

**POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY
FAÇADE & BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT**

Contract No.: **EAST CRA-FAÇADE 21-**

THIS POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FAÇADE & BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT (the “Agreement”) is made and entered into this _____ of _____, 2021, by and between the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes, 501 Dr. Martin Luther King, Jr. Blvd., Suite 1 POMPANO BEACH, FL 33060 (the “CRA”), and **TRUFA NEGRA, LLC., a Florida Limited Liability Company**, with an address **1905 E Atlantic Boulevard, Pompano Beach, Florida, 33062** (the “GRANTEE”).

WITNESSETH:

WHEREAS, the CRA undertakes activities for redevelopment and to remedy blight in the Community Redevelopment Areas of the City of Pompano Beach; and

WHEREAS, in furtherance of its goals, the CRA adopted redevelopment incentive programs to provide grants to eligible recipients; and

WHEREAS, the GRANTEE owns the property in the Pompano Beach East CRA District, and has applied for a grant under the Façade & Business Site Improvement Program and.

WHEREAS, the CRA wishes to enter into an Agreement with the GRANTEE to provide a grant for property improvement and to define the relationship between the parties.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the value of which is hereby acknowledged by both parties, the parties agree as follows.

SECTION 1. RECITALS

The recitals set forth above are incorporated herein and made a part of this Agreement.

SECTION 2. THE PROPERTY

2.1 The Property is owned or leased by GRANTEE. The property is located at **1905 E. Atlantic Boulevard, Pompano Beach, Florida, 33062**, legally described as: Legal Description

PINEHURST 5-13 B LOT 20 E1/2,21,22,23 W1/2 BLK 12

2.2 GRANTEE shall provide proof of long-term lease or ownership of the Property and the status of the business, satisfactory to CRA, prior to disbursement of any funds by CRA.

SECTION 3. THE GRANT

- 3.1 The CRA hereby awards GRANTEE a sum not to exceed **Eighty Thousand and 00/100 Dollars (\$80,000)** (the "Grant"). The full amount of the Grant shall be used solely for exterior renovations to The Property. The use of all funds shall be governed by the Application and the Renovation Proposal attached and attached and incorporated herein as composite Exhibit "A" (collectively, the "Scope of Work.").
- 3.2 The CRA's obligation is limited to awarding the Grant. The CRA does not assume any liability for GRANTEE'S personnel decisions, business decisions or policies, including but not limited to the hiring of staff, paying of staff salaries or the expenditure of overhead costs.
- 3.3 Changes in the use of the Grant proceeds or amendments to the project's budget must be approved, in writing, by the City Administrator or CRA's Executive Director. Requests for changes must be in writing by the GRANTEE to the CRA Executive Director and include a detailed justification for the request.
- 3.4 As security for GRANTEE'S performance hereunder, GRANTEE shall, at the discretion of the CRA's Executive Director, execute a Promissory Note, a Mortgage and Security Agreement, a Restrictive Covenant and/or a Guaranty in favor of CRA (the "Grant Documents"), all of which shall be cancelled upon full compliance with the terms of said documents by GRANTEE.
- 3.5 All disbursements of the Grant proceeds shall be made on a reimbursement basis according to the "Project Description" outlined in the Façade & Business Site Improvement Program application attached hereto as composite Exhibit "A". Grant funds may be used solely for exterior capital improvements to The Property and are subject to the CRA's receipt of documentation establishing prior payment by the GRANTEE of improvements, including receipts, invoices, canceled checks, and such other documents as the CRA may require. The submissions for reimbursements must be submitted to the CRA Executive Director and shall include a letter summarizing the funding request. Disbursements of the Grant proceed may be made on a reimbursement basis or paid directly to the Service Provider, in accordance with the Scope of Services attached to application and provided applicant first approves of payment to Service Provider.

SECTION 4. INSURANCE

- 4.1 The Grant awarded to GRANTEE is subject to the following Insurance requirements:
 - 4.1.1 The CRA's receipt of an original certificate of insurance for the following forms of insurance:

- 4.1.2 Worker's Compensation insurance for all employees of the GRANTEE, as required by Chapter 440, Florida Statutes, as may be amended from time to time.
- 4.1.3 General Liability insurance annually in an amount not less than \$300,000 combined single limits per occurrence for bodily injury and property damage which lists the CRA as an additional insured.
- 4.1.4 The insurance coverage required must include those classifications listed in standard liability insurance manuals, which most nearly reflect the operations of the GRANTEE.
- 4.1.5 Companies issuing all insurance policies required above must be authorized to do business under the laws of the State of Florida, with the following qualifications:
- 4.1.6 The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida," issued by the State of Florida Department of Insurance and be a member of the Florida Guaranty Fund;
- 4.1.7 Certificates of Insurance must provide that the GRANTEE will make no material adverse change, cancellation, or non-renewal of coverage without thirty (30) days advance written notice to the CRA.

SECTION 5. SCOPE OF WORK

- 5.1 Grantee shall use funds provided in accordance with the Application and the Renovation Proposal(s) attached and incorporated herein as composite Exhibit "A" (collectively, the "Scope of Work.").
- 5.2 Any amendments to composite Exhibit "A" desired by GRANTEE shall be submitted in writing to the CRA Executive Director. Amendment must be accompanied by written justification and must be approved by the CRA Executive Director in writing before the amendment becomes effective.

SECTION 6. TERM, COMMENCEMENT AND COMPLETION DATES

- 6.1 The Effective Date of this Agreement shall be the date of execution by the last of the parties.
- 6.2 The Term of this Agreement shall be for twenty-four (24) months from the Effective Date.
- 6.3 Work provided in the Scope of Work shall commence on or before **February 1, 2021** and shall be fully completed not later than 60 days prior to the end of the Term of this Agreement.

SECTION 7. RECORDS

- 7.1 INSPECTION. All of GRANTEE'S books and records and documents related to the grant must be made available for inspection and/or audits by the CRA and any other organization conducting reviews for the CRA upon 24 hours notice throughout the Term of this Agreement. In addition, GRANTEE must retain all records related to the grant in proper order for at least three (3) years following the expiration of the Agreement. The CRA shall have access to such records, for the purpose of inspection or audit during the three (3) years period. This Section shall survive the expiration of this Agreement.

SECTION 8. SPECIAL CONDITIONS

- 8.1 CESSATION OF OCCUPANCY OR OWNERSHIP. In the event the GRANTEE sells, ceases to own or occupy the Property during the "Restrictive Period" provided in the Restrictive Covenant associated herewith, or, in the absence of a Restrictive Covenant, two years from the date of completion of improvements, GRANTEE shall repay the full amount of the grant to the CRA and any unadvanced portion of the Grant shall be retained by the CRA. The determination that GRANTEE has sold, ceased to own or occupy the Property shall be made solely by the CRA. Additionally, sale, cessation of ownership or occupancy constitutes an event of default for which all other default provisions of this Agreement shall apply, including but not limited to those provided in Section 9 below. This provision shall survive termination or expiration of this agreement.
- 8.2 MATERIAL CHANGE OF CIRCUMSTANCES. GRANTEE shall immediately notify the CRA of any material change of circumstances of the project. For the purpose hereof, material change of circumstances shall include, but not be limited to, the failure of the GRANTEE to diligently and actively pursue commencement or completion the Scope of Work, failure to fulfill the terms of this agreement or the other Grant Documents, cessation of occupancy, sale or transfer of ownership of the business or the property, voluntary or involuntary bankruptcy or an assignment for the benefit of creditors. A material change of circumstances shall constitute a default under this agreement for which the CRA shall have the right to pursue any remedy provided in this agreement or the other Grand Documents, or by law or in equity.
- 8.3 ASSIGNMENT. GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without prior written consent of the CRA.
- 8.4 RULES, REGULATIONS AND LICENSING REQUIREMENTS. GRANTEE and its staff must possess the licenses and permits required to conduct its affairs including federal, state, city and county. In addition, GRANTEE shall comply with all, laws, ordinances and regulations applicable to carrying out the Scope of Work including, but not limited to, conflicts of interest, building, zoning, land and property use regulations.
- 8.5 PERSONNEL. GRANTEE shall notify the CRA of all changes in personnel within five (5) working days of the change. All personnel of the GRANTEE are solely employees of the GRANTEE and not employees or agents of the CRA.

8.6 INDEMNIFICATION. GRANTEE shall indemnify and hold harmless the CRA and the City of POMPANO BEACH, Florida, and their Board or Commission members, employees or agents from any claims, liability, losses and causes of action that may arise out of any activity related to this Agreement or GRANTEE'S use of the funds. GRANTEE will pay all claims and losses of any nature related to this Agreement or GRANTEE'S use of the funds, and will defend all suits, in the name of the CRA when applicable, and will pay all costs and judgments that may issue from it, except those caused by the sole negligence of CRA employees or officers. The GRANTEE recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges the receipt of good and valuable consideration provided by the CRA in support of the obligation in accordance with the laws of the State of Florida. Nothing herein shall be construed to waive any of the CRA's rights set forth in Section 768.28, Florida Statutes. This paragraph shall survive the termination of this Agreement. Nothing contained in this Agreement shall be deemed a waiver of sovereign immunity by the CRA.

8.7 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Pompano Beach Community Redevelopment Agency
501 Dr. Martin Luther King, Jr. Blvd., Suite 1
POMPANO BEACH, Florida 33060
Attn: Executive Director

And to:

Pompano Beach CRA Attorney c/o City Attorney's Office
100 W. Atlantic Blvd.
P.O. Box 1300
POMPANO BEACH, Florida 33060

All written notices if sent to the GRANTEE shall be mailed to the address in paragraph one of page one above.

8.8 NONDISCRIMINATION. GRANTEE represents and warrants to the CRA that GRANTEE does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with GRANTEE'S performance under this Agreement on account of race, gender, religion, color, age, disability, national origin, marital status, familial status, sexual orientation or political affiliation. GRANTEE further covenants that no otherwise qualified individual shall, solely by reason of his/her race, color, sex, religion, age, handicap, marital status or national origin, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Agreement.

