CITY OF FORT LAUDERDALE CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)

REGULAR MEETING

WEDNESDAY – August 3, 2022 3:30 P.M.

CITY HALL – 8TH FLOOR CONFERENCE ROOM 100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33301

1. Call to Order/ The Pledge of Allegiance	Ray Thrower	CCRAB Chair
2. Roll Call	Jamie Opperlee	Recording Secretary Prototype
3. Introduction of Board Members and Staff	Ray Thrower	CCRAB Chair
4. Approval of Minutes● July 6, 2022	Ray Thrower	CCRAB Chair
5. Surplus Lots Discussion – 12XXX NE 5 th Avenue	Clarence Woods	CRA Manager
6. NE 4 th Avenue Box Wrap Preferences Discussion and Selection	Cija Omengebar	CRA Planner
7. Rezoning Project Refresh Discussion	Mark Alvarez	Project Director Corradino Group
8. Communication to City Commission	Ray Thrower	CCRAB Chair
 9. Old and New Business August 24, 2022 Special Meeting Reminder September Agenda Items Recommendation 	Cija Omengebar	CRA Planner
10. Adjourn	Ray Thrower	CCRAB Chair

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY - September 7, 2022

<u>Purpose:</u> To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

<u>Note</u>: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting. Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

<u>Note</u>: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

1.	Call to Order / The Pledge of Allegiance	Ray Thrower CCRAB Chair

THE PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible,

with liberty and justice for all."

3.	Introduction of Board Members and Staff	Ray Thrower CCRAB Chair

- 4. Approval of Minutes
 - July 6, 2022 Regular Meeting

Ray Thrower CCRAB Chair



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REGULAR MEETING MINUTES CITY OF FORT LAUDERDALE CENTRAL CITY REDEVELOPMENT ADVISORY BOARD WEDNESDAY, JULY 6, 2022 – 3:30 PM CITY HALL - 8th FLOOR CONFERENCE ROOM FORT LAUDERDALE, FL 33301

		Cumulative September 202	
Board Members	Present/Absent	Present	Absent
Ray Thrower, Chair	P	9	1
Justin Greenbaum	Р	. 3	1
Jason Hoffman	P	3	0
Shane Jordan	P	8	2
Christina Robinson	Р	7	2
Dennis Ulmer, Vice Chair	P	10	0

At this time, there are 6 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

Cija Omengebar, CRA Planner/Liaison Clarence Woods, CRA Manager Judy Erickson, Transportation Planner II Jamie Opperlee, Prototype Inc. Recording Secretary

Others:

Moshe Yehoshoua
Ed Catalano, Treasurer of South Middle River Civic Association [SMRCA]
Will Cuddy, Secretary of SMRCA
Lynn Morgan, President of the Civic Association of South Middle River

Communication to the City Commission:

None

Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:35 p.m. and Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Minutes

Regular Meeting June 1, 2022

Motion by Mr. Jordan, seconded by Mr. Hoffman to approve the minutes of the June 1, 2022 meeting. Motion passed unanimously.

V. Presentation, Discussion, and Recommendation NE 4th Avenue Utility Box Wrap Presentation

Judy Erickson, Transportation Planner II

Ms. Erickson provided a presentation, a copy of which is attached to these minutes for the public record.

Mr. Yehoshua asked if it would be possible to allow artists to create some design solutions that contrasted with nature instead of reflecting it. Ms. Erickson agreed to take this idea back to the team but said this could involve an RFP. Mr. Yehoshua said there was great original work available on stock art sites and he volunteered to make selections from there. Mr. Greenbaum agreed with departing from the usual nature designs and suggested using a historic photo of the Northside Elementary School. Mr. Ulmer preferred the wave design because it integrated with the existing banner design and would be cohesive in the district. Mr. Hoffman liked Mr. Yehoshua's idea. Ms. Robinson liked the option of choosing work from a Florida artist from Shutterstock.

Mr. Yehoshoua wanted the City to move into more contemporary, intellectual, elevated designs. Mr. Jordan said the cohesion would be that the art was created by local artists. Mr. Yehoshua agreed to select some designs and forward them to Ms. Omengebar.

Mr. Ulmer wanted to concentrate on the purpose of the wraps: to create a district. Ms. Erickson said the purpose was to enhance community character and create a visual pedestrian experience.

Lynn Morgan did not like the patterns Ms. Erickson presented. She noted how close one of the boxes was to Fort Lauderdale High School and suggested they ask the school to propose a design or use one related to the school. Mr. Yehoshua said one of the boxes near the school could have a kid's theme.

Mr. Catalano liked the idea of using art and thought they could be used to emphasize the positive aspects of the neighborhood.

Chair Thrower summarized that the Board would like to see ideas from Mr. Yehoshoua. Ms. Erickson said she would explore other ideas as well. She noted that this would expand the project timeline.

Chair Thrower stated Mr. Yehoshua would send prospective art to Ms. Omengebar, who would forward the designs to the Board so they could discuss them at their next meeting. Ms. Erickson stated she would bring those suggestions back to the team and then submit them to Broward County.

VI. Discussion and Recommendation

Residential Facade & Landscaping Program in collaboration with Rebuilding Together Broward County - \$150,000

Mr. Woods discussed the Rebuilding Together Broward County program and noted that they could perform life safety improvements as well as aesthetic improvements. The Rebuilding Together Broward County program also performed additional remediation work, not just painting and façade work.

Mr. Woods stated they had \$150,000 from another project that was pushed back they wished to use this calendar year to prevent it going back to City. The program would fund up to \$5,000 for a homesteaded property. Investment properties must contribute matching funds and could receive up to \$2,500.

Ms. Omengebar explained that the Northwest had two different programs: one bucket of funds to work in collaboration with Rebuilding Together Broward County and one working with staff, where the City paid the contractor. She recalled the Board had agreed they wanted to work with Rebuilding Together Broward County because of the additional work they would do.

Board members discussed how to coordinate a matching funds program for investment properties and whether or not they wished to do this.

Chair Thrower pointed out that \$150,000 would only fund 30 projects.

Motion made by Mr. Greenbaum, seconded by Ms. Robinson to support the program as presented, with the amendment that an investment property owner could receive up to \$2,500, provided the property owner also contributed a minimum of \$2,500 in addition to what they received from Rebuilding Together Broward County. In a roll call vote, motion passed 5-1 with Mr. Ulmer opposed.

VII. Discussion of Holiday Lights

Mr. Woods said the Board had discussed providing holiday lights for 13th Street. He stated at the City's CRA Board meeting the previous day, Chair Trantalis had questioned whether the CRA spending money on events and marketing was permissible. The City

Attorney had opined that they could not justify spending money on marketing events. Mr. Woods stated he would get more clarity and report back to the Board.

VIII. Program and Project Status Update

Rezoning Project

Ms. Omengebar had reported City staff and Mark from Corradino Group would meet to review zoning map changes. She anticipated bringing a presentation to the Board in August and staff recommended a special meeting at 6 PM to encourage public participation. Ms. Omengebar described how they had arrived at this point.

Mr. Greenbaum stated their district needed a pocket where there was sufficient density – like in Flagler Village - to encourage business growth and the pedestrian traffic to support it.

Ms. Omengebar asked Board members to send their own questions and questions from their neighbors to her and she would compile them and send them to the consultant to help guide the discussion.

Board members discussed possible changes to the zoning and Mr. Catalano said this was what they had been fighting for. He now felt that this was the best way for the transitional area in the future.

Ms. Morgan said the section of the Sunrise corridor between Powerline Road and 4th Avenue was a "third world country" and needed to be cleaned up. Chair Thrower said the change to the transitional area would help redevelopment of the commercial lots there.

Ms. Omengebar agreed to send a list of possible dates for a special meeting to Board members. Board members suggested August 24 or August 31.

Motion made by Mt. Ulmer, seconded by Mr. Greenbaum to hold a special meeting in August to discuss the zoning changes. In a voice vote, motion passed unanimously.

NE 4th Avenue Streetscape Project

Ms. Omengebar stated they were seeking an extension from December 2022 to December 2024.

Incentive Programs

Ms. Omengebar said there had been no applications yet and they still had \$1 million budgeted. Now that they had had approved the program with Rebuilding Together Broward County, they would reserve \$150,000 of the \$1 million for the paint and landscaping program.

Ms. Omengebar informed the Board that the South Middel River Lofts were interested in the streetscape program and may also consider the taxing program.

IX. Communication to City Commission None

X. Old/New Business

Status of 12XX NE 5th Avenue (CAM 22-0460)

Ms. Omengebar said the City Manager's office had indicated they wanted to see if the City could use the property for a park. Mr. Greenbaum said this area needed redevelopment and there was already a park across the street. Chair Thrower wanted the City Commission to hear the Board's input on this property. Mr. Catalano thought the property should be sold to an investor to redevelop it into housing. Because of the road closure, a business would not make sense here. Board member wished the CRA to purchase the property from the City. Ms. Omengebar agreed to look into this.

- · August agenda item suggestions
 - 1) Broward Commuter Rail Presentation
 - 2) Utility box wrap designs

Regarding the commuter rail presentation, Mr. Catalano recalled a presentation to SMRCA and said it seemed "they were pitching the bridge as opposed to the tunnel." He said SMRCA membership was split between favoring a tunnel or a bridge. He noted that the tunnel would exit right into the South Middle River neighborhood on Sunrise Boulevard.

Chair Thrower wanted an update on the rezoning at the Board's regular meeting prior to the special meeting. Ms. Omengebar said she could ask the consultant to provide a brief overview.

Mr. Ulmer requested an update on the Communication to the City Commission regarding panhandling.

XI. Adjournment

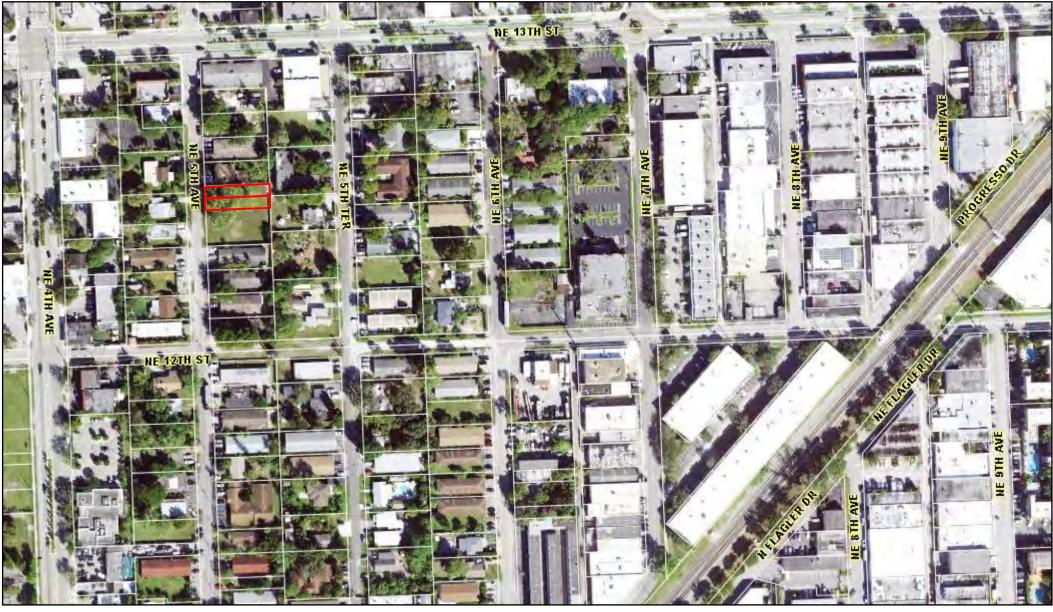
There being no further business, the meeting was adjourned at 5:35 p.m.

