE EAST ONE-HALF (E ½) OF THE SOUTH ONE-HALF (S ½) OF THE NORTH TWO-FIFTHS (N2/5) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE NORTH 25 FEET AND ALSO LESS THE EAST 132 FEET THEREOF AND ALSO LESS THE PLAT OF HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 4, AS RECORDED IN PLAT BOOK 175, AT PAGE 113, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO KNOWN AS A PORTION OF TRACT 12, COLLIER CITY (UNRECORDED).

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

**TERMS AND CONDITIONS OF PURCHASE**

**Purchase Price:**

BUYER agrees to pay or cause to be satisfied as and for the total purchase price for the Property, in the manner and at the times hereinafter specified, the sum of ONE THOUSAND THREE HUNDRED (\$1,300.00) DOLLARS.

**Proceeds of Sale:**

The purchase price shall be paid at closing by a certified or cashiers check locally drawn, payable to BUYER, less any credits to BUYER, less any credits to SELLER pursuant to any adjustments necessitated by proration of any sums agreed to be prorated between the parties, if any.

**TIME AND PLACE OF CLOSING**

It is agreed that this transaction shall be closed, and the BUYER shall pay the closing purchase price as provided herein above, and SELLER shall execute all papers or documents necessary to be executed by SELLER under the terms of this contract on or before the 90th day after execution of the contract by the BUYER, at the office of the City Attorney, or at such other place as SELLER may designate. Unless otherwise agreed upon in this contract, possession and occupancy will be delivered to BUYER at the time of closing.

**TAXES/PRORATION**

**Taxes:**

In the event the date of closing of fee title shall occur between January 1 and November 1, SELLER shall, in accordance with Section 196.295, Florida Statutes, place in escrow with the Broward County Revenue Collection Division, an amount equal to current taxes prorated to the date of transfer of title, based upon the current assessment and millage rates on said real property. All funds necessary to pay for prorated taxes shall be deducted by BUYER from the proceeds of sale at closing. Liens for special assessments and taxes on personal property are not subject to proration.

**General Prorations:**

Any rents, revenues, unearned insurance premiums, liens, or other charges to be prorated shall be prorated as of the date of closing, provided that in the event of an extension of the date of closing, at the request of or through the fault of either party, such date of proration shall be the date upon which the other party indicated its readiness to close.

**PROPERTY SOLD "AS IS"**

All understandings and agreements heretofore had between the parties are merged in this Agreement, which alone fully and completely expresses their agreement, and the same is entered into after full investigation, neither party relying upon any statement, representation, express or implied warranties, guarantees, promises, statements, representation or information, not embodied in this Agreement, made by the other, or by any real estate broker, agent, employee,

servant or other person representing or purporting to represent SELLER. BUYER has inspected the Property and is thoroughly acquainted with its condition and takes same "as is". SELLER has not made and does not make any representations as to the physical condition, expenses, operation, title or any other matter or thing affecting or related to the property, except as specifically set forth in this contract. BUYER acknowledges that all representations which SELLER has made, if any, and upon which BUYER relied in making this contract, have been included in this Agreement.

### **CONVEYANCES**

The property herein described shall be conveyed at closing by delivery of a properly executed and acknowledged quit claim deed.

### **SURVEY**

BUYER, at BUYER's expense, may have the Property surveyed and certified by a Registered Florida Surveyor and shall have said sealed survey delivered to SELLER. If the survey shows encroachments on Property or that improvements located on Property encroach on setback lines, easements, lands of others or violates any restrictions, the covenants herein or applicable governmental regulations, the same shall constitute a title defect as provided for hereinafter in paragraph entitled, "Examination and Approval of Title".

### **DOCUMENTARY STAMPS AND TANGIBLE TAXES AND RECORDING COSTS**

SELLER shall cause to be placed upon the warranty deed conveying the Property, state surtax and documentary stamps as required by law. SELLER shall further pay all tangible personal property taxes and the cost of recording any corrective instruments which BUYER deems necessary to assure good and marketable title. BUYER shall pay for the cost of recording the warranty deed.

### **CONTRACT EFFECTIVE**

This contract or any modification, amendment, or alteration thereto, shall not be effective or binding upon any of the parties hereto until it is approved by the CRA Commissioners and executed by the CRA's Chairman and Secretary.

### **EXISTING MORTGAGES AND LEASES**

#### **Mortgages:**

SELLER shall obtain and furnish at Seller's expense, not less than fifteen (15) days prior to closing, a statement or letter of estoppel from the holder of any mortgage, lien or encumbrance affecting the title to the property herein to be conveyed, setting forth the amount of principal, interest and/or penalties necessary to be paid to discharge such mortgage, lien or encumbrance in full.

**Leases:**

SELLER shall, on or before fifteen (15) days prior to closing, furnish to BUYER copies of all written leases and estoppel letters from each tenant specifying the nature and duration of said tenant's occupancy, rental rate, advance rents or security deposits paid by tenant. In the event SELLER is unable to obtain said estoppel letters from tenants, the same information may be furnished by SELLER to BUYER in the form of a seller's affidavit.

**PERSONS BOUND**

The benefits and obligations of the covenants herein shall inure to and bind the respective heirs, personal representatives, successors and assigns (where assignment is permitted) of the parties hereto. Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall include all genders.

**TIME OF THE ESSENCE**

It is hereby understood and agreed between the parties that time is of the essence throughout this contract.