8.9 ADA REQUIREMENTS. GRANTEE must meet all the requirements of the Americans With Disabilities Act (ADA), which includes posting a notice informing GRANTEE'S employees that they can file any complaints of ADA

violations directly with the Equal Employment Opportunity Commission (EEOC), One Northeast First Street, Sixth Floor, Miami, Florida 33132.

- 8.10 INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, the GRANTEE shall be and act as an independent contractor. At no time shall GRANTEE be considered an agent or partner of the CRA.
- 8.11 COSTS. GRANTEE shall obtain and pay for all permits, licenses, federal, state and local taxes chargeable to its operation.
- 8.12 ENTIRE AGREEMENT. This Agreement expresses the entire agreement of the parties and no party shall be bound by any promises or representations, verbal or written, made prior to the date hereof which are not incorporated herein.
- 8.13 MODIFICATION. This Agreement may not be modified, except in a writing signed by all parties hereto.
- 8.14 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and all legal actions necessary to enforce the Agreement shall be held in Broward County, Florida, or, if Federal, said action shall be brought in the Southern District of Florida. If any legal action or other proceeding is brought for the enforcement of this Agreement, the successful prevailing party or parties shall be entitled to recover reasonable attorneys' fees and court costs.
- 8.15 WAIVER OR BREACH. It is hereby agreed by the parties that no waiver or breach of any of the covenants or provisions of this Agreement shall be construed to be a waiver of any succeeding breach of the same or any covenant.
- 8.16 PLEDGES OF CREDIT. GRANTEE shall not pledge the CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.
- 8.17 SEVERABILITY. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
- 8.18 SUCCESSORS AND ASSIGNS. The GRANTEE binds itself and its partners, successors, executors, administrators and assigns to the CRA, in respect to all covenants of this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CRA which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CRA and the GRANTEE.
- 8.19 AGENTS. Should a GRANTEE choose to engage the services of an agent (individual or company) to assist/represent applicant in this aspect of the process, the expenses for the agent's service will be borne by the GRANTEE. Such expenses are not reimbursable under the terms of any of the CRA's incentive

programs. CRA funds cannot be applied to services other than architecture, engineering, etc. related to the construction of the interior or exterior of the building. The CRA hereby represents and warrants that the CRA has dealt with no Agent and GRANTEE agrees to hold CRA harmless from any claim or demand for commissions made by or on behalf of any agent or representative of GRANTEE in connection with this application for improvements to GRANTEE'S property.

SECTION 9. DEFAULT AND REMEDIES.

- 9.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement, or sale of the property by Owner shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the grant upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of the Grant. Upon default as provided herein the CRA shall have no further obligations to GRANTEE under this Agreement.
- 9.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA for all unauthorized, illegal or unlawful expenditure of funds, including unlawful and/or illegal expenditures discovered after the expiration of this Agreement. GRANTEE shall also reimburse the CRA in the event of default hereunder, in the event any funds are lost or stolen, if work was not completed as provided in the Scope of Work and the budget attached hereto as composite Exhibit "A" or the Property is sold or vacated by GRANTEE. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due, payable to the POMPANO BEACH Community Redevelopment Agency, within thirty (30) days of the CRA'S demand therefore.
- 9.3 TERMINATION OF THIS AGREEMENT. The CRA may terminate this Agreement with or without cause or for its convenience. Termination of this Agreement by the CRA shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.
- 9.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the terms of this Agreement.
- 9.5 CRA'S DEFAULT. In the event the CRA fails to comply with the terms of this Agreement, GRANTEE shall provide the CRA with notice detailing the nature of the default, whereupon the CRA shall have thirty (30) days within which to initiate corrective actions and ninety (90) days within which to cure the default. Should the CRA fail to cure the default, GRANTEE'S sole remedy is to terminate

this Agreement. The effective date of any such termination shall be the date of the notice of termination given by GRANTEE to the CRA.

[REMAINDER INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement on the date first above written.

GRANTEE

Corporate Name: TRUFA NEGRA, LLC

WITNESSES:

Tiffany Yuken

Print Name: Tiffany Yuken

By: [Signature]

Print Name: Emanuel Fernandez

Title: Owner

Date: 01/07/2021

Print Name: _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 7 day of January, 2021 by Emanuel Fernandez who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Roselyn Yuken
(Name of Acknowledger Typed, Printed or Stamped)

July 23, 2021
Commission Number

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Print Name: _____

By: _____
Rex Hardin, Chairman

Print Name: _____

By: _____
Gregory P. Harrison, Executive Director

Print Name: _____

ATTEST:

Marsha Carmichael, Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by REX HARDIN as Chair, GREGORY P. HARRISON as Executive Director and MARSHA CARMICHAEL as Secretary, all of the Pompano Beach Community Redevelopment Agency, Pompano Beach, Florida, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

EXHIBIT "A"

**TRUFA NEGRA, LLC
1905 E. ATLANTIC BLVD.
POMPANO BEACH, FL 33062**

FAÇADE & BUSINESS SITE IMPROVEMENT PROGRAM APPLICATION

EXECUTIVE SUMMARY

PROJECT OVERVIEW

BUSINESS PLAN CRA GRANT
TRUCHA NEGRA
1905 E. ATLANTIC BOULEVARD

December 6, 2020

To Whom It May Concern:

The CRA Grant submittal that was made to the City of Pompano Beach, for the property located at 1905 E. Atlantic Boulevard, will include the following:

Front doors and windows will be replaced for impact Windows. This adds much value to the property, and assists in the safety of the property and individuals. The building at this moment has no exterior lighting. We propose to install exterior lighting, giving much exposure and safety to the building. This will enhance the beauty of the property and will be visible to the public during the evening hours, and perhaps be attractive to a potential tenant. This addition will only add to the benefits of the proposal.

New signage will also be added, and stone accents for the exterior walls will also be added. This will aid in modernizing the structure and will have an added curb appeal to the patrons, and add much needed aesthetics to the building. There have been no upgrades to the façade since its inception.

Currently, there are two established businesses. One is an Italian restaurant, creating homemade pastas, and elaborate dishes from the regions of Italy. This will be a neighborhood restaurant, with gourmet foods, and family feel. The second establishment is a beauty salon, which has been there for over 10 years. They have a consistent clientele, and with this upgrade, can attract new and select patrons. The third space is in the works to be rented to a Boutique Meat Market, selling high end Italian charcuterie, cheeses, breads, olives, and all things gourmet. We are still negotiating this deal, but definitely feel that with the upgrades that we propose to do, this will make the transition for the new tenant an easy one to make. It will definitely be more appealing from a business perspective, so that their future customers can go to a beautiful space.

With the assistance of the CRA grant, we can assure a visual, as well as functional property for the City's benefits. We assure you that it will be well kept, and updated as needed. We have submitted (2) bids for the entire project for the façade, and without this assistance, find it financially impossible to do at this time. We are hoping that the assistance can be approved and granted in the most concise time-frame, so that we can begin these improvements as soon as possible.

PROJECT PLANS



1905 E. Atlantic Blvd.
– Trufa Negra, LLC



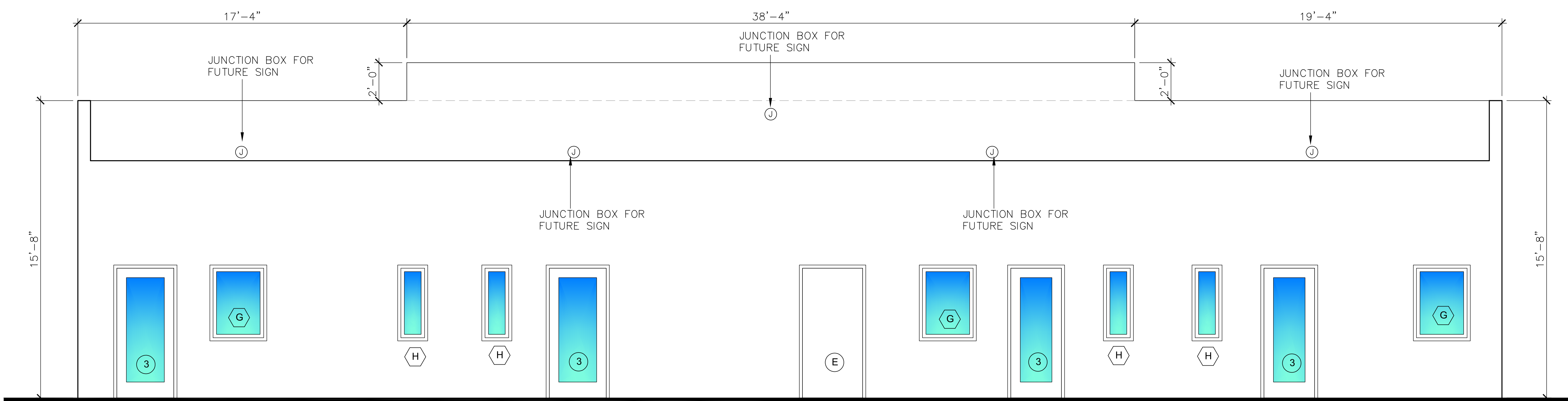
North

PROPOSED REMODELING TO EXISTING FACADE AT
1905 EAST ATLANTIC BLVD, POMPANO BEACH , FLORIDA



PROPOSED SOUTH ELEVATION

SCALE: 3/8"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 3/8"=1'-0"