The next meeting will be held on August 32022.

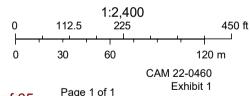
[Minutes written by J. Opperlee, Prototype, Inc.]

5. Surplus Lots Discussion – 12XXX NE 5th Avenue Clarence Woods CRA Manager

Guest Speaker: Angela Salmon Assistant to the City Manager



April 29, 2022



APPRAISAL OF



LOCATED AT:

12XX N.E. 5 AVENUE FT. LAUDERDALE, FL 33304

FOR:

CITY OF FORT LAUDERDALE 100 N ANDREWS AVENUE FORT LAUDERDALE, FL, 33301

BORROWER:

CITY OF FORT LAUDERDALE

AS OF:

April 6, 2022

BY:

MICHAEL CIBENE, SRA CERT GEN RZ1404

LAND APPRAISAL REPORT

File No. **222-1232B**

The purpose of this appraisal report is to	o prov						ion of the mark	et v	alue of the subje	ct property.
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Legal Description: PROGRESSO P.B. 2-1	8 D	LOT 37 BLK								
Assessor's Parcel #: 494234-03-2170				ax Year:			.E. Taxes: 0.00	. 0	1447.00	
Neighborhood Name: PROGRESSO Special Assessments: NONE NOTED		P			rence: <u>49-42-</u>		Census Tra	_	Per Month	
Special Assessments: NONE NOTED PUD Yes X No HOA: \$ 0.00 Per Year Per Month Property Rights Appraised: X Fee Simple Leasehold Other (describe)										
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LAND APPRAISAL REPORT

File No. **222-1232B**

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There are 2 comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ 249,900 to \$ 685,000											
There are 12 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ 6,000 to \$ 975,000 .											
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City/St/Zip	FT. LAUDERDALE			FOLIO: 4		_	1	IO: 494234-0			
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Price/SQUARE FT	\$ 0	\$ 29.02		\$	29.01		\$	29.02			
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Fencing	NONE	NONE		NONE			NON				
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LAND APPRAISAL REPORT

File No. 222-1232B

PRODUCT INFORMATION FOR PUDs (if applicable)					
Is the developer/builder in control of the H	Iomeowners' Association (HOA)? Yes X N	Unit type(s): Detached Attached			
Provide the following information for PUD	s ONLY if the developer/builder is in control of the HOA a	nd the subject property is an attached dwelling unit.			
Legal Name of Project:					
Total number of phases:	Total number of units:	Total number of units sold:			
Total number of units rented:	Total number of units for sale:	Data source(s):			
Was the project created by the conversion	n of existing building(s) into a PUD? Yes	No If Yes, date of conversion:			
Does the project contain any multi-dwelling	ig units? Yes No Data Source: _				
Are the units, common elements, and reci	reation facilities complete? Yes No	If No, describe the status of completion: NOT A PUD			
Describe common elements and recreation	onal facilities:				

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended user, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum; (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: 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 is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) 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: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no quarantees, express or implied, regarding this determination.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining multiple transactions into reported sales
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

LAND APPRAISAL REPORT

File No. 222-1232B

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will received this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)			
O. C. A. A. O. A.				
Signature Wichael Cher	Signature			
Name MICHAEL CIBENE, ŠRA	Name			
Company Name CIBENE APPRAISERS	Company Name			
Company Address 6278 N Federal Hwy, Suite 429	Company Address			
Ft Lauderdale, FL 33308				
Telephone Number <u>954-772-9940</u>				
Email Address MIKECIBENE@AOL.COM	Email Address			
Date of Signature and Report 04/06/2022	Date of Signature			
Effective Date of Appraisal 04/06/2022	State Certification #			
State Certification # CERT GEN RZ1404	or State License #			
or State License #	State			
or Other (describe) State #	Expiration Date of Certification or License			
State FL				
Expiration Date of Certification or License 11/30/2022	SUBJECT PROPERTY			
CERT GEN RZ1404	Did not inspect subject property			
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street			
12XX N.E. 5 AVENUE	Date of Inspection			
FT. LAUDERDALE, FL 33304				
APPRAISED VALUE OF SUBJECT PROPERTY \$ 81,000				
LENDER/CLIENT	COMPARABLE SALES			
Name	Did not inspect exterior of comparable sales from street			
Company Name CITY OF FORT LAUDERDALE	Did inspect exterior of comparable sales from street			
Company Address 100 N ANDREWS AVENUE	Date of Inspection			
FORT LAUDERDALE, FL 33301				
Email Address				

LAND APPRAISAL REPORT

File No. 222-1232B

					COMPARABLE	SALES							
FEATURE	SL	JBJECT	COMPARA	BLE	SALE NO. 4	COI	MPARAE	BLE SALE N	NO. 5		COMPARABLE	SALE NO. 6	
	2XX N.E	. 5 AVENUE	1065 N.W. 3			1110 N.E							
City/St/Zip	FT. L	AUDERDALE	FOLIO: 494234-04-9620		FOLIO: 4	49423	4-04-09	30					
Proximity to Subject			0.54 miles SV	٧		0.15 mile	es SE						
Data Source(s)	BCPA		BCPA/MLS/P	LAT	MAPS	BCPA/M	LS/PL	AT MAF	PS				
Verification Source(s)	INSPE	CTION	REALTOR 30	5-7	88-1915	REALTO	DR 954	4-465-67	793				
Sale Price	\$	N/A		\$	98,000			\$	70,000		9		
Price/ SQUARE FT	\$	0	\$ 29.0	1	_	\$	20.73	3		\$	0		
Date of Sale (MO/DA/YR)	4/2022		04/2021		3.48	08/2021			1.66				
Days on Market	N/A		40			54							
Financing Type	N/A		CASH			CASH							
Concessions	0		0			0							
Location	AVERA		AVERAGE			AVERAC							
Property Rights Appraised	FEE SI	MPLE	FEE SIMPLE		_	FEE SIM	1PLE						
Site Size Sq.Ft.	3,376		3,378		0	3,376							
View		ENTIAL	RESIDENTIA	L_		RESIDE	NHAL	-		-			
Topography	FLAT		FLAT			FLAT							
Available Utilities	ALL	ONTAGE	ALL	~		ALL 25' FRO	NITAC	·-					
Street Frontage	ASPHA		25' FRONTAC ASPHALT	⊅ ⊏		ASPHAL)E		-			
Street Type Water Influence		NOTED	NONE NOTE	<u> </u>		NONE N							
	NONE	NOTED	NONE	<u> </u>		NONE	IOTEL						
Fencing Improvements	NONE		NONE			NONE							
Improvements BUILDABLE	NO		YES		-7.26					 			
ZONING	RMM-2	95	RMM-25		-1.20	RMM-25							
Net Adjustment (Total, in \$)	INIVIIVI-2		RIVIIVI-25 	\$	3.78	X +		\$	1.66	X	+ -		0.00
Adjusted sales price of the			Net Adj13.0%		3.18	Net Adj. 8	<u></u> - 0% ∘⁄		1.00		.dj. 0.0% %		0.00
Comparable Sales (in \$)			Gross Adj. 37.0%		25 22	Gross Adj. 8			22.30		aj. 0.0% % \$		0.00
Listing/Transfer History		Transfer/Sale	(ONLY) of the		Listing and Transfer				ansfer history	_		ransfer histor	
Listing/ Harister History			ast 36 months:		Comp 4 in past 12	-		-	ansier history ast 12 months			past 12 month	
(if more than two, use comn	nents	\$	13t 30 months.	\$	Comp 4 in past 12	nontris.	\$	32,500			\$	Jast 12 mont	13.
section or an addendum.)		\$		\$			\$	02,000	00/12/20	<i>5</i> 20	\$		
Summary of the Sales Com	narison An		1	Ψ			Ψ				1 *		
,		<u></u>											

ADDENDUM

Borrower: CITY OF FORT LAUDERDALE	File No.: 222-1232B		
Property Address: 12XX N.E. 5 AVENUE	Case No.:		
City: FT. LAUDERDALE	State: FL	Zip: 33304	
Lender: CITY OF FORT LALIDERDALE			

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR POTENTIAL FUTURE SALE, DONATION AND/OR BUILD-OUT, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

THE APPRAISER HAS NOT MADE ANY ATTEMPT AT DISCOVERY OF POTENTIAL ADVERSE NEIGHBORHOOD INFLUENCES SUBJECT TO, BUT NOT LIMITED TO SUCH ACTS AS CRIMINAL ACTIVITY, REGISTERED SEX OFFENDERS, OR INTERIM REHABILITATIVE FACILITIES FOR FELONIOUS OFFENDERS.

THE PLAT MAPS WERE USED TO DETERMINE THE LEGALITY OF THE SUBJECTS ZONING. THE APPRAISER DID NOT VERIFY WITH GOVERNMENT AGENCIES AS TO THE LEGALITY OF THE SUBJECTS SITE SETBACKS OR NON-PERMITTED ROOM ADDITIONS.

I HAVE CONSIDERED RELEVANT COMPETITIVE LISTINGS/CONTRACT OFFERINGS IN PERFORMING THIS APPRAISAL, AND ANY TREND INDICATED BY THAT DATA IS SUPPORTED BY THE LISTING/OFFERING INFORMATION INCLUDED IN THIS REPORT.

THE MARKETING TIME IS ESTIMATED BETWEEN 1 TO 6 MONTHS. TYPICAL SALES PRICE TO LISTING PRICE RATIO WAS ESTIMATED AT 90% TO 100% IN THIS MARKET.

I HAVE PERFORMED NO OTHER SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THE WORK UNDER REVIEW WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

EXPOSURE TIME: ESTIMATED LENGTH OF TIME THAT 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.

THE EXPOSURE TIME IS ESTIMATED AT ONE TO SIX MONTHS FOR THE SUBJECT PROPERTY. THE REPORTED ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPAIRED, IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND STANDARDS OF PROFESSIONAL PRACTICE OF THE APPRAISAL INSTITUTE.

MATTHEW CIBENE, STATE-CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER #RD8513, PROVIDED SIGNIFICANT ASSISTANCE DURING THIS ASSIGNMENT BY OBTAINING RELIABLE DATA CONCERNING THE SUBJECT AND COMPARABLE PROPERTIES USING MLS, TAX RECORDS, ETC. AND/OR BY PERFORMING THE SUBJECT PROPERTY INSPECTION UNDER THE DIRECT DISCRETION OF MICHAEL CIBENE, STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER #RZ1404.

AS OF THE DATE OF THIS REPORT, I MICHAEL CIBENE, SRA, HAVE COMPLETED THE CONTINUING EDUCATION PROGRAM FOR DESIGNATED MEMBERS OF THE APPRAISAL INSTITUTE. THE USE OF THIS REPORT IS SUBJECT TO THE REQUIREMENTS OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.