**MECHANICS' LIENS**

SELLER hereby represents and warrants to BUYER that as of the effective date of this contract, there are no claims or potential claims for mechanic's liens, either statutory or at common law, and that neither SELLER nor SELLER's agent has caused to be made on the Property within ninety (90) days immediately preceding the effective date of this contract, any improvement which could give rise to any mechanic's lien. SELLER shall furnish to BUYER at time of closing an affidavit in the form approved by the Seller Attorney.

If any improvements have been made to the Property within ninety (90) days prior to the date of closing, SELLER shall deliver releases or waivers of all mechanic's liens, executed by general contractors, subcontractors, suppliers or materialmen, in addition to SELLER's mechanic's lien affidavit, setting forth the names of all such general contractors, subcontractors, suppliers and materialmen, and further reciting that, in fact, all bills for work to the Property which could serve as the basis for a mechanic's lien, have been paid.

**BROKER'S COMMISSION**

SELLER hereby represents and warrants that it has dealt with no broker, and SELLER agrees to hold BUYER harmless from any claim or demand for commissions made by or on behalf of any broker or agent in connection with this purchase and sale.

**MODIFICATION**

This contract supersedes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein; and the parties agree that there are no

commitments, agreements or understandings concerning the subject matter of this contract that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

### **EXAMINATION AND APPROVAL OF TITLE**

SELLER does not warrant to BUYER that SELLER owns fee simple marketable title to the Property. It is understood and agreed that the SELLER is not obligated by the terms of this contract to provide BUYER with any evidence of title; however, BUYER reserves the right to secure such evidence of title as is satisfactory to BUYER, at the expense of the BUYER, and to cause an examination of such evidence of title to be performed prior to closing. It is understood and agreed that should such evidence of title or its examination reveal defects or deficiencies in the title to the Property which would render title to the Property unacceptable to BUYER, then in such event BUYER shall notify SELLER of such defects or deficiencies, and SELLER shall have the option of curing same, and closing of this transaction shall be postponed a reasonable time until such deficiencies or defects are cured. In the event SELLER elects not to attempt to cure such title defects or deficiencies, then in such event BUYER shall have the option of either accepting title as it then is and paying the purchase price therefor, or in the alternative, BUYER shall have the option of declaring this contract cancelled, in which case, each party shall be relieved of any further obligations hereunder.

### **ENVIRONMENTAL MATTERS**

SELLER represents that SELLER has no underground storage containers or buried barrels or drums of any kind in or on the Property and does not and has not conducted hazardous or toxic substances activity. BUYER, at BUYER's expense, may have a Phase I Environmental Property Assessment upon the Property and any improvements upon the Property by a Florida licensed professional engineer. SELLER acknowledges and agrees that said environmental assessment may include the clearing of trees and underbrush, the moving of stored materials and/or tests borings. Should the said environmental assessment disclose facts which the BUYER, in his sole discretion, finds to be objectionable, same shall constitute a defect upon notice to the SELLER by BUYER of his objection. SELLER shall have the option of curing same to the satisfaction of BUYER, and closing of this transaction shall be postponed until such deficiencies or defects are cured, but not longer than one hundred twenty (120) days from date of notice unless the BUYER agrees otherwise. In the event SELLER elects not to attempt to cure such defects or deficiencies, then in such event BUYER shall have the option of either accepting title as it then is and paying the purchase price therefor, or in the alternative, BUYER shall have the option of declaring this contract canceled, in which case, each party shall be relieved of any further obligations hereunder.

### **EXECUTION**

This document, consisting of seven (7) pages, shall be executed in at least three counterparts, each of which shall be deemed an original.

**"SELLER":**

WITNESSES:

POMPANO BEACH COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_

BY: \_\_\_\_\_  
LAMAR FISHER, CHAIRMAN

\_\_\_\_\_

ATTEST: \_\_\_\_\_  
MARGARET GALLAGHER, SECRETARY

DATED: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by LAMAR FISHER, as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by MARGARET GALLAGHER as Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number

**"BUYER":**

WITNESSES:

*Denise Peterson*  
signature

DENISE R PETERSON  
name printed, typed or stamped

*William D. Hegher*  
signature

William D. Hegher  
name printed, typed or stamped

BY: *Nancy L. Robin*  
Nancy L. Robin, CEO & Executive Director  
Habitat for Humanity of Broward, Inc.

DATED: 10/10/2016

**PREPARED BY:**  
Nguyen Tran  
Pompano Beach CRA  
100 W. Atlantic Blvd., Room 276  
Pompano Beach, FL 33060

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, made this \_\_\_\_ day of \_\_\_\_\_, 2016, between the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 (hereinafter called the "Grantor"), and HABITAT FOR HUMANITY OF BROWARD, INC., a Florida not for profit corporation, whose address is 3564 North Ocean Boulevard, Fort Lauderdale, FL 33308 (hereinafter called the "Grantee").

W I T N E S S E T H

That Grantor, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, all that certain land situate, lying and being in the County of Broward, State of Florida, to wit:

THE EAST 13.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
THE EAST ONE-HALF (E ½) OF THE SOUTH ONE-HALF (S ½) OF THE NORTH TWO-FIFTHS (N2/5) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE NORTH 25 FEET AND ALSO LESS THE EAST 132 FEET THEREOF AND ALSO LESS THE PLAT OF HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 4, AS RECORDED IN PLAT BOOK 175, AT PAGE 113, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO KNOWN AS A PORTION OF TRACT 12, COLLIER CITY (UNRECORDED).