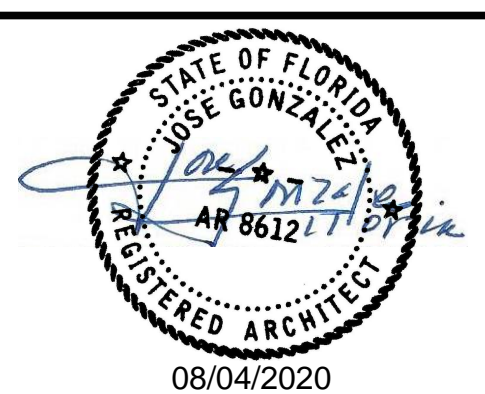
JOSE GONZALEZ, A.I.A.
RA# 0008612
ARCHITECTURE
INTERIOR DESIGN
DESIGN & CONSTRUCTION
415 N.E. 114 ST.
Miami, FL 33161
Phone: 305.891.3038
Fax: 305.981.8517
e-mail: jogovi7191@gmail.com

PROPOSED
REMODELING
TO
EXISTING
FACADA
AT

1905 EAST ATLANTIC BLVD
POMPANO BEACH ,
FLORIDA

Project Number: 20-022

AS SHOWN
SCALE



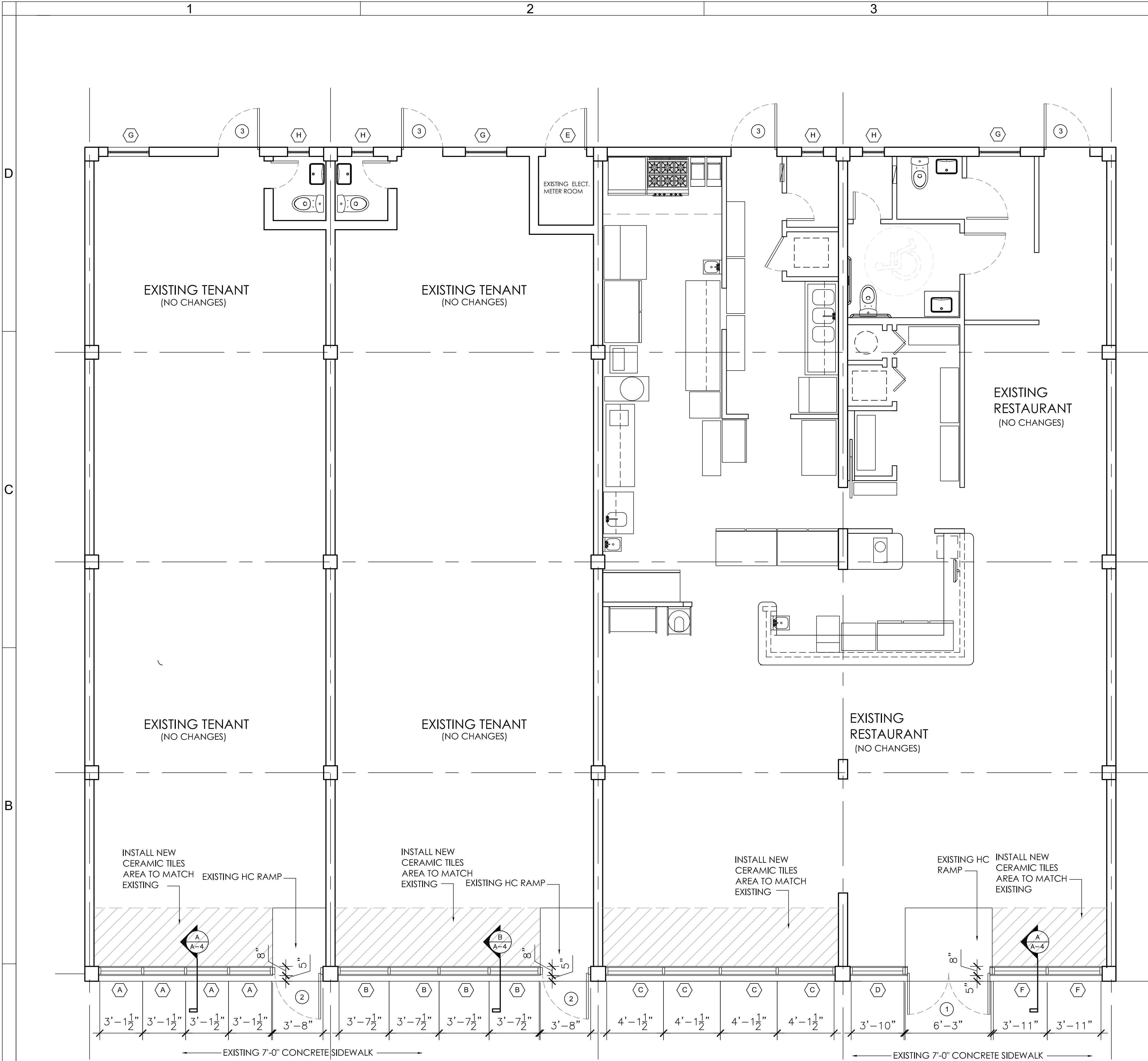
JOSE GONZALEZ, R.A.
#8612

REVISIONS	
DATE	DESCRIPTION

07-05-20
DATE

A-1
DRAWING

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION AND SHALL NOTIFY JOSE GONZALEZ,R.A. OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN. DRAWINGS/ MAGNETIC MEDIA ARE THE PROPERTY OF ARCHITECT/JOSE GONZALEZ,R.A. AND SHALL NOT BE USED WITHOUT EXPRESSED WRITTEN CONSENT.



PROPOSED WINDOW AND DOOR FLOOR PLAN

SCALE: 1/4"=1'-0"

DOOR SCHEDULE								ALL DOOR SHALL BE IMPACT RESISTANT			
№	DOOR							FRAME		REMARKS	
	QTY.	W	H	T	MAT.	TYPE	GLASS	MAT.	DET.		
①	1	(2)36"	84"	---	MTL	---	GLASS	MTL		NEW DOOR W/ TRANSOM ABOVE NOTE 1,2,3,5	
②	2	40"	84"	---	MTL	---	GLASS	MTL		NEW DOOR W/ TRANSOM ABOVE NOTE 1,2,3,5	
②	4	40"	84"	---	MTL	---	GLASS	MTL		NEW DOOR W/ TRANSOM ABOVE NOTE 1,2,3,5	
(R)		EXISTING DOOR TO BE REMOVED									
(E)		EXISTING DOOR TO REMAIN									
CONTRACTOR SHALL VERIFY ON SITE ALL DOORS DIMENSION BEFORE FABRICATION											
NOTES											
1.- ALL EXTERIOR DOORS ARE TO HAVE PRODUCT CONTROL APPROVAL.											
2.- DOOR HARDWARE SHALL COMPLY WITH NFPA 101 CHAPTER 7											
3.- PROVIDE AUTO CLOSURE.											
4.- 'C' LABEL											
5.- PANIC DVICE HARDWARE											

DOOR GENERAL NOTE:
DOOR (EXISTING & NEW) HARDWARE TO BE EQUIPPED FOR HANDICAP IN FOLLOWING MANNER
HANDLES, PULLS, LATCHES, LOCKSET AND OTHER OPERATING MECHANISMS ON ENTRANCE REST ROOM, TOILET ROOM AND OTHER DOORS WHICH ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A SHAPE WHICH IS EASY TO GRASP WITH ONE HAND AND WHICH NOT REQUIRE A TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS AND U-SHAPED HANDLES ARE ACCESSIBLE DESIGNS

BURGLARY & SECURITY NOTES:

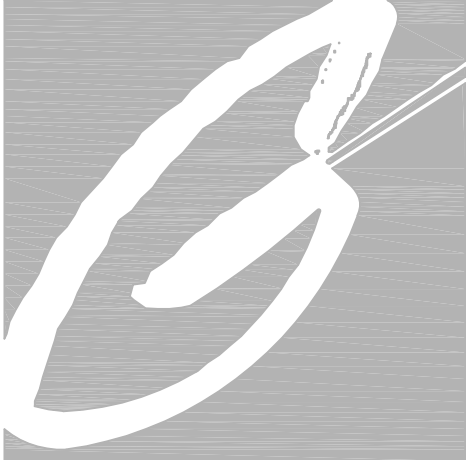
- 1.- ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY-OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS
- 2.- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE FLORIDA BLDG. CODE
- 3.- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWINGING DOORS SHALL HAVE THE SAME LOCK AS REQUIRED FOR SINGLE EXTERIOR SWINGING DOORS. THE INACTIVE LEAF OF THESE PAIR OF DOORS SHALL HAVE A MULTIPLE POINT LOCK WITH 5/8" MINIMUM THROW BOLTS WITH INSERTS.
- 4.- HINGES FROM EXTERIOR OUT-SINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
- 5.- JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE RABBETED OR OF A SIMILAR FABRICATION TO MAINTAIN THE INTEGRITY OF LOCKS AND LATCHES.
- 6.- EXTERIOR SWINGING DOORS, IF WOOD, SHALL BE OF 1-3/4" THICK SOLID CORE CONSTRUCTION.

