

# **ITEM II**

## **Approval of Minutes**

**DRAFT**  
**SPECIAL MEETING MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**NOVEMBER 7, 2016 – 2:30 P.M.**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>
Ron Centamore, Chair	P
Sonya Burrows, Vice Chair	P
Jessie Adderley	P
Leann Barber	P
Alan Gabriel	P
John Hart	P
Mickey Hinton	A
John Hooper	A
Dylan Lagi	P
Steffen Lue (dep. 3:02)	P
Scott Strawbridge	A
John Wilkes (dep. 3:02)	P

Currently there are 12 appointed members to the Board, which means 7 would constitute a quorum.

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

**Staff**

Jonathan Brown, Northwest CRA Manager  
Bob Wojcik, Planner II  
Thomasina Turner-Diggs, NPF Project Coordinator  
Sandra Doughlin, DSD/ECR  
Glendon Hall, Housing and Economic Development Manager  
Mona Laventure, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

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

Chair Centamore called the meeting to order at 2:32 p.m. and roll was called.

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

### **III. Funding Request / Residential Rehab**

Chair Centamore observed that this is the first funding request to come before the Board under the Residential Rehabilitation Incentive program. He pointed out, however, that this program is intended to target clients such as “[an] individual or family that occupies their homestead property,” with an annual income that may not exceed 160% of the area’s median income. Using information from the Broward County Property Appraiser’s Office, he had determined that the property is not owner-occupied or homesteaded.

Ms. Burrows advised that the property owner is seeking to complete work on a house that she plans to occupy. It is not intended to be an investment property. Chair Centamore stated, however, that if it does not meet the guidelines of the incentive program, the request should not be approved.

Mr. Brown commented that the request may be funded under the condition that the property become the owner’s primary homestead upon its completion. Should the owner fail to make this her residence, the funds must be returned to the CRA or the CRA may foreclose upon the property.

Chair Centamore explained that if a property receives funding although it does not meet funding guidelines, it could cast doubt upon the Board’s and the City’s procedures. He suggested that the applicant provide backup material reflecting the applicant’s income. He clarified that this did not mean the Board would see an individual’s personal financial information, but that Staff should be able to verify this information.

Mr. Brown advised that similar conditions would apply to prospective home buyers who do not yet occupy the properties they will seek to purchase. Staff will procure a contractor through a competitive process. Chair Centamore emphasized that the incentive program is worded in a way that suggests the property must already be occupied.

Mr. Gabriel commented that this was the first application for this program that the Board has seen, and they should know how to address this issue in the future. If a property must already be homesteaded before it comes to the Board, it will limit the number of properties that may apply for the program.

Mr. Brown noted that Staff has put together a scope of work for the project which outlines what must be done and its estimated costs. Any exception to the estimated prices must be approved by both the Advisory Board and the CRA Board. He added that this Application may be brought back to the Board at a subsequent meeting if they would like to see more information.

Chair Centamore asked if backup materials can confirm the Applicant has spent on the property over the years are available. Mr. Brown replied that because this occurred over roughly 20 years, there is no way to back up this claim other than looking at the work that has been done.

Mr. Wilkes commented that there is no backup information on the project's current or projected value, how long it has been in place, and other facts that would have to be analyzed in comparison to the parameters of the incentive program. He asserted that if the program is intended to promote improvements made to an existing and occupied homestead property, it does not meet the program's technical requirements.

Mr. Hart stated that the Application presented a conflict to him, as he felt the Board should legitimately assist an individual who has been struggling to build the property over a long period of time. However, he was concerned with making an exception to the program when some of its primary conditions have not been met. He was also concerned that it would be very difficult to recapture funds if that became necessary, as it would require seeking these funds from contractors.

Mr. Brown explained that the contractor is paid using prices based on the scope of work; payment is only released once specific items in that scope have been achieved. He noted that Housing and Community Development has handled over 100 similar contracts and has never encountered this issue.

Ms. Burrows asked if there was another residential incentive program for construction-related requests rather than rehabilitation requests. Mr. Brown responded that the Board may exercise flexibility: items may come before them that are not based on typical incentive programs, such as purchase of City-owned lots within the CRA, because allowing them to remain in their current condition is not in the CRA's best interests. He characterized the project as "rehab-construction," pointing out that if the Board approved the project, their recommendation would be to inform the City Commission of how it deviates from the typical application to the incentive program.

Chair Centamore reiterated that approving the project as presented would go against the intent of the incentive program, and he would like to defer it until some of the Board's questions can be answered. Mr. Hart observed that considering some of the past issues faced by the CRA over several years, they should avoid terminology such as "deviation;" however, he recommended finding alternate language that would provide for a purposeful exception to the program criteria.

Ms. Barber advised that the Board would like to see more projects such as this one, and recommended finding a way to work around objections to the Application, as the Applicant is a longtime resident of the CRA and the property is blighted. She felt it could provide a good example of how the CRA could assist the community.

Mr. Hart continued that as an advisory entity, the Board must feel comfortable with the language and criteria in its incentive programs, and must exercise the responsibility they have to the CRA Board. Mr. Brown replied that the Advisory Board is following the process the CRA Board has put in place with regard to housing and community development, and that Staff must present information to the Board that they will find sufficient.

**Motion** made by Mr. Wilkes, seconded by Mr. Hart, to defer this Item till the next meeting so [the Board] would be able to acquire additional information. In a voice vote, the **motion** passed unanimously.

Mr. Lue and Mr. Wilkes left the meeting at 3:02 p.m.

#### **IV. CRA Visioning**

Mr. Brown advised that he would like to see clearer identification of the types of projects suggested by the Urban Land Institute (ULI) Technical Assistance Panel for the highest and best use of parcels. Ms. Burrows pointed out that the report discusses determining the vision that the surrounding community has for the area, and targeting businesses based on this community input. Mr. Brown explained that while the report states this in concept, Staff needs to know the exact businesses to target.

Mr. Brown continued that he wanted to determine whether or not the report is useful in helping to determine site-specific projects that will benefit the CRA. He cautioned that the report may not help bring forward projects that represent the highest and best use.

Ms. Burrows asked if the Board is ultimately seeking to meet the CRA's objective of eliminating slum and blight, or seeking projects for the highest and best use of space. She felt the latter was a broader City objective. Ms. Barber asked how the highest and best use is determined. Mr. Brown explained that if the CRA owns a parcel of land, determining its highest and best use must be an objective. He added that "highest and best use" is a term used by the CRA.

Chair Centamore stated that target projects can be determined through zoning regulations and the ULI report as well as through the wishes of neighborhood associations within the CRA. He felt the Board should seek to blend these three factors together in establishing a vision for the CRA.

Mr. Hart agreed that the highest and best use of a parcel and the desires of the community are not necessarily in conflict with one another. He added that if the community is interested in a specific type of project, that may be its highest and best use for a given parcel.

Chair Centamore recommended that the Board review the ULI report and discuss visioning as an Agenda Item at next month's meeting. Mr. Brown noted that other Agenda Items for the next meeting include further discussion of the Mosaic Group. He added that delaying the visioning discussion will also delay the Marketing Plan unless the Board prefers to adopt the ULI report as its visioning effort for the Marketing Plan.

Ann Marie Sorrell, representing the Mosaic Group, advised that their fee covered a three-year contract with two options to renew. Before the contract was approved and awarded by the City Commission, community input resulted in the stipulation that Mosaic must come back before the Commission every year for renewal. The deliverables and concepts included in their proposal, however, were not for one year, but for a three- to five-year period; however, every year they review this proposal to determine what was or was not accomplished.

In addition, Mosaic has undertaken a Marketing Plan, which will be used to drive activity in the CRA for the next three years or longer. This plan identifies target audiences and how to reach them, the cost of this outreach, different business and community events, a time frame, and a budget. Until they receive additional direction from the Board to complete the Marketing Plan, they will continue to work on the items already provided, including the website, events and initiatives, and newsletter.

Ms. Burrows recalled that the Board may have the option to vote to grant Mosaic an extension so the company's work is not placed on hold. Ms. Sorrell explained that Mosaic's submitted fee was approved, no additional funds have been requested, and all services provided have been within the scope of the contract for three to five years. She was not certain what might be the source of any conflict, but concluded that the company is flexible and will work toward the goals the Board desires.

Ms. Barber recalled that the Board has already voted to recommend approval of the contract. Mr. Brown advised that the City Commission may have felt the Board did not have sufficient time to review the documentation provided. This information will be provided in the members' Agenda packets so they may review it prior to discussion at the next meeting.

Ms. Burrows asked if the CRA Board was privy to information that the Board did not see. Mr. Brown replied that the Redevelopment Advisory Board (RAB) had not seen the scope of work associated with the contract. Mr. Gabriel also pointed out that the Board had not been aware that the City Commission had any issues or concerns with Mosaic. He requested minutes of the CRA Board meetings so the Board might better understand these concerns. Mr. Brown agreed that not all Board members may have been aware of discussions at the City Commission level.

Mr. Brown asked if there were any other materials, aside from the scope of work and the CRA Board/City Commission meeting minutes, that the Board wished to review. It

was confirmed that the members would receive these requested items prior to the next Board meeting.

Ms. Burrows suggested that Staff inform the Board of large projects that may come before them at upcoming meetings, or provide a brief verbal update of their progress. Mr. Brown advised that this may not always be possible. He added that some projects may not want to be announced or discussed until they have worked through certain issues and agreements.

Mr. Lagi proposed placing an update from the CRA Manager on the Agenda so Mr. Brown may briefly review some of the issues and/or items that have come before him, as well as recurring financial reports.

## **II. Holiday Lighting Update**

Mr. Brown explained that the CRA has been asked to identify a vendor for the upcoming Light Up Sistrunk event. Staff is working with the Procurement Office to determine the specifications before this Item goes out for bid. He noted that most similar events are done through the City's Parks and Recreation Department rather than through the CRA; however, the CRA is providing in this project, as they have some investment in the event.

He continued that the CRA will reach out to organizations and agencies such as the Chamber of Commerce, the CRA Office, the NAACP, and others to promote holiday displays in these buildings. The CRA will place displays in the buildings it owns.