THE GLOBAL OUTBREAK OF A "NOVEL CORONAVIRUS" KNOWN AS COVID-19 WAS OFFICIALLY DECLARED A PANDEMIC BY THE WORLD HEALTH ORGANIZATION (WHO). THE READER IS CAUTIONED, AND REMINDED THAT THE CONCLUSIONS PRESENTED IN THIS APPRAISAL REPORT APPLY ONLY AS OF THE EFFECTIVE DATE(S) INDICATED. THE APPRAISER MAKES NO REPRESENTATION AS TO THE EFFECT ON THE SUBJECT PROPERTY OF ANY UNFORSEEN EVENT, SUBSEQUENT TO THE EFFECTIVE DATE OF THE APPRAISAL.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: CITY OF FORT LAUDERDALE	File N	lo.: 222-1232B
Property Address: 12XX N.E. 5 AVENUE	Case	No.:
City: FT. LAUDERDALE	State: FL	Zip: 33304
Lender: CITY OF FORT LAUDERDALE		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: April 6, 2022 Appraised Value: \$ 81,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: CITY OF FORT LAUDERDALE	File	No.: 222-1232B
Property Address: 12XX N.E. 5 AVENUE	Case	e No.:
City: FT. LAUDERDALE	State: FL	Zip: 33304
Lender: CITY OF FORT LAUDERDALE		



COMPARABLE SALE #1

1045 N.W. 3 AVENUE FOLIO: 494234-04-9590 Sale Date: 04/2021 Sale Price: \$ 98,000



COMPARABLE SALE #2

1065 N.W. 3 AVENUE FOLIO: 494234-04-9600 Sale Date: 04/2021 Sale Price: \$ 98,000



COMPARABLE SALE #3

1045 N.W. 3 AVENUE FOLIO: 494234-04-9610 Sale Date: 04/2021 Sale Price: \$ 196,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: CITY OF FORT LAUDERDALE	File No.: 222-1232B				
Property Address: 12XX N.E. 5 AVENUE	Case No.:				
City: FT. LAUDERDALE	State: FL	Zip: 33304			
Lender: CITY OF FORT LAUDERDALE					



COMPARABLE SALE #4

1065 N.W. 3 AVENUE FOLIO: 494234-04-9620 Sale Date: 04/2021 Sale Price: \$ 98,000



COMPARABLE SALE #5

1110 N.E. 5 AVENUE FOLIO: 494234-04-0930 Sale Date: 08/2021 Sale Price: \$ 70,000

COMPARABLE SALE #6

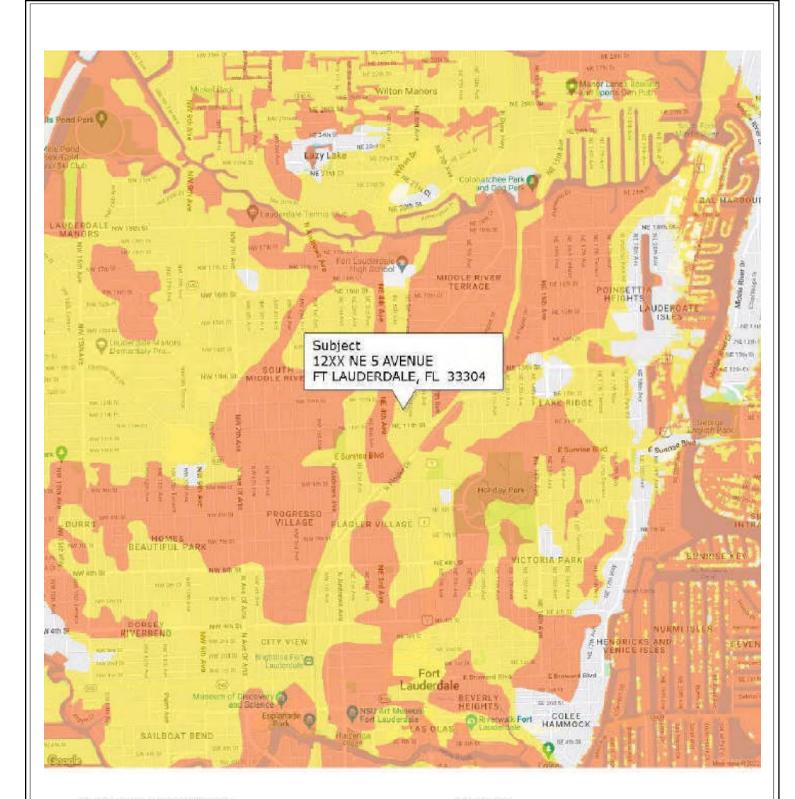
Sale Date: Sale Price: \$

LOCATION MAP

Borrower: CITY OF FORT LAUDERDALE File No.: 222-1232B Property Address: 12XX N.E. 5 AVENUE Case No.: City: FT. LAUDERDALE State: FL Zip: 33304 Lender: CITY OF FORT LAUDERDALE wired. Im Ave NE rary rave NE 22nd St 34 NE 21 st Ct MA 51-57 67 Colohatchee Park 3/stC and Dog Park Ave MY 20VI ST NE 20th St NE 1800 Lauderdale Tennis Club 19th St NE 1889 St É NE I BUNGAR With Ct NW-17th PI 검 W 18th 51 NE THIN CE Fort Lauderdale MW 17th St MA High School 20.00 NE 16th Ct MIDDLE RIVER 100 M NE 845) TERRACE NE 16th St NW 16th St 15th NE 15th Ct 411 ME 盘 34 92 NW 15th St Comparable Sale 4 1065 N.W. 3 AVENUE Subject NI derdale Manors FOLIO: 494234-04-9620 INE 14th St 12XX N.E. 5 AVENUE nentary Pre... 0.54 miles SW FT. LAUDERDALE, FL 33304 NE 13th 5t SOUT NE 13th S' 斋 系 Comparable Sale 2 NE TOTAL AVE IDDLE VER 3 五 1065 N.W. 3 AVENUE 졲 松塔 645 200 100 FOLIO: 494234-04-9500 NE 1291 31 Z NW 12th St LAK 0.54 miles SW 6.5 ditte (2) NE 11th 3 Comparable Sale 5 Comparable Sale 1 1110 N.E. 5 AVENUE FOLIO: 494234-04-0930 1045 N.W. 3 AVENUE FOLIO: 494234-04-9590 E Sunrise Blvd 0.12 miles SW Z 0.54 miles SW NES MAN 14th 1220 91h NW 9H-SI Holiday Park 0 Comparable Sale 3 Arts 1045 N.W. 3 AVENUE FOLIO: 494234-04-9610 NE 8th St NW 8th St 0.54 miles SW FLAGLER VILLAGE NE-7th St HOMES NW 745 ST BEAUTIFUL PARK VICTORIA NE 6th St HILL 3K NW 6th St 黑 常 NE 18th 香 M 485 GIV N Andrews SAVISLEN NEC SAG 1400 -124H 4 3rd 1549 を NW 5th Ct \$ NW 5th St 0 K NE 4 4 DORSEY NW 4th St IVERBEND NE 3rd St CITY VIEW 9# NE 2nd 50 NW 2nd St Q HE 1st St NW Tot St EB E Broward Blvd (841) Lauderdale SE 1st Museum of Discovery Palm BEVERLY (811) SE 2nd and Science HEIGHTS NSU Art Museum Esplanade 0 Fort Lauderdale Riverwalk Fort Park HAI Lauderdale LAS OLAS Huizenga SAILBOAT BEND SE 4th St Plaza SE 4th St VALUE RIVER SW 4th St SW 4th Ct W Rio Visia Blvd Colee Paln Bryan Pl Hammo Broward County SE-5th-Ot Park Clerk of Courts SE 6th St SW 6th St SW 6th 9t 41 SE-405 SE-6th-Ct AVE SW 7tb St Fee SE 7th St ARPON RIVER Map deta 92022 SE 8th St

FLOOD MAP

Borrower: CITY OF FORT LAUDERDALE
Property Address: 12XX N.E. 5 AVENUE
City: FT. LAUDERDALE
Lender: CITY OF FORT LAUDERDALE
State: FL
Zip: 33304



FLOOD INFORMATION

Community: CITY OF FORT LAUDERDALE
Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 12011C0369H

Panel: 12011C0369

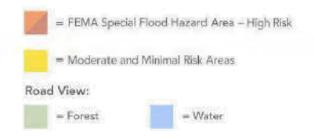
Zone: X

Map Date: 08-18-2014

FIPS: 12011

Source: FEMA DFIRM

LEGEND



Sky Flood™

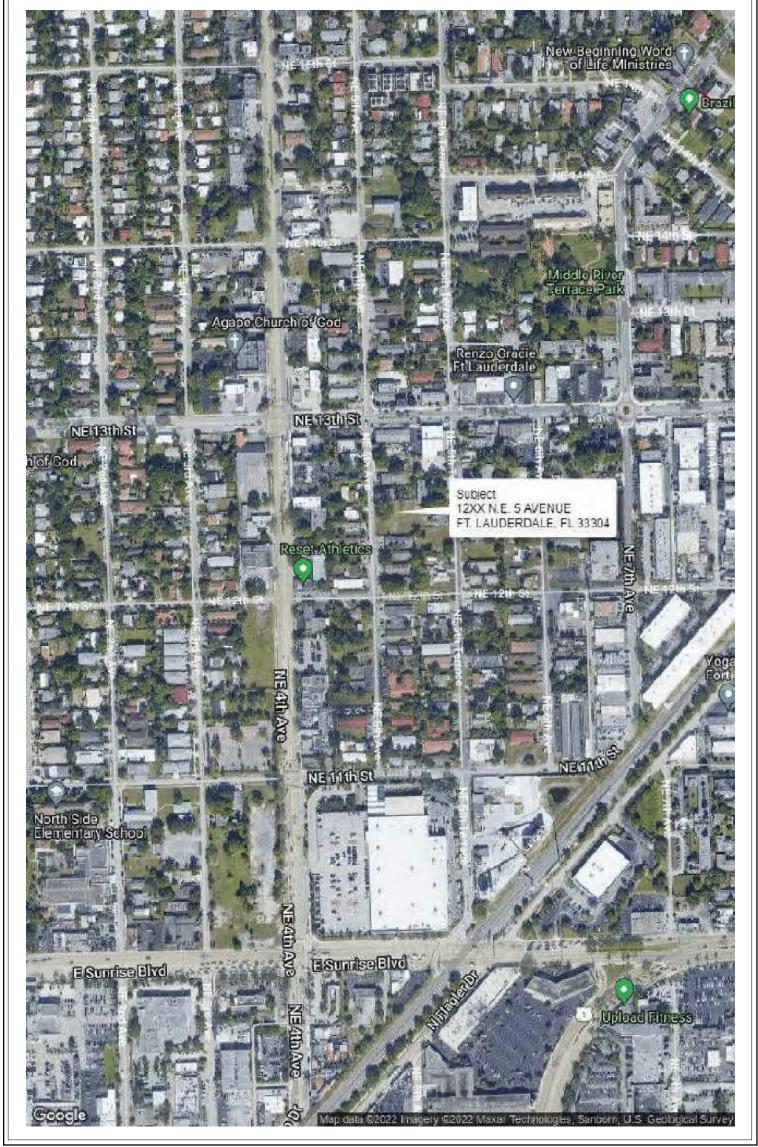
No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No stability is accepted to any third party for any use or minuse of this flood map or its data.

