

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

REGULAR MEETING

WEDNESDAY – July 6, 2022

3:30 P.M.

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

- | | | |
|-------|--|---|
| I. | The Pledge of Allegiance | Ray Thrower CCRAB Chair |
| II. | Call to Order & Determination of Quorum | |
| III. | Introduction of Board Members and Staff | Ray Thrower CCRAB Chair |
| IV. | Approval of Meeting Minutes <ul style="list-style-type: none">• Regular meeting June 1, 2022 | Ray Thrower CCRAB Chair |
| V. | Presentation, Discussion, and Recommendation NE 4 th Avenue Utility Box Wrap Presentation | Judy Erickson Transportation Planner II |
| VI. | Discussion and Recommendation Residential Facade & Landscaping Program in collaboration with Rebuilding Together Broward County - \$150,000 | Clarence Woods CRA Manager |
| VII. | Discussion of Holiday Lights | Clarence Woods CRA Manager |
| VIII. | Program and Project Status Update <ul style="list-style-type: none">• Rezoning Project• NE 4th Avenue Streetscape Project• Incentive Programs | Cija Omengebar CRA Planner |
| IX. | Communication to City Commission | Ray Thrower CCRAB Chair |
| X. | Old/New Business <ul style="list-style-type: none">• Status of 12XX NE 5th Avenue (CAM 22-0460)• August agenda item suggestions<ul style="list-style-type: none">1) Broward Commuter Rail Presentation | Cija Omengebar CRA Planner |
| XI. | Adjournment | Ray Thrower CCRAB Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – AUGUST 3, 2022

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

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

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

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

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

I. The Pledge of Allegiance

Ray Thrower
CCRAB Chair

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

II. Call to Order & Determination of Quorum

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

- IV. Approval of Meeting Minutes**
- **Regular meeting June 1, 2022**

Ray Thrower
CCRAB Chair



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JUNE 1, 2022 – 3:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301

| Board Members | Present/Absent | Cumulative Attendance | |
|---------------------------|-----------------------|-----------------------------------|---------------|
| | | September 2021-August 2022 | |
| | | Present | Absent |
| Ray Thrower, Chair | P | 8 | 1 |
| Justin Greenbaum | A | 2 | 1 |
| Jason Hoffman | P | 2 | 0 |
| Shane Jordan [until 4:15] | P | 7 | 2 |
| Christina Robinson | P | 6 | 2 |
| Dennis Ulmer, Vice Chair | P | 9 | 0 |

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

Staff:

Cija Omengebar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Eleni Ward Jankovich, CRA Housing & Economic Development Manager
Jamie Opperlee, Prototype Inc. Recording Secretary

Others:

Robin Martin, Executive Director, Rebuilding Together Broward County

Communication to the City Commission:

None

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:33 p.m. and Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Minutes

- Regular Meeting May 4, 2022

Chair Thrower made a change to the minutes.

Motion by Mr. Jordan, seconded by Mr. Ulmer to approve the minutes of the May 4, 2022 meeting as amended. Motion passed unanimously.

V. Discussion - Residential Program Options

- Residential Facade & Landscaping Program Draft

Mr. Woods said there had been two programs in the northwest. One allowed small businesses to perform improvements such as painting and landscaping on homes identified as in need of this type of work. This was done to improve the property and to allow the small businesses to make money. For the other program, they enlisted the help of Rebuilding Together Broward County. This was a volunteer-based program paid for by sponsors. This program could expand beyond painting and landscaping and eliminate the need for staff to recruit participants.

- Rebuilding Together Broward County

Robin Martin, Executive Director, Rebuilding Together Broward County, provided a presentation and provided documents, copies of which are attached to these minutes for the public record.

Mr. Jordan asked about the City investigating code enforcement issues once someone applied for the program and Mr. Martin said they were a non-profit and were not acting on behalf of the City. He stated they were sometimes referred to a property by the City to help someone who had been cited.

Mr. Martin said they would be glad to partner with the CCRAB.

Mr. Woods said he was suggesting this instead of the existing program. Mr. Ulmer noted there was no requirement for matching funds with Rebuilding Together. Mr. Martin said they would work directly with staff.

Ms. Jankovich said there would be an agreement between the Central City CRA and Rebuilding Together. The CRA could decide how much money to designate per home.

Ms. Robinson asked about the advantages of this program. Mr. Martin stated they used small businesses and independent contractors and acted as advocates and coordinators for the homeowners. He explained how they budgeted for projects. He stated they raised administrative funds by fundraising and individual contributions. He described the process they would use when coordinating with the CRA. Ms. Robinson pointed out that this would mean the CRA only needed to interact with Rebuilding Together instead of many individual contractors.

Ms. Jankovich said it was a pleasure working with Rebuilding Together Broward and they had very good feedback from the community.

Board members discussed who would be eligible. Mr. Woods said their priority would be homesteaded properties. Investor-owned properties would be a second-tier priority and would only be eligible for 50%.

Ms. Robinson did not want to provide any funds to an investor who was not maintaining his property. Board members discussed the negative aspects of helping investors.

Mr. Jordan left the meeting at 4:15.

Board members discussed whether to make funding available for investor-owned properties. Mr. Woods said they could reserve the right to make a determination about each property but this must be pursuant to criteria, such as how much a difference the improvement could make to the entire street.

Ms. Robinson said many of these properties were Haitian owned so notices about the program should be available in Creole and French.

VI. Discussion City-Owned Surplus Properties

Commission Agenda Memo 22-0460
NE 5th Ave.

Mr. Woods said the property would be developed and it could either be conveyed to the CRA or the CRA would coordinate and guide the redevelopment.

Chair Thrower said he would like the Board to have some say in how the property was redeveloped.

Ms. Omengabar said she would determine whether the City Commission had voted on this. If they had, there was no reason for the Board to make a motion.

VII. Program and Project Status Update

- Rezoning Project

Ms. Omengabar said Mark Alvarez, project director, would attend the Board's July meeting to discuss the rezoning project.

- NE 4th Avenue Streetscape Project

Ms. Omengabar stated they were still awaiting the FDOT permit. They would ask Transportation and Mobility for an extension.

- Incentive Programs

Ms. Omengabar said staff had talked to Turnstone Development regarding New River Lofts streetscape funding and the tax incentive.

Ms. Jankovich stated Mr. Martin had just indicated to her that Rebuilding Together Broward should be able to accommodate the need for Creole and French language communications.

VIII. Communication to City Commission

None

IX. Old/New Business

Miscellaneous

1. Current CIP Projects in the Area

Ms. Omengabar displayed a screenshot showing CIP projects in the CRA.