Mr. Gabriel pointed out that this is a late time in the season to go out for bid on a holiday event. Mr. Brown advised that Staff was only informed last week of irregularities with the organizations that previously placed bids, which were only recently discovered by the Procurement Office. This caused the bids to be rejected. He was confident, however, that the result would be quality holiday lighting.

## **V. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:32 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



**DRAFT**  
**MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**OCTOBER 26, 2016 – 3:30 P.M.**

**Cumulative Attendance**  
**May 2016 - April 2017**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	P	6	0
Sonya Burrows, Vice Chair	P	6	0
Jessie Adderley	A	5	1
Nikki Austin-Shipp	A	1	2
Leann Barber	P	5	1
Alan Gabriel	P	5	1
John Hart	P	2	0
Mickey Hinton	P	6	0
John Hooper	P	4	2
Dylan Lagi (arr. 3:41)	P	6	0
Steffen Lue (arr. 3:53)	P	3	3
Scott Strawbridge	P	6	0
John Wilkes	P	5	1

Currently there are 13 appointed members to the Board, which means 7 would constitute a quorum.

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

**Staff**

Jonathan Brown, Northwest CRA Manager  
 Bob Wojcik, Planner II  
 Thomasina Turner-Diggs, NPF Project Coordinator  
 Sandra Doughlin, DSD/ECR  
 Vanessa Martin, CRA Financial Analyst  
 Michael Chen, Economic and Business Development Manager  
 Mona Laventure, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

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

Chair Centamore called the meeting to order at 3:39 p.m. and roll was called. It was noted a quorum was present.

## **II. Approval of Minutes from September 28, 2016 Regular Meeting**

**Motion** made by Mr. Strawbridge, seconded by Mr. Gabriel, to approve.

Ms. Burrows explained that her comment at the September 28, 2016 meeting regarding updates by the Mosaic Group was intended to suggest that Mosaic provide the Board with written updates so the Group may use the opportunity presented by this Agenda Item for interaction and discussion with the Board.

In a voice vote, the **motion** passed unanimously [as amended].

Chair Centamore reported that former Board member Jacqueline Reed has resigned from the Board.

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

## **VII. Mosaic**

### **i. Update**

Mr. Lagi arrived at 3:41 p.m.

Ann Marie Sorrell, representing the Mosaic Group, stated that they have provided a marketing update to the Board, including changes made to the website and an outline of the next quarterly newsletter. She noted that projects and activities approved at today's meeting may be added to the newsletter as well, and requested information regarding any activities by neighborhoods, civic associations, or business associations that should be featured in the next newsletter.

Mr. Strawbridge advised that Saturday, October 29, 2016 will be Make a Difference Day in Fort Lauderdale. A large number of volunteers are expected to turn out for activities in the Northwest community. Ms. Sorrell and Mr. Brown encouraged the Board members to email CRA Staff or Mosaic with information about any other upcoming events within the CRA. Events will be placed on the event calendar and website as well as in the newsletter.

Ms. Sorrell continued that Village Dine, which took place from October 14-22, featured nine participating restaurants. Mosaic has provided a follow-up survey for these restaurants so they can determine the event's effectiveness. This feedback will be reported to the Board at its next meeting.

A CRA Open House was held on October 25 at the CRA offices and was attended by several Board members as well as the public. Ms. Sorrell added that the Mosaic Group is considering making this a monthly event so they can inform the community of various business interests, incentives, and initiatives. Mr. Brown estimated that 50 individuals participated in the Open House event either via phone or in person. Future events will focus on commercial and residential incentives.

Mr. Lue arrived at 3:53 p.m.

Ms. Sorrell showed conceptual designs for new CRA signage that will be placed at the locations of funded initiatives, requesting feedback from the Board on this signage.

**Motion** made by Mr. Strawbridge, seconded by Mr. Lagi, to support [the] Possibilities Unleashed [concept].

It was suggested that the signage include contact information for the CRA Board.

In a voice vote, the **motion** passed unanimously.

Ms. Sorrell continued that Start-Up Weekend, which had been previously scheduled for November 11-12 as part of Global Entrepreneurship Month, has been rescheduled for January 2017 in order to focus on incentives for participants. Mr. Brown explained that the event will make participating businesses aware of the incentives available to them from the CRA.

Ms. Sorrell advised that Mosaic had initially proposed providing \$5000 grants for viable businesses within the CRA, in addition to assistance with resources to address any additional needs and assistance with the incentive application process. Start-Up Weekend will focus on food, retail, and art.

Mr. Strawbridge commented that one concern was whether or not a \$5000 grant, along with other resources, will be sufficient to prepare a business for launch. He suggested attaching the grant funds to a lease or purchase of real estate within the CRA, which would ensure that the businesses in question are tied to the community. Mr. Brown stated that this discussion of incentives would be continued in greater detail at the next Board meeting.

Mr. Hart requested additional information on how the proposed \$5000 incentive would be used. Mr. Brown explained that the CRA does not provide direct cash subsidies to businesses: the grant would be used to fund an eligible item toward the operation of the business, such as a build-out or rent payment. Both start-ups and existing businesses would be eligible for these incentives. Ms. Burrows suggested that the incentive program include a list of eligible business expenses. Ms. Barber recommended that Mosaic reach out to the Broward cultural marketplace as well.

Ms. Sorrell stated that Mosaic would continue to work with Mr. Brown and CRA Staff to arrive at a full proposal, which would be presented at the next Board meeting. She cautioned that this may mean rescheduling Start-Up Weekend so there is sufficient time to discuss the event in depth with the Board.

She concluded that Mosaic, Mr. Lagi, and Ms. Turner-Diggs of CRA Staff have met to discuss expansion of the Flagler Art Walk into the historic Sistrunk community or throughout the CRA. Mr. Lagi explained that there has been discussion by the community of using the name "Fort Lauderdale Art Walk" instead. He pointed out that this would work well because of the City's size, and that the Art Walks could branch out into the Downtown, Midtown, and historic Sistrunk areas. The Board members agreed by consensus to approve the name change and expansion of this recurring event.

Mr. Wilkes observed that if the Open House is expanded into a recurring event, it could be held at CRA offices. He proposed that the Board meetings be held at these offices as well. Mr. Strawbridge suggested that meetings could be held at the Community Center. Mr. Brown stated that he would follow up with the City regarding a potential change in location and bring this item back for further discussion.

### **III. Discussion – Meeting Dates / Time Changes**

#### **i. Beginning in November 2016, the NWPF CRA Advisory Board meetings will be moved to the 2<sup>nd</sup> Tuesday of each month**

Mr. Brown explained that he has discussed a change of meeting dates and times with the City Manager and Mayor, as Board meetings may run long and must be concluded in order to accommodate other meetings that use the same room. After reviewing open times and spaces, it was determined that the second Tuesday of each month is available for the current meeting location from 1 p.m. to 6 p.m. He reiterated that he would follow up with Mr. Strawbridge and the City to determine if there is greater flexibility for rescheduling, which could begin in December if approved.

Mr. Brown also reminded the Board that a special meeting will still be held to discuss a visioning plan for the CRA. The visioning plan is critical to the completion of a marketing plan, which the Mayor has requested by December 2016. The intent is to provide Staff with direction and/or consensus regarding the types of businesses to be targeted in terms of marketing and recruiting.

Mr. Wilkes pointed out that the Board will meet with the City Commission for a workshop on November 7, 2016. It was decided that the members would discuss the potential date change further at that time.

### **IV. Budgeted Project Breakdown**

Mr. Brown provided the members with copies of the CRA's budgeted project breakdown, which has been updated from the breakdown provided at the September 2016 meeting. The document now includes projects that have already been approved and have contracts and agreements in place.

Ms. Barber requested additional clarification of the annual budget as opposed to the accumulated budget. Mr. Brown explained that in an effort to clean up accounts and ensure a better tracking system, Staff determined that some funds would be listed under the operating budget as incentives for the current year. This line item now includes unspent dollars that were tied to programs rather than projects. The intent is to show the Board what funds are available to commit.

Mr. Strawbridge asked for clarification of the \$2.8 million in total business incentive funding. CRA Financial Analyst Vanessa Martin explained that this spreadsheet represents the beginning of a process in which all commitments are listed on the document. She estimated that approximately \$10 million is left for business incentives, with \$900,000 remaining for residential incentives.

Mr. Brown noted that the formula used in creating the spreadsheet may have accidentally captured other balances. He advised that he would look into this and update the members via email.

Mr. Wilkes asked how a project that was not anticipated to use any CRA funds within the current budget year would be reflected on the document. Mr. Brown replied that because some projects may not be completed for another two years, he did not recommend committing any funds for them at present, but would appropriate them as the completion date approaches.

## **V. Funding Requests**

### **i. ID Flagler**

Mr. Wojcik summarized the ID Flagler project, which is a three-story 24-unit townhouse project on east Sistrunk Boulevard. The request is for \$251,078 from the CRA's Streetscape Enhancement Program, which would provide 70% of the cost of improvements. The project is designed at pedestrian scale and offers a different housing option from mid- and high-rise projects, offering an urban village atmosphere. The proposed improvements would add 550 ft. of improved streetscape along east Sistrunk Boulevard, NE 1<sup>st</sup> Avenue, and NE 2<sup>nd</sup> Avenue. Staff is supportive of the project and the funding request.

George Fletcher, President of Adache Group Architects, showed a PowerPoint presentation on the ID Flagler project, which is located on the periphery of Flagler

Village. The subject site is currently a vacant lot. Over the past several months, the Applicant has been able to accumulate the entire block from NE 1<sup>st</sup> Avenue to NE 2<sup>nd</sup> Avenue on Sistrunk Boulevard.

Mr. Fletcher continued that the project will include four buildings, each of which would contain six units. The existing sidewalk would be moved off Sistrunk Boulevard in order to create a safer pedestrian environment. The project repositions all units so back doors are located in the center of the property, with front doors on the perimeter. Parking, trash removal, and other services are located in the interior of the property. He concluded that the property is expected to be a catalyst for the restoration and rehabilitation of Sistrunk Boulevard.