WINDOW SCHEDULE							ALL EXTERIOR WINDOWS SHALL BE IMPACT RESISTANT	
N°	WINDOW				GLASS	FRAME	REMARKS	
	W	H	TYPE	MAT.		MAT.		
(E)	EXISTING WINDOWS TO REMAIN							
(R)	EXISTING WINDOWS TO BE REMOVED							
(A)	3'-1 1/2"	7'-8"	FIXED	MTL/GLASS	IMPACT RESISTANT GLASS / TINTED	MTL		
(B)	3'-7 1/2"	7'-8"	FIXED	MTL/GLASS	IMPACT RESISTANT GLASS / TINTED	MTL		
(C)	4'-1 1/2"	7'-8"	FIXED	MTL/GLASS	IMPACT RESISTANT GLASS / TINTED	MTL		
(D)	3'-10"	7'-8"	FIXED	MTL/GLASS	IMPACT RESISTANT GLASS / TINTED	MTL		
(F)	3'-11"	7'-8"	FIXED	MTL/GLASS	IMPACT RESISTANT GLASS / TINTED	MTL		
(G)	3'-0 1/4"	4'-2 3/4"	FIXED	MTL/GLASS	IMPACT RESISTANT GLASS / TINTED	MTL		
(H)	1'-6 1/4"	4'-2 3/4"	FIXED	MTL/GLASS	IMPACT RESISTANT GLASS / TINTED	MTL		
CONTRACTOR SHALL VERIFY ON SITE ALL WINDOWS DIMENSION BEFORE FABRICATION								

SCOPE OF WORK:

- REMOVAL OF EXISTING STORE FRONT
- INSTALLATION OF NEW EXTERIOR WINDOWS, DOORS AND STORE FRONT
- NEW STONE VENEER PANELS
- NEW WINDOW SILL
- NEW STUCCO REPAIRS
- INSTALLATION OF FUTURE JB FOR FUTURE SIGNS
- LIGHTS AT STORE FRONT WINDOWS.
- NEW PARAPET EXTENSION
- NO AIR-CONDITIONING WORK
- NO PLUMBING WORK
- NO FIRE ALARM WORK
- NO INTERIOR WORK AT TENANTS SPACES

REPAIR IS NOT LIMITED TO DRAWINGS. CONTRACTOR TO VERIFY EXISTING CONDITION AND REPAIR AS PER EXISTING CONDITIONS



JOSE GONZALEZ, A.I.A.
RA# 0008612

ARCHITECTURE
INTERIOR DESIGN
DESIGN & CONSTRUCTION

415 N.E. 114 ST.
Miami, FL 33161
Phone: 305.891.3038
Fax: 305.981.8517
e-mail: jogovi7191@gmail.com

PROPOSED
REMODELING
TO
EXISTING
FACADA
AT

1905 EAST ATLANTIC BLVD
POMPANO BEACH ,
FLORIDA

Project Number: 20-022

AS SHOWN

SCALE

CONSULTANT



08/04/2020

JOSE GONZALEZ, R.A.
#8612

REVISIONS

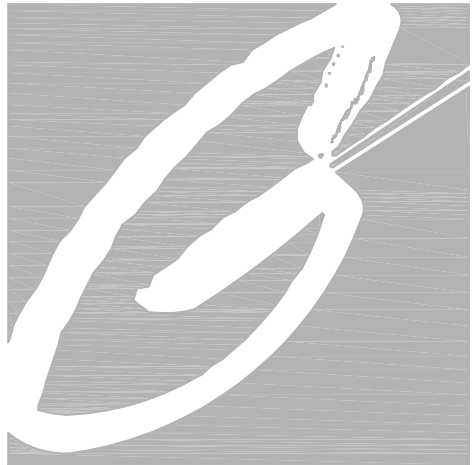
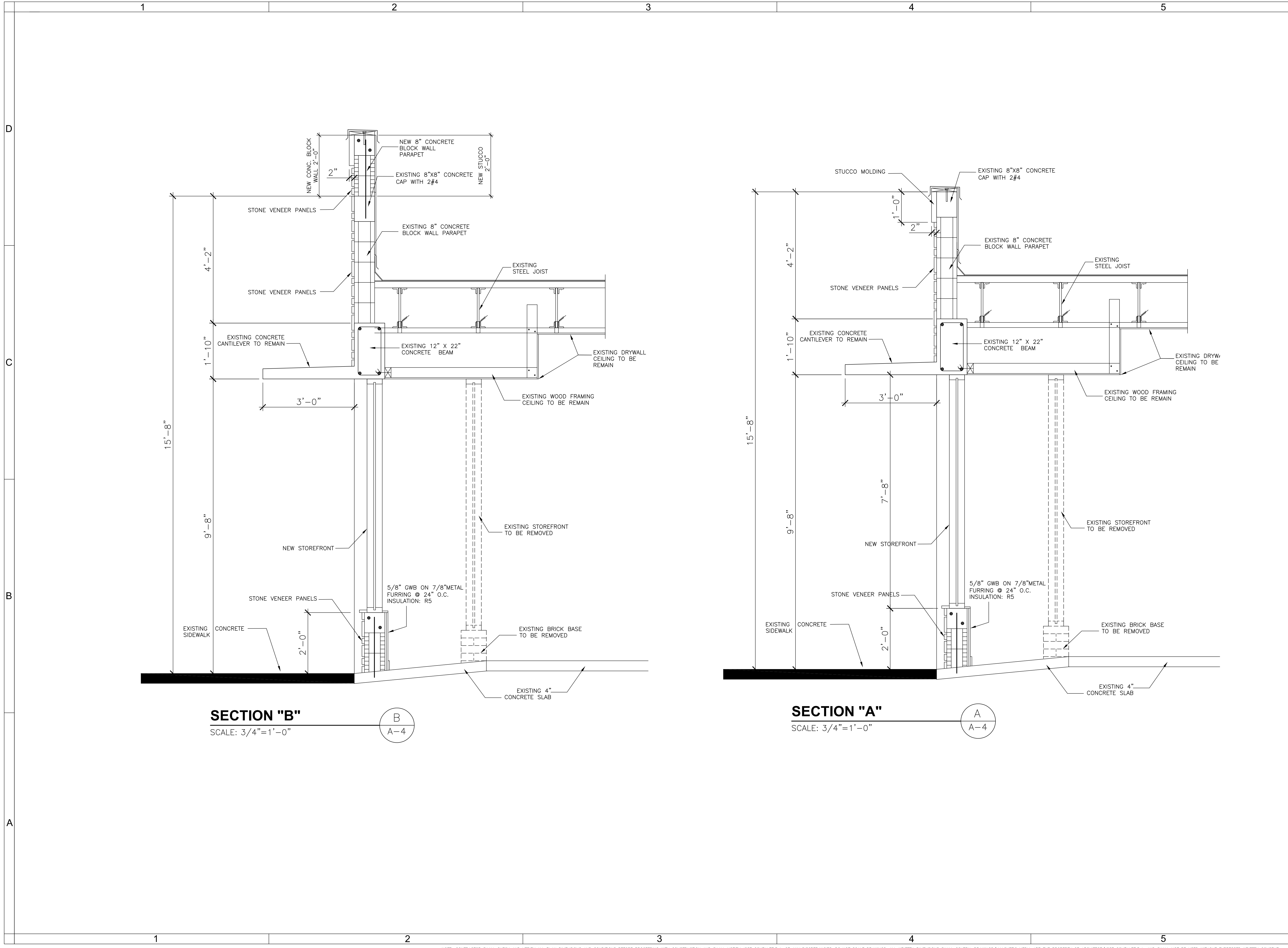
DATE	DESCRIPTION

07-05-20

DATE

A-3

DRAWING



JOSE GONZALEZ, A.I.A.
RA# 0008612

ARCHITECTURE
INTERIOR DESIGN
DESIGN & CONSTRUCTION

415 N.E. 114 ST.
Miami, FL 33161
Phone: 305.891.3038
Fax: 305.981.8517
e-mail: jogovi7191@gmail.com

**PROPOSED
REMODELING
TO
EXISTING
FACEDA
AT**

1905 EAST ATLANTIC BLVD
POMPANO BEACH ,
FLORIDA

Project Number: 20-022

AS SHOWN
SCALE

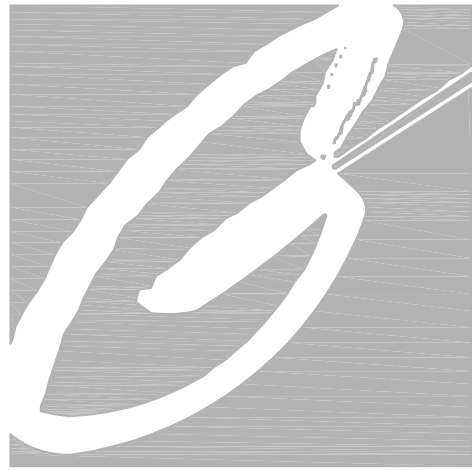
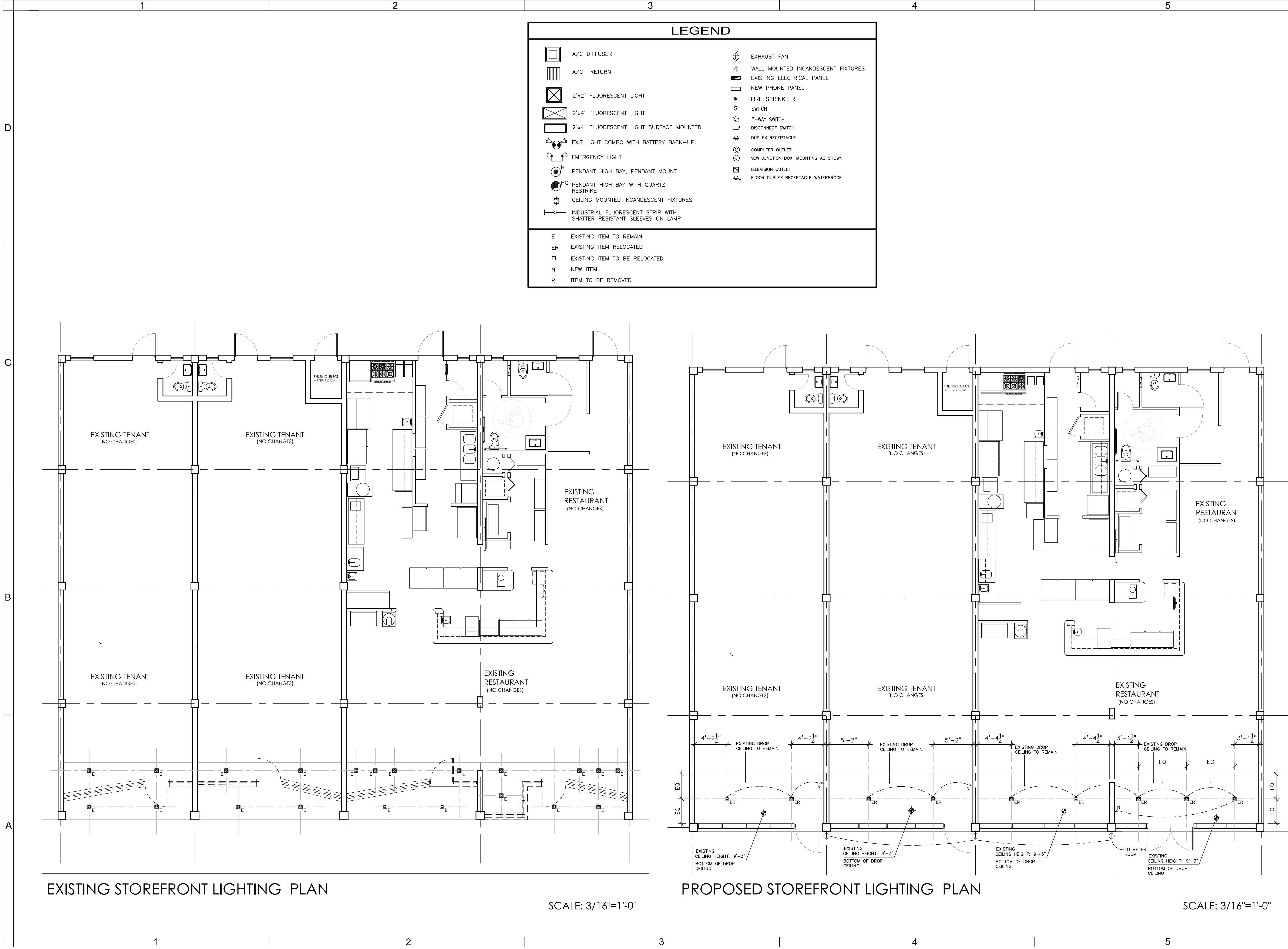
CONSULTANT