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SUBJECT TO: (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (b) Restrictions appearing on the plat or otherwise common to the subdivision; (c) Public utility easements of record (without serving to impose same); (d) the restriction that the property shall be improved and used for access and parking purposes. If the property is not improved for access and parking purposes within two years from the property closing date, and if the property is not used for access and parking purposes after

the completion of the improvements, the title and right of possession to the subject property shall immediately revert and revest in and to the Grantor, its successors or assigns. For purposes of the restriction in (d), the Grantor shall give written notice to the Grantee of non-compliance and if the non-compliance is not cured within 30 days from the date of the notice, then Grantor shall file a Notice of Reverter in the public records of Broward County, Florida indicating that the property has reverted in the Grantor and this Quit Claim Deed shall have no further force and effect.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said Grantor, either in law or equity, to the only proper use, benefit and behoof of said Grantee.

AND the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor.

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

**GRANTOR:**

Signed, Sealed and Witnessed  
In the Presence of:

**POMPANO BEACH COMMUNITY  
REDEVELOPMENT AGENCY**

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

By: \_\_\_\_\_  
Lamar Fisher, Chairman

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

ATTEST:  
\_\_\_\_\_  
Margaret Gallagher, Secretary

**EXECUTIVE DIRECTOR:**

Redevelopment Management Associates, LLC  
a Florida limited liability company

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

By: MetroStrategies, Inc., a Florida corporation  
a managing member  
By: \_\_\_\_\_  
Kim Briesemeister, President

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by LAMAR FISHER as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by MARGARET GALLAGHER, Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Kim Briesemeister, President of MetroStrategies, Inc., as Managing Member of Redevelopment Management Associates, LLC on behalf of the limited liability company. She is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

NOTARY'S SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number



PROPOSAL

Received  
Pompano Beach CRA

2016 AUG -3 PM 4:38

August 3, 2016

Nguyen Tran  
Northwest CRA Director  
100 W. Atlantic Blvd., Room 276  
Pompano Beach, Florida 33060

RE: Folio # 4842 33 05 3870

Dear Mr. Tran.

Please accept this unsolicited request to purchase and develop a portion of a vacant lot currently owned by the Pompano Beach CRA in the NW section of the redevelopment area. Habitat for Humanity of Broward has a home owner qualified that will occupy this affordable housing unit as soon as completed. This is a formal offer to purchase the western portion 13' feet of this parcel in order to satisfy the 50' requirement of the current zoning RS-4. Habitat Broward shall pay all surveying and legal cost associated with the purchase and closing and supply the CRA with their new legal description at no cost once purchase is completed.

Habitat for Humanity would like to purchase ( Exhibit 1) the most western 13' x 100' or approximately 1,300 sf abutting a Habitat owned lot the east. The purchase price shall be Thirteen Hundred Dollars (\$1,300.00) and closing immediately after CRA board approval.

Legal Description: 33-48-42 ELY 120 OF THE FOLLOWING: E1/2 OF S1/2 OF N2/5 OF SE1/4 OF SE1/4 OF SW1/4 SEC 33 LESS N 25 & E 25 FOR ST AKA: TR 12 CC-ELY 120 (Exhibit 2 BCPA)

This family would be another Habitat addition to Pompano Beach and would be a tax paying citizen. The target construction/price proposed is \$139,221.00 and will consist of:

- o 3 bedrooms & 2 baths
- o Cement Block Construction
- o Hurricane Impact Resistant Windows
- o Approximately 1200 plus square feet
- o Stucco Over Hang and Exterior Ceilings
- o Built to LEED Standards

Exhibit 3, 4 & 5 show the elevation, floor plan along with detailed cost for construction.

Mr. Tran, Habitat is very excited about this opportunity to once again to provide another affordable housing unit and it is our sincere hope that after reviewing the offer it is acceptable. Please inform us on how to proceed accordingly to make another dream come true.

Thank you very much for your consideration, we look forward to hearing from you soon.

Respectfully

A handwritten signature in blue ink, appearing to read "Nancy Robin".

Nancy Robin, CEO

Habitat for Humanity of Broward, Inc.  
3564 North Ocean Boulevard, Fort Lauderdale, Florida 33308  
Phone: 954-396-3030 • Fax: 954-396-3050

Habitat ReStore of Broward  
505 West Broward Boulevard, Fort Lauderdale, Florida 33312  
Phone: 954-763-7771 • Fax: 954-763-7767

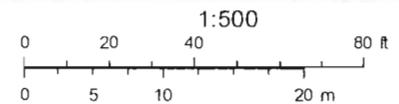
[www.habitatbroward.org](http://www.habitatbroward.org)

Property Id: 484233053870



August 3, 2016

# EXHIBIT 1





## EXHIBIT 2

|                                      |   |                |                 |
|--------------------------------------|---|----------------|-----------------|
| <b>Site Address</b>                  | NW 27 AVENUE, POMPANO BEACH   | <b>ID #</b>    | 4842 33 05 3870 |
| <b>Property Owner</b>                | POMPANO BEACH COMMUNITY<br>REDEVELOPMENT AGENCY   | <b>Millage</b> | 1512            |
| <b>Mailing Address</b>               | 100 W ATLANTIC BLVD POMPANO BEACH FL 33060  | <b>Use</b>     | 80              |
| <b>Abbreviated Legal Description</b> | 33-48-42 ELY 120 OF THE FOLLOWING: E1/2 OF S1/2 OF N2/5 OF SE1/4 OF SE1/4 OF SW1/4 SEC 33 LESS N 25 & E 25 FOR ST AKA: TR 12 CC-ELY 120 |                |                 |

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)**.