Page 12 of 16

AERIAL MAP

Borrower: CITY OF FORT LAUDERDALE File No.: 222-1232B Property Address: 12XX N.E. 5 AVENUE City: FT. LAUDERDALE Case No.:

State: FL Zip: 33304 Lender: CITY OF FORT LAUDERDALE



Page 13 of 16

File No. 222-1232B

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) 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

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- 2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- 5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
- 6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
- 9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

File No. 222-1232B

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
- 2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- 3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
- 4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the
- 5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- 6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
- 7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
- 8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 12XX N.E. 5 AVENUE, FT. LAUDERDALE, FL 33304

APPRAISER:	SUPERVISORY APPRAISER (only if required)
Signature:	Signature: Name: Date Signed: State Certification #: or State License #: State: Expiration Date of Certification or License:
CERT GEN RZ1404	☐ Did ☐ Did Not Inspect Property
Vacant Land	Dage 2 of 2

Borrower: CITY OF FORT LAUDERDALE
Property Address: 12XX N.E. 5 AVENUE
City: FT. LAUDERDALE
Lender: CITY OF FORT LAUDERDALE

File No.: 222-1232B

Case No.:

Zip: 33304

Lender: CITY OF FORT LAUDERDALE

Ron DeSantis, Governor

Halsey Beshears, Secretary

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

CIBENE, MICHAELS

941 SE 7 AVENUE POMPANO BEACH FL 33060

LICENSE NUMBER: RZ1404

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

APPRAISAL OF



LOCATED AT:

12XX N.E. 5 AVENUE FT. LAUDERDALE, FL 33304

FOR:

CITY OF FORT LAUDERDALE 100 N ANDREWS AVENUE FORT LAUDERDALE, FL, 33301

BORROWER:

CITY OF FORT LAUDERDALE

AS OF:

April 6, 2022

BY:

MICHAEL CIBENE, SRA CERT GEN RZ1404

I AND APPRAISAL REPORT

File No. 222-1232A

		LAND APPRAI	SAL KLPOK	File No.	222-1232A
The purpose of	this appraisal report is t	to provide the lender/client with ar	accurate supporte	ed opinion of the market va	alue of the subject property.
		CLIENT AND PROPER	TY IDENTIFICATION	·	, , ,
Property Address:	12XX N.E. 5 AVENUE		T. LAUDERDALE		Zip: 33304
' '					Zip. 33304
	OF FORT LAUDERDA		CITY OF FT LAUDERD	ALE County: BROWARD	
Legal Description:		18 D LOT 36 BLK 114			
Assessor's Parcel #:	494234-03-2160	Tax Yea	ar: 2021	R.E. Taxes: 0.00	
Neighborhood Name	PROGRESSO	Man Re	ference: 49-42-34	Census Tract: 0	417.00
	: NONE NOTED				
'	-		No HOA: \$	0.00 Per Year	Per Month
Property Rights Appra	aised: X Fee Simple [Leasehold Other (describe)			
Assignment Type:	Purchase Transaction	Refinance Transaction X Other (de:	scribe) POTENTIAL	FUTURE SALE/DONAT	ION/BUILD-OUT
Lender/Client: CI	TY OF FORT LAUDER			VENUE, FORT LAUDER	
<u>01</u>	THE TOTAL ENGINEEN	CONTRACT		VENCE, FORFERODER	KBT KEE, TE OOOOT
. — —	not analyze the contract for sal	le for the subject purchase transaction. Explair	i the results of the analysi	is of the contract for sale or why the	analysis was not performed.
NOT A SALE					
Contract Price \$: N/	Δ Date of Contract:	t: 4/2022 Is the property seller the	ne owner of public record	2 X Yes No Data S	ource(s) BCPA
		concessions, gift or down payment assistance, e			Yes No
			etc.) to be paid by arry par	ty off benait of the boffower?	J res No
If Yes, report the total	I dollar amount and describe the	eitems to be paid. \$ 0			
		NEIGHBORHOOI	DESCRIPTION		
Note Describes			DESCRIPTION		
	acial composition of the neighbor				
Neighb	oorhood Characteristics	One-Unit Housi	ng Trends	One-Unit Housing	Present Land Use %
Location Urban	X Suburban Rural	Property Values X Increasing	Stable Decl	ining PRICE AGE	One-Unit 50% %
Built-Up X Over 7			= =	r Supply \$(000) (yrs)	2-4 Unit 20% %
$\overline{}$					Multi-Family 20% %
		TO THE NORTH, N.E. 15 AVEN			Commercial 10% %
SUNRISE BLV	<u>'D TO THE</u> SOUTH, A <mark>l</mark>	ND N.W. 9 AVENUE TO THE WE	EST.	500 Pred. 55	Other %
		Good Aver. Fair Poor		Good	Aver. Fair Poor
Convenience to Empl			Property Compatability		X
Convenience to Shop			General Appearance of F		
Convenience to Prima	ary Education		Adequacy of Police/Fire I	Protection	\square
Convenience to Recre	eational Facilities		Protection from Detrimen	ital Conditions	\square \square \square
Employment Stability			Overall Appeal to Market		
		OT IS WITHIN TWO MILES OF			MANUALTY SERVICES
THIS SUMMAR	<u>RY APPRAISAL REPO</u>	RT IS INTENDED FOR USE BY	THE CLIENT TO	DETERMINE MARKET \	VALUE FOR POTENTIAL
FUTURE SALE	E/LISTING, DONATION	N, OR BUILD-OUT.			
		BEEN 186 SINGLE FAMILY SAL	ES IN THE MARK	CET AREA FROM \$140 (000 TO \$1 359 000
		/E SINGLE FAMILY LISTINGS F		5 FROM \$274,900 TO \$1	,850,000. THE NEWER
TOWNHOMES	<u> IN THE AREA SELL I</u>	IN THE \$500,000 TO \$700,000 F	RICE RANGE.		
Market Conditions (in	cluding support for the above co	onclusions): THE MARKET APPEAR	RS STABLE TO IN	NCREASING WITH A LO	W INVENTORY OF
		INTEREST RATES ARE AT LOV			
	RILABEL I ON SALL. I	INTEREST NATES ARE AT LOV	VIVAILO IIIAI D	OTENS WOOLD I IND T	O BL VLIVI
ATTRACTIVE.					
		SITE DESC			
Dimensions: 25 X	(135	Area: 3376 Acres	X Sq.Ft. Shape:	RECTANGULAR Vie	ew: RESIDENTIAL
Zoning Classification:	RMM-25	Zoning Description: RESIDE	NTIAL MULTIFAN	ILY/MID RISE/MEDIUM	HIGH DENSITY
		onforming (Grandfathered Use) No Zon			
		SINGLE FAMILY/ATTACHED R			
Highest & Best Use:	THE HIGHEST AND BE	EST USE OF THE PROPERTY WOU	LD BE TO ASSEMB	<u>LE WITH ADJOINING LOT I</u>	FOR NEW CONSTRUCTION
Describe any improve	ements: VACANT LANI	D			
		X Yes No No improvements	If No, explain:		
- F. SSS. K III PIOVOIII					
.	1.10 1/AOANT 1 AND				10/ 2000
Present use of subject				ground rent? Yes X N	
Topography: <u>LEVE</u>		Size: AVERAGE F	OR AREA	Drainage: ADE	QUATE
Corner Lot: Y		d Utilities: Yes X No Fenced:	Yes X No	If Yes, type:	
_			FEMA Map #: 120110		FEMA Map Date: 08-18-2014
Special Flood Hazard					
	Public Other	Provider or Description	Off-Site Improvements	71 .	
Electricity (2)	X FPL		Street Surface	ASPHALT	X
Gas			Street Type/Influence	PUBLIC	
	X CITY		Curb/Gutter	NONE	
-	X CITY		Sidewalk	NONE	
Other			Street Lights	FPL	X
Other			Alley	NONE	
	ff-site improvements typical for th	he market? X Yes No If No	, describe:	_ - · · -	
					1637
		ors (easements, encroachments, environmenta			If Yes, describe:
NO APPAREN	<u>T ADVERSE EASEME</u>	ENTS OR ENCROACHMENTS N	OTED AT TIME C	<u> F INSPECTION. A S</u> UR	RVEY WAS NOT
FURNISHED T	O THE APPRAISER.				
6" 6	THE OUR IEST ! ST ::	OF VACE AND WOULD MEET	TO DE ACCESTE:	ED MITH AD IONING	OT FOR FUTURE
		3 25 X 135 AND WOULD NEED			UT FUK FUTUKE
DEVELOPMEN	NT. THE STAND ALON	NE LOT COULD NOT BE DEVEL	OPED DUE TO S	SETBACKS.	
					