REVISIONS	
DATE	DESCRIPTION

07-05-20
DATE

A-4
DRAWING



JOSE GONZALEZ, A.I.A.
RA# 0008612

ARCHITECTURE
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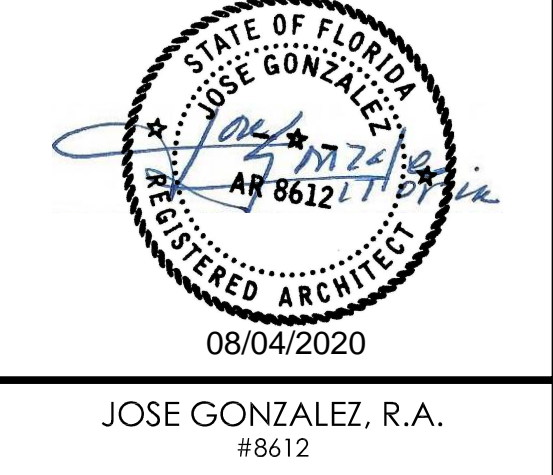
**PROPOSED
REMODELING
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1905 EAST ATLANTIC BLVD
POMPANO BEACH ,
FLORIDA

Project Number: 20-022

AS SHOWN
SCALE

CONSULTANT



REVISIONS	
DATE	DESCRIPTION

07-05-20
DATE

A-5
DRAWING

D

C

C

B

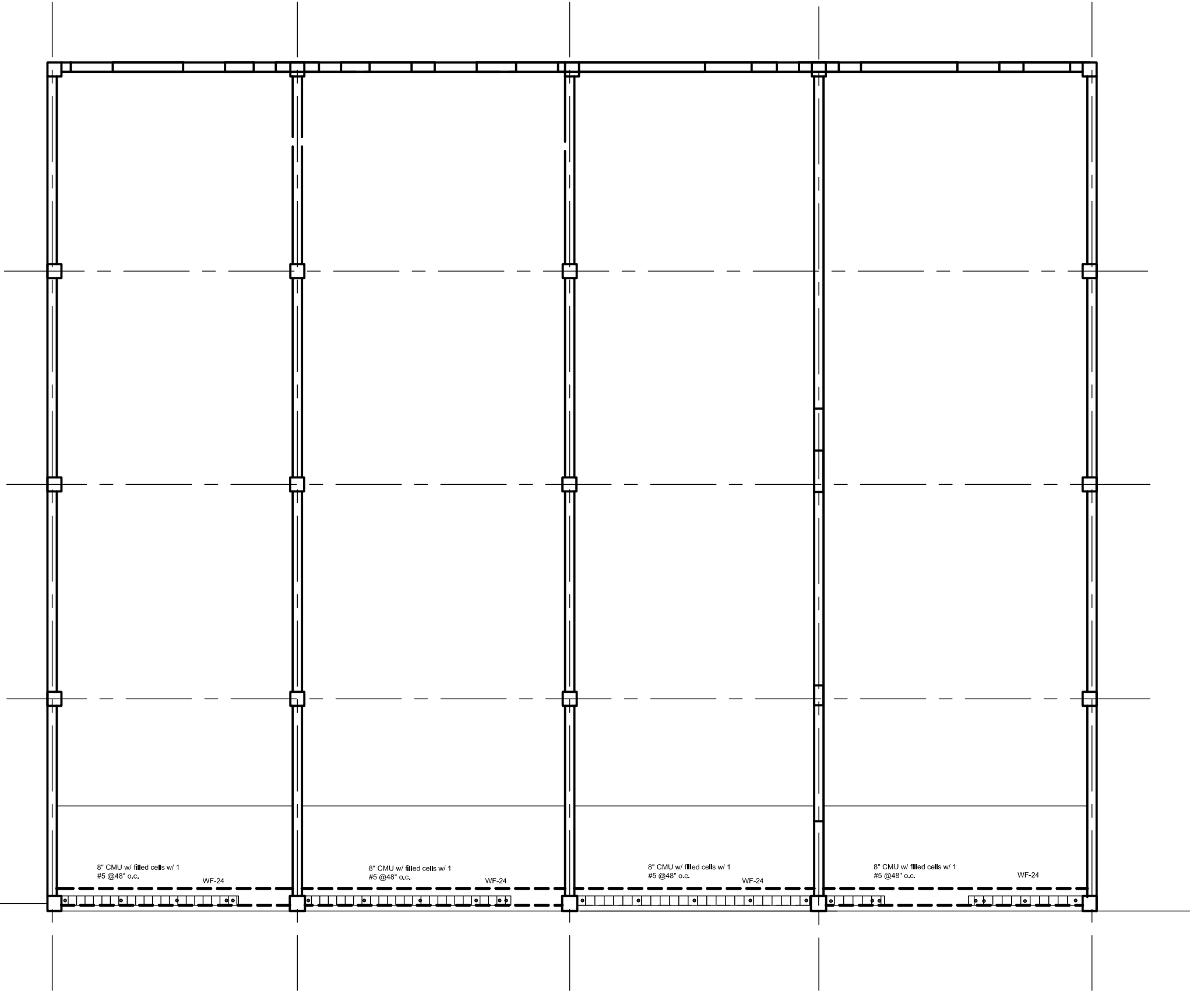
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STRUCTURAL NOTES