| <b>Property Assessment Values</b>   |          |          |                     |                      |     |
|---|----------|----------|---------------------|----------------------|-----|
| <a href="#">Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.</a> |          |          |                     |                      |     |
| Year  | Land     | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2016  | \$61,770 |          | \$61,770            | \$61,770             |     |
| 2015  | \$61,770 |          | \$61,770            | \$61,770             |     |
| 2014  | \$61,770 |          | \$61,770            | \$61,770             |     |

| <b>2016 Exemptions and Taxable Values by Taxing Authority</b> |          |              |           |             |
|---|----------|--------------|-----------|-------------|
|   | County   | School Board | Municipal | Independent |
| <b>Just Value</b>   | \$61,770 | \$61,770     | \$61,770  | \$61,770    |
| <b>Portability</b>  | 0        | 0            | 0         | 0           |
| <b>Assessed/SOH</b>   | \$61,770 | \$61,770     | \$61,770  | \$61,770    |
| <b>Homestead</b>  | 0        | 0            | 0         | 0           |
| <b>Add. Homestead</b>   | 0        | 0            | 0         | 0           |
| <b>Wid/Vet/Dis</b>  | 0        | 0            | 0         | 0           |
| <b>Senior</b>   | 0        | 0            | 0         | 0           |
| <b>Exempt Type</b> 15   | \$61,770 | \$61,770     | \$61,770  | \$61,770    |
| <b>Taxable</b>  | 0        | 0            | 0         | 0           |

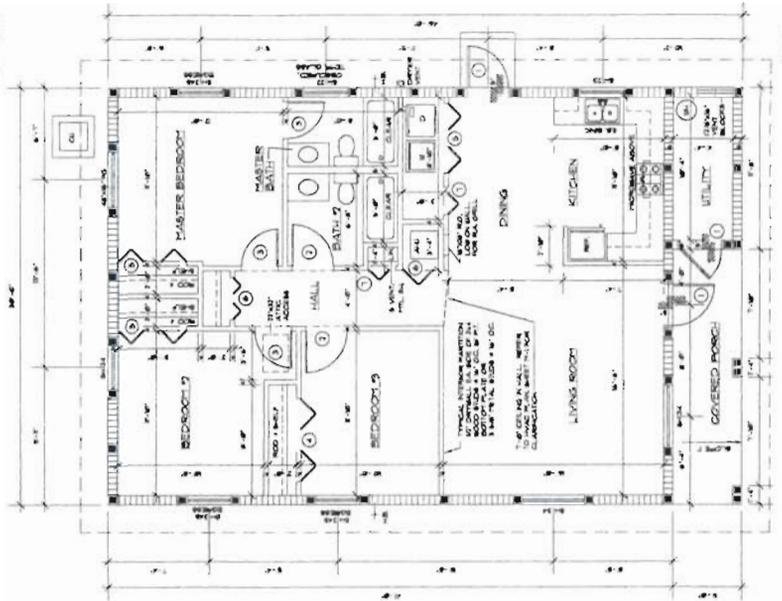
| <b>Sales History</b> |       |          |                  | <b>Land Calculations</b> |        |      |
|----------------------|-------|----------|------------------|--------------------------|--------|------|
| Date                 | Type  | Price    | Book/Page or CIN | Price                    | Factor | Type |
| 8/27/2009            | QC*-T | \$100    | 46500 / 1586     | \$5.00                   | 12,353 | SF   |
| 1/28/2004            | TD    | \$25,800 | 36866 / 69       |                          |        |      |
| 2/2/1996             | TXD   | \$21,500 | 24459 / 791      |                          |        |      |
| 8/1/1986             | WD    | \$22,500 | 13637 / 527      |                          |        |      |
| 1/1/1965             | WD    | \$1,100  |                  |                          |        |      |
|                      |       |          |                  | <b>Adj. Bldg. S.F.</b>   |        |      |

\* Denotes Multi-Parcel Sale (See Deed)

| <b>Special Assessments</b> |      |       |       |      |      |       |       |      |
|----------------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                       | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 15                         |      |       | 3B    |      |      |       |       |      |
| L                          |      |       | 3B    |      |      |       |       |      |
| 1                          |      |       |       |      |      |       |       |      |



FTL-107



**FLOOR PLAN** OCCUPANCY TO RESIDENTIAL  
SCALE: 1/8" = 1'-0"

**NOTES**

1. ALL EXTERIOR DOORS & WINDOWS TO BE FINISH READY.
2. ALL WINDOW SIZES TO BE FINISH SIZES.
3. WINDOW NUMBERING SYSTEM TO BE FINISH ROOM NUMBERING SYSTEM (ON SOUL).
4. WINDOW COORDINATE SLIGHTLY TO THE RIGHT.
5. WINDOW SIZES SHALL BE FINISHED SIZES.
6. WINDOW COORDINATE SHALL BE FINISHED SIZES.
7. CONTRACTOR SHALL VERIFY ALL OPENING SIZES WITH MANUFACTURER PRIOR TO CONSTRUCTION.