The property is located along the route of the Wave Modern Streetcar, and is expected to accommodate this service. It is unlike other projects in the area that are mid-rise, multi-family, and higher-density developments, but is intended to bring support to the Sistrunk community, including retailers. The ground floor will include front doors and yards.

The Board discussed the presentation, clarifying that the property will be surrounded with a 5 ft. gated fence. The property is lined with green space and landscaping, which varies from 8 ft. to 15 ft. and includes the yards and perimeter. The units are currently designed for rental rather than for purchase.

Mr. Wilkes pointed out that a large portion of the project's streetscape costs come from Florida Power & Light (FPL), FPL-affiliated consultants, and Comcast. Mr. Fletcher explained that several easements through the center of the property required relocation along with the sidewalk and streetlights. The utilities listed above are now underground and serve additional properties as well as the subject property.

Mr. Lagi commented that in the past, the Board has expressed a desire that streetscape improvements for which funding is requested include an element of "above and beyond" what is typically expected. He asked how the project would meet this expectation. Mr. Fletcher replied that the Applicant has increased landscaping on the perimeter of the building in order to engage pedestrians at the street level. He added that the project was presented to Flagler Village, which is supportive of the development, as are the City Commissioners.

Chair Centamore asked why the Wave is expected to limit on-street parking. Mr. Fletcher stated that this was pointed out by City Staff from the Departments of Sustainable Development and Transportation and Mobility. Chair Centamore did not feel removal of on-street parking to accommodate a streetcar was a good precedent to set by the City.

Mr. Gabriel requested additional information about the site's landscape plan. Mr. Fletcher advised that the property is surrounded by a continuous shadowbox fence and will include shade trees as well as a landscape buffer. He stated that the site's actual landscaping exceeds City requirements.

Mr. Gabriel also requested clarification of how the funding request would be used. Mr. Fletcher replied that it would assist primarily with utilities, as well as sidewalks, off-site parking, lighting, and curbing, in addition to landscaping. He pointed out that a good deal of lighting along Sistrunk Boulevard will have to be replaced at a cost of approximately \$48,000. Mr. Brown pointed out that many of the streetscape costs will go toward underground improvements.

**Motion** made by Mr. Hart, seconded by Ms. Burrows, to approve.

Mr. Lagi noted that the specific Regional Activity Center (RAC) in which the project is located is intended for higher-density development rather than town homes. He advised that this could result in lost tax increment financing (TIF) revenue. He also pointed out that the Wave route is intended to generate mixed-use projects rather than fully residential projects. He concluded that the Board needed to see a more detailed representation of the proposed streetscape plan, as what was presented did not seem to go above and beyond the existing standard.

Mr. Hart also expressed concern with how the project was initiated and planned without the density typically associated with its location. Mr. Gabriel pointed out that the development has been reviewed by the Department of Sustainable Development. Mr. Brown added that Flagler Village has also approved the project.

Mr. Strawbridge observed that the streetscape investment makes up a significant portion of the overall investment in the property. He pointed out, however, that it is not difficult to achieve high density along Sistrunk Boulevard, and expressed concern with the difference in TIF revenue provided by a less dense project than by a project with greater density. He pointed out that the project calculates a much higher millage rate than the City's rate, and would not provide a significant amount of green space and pedestrian engagement. He concluded that he did not feel the proposed project represented the highest and best use of the subject property.

Ms. Burrows stated that she found the project's town homes to be refreshing, particularly as it had the support of the surrounding community. She asserted that the CRA's primary goal is the elimination of slum and blight, and density is a City issue rather than a CRA strategy.

Mr. Lagi asked what might happen with regard to CRA funding if the project is sold or converted from rental to sellable units. Mr. Brown replied that the Board may make a recommendation that its funds be repaid if the property is sold within a certain period of

time. Chair Centamore added that the Board could also recommend that the seller show a certain amount of profit before reimbursement is required.

Mr. Wilkes commented that while he did not agree the Board should seek out only dense projects possible on certain parcels of property, he also did not feel that the request met the criteria for approval with regard to streetscapes, although he felt the project might meet the requirements of one of the CRA's incentive programs. He also pointed out that one-third of the project's allocation toward streetscape improvements came from funds provided to them by utility services. He suggested that the CRA seek to put pressure on these services to reduce their fees to developers. He concluded that he could not support the **motion** as it is made.

Mr. Brown clarified that all streetscape improvements to which the CRA has granted funds will include underground utilities. He added that the funding request meets the requirements of the existing streetscape enhancement program. Chair Centamore pointed out that not all projects that have received streetscape funding have required the same infrastructure.

Mr. Gabriel noted that the **motion** in its current form does not include a restrictive period. Mr. Brown advised that a restrictive period is part of the program criteria. A developer may request up to 70% reimbursement according to the streetscape enhancement program, although the Board may consider a lesser amount if they wish.

In a roll call vote, the **motion** passed 7-4 (Ms. Barber, Mr. Lagi, Mr. Strawbridge, and Mr. Wilkes dissenting).

## ii. **Triangle Services**

Mr. Wojcik noted that this project has received letters of support from the Greater Fort Lauderdale Alliance and the Progresso Village Civic Association, among other entities. The request would establish the southeast regional headquarters of Triangle Services on Sunrise Boulevard, as well as the regional headquarters of an affiliated company, Content Critical Solutions. Staff recommends a \$631,117 redevelopment incentive using funds from the Façade Program, the Property and Business Improvement Program, and the Streetscape Program. Triangle Services also requests an \$886,883 grant for job creation from the Development Incentive Program, which allows Staff to structure a customized incentive for projects over \$5 million in value.

Triangle Services operates in 44 states and is a managed facilities support provider that assists Fortune 500 companies and global clients by providing labor services to companies that outsource many of their labor needs. It projects the hiring of 300 individuals over the next five years and has committed to hiring no fewer than 55 residents from within the CRA. Most jobs for which they will hire require only a high

school education and provide job training. Mr. Wojcik emphasized the importance of this project to the CRA, as it will address issues of slum and blight from within.

Jason Crush, representing the Applicant, showed a PowerPoint presentation on Triangle Services, explaining that its real estate division plans to invest in and rent properties in south Florida. He provided a brief history of the company, which was formed in 1960 and now employs between 2200 and 2500 individuals in any given year. It includes several subsidiary companies and provides a wide variety of services.

Mr. Crush advised that Triangle is expanding its business in the south Florida market and plans to hire 300 individuals from Fort Lauderdale to work in areas served by the City. While the company's real estate investment branch typically purchases, repairs, and rents properties, they have purchased the subject property as a base for the southeast regional office. The intent is to continue growth along Sunrise Boulevard and create a more pedestrian-friendly environment along the street.

Mr. Crush showed renderings of the property, noting that a portion of the parcel along the west side of the building is City-owned right-of-way; however, Triangle has expressed willingness to continue the sidewalk from Sunrise Boulevard to the south and improve pedestrian connectivity. The site would be an adaptive re-use of an existing building and constitutes revitalization in a transitional area.

The company predicts that over 300 jobs will be created over the next five years, not including potential jobs that may be created through other subsidiaries. Mr. Crush noted that the Greater Fort Lauderdale Alliance was instrumental in helping with an economic impact study, which analyzed how the creation of jobs and investment in the subject property would affect the community. He emphasized the importance of partnership between Triangle Services and the City of Fort Lauderdale.

While most jobs will be entry-level and require only a high school education, Triangle trains and educates employees, as well as providing internship programs with local high schools and local job placement services. The company also offers jobs that require a higher level of education and provide a higher income. The funding request is for \$613,117 in redevelopment incentives and \$886,883 for economic and job creation incentives. If Triangle receives CRA funding, it will initiate a point system rewarding subcontractors based within the CRA.

Mr. Lagi requested additional information on the process for providing 55 jobs to residents of the CRA. Mr. Brown pointed out that these jobs must not only be created, the positions must be maintained for a certain number of years.

Mr. Wilkes asked what incentive programs were available for new businesses, like Triangle Services, that come into the community. David Coddington, representing the Greater Fort Lauderdale Alliance, emphasized the role of community support, stating

that the Alliance works directly with the City to attract companies that will create jobs. Mr. Crush added that Triangle also seeks to bring in qualified target industries (QTI) jobs, which require more technical skill than most of the entry-level positions.

Ms. Barber asked how many of the 300 jobs provided would be net new jobs. Mr. Coddington replied that a stimulus will be necessary to create any new jobs. Mr. Crush noted that the jobs will be net new jobs to the CRA. He added that the hiring process is expected to begin in early 2017.

Ms. Barber characterized the process as managing rather than creating jobs. Michael Chen, Economic and Business Development Manager for the City, stated that the end result would be an increase in labor.

**Motion** made by Mr. Hart, seconded by Ms. Burrows, to approve the Staff recommendation.

Mr. Wilkes requested clarification from Mr. Brown that the proposal met the criteria of the CRA's Development Incentive Program, as well as whether every Applicant would have to qualify under the same criteria. He concluded that while the funding request may constitute economic development, he was not certain that this development should be funded through CRA dollars.

Mr. Brown confirmed that the project is an eligible activity, not only under the Development Incentive Program but through job creation, which is one element of the CRA Plan that can be used to eliminate slum and blight. He pointed out that while the project is not located within the target area of the CRA, it will provide a definite benefit to the CRA through the 55 jobs created, creating roughly \$1.5 million in salaries for residents of the CRA.

Mr. Wilkes asked how the requested \$886,883 in job creation and economic development incentives would be administered. Mr. Brown explained that these funds would be made in the form of a forgivable loan, with all CRA dollars going toward "hard costs" such as construction and rehabilitation. He characterized the funds as a reimbursement of costs rather than a cash incentive to the business.

Mr. Wilkes expressed concern with whether or not the CRA would be in the first position of repayment, pointing out that the loan would be unsecured. He also noted that the funds provided would constitute over 60% of the costs of renovating the building. He asserted that if the CRA chooses to take these steps, the funding should be leveraged in such a way that if the Applicant fails to perform in its delivery of services and jobs or construction, the CRA may protect its investment.

Mr. Brown replied that the CRA would take the same action that a typical lender would take by placing liens on the property and seeking personal guarantees, among other

actions. He pointed out that within the first year, the CRA will be able to determine if the promised jobs are being created. He also noted that if Triangle Services is successful in creating jobs for residents within the CRA, 55 jobs at approximately \$28,000 would already exceed the amount of funding requested by the agency.