I					

LAND APPRAISAL REPORT

File No. 222-1232A

·			LAN	DAFFRAIS	ALKLE	<u>OK I</u>		riie ivo). ZZZ-1Z3ZA	
	rable sites currently offer rable sites sold in the pa		, ,	0 0 1		•	to \$		000 975,000	
				COMPARABLE		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
FEATURE	SUBJECT		COMPARABLE SALE NO. 1 COMPARABLE SALE NO. 2				COMPARABLES			
1			1045 N.W. 3 AVENUE 1065 N.W. 3 AVENUE				1	5 N.W. 3 AVE		
City/St/Zip Proximity to Subject	FI. LAUDERD	ALE				FOLIO: 494234-04-9610 0.54 miles SW				
Data Source(s)	ВСРА		BCPA/MLS/PL		_	ILS/PLAT	MAPS	_	PA/MLS/PLAT	MAPS
Verification Source(s)	INSPECTION		REALTOR 305			OR 305-78			ALTOR 305-78	
Sale Price	\$	N/A		\$ 98,000)	\$	98,000		\$	196,000
Price/ SQUARE FT	\$	0	\$ 29.02		\$	29.01		\$	29.02	
Date of Sale (MO/DA/YR)	4/2022		04/2021	3.4	3 04/2021		3.48		2021	3.48
Days on Market	N/A		40		40			40	21.1	
Financing Type	N/A 0		CASH 0		CASH 0			CAS 0	эп	
Concessions Location	AVERAGE		AVERAGE		AVERAG	GE.		-	ERAGE	
Property Rights Appraised			FEE SIMPLE		FEE SIN			_	SIMPLE	
Site Size Sq.Ft.	3,376		3,377		3,378		0	6,75		0
View	RESIDENTIAL		RESIDENTIAL		RESIDE	NTIAL		RES	SIDENTIAL	
Topography	FLAT		FLAT		FLAT			FLA		
Available Utilities	ALL		ALL	_	ALL			ALL		
Street Frontage	25' FRONTAGE		25' FRONTAGI	E	25' FRO				FRONTAGE	
Street Type	ASPHALT		ASPHALT NONE NOTED	\	ASPHAL NONE N			_	PHALT NE NOTED	
Water Influence Fencing	NONE NOTED		NONE NOTED	,	NONE	NOTED		NOI		
Improvements	NONE		NONE		NONE			NOI		
BUILDABLE	NO		YES	-7.20	YES		-7.26	_		-7.26
ZONING	RMM-25		RMM-25		RMM-25	5		RM	M-25	
Net Adjustment (Total, in \$)			+ X -	\$ 3.78		X - \$	3.78	-	+ X - \$	3.78
Adjusted sales price of the			Net Adj13.0%		Net Adj				.dj13.0%	
Comparable Sales (in \$)			Gross Adj. 37.0%		Gross Adj. 3				Adj. 37.0% \$	25.24
The Appraiser has research	-			-		he subject for	the past 12 months	prior to	the effective date o	f this appraisal.
The appraiser has also rese	earched the transfer and	listing	nistory of the compara	ble sales for the past 1	2 months.					
The appraiser's research	did X did not	rev	eal any prior sales or to	ransfers of the subject	nronerty for the	three years	nrior to the effective	date of	the annraisal	
Data Sources: BCPA	did (ZZ) did riot	100	car arry prior sales or a	runsiers of the subject	property for the	s unoo yours	prior to the enective	date of	тто арргатовт.	
The appraiser's research	did X did not	rev	eal any prior sales or to	ransfers of the compar	able sales for th	he year prior	to the date of sale of	the cor	mparable sale.	
Data Sources: BCPA										
The appraiser's research	☐ did ☐ X did not	rev	eal any prior listings of	f the subject property o	r comparable s	ales for the ye	ear prior to the effect	ive dat	e of the appraisal.	
Data Sources: MLS	T. (/C . I	(0111) (111	I I I I I I I I I I I I I I I I I I I	.1.5.1	11.0			11.00	
Listing/Transfer History			e (ONLY) of the ast 36 months:	Listing and Transfe Comp 1 in past 12	-		and Transfer history 2 in past 12 months		_	ansfer history of ast 12 months:
(if more than two, use comm	nents \$	ct iii pa	\$ 50 111011113.		. monuis.	\$	N/A		\$ N/A	130 12 111011013.
section or an addendum.)	\$		9			\$			\$	
Subject Property Is Current	ly Listed For Sale?	Yes	X No Data Sou	ırce: MLS			•			•
Current Listing History		List	Date	List Price	!		Days on Market		Data	Source
Subject Property has been	listed within the last 12 M			Data Source: M		T	D. M. L.I.		D.1.	•
12 Month Listing History		LIST	Date	List Price	!		Days on Market		Data	Source
			3							
Comments on Prior Sales/T	ransfers and Current and	d Prior	7	T	PREVIOUS	SLY SOLE	O OVER 3 YEA	RS A	AGO.	
THE SUBJECT HA										
Summary of the Sales Com			OMPARABLES						ID WERE ALL	=
CONSIDERED AS									DMENT TH	E CUID IECT
THE COMPS WER										
ADJACENT VACAI										
AREA AND SELLIN					<u> </u>	/				
			,							
Reconciliation Comments:	THE SALES C	OMF	PARISON APPR	OACH TO VAL	JE IS A TF	RUE INDI	CATION OF M	ARK	ET VALUE FO	OR THE
SUBJECT. THE C										
WAS ESTIMATED AT \$24.00 PER SQUARE FOOT.										
3,376 SF X \$24.00										· · · · · · · · · · · · · · · · · · ·
			the following conditions				USED WERE	THE	BEST VACAN	IT LOT
SALES AVAILABLE										
Based on a complete visu	•	•	•	•		•		•		
	ppraiser's certification	п, my (our, opinion of mark	et value, as defined, (n trie real prop	perty (nat is t	uie subject of this r	eport i	s.	

Page 31 of 65

LAND APPRAISAL REPORT

File No. 222-1232A

PRODUCT INFORMATION FOR PUDs (if applicable)							
Is the developer/builder in control	of the Homeowners' Association (HOA)? Yes X	No Unit type(s): Detached Attached					
Provide the following information	for PUDs ONLY if the developer/builder is in control of the HOA	and the subject property is an attached dwelling unit.					
Legal Name of Project:							
Total number of phases:	Total number of units:	Total number of units sold:					
Total number of units rented:	Total number of units for sale:	Data source(s):					
Was the project created by the co	nversion of existing building(s) into a PUD? Yes	No If Yes, date of conversion:					
Does the project contain any mult	i-dwelling units? Yes No Data Source:						
Are the units, common elements,	and recreation facilities complete? Yes No	If No, describe the status of completion: NOT A PUD					
Describe common elements and r	recreational facilities:						

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum; (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: 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 is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) 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; OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions
- The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no quarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
- I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
- I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale,
- I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8 I have not used comparable sales that were the result of combining multiple transactions into reported sales
- I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales
- 10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

CAM 22-0460

Exhibit 3 Page 4 of 16

LAND APPRAISAL REPORT

File No. 222-1232A

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will received this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature _ Name MICHAEL CIBENE, ŠRA Name Company Name CIBENE APPRAISERS Company Name Company Address 6278 N Federal Hwy, Suite 429 Company Address Ft Lauderdale, FL 33308 Telephone Number 954-772-9940 Telephone Number _ Email Address MIKECIBENE@AOL.COM Email Address Date of Signature and Report 04/06/2022 Date of Signature State Certification # Effective Date of Appraisal 04/06/2022 State Certification # CERT GEN RZ1404 or State License # State or Other (describe) Expiration Date of Certification or License State FL Expiration Date of Certification or License 11/30/2022 SUBJECT PROPERTY CERT GEN RZ1404 Did not inspect subject property ADDRESS OF PROPERTY APPRAISED Did inspect exterior of subject property from street 12XX N.E. 5 AVENUE Date of Inspection FT. LAUDERDALE, FL 33304 APPRAISED VALUE OF SUBJECT PROPERTY \$ 81,000 LENDER/CLIENT COMPARABLE SALES ___ Did not inspect exterior of comparable sales from street Company Name CITY OF FORT LAUDERDALE Did inspect exterior of comparable sales from street Company Address 100 N ANDREWS AVENUE Date of Inspection FORT LAUDERDALE, FL 33301 **Email Address**

LAND APPRAISAL REPORT

File No. 222-1232A

					COMPARABLES	SALES							
FEATURE	CI.	ID IFOT	OOMBABA			I	4D 4 D 4 D	LECALEA	10. 5		OOMBADADI E	ALENO (
FEATURE		JBJECT	COMPARA					LE SALE N	10.5		COMPARABLE S	ALE NO. 6	
			1065 N.W. 3 AVENUE		1110 N.E. 5 AVENUE								
City/St/Zip	F1. L/		FOLIO: 494234-04-9620		FOLIO: 494234-04-0930								
Proximity to Subject			0.54 miles SV			0.15 mile							
Data Source(s)	BCPA		BCPA/MLS/PI			BCPA/M							
Verification Source(s)	INSPE		REALTOR 30			REALTC)R 954						
Sale Price	\$	N/A		\$	98,000			\$	70,000		\$		
Price/SQUARE FT	\$	0	\$ 29.0	1	I	\$	20.73			\$	0		
Date of Sale (MO/DA/YR)	4/2022		04/2021		3.48	08/2021			1.66				
Days on Market	N/A		40			54							
Financing Type	N/A		CASH			CASH							
Concessions	0		0			0							
Location	AVERA		AVERAGE			AVERAG							
	FEE SI		FEE SIMPLE			FEE SIM	IPLE						
Site Size Sq.Ft.	3,376		3,378		0	3,376							
View	RESIDI	ENTIAL	RESIDENTIAL	-		RESIDE	NTIAL						
Topography	FLAT		FLAT			FLAT							
Available Utilities	ALL		ALL			ALL							
Street Frontage		ONTAGE	25' FRONTAC	3E		25' FRO		E					
Street Type	ASPHA		ASPHALT			ASPHAL							
Water Influence		NOTED	NONE NOTE)		NONE N	OTED)					
Fencing	NONE		NONE			NONE							
Improvements	NONE		NONE			NONE							
BUILDABLE	NO		YES		-7.26								
ZONING	RMM-2	.5	RMM-25			RMM-25				<u> </u>			
Net Adjustment (Total, in \$)			+ X-	\$	3.78	X +	<u></u>	\$	1.66	X			0.00
Adjusted sales price of the			Net Adj13.0%		- -	Net Adj. 8					dj. 0.0% %		
Comparable Sales (in \$)			Gross Adj. 37.0%			Gross Adj. 8					Adj. 0.0% % \$		0.00
Listing/Transfer History			(ONLY) of the	I	Listing and Transfer I	-			ansfer history		Listing and Tra	-	
(if more than two, use comm	nents		st 36 months:		Comp 4 in past 12 r	nonths:			ast 12 months		Comp 6 in pa	st 12 months	S:
section or an addendum.)		\$		\$				32,500	03/12/20	020	\$		
•		\$		\$			\$				\$		
Summary of the Sales Com	parison App	proach:											

ADDENDUM

Borrower: CITY OF FORT LAUDERDALE	File No.: 222-1232A			
Property Address: 12XX N.E. 5 AVENUE	Case No.:			
City: FT. LAUDERDALE	State: FL	Zip: 33304		
Lender: CITY OF FORT LALIDERDALE				

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR POTENTIAL FUTURE SALE, DONATION AND/OR BUILD-OUT, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

THE APPRAISER HAS NOT MADE ANY ATTEMPT AT DISCOVERY OF POTENTIAL ADVERSE NEIGHBORHOOD INFLUENCES SUBJECT TO, BUT NOT LIMITED TO SUCH ACTS AS CRIMINAL ACTIVITY, REGISTERED SEX OFFENDERS, OR INTERIM REHABILITATIVE FACILITIES FOR FELONIOUS OFFENDERS.

THE PLAT MAPS WERE USED TO DETERMINE THE LEGALITY OF THE SUBJECTS ZONING. THE APPRAISER DID NOT VERIFY WITH GOVERNMENT AGENCIES AS TO THE LEGALITY OF THE SUBJECTS SITE SETBACKS OR NON-PERMITTED ROOM ADDITIONS.

I HAVE CONSIDERED RELEVANT COMPETITIVE LISTINGS/CONTRACT OFFERINGS IN PERFORMING THIS APPRAISAL, AND ANY TREND INDICATED BY THAT DATA IS SUPPORTED BY THE LISTING/OFFERING INFORMATION INCLUDED IN THIS REPORT.

THE MARKETING TIME IS ESTIMATED BETWEEN 1 TO 6 MONTHS. TYPICAL SALES PRICE TO LISTING PRICE RATIO WAS ESTIMATED AT 90% TO 100% IN THIS MARKET.

I HAVE PERFORMED NO OTHER SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THE WORK UNDER REVIEW WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

EXPOSURE TIME: ESTIMATED LENGTH OF TIME THAT 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.

THE EXPOSURE TIME IS ESTIMATED AT ONE TO SIX MONTHS FOR THE SUBJECT PROPERTY. THE REPORTED ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPAIRED, IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND STANDARDS OF PROFESSIONAL PRACTICE OF THE APPRAISAL INSTITUTE.

MATTHEW CIBENE, STATE-CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER #RD8513, PROVIDED SIGNIFICANT ASSISTANCE DURING THIS ASSIGNMENT BY OBTAINING RELIABLE DATA CONCERNING THE SUBJECT AND COMPARABLE PROPERTIES USING MLS, TAX RECORDS, ETC. AND/OR BY PERFORMING THE SUBJECT PROPERTY INSPECTION UNDER THE DIRECT DISCRETION OF MICHAEL CIBENE, STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER #RZ1404.