2. NE 12 Street Inquiry

Ms. Omengabar said last year someone had requested the gravel road be paved. She had contacted Public Works and agreed to provide updates to the Board.

3. 13th Street Craft Beer & Wine Festival

Mr. Ulmer had attended the event and discovered there was no power available for a CRA booth. He added that the restaurants were not in the event area. He did not see a benefit to CRA businesses.

Ms. Robinson suggested the CRA not attend the event but help organize and sponsor it to build relationships with business owners. Mr. Woods did not object to this idea but felt being present at the event helped market the CRA and allowed them to get to know players in the neighborhood.

July agenda item suggestions

1. NE 4th Utility Box Wrap
2. Residential façade program

Ms. Omengabar agree to send a link to Corradino's presentation to Board members. Chair Thrower noted they would have public hearings on this, so they needed to know what he would be presenting.

X. Adjournment

There being no further business, the meeting was adjourned at 4:56 p.m.

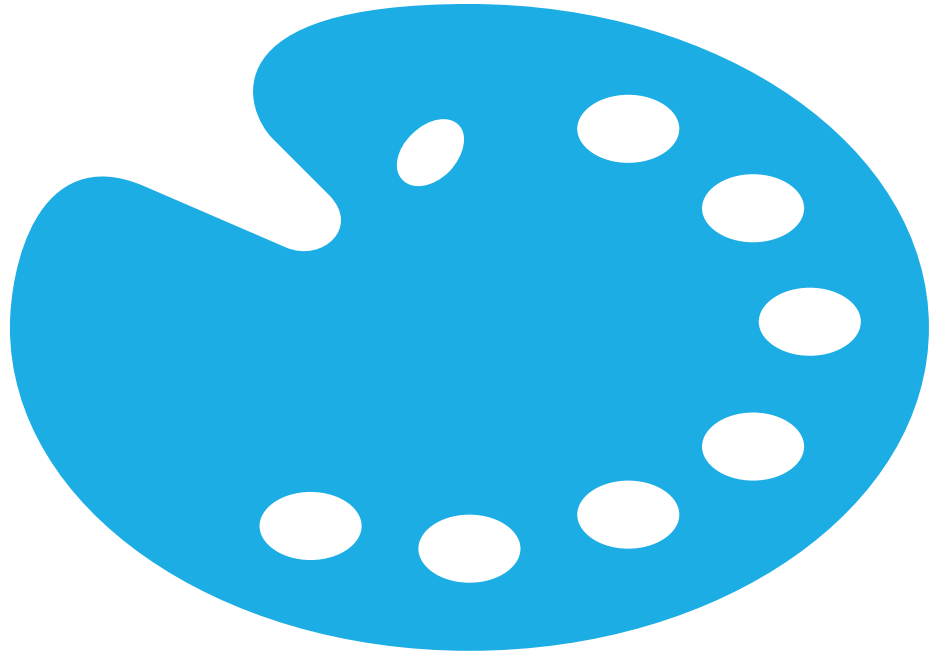
The next meeting will be held on July 6, 2022.

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

- V. Presentation, Discussion, and Recommendation** Judy Erickson
NE 4th Avenue Utility Box Wrap Presentation Transportation
Planner II

Attachment:

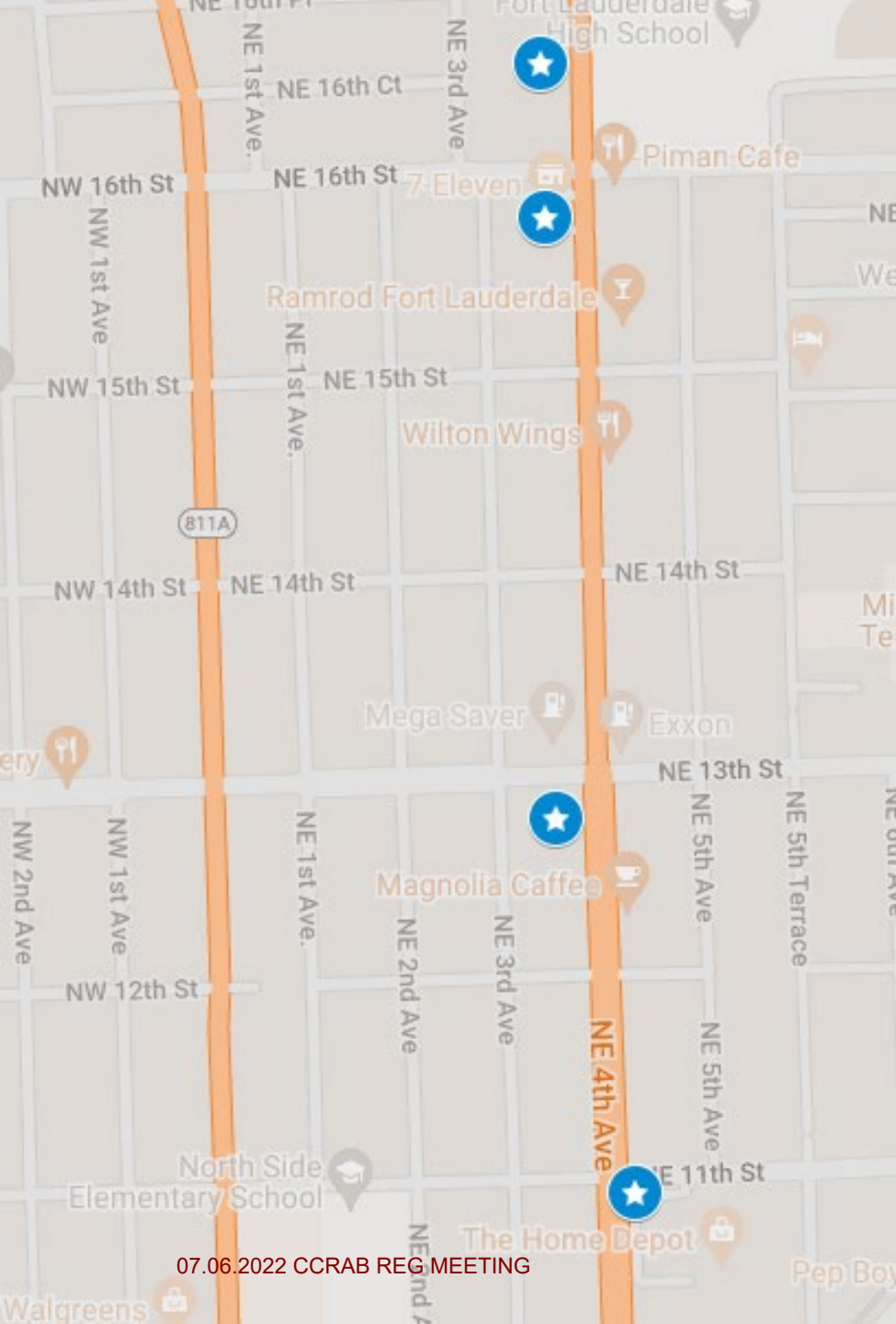
- NE 4th Avenue Box Wrap Preference



NE 4 Avenue

Utility Box Wrap | Art Theme Inspiration

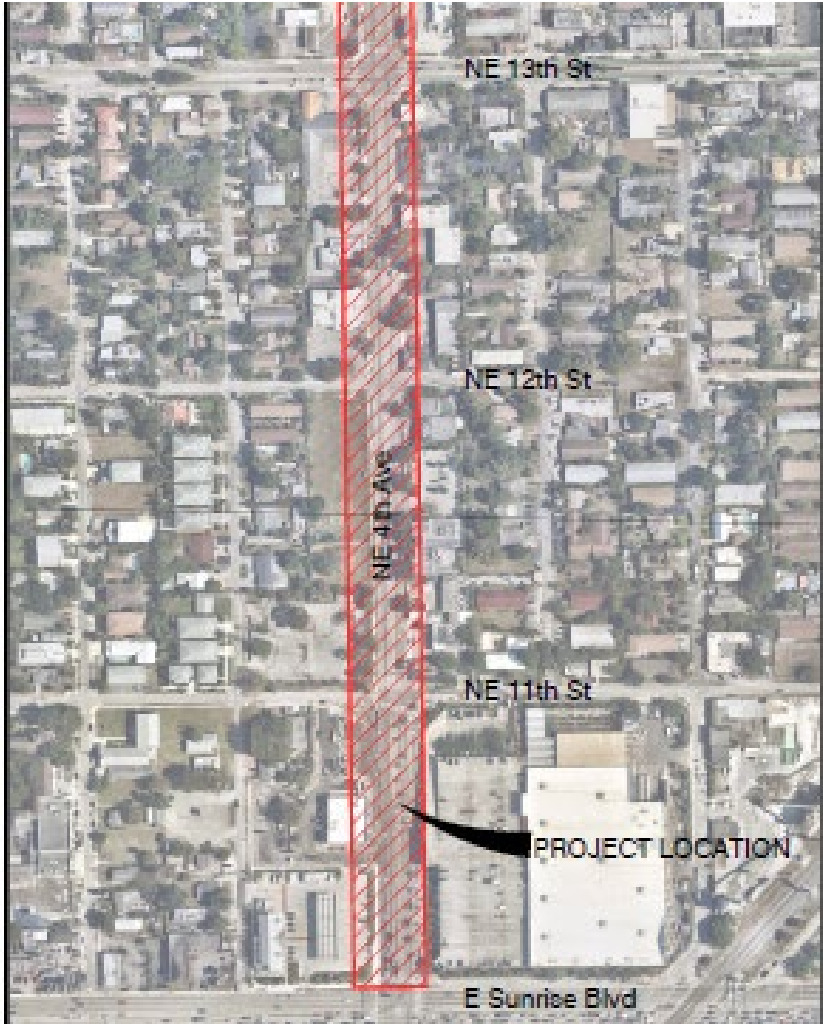
City of Fort Lauderdale
Transportation and Mobility Department



UTILITY BOX WRAP PROJECT AREA

NE 11 Street to Just North of NE 16th Street

- NE 4 Avenue and NE 11 Street, SE corner
- NE 4 Avenue and NE 13 Street, SW corner
- NE 4 Avenue and NE 16 Street, SW corner
- NE 4 Avenue, just north of NE 16 Street



Central City | Streetscape Improvement Project Area

SUNRISE BOULEVARD TO NE 13 STREET

NE 4 Ave Existing Conditions



NE 4 Ave/NE 11 St



NE 4 Ave/NE 13 St



NE 4 Ave/NE 16 St



NE 4 Ave/School Area

Proposed Art Themes

Tropical Florals

- Palm Leaves
- Bold Flora

Watercolor

- Watercolor Scales
- Watercolor Waves

Abstract Nature

Hand Drawn Waves

Graphic Waves



Tropical Floral Palm Leaves



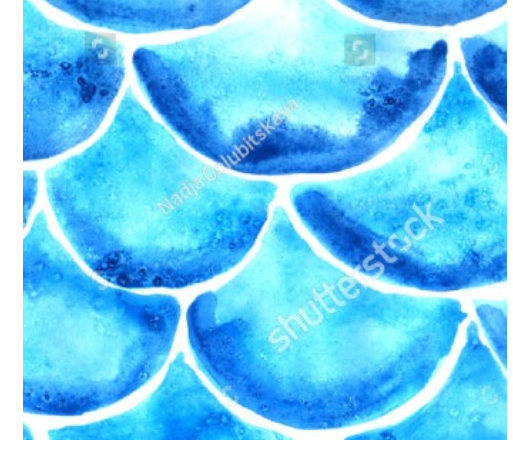
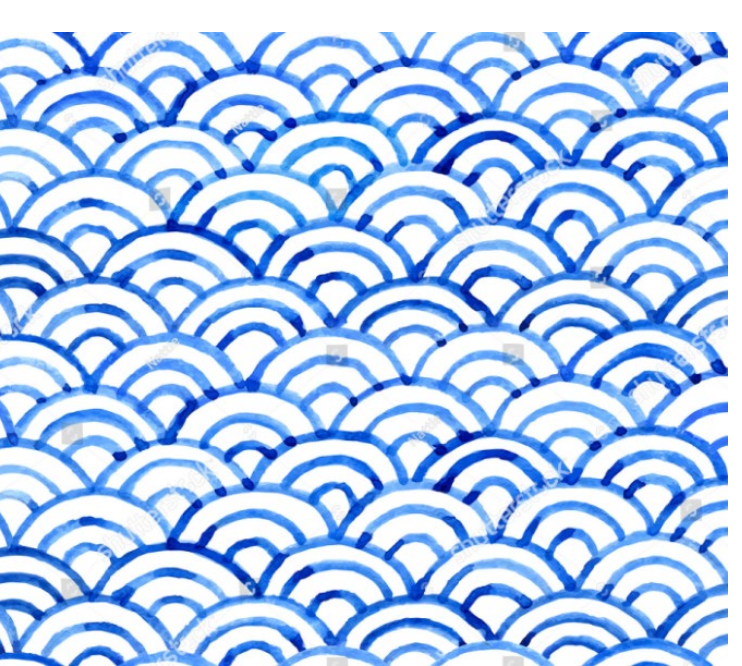
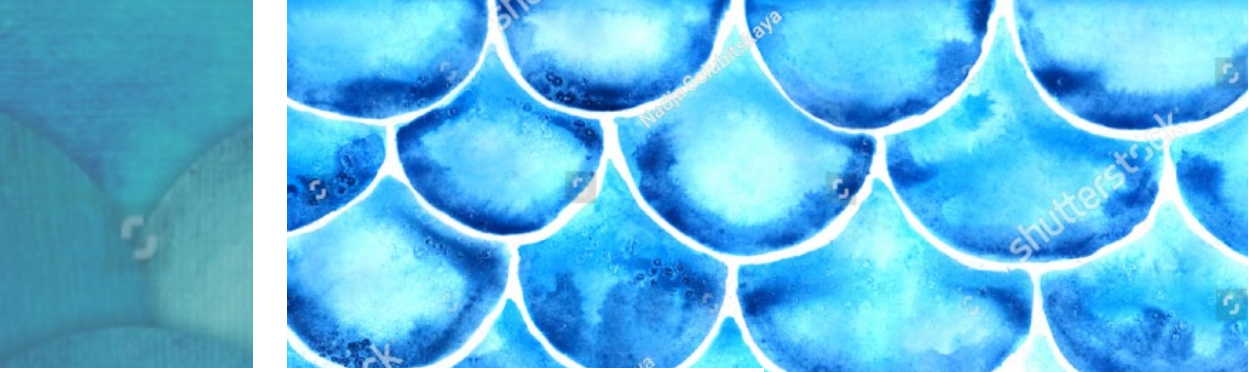
Tropical Floral Palm Leaves