**EXHIBIT 4**

**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE AND ALL OTHER LOCAL CODES.
2. ALL WORK SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. ALL WORK SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
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10. ALL WORK SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

**ROOM FINISHES**

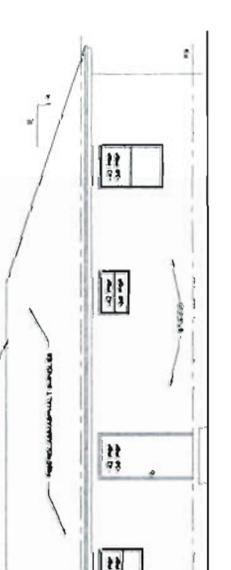
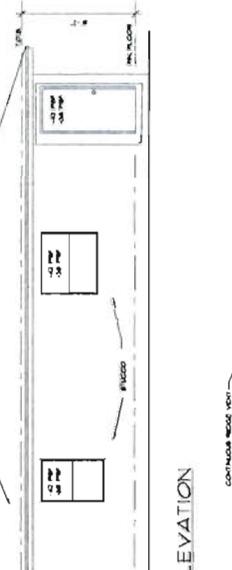
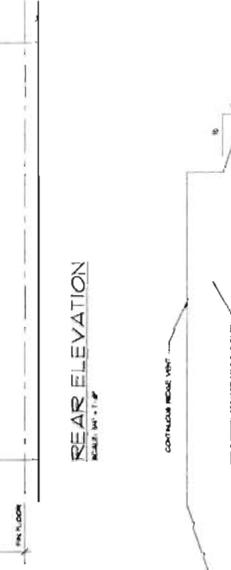
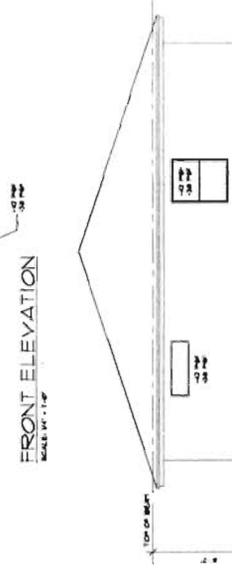
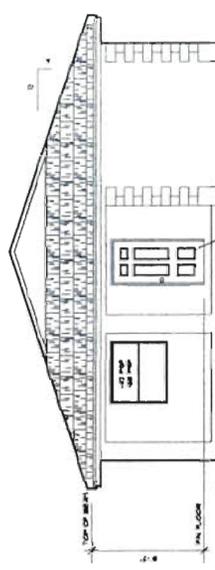
| ROOM          | FLOOR | BASE | WALLS   | CEILING | REMARKS |
|---------------|-------|------|---------|---------|---------|
| LIVING ROOM   | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |
| KITCHEN       | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |
| DINING        | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |
| BEDROOM 1     | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |
| BEDROOM 2     | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |
| BEDROOM 3     | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |
| BATH          | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |
| HALL          | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |
| COVERED PORCH | WOOD  | WOOD | CENTRAL | CENTRAL |         |
|               | WOOD  | WOOD | CENTRAL | CENTRAL |         |

**DOOR SCHEDULE**

| NO. | SIZE          | DESCRIPTION | REMARKS  |
|-----|---------------|-------------|----------|
| 1   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 2   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 3   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 4   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 5   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 6   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 7   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 8   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 9   | 3'-0" x 7'-0" | WOOD        | INTERIOR |
| 10  | 3'-0" x 7'-0" | WOOD        | INTERIOR |

**DOOR NOTES**

1. ALL DOORS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
2. ALL DOORS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. ALL DOORS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
4. ALL DOORS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
5. ALL DOORS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.



**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE AND ALL OTHER LOCAL CODES.
2. ALL WORK SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. ALL WORK SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
4. ALL WORK SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
5. ALL WORK SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

**Exhibit 5**

Date: 7/28/2016

**Proposed Budget for Habitat Build Pompano Beach**

| Account # |                                   | Costs        |               |
|-----------|-----------------------------------|--------------|---------------|
|           | <b>Pre-construction</b>           |              |               |
| 140       | Soil borings                      | 650          |               |
| 160       | Survey (All Construction)         | 3,000        |               |
| 163       | Architectural Permit Sets         | 3,500        |               |
| 165       | Copies/Prints                     | <u>50</u>    |               |
|           |                                   |              | 7,200         |
|           | <b>Site preparation</b>           |              |               |
| 202       | Tree removal                      | 2,500        |               |
| 225       | Engineering Inspections           | 350          |               |
| 233       | Permit                            | 6,500        |               |
| 230       | Impact Fees                       | 8400         |               |
| 235       | Inspection & Reinspection         | 90           |               |
| 251       | Water & Waste Wa Meter Fee        | 2,600        |               |
| 280       | Site Signage                      | 150          |               |
| 290       | Fill                              | <u>2,700</u> |               |
|           |                                   |              | 23,290        |
|           | <b>SUB TOTAL PRE-CONSTRUCTION</b> |              | <b>30,490</b> |
|           | <b>Foundation/Slab</b>            |              |               |
| 310       | Soil Density Tests                | 150          |               |
| 314       | Excavating (Clearing) & Grading   | 1,500        |               |
| 316       | Termite Treatment/Spray           | 150          |               |
| 320       | Slab/Footer Form Boards           | 150          |               |
| 322       | Slab/Footer (mono ftg), Material  | 1,300        |               |
| 323       | Slab Finishing, Labor             | 2,750        |               |
| 324       | Concrete, Material                | 3,600        |               |
| 326       | Concrete Pump Slab, Labor         | <u>450</u>   |               |
|           |                                   |              | 10,050        |
|           | <b>Exterior Walls</b>             |              |               |
| 331       | Block                             | 2,750        |               |
| 332       | Sand                              | 150          |               |
| 333       | Bag goods                         | 150          |               |
| 334       | Dur-o-wall Reinforcing & C.C.     | 170          |               |
| 335       | Precast Lintels & Sills           | 700          |               |
| 336       | Block Mason/Sub, Labor            | 3,000        |               |
| 337       | Conc. pump labor for tie beam     | 450          |               |
| 338       | Grout                             | 750          |               |
| 339       | Tie Beam Rebar/Plywood, Mater     | <u>750</u>   |               |
|           |                                   |              | 8,870         |
|           | <b>Roof</b>                       |              |               |
| 341       | Truss Straps                      | 250          |               |
| 342       | Trusses                           | 2,350        |               |
| 344       | Roof Framing, Material            | 450          |               |
| 345       | Roof Sheathing, Material          | 1,500        |               |
| 346       | Dry-In Package, Material          | 450          |               |
| 347       | Shingles & Nails, Material        | 2,500        |               |
| 348       | Dry-In & Shingle, Labor           | 0            |               |
| 349       | Truss Framing/Sheathing, Labor    | 1,000        |               |
|           |                                   |              | 8,500         |