AS OF THE DATE OF THIS REPORT, I MICHAEL CIBENE, SRA, HAVE COMPLETED THE CONTINUING EDUCATION PROGRAM FOR DESIGNATED MEMBERS OF THE APPRAISAL INSTITUTE. THE USE OF THIS REPORT IS SUBJECT TO THE REQUIREMENTS OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.

THE GLOBAL OUTBREAK OF A "NOVEL CORONAVIRUS" KNOWN AS COVID-19 WAS OFFICIALLY DECLARED A PANDEMIC BY THE WORLD HEALTH ORGANIZATION (WHO). THE READER IS CAUTIONED, AND REMINDED THAT THE CONCLUSIONS PRESENTED IN THIS APPRAISAL REPORT APPLY ONLY AS OF THE EFFECTIVE DATE(S) INDICATED. THE APPRAISER MAKES NO REPRESENTATION AS TO THE EFFECT ON THE SUBJECT PROPERTY OF ANY UNFORSEEN EVENT, SUBSEQUENT TO THE EFFECTIVE DATE OF THE APPRAISAL.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: CITY OF FORT LAUDERDALE	File	No.: 222-1232A		
Property Address: 12XX N.E. 5 AVENUE	Case No.:			
City: FT. LAUDERDALE	State: FL	Zip: 33304		
Lender: CITY OF FORT LAUDERDALE		·		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: April 6, 2022 Appraised Value: \$ 81,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: CITY OF FORT LAUDERDALE	File No	File No.: 222-1232A	
Property Address: 12XX N.E. 5 AVENUE	Case I	Case No.:	
City: FT. LAUDERDALE	State: FL	Zip: 33304	
Lender: CITY OF FORT LAUDERDALE		·	



COMPARABLE SALE #1

1045 N.W. 3 AVENUE FOLIO: 494234-04-9590 Sale Date: 04/2021 Sale Price: \$ 98,000



COMPARABLE SALE #2

1065 N.W. 3 AVENUE FOLIO: 494234-04-9600 Sale Date: 04/2021 Sale Price: \$ 98,000



COMPARABLE SALE #3

1045 N.W. 3 AVENUE FOLIO: 494234-04-9610 Sale Date: 04/2021 Sale Price: \$ 196,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: CITY OF FORT LAUDERDALE	File No.: 222-1232A		
Property Address: 12XX N.E. 5 AVENUE	Case No.:		
City: FT. LAUDERDALE	State: FL	Zip: 33304	
Lender: CITY OF FORT LAUDERDALE		·	



COMPARABLE SALE #4

1065 N.W. 3 AVENUE FOLIO: 494234-04-9620 Sale Date: 04/2021 Sale Price: \$ 98,000



COMPARABLE SALE #5

1110 N.E. 5 AVENUE FOLIO: 494234-04-0930 Sale Date: 08/2021 Sale Price: \$ 70,000

COMPARABLE SALE #6

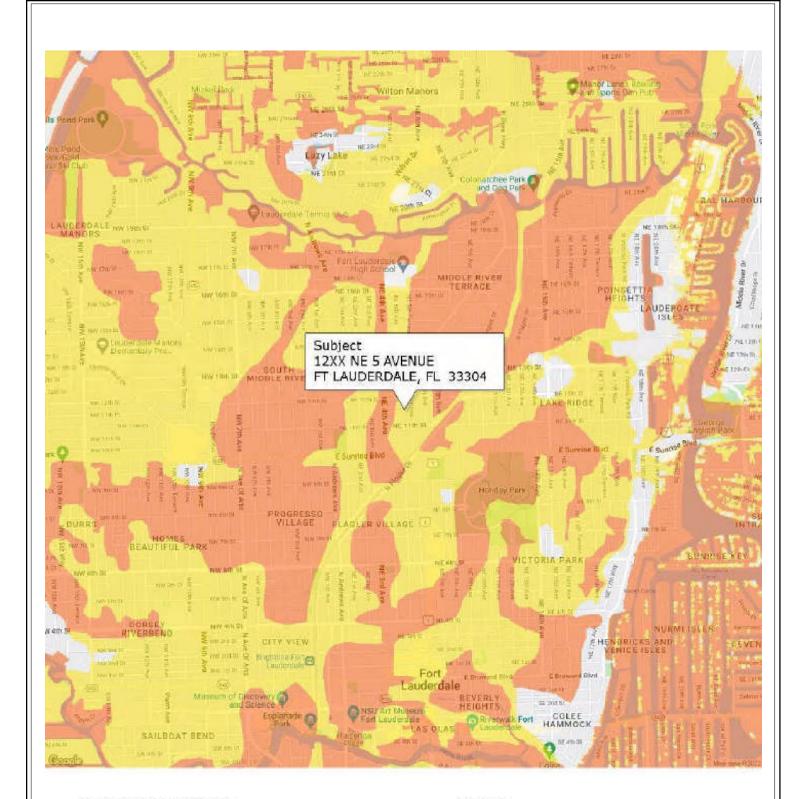
Sale Date: Sale Price: \$

LOCATION MAP

Borrower: CITY OF FORT LAUDERDALE File No.: 222-1232A Property Address: 12XX N.E. 5 AVENUE Case No.: City: FT. LAUDERDALE State: FL Zip: 33304 Lender: CITY OF FORT LAUDERDALE Wirco. I III AND NE EGLY LONG NE 22nd St 54 NE 21 st Ct MA 51-21 84 Colohatchee Park and Dog Park Ave WW 10VI ST NE 20th St NE 1800 Lauderdale Tennis Club 19th St NE 18th St É NE I STRAIG With Ct 711 NW-17th PI NE THIN CE W 18th 5t Fort Lauderdalet NW 17th St MAN High School 29.65 NE 16th Ct MIDDLE RIVER 100 M NE 845) TERRACE NE 16th St NW 16th St 15th NE 15th Ct 411 ME 盘 34 92 NW 15th St Comparable Sale 4 1065 N.W. 3 AVENUE Subject NI derdale Manors FOLIO: 494234-04-9620 INE 14th St 12XX N.E. 5 AVENUE nentary Pre. 0.54 miles SW FT. LAUDERDALE, FL 33304 NE 13th 5t SOUT NE 13th 5' 斋 系 Comparable Sale 2 NE TOTAL AVE IDDLE VER 3 五 1065 N.W. 3 AVENUE 졺 松塔 645 325 100 FOLIO: 494234-04-9500 NE 1281 91 Z NW 1201 St LAK 0.54 miles SW 1.5 eller (1.5 NE 11th 3 Comparable Sale 5 Comparable Sale 1 1110 N.E. 5 AVENUE 1045 N.W. 3 AVENUE FOLIO: 494234-04-0930 FOLIO: 494234-04-9590 E Sunrise Blvd 0.12 miles SW ZE 0.54 miles SW SE SE MIN 14th 1426 91h NW 9th St Holiday Park 0 Comparable Sale 3 AITIS 1045 N.W. 3 AVENUE FOLIO: 494234-04-9610 NE 8th St NW 8th St 0.54 miles SW LAGLER VILLAGE NE-7th St HOMES NW 745 ST BEAUTIFUL PARK VICTORIA NE 6th St WE SOR HILL 3K NW 6th St 黑 常 NE 18th Z 486 GIV N Andrews SAVISLEN NEC 2nd -124H 3rd 3 1549 是 NW 5th Ct \$ NW 5th St 0 K NE 4 4 DORSEY NW 4th St IVERBEND NE 3rd St CITY VIEW 9th NE 2nd 5t NW 2nd St Q NE 1st St NW 1st St EB E Broward Blvd (841) Lauderdale SE 1st Museum of Discovery fa Palm BEVERLY (811) SE 2nd and Science HEIGHTS NSU Art Museum Esplanade 0 Fort Lauderdale Riverwalk Fort Park HAI Lauderdale LAS OLAS Huizenga SAILBOAT BEND Plaza SE 4th St VALUE RIVER SW 4th St SW 4th Ct W Rio Vista Blvo Colee Palm Bryan Pt Hammo Broward County SE-5th-Ot Park Clerk of Courts SE 6th St SW 6th St SW 6th 9t 41 SE-405 SE-6th Ct AVE SW 7th St Per SE 7th St ARPON RIVER Map data ©2022 SE 8th St

FLOOD MAP

Borrower: CITY OF FORT LAUDERDALE
Property Address: 12XX N.E. 5 AVENUE
City: FT. LAUDERDALE
Lender: CITY OF FORT LAUDERDALE
State: FL
Zip: 33304



FLOOD INFORMATION

Community: CITY OF FORT LAUDERDALE
Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 12011C0369H

Panel: 12011C0369

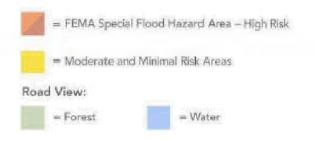
Zone: X

Map Date: 08-18-2014

FIPS: 12011

Source: FEMA DFIRM

LEGEND



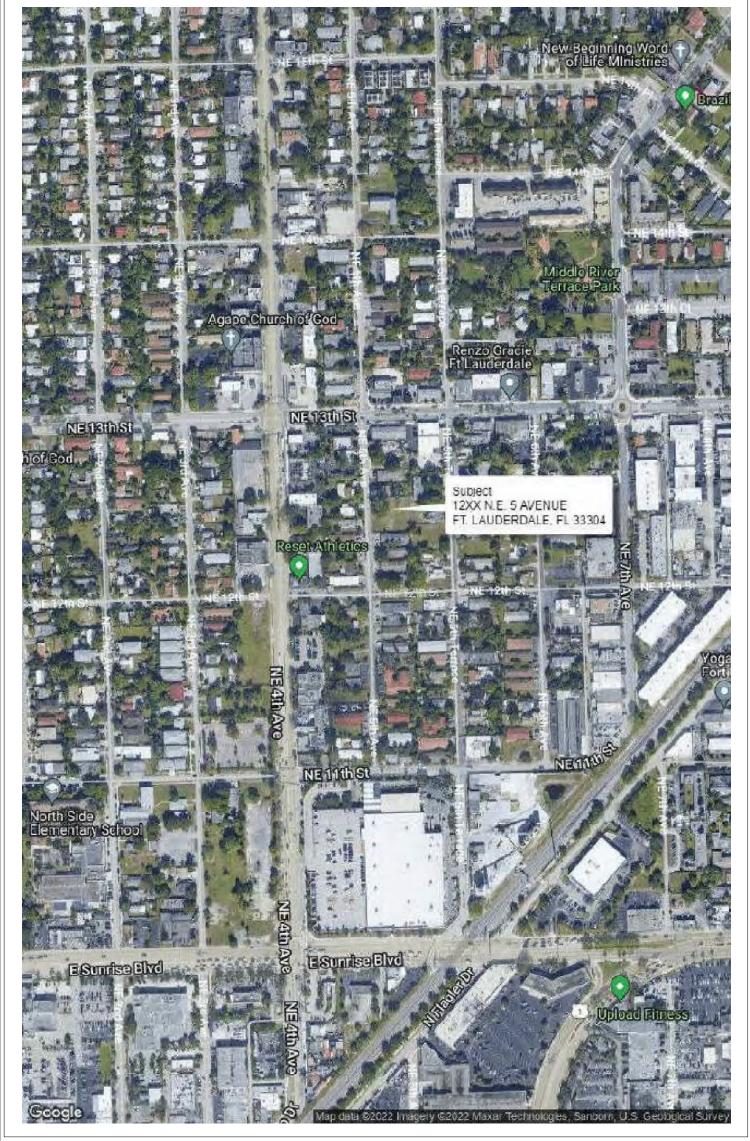
Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or minuse of this flood map or its data.