Mr. Wilkes stated that the CRA would not see jobs created within the community until after dollars are spent and the construction/rehabilitation of the property has been completed. He reiterated that the CRA must take steps to protect its investment.

Mr. Hart commented that while these protections are key, the Board must also consider how often a company wishes to locate within the Northwest CRA and create jobs in that area. He felt providing assistance to Triangle for this purpose would be a win/win scenario.

Chair Centamore recognized the efforts of Mr. Chen, Mr. Coddington, and CRA Staff in working toward the realization of this project.

In a roll call vote, the **motion** passed 10-1 (Ms. Barber dissenting).

## **VI. Visioning for NPF CRA**

Mr. Brown stated that the room is available for a Board meeting following the joint meeting with the CRA Board/City Commission on November 7, 2016. This would provide time for the Board to discuss visioning. It was determined that the meeting would be scheduled for 2:30 p.m.

## **VII. Mosaic**

### **ii. Agreement Renewal**

Mr. Brown explained that the CRA's agreement with the Mosaic Group is set to renew on November 4, 2016. He requested that the Board provide a recommendation on the renewal, which is for the same contractual amount as the previous year.

**Motion** made by Mr. Gabriel, seconded by Ms. Burrows, to approve. In a roll call vote, the **motion** passed 11-0.

## **VIII. Communication to CRA Board**

None.

## **IX. Old / New Business**

- i. **Joint CRA Board of Commissioners and CRA Advisory Board Meeting, November 7 at 12:00 p.m.**

**X. Public Comment**

None.

**XI. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 6:12 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

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

**ITEM III**

**Mosaic**

**Discussion**

No public comments were submitted by email regarding this meeting.

**CRA-1 15-1434** Minutes for May 19, 2015 Community Redevelopment Agency Meeting

Commissioner Trantalis moved to approve the minutes and was seconded by Commissioner Roberts.

**APPROVED**

**Aye: 5** – Commissioner Rogers, Commissioner Roberts, Commissioner Trantalis, Vice-Chair McKinzie and Chair Seiler

**CRA-2 15-1413** Approval of a Contract with Retail Strategies Alabama, LLC for a Retail Feasibility Study, Strategic Planning and Business Recruitment within the Northwest Progresso Flagler Heights Community Redevelopment Area - \$34,000

Chair Seiler noted the amount of this contract had been scaled back and City Manager Feldman confirmed that was correct.

Mr. Matthew Petra of Retail Strategies gave a presentation to the Board addressing Retail Strategies' Retail Feasibility Study, Strategic Planning and Business Recruitment within the Northwest Progresso Flagler Heights Community Redevelopment Area.

***A copy of Mr. Petra's presentation is attached to these minutes.***

Discussions ensued regarding the possible opportunities Retail Strategies could provide to the Northwest Progresso Flagler Heights Community Redevelopment Area.

Commissioner Roberts moved to approve the motion and was seconded by Commissioner Trantalis.

**APPROVED**

**Aye: 5** – Commissioner Rogers, Commissioner Roberts, Commissioner Trantalis, Vice-Chair McKinzie and Chair Seiler

Chair Seiler recessed the CRA meeting at 5:45 p.m. and reconvened the CRA Meeting at 7:15 p.m. in the City Commission Chambers on the first floor of the City Hall.

**CRA-3 15-1354** Presentation of the Marketing and Branding for the Fort Lauderdale Community Redevelopment Agency

Commissioner Trantalis asked Ms. Ann Marie Sorrell, President and Chief Operating Officer of The Mosaic Group (Mosaic), if this presentation she was about to give to the Community Redevelopment Area (CRA) Board was presented to the CRA Advisory Board. Ms. Sorrell stated it was not presented to the CRA Advisory Board. Discussions ensued on this topic between the Board members, Ms. Sorrell, and Mr. Jeremy Earle, Deputy Director Department of Sustainable Development.

Commission Roberts asked City Auditor Herbst to confirm a review of Mosaic's invoices. City Auditor Herbst confirmed after his department's review of Mosaic's invoices and comparing them to their contract, the RFP and the scope of services, Mosaic was properly paid for deliverables. Mr. Herbst noted there are still services to be performed based on City Staff's recommendations and that Mr. Herbst had not seen tonight's presentation.

Vice-Chair McKinzie stated there is no one running or taking ownership of the NORTHWEST CRA's day-to-day operations. Chair Seiler noted there has been a complete disconnect between Mosaic, the CRA Advisory Board, the CRA Board, and the City Staff/City Manager. Further discussions, explanations ensued as well as instructions to Ms. Sorrell by Chair Seiler on how to proceed and interact as a consultant for the NORTHWEST CRA with City Staff, the CRA Advisory Board and the CRA Board.

Robert Larson, President of the Flagler Village Civic Association and also representing the Flagler Village Improvement Association expressed his ideas regarding the NORTHWEST CRA noting retail only gets activated with density. He also expressed his thoughts on the three-in-one branding initiative for the CRA. He said the Flagler Village Civic Association turned down any brand support as they have spent over \$100,000 over the past 10 years and they feel very comfortable with their current branding. Additionally, the Flagler Village Civic Association would prefer not to have a third party, not of their choosing, spending large amounts of money to promote their neighborhood. Alternatively, they would prefer to carve out those funds and Flagler Village Civic Association do their own promotions and events to reach their target markets. Mr. Larson also noted the City's funding of 26 events in Flagler Village last year were very successful.

James Saint spoke questioning the reason why the confusion regarding Mosaic's presentation noting it only happens in the black CRA community and not in other CRA areas of the City.

Charles King, 105 N. Victoria Park Road, expressed his concerns regarding the Mosaic's ability to the job.

There being no additional business before the CRA Board, Chair Seiler adjourned the meeting at 8:23 p.m.



John P. "Jack" Seiler  
Chair



lease is, and Mr. Brown stated the lease is for the CRA but the space is for Housing and Community Development. Further discussions ensued confirming there would be a sublease between the CRA and Housing and Community Development. Further discussions and explanations ensued on how the lease was developed with the landlord and how and to whom the lease payments will be made noting that it will be a one for one reimbursement.

A motion to approve this item was made by Vice Chair Trantalis and was seconded by Commissioner Rogers.

**APPROVED**

**Aye: 5 -** Vice Chair Trantalis, Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, and Chair Seiler

**CRA-4 16-1016 Tentative Community Redevelopment Agency (CRA) Operating Budget and Community Investment Plan Allocations for Fiscal Year 2017**

Chair Seiler asked Jonathan Brown, Area Manager Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPf CRA) if the CRA Advisory Board had approved the Tentative Community Redevelopment Agency (CRA) Operating Budget and Community Investment Plan Allocations for Fiscal Year 2017. Mr. Brown stated the only thing the CRA Advisory Board had discussions regarding were related to the proposed administrative marketing expenses with the Mosaic Group, but they did not have any input regarding the other operating expenses and were not provided this document.

Discussions ensued on the existing Mosaic Group contract. Chair Seiler stated that the CRA Budget and Community Investment Plan Allocations for Fiscal Year 2017 needs to be reviewed and vetted by the CRA Advisory Board prior to being presented to the City Commission regardless of the CRA Board's duties per enabling legislation. Further discussions ensued on the backup to this item, improved scheduling of event dates by the Mosaic Group, and the recommendations of the CRA Advisory Board. Mr. Brown stated the marketing plan will come before the City Commission in late October or early November 2016.

Comments and discussions ensued on the funding and the performance of the Mosaic Group which should go before the CRA Advisory Board for their input, comments, and possible recommendation to renew the Mosaic Group. Chair Seiler requested the proposed funding for the marketing and advertising events budget to be capped at \$480,000 and will come back to the Commission for a separate vote by the Commission. Further discussions ensued on the breakdown of the budget and aspects of the CRA incentives.

Budget Manager Laura Reece addressed the Commission stating there is no capital budget for the NWPfH CRA and those funds are being moved into the operating budget. City Auditor Herbst further expounded on the City Auditor's recommendations to the CRA Budget as it relates to the CRA's capital budget and the CRA's operating budget. Further discussions ensued on the need for additional information, and a breakdown of the budget figures. City Auditor Herbst stated that adopting a budget with heavy details at this time, would require constant future budget amendments. Chair Seiler emphasized the need to ensure certain projects get done, the funds are put into the budget specifically for

that certain project thus setting policy via the budget. Further discussions ensued on the way incentives are done within the CRA.

Vice Chair Trantalis requested all items that come before the City Commission be presented and vetted to the appropriate City Advisory Board.

A motion to approve this item was made by Vice Chair Trantalis and was seconded Commissioner Roberts.

**APPROVED**

**Aye:** 5 - Vice Chair Trantalis, Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, and Chair Seiler

**CRA-5 16-1066 Motion to Approve Information Technology Security Services - Firewall and Management Console Purchase for the Northwest Progresso Flagler Heights (NWPF) CRA - \$62,637**

Executive Director Feldman stated this is the remaining piece the City needs in order to get the cameras in the Northwest CRA activated. Executive Director Feldman confirmed for Chair Seiler that this cost is in the 2016 budget. Vice Chair Trantalis requested an explanation. Executive Director Feldman stated it is a fire wall which is a proportionate share for the entire firewall system which will ultimately support all of the City's cameras (over 300) throughout the City.

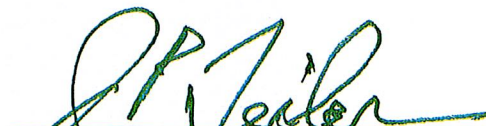
A motion to approve this item was made by Vice Chair Trantalis and was seconded by Commissioner Roberts.

**APPROVED**

**Aye:** 5 - Vice Chair Trantalis, Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, and Chair Seiler

**ADJOURNMENT**

There being no additional business before the CRA Board Chair Seiler adjourned the meeting at 9:53 p.m.



John P. "Jack" Seiler  
Chair



**CRA-1 16-0477** Minutes for March 15, 2016, March 1, 2016, November 3, 2015, October 20, 2015, October 6, 2015, September 1, 2015, August 18, 2015, July 7, 2015, and June 16, 2015

Commissioner Trantalis moved to approve the noted minutes and was seconded by Commissioner Roberts.