|     |                                    |       |        |  |  |
|-----|------------------------------------|-------|--------|--|--|
|     | <b>Interior Framing</b>            |       |        |  |  |
| 351 | Interior framing, Material         | 1,500 |        |  |  |
| 352 | Interior framing, Labor            | 1,250 |        |  |  |
|     |                                    |       | 2,750  |  |  |
|     | <b>Doors/Windows</b>               |       |        |  |  |
| 361 | Exterior Doors, Material           | 450   |        |  |  |
| 362 | Exterior Door Hardware             | 180   |        |  |  |
| 363 | Exterior Doors, Labor              | 0     |        |  |  |
| 365 | Windows, Material                  | 2,750 |        |  |  |
| 366 | Window Installation, Labor         | 0     |        |  |  |
| 367 | Glass / Parts (breakage)           |       |        |  |  |
| 368 | Glass Block, Material              |       |        |  |  |
| 369 | Glass Block, Labor                 |       |        |  |  |
| 371 | Door/Window Tapcons                | 100   |        |  |  |
|     |                                    |       | 3,480  |  |  |
|     | <b>Exterior Finishes</b>           |       |        |  |  |
| 410 | Stucco Bag Goods                   | 250   |        |  |  |
| 411 | Sand                               | 150   |        |  |  |
| 412 | Wire Lath & Vents, Mat'l. & Labo   | 300   |        |  |  |
| 413 | Stucco House, Labor                | 4,000 |        |  |  |
| 414 | Stucco Accents, Labor              | 900   |        |  |  |
| 420 | Exterior Paint, Material           | 250   |        |  |  |
| 421 | Exterior Trim Paint, Material      | 100   |        |  |  |
| 422 | Paint Tools (rollers & brushes)    | 150   |        |  |  |
| 425 | Painting Exterior, Labor           | 0     |        |  |  |
| 430 | Hurricane Shutters                 |       |        |  |  |
| 440 | Handrails                          | 0     |        |  |  |
| 450 | Gable End Vents                    | 0     |        |  |  |
|     |                                    |       | 6,100  |  |  |
|     | <b>Interior Finishes</b>           |       |        |  |  |
| 501 | Wall Insulation, Material          | 250   |        |  |  |
| 502 | Ceiling Insulation, Labor & Mat'l. | 675   |        |  |  |
| 503 | Wall insulation, Labor             | 0     |        |  |  |
| 510 | Drywall, Material                  | 1,500 |        |  |  |
| 511 | Drywall, Labor                     | 3,100 |        |  |  |
| 519 | Closet Doors, Material             | 500   |        |  |  |
| 520 | Interior Doors, Material           | 350   |        |  |  |
| 521 | Interior Doors, Hardware (locks)   | 150   |        |  |  |
| 524 | Interior Doors/Trim, Labor         |       |        |  |  |
| 525 | Mouldings/Baseboards               | 400   |        |  |  |
| 526 | Marble Sills                       | 150   |        |  |  |
| 530 | Cabinets/Vanities, Labor & Mate    | 3,000 |        |  |  |
| 540 | Interior Paint/Caulk, Material     | 250   |        |  |  |
| 545 | Interior Painting, Labor           | 0     |        |  |  |
| 550 | Bath tile, Material                | 500   |        |  |  |
| 551 | Bath tile, Labor                   | 750   |        |  |  |
| 552 | Floor tile, Material               | 1,560 |        |  |  |
| 553 | Floor tile, Labor                  | 3,120 |        |  |  |
| 560 | Carpeting, Labor & Material        | 1,100 |        |  |  |
| 570 | Closet Shelving, Material          | 250   |        |  |  |
| 571 | Closet Shelving, Labor             | 0     |        |  |  |
| 572 | Medicine Cabinets                  | 50    |        |  |  |
| 573 | Misc. Bath & Kitchen Hardware      | 100   |        |  |  |
| 575 | Window Blinds                      | 100   |        |  |  |
|     |                                    |       | 17,855 |  |  |

