

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

REGULAR MEETING

WEDNESDAY, November 1, 2023

3:30 P.M.

**LOCATION: COMMUNITY REDEVELOPMENT AGENCY- 2nd FLR CONFERENCE ROOM
914 SISTRUNK BOULEVARD, FORT LAUDERDALE, FL 33311**

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|-------|--|-------------------------------|
| I. | The Pledge of Allegiance | Ray Thrower
Chair |
| II. | Call to Order & Determination of Quorum | |
| III. | Introduction of Board Members | Ray Thrower
Chair |
| IV. | Approval of Rescheduled Regular Meeting Minutes
October 9, 2023 | Ray Thrower
Chair |
| V. | Discussion of Façade and Landscape Program | Clarence Woods
CRA Manager |
| VI. | Discussion of Potential Work Programs
Anticipated Fund balance \$2,296,431 | Clarence Woods
CRA Manager |
| VII. | Programs and Project Updates
1) Commercial Incentive Program
2) Façade and Landscape Program
3) NE 4 th Avenue Improvement Project
4) Rezoning Project
5) Road Closure Lights Installation Project | Cija Omengebar
CRA Planner |
| VIII. | Communication to City Commission | Ray Thrower
Chair |
| IX. | Old/New Business
• Miscellaneous
• December Agenda Recommendations
1. 1500 Progresso Drive Presentation | Cija Omengebar |
| X. | Adjournment | Ray Thrower
Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – December 6, 2023

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
Chair**

II. Call to Order & Determination of Quorum

III. Introduction of Board Members

**IV. Approval of Rescheduled Regular Meeting Minutes
October 9, 2023**



CITY OF FORT LAUDERDALE

DRAFT
RESCHEDULED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, OCTOBER 9, 2023 – 3:30 PM
CRA OFFICE - 2nd FLOOR CONFERENCE ROOM
914 SISTRUNK BOULEVARD
FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance	
		September 2023-August 2024	
		Present	Absent
Ray Thrower, Chair	P	2	0
Edward Catalano	P	2	0
Linda Fleischman	P	2	0
Justin Greenbaum	P	2	0
Jason Hoffman	P	1	1
Christina Robinson, Vice Chair	P	2	0
Carlton Smith [via Zoom]	P	1	0
Nikola Stan	P	2	0

At this time, there are 8 appointed members to the Board; therefore, 5 constitute a quorum.

Staff:

- Clarence Woods, CRA Manager
- Cija Omengabar, CRA Planner/Liaison
- Anthony Fajardo, Assistant City Manager
- Alfred Battle, Deputy Director, Development Services Department
- Lorraine Tappen, Principle Urban Planner
- Tania Bailey-Watson, CRA Senior Administrative Assistant

Communication to the City Commission:

Motion made by Mr. Greenbaum, seconded by Mr. Catalano to request the City Commission consider a Zoning in Progress for properties located in the Central City CRA. In a voice vote, motion passed unanimously.



CITY OF FORT LAUDERDALE

DRAFT
RESCHEDULED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
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Ray Thrower, Chair	P	2	0
Edward Catalano	P	2	0
Linda Fleischman	P	2	0
Justin Greenbaum	P	2	0
Jason Hoffman	P	1	1
Christina Robinson, Vice Chair	P	2	0
Carlton Smith [via Zoom]	P	1	0
Nikola Stan	P	2	0

Staff:

Clarance Woods, CRA Manager
Cija Omengabar, CRA Planner/Liaison
Anthony Fajardo, Assistant City Manager
Alfred Battle, Deputy Director, Development Services Department
Lorraine Tappen, Principle Urban Planner
Tania Bailey-Watson, CRA Senior Administrative Assistant

Others:

Troy Liggett, President, Middle River Terrace Neighborhood Association
Jaime Sturgis
Abby Laughlin
Randall Klet
Christian Marcello
Linda Taylor, H.O.M.E.S. Inc.
Guy Kempe, H.O.M.E.S. Inc.
Matt Lyons
Eric Edidin
Ken Zarrilli

Communication to the City Commission:

Motion made by Mr. Greenbaum, seconded by Mr. Catalano to request the City Commission consider a Zoning in Progress for properties located in the Central City CRA. In a voice vote, motion passed unanimously.

I. Pledge of Allegiance

Board members recited the pledge of allegiance.

II. Call to Order & Determination of Quorum

Chair Throver called the meeting to order at 3:30 p.m. Roll was called, and it was noted that a quorum was present.

Motion by Mr. Catalano, seconded by Ms. Fleischman to allow Mr. Smith to attend via Zoom. In a voice vote, motion passed unanimously.

III. Introduction of Board Members and Staff

Board members and staff introduced themselves.

IV. Approval of Meeting Minutes

- Regular Meeting: September 6, 2023

Motion by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the September 6, 2023 meeting. In a voice vote, motion passed unanimously.

V. Informational Presentation

Troy Liggett, President, Middle River Terrace Neighborhood Association

Mr. Liggett presented his Neighborhood Consensus Rezoning Plan, a copy of which is attached to these minutes for the public record.

Mr. Catalano asked if the Middle River Terrace Neighborhood Association had agreed to this plan and Mr. Liggett stated they had. The Board had voted 8-0 to support the orange area [Sunrise Boulevard and the railroad tracks] and voted 7-1 to support removing the other two areas. He said he would make this presentation to the Central City Alliance the following week.

Public Input

Abby Laughlin did not appreciate that this was being called the "Neighborhood Consensus Rezoning Plan" because she stated they already had consensus, based on public meetings and workshops since 2010 that hundreds of people had attended and contributed to. She objected to the plan's recommendation that owners could not assemble properties because this denied property rights. She thought the plan was not in keeping with the CRA's redevelopment plan. She also objected to the changes in parking requirements and said they must have the same exemptions as on the Sistrunk corridor. Ms. Laughlin stated they needed the additional density to encourage redevelopment. She noted the new State "Live Local" law usurped any new local government zoning regulations.

Randall Klet distributed current photos of the 5th Avenue neighborhood with paved swales and inadequate parking. He said redevelopment in this area had not happened because

the “hoops to jump through” were expensive and time consuming. He said this rezoning had been in the works for two decades.

Christian Marcello thought the only way to improve the area south of 13th Street was to rezone it and encourage mixed use. He stated he supported the CRA plan 100%

Linda Taylor, CEO of H.O.M.E.S. Inc., said she had worked in this community for 16 years and their goal had always been to support the neighborhood and revitalization. It was important to provide affordable housing, including rentals, so people could afford to live here and work here. She recalled holding a charette 16 years ago asking the neighborhood what they wanted. The community had indicated they wanted to be known for art, and for being a walkable, bikeable, safe neighborhood. She remarked on the progress on 13 Street since then but said rezoning was needed on the inner streets to address problems there.

Guy Kempe, Director of Real Estate at H.O.M.E.S. Inc., stated prohibiting additional height and the assembling of properties would result in fewer units of affordable housing.

Matt Lyons thanked the Board and staff for the progress that had already been made.

Jaime Sturgis agreed this neighborhood had come a long way but parts were still blighted with drug use and crime. He said the project at 1334 NE 4th Avenue, which was frequently mentioned as an ideal project, was not financially viable. He thought comingling the green area on Mr. Liggett’s plan, the RMM-25 and CB zoning, was a mistake; they were two totally different zonings. Mr. Sturgis also thought that 13th Street and 4th Avenue, as the main thoroughfares, were best equipped to handle traffic and it should not be transferred deeper into the neighborhood. He said density was important to make projects financially viable. He thought depriving owners of property rights was unconscionable.

Eric Edidin said he had purchased a building on 4th Avenue thinking they could assemble it with another property. He did not agree to taking away an owner’s right to assemble properties. He stated allowing additional density would bring in more housing units and lower rents. It would also mean fewer empty lots, less blight, and more people to support the businesses there.

Ken Zarrilli said this area used to be the active core of four neighborhoods. He said they needed to attract investment to rehabilitate the area. He discussed development he had been involved in in Miami and difficulties redeveloping in Fort Lauderdale. To encourage redevelopment in this area, he said they needed changes to the parking requirements. It must be made easier for people to invest in the area.

Mr. Stan and Mr. Fajardo discussed assembling properties, height restrictions and setbacks, as well as incentives. Mr. Fajardo stated staff had developed a market-driven approach.

Ms. Robinson questioned the neighborhood consensus vote and noted there were only 14 owner-occupied single-family homes, out of a couple hundred. She and Mr. Liggett discussed the different housing types currently there in the RMM-15 area. Crime and statistics were discussed. Ms. Robinson had spoken with business owners who were concerned with crime and security, describing homeless people sleeping behind their businesses. She pointed out the 14 owner-occupied homes in the neighborhood and cautioned this did not represent the opinion of everyone in the district. Mr. Liggett responded and talked about his outreach efforts and specific residents he had spoken to who agreed with his plan. He stated he had sent letters to every single-family home in that area, and said surrounding Poinsettia Heights, Lake Ridge and South Middle River supported the position.

Chair Thrower stated he was on the South Middle River Civic Association and they had not seen the presentation, indicating the proposal was presented to the neighborhood board but not to the association. He added that Mr. Liggett may have received blessing from the board but that did not represent the association.

Ms. Robinson talked about the need to educate property owners of the economic benefits of increasing land value. Mr. Smith commented that not everyone was about money.

Chair Thrower noted the meeting was getting off track and asked if other Board members had comments.

Mr. Stan commented on the quality of life and impact to the people's lives, noting it would be hard for some of them so stay there with the rezoning.

Chair Thrower stated they had been working on this plan for twenty years and the only goal was to improve the area, adding that rezoning was needed south of 13th Street.

Ms. Taylor said when neighborhoods were in transition, it was critical for the people in those neighborhoods to have the information they needed to make the best decisions. She stated H.O.M.E.S. Inc. was offering to bring someone to the neighborhoods to teach residents about revitalization.

Chair Thrower thanked everyone and indicated it was an informative presentation.

Mr. Liggett asked if the presentation would be provided to the consultant to be evaluated. Chair Thrower confirmed the input would be provided to the consultant.

VI. Program and Project Status Updates

1) Commercial Incentives Program

Ms. Omengabar said H.O.M.E.S. Inc. had submitted an application to renovate their building's roof. A Call to Africa at 920 NE 13th Street was considering renovating as well but had not submitted an application yet. The new swimsuit business located on NE 13th Street wanted to activate the space behind the building and would apply for funding.

2) Façade and Landscape Program

Ms. Omengebar had received emails from interested parties but they were outside the pilot area. She already had three applications, one of which was complete. She said the Board would discuss expanding the program in the near future.

3) NE 4th Avenue Streetscape Improvement Project

Ms. Omengebar said work had commenced and only the bike lanes were closed. They needed to identify the location of utilities before digging. Work should take a year.

4) Road Closure Light Installation Project

Ms. Omengebar said they were waiting until the November budget clean up because they did not have the \$28,000 yet to purchase the light.

5) Rezoning Project

Ms. Omengebar stated nothing had changed from the last presentation and the consultant was working on revisions. They would hold a few meetings with neighborhood associations, the Central City Alliance and public participation meetings.

Discussion ensued on the Façade and Landscape Program. Chair Thrower asked whether a meeting would be needed to discuss the expansion of the landscape program.

Ms. Omengebar said they would allow the three applicants to finish in order to generate buzz and avoid opening the program with limited funding. Mr. Woods remarked on the timing and limited resources, and wanted to allow the properties an opportunity to finish.

Mr. Catalano asked if there were signs being used. Ms. Omengebar stated she provided yard signs to property owners.

Ms. Robinson said she believed it was time to open the program to NW 3rd Street. Ms. Omengebar suggested adding the item to the November agenda to be discussed thoroughly.

Ms. Robinson stated at the past two meetings the Board had discussed having a workshop to decide what to do going forward. She wanted to ensure the Board was implementing more projects. Ms. Omengebar reminded the Board that staff was waiting on numbers before scheduling a workshop. Should funds and balances become available by November 1st, the workshop could be scheduled at the same meeting.

Chair Thrower asked if both funds and programs could be discussed at the November meeting and Ms. Omengebar confirmed that if they were available, the Board could discuss them. She noted the workshop's purpose was to know how much money was available and to prioritize where it went.

VII. Communication to City Commission

Mr. Greenbaum informed the Board about an application for a storage facility that was going through the Development Review Committee (DRC) and questioned how the application would coincide with the rezoning project. Mr. Fajardo explained the City Commission could take formal action via a zoning in progress and explained what that meant.

Ms. Omengebar informed the Board that they had been in communication with the storage facility project's representative and made it known that the agency did not support a storage facility for the space. Mr. Greenbaum asked if it would be beneficial to invite the storage representative to make a presentation to the Board so they could decide if a communication to the City Commission was needed. Mr. Fajardo clarified that the City always asked developers to reach out to neighborhood boards who had an interest in their projects. Mr. Greenbaum asked if the Board could make a communication to the DRC or the Planning on Zoning Board.

Mr. Fajardo advised that the Board could make a communication to the City Commission requesting they consider a zoning in progress. That would start the process, and then the City Commission would talk about it at a meeting and City Attorney or Interim City Attorney will be able to opine on it.

Mr. Greenbaum asked if neighborhood compatibility was one of the criteria for that site and Mr. Fajardo confirmed that it was if the project was 100 feet from residential development. Mr. Fajardo cautioned the Board that even if the City Commission enacted a zoning in progress, the developer has already submitted the application, so it may not affect it.

Motion made by Mr. Greenbaum, seconded by Mr. Catalano to request the City Commission consider a Zoning in Progress for properties located in the Central City CRA. In a voice vote, motion passed unanimously.

VIII. Election of Officers

Mr. Greenbaum nominated Mr. Thrower for Chair, until his term ends, seconded by Ms. Robinson. In a voice vote, Chair Thrower was elected unanimously.

Mr. Catalano nominated Ms. Robinson for Vice Chair, seconded by Mr. Stan. In a voice vote, Ms. Robinson was elected unanimously.

IX. Old/New Business

- Miscellaneous

Mr. Liggett requested the Board hold a meeting at 5:30 so more members of the public could attend.

- November Agenda Suggestions

1. Discussion of expansion of the Residential Façade and Landscape Program

Mr. Stan requested putting an update item on the agenda for the rezoning project with all of the opinions that had been presented and the changes the consultant could make. Mr. Woods said they would provide the consultant with Mr. Liggett's presentation and staff would consult with him.

X. Adjournment

There being no further business, the meeting was adjourned at 5:30 p.m.

The next meeting will be held on November 1, 2023.

V. Discussion of Façade and Landscape Program

**Clarence Woods
CRA Manager**



TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Greg Chavarria, CRA Executive Director

DATE: November 1, 2022

TITLE: Resolution Adopting a Modified Version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Residential Façade & Landscaping Program for the Central City Area and Approving a Budget of \$150,000 - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to adopt a modified version of the Northwest-Progresso-Flagler Heights (NPF) CRA Residential Façade & Landscaping (RFL) Program for the Central City Area and approve a budget of \$150,000.

Background

At the May 4, 2022 and June 1, 2022 Central City Redevelopment Advisory Board (CCRAB) meetings, staff presented two types of home improvement programs that are currently in operation in the NPF Area. One was a Residential Façade and Landscaping Program and the other a Home Repairs and Renovation Program administered by *Rebuilding Together Broward County Inc.* The CCRAB discussed the benefits of collaborating with *Rebuilding Together* in a similar partnership, tailored to the housing profile of the Central City CRA area. Pursuant to the Central City Community Redevelopment Plan, 32% of housing is owner-occupied and 68% is renter-occupied. As such, consensus was reached that the program would primarily benefit owner-occupied, single-family detached properties. Renter-occupied, single-family detached properties would be secondary. This is to ensure that the revitalization efforts of the program can be visible throughout the area. The approved meeting minutes are provided as Exhibit 1.

On July 6, 2022, in a (5-1) vote, the CCRAB recommended the approval of \$150,000 to fund the CRA Residential Façade and Landscaping (RFL) Program, in partnership with *Rebuilding Together Broward County*. The level of funding depends on whether the property is homestead or investment-owned. Homestead properties would receive up to \$5,000 in assistance. Renter-occupied properties would receive 50% of the total improvement cost, not to exceed \$2,500. The approved meeting minutes have been provided as Exhibit 2.

While discussions with the CCRAB demonstrated a strong preference to collaborate with *Rebuilding Together*, in order to provide the improvement services, the RFL Program must first be established as an ongoing program in the area. CRA staff recommends the adoption of a modified version of the RFL Program, and funding in the amount of \$150,000 to provide external painting and low maintenance landscaping services for eligible single-family homes in the Central City Area. The program description and application form are provided as Exhibit 3.

Under the RFL Program, the Central City CRA will administer the program application. Eligible homesteaded properties will receive up to \$5,000, and eligible investment properties will receive 50% of the total improvement cost, not to exceed \$2,500, with applicable restrictions. The budget of \$150,000 is adequate to fund 30 homestead properties or 25 homestead and 10 tenant owned properties. The difference between the RFL Program in the NPF CRA and the Central City CRA RFL Program is the distinction and different level of funding between a homestead property and investment owned property. The former may receive up to the maximum benefit of \$5,000, the investment owned property may receive only 50% of the improvement cost not to exceed \$2,500.

Objective

The objective of the CRA Residential Façade and Landscaping Program is to improve the visual landscape of the Central City CRA area, to enhance the pride of ownership, and to improve the property values by enhancing the homes and landscapes.

AWARD GUIDELINES AND FUNDING CONDITIONS

The properties eligible for improvements are detached single-family homes in the Central City residential core area. The program favors homestead/owner-occupied properties. Investment/tenant-occupied properties will be allowed on a case-by-case basis. Staff will identify priority streets to roll out the program (Exhibit 4). All homes must be approved by the Area Manager.

Once approved, property owners must submit a completed application as well as a right of entry and liability waiver agreement (Exhibit 5 and Exhibit 6). Three estimates from licensed and insured contractors are also required. The application and right of entry and liability waiver agreement is reviewed by the CRA staff and approved by the Executive Director prior to the commencement of any exterior improvements.

Low maintenance landscaping is designed specifically for areas that are susceptible to drought, or for properties where water conservation is indicated. Non-eligible expenses include, but are not limited to, sprinkler system, driveway gate, paving or improvements to a driveway, removal and/or trimming of trees, backyard landscaping, and fencing. Participation is subject to availability of funds and is subject to change without notice.

Payment for completed improvements shall be contingent on inspection and sign-off by CRA staff to ensure that the completed work is satisfactory. The CRA will only reimburse for external painting and low maintenance landscaping. The following conditions apply:

- Award(s) are a one-time benefit per property, duplicate funding is restricted in future years.
- The CRA will pay 100% of improvement cost, not to exceed \$5,000, for homestead/owner-occupied, single-family detached homes.
- The CRA will pay 50% of the improvement cost, not to exceed \$2,500, for investor owned/renter-occupied, single-family detached homes.
- The Executive Director or his designee reserves the right to waive the eligibility requirements and allow multi-family properties that consist of two (2) to four (4) units. The property must also have a need for painting and landscaping upon CRA inspection.

Consistency with the Central City CRA Community Redevelopment Plan

Section A., titled “Purpose”, recommends several strategies and programs to address conditions of the neighborhood and needs of its residents and property owners. In particular, under “Housing Strategy”, the conservation of existing homes.

The RFL 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. This project is consistent with the Central City Community Redevelopment Plan which provides for physical improvements to enhance the overall environment and improve the quality of life.

Resource Impact

Funds for this transaction are contingent upon the approval of a Fiscal Year 2023 budget transfer.

Funds available as of October 25, 2022					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-121-1521-552-40-4203-CRA092314	Residential Façade & Landscaping CC FY23	Other Operating Expenses/Redevelopment Projects	\$0	\$0	\$150,000
TOTAL AMOUNT ►					\$150,000

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community
- Objective: Enhance the City’s identity through public art, well-maintained green spaces and streetscapes
- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods

- Objective: Work with partners to reduce homelessness by promoting independence and self-worth through advocacy, housing and comprehensive services
- Objective: Ensure a range of affordable housing options
- Objective: Create a continuum of education services and support

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community and We Are Prosperous.

Attachments

Exhibit 1 - May 4, 2022 and June 1, 2022 Approved Minutes

Exhibit 2 - July 6, 2022 Approved Minutes

Exhibit 3 - CRA Residential Façade and Landscaping Program

Exhibit 4 - Location Map

Exhibit 5 - Application and Agreement – Homestead Property Owner

Exhibit 6 - Application and Agreement – Investment Property Owner

Exhibit 7 - Resolution

Prepared by: Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria



CITY OF FORT LAUDERDALE

APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, MAY 4, 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	7	1
Justin Greenbaum	P	2	0
Jason Hoffman	P	1	0
Shane Jordan	P	6	2
Christina Robinson	P	5	2
Dennis Ulmer, Vice Chair	P	8	0

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

Staff:

Cija Omengabar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Jonelle Adderley, Project Coordinator
Jamie Opperee, Prototype Inc. Recording Secretary

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 3:37 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 April 6, 2022

Motion by Mr. Ulmer, seconded by Mr. Greenbaum to approve the minutes of the April 6, 2022 meeting. Motion passed unanimously.

V. Discussion and Recommendation

- Fiscal Year 2023 Budget Prioritization and Work Program

Mr. Woods discussed the budget document he had provided. The proposed revenue and expenditures for 2023 were \$692,000. He explained if they had a surplus, the funds were returned to the City but they could then request them back, and the City usually returned them. He anticipated \$1.2 million to be given back to the budget, which would give them a total of \$1.8 million for next year. The calculation was based on a 2% increase.

Chair Thrower felt a 2% increase in the tax increment was low, but Mr. Woods said it was best to be conservative in projections. Chair Thrower asked about allocating funds for sidewalks or lighting and Mr. Woods noted the CRA funds could not be used for maintenance or operations; they could only use the funds for enhanced capital improvements. Any streetscape improvements must be an enhancement above and beyond normal sidewalk, such as they had done with the streetscape on Sistrunk.

Mr. Greenbaum asked if the City had a list of scheduled capital improvements in the Central City CRA and Ms. Omengabar agreed to provide a list.

Chair Thrower wanted to dedicate 20% of their funding for enhancements but Mr. Greenbaum wanted to see the actual projects before dedicating funds.

Motion made by Mr. Ulmer, seconded by Mr. Hoffman, to approve the budget. Motion passed unanimously.

VI. Presentation and Recommendation

- Residential Façade & Landscaping Program

Jonelle Adderley, Project Coordinator, provided a Power point presentation on the program, a copy of which is attached to these minutes for the public record.

Ms. Adderley said they preferred the properties be homesteaded, but the owner could sign the documents for a rental property. Mr. Woods agreed and said they did not put restrictions on the grant, such as requiring the owner not sell the home for a period of time. Ms. Adderley stated some people added their own funds to their projects. Mr. Woods said they had wanted to pay the contractors directly, but the Finance Department had determined that the homeowner should be reimbursed.

Ms. Adderley confirmed they searched properties for code violations during the process.

Mr. Hoffman thought some property investors may not want to spend the funds to improve their properties and those properties may therefor need the most help. He thought an owner inhabiting their own property was more likely to maintain it. Mr. Ulmer did not want to subsidize investors.

Board members discussed possibly having some input into the process and Mr. Woods noted they must avoid a conflict of interest.

Chair Thrower said they needed to decide on the funds, the amount per home and the location.

Mr. Woods suggested requiring investors to provide matching funds.

Board members agreed that homesteaded properties should have preference.

Ms. Omengebar suggested creating a draft of the program before voting on anything.

Chair Thrower wanted to dedicate a portion of the budget to a Residential Façade and Landscaping Program.

Ms. Omengebar suggested exempting the Northwest quadrant since it may be rezoned.

Chair Thrower asked that they look at areas south of 13th Street where there were road closures, like NW 5th Avenue. Ms. Robinson stated 7th Terrace north of Sunrise should be a focus. Mr. Woods suggested they include tree trimming.

Mr. Woods agreed to bring recommendations back to the Board based on their conversation. Chair Thrower asked Ms. Omengebar to bring a Central City CRA map to the next meeting.

VII. Program and Project Status Update

- Rezoning Project

Ms. Omengebar reported the consultant had provided a draft summary and he was working on Task 2. They would complete the original scope and there would be two workshops in the next few months. At the end of May, the consultant would provide the deliverable, it would be vetted by the Planning Department and then presented in a public setting. Ms. Omengebar agreed to provide Board members with a timeline.

- NE 4th Avenue Streetscape Project

Ms. Omengebar said the project was on hold while they waited for FDOT. She said the Turnstone and senior housing project were installing their own sidewalks. Mr. Woods said the City would install the sidewalks and if they were damaged during construction, the developer would need to replace them.

- Incentive Programs

Ms. Omengebar stated she was working with a tenant at 603 NE 13th Street who planned a wedding venue, but he had not submitted anything yet.

- Streetlights Installation Project

Ms. Omengebar had sent a memo to the City Manager's office asking if the City would approve the electricity service cost for the lights. There was money in the budget to complete the project this year.

VIII. Communication to City Commission

Chair Thrower had attended the City Commission conference meeting the previous day when the Commission had discussed the CCRAB's requested to consider a public service campaign to discourage people from giving donations to panhandlers. He said the majority of the Commission felt it was something they needed to do and agreed to research it. Mr. Ulmer said in the 1990s, the City Commission had advertised charities to which the public could contribute instead of giving money to panhandlers.

IX. Old/New Business

- June Agenda Items Suggestions
 - LauderTrail Plan

Ms. Omengebar said staff had indicated the plan in Central City was complete and they agreed to come share information in the future.

- NE 4th Avenue Utility Box presentation

Ms. Omengebar stated they wanted to present ideas to the Board at the next meeting.

Mr. Ulmer wanted to discuss the Beer and Wine Festival.

Chair Thrower said NE 13th Street had been looking better but Eyeballs had left, the Christmas Store was closed and the Pride Factory would leave by the end of the year. Three of the four drivers on the street were gone. Mr. Greenbaum thought the vacancies would be filled by tenants leaving the Sears Town property, which was being redeveloped.

Mr. Greenbaum invited Board members to help paint the streets and install planters on Sunrise Blvd. and 15th Avenue on May 12, 13 and 14 starting at 8 AM.

X. Adjournment

There being no further business, the meeting was adjourned at 5:20 p.m.

The next meeting will be held on June 1, 2022.

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



CITY OF FORT LAUDERDALE

APPROVED MINUTES
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 Omengabar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Eleni Ward Jankovich, CRA Housing & Economic Development Manager
Jamie Opplerlee, 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. Omengebar 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. Omengebar said Mark Alvarez, project director, would attend the Board's July meeting to discuss the rezoning project.

- NE 4th Avenue Streetscape Project

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

- Incentive Programs

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

2. NE 12 Street Inquiry

Ms. Omengebar 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. Omengebar 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.]



CITY OF FORT LAUDERDALE

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

Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
Ray Thrower, Chair	P	9	1
Justin Greenbaum	P	3	1
Jason Hoffman	P	3	0
Shane Jordan	P	8	2
Christina Robinson	P	7	2
Dennis Ulmer, Vice Chair	P	10	0

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

Staff:

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

Others:

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

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 3:35 p.m. and Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Minutes

- Regular Meeting June 1, 2022

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

V. Presentation, Discussion, and Recommendation

NE 4th Avenue Utility Box Wrap Presentation
Judy Erickson, Transportation Planner II

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

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

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

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

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

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

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

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

VI. Discussion and Recommendation

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

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

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

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

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

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

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

VII. Discussion of Holiday Lights

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

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

VIII. Program and Project Status Update

- Rezoning Project

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

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

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

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

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

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

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

- NE 4th Avenue Streetscape Project

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

- Incentive Programs

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

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

IX. Communication to City Commission

None

X. Old/New Business

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

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

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

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

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

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

XI. Adjournment

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

The next meeting will be held on August 32022.

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



**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
CENTRAL CITY REDEVELOPMENT AREA
RESIDENTIAL FACADE AND LANDSCAPING PROGRAM**

PROGRAM OVERVIEW

The Residential Facade and Landscaping Program is designed to provide funding for the beautification of single-family residential homes with exterior painting and landscaping of the front yard only. The CRA will prioritize beautification project for homestead/owner-occupied single-family homes and consider investor-owned properties as secondary projects. Priority projects may receive 100% of improvement cost, not to exceed \$5,000. Investor-owned properties will be evaluated on a case-by-case basis and may only receive 50% of the improvement cost, not to exceed \$2,500.

To qualify for the Program, a property shall be located in the residential core of the Central City Area not affected by the Rezoning Project and in need of painting and landscaping. Only one (1) application per household will be accepted. Inspection is mandatory throughout the project life. Payments are made after completion of work and upon final inspection by the CRA.

Participation in the program is subject to availability of funds and is subject to change without notice. The application submission period will close after 30 days from the date of advertisement and may be extended at the discretion of the CRA. Applications will be reviewed for completeness and will be inspected and prioritized based on need, eligibility, and availability of funds.

Qualifying property owners shall execute a Right of Entry and Liability Agreement with the CRA. The owner will be responsible for securing (3) painting and landscaping contractor quotes to be submitted to the CRA. Contractor quotes must be separate, independent, and non-collusive.

The Owners, at their own expense, shall maintain the landscaping and will be held responsible for problems occurring after the work has been completed. Owners will be required to properly care for and maintain the landscaping. Failure to maintain the landscaping will result in ineligibility for future landscape programs and could subject the Owners and Property to City code enforcement action.

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CAM #22-0707
Exhibit 3
Page 1 of 3

AWARD GUIDELINES AND FUNDING CONDITIONS

In order to participate in the program, an owner must meet the following requirements:

- 1) Property must be located within the Central City CRA Residential Core Area.
- 2) Property must be a detached single-family residence.
- 3) Property shall not have any open code violations or liens resulting from code enforcement, nuisance abatement action or liens for water, gas or other Utility service by the City.
- 4) Property shall have a source of water available from the front of the house.

ELIGIBILITY CONDITIONS

- 1) **Priority Project** – detached single-family homestead/owner occupied property may receive 100% of the improvement cost, not to exceed \$5,000.
 - a. Property must be an owner occupied detached, single-family residential property.
 - b. Owner(s) and must be registered as a homestead property with the Broward County Property Appraiser.
- 2) **Secondary Projects** – Investor owned/tenant-occupied, detached single-family homes properties will be evaluated on a case-by-case basis. Such property may only receive 50% of improvement cost not to exceed \$2,500.
 - a. Only (2) investor-owned properties are allowed. Exceptions may be made in the following scenarios:
 - b. The 3rd property is located on the same street as participating properties owned by the same owner.
 - c. The 3rd property is located on a street where adjacent properties are participating in the program.
- 3) Improvement cost exceeding the established funding limits will be the responsibility of the property owner. The homeowner shall be responsible for all or any additional or remaining costs.
- 4) Award(s) are a one-time benefit per property, duplicate funding is restricted in future years.
- 5) *****Payments or Reimbursements will not be provided for any work done on properties prior to approving CRA approval.**
- 6) The Executive Director or his designee reserves the right to waive the eligibility requirements and allow multi-family properties that consist of two (2) to four (4) units. The property must also have a need for painting and landscaping upon CRA inspection.

NON-ELIGIBLE EXPENSES

Non-eligible expenses include, but are not limited to:

- 1) Sprinkler system.

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

APPLICATION PROCESS

- 1) Submit Residential Façade and Landscaping Program Application NOTE: All Applications must be signed by the homeowner(s) and notarized.
- 2) CRA staff will review application for completeness and may schedule an Inspection as needed. Additional inspections shall be scheduled as needed.
- 3) Homeowners will be notified by CRA staff if they are approved for the program.
- 4) Upon approval, all homeowners are required to submit the following before the commencement of work on the eligible property: **(a)** Execute a Right of Entry and Liability Waiver Agreement **(b)** three written estimates from contractors for landscaping and/or painting. Contractor quotes must be separate, independent, and non-collusive. These estimates must include the contractors name, address, license number, description of work and cost associated with each item. A copy of a certificate of insurance is also required, **(c)** a copy of the work contract signed by both the contractor and property owner, and **(d)** a Notice of Commencement form.
- 5) Upon completion of work, the homeowner must contact the CRA staff to arrange a completion inspection.
- 6) The CRA will pay or reimburse 100% of the total improvement project costs, not to exceed \$5,000 for homestead properties.
- 7) The CRA will pay or reimburse 50% of the total improvement project cost, not to exceed \$2,500 for investor-owned properties.

HAND-DELIVER SIGNED AND NOTARIZED APPLICATIONS TO THE FOLLOWING ADDRESS:

Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Blvd, Suite 2 (1st Floor)
Fort Lauderdale, FL 33311

QUESTIONS

For questions or information regarding the *Residential Façade and Landscape Program* please contact the Community Redevelopment Agency at 954-828-4776 or email CRA Planner, Cija Omengabar: comengabar@fortlauderdale.gov .



**THE CITY FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
CENTRAL CITY AREA
RESIDENTIAL FACADE AND LANDSCAPING PROGRAM APPLICATION – HOMESTEAD
PROPERTY OWNER**

INSTRUCTIONS: You must be the property owner to complete this application. Only one (1) application per household will be processed. For more information or to request assistance in completing this application, please contact the Fort Lauderdale Community Redevelopment Agency at (954) 828-6130 or 4776.

SUBMIT TO: The City of Fort Lauderdale Community Redevelopment Agency, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311.

NAME: _____

PROPERTY ADDRESS: _____

MAILING ADDRESS (IF DIFFERENT FROM ABOVE): _____

HOME PHONE: (____) _____ CELL PHONE: (____) _____

E-MAIL ADDRESS: _____

TYPE OF IMPROVEMENT REQUESTED: Paint _____ Landscape _____

I HEREIN CERTIFY, REPRESENT AND WARRANT THAT I AM THE SOLE PROPERTY OWNER OF THE ADDRESS ABOVE AND NO OTHER PARTY'S SIGNATURE IS REQUIRED TO APPROVE THE IMPROVEMENTS. I FURTHER CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT'S SIGNATURE: _____ DATE: _____

PRINT NAME: _____

Revised 10/19/2022

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

HOMESTEAD PROPERTY OWNER

This Agreement is by and between, _____
(the "Owner(s)") of the property commonly identified as:

Folio No(s): _____

City/Town

Street (attach legal description if available) (referred to hereafter as the "Property")

And

Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency organized pursuant to Chapter 163, Part III of the Florida Statutes ("CCCRA").

RECITALS

Whereas, the CCCRA was created in part to the improve the appearance of the Central City Community Redevelopment Area ("CRA Area"); and

Whereas, the CCCRA has created a program for exterior improvements for owners in the CRA Area, which may provide, at the discretion of the CCCRA, up to \$5,000 for certain exterior improvements to existing homes.

TERMS

Now therefore, in consideration of one or more of the following activities to be conducted on the Property, the Owner(s) thereof hereby grants to CCCRA a right of entry and access to the Property and a waives liability against CCCRA, its employees, agents and public officials, for activities conducted under this Agreement in order to conduct one or more activities on the Property:

- _____ (1) painting of the exterior, in accordance with the selection made by the Owner;
- _____ (2) landscaping, in accordance with the selections made by the Owner.

Owner may select a contractor from a list of approved contractors created by CCCRA. Alternatively, Owner may select a qualified contractor of its own choosing. Before the CCCRA

Revised 10/19/2022

will make any disbursements, the Owner must provide adequate and sufficient documentation that it has procured a minimum of three (3) bids from qualified contractors. Contractor quotes must be separate, independent, and non-collusive. Upon selecting one of the bids, Owner must provide a copy of the contract between the Owner and the Contractor, a copy of the contractor's license and proof of insurance and such other information as requested by the CCCRA. The CCCRA reserves the right to reject any contractor it deems unqualified in its sole discretion. Further, if a notice of commencement is required, the CCCRA must be listed on the Notice as an additional party to receive notice to owner. The CCCRA shall make one disbursement to the Owner when the work is completed and inspected by the CCCRA. Notwithstanding, the CCCRA reserves the right to issue a joint check payable to the Owner and the Contractor and to withhold payment to the Owner and issue a check directly to a subcontractor or lien or providing notice to owner to the CCCRA. In some instances, the CCCRA may require partial and/or final releases of liens in its sole discretion.

This right of entry and waiver of liability granted by the Owner(s) is a requirement in order to access the funds under the Residential and Landscaping Program (the "Program"), which was established by the Fort Lauderdale Community Redevelopment Agency Board of Commissioners. The purpose of the Program is to provide assistance to qualified home owners to landscape, paint the exterior of their homes and/or complete other improvements to the façade of their homes.

This right of entry and access to the Property is hereby granted by the Owner to the CCCRA and its contractors and their subcontractors thereof, employees, and authorized agents, for the purpose of accomplishing the above purpose. The Owner agrees and warrants to hold harmless CCCRA, its officers, agents, employees or assigns for damage of any type, whatsoever, either to the above described Property or to any persons present thereon and hereby releases, discharges and waives and releases CCCRA from any action against CCCRA, its officers, agents, employees, or assigns from all liability to Owner(s), Owner(s)'s children, relatives, guests, representatives, assigns, or heirs, for defects in the work product, bodily injury, death or property damage that Owner(s) may suffer in connection with any activities on the Property, whether caused solely or partially by