**APPROVED**

Aye: 5 – Commissioner Trantalis, Commissioner Rogers, Commissioner Roberts, Vice-Mayor McKinzie and Chair Seiler

Mayor Seiler adjourned the CRA Meeting at 5:42 p.m.

Mayor Seiler reconvened the CRA Meeting at 9:26 p.m.

**CRA-2 16-0362** Motion Approving the Northwest Progresso Flagler Heights Branding Designs by Mosaic

Mr. Jonathan Brown, CRA Manager Northwest Progresso Flagler Heights, addressed the Board on this item introducing the team from Mosaic. A representative from the Mosaic Group addressed the Board outlining the history and process of developing the new branding designs for the Northwest Progresso Flagler Heights Community Redevelopment Agency. The first quarterly publication entitled Village Vine gives readers a glimpse into the Fort Lauderdale Village District.

Questions, concerns and discussions ensued from Chair Seiler and Commissioner Trantalis on specific items relating to dates for upcoming events in the Northwest Progresso Flagler Heights and the branding designs' concepts. Commissioner Trantalis emphasized the goal for the area is for it to be pluralistic and not focus on one specific group. Mayor Seiler asked why the CRA vote was not included in the back-up for this item. Jonathan Brown stated going forward, City Staff will include a record of the CRA vote. Further discussions ensued regarding recommended updates to the publication regarding contact information for the point person.

Charles King, 105 N. Victoria Park Road, expressed his comments, concerns, and his concurrence with Commission Trantalis' comments that the branding should be inclusive of all. He also recommended The Wave running down Sistrunk to make the area more homogenous.

Mayor Seiler temporarily adjourned the CRA Meeting at 5:42 p.m.

Mayor Seiler reconvened the CRA Meeting at 9:26 p.m.

Vice-Chair McKinzie moved to approve CRA-2, the Northwest Progresso Flagler Heights Branding Designs by Mosaic, and was seconded by Commissioner Roberts.

**APPROVED**

Aye: 5 – Vice Chair Trantalis, Commissioner Rogers, Commissioner Roberts,  
Commissioner McKinzie and Chair Seiler

**CRA-3 16-0298** Motion Approving Revised Organizational Structure for the Community  
Redevelopment Agency

Count Rosenthal addressed the Commission expressing his concerns regarding the CRA Program and making recommendations regarding the CRA issue with 6<sup>th</sup> Street Plaza along with his recommendations for revitalization.

Mayor Seiler closed the public hearing.

Vice Chair Trantalis noted the CRA is adding numerous positions and questioned City Manager Feldman about how the CRA functioned prior to adding these positions. City Manager Feldman stated the positions were provided from general fund employees and their salaries were previously charged back to the CRA. Further discussions ensued on this item specifically focusing on Jonathan Brown's responsibilities. Commissioner McKinzie gave comments on this topic.


Vice-Chair Trantalis moved to approve the Northwest Progresso Flagler Heights Branding Designs by Mosaic and was seconded by Commissioner Roberts.

**APPROVED**

Aye: 5 – Vice-Chair Trantalis, Commissioner Rogers, Commissioner Roberts,  
Commissioner McKinzie and Chair Seiler

**ADJOURNMENT**

There being no additional business before the CRA Board, Chairman Seiler adjourned the meeting at 9:33 p.m.



John R. "Jack" Seiler  
Chair

**ITEM IV**

**Funding Request**


**Residential**

**Rehab**



CITY OF FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY

---

**DATE:** November 16, 2016  
**TO:** CRA Advisory Board Members  
**FROM:** Jonathan Brown, NPF CRA Manager   
**SUBJECT:** Housing Rehabilitation

---

**Applicant(s) Name:** Antonia Bailey  
**Annual Household Income:** \$26,590.82 (under 80% of the Area Median Income (AMI))  
**Household Size:** 1  
**Total Household Income:** \$26,590.82  
**Property Address:** 2120 NW 4<sup>th</sup> Street (River Gardens)  
**Just/Market Value (from BCPA):** \$108,620  
**After Rehabilitation Value (projected):** \$150,000 (*see backup documentation on property values of neighboring homes*)  
**Incentive Type:** Housing Rehabilitation Program

***Amount of Assistance Needed for this Project:***

Preliminary estimate of rehabilitation costs to complete this housing rehabilitation project is \$90,820. Final costs will be based on a competitive bidding process.

***Collateral:***

The property will be the collateral for this project.

***Suggested Loan Terms:***

This assistance can be secured by a 10 or 15 year lien that requires repayment if the property is sold, title transferred or if the owner ceases to use this property as her primary residence. The assistance would be provided in the form of a forgivable loan.

***Existing Liens on the Property:***

There are no existing liens/mortgages on the property, so the CRA will be in first lien position.



***Staff's Comments:***

- Property condition constitutes slum and blight, therefore the homeowner is eligible for the CRA's assistance.
- The project is eligible for funding under the CRA's Rehabilitation Program, as it will become owner occupied once completed.
- Homeowner purchased the house with her mother (paid cash), never had a mortgage. The repairs were done with help of her mother, until the mother passed away.
- Homeowner attempted to build her home without local government assistance, but with the change in the housing market and the economy, she was not able to complete the project.
- The homeowner purchased the property in 1995 and she began her construction of the property in 1997.
- Homeowner's investment to date is over \$50,000. This would meet the required investment for the homeowner.
- The rehabilitation need will require an exception to the maximum amount of \$75,000.

***Existing Liens on the Property:***

None, but the property has been in its current blighted condition since 1995.

***Staff Recommendation:***

Staff supports this request provided that the CRA is in first lien position with a minimum of a 15 year restrictive covenant.

**Supporting documents attached:**

- Exhibit 1: Rehabilitation Application
- Exhibit 2: Rehabilitation Cost Estimate
- Exhibit 3: Property Photo's
- Exhibit 4: Broward County Property Appraiser information



City of Fort Lauderdale Community Redevelopment Agency (CRA)  
RESIDENTIAL PROPERTY ASSISTANCE PROGRAMS

PROGRAMS:

- REHABILITATION  
 PURCHASE ASSISTANCE

TOTAL SUBSIDY REQUEST: \$

APPLICANT(S): Please complete Sections (1-10) as applicable.

(1) HOUSEHOLD INFORMATION (Please Include Area Code for all Phone Numbers)

Applicant's Name:

Antonia M. Bailey

Social Security Number [REDACTED]		Date of Birth 12-6-1956	Marital Status Single
Present Address (include city, state, and zip code) 2121 NW 4 St Fort Lauderdale, FL 33311			
Cell Phone Number 954-850-9220	Work Phone Number -	Home Phone Number -	Emergency Contact Number 754-244-0630
Emergency Contact Person Yamaya Bailey		Relationship Daughter	

Co-Applicant's Name:

Hoover Whitehead

Social Security Number [REDACTED]		Date of Birth 9-23-1928	Marital Status <del>Widower</del> Widower
Present Address (include city, state, and zip code) 2121 NW 4 St Fort Lauderdale FL, 33311			
Cell Phone Number 754-246-1330	Work Phone Number -	Home Phone Number -	Emergency Contact Number 754-214-0630
Emergency Contact Person Yamaya Bailey		Relationship Grand Daughter	

OTHER HOUSEHOLD MEMBERS		RELATIONSHIP	SSN	AGE
1.	N/A	N/A	N/A	N/A
2.				
3.				
4.				
5.				

Total Number of Household Members:

Is the applicant, co-applicant or any household member age 18 or older, and a full-time student?  YES  NO  
If yes, what is that person's name(s)?

(2) PROPERTY TO BE PURCHASED OR RESTORED

Address 2120 NW 4 St		City Fort Lauderdale	Zip Code 33311
Legal Description: Not Inhabitable			
Property Control Number (PCN):	Total Number of Bedrooms: 3	Total Number of Bathrooms: 2	
Property Type: <input checked="" type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> CONDO <input type="checkbox"/> TOWNHOUSE <input type="checkbox"/> MULTI-UNIT		Total Number of Units	
Sale Price: 200,000	Appraised Value: 300,000	BCPA Assessed Value -	Taxable Value on BCPA -
Name of Lender / Bank: N/A		Phone: N/A	
Lender / Bank Contact Person: N/A		Email: N/A	
Is the address above your primary residence? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		If so, how long have you lived at that address? 50+ Years _____ Months	

(2a) CONTINUED from Page 1

Do you have a First mortgage? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Do you have a Second mortgage? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
How much is the loan amount? \$ N/A	Is/Are your mortgage(s) current? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
How much is the loan payment? \$ N/A	Are your property taxes current? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If No, how many months behind? # of Months N/A
	If behind, how many years? # of years _____