AERIAL MAP

Borrower: CITY OF FORT LAUDERDALE File No.: 222-1232A Property Address: 12XX N.E. 5 AVENUE City: FT. LAUDERDALE Case No.:

State: FL Zip: 33304 Lender: CITY OF FORT LAUDERDALE



File No. 222-1232A

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- 2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- 5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
- 6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
- 9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

Vacant Land Page 1 of 2

File No. 222-1232A

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
- 2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- 3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
- 4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the
- 5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- 6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
- 7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
- 8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 12XX N.E. 5 AVENUE, FT. LAUDERDALE, FL 33304

APPRAISER:	SUPERVISORY APPRAISER (o	nly if required)
Signature: Michael Ciber Name: MICHAEL CIBENE, SRA	Signature: Name:	
Date Signed: 04/06/2022	Date Signed:	
State Certification #: CERT GEN RZ1404	State Certification #:	
or State License #:	or State License #:	
State: FL	State:	
Expiration Date of Certification or License: 11/30/2022	Expiration Date of Certification or License:	
CERT GEN RZ1404	☐ Did ☐ Did Not Inspect Property	
Vacant Land	Page 2 of 2	CAM 22 0460

Borrower: CITY OF FORT LAUDERDALE	File	File No.: 222-1232A	
Property Address: 12XX N.E. 5 AVENUE	Cas	Case No.:	
City: FT. LAUDERDALE	State: FL	Zip: 33304	
London CITY OF FORT LAUDERDALE		•	

Ron DeSantis, Governor

Halsey Beshears, Secretary

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

CIBENE, MICHAELS

941 SE 7 AVENUE POMPANO BEACH FL 33060

LICENSE NUMBER: RZ1404

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

6. NE 4th Avenue Box Wrap Preferences Discussion and Selection

Cija Omengebar CRA Planner

Guest Speaker: Moshe Yehoshoua

Neighbor and former CCRAB Member

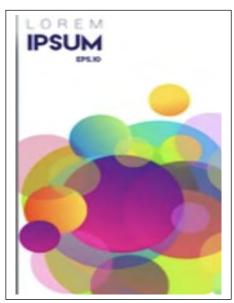
Guest Speaker: Judy Erickson

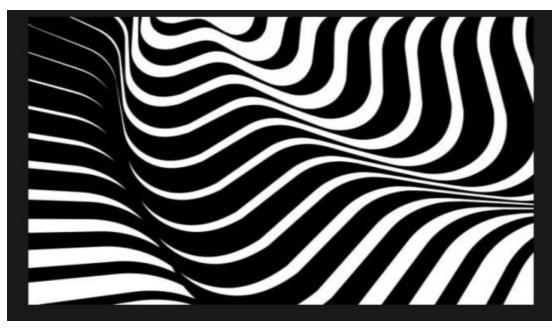
Transportation Planner II



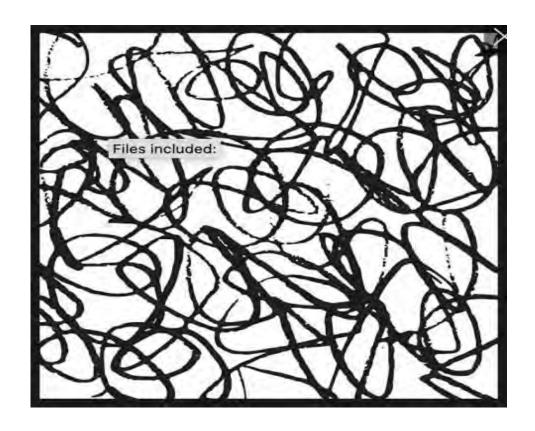




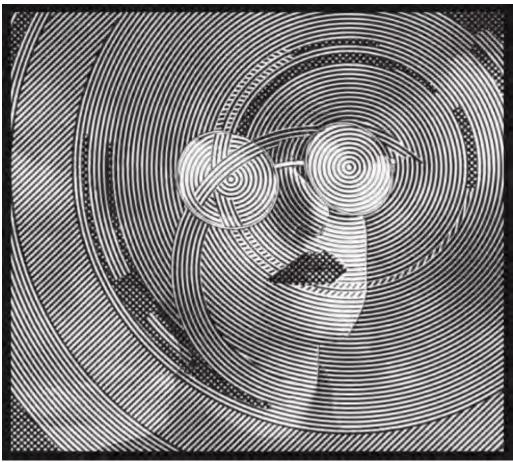












7. Rezoning Project Refresh Discussion

Mark Alvarez Project Director Corradino Group

Fort Lauderdale CRA Central City Rezoning Status Update

August 3, 2022 Central City Redevelopment Advisory Board



Purpose of this Meeting:

- status of the work
- provide the timeline to completion
 - review completed work
 - explain the gap
 - where we are now
- the path forward 3.
 - special CCRAB meeting August 24th
 - adoption process with some immediate benefits

08.03.2022 CCRAB Regular Meeting 1 implementation plan for further development

2018 through 2019: Prior Work

- Extensive stakeholder and community engagement
- Record of consensus zoning map
- Draft text with traditional uses, unchanged intensities, architectural and mass controls and public realm rules



Community Workshop 1

CRAAB
Special Meeting

Community Workshop 2

CRAAB
Special Meeting

CRAAB
Special Meeting

CRAAB
Special Meeting

CRAAB
Special Meeting

May 31, 2018

- zoning concepts
- existing conditions
- current projects
- visual preferencing
- retail preferences
- focus area mapping

June 25, 2018

- Existing zoning map
- Permitted uses RD-15, RMM-25, TE, N-MXD
- CCC, B-1, B-2, B-3
- neighborhood priorities
- smart growth
- complete streets
- neighborhood preferences

08.03.2022 द्रशांगुड्ड स्थानुदांगुड प्राटिश प्राटिशांगु focus area

July 11, 2018

- · neighborhood priorities
- smart growth
- complete streets
- neighborhood preferences
- zoning scenarios by focus area
- industry expert's roundtable
- "Wish List"

September 26, 2018

- community feedback summary:
 - o Walkable neighborhood
 - o Traffic calming
 - o Mixed land use
 - 1-2 stories n'hood, transition
 - o 1-5 stories mixed use dist.
 - Neighborhood business
 - o Diverse housing
- o Public safety lighting
- density
- proposed changes discussion

November 7, 2018

- community feedback summary
- zoning maps
- lot-fit analysis for transition areas:
 - o 13th St
 - o NW 9th Av
 - o Sunrise Blvd

February 6, 2019

- proposed zoning map
- proposed zoning designation

June 25, 2019

- Neighborhood Mixed Use (NMXD)
- Transitional Edge(TE)
- Commercial Corridor (CCC)
- permitted uses

Page 52 of 65

2021-2022: **Making it Work**

- Discuss the issues and how we move forward
- Comprehensive Plan limit on density delay for LUPA
- Analysis and Code Rewrite Done
- Almost done –adoption process ahead



Kick-off V **Staff Meetings**

Task 1 Policy and ULDR



Task 2 **Code Format**

Task 3 Code Language

Task 4 Implementation Plan Adoption **Process**

January 2021

- Validate prior input
- Advise on process going forward

February – March 2021

- Consistency with City Comprehensive Plan
- Consistency with City Unified Flex Zone boundary and policy
- does it require Comprehensive Plan Amendment
- Supportive of CRA Plan

April 2022 - July 2022

- Zoning district analysis compared to redevelopment goals
- Remap zoning districts
- Permitted uses revision adaptability
- Form / design reviewed
- Live / Work Units
- Parking requirement analysis
- Sustainability concepts
- Heigh Bonus analysis

July - August 2022

July 13, 2022 - meeting with City. Adoption Process **Development Services Staff** Mapping and text for:

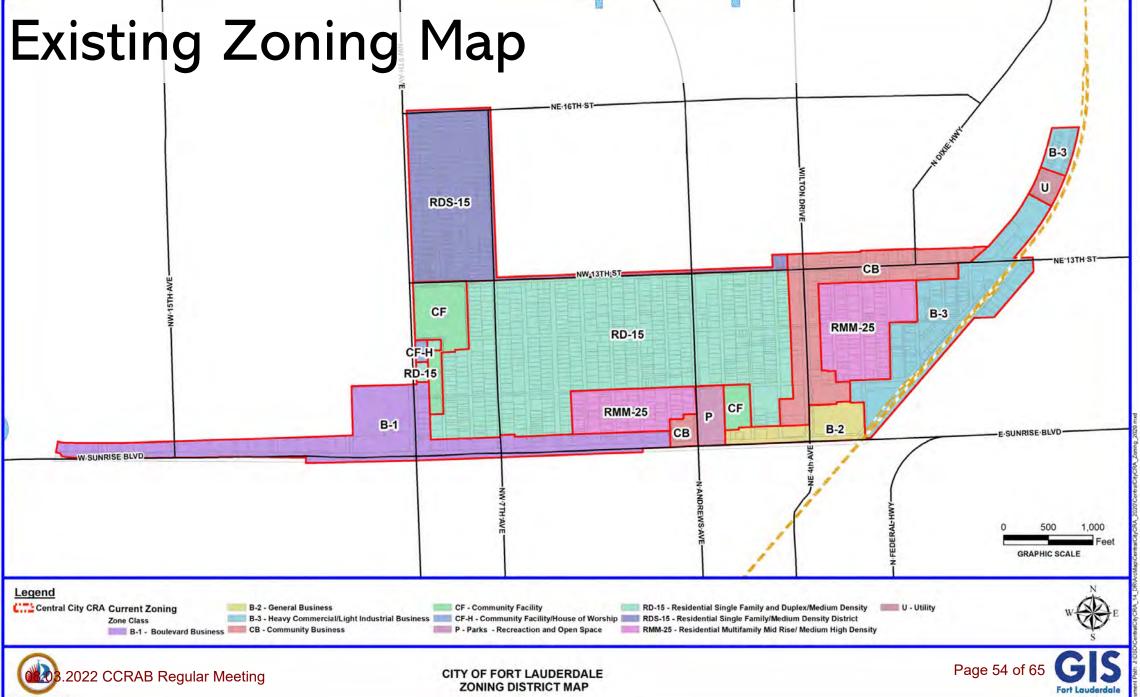
- New CC-MXD district
- New TE district
- Uses, forms, dimensional requirements revised
- LWU added for CC-MXD and TE Tax Increment Funding,
- Parking requirements reduced
- Sustainability requirements
- · Height bonuses revised
- Approval process streamlined