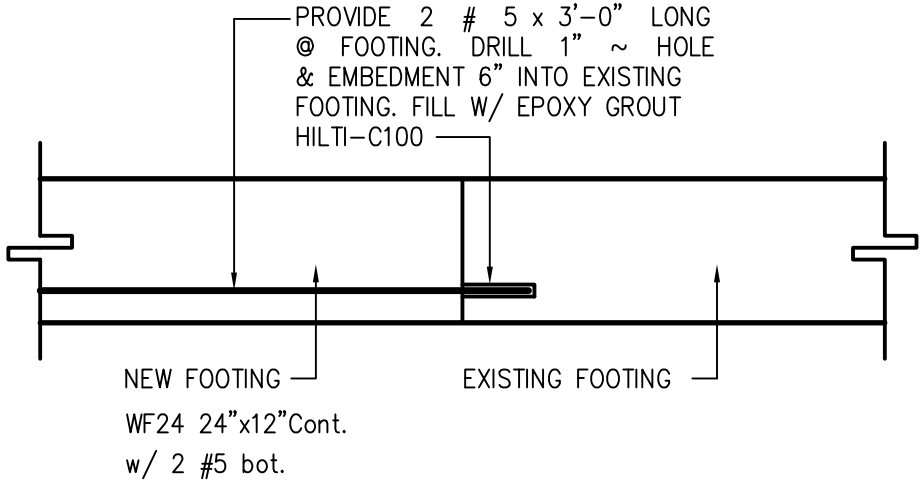
- 1- ELEVATION
FINISH FLOOR ELEVATION (SEE PLAN).
- 2- CONCRETE :
A- COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS :
SLABS ON FILL: 3000 PSI
ALL OTHER POURED IN PLACE CONCRETE: 3000 PSI
GROUT: 3000 PSI
MASONRY CELL: 3000 PSI
B- TEST: A MINIMUM OF 5 CONCRETE SPECIMENS SHALL BE TAKEN FROM EACH 50 CU. YD. OR PORTION THEREOF. SPECIMENS SHALL BE TESTED ACCORDING TO ASTM C-39, ONE ONE AT 7, AND THREE AT 28 DAYS.
C- COVER : CONCRETE DEPOSITED AGAINST THE GROUND 3"
FORMED CONCRETE IN CONTACT WITH THE GROUND 2"
BEAMS & COLUMN 1-1/2"
SLABS: INTERIOR 3/4"
SLABS: EXTERIOR 1-1/2"
3- SLAB ON FILL : PLACED ACCORDING TO ACI 302
A- JOINTS :
A-1: ISOLATION JOINTS MUST BE USED AT JUNCTIONS WITH WALLS AND COLUMNS, USE 1/2" THICK PREMOULDED JOINTS FULL DEPTH OF SLAB.
A-2: CONTROL JOINTS SPACED AT CENTERLINE OF COLUMN LINES. PROVIDE INTERMEDIATE JOINTS IF COLUMN SPACING IS GREATER THAN 30 FT. IN SIDEWALKS PROVIDE TOOLED JOINTS SPACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB.
4" & 5" SLABS 1-1/4" DEEP TOOLED OR POWER SAWED JOINTS
A-3: CONSTRUCTION JOINTS MUST BE PLACED IN THE SLAB WHERE BUILDING EXPANSION JOINTS ARE SHOWN AND WHERE CONTROL JOINTS ARE SHOWN. WHEN CONCRETING OPERATIONS ARE CONCLUDED FOR THE DAY, CONSTRUCTION JOINTS SHALL BE FORMED WITH BURKE KEYED KOLD METAL JOINT FORM OR APPROVED EQUAL.
B- VAPOR BARRIERS :
WATERPROOF MEMBRANES (OVERLAPPED 6" AT JOINTS) WITH A PERMEANCE OF LESS THAN 0.3 PERMS IN ACCORDANCE WITH ASTM E-96 SHALL BE PROVIDED UNDER INTERIOR SLABS.
C- WHERE NO VAPOR BARRIER IS USED THE SUBGRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING. NO FREE WATER STANDING ON THE SUBGRADE NOR ANY MUDDY OR SOFT SPOT IS PERMITTED.
D- ANY STRUCTURAL MEMBER PENETRATING SLABS ON FILL IS TO BE ISOLATED WITH 1/2" THICK PRE-MOLDED JOINT FILLER COMPLYING WITH ASTM D-1752 TYPE I.
E- FINISHING :
NO PREMATURE FINISHING SHALL BE ALLOWED. IMMEDIATELY FOLLOWING FLOATING, TROWELING WITH STEEL TROWELS SHOULD BE COMMENCED IF REQUIRED. BROOMING SHALL BE DONE AFTER THE STEEL TROWELING OPERATION.
SLAB FINISHES (UNLESS OTHERWISE NOTED BY ARCHITECT) :
BUILDING STEEL TROWELED
OUTSIDE SLABS BROOMED
4- REINFORCING STEEL :
A- REINFORCING BARS CONFORMING TO ASTM A-615 GRADE 60, INCLUDING COL. & BEAM TIES.
B- WELDED WIRE FABRIC CONFORMING TO ASTM A-185 AND SUPPORTED ON SLAB BOLSTERS SPACED @ 3'-0" O/C.
C- FABRICATION AND DETAILING ACCORDING TO ACI-315.
D- ALL ACCESSORIES TO HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION.
5- MASONRY WALLS :
A- BEARING : MASONRY SHOWN THUS ||||||| IN PLAN SHALL BE ERECTED PRIOR T THE STRUCTURE ABOVE BEING POURED.
B- MORTAR : CONFORMING TO ASTM C-270, TYPE "M" (2,500 PSI).
6- SOIL COMPACTION :
FILL AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95 % OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY THE MODIFIED PROCTOR TEST.
7- COORDINATION :
COORDINATE ALL DIMENSIONS, ELEVATIONS & OPENINGS WITH ARCHITECTURAL, ELECTRICAL & MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES TO OUR OFFICE.
8- OWNER, ARCHITECT AND CONTRACTOR NOTE :
CHECKING OF SHOP DRAWINGS AND INSPECTIONS OF REINFORCEMENT IN THE FIELD ARE REQUIRED IF IS OFFICE IS TO BE HELD RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE CONSTRUCTED BUILDING.
9- SHORING, RE-SHORING AND TEMPORARY BRACING :
ALL SHORING, RE-SHORING AND TEMPORARY BRACING REQUIRED IN THIS PROJECT IS TO BE DESIGNED BY A FLORIDA REGISTERED ENGINEER WHO SPECIALIZES IN FORM WORK/TEMPORARY BRACING DESIGN AND WHO HAS BEEN HIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IN THE ULTIMATE RESPONSIBLE PARTY FOR SHORING, RE-SHORING AND TEMPORARY BRACING REQUIRED ON THIS PROJECT AND MUST SATISFY HIMSELF OF THE ADEQUACY OF THE INSTALLATION OF THESE ITEMS AT ALL TIMES.
IN THE SPECIFIC CASE OF POURED SLABS, IT IS HIGHLY RECOMMENDED THAT THE GENERAL CONTRACTOR SECURE A CERTIFICATION OF THE INSTALLED SHORING FROM THE SHORING DESIGNER OR HIS AGENT PRIOR TO THE PLACEMENT OF CONCRETE.

- 11- APPLICABLE CODES :
this design is based on 2017 Florida Building Code
ALTHOUGH THE ENGINEER OF RECORD HAS STRIVED TO MEET ALL APPLICABLE CODE AND LOCAL ORDINANCE REQUIREMENTS, THE CONTRACTOR IS STILL RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND ORDNANCES IN THE EVENT OF CONFLICT OR OVERSIGHT IN THESE DRAWINGS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICT OR DISCREPANCY ENCOUNTERED SO THAT APPROPRIATE REMEDIES MAY BE UNDERTAKEN.
- 12- LIVE LOADS :
30 PSF ROOF
- 15- WIND DESIGN:
THIS STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE PRESSURES GENERATED BY 176 MPH WINDS IN COMPLIANCE WITH THE ASCE 7-10
- 16- ASSUMED SOIL BEARING :
FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED SAFE SOIL BEARING PRESSURE OF 2000 PSF. BOTTOM OF FOOTINGS TO BEAR ON SANDY LIMESTONE OR SAND.
THE GEOTECHNICAL ENGINEER IS TO SUBMIT TO THE COUNTY A SIGNED AND SEALED LETTER ATTESTING THAT THE SITE AND EXCAVATIONS HAVE BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

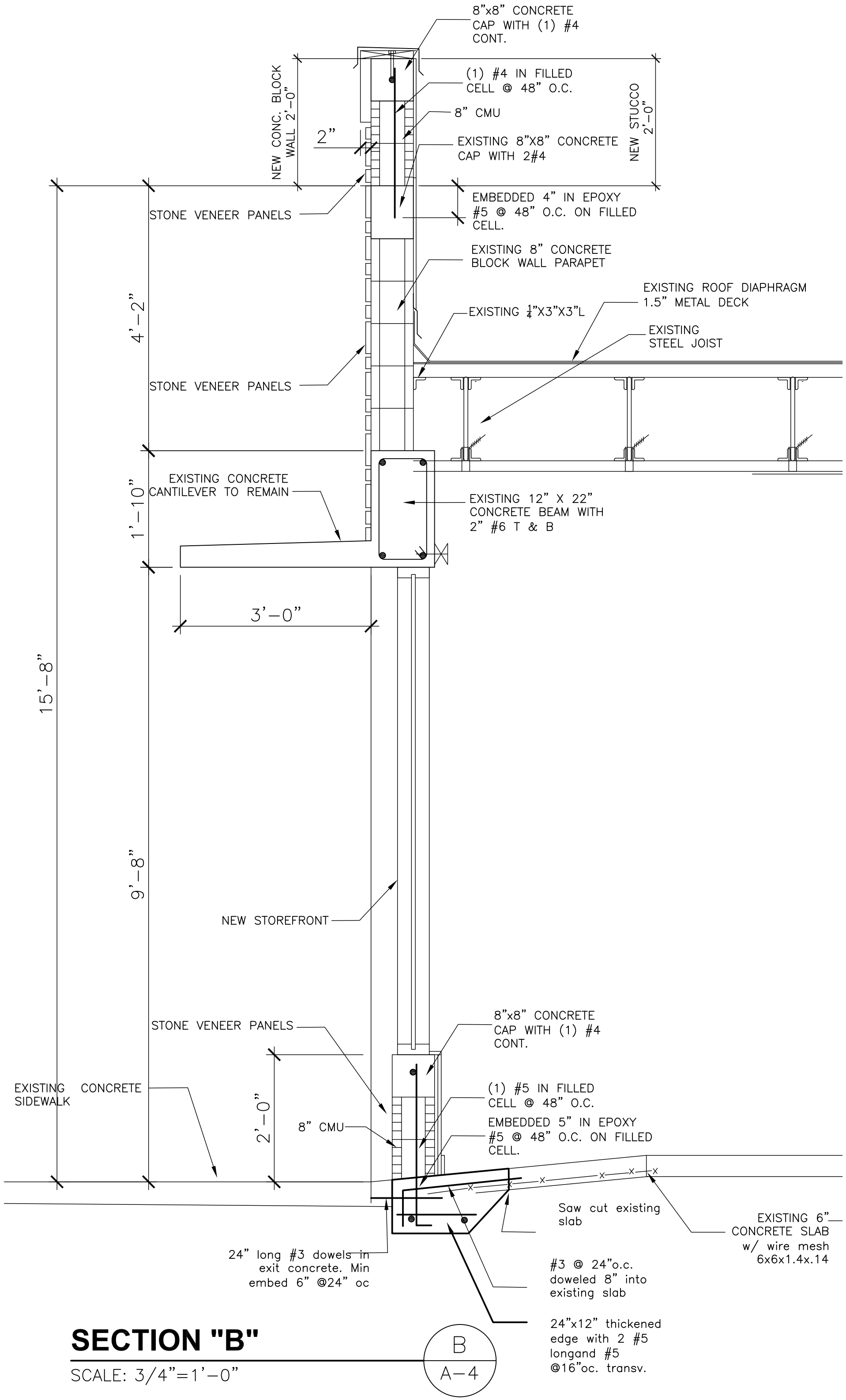


STORE FRONT PLAN

SCALE: 1/8"=1'-0"