Tropical Floral Palm Leaves



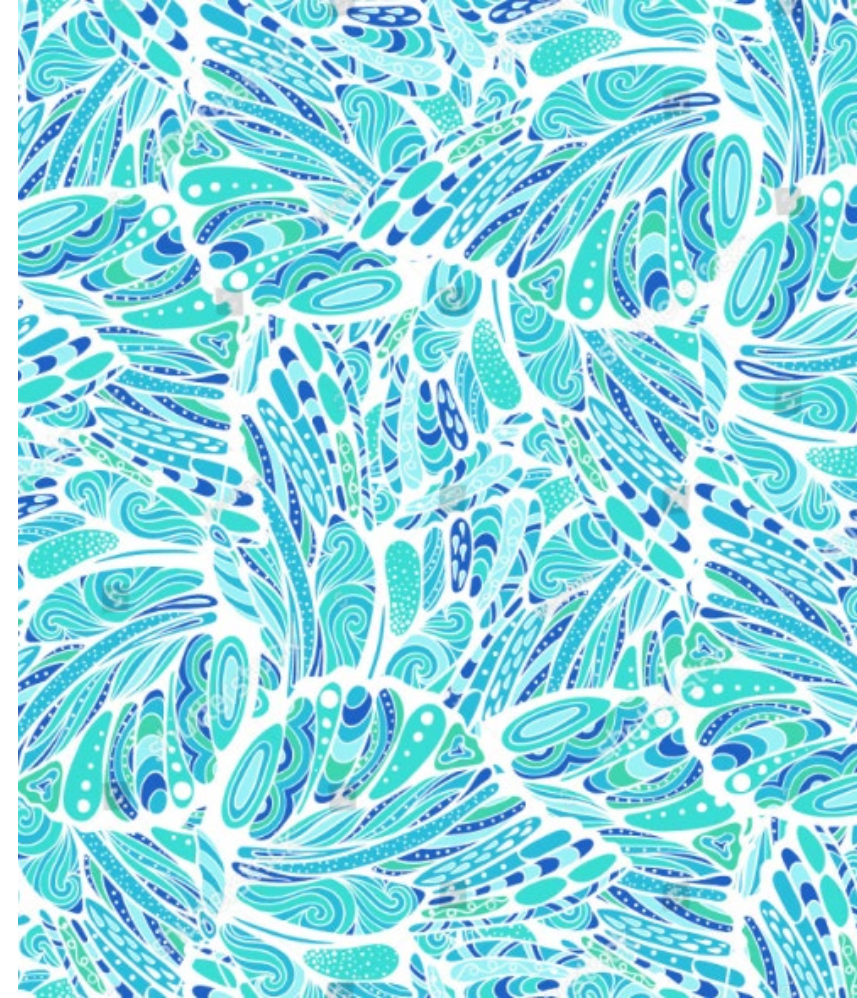
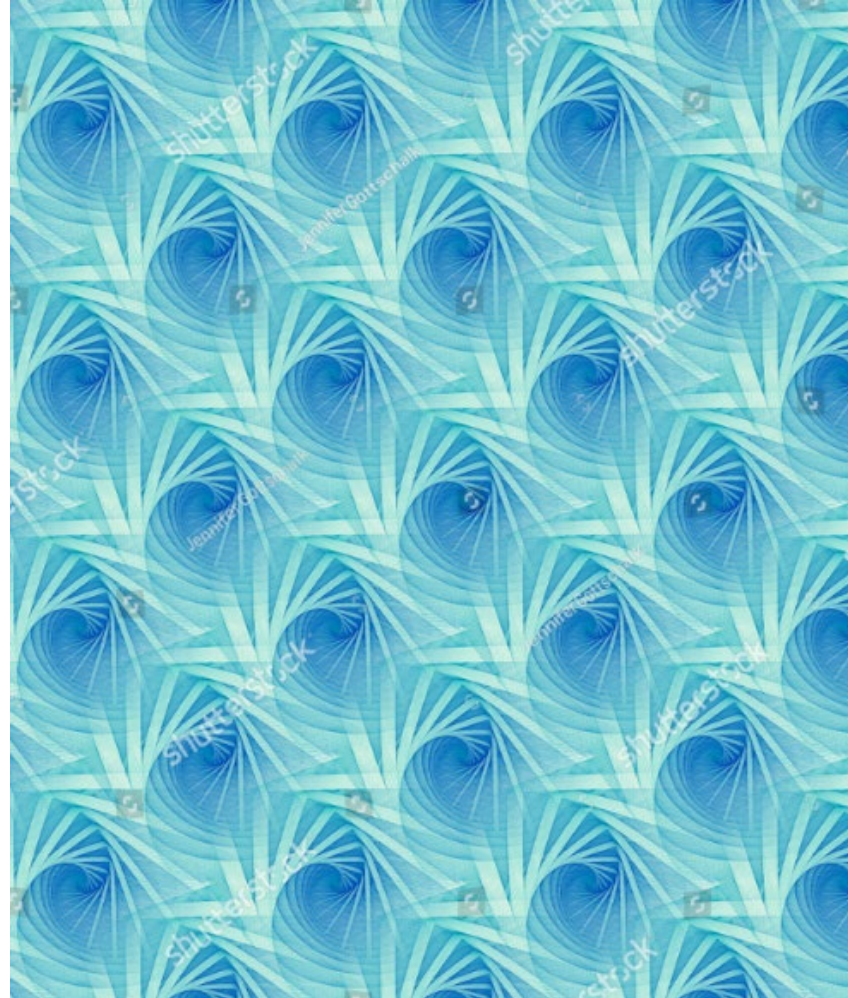
Bold Tropical Florals