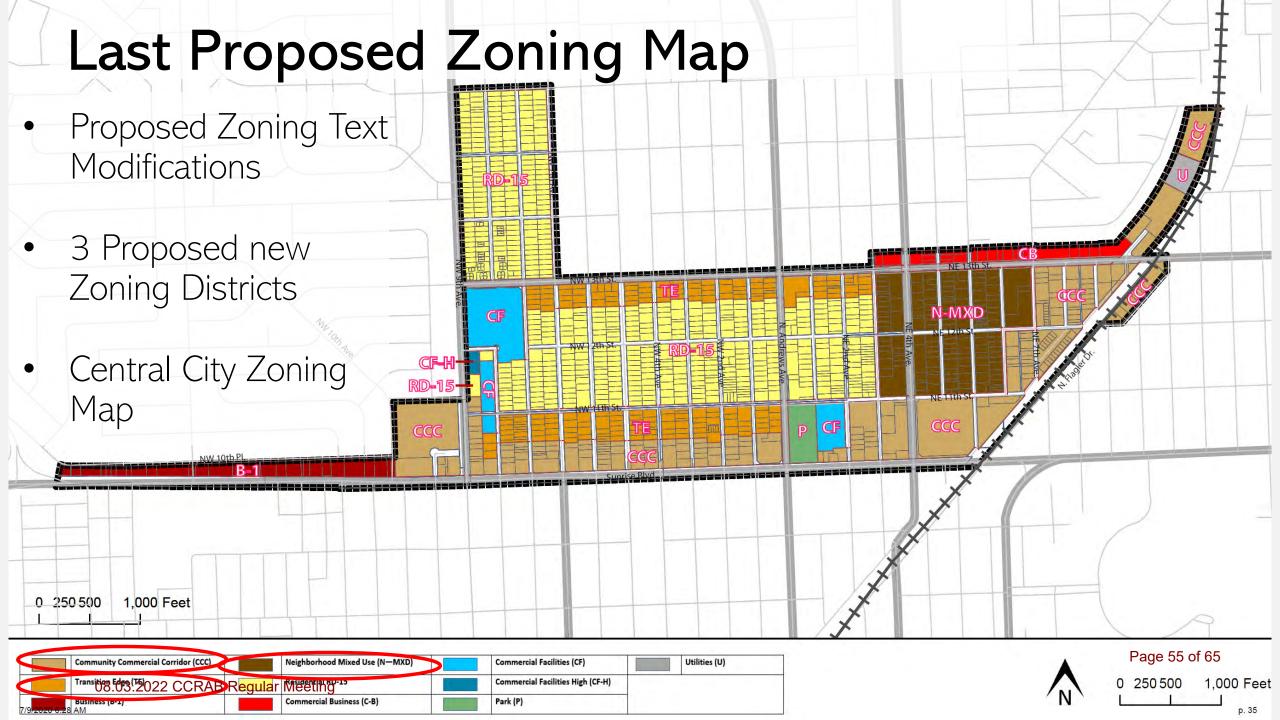
August 2022

- Future Land Use Amendment -Local Activity Center (LAC)
- Property Re-Use and Immediate **Value Zoning Code Amendments**
- Marketing: Zoning brochure
- Feedback: Realtor roundtables
- Infrastructure Improvement and complete streets

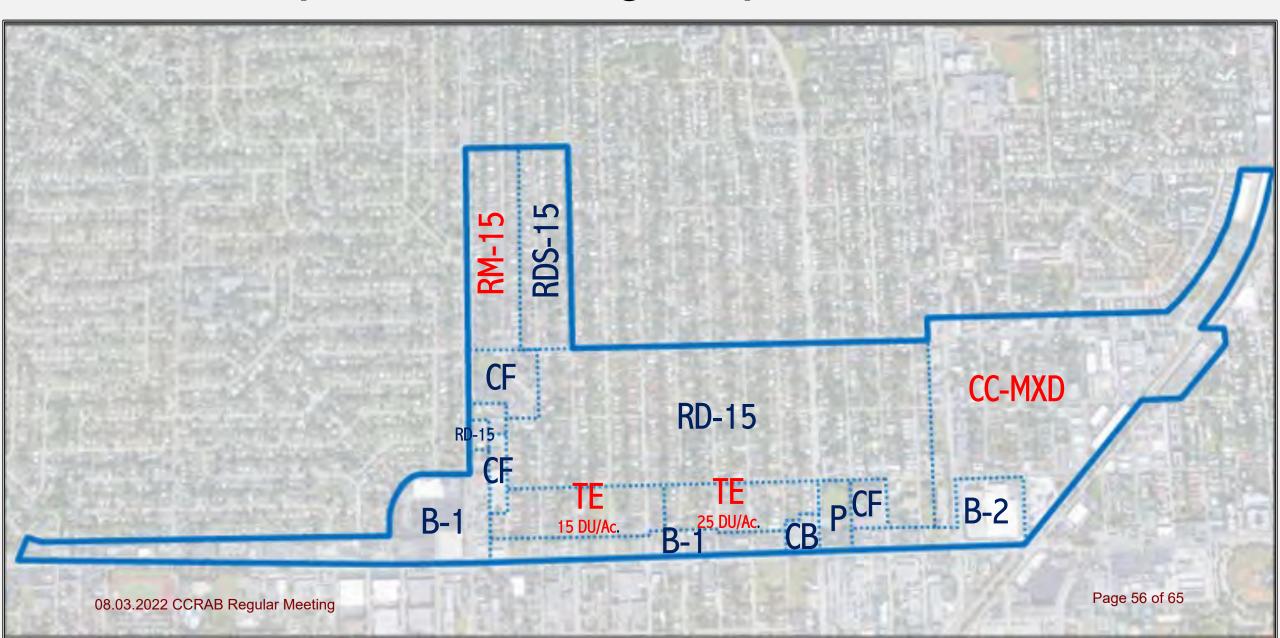
August - December

- 1. CC RAB Workshop
- 2. Planning Advisory Board (PAB)
- 3. CRA / City Commission 1st Reading
- 4. City Commission 2nd Reading





Current Proposed Zoning Map



Issues Addressed in CC-MXD and TE Rezoning

- Mew CC-MXD district
- Mew TE district
- Uses, forms, dimensional requirements revised
- LWU added for CC-MXD and TE
- **Tarking requirements reduced**
- Sustainability requirements and bonuses added
- Height bonuses revised
- Approval process streamlined

 08.03.2022 CCRAB Regular Meeting

Page 57 of 65

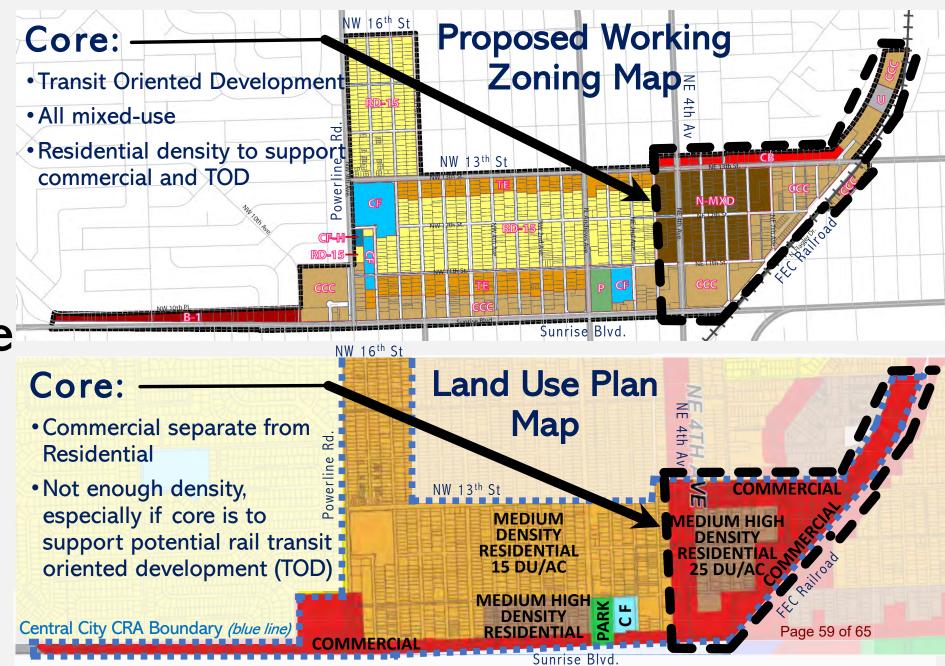
Issues Addressed for Implementation Plan

- Adoption Process
- ➤ Future Land Use Amendment Local Activity Center (LAC)
- > Property Re-Use and Immediate Value Code Amendments
- Marketing: zoning brochure
- > Feedback: realtor roundtables
- Tax Increment Funding, infrastructure improvement and complete streets

08.03.2022 CCRAB Regular Meeting

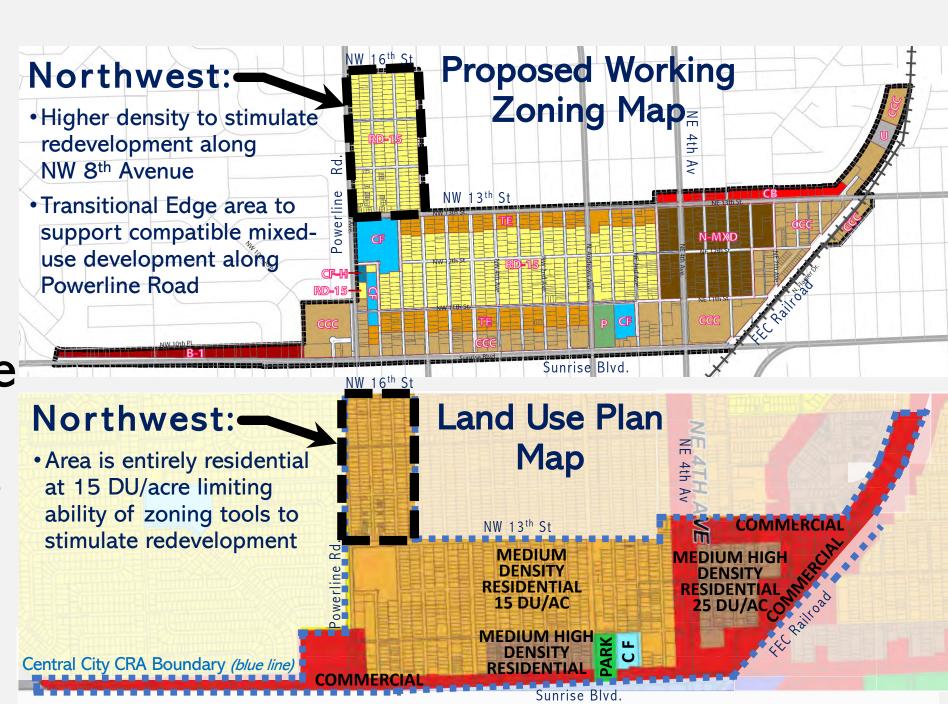
Increasing Density: Core

Fort Lauderdale Comprehensive[®] Plan Future Land Use Map **Amendment** (LUPA)



Increasing Density: Northwest

Fort Lauderdale Comprehensive Plan Future Land Use Map **Amendment** (LUPA)



Adoption

CCRAB Workshops:

City Planning and Legal Review

Planning Advisory Board (PAB)

City Commission 1st Reading

City Commission 2nd Reading

August 3, 2022

August 24, 2022

August – September 2022

October 2022

November 2021

December 2021



8. Communication to City Commission Ray Thrower CCRAB Chair

9. Old and New Business

- August 24, 2022 Special Meeting Reminder
- September Agenda Items Recommendation

10. Adjourn

Ray Thrower CCRAB Chair