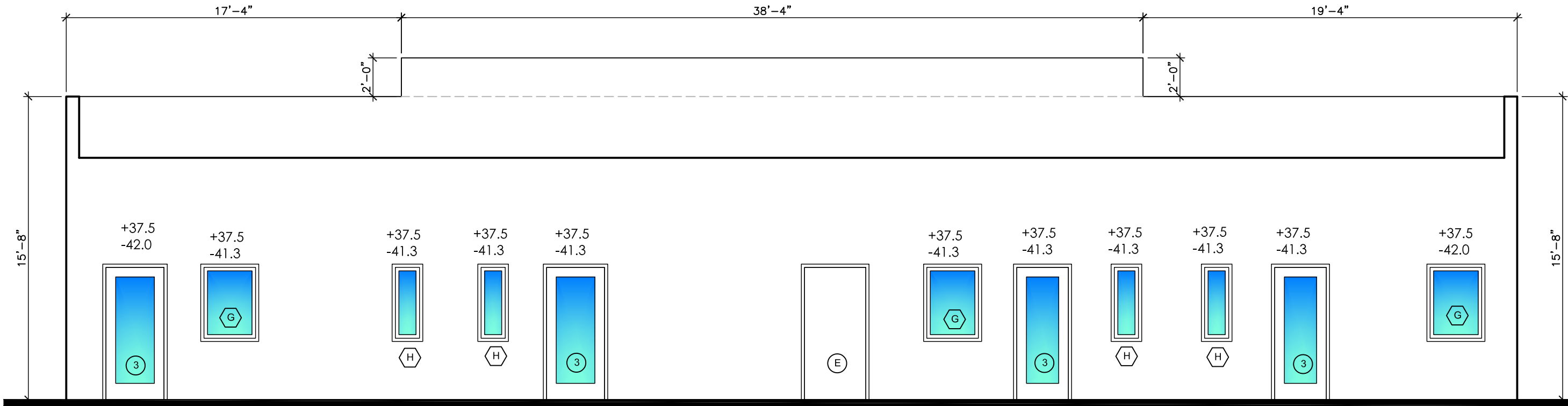


EXISTING FOOTING DETAIL
SCALE: 3/4"=1'-0"



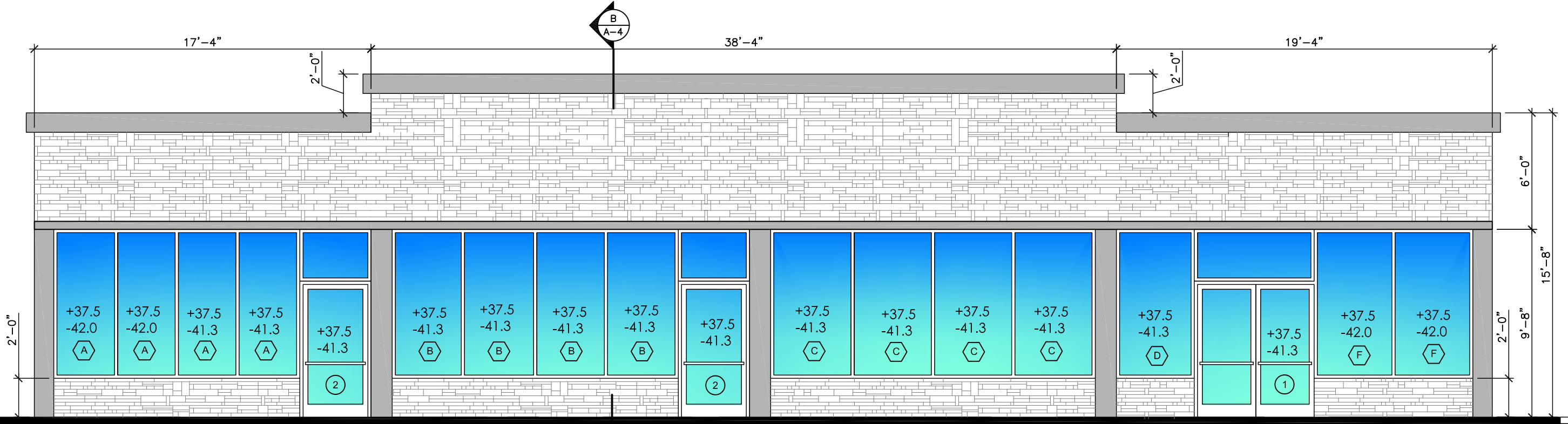
SECTION "B"

SCALE: 3/4"=1'-0"



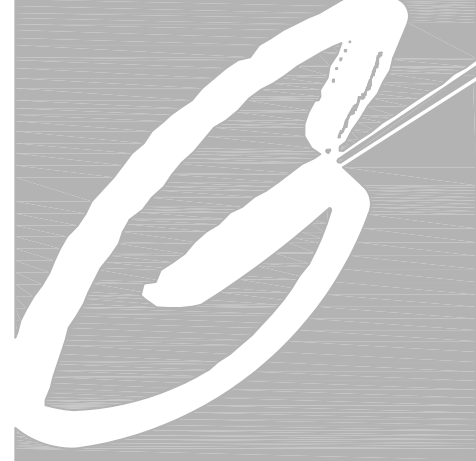
PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"



JOSE GONZALEZ, A.I.A.
RA# 0008612

ARCHITECTURE
INTERIOR DESIGN
DESIGN & CONSTRUCTION

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Phone: 305.891.3038
Fax: 305.981.8517
e-mail: jogovi7191@gmail.com

PROPOSED
REMODELING
TO
EXISTING
FACEDA
AT

1905 EAST ATLANTIC BLVD
POMPANO BEACH ,
FLORIDA

Consulting Engineers:

ARPER
Associates

514 SW 22nd Ave.
508
Miami FL 33135
v. (305) 741-4466

www.arper.us

Project Number: 20-022

AS SHOWN

SCALE

CONSULTANT

JOSE GONZALEZ, R.A.
#8612

REVISIONS	
DATE	DESCRIPTION

07-22-20

DATE

S-1

DRAWING

APPLICATION

FAÇADE & BUSINESS SITE IMPROVEMENT PROGRAM



FAÇADE & BUSINESS SITE IMPROVEMENT PROGRAM

Revised 10/2018



Applicant Signature

Property Owner Signature (if different)

Emanuel Fernandez

Print Name

Print Name

FAÇADE & BUSINESS SITE IMPROVEMENT PROGRAM APPLICATION

Date of Application 10/31/2020

1. Address of project requesting incentive: 1905 E. Atlantic Boulevard

2. Name of Applicant: Emanuel Fernandez

Trucha Neera, LLC

Address of Applicant: 8689 SW 51 Street
Cooper City, FL 33328

Phone: (954) 445-5049 Fax:

Email: emanuel@delrosariodistribution.com

3. Does the applicant own property? ☒ Yes ☐ No

If "No" box is checked, describe applicant's relationship to, or interest in the property receiving the improvement (indicate length of lease).

Indicate the legal owner of the property (i.e. name on property title)

4. Project Description:

Demo existing 2" wall. Necessary wood
Barriers + partitions for protection.
Install new parapet
Windows + Doors Front + Back
Demolition + trash Hauling
Electrical AS per plans.
Stucco Wall repair / Installation Exterior
Wall + Tile Front / Patching walls /

5. Total Project Cost 258,400 Total Funding Request 258,400

Authorized Representative



Applicant Signature

Emanuel Fernandez

Print Name

Property Owner Signature
(If different) Signature authorizes
participation in the program by
applicant.

Print Name

Please Note

Property to be improved must be free of all municipal and county liens, judgments or government encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meet the goals and objectives as set forth in the City of Pompano Beach CRA East District Five Year Strategic Finance Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or government encumbrances of any kind under the term of the agreement.

BUDGET & CONSTRUCTION ESTIMATES



PROPOSAL

Date	Estimate #
9/15/2020	17007

Name / Address
DI FARINA

SKYLINE CONSTRUCTION &
RESTORATION CORP.

3387 NW 69 ST
MIAMI, FL 33147

Phone #	305-316-0906
Fax #	305-675-7896

Project/Job			
Description	Qty	Rate	Total
<p>SCOPE OF WORK: AS PER PLANS DATED 7-5-2020 - 20-022 PROJECT LOCATION 1905EAST ATLANTIC BLVD</p> <p>PERMIT EXPEDITING (PERMIT COST BY OWNER)</p> <p>INSTALL ANY NECESSARY WOOD PARTITIONS AS DUST AND PROTECTION BARRIERS AS NECESSARY</p> <p>CUT OUT CONCRETE FOR NEW THICKENED EDGE DETAIL THIS INCLUDES EXCAVATION AND NEW CONCRETE WORK AS PER THE DRAWINGS. THIS DETAIL IS FOR ALL FOUR LOCATIONS NOTE SOME INTERIOR FINISHES WILL HAVE SOME AESTHETICS ISSUES AFTER WORK IS COMPLETED SPECIALLY INTERIOR TILE CONCRETE TO BE LIGHT BROOM FINISH, (NO TERRAZZO FINISH CONCRETE ONLY)</p> <p>INSTALL 2 FOOT OF NEW PARAPET WALL AS SHOWN ON DRAWINGS (NOTE STONE VENEER NOT INCLUDED)</p> <p>DEMOLITION OF EXISTING AREAS SOME BEFORE NEW WORK SOME AFTER</p> <p>ELECTRICAL AS PER PLANS, ANY NEW ITEM WILL BE PRICED ACCORDINGLY FURNISH LABOR AND MATERIALS TO INSTALL NEW OVERHEAD SERVICE 200 AMPS 1 PHASE, 240/120 VOLTS (METER BOX, MAIN DISCONNECT, INDOOR PANEL RELOCATE 3 DEDICATED POWER OUTLETS AS PER PLAN E2 AND E3</p>			
Total			



PROPOSAL

Date	Estimate #
9/15/2020	17007

Name / Address
DI FARINA

SKYLINE CONSTRUCTION &
RESTORATION CORP.