Is your Interest Rate Fixed? Or Adjustable? Check One <input type="checkbox"/> 30 years <input type="checkbox"/> 20 years <input type="checkbox"/> _____ years <input checked="" type="checkbox"/> _____	Is your property facing Foreclosure? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
Is your Interest Rate Locked in? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes when does the lock expire? _____	Have you received 20 Day Notice? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If Yes, how long ago? _____		
Do you have a contract to purchase this property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, when does the contract expire? _____	Are you working with an Agency on this request? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If Yes, please provide the name below: _____		
Contact person name for the Agency that assisted you: <u>N/A</u>	Telephone number of the Agency contact person: <u>N/A</u>		
Email of the Agency contact person: <u>N/A</u>	Fax number of the Agency contact person: <u>N/A</u>		
What is the name of your Lender/Mortgage Company? <u>N/A</u>	Give the address of your Lender/Mortgage Company. <u>N/A</u>		
Name of Lender/Mortgage contact person: <u>N/A</u>	Telephone number of Lender/Mortgage contact: <u>N/A</u>		
Email: _____			
<b>(3) APPLICANT - PRIMARY EMPLOYMENT INFORMATION</b>			
<input checked="" type="checkbox"/> EMPLOYED <input type="checkbox"/> SELF-EMPLOYED <input type="checkbox"/> RETIRED <input type="checkbox"/> DISABLED* <input type="checkbox"/> UNEMPLOYED* * If you are unemployed or disabled, please provide information on your last employer.			
Name of Employer <u>Broward county school board</u>	Type of Business <u>School Board</u>		
Job Title <u>Bus Attendant</u>	Starting Date <u>06/1987</u>	Ending Date <u>present</u>	
Employer Address (include city, state and zip code) <u>3810 NW 10th Ave Fort Lauderdale FL 33311</u>			
Name of Payroll Contact Person (or Supervisor) <u>Cathy Matthews</u>	Phone Number of Payroll Contact Person (include area code) <u>754-321-4480</u>		
<b>APPLICANT SECONDARY EMPLOYMENT INFORMATION</b>			
<input type="checkbox"/> EMPLOYED <input type="checkbox"/> SELF-EMPLOYED <input type="checkbox"/> RETIRED <input type="checkbox"/> DISABLED* <input checked="" type="checkbox"/> UNEMPLOYED* * If you are unemployed or disabled, please provide information on your last employer.			
Name of Employer <u>N/A</u>	Type of Business <u>N/A</u>		
Job Title <u>N/A</u>	Starting Date <u>N/A</u>	Ending Date <u>N/A</u>	
Employer Address (include city, state and zip code) <u>N/A</u>			
Name of Payroll Contact Person (or Supervisor) <u>N/A</u>	Phone Number of Payroll Contact Person (include area code) <u>N/A</u>		
<b>(4) CO-APPLICANT - PRIMARY EMPLOYMENT INFORMATION</b>			
<input type="checkbox"/> EMPLOYED <input type="checkbox"/> SELF-EMPLOYED <input checked="" type="checkbox"/> RETIRED <input type="checkbox"/> DISABLED* <input type="checkbox"/> UNEMPLOYED* * If you are unemployed or disabled, please provide information on your last employer.			
Name of Employer <u>City of Fort Lauderdale</u>	Type of Business <u>City Job</u>		
Job Title <u>Maintenance Tech</u>	Starting Date <u>1969</u>	Ending Date <u>1990</u>	
Employer Address (include city, state and zip code) <u>N/A</u>			
Name of Payroll Contact Person (or Supervisor) <u>N/A</u>	Phone Number of Payroll Contact Person (include area code) <u>N/A</u>		
<b>(5) EMPLOYMENT INFORMATION FOR OTHER HOUSEHOLD MEMBER</b>			
<input type="checkbox"/> EMPLOYED <input type="checkbox"/> SELF-EMPLOYED <input type="checkbox"/> RETIRED <input type="checkbox"/> DISABLED* <input checked="" type="checkbox"/> UNEMPLOYED* * If you are unemployed or disabled, please provide information on your last employer.			
Name of Employer <u>N/A</u>	Type of Business <u>N/A</u>		
Job Title <u>N/A</u>	Starting Date <u>N/A</u>	Ending Date <u>N/A</u>	
Employer Address (include city, state and zip code) <u>N/A</u>			
Name of Payroll Contact Person (or Supervisor) <u>N/A</u>	Phone Number of Payroll Contact Person (include area code) <u>N/A</u>		
<b>(6) HOUSEHOLD INCOME</b>			
Gross Monthly Income	Applicant	Co-Applicant	Other Household Member
Name	<u>Antonia Bailey</u>	<u>Walter Whitehead</u>	<u>N/A</u>



# City of Fort Lauderdale, Florida

## Construction Estimate

**Client:**

**Antonia Bailey**

**Case No.**

**N/A**

	Construction Items	Quantity/Sq. Ft.	Dollar Amount
1	Permit Fees	Sum	\$ 2,000.00
2	Architect & Engineering	Sum	\$ 2,000.00
3	Survey & Inspection	Sum	\$ 1,500.00
4	Site Clean Fill	Sum	\$ 2,300.00
5	Site Irrigation	Sum	\$ 4,000.00
6	Site Landscaping	Sum	\$ 4,000.00
7	Exterior Wall Finish	Sum	\$ 5,500.00
8	On & Off site Concrete Driveway	Sum	\$ 5,500.00
9	Electric	Sum	\$ 7,800.00
10	HVAC	Sum	\$ 7,000.00
11	Condenser Guard Cage	1	\$ 550.00
12	Exterior Paint	Sum	\$ 2,800.00
13	Exterior Doors	2	\$ 1,200.00
14	Door Hardware	Sum	\$ 500.00
15	Interior Swing Doors	Sum	\$ 1,200.00
16	Interior Closet Doors	Sum	\$ 950.00
17	Windows	Approx 5	\$ 4,500.00
18	Window Treatment	11 openings	\$ 1,500.00
19	Interior Paint	Sum	\$ 3,500.00
20	Flooring	Sum	\$ 8,500.00
21	Kitchen Wall Cabinets	Sum	\$ 2,500.00
22	Kitchen Base Cabinets	Sum	\$ 2,500.00
23	Kitchen Counter Top	Sum	\$ 1,200.00
24	Kitchen Refrigerator	1	\$ 950.00
25	Kitchen Range/ Over	1	\$ 750.00
26	Kitchen Exhaust Fan	1	\$ 250.00

27	Kitchen Sink	1	\$ 950.00
28	Plumbing Water Heater	1	\$ 1,200.00
29	Plumbing Water Closet	2	\$ 1,000.00
30	Plumbing Shower Faucet	2	\$ 850.00
31	Plumbing Master & Hall Bathroom	2	\$ 2,800.00
32	Bathroom Ceramic Wall Tile	2	\$ 2,500.00
33	Covenience Set	2	\$ 250.00
34	Bathroom Vanities	2	\$ 1,200.00
35	Base Board	Sum	\$ 1,200.00
36	Bathroom Medicine Cabinets	2	\$ 850.00
37	Grab Bars	2	\$ 500.00
38	Telephone Cable & Door Bell	Sum	\$ 450.00
39	House Numbers	Sum	\$ 120.00
40	MailBox	Sum	\$ 1,000.00
41	Gutters	Sum	\$ 1,000.00
	<b>Total</b>		<b>\$90,820.00</b>



Property Id: 504205070650



November 16, 2016

**SUBJECT**



<b>Site Address</b>	2120 NW 4 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 05 07 0650
<b>Property Owner</b>	BAILEY,ANTONIA M	<b>Millage</b>	0312
<b>Mailing Address</b>	PO BOX 52 FORT LAUDERDALE FL 33302-0052	<b>Use</b>	00

<b>Abbreviated Legal Description</b>	RIVER GARDENS 19-23 B LOT 2,3 BLK 4
--------------------------------------	-------------------------------------

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$108,620		\$108,620	\$108,620	
2016	\$108,620		\$108,620	\$102,410	\$1,994.09
2015	\$93,100		\$93,100	\$93,100	\$1,825.70

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here **AFTER** June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$108,620	\$108,620	\$108,620	\$108,620
Portability	0	0	0	0
Assessed/SOH	\$108,620	\$108,620	\$108,620	\$108,620
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
<b>Taxable</b>	\$108,620	\$108,620	\$108,620	\$108,620

Sales History			
Date	Type	Price	Book/Page or CIN
4/21/1995	WD	\$13,000	23369 / 204
2/1/1988	PRD	\$100	15231 / 619

Land Calculations		
Price	Factor	Type
\$7.00	15,517	SF
Adj. Bldg. S.F.		

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



<b>Site Address</b>	2124 NW 4 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 05 07 0660
<b>Property Owner</b>	MCCRAY, PRISCILLA E H/E KING, VINCENT E	<b>Millage</b>	0312
<b>Mailing Address</b>	2124 NW 4 ST FORT LAUDERDALE FL 33311	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	RIVER GARDENS 19-23 B LOT 4 BLK 4
--------------------------------------	-----------------------------------

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$53,790	\$106,540	\$160,330	\$160,330	
2016	\$53,790	\$106,540	\$160,330	\$160,330	\$2,521.21
2015	\$49,660	\$106,540	\$156,200	\$156,200	\$2,479.61

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$160,330	\$160,330	\$160,330	\$160,330
Portability	0	0	0	0
Assessed/SOH 16	\$160,330	\$160,330	\$160,330	\$160,330
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 2	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	<b>\$109,830</b>	<b>\$134,830</b>	<b>\$109,830</b>	<b>\$109,830</b>

Sales History			
Date	Type	Price	Book/Page or CIN
7/25/2015	QCD-T	\$100	113135108
12/17/2014	WD-Q	\$164,600	112710220
6/20/2014	DRR-T	\$100	112370407
10/14/2013	QCD-T	\$100	111884941
6/20/2014	DRR-T	\$100	112370408

Land Calculations		
Price	Factor	Type
\$6.50	8,276	SF
Adj. Bldg. S.F. (Card, Sketch)		1816
<b>Units/Beds/Baths</b>		1/3/2

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

2



Site Address	2134 NW 4 STREET, FORT LAUDERDALE	ID #	5042 05 07 0670
Property Owner	GARMON,WANDA	Millage	0312
Mailing Address	2134 NW 4 ST FORT LAUDERDALE FL 33311-7702	Use	01

Abbreviated Legal Description	RIVER GARDENS 19-23 B LOT 5 TO 7 BLK 4
-------------------------------	--

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$54,980	\$73,740	\$128,720	\$111,340	
2016	\$54,980	\$73,740	\$128,720	\$111,340	\$1,587.83
2015	\$51,480	\$73,740	\$125,220	\$110,570	\$1,584.83

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here **AFTER** June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$128,720	\$128,720	\$128,720	\$128,720
Portability	0	0	0	0
Assessed/SOH 94	\$111,340	\$111,340	\$111,340	\$111,340
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 1	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	<b>\$60,840</b>	<b>\$85,840</b>	<b>\$60,840</b>	<b>\$60,840</b>

Sales History			
Date	Type	Price	Book/Page or CIN
2/2/2007	QCD-T	\$100	43595 / 1939
6/7/2000	QCD	\$100	30562 / 1751
12/23/1996	WD	\$9,600	26249 / 401
2/1/1994	WD	\$40,000	21876 / 770
1/1/1986	WD	\$35,000	