|     |                             |       |                |                 |
|-----|-----------------------------|-------|----------------|-----------------|
|     | <b>Mechanical Systems</b>   |       |                |                 |
| 609 | Temporary Power Pole        | 275   |                |                 |
| 610 | Electrical Ground           |       |                |                 |
| 611 | Electrical Rough            | 3,000 |                |                 |
| 612 | Electrical Trim Out         | 1,800 |                |                 |
| 615 | Electrical Fixtures         | 250   |                |                 |
| 616 | Ceiling Fans                | 250   |                |                 |
| 619 | Plumbing, Ground Rough      | 4,000 |                |                 |
| 620 | Plumbing, Top Out           | 2,500 |                |                 |
| 621 | Plumbing, Trim Out          | 1,700 |                |                 |
| 622 | Plumbing Fixtures           | 0     |                |                 |
| 630 | AC, Ground                  | 0     |                |                 |
| 631 | AC, Rough (Duct Work)       | 1,800 |                |                 |
| 632 | AC, Trim & Start Up         | 1,800 |                |                 |
| 640 | Appliances                  |       |                |                 |
| 642 | Range Hood/Microwave        | 175   |                |                 |
|     |                             |       | 17,550         |                 |
|     | <b>Site Improvements</b>    |       |                |                 |
| 721 | Irrigation System           | 2,150 |                |                 |
| 731 | Final Grading               | 500   |                |                 |
| 741 | Driveway/Sidewalk Concrete  | 1,500 |                |                 |
| 742 | Driveway/Sidewalk, Labor    | 1,200 |                |                 |
| 743 | Driveway Pump               |       |                |                 |
| 750 | Trees                       | 1,500 |                |                 |
| 751 | Shrubs & Groundcover        | 350   |                |                 |
| 752 | Sod                         | 2,500 |                |                 |
| 753 | Misc. Landscape Material    | 200   |                |                 |
| 754 | Mailbox & Numbers           | 150   |                |                 |
| 757 | Hoses                       | 54    |                |                 |
| 758 | Landscaping Labor           | 0     |                |                 |
| 759 | Sod Labor                   | 0     |                |                 |
|     |                             |       | 10,104         |                 |
|     | <b><u>SUB-TOTAL:</u></b>    |       | <b>115,749</b> |                 |
|     |                             |       |                |                 |
|     | <b>TOTAL HARD COSTS</b>     |       |                | <b>\$85,259</b> |
|     |                             |       |                | <b>\$69 s/f</b> |
|     | <b>Overhead</b>             |       |                |                 |
| 803 | Temporary Electric          | 250   |                |                 |
| 804 | Temporary Water             | 1,000 |                |                 |
| 805 | Communications (Phones)     | 250   |                |                 |
| 806 | Porta John                  | 1,000 |                |                 |
| 807 | Volunteer Support           | 1,000 |                |                 |
| 808 | On Site Containers & Towing | 500   |                |                 |
| 809 | Site Security               | 0     |                |                 |
| 810 | Site Supervision            | 4,500 |                |                 |
| 820 | Trash Removal               | 1,500 |                |                 |
| 821 | Clean Up                    | 500   |                |                 |
| 839 | Tool Rental                 | 250   |                |                 |
| 840 | Tools, Supplies             | 450   |                |                 |
| 841 | Theft, Breakage             | 250   |                |                 |
| 842 | Tool Repairs                | 200   |                |                 |
| 845 | Truck Expense/Maintenance   | 218   |                |                 |
| 857 | Warehouse Rent              | 473   |                |                 |
| 850 | Insurance, Builders Risk    | 631   |                |                 |
|     |                             |       | <b>12,972</b>  |                 |
|     | <b><u>SUB-TOTAL:</u></b>    |       | <b>128,721</b> |                 |



**CORPORATE RESOLUTION**

I, **Bill Feinberg**, as duly elected Chairman of the Board of Habitat for Humanity of Broward, Inc., a not-for-profit Florida corporation, do hereby certify that the following is a true and correct copy of the Resolution adopted by the Directors of the Corporation at the meeting of the Directors on April 26, 2016.

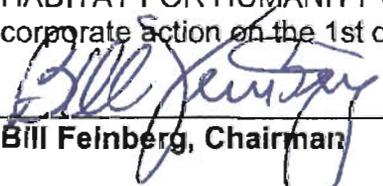
By unanimous consent of the Directors, which represented a quorum of the Board, the following Resolution was duly adopted, and the same has not in any way been modified or rescinded, but is in full force and effect; and the said Directors of the Corporation have duly ratified and affirmed in the form hereinafter set forth:

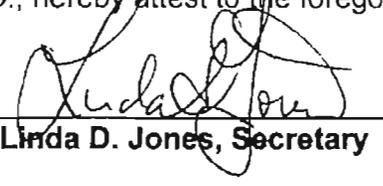
That, **CEO & Executive Director Nancy L. Robin**, be empowered to sign on behalf of Habitat for Humanity of Broward, Inc. the following items:

All Checks, Contracts, Development Agreements, Easements, Grants, monthly invoices and real estate closing documents, except where the Board Officer's specifically authorized signature is required; and

That the following Board Members are duly authorized officers of Habitat for Humanity of Broward, Inc.: **Bill Feinberg, Chairman; Robert Taylor, 1st Vice Chair; Stephen Palmer, Treasurer; and Linda D. Jones, Secretary.**

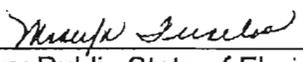
IN WITNESS WHEREOF, the undersigned, as Chairman and Secretary of HABITAT FOR HUMANITY OF BROWARD, INC., hereby attest to the foregoing corporate action on the 1st day of June, 2016.

  
\_\_\_\_\_  
**Bill Feinberg, Chairman**

  
\_\_\_\_\_  
**Linda D. Jones, Secretary**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of June, 2016, by **Bill Feinberg**, Chairman of the Board of the Board for Habitat for Humanity of Broward, Inc. ~~who is personally known to me~~ or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public State of Florida  
Print Name: MIREYA FURELOS  
Commission No.: FF 943295  
Commission Expires: 4/8/2020





## Detail by Entity Name

### Florida Not For Profit Corporation

HABITAT FOR HUMANITY OF BROWARD, INC.