3387 NW 69 ST
MIAMI, FL 33147

Phone #	305-316-0906
Fax #	305-675-7896

			Project/Job
Description	Qty	Rate	Total
FURNISH LABOR AND MATERIAL TO INSTALL 3 DEDICATED POWER OUTLETS FOR INTERIOR SIGNS AS PER PLAN E2 PERMITTING AND INSPECTION ATTENDANCE FOR ELECTRICAL ALL WORK.			
INTERIOR PATCHING			
4 NEW WATER BACK FLOW PREVENTER			
EXCLUDING PAINTING TILE AND STONE VENEER PANELS EXTERIOR WALL FINISHES FENCING MOT SECURITY WINDOWS AND DOORS DEMOLITION OF REAR WINDOWS AND DOORS			
TOTAL		143,040.00	143,040.00
Total			\$143,040.00

ESTIMATE

MVC WINDOWS & DOORS INC.
 7751 NW 79TH PL MEDLEY FL 33166
 P:786-362-1455
 F: 305-863-2291
 WEB: www.mvcwindows.com

Prepared By

Mike Vilarino

Email

mvcwindowsdoor@yahoo.com

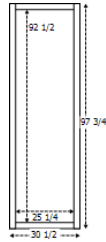
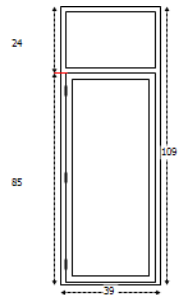
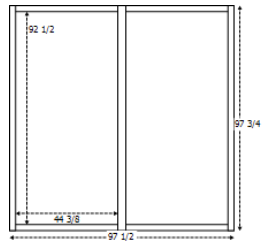
Estimate #

303062

Name

Del Rosario Pompano 1915

Mark	Description	Image	Qty	Unit Price	Subtotal
1915fron01	Eco Window Systems Window Wall 400 - L.M.I O White Size: W=53 X H1=97 3/4 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None Panels: 1 DLO: 47 3/4 X 92 1/2 +65.0 -75.0 Horizontals: 0 95 1/8		1	\$930.91	\$930.91
1915fron02	Eco Window Systems Window Wall 400 - L.M.I O White Size: W=52 X H1=97 3/4 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None Panels: 1 DLO: 46 3/4 X 92 1/2 +65.0 -75.0 Horizontals: 0 95 1/8		1	\$913.35	\$913.35

1915fron03	Eco Window Systems Window Wall 400 - L.M.I O White Size: W=30 1/2 X H1=97 3/4 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None Panels: 1 DLO: 25 1/4 X 92 1/2 +65.0 -75.0 Horizontals: 0 95 1/8		1	\$535.72	\$535.72
1915fron04	Eco Window Systems Series 800 Commercial Alum. Outswing Door w/ Transom - L.M.I. XT White Left Active ADA Threshold Size: W=39 X H1=109 X H2=85 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None 3P-Lock + C Handle + Push Bar Grid: Full View (No Muntin) PSF: +70.0 -80.0		1	\$1942.35	\$1942.35
191front05	Eco Window Systems Window Wall 400 - L.M.I O White Size: W=97 1/2 X H1=97 3/4 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None Panels: 2 DLO: 44 3/8 X 92 1/2 +65.0 -75.0 Horizontals: 0 95 1/8		1	\$1712.53	\$1712.53

Comments

Total Units	5
Total Material	\$6034.87
Tax	7.00
Installation	\$1400.00
Permit Fees	\$1200.00
Other Fees	\$0.00
Total	\$9057.31

ESTIMATE

MVC WINDOWS & DOORS INC.
 7751 NW 79TH PL MEDLEY FL 33166
 P:786-362-1455
 F: 305-863-2291
 WEB: www.mvcwindows.com

Prepared By

Mike Vilarino

Email

mvcwindowsdoor@yahoo.com

Estimate #

303058

Name

Del Rosario Pompano 1909

Mark	Description	Image	Qty	Unit Price	Subtotal
1909back01	Eco Window Systems Window Wall 400 - L.M.I O White Size: W=89 1/4 X H1=107 7/8 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None Panels: 2 DLO: 40 1/4 X 102 5/8 +65.0 -75.0 Horizontals: 0 105 1/4		1	\$1730.00	\$1730.00
1909back02	Eco Window Systems Series 800 Commercial Alum. Outswing Door w/ Transom - L.M.I. XXT White Right Active ADA Threshold Size: W=63 X H1=107 7/8 X H2=85 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None Act:3P-Lock/Inact:2P-Lock + C Handle + Panic Device Grid: Full View (No Muntin) PSF: +70.0 -80.0		1	\$3218.14	\$3218.14

ESTIMATE

MVC WINDOWS & DOORS INC.
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Prepared By

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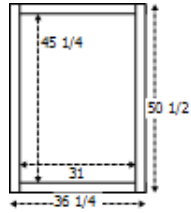
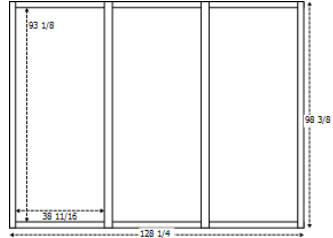
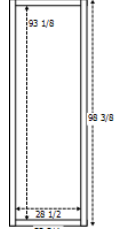
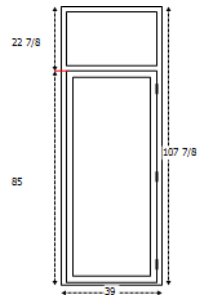
Estimate #

303065

Name

Del Rosario Pompano 1905

Mark	Description	Image	Qty	Unit Price	Subtotal
1905back04	Eco Window Systems Series 800 Commercial Alum. Outswing Door - L.M.I. X White Left Active ADA Threshold Size: W=38 1/2 X H1=85 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: Clear Glass Coating: None Glass Texture: None 3P-Lock + C Handle + Panic Device Grid: Full View (No Muntin) PSF: +80.0 -80.0		1	\$1642.32	\$1642.32
1905back05	Eco Window Systems Window Wall 400 - L.M.I O White Size: W=18 1/2 X H1=50 1/2 Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS Glass Color: Clear Glass Interlayer: White Glass Coating: None Glass Texture: None Panels: 1 DLO: 13 1/4 X 45 1/4 +65.0 -75.0 Horizontals: 0 47 7/8		1	\$180.93	\$180.93

1905back06	<p>Eco Window Systems Window Wall 400 - L.M.I O White</p> <p>Size: W=36 1/4 X H1=50 1/2</p> <p>Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS</p> <p>Glass Color: Clear</p> <p>Glass Interlayer: White</p> <p>Glass Coating: None</p> <p>Glass Texture: None</p> <p>Panels: 1</p> <p>DLO: 31 X 45 1/4 +65.0 -75.0</p> <p>Horizontals: 0 47 7/8</p>		1	\$354.53	\$354.53
1905fron01	<p>Eco Window Systems Window Wall 400 - L.M.I O White</p> <p>Size: W=128 1/4 X H1=98 3/8</p> <p>Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS</p> <p>Glass Color: Clear</p> <p>Glass Interlayer: Clear</p> <p>Glass Coating: None</p> <p>Glass Texture: None</p> <p>Panels: 3</p> <p>DLO: 38 11/16 X 93 1/8 +65.0 -75.0</p> <p>Horizontals: 0 95 3/4</p>		1	\$2267.04	\$2267.04
1905fron03	<p>Eco Window Systems Window Wall 400 - L.M.I O White</p> <p>Size: W=33 3/4 X H1=98 3/8</p> <p>Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS</p> <p>Glass Color: Clear</p> <p>Glass Interlayer: Clear</p> <p>Glass Coating: None</p> <p>Glass Texture: None</p> <p>Panels: 1</p> <p>DLO: 28 1/2 X 93 1/8 +65.0 -75.0</p> <p>Horizontals: 0 95 3/4</p>		1	\$596.59	\$596.59
1905front02	<p>Eco Window Systems Series 800 Commercial Alum. Outswing</p> <p>Door w/ Transom - L.M.I. XT White Right Active ADA</p> <p>Threshold</p> <p>Size: W=39 X H1=107 7/8 X H2=85</p> <p>Glass Makeup: 1/4 HS + 0.090 PVB + 1/4 HS</p> <p>Glass Color: Clear</p> <p>Glass Interlayer: Clear</p> <p>Glass Coating: None</p> <p>Glass Texture: None</p> <p>3P-Lock + C Handle + Push Bar</p> <p>Grid: Full View (No Muntin)</p> <p>PSF: +70.0 -80.0</p>		1	\$1933.86	\$1933.86

Comments

Total Units	6
Total Material	\$6975.27
Tax	7.00
Installation	\$1700.00
Permit Fees	\$1200.00
Other Fees	\$0.00
Total	\$10363.54

PROPERTY DESCRIPTION & INFORMATION



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a more likely estimate of your new amount.
 If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption can help you.
 If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).

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Site Address	1905-1915 E ATLANTIC BOULEVARD, POMPANO BEACH FL 33060	ID #	4842 36 01 1640
Property Owner	TRUFA NEGRA LLC	Millage	1511
Mailing Address	7341 NW 79 TER MEDLEY FL 33166	Use	11

Abbreviated Legal Description	PINEHURST 5-13 B LOT 20 E1/2,21,22,23 W1/2 BLK 12
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).



IT'S IMPORTANT THAT YOU KNOW:

The 2021 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2020 Exemptions and Taxable Values as reflected on the Nov. 1, 2020 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$157,190	\$584,530	\$741,720	\$741,720	
2020	\$157,190	\$584,530	\$741,720	\$741,720	\$16,447.80
2019	\$157,190	\$557,860	\$715,050	\$715,050	\$16,018.50

2021 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$741,720	\$741,720	\$741,720	\$741,720
Portability	0	0	0	0
Assessed/SOH	\$741,720	\$741,720	\$741,720	\$741,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$741,720	\$741,720	\$741,720	\$741,720

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/27/2020	WD*-E	\$1,150,000	116402370	\$15.00	10,479	SF

1/30/2002	TD*	\$300,000	32920 / 1271			
8/27/1962	WD*	\$100	2466 / 868			
				Adj. Bldg. S.F. (Card, Sketch)		4396
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1974/1955		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
C								
4396								

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