Land Calculations		
Price	Factor	Type
\$6.50	7,000	SF
\$0.51	18,582	SF
Adj. Bldg. S.F. (Card, Sketch)		2837
<b>Units</b>		<b>1</b>

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

3



<b>Site Address</b>	2136 NW 4 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 05 07 0704
<b>Property Owner</b>	CHANEY, VICTORIA	<b>Millage</b>	0312
<b>Mailing Address</b>	2136 NW 4 ST FORT LAUDERDALE FL 33311	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	RIVER GARDENS 19-23 B LOT 8 BLK 4
--------------------------------------	-----------------------------------

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$51,900	\$83,730	\$135,630	\$124,830	
2016	\$51,900	\$83,730	\$135,630	\$124,830	\$1,854.37
2015	\$47,900	\$83,730	\$131,630	\$123,970	\$1,857.39

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here **AFTER** June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$135,630	\$135,630	\$135,630	\$135,630
Portability	0	0	0	0
Assessed/SOH 07	\$124,830	\$124,830	\$124,830	\$124,830
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	\$74,830	\$99,830	\$74,830	\$74,830

Sales History			
Date	Type	Price	Book/Page or CIN
12/30/2004	WD	\$32,000	38806 / 343

Land Calculations		
Price	Factor	Type
\$6.50	7,984	SF
Adj. Bldg. S.F. (Card, Sketch)		3162
<b>Units</b>		1

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

4



<b>Site Address</b>	2140 NW 4 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 05 07 0702
<b>Property Owner</b>	MORRISON,SAMUEL F	<b>Millage</b>	0312
<b>Mailing Address</b>	2140 NW 4 ST FORT LAUDERDALE FL 33311	<b>Use</b>	01
<b>Abbreviated Legal Description</b>	RIVER GARDENS 19-23 B LOT 9 BLK 4		

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$49,470	\$54,980	\$104,450	\$96,110	
2016	\$49,470	\$54,980	\$104,450	\$96,110	\$1,307.18
2015	\$45,660	\$54,980	\$100,640	\$95,450	\$1,298.11

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here **AFTER** June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$104,450	\$104,450	\$104,450	\$104,450
Portability	0	0	0	0
Assessed/SOH 05	\$96,110	\$96,110	\$96,110	\$96,110
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	\$46,110	\$71,110	\$46,110	\$46,110

Sales History			
Date	Type	Price	Book/Page or CIN
7/7/2004	WD	\$205,800	37836 / 1528

Land Calculations		
Price	Factor	Type
\$6.50	7,610	SF
Adj. Bldg. S.F. (Card, Sketch)		2038
<b>Units</b>		1

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

5



<b>Site Address</b>	2144 NW 4 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 05 07 0703
<b>Property Owner</b>	BERRY, PHYLLIS E	<b>Millage</b>	0312
<b>Mailing Address</b>	2144 NW 4 STREET FORT LAUDERDALE FL 33311	<b>Use</b>	01
<b>Abbreviated Legal Description</b>	RIVER GARDENS 19-23 B LOT 10 BLK 4		

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$46,510	\$73,870	\$120,380	\$111,700	
2016	\$46,510	\$73,870	\$120,380	\$111,700	\$1,604.20
2015	\$42,930	\$73,870	\$116,800	\$110,930	\$1,601.69

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here **AFTER June 1, 2017**, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$120,380	\$120,380	\$120,380	\$120,380
Portability	0	0	0	0
Assessed/SOH 06	\$111,700	\$111,700	\$111,700	\$111,700
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	\$61,700	\$86,700	\$61,700	\$61,700

Sales History			
Date	Type	Price	Book/Page or CIN
9/16/2004	WD	\$30,000	38226 / 1265

Land Calculations		
Price	Factor	Type
\$6.50	7,155	SF
Adj. Bldg. S.F. (Card, Sketch)		2146
<b>Units</b>		1

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



**LOT E. OF  
SUBJECT**

<b>Site Address</b>	NW 4 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 05 07 0640
<b>Property Owner</b>	TIIF/HRS-YOUTH SERV JUVENILE DET CTR	<b>Millage</b>	0312
<b>Mailing Address</b>	DNR DOUGLAS BLDG TALLAHASSEE FL 32399	<b>Use</b>	80

<b>Abbreviated Legal Description</b>	RIVER GARDENS 19-23 B LOT 1 BLK 4
--------------------------------------	-----------------------------------

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$43,620		\$43,620	\$43,620	
2016	\$43,620		\$43,620	\$40,980	
2015	\$43,620		\$43,620	\$37,260	

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here **AFTER** June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$43,620	\$43,620	\$43,620	\$43,620
Portability	0	0	0	0
Assessed/SOH	\$43,620	\$43,620	\$43,620	\$43,620
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 10	\$43,620	\$43,620	\$43,620	\$43,620
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$6.00	7,270	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

# **ITEM V**

**Discontinuing  
Funding Flagler  
Village Events**

# **ITEM VI**

## **ULI TAP Report**

# **ITEM VII**

## **Transfer of City- Owned Lots to CRA**



**LEGEND**

**1** Residential Properties

**1** Commercial Properties

0 1,000 2,000 Feet  
Graphic Scale

N  
W  
E  
S

**Property to be Conveyed to the Fort Lauderdale CRA by the City of Fort Lauderdale**

Residential Lots Owned by the City of Fort Lauderdale											
#	Address	Parcel I.D.	Width (Ft.)	Depth (Ft.)	Area (Square Ft.)	Zoning	Deed of Conveyance	Date of Purchase	City Cost / Expenses	Broward County Just / Market Value	Appraised Value 9/7/16
1	1219 NW 2nd St.	5042-04-20-0351	50	120	6,000	RMM-25	Quit Claim Deed	2/10/1992	\$ 3,940.45	\$ 12,000.00	\$ 46,500.00
2	1312 NW 2nd St.	5042-04-20-0250	50	120	6,000	RMM-25	Special Warranty Deed	1/7/2003	\$ 14,182.48	\$ 12,000.00	\$ 46,500.00
3	Removed										
4	1524 NW 4th St.	5042-04-25-1010	50	115	5,750	RS-8	Warranty Deed	1/6/2003	\$ 17,307.51	\$ 17,250.00	\$ 18,500.00
5	1600 NW 7th Ct.	5042-04-12-0680	50	100	5,000	RS-8	Tax Deed	12/6/1999	\$ 7,160.04	\$ 10,000.00	\$ 16,000.00
6	NW 8th St.	5042-04-17-0410	100	100	10,000	RD-15	Certificate Of Title	6/13/1997	\$ 250.00	\$ 20,000.00	\$ 73,000.00
7	1615 NW 4th St.	5042-04-25-0761	40	112.5	4,500	RS-8	Tax Deed	5/11/2001	\$ 5,189.76	\$ 13,500.00	\$ 14,500.00
8	1708 & 1710 NW 8th Ct.	5042-04-07-0040 5042-04-07-0050	50	99	4,950	RD-15	Quit Claim Deed Special Warranty Deed	4/5/2000 1/17/2003	\$ 1,081.70	\$ 19,900.00	\$ 41,000.00
9	1718 NW 8th Ct	5042-04-07-0020	50	99	4,950	RD-15	Quit Claim Deed	12/1/1998	\$ 250.00	\$ 9,900.00	\$ 41,000.00
10	Removed										
11	1801 NW 8th St.	5042-04-09-0070	150	50	7,500	RD-15	Tax Deed	12/24/1997	\$ 6,204.67	\$ 15,000.00	\$ 58,000.00
12	1813 NW 19th Ave.	5042-04-09-0090	150	50	7,500	RD-15	Quit Claim Deed	8/24/2007	\$ 9,003.20	\$ 15,000.00	\$ 58,000.00
13	2121 NW 7th St.	5042-05-01-1870	50	112.6	5,603	RMM-25	Special Warranty Deed	1/17/2003	\$ 1,105.70	\$ 16,810.00	\$ 43,000.00
14	2146 NW 7th Ct.	5042-05-01-1750	50	112.6	5,603	RMM-25	Quit Claim Deed	8/22/2000	\$ 1,350.00	\$ 16,810.00	\$ 43,000.00
15	2204 NW 8th St.	5042-05-01-1480	50	115.6	5,783	RMM-25	Tax Deed	12/6/1999	\$ 1,564.20	\$ 17,350.00	\$ 45,000.00
16	2212 NW 6th Pl.	5042-05-01-0300	50	112	5,603	RS-8	Tax Deed	12/6/1999	\$ 1,704.32	\$ 16,810.00	\$ 18,500.00
17	2218 NW 8th St.	5042-05-01-1510	50	116.6	5,833	RMM-25	Certificate Of Title	11/16/2001	\$ 3,004.91	\$ 17,500.00	\$ 45,000.00
18	2228 NW 9th Ct.	5042-05-09-0070	50	115	5,751	RMM-25	Warranty Deed	8/14/2002	\$ 15,735.93	\$ 17,250.00	\$ 45,000.00
19	2324 NW 6th Pl.	5042-05-01-0380	50	112	5,604	RS-8	Warranty Deed	6/28/2002	\$ 16,389.49	\$ 16,810.00	\$ 18,500.00
20	516 & 518 NW 14th Ave.	5042-04-06-0820 5042-04-06-0830	70	113	7,910	RS-8	Warranty Deed Tax Deed	1/12/2000 1/17/2003	\$ 15,911.35	\$ 23,740.00	\$ 25,000.00
21	809 & 815 NW 19th Ter.	5042-04-19-0050 5042-04-19-0060	113	75	7,500	RM-15	Warranty Deed Tax Deed	2/13/2003 12/6/1999	\$ 15,921.36	\$ 15,000.00	\$ 58,000.00
22	819, 821 & 827 NW 19th Ter.	5042-04-19-0080 5042-04-19-0090 5042-04-19-0100	125	75	9,375	RM-15	Tax Deed	10/28/2003 12/6/1999 12/6/1999	\$ 5,547.09	\$ 18,740.00	\$ 68,000.00
23	828 & 832 NW 15th Ave	5042-04-14-0290 5042-04-14-0300	100	100	10,000	RC-15	Warranty Deed Tax Deed	11/27/2002 4/2/2004	\$ 23,890.10	\$ 20,000.00	\$ 72,000.00
24	1214 NW 2nd St.	5042-04-20-0291	50	120	6,000	RMM-25	Special Warranty Deed	12/16/1999	\$ 16,536.34	\$ 12,000.00	\$ 47,000.00
25	2203 NW 8th St.	5042-05-09-0010	43	115	4,885	RMM-25	Quit Claim Deed	10/7/1997	\$ 2,600.00	\$ 14,660.00	\$ 40,000.00
26	420 NW 17TH AVE	5042-04-25-0810	50	108	5,400	RS-8	Special Warranty Deed	1/17/2003	\$ 4,500.00	\$ 16,200.00	\$ 17,500.00
27	420 NW 8TH AVE	5042-03-01-2620	50	135	6,750	RMM-25	Special Warranty Deed	6/1/2006	\$ 6,736.75	\$ 20,250.00	\$ 53,000.00
28	421 NW 14TH TERR	5042-04-06-2000	50	113	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 6,103.23	\$ 16,950.00	\$ 18,500.00
29	501 NW 7TH TERR	5042-03-01-1750	50	127.5	6,375	RMM-25	Special Warranty Deed	8/14/2002	\$ 20,230.81	\$ 19,130.00	\$ 50,000.00
30	505 NW 7TH TERR	5042-03 -01-1730	50	127.5	6,375	RMM-25	Special Warranty Deed	1/17/2003	\$ 20,899.88	\$ 19,130.00	\$ 50,000.00
31	509 NW 7TH TERR	5042-03-01-1720	50	127.5	6,375	RMM-25	Special Warranty Deed	1/17/2003	\$ 9,327.71	\$ 12,750.00	\$ 50,000.00
32	510 NW 17TH AVE	5042-04-25-0310	50	108	5,400	RS-8	Special Warranty Deed	1/17/2003	\$ 6,107.38	\$ 16,200.00	\$ 17,500.00
33	515 NW 15TH AVE	5042-04-24-0110	50	112	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 16,533.02	\$ 16,950.00	\$ 18,500.00
34	517 NW 15TH WAY	5042-04-24-1060	50	112	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 6,119.86	\$ 16,950.00	\$ 18,500.00
35	525 NW 17TH AVE	5042-04-25-0430	50	112	5,650	RS-8	Certificate of Title	5/14/2001	\$ 4,323.52	\$ 16,950.00	\$ 18,500.00
36	539 NW 13TH AVE	5042-04-06-0630	70	113	7,910	RS-8	Warranty Deed	6/1/1992	\$ 15,900.00	\$ 23,730.00	\$ 26,000.00
37	606 NW 15th TERR	5042-04-23-0350	40	112.5	4,500	RC-15	Warranty Deed	12/31/2003	\$ 14,366.98	\$ 9,000.00	\$ 37,000.00