### Filing Information

|                      |                     |
|----------------------|---------------------|
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### Principal Address

3564 N. OCEAN BLVD.  
FORT LAUDERDALE, FL 33308

Changed: 03/31/2002

### Mailing Address

3564 N. OCEAN BLVD.  
FORT LAUDERDALE, FL 33308

Changed: 03/31/2002

### Registered Agent Name & Address

Robin, Nancy L  
3564 N. OCEAN BLVD.  
FORT LAUDERDALE, FL 33308

Name Changed: 07/07/2016

Address Changed: 03/31/2002

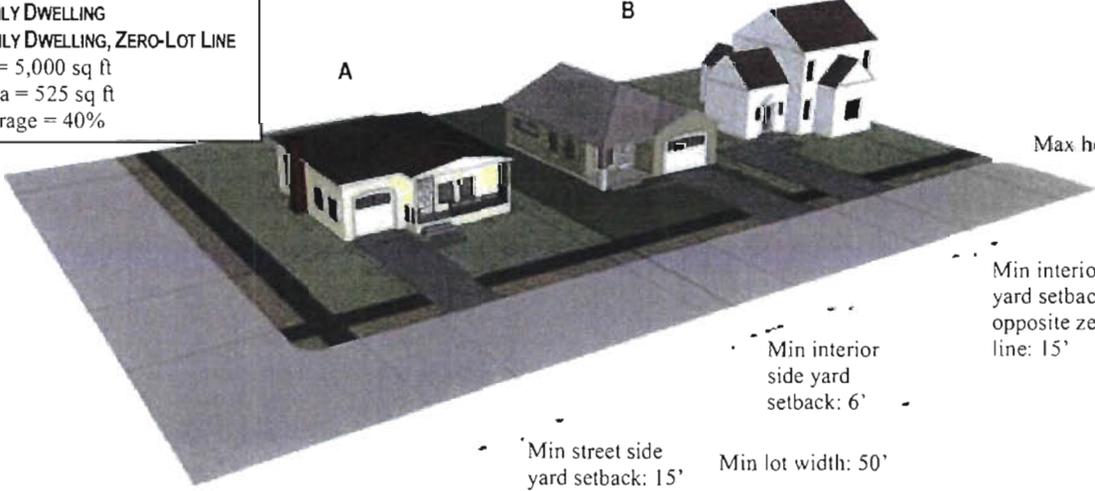
### Officer/Director Detail

#### **Name & Address**

Title COB

FEINBERG, BILL  
616 W. OAKLAND PARK BLVD.  
WILTON MANORS, FL 33311

**155.3205. SINGLE-FAMILY RESIDENCE 4 (RS-4)**

|  |  |   |
|--|--|---|
| <b>A. PURPOSE</b>  |  | <b>TYPICAL BUILDING TYPE</b>  |
| The Single-Family Residence 4 (RS-4) district is established and intended to accommodate primarily single-family dwellings at moderate densities on lots greater than 5,000 square feet in area. The district also accommodates accessory dwelling units and zero-lot-line development, as well as limited nonresidential uses usually found in urban single-family neighborhoods, generally as Special Exceptions.  |  |  |
| <b>B. USE STANDARDS</b>  |  |   |
| See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.  |  |   |
| <b>C. INTENSITY AND DIMENSIONAL STANDARDS<sup>1</sup></b>  |  | <b>TYPICAL LOT PATTERN</b>  |
| Lot area, minimum (sq ft)  | 5,000  |  |
| Lot width, minimum (ft)  | 50   |   |
| Density, maximum (du/ac)   | See Comprehensive Plan <sup>2</sup>  |   |
| Floor area per dwelling unit, minimum (sq ft)  | 675  |   |
| Lot coverage, maximum (% of lot area)  | 40   |   |
| Pervious area, minimum (% of lot area)   | 30   |   |
| Height, maximum (ft)   | 35   |   |
| Front yard setback, minimum (ft)   | 25   |   |
| Street side yard setback, minimum (ft)   | 15   |   |
| Setback from a waterway or canal, minimum (ft)   | 25   |   |
| Interior side yard setback, minimum (ft)   | 6 <sup>3</sup>   |   |
| Rear yard setback, minimum (ft)  | 15   |   |
| Required Front Yard. Pervious Area, minimum (% of Required Front Yard)   | 50   |   |
| Dimensional Standards for Accessory Structures   |  | See Accessory Use-Specific standards in Article 4: Part 3.                          |
| NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]<br>1. See measurement rules and allowed exceptions/variations in Article 9:Part 4<br>2. On land classified Residential by the Land Use Plan, maximum gross residential density may not exceed that established for the particular land use classification.<br>3. For developments with zero-lot-line single family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line. |  |   |
| <b>TYPICAL DEVELOPMENT CONFIGURATION</b>   |  |   |
| <b>A SINGLE-FAMILY DWELLING</b><br><b>B. SINGLE-FAMILY DWELLING, ZERO-LOT LINE</b><br>Min lot area = 5,000 sq ft<br>Min floor area = 525 sq ft<br>Max lot coverage = 40%   |  |   |
| Min rear yard setback: 15'<br><br>Min front yard setback: 25'  | Min street side yard setback: 15'<br><br>Min interior side yard setback: 6'          | Max height: 35'<br><br>Min interior side yard setback opposite zero-lot-line: 15'   |
| Min lot width: 50'   |  |   |