Watercolor Retro Scales

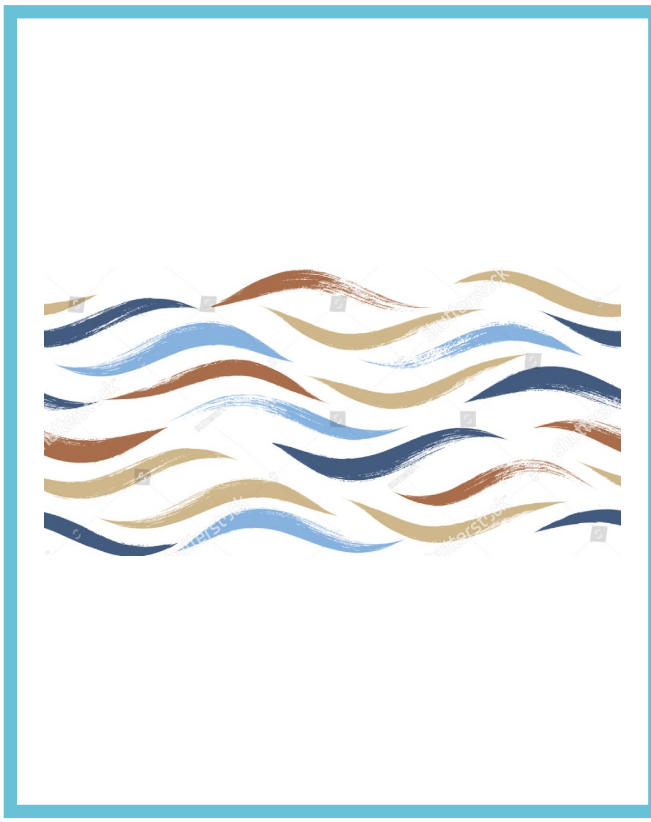
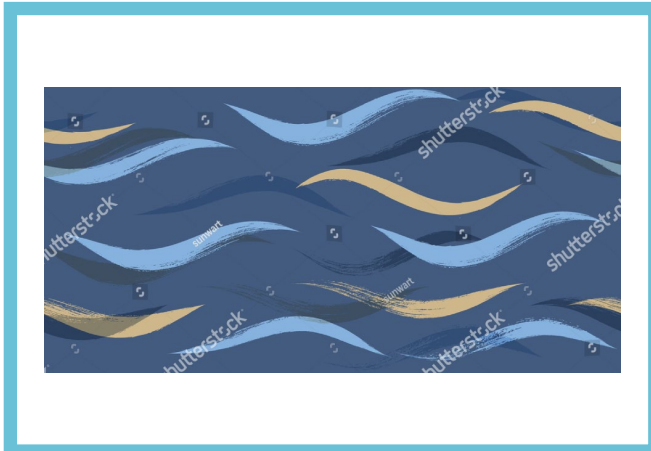
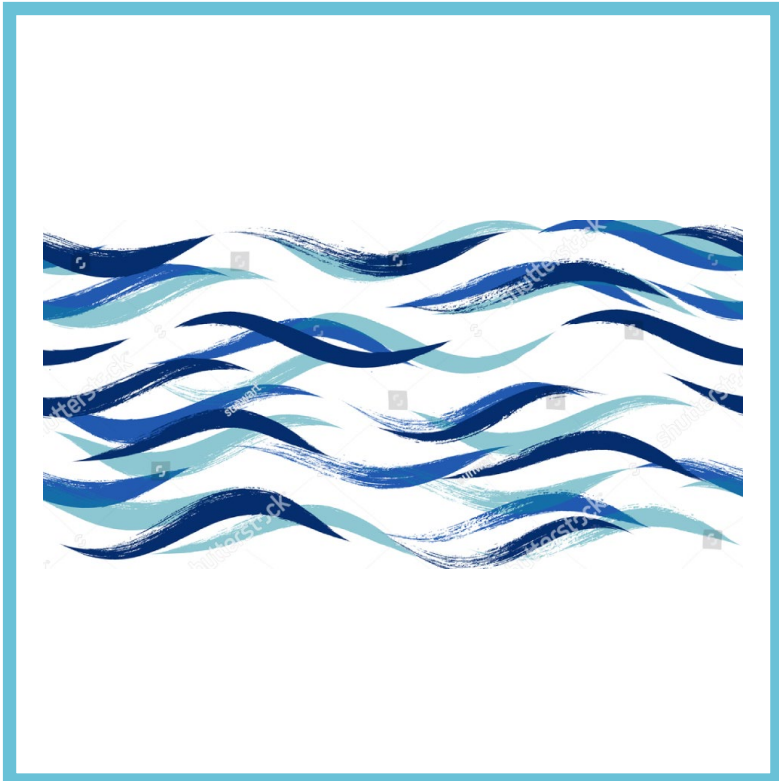


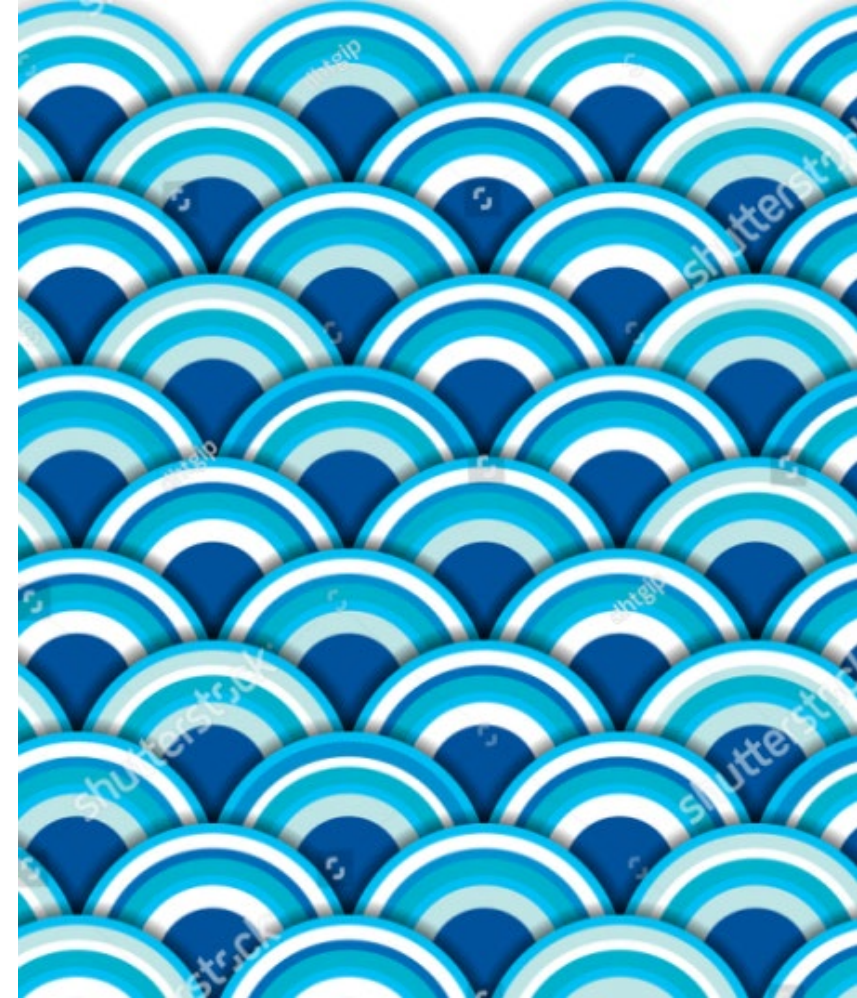
Watercolor waves



Abstract Nature

Hand Drawn Waves Modern





Graphic Waves

Questions

Contact Us

Karen Warfel

Transportation Planning Program Manager

954-828-3798

kwarfel@fortlauderdale.gov

Judy Erickson

District 2 Transportation Planner

954-828-4796

jerickson@fortlauderdale.gov

VI. Discussion and Recommendation Clarence Woods
Residential Facade & Landscaping Program CRA Manager
in collaboration with Rebuilding Together Broward
County - \$150,000



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: July 6, 2022

TO: Central City CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Cija Omengebar, CRA Planner

SUBJECT: Creation of a Central City CRA Residential Façade and Landscaping Program in collaboration with *Rebuilding Together Broward County* - \$150,000

PROJECT DESCRIPTION

The Central City Community Redevelopment Agency (CRA) Residential Façade and Landscaping Program is designed to provide funding for the beautification of single-family residential homes. Under this program, the Central City CRA will partner with *Rebuilding Together Broward County* (RTBC) to rehabilitate single-family homes in need of external painting, and installation of low maintenance landscaping of the front yard.

BACKGROUND

On May 4, 2022 and June 1, 2022 Central City Redevelopment Board Meetings, staff made two presentations regarding the Northwest Progresso Flagler Heights CRA Façade and Landscaping Program. The program was created to beautify single-family homes of the River Gardens/Sweeting Estate neighborhoods. The program's success and popularity resulted in the expansion of the program into other neighborhoods in partnership with RTBC, an organization comprised of volunteers, skilled trades people and companies at a discounted rate or no cost to improve the lives and living conditions of low-income homeowners through home repairs and improvements. The national non-profit organization provides services at no cost to the homeowner and are provided primarily, to families with young children, seniors, veterans, people with disabilities and victims of disaster.

RTBC uses a block-by-block approach, by working with community partners and neighbors to improve the lives of individual homeowners, blocks and entire neighborhoods.

The advisory board discussed the opportunity to utilize a similar program tailored to the housing profile of the area. According to the Central City Community Redevelopment Plan, overall, 32.0% of the housing is owner-occupied and 68.0% is renter-occupied. As a result, consensus was reached that the program would primarily benefit owner-occupied

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

TELEPHONE (954) 828-6130

WWW.FORTLAUDERDALE.GOV



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

single-family homes, and renter-occupied properties would be secondary. This is to ensure that the revitalization efforts of the program can be visible throughout the area considering a majority of homes may still be renter-occupied.

OBJECTIVE

The objective of the Residential Façade and Landscaping Program is to improve the visual landscape of the Central City Area residential neighborhoods, to enhance the pride of ownership and to improve property values by providing homeowners with a means to beautify their homes and landscapes. The program strives to enhance the lives of the residents and to transform neighborhoods block by block into vibrant communities.

ELIGIBILITY

Properties eligible for improvements are single-family residential homes within the boundaries of the Central City Area. The CRA will prioritize beautification projects for owner-occupied single-family homes and renter-occupied properties as secondary projects, contingent on CRA inspection and approval of CRA Manager.

ELIGIBLE PROJECT COST

The Central City CRA will work in conjunction with *RTBC* on this program. The CRA will provide up to \$5,000 per property for external painting and low maintenance landscaping of the front yard, while *RTBC* will procure the building materials, tradesmen, and volunteers for the project. Low maintenance landscaping is designed specifically for areas that are susceptible to drought, or for properties where water conservation is indicated.

Non-eligible expenses:

- 1) Sprinkler system
- 2) Driveway gate
- 3) Paving or any improvements to a driveway
- 4) Removal and/or trimming of trees
- 5) Backyard landscaping
- 6) Fencing

AWARD GUIDELINES AND FUNDING CONDITIONS

Under the program, the Central City CRA will provide up to \$5,000 per property for external painting, xeriscape landscaping of the front yard only. Participation in the program is subject to availability of funds and is subject to change without notice.

- Single-Family, owner-occupied home(s) will receive a one-time benefit of \$5,000
- Renter-occupied home(s) shall receive a one-time benefit of \$2,500
- The Executive Director or its designee reserves the right to waive the eligibility requirements and allow multi-family properties that consist of two (2) to four (4)

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COMMUNITY REDEVELOPMENT AGENCY**

units. The property must also have a need for painting and landscaping upon CRA inspection.

The application and improvement services will be administered by *RTBC*. The organization will work with the CRA to select homes in need of repair by quadrant. All homes must be approved by the CRA Manager. *RTBC* will select the contractors and will procure the building materials, tradesmen, and volunteers for each eligible home. *Rebuilding Together Broward County* will work directly with the Central City CRA on outreach efforts to advertise the program.

CONSISTENCY WITH THE CENTRAL CITY COMMUNITY REDEVELOPMENT PLAN

Section B, titled “Identification of Catalyst Projects/Programs and 10-year Goals – Housing Projects and Programs,” provides for owner-occupied home rehabilitation.

The Residential Façade and Landscaping Program is used to improve the visual impact of the residential properties and to enhance the pride of ownership, as well as the property values, in the entire redevelopment area. The project is consistent with the Central City Community Redevelopment Plan which provides for physical improvements to enhance the overall environment, improve the quality of life, and attract sound business and commercial development that provides employment and job opportunity.

RESOURCE

There is a fiscal impact of this program to the CRA in the amount of \$150,000.00. This will be transferred from the Non-Residential Incentives Program.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends the creation of Central City Residential Façade and Landscaping Program in collaboration with *Rebuilding Together Broward County*. The total budget for this program is \$150,000.

ATTACHMENTS

Exhibit A: Location Map

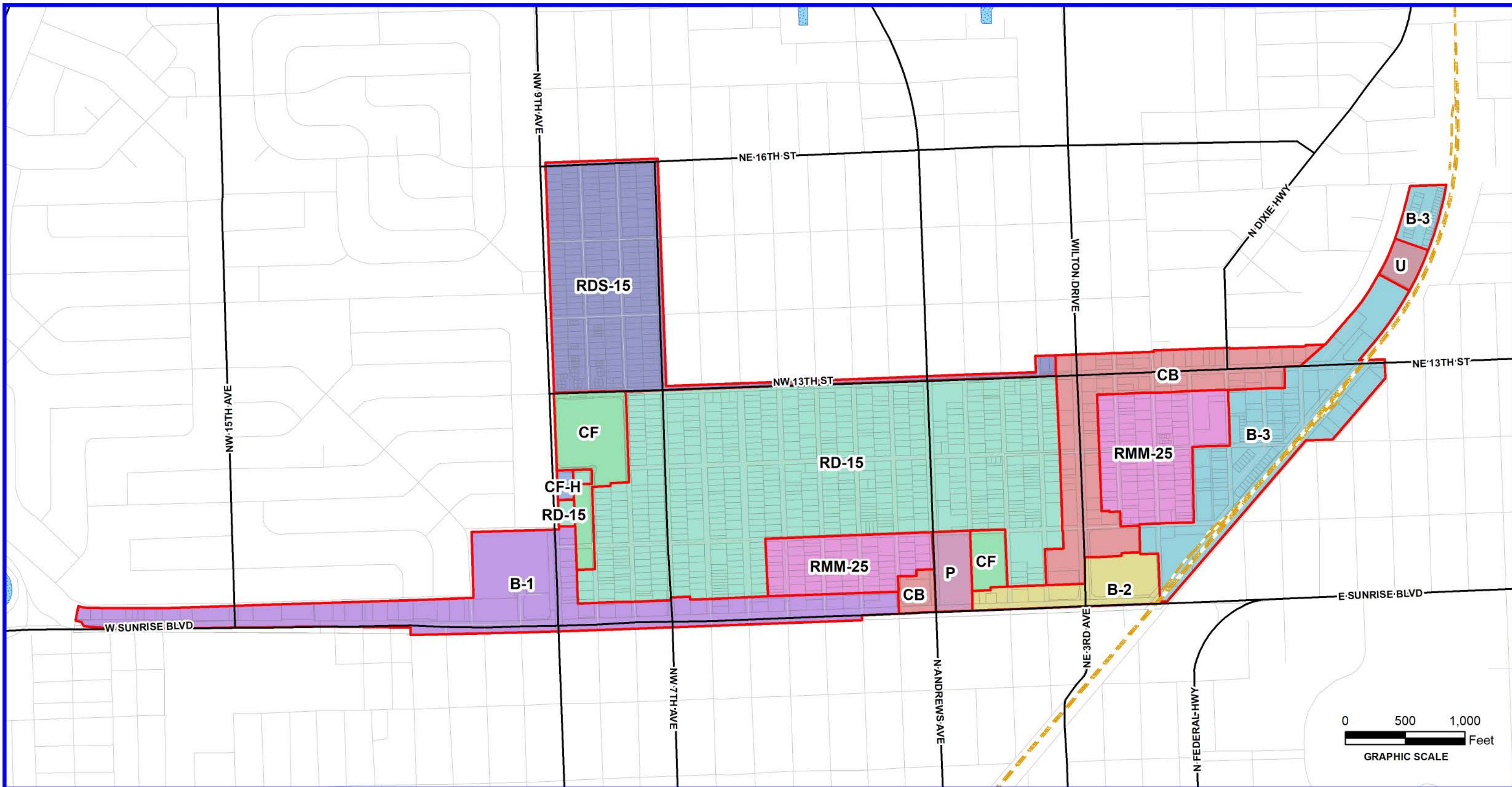
Exhibit B: *Rebuilding Together Broward County* Brochure

COMMUNITY REDEVELOPMENT AGENCY

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TELEPHONE (954) 828-6130

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Legend

Central City CRA Current Zoning

Zone Class

B-1 - Boulevard Business

B-2 - General Business

B-3 - Heavy Commercial/Light Industrial Business

CB - Community Business

CF - Community Facility

CF-H - Community Facility/House of Worship

P - Parks - Recreation and Open Space

RD-15 - Residential Single Family and Duplex/Medium Density

RDS-15 - Residential Single Family/Medium Density District

RMM-25 - Residential Multifamily Mid Rise/ Medium High Density

U - Utility



**CITY OF FORT LAUDERDALE
ZONING DISTRICT MAP**

Memo No. 21-004
Attachment 1
Page 2 of 2





Our Programs

- Safe at Home
- Rebuilding a Healthy Neighborhood
- Disaster Relief
- Corporate Rebuilds

2021 Recap

- 463 Homes Repaired
- 2 Block Rebuilds
- 5 Impact Communities
- 190+ Volunteers
- 1,130+ Volunteer Hours
- 8 NPOs Impacted
- 60 Veterans Assisted

Contact us

4836 NE 12th Ave
Oakland Park, FL 33334

954.772.9945

Info@RebuildingTogetherBroward.org
www.RebuildingTogetherBroward.org

Who are we?

Vision: Safe homes and communities for everyone.

Mission: Repairing homes, revitalizing communities, rebuilding lives.

Who do we help?

We provide critical home repairs for low income homeowners, focusing our work on seniors, people with disabilities and veterans.

How do we help?

We partner with funders, volunteers, contractors and trades, and a team of home repair technicians to repair and revitalize homes in our community.



LEADERSHIP

TRACI MILLER – **CHAIRMAN**
Miller Construction

DWIGHT REED – **VICE CHAIRMAN**
Service Master Restore

PATTY TINCHER – **TREASURER**
Carrfour Supportive Housing

JOEL GREENBERG, P.A. – **SECRETARY**
Greenberg Law

ROBERTO AGUIAR
Current Builders

ANDREW CAKSACKAR
FPL

DON ENGLAND
Weatherby Healthcare

STEFANIE SALOMON
Peckar & Abramson, P.C.

ELVIRA SMATT
Wells Fargo

STAFF TEAM

ROBIN MARTIN
Executive Director

JASON MANN
Director of Operations

RITA KILLINGER
Director of Development and Community Engagement

ALISON ZACHRY
Program Services Manager

AND A TEAM OF
HOME REPAIR TECHNICIANS

07.06.2022 CCRAB REG MEETING

STEWARDSHIP

Our 2021 Funding:

Income: \$ 1,102,000 **Admin/Fund.** 9%

Expense: \$ 1,109,000 **In-Kind** \$ 17,900

* un-Audited Financials

Our History:

In 1973 a small group from a local church in Texas began helping seniors with home repairs. Today, we are a network of 125+ Rebuilding Together Affiliates across the USA.

Locally, we were founded in 2003 to help Broward County residents.



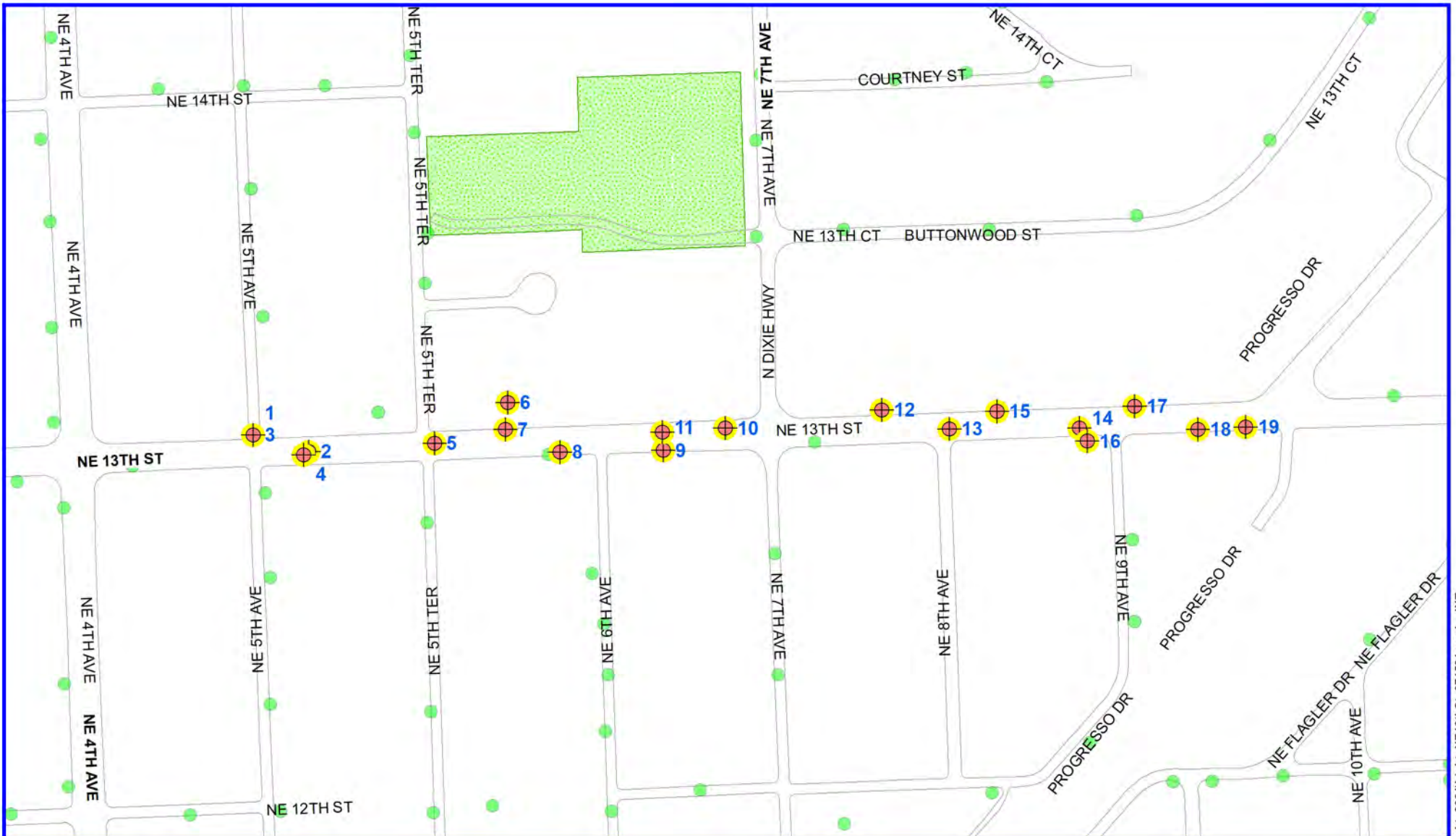
Marian's home was destroyed in Hurricane Irma and with the help of Current Builders we were able to repair and furnish her home.

VII. Discussion of Holiday Lights



Clarence Woods
CRA Manager

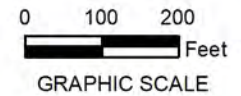
Attachment

- Decorative Lights Map of NE 13th Street



LEGEND

-  Light on NE13th St
-  Street Lights



LIGHTS NE 13TH ST



VIII. Program and Project Status Update

Cija Omengebar
CRA Planner

- **Rezoning Project**

City Staff and Corradino will be meeting in the coming weeks to review zoning map changes that use the proposed new zoning districts (N-MXD, CCC and TE) as well as remapping existing districts to provide benefits for stimulating redevelopment, while respecting the community's stability. We anticipate bringing a full presentation to the Central City Advisory Board in August. Upon consensus, the rezoning proposal will go to the Planning and Zoning Board.

Staff recommend scheduling a special meeting to be held at 6PM to allow ample participation from the community. Meeting date will be determined by availability of meeting room and board members. Staff to coordinate the meeting date and time.

- **NE 4th Avenue Streetscape Project**

Staff submitted the project progress report along with a formal letter from the City Manager requesting an extension of the BRB Interlocal Agreement to December 2024. As it stands, the grant agreement expires on December 2022. The extension will allow for completion of the project. The project is still in the Initiation and Planning phase, pending approval of permits from FDOT. We anticipate receiving permit approval on or before August 2022. In the coming months, the City will be working with the County on the extension approval process.

- **Incentive Programs**

IX. Communication to City Commission

Ray Thrower
CCRAB Chair

X. Old/New Business

Cija Omengebar
CRA Planner

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

- **August agenda item suggestions**
 - 1) **Broward Commuter Rail Presentation**

XI. Adjournment

Ray Thrower
CCRAB Chair