38	624 NW 15TH AVE	5042-04-11-0910 5042-04-11-0920	50	100	5,000	RC-15	Special Warranty Deed	6/1/2006 1/17/2003	\$ 1,955.70	\$ 10,000.00	\$ 41,000.00
39	633 NW 14TH AVE	5042-04-11-0460	50	100	5,000	RC-15	Warranty Deed	2/13/2004	\$ 14,744.00	\$ 10,000.00	\$ 41,000.00
40	638 NW 14TH WAY	5042-04-11-0660	50	100	5,000	RC-15	Special Warranty Deed	6/1/2006	\$ 2,897.93	\$ 10,000.00	\$ 41,000.00
41	641 NW 14TH AVE	5042-04-11-0430	50	100	5,000	RC-15	Warranty Deed	12/6/2002	\$ 13,395.14	\$ 10,000.00	\$ 41,000.00
42	644 NW 12TH AVE	4942-34-07-9151	50	135	6,750	RMM-25	Unknown	Unknown	\$ 3,876.49	\$ 47,250.00	\$ 53,000.00
43	648 NW 15TH TERR	5042-04-23-0270	80	126.5	10,125	RC-15	Certificate of Title	7/24/2000	\$ 750.42	\$ 20,250.00	\$ 74,000.00
44	657 NW 21ST TERR	5042-05-01-2070	100	90	9,043	RMM-25	Special Warranty Deed	1/17/2003	\$ 17,385.37	\$ 72,340.00	\$ 65,000.00
45	706 NW 4TH AVE	4942-34-07-0390	72	135	9,720	RMM-25	Certificate of Title	7/17/1995	\$ 20,366.87	\$ 43,740.00	\$ 70,000.00
46	715 NW 15TH AVE	5042-04-28-0480	50	112	5,625	RC-14	Special Warranty Deed	6/1/2006	\$ 250.00	\$ 16,880.00	\$ 44,000.00
47	807 NW 3RD AVE	4942-34-06-3830	50	135	6,750	RMM-25	Special Warranty Deed	1/17/2003	\$ 6,782.48	\$ 33,750.00	\$ 53,000.00
48	808 NW 24TH AVE	5042-05-08-0100	92	95	8,744	RMM-25	Quit Claim Deed	10/7/1997	\$ 1,900.00	\$ 28,230.00	\$ 64,000.00
49	816 NW 16TH AVE	5042-04-17-0440	50	100	5,000	RD-15	Tax Deed	12/6/1999	\$ 5,455.15	\$ 10,000.00	\$ 41,000.00
50	835 NW 3RD ST	5042-10-12-0720	75	138	10,355	RMM-25	Special Warranty Deed	6/1/2006	\$ 6,620.42	\$ 31,070.00	\$ 75,000.00
51	800 NW 13TH TERR	5042-04-15-0301	50	100	5,000	RMM-25	Special Warranty Deed	6/1/2006	\$ 2,661.55	\$ 10,000.00	\$ 41,000.00
52	908 NW 16TH TERR	5042-04-16-0320	50	100	5,000	RD-15	Special Warranty Deed	6/1/2006	\$ 5,556.59	\$ 10,000.00	\$ 41,000.00
53	932 NW 16TH TERR	5042-04-16-0350 5042-04-16-0360	50	100	5,000	RD-15	Tax Deed	12/24/1997 12/6/1999	\$ 4,371.28	\$ 10,000.00	\$ 41,000.00
54	977 NW 16TH TERR	5042-04-16-0050	58	90	5,250	RD-15/B3	Special Warranty Deed	6/1/2006	\$ 4,455.75	\$ 36,750.00	\$ 43,000.00
55	Removed										
56	Removed										
57	1216 NW 2ND ST	5042-04-20-0290	50	120	6,000	RMM-25	Special Warranty Deed	12/16/1999	\$ 16,786.34	\$ 12,000.00	\$ 47,000.00
58	526 NW 7TH TERR	5042-03-01-1500	25	127.5	3,188	RMM-25	Quit Claim Deed	8/8/1995	\$ 100.00	\$ 9,960.00	\$ 27,000.00
<b>TOTAL:</b>									<b>\$ 447,291.22</b>	<b>\$ 1,004,440.00</b>	<b>\$ 2,299,000.00</b>

<b>Commercial Lots Owned by the City of Fort Lauderdale</b>											
#	Address	Parcel I.D.	Width	Depth	Area	Zoning	Deed of Conveyance	Date of Purchase	City Cost/Expenses	Broward County Just/Market Value	Appraised Value 9/7/16
1	761 NW 22ND RD	5042-05-01-1370	50	100	5,003	CB	Tax Deed	12/6/1999	\$ 1,312.06	\$ 59,930.00	\$ 21,000.00
2	744 NW 22ND RD	5042-05-01-1550	50	100	5,004	CB	Tax Deed	12/6/1999	\$ 3,494.82	\$ 40,030.00	\$ 21,000.00
3	712 & 708 NW 22 RD	5042-05-01-1800 5042-05-01-1810	150	100	10,008	CB	Tax Deed	12/6/1999	\$ 3,296.31	\$ 80,060.00	\$ 40,000.00
4	704 NW 22 RD	5042-05-01-1820	50	100	5,004	CB	Tax Deed	12/6/1999	\$ 1,719.81	\$ 40,030.00	\$ 21,000.00
5	541 NW 8TH AVE	5042-03-01-1920	50	127	6,376	NWRAC MUw	Special Warranty Deed	1/17/2003	\$ 1,105.70	\$ 51,010.00	\$ 65,000.00
6	713 & 717 NW 3RD ST	5042-10-12-0550 5042-10-12-0540	75	145	10,875	NWRAC MUw	Tax Deed Quit Claim Deed	5/22/2003 6/4/2002	\$ 17,349.94	\$ 76,130.00	\$ 115,000.00
7	723 NW 3RD ST	5042-10-12-0520	50	145	7,250	NWRAC MUw	Warranty Deed	7/8/2002	\$ 38,753.38	\$ 21,750.00	\$ 75,000.00
8	1504 NW 6TH ST	5042-04-24-0040	46	114	4,680	NWRAC MUw	Tax Deed	12/6/1999	\$ 4,354.83	\$ 43,290.00	\$ 60,000.00
9	1406 NW 6TH ST	5042-04-06-0410	43	92	3,975	NWRAC MUw	Quit Claim Deed	2/23/1998	\$ 1,529.61	\$ 36,770.00	\$ 50,000.00
10	1511 NW 6TH ST	5042-04-23-0380	43	82	3,513	NWRAC MUw	Quit Claim Deed	4/27/1998	\$ 152.50	\$ 32,500.00	\$ 45,000.00
11	1306 NW 6TH ST	5042-04-06-0610	38	107	4,069	NWRAC MUw	Warranty Deed	9/31/1999	\$ 67,400.00	\$ 37,640.00	\$ 52,000.00
12	543 NW 5TH AVE	5042-03-24-0030	290	250	72,619	NWRAC Mue	Warranty Deed	2000-2001	\$ 600,000.00	\$ 896,840.00	\$ 1,050,000.00
13	221 NW 6TH ST	4942-34-07-6600	135	87	11,765	NWRAC Mue	Certificate of Title	4/26/2012	\$ 100.00	\$ 173,660.00	\$ 106,000.00
<b>TOTAL</b>									<b>\$ 740,568.96</b>	<b>\$ 1,589,640.00</b>	<b>\$ 1,721,000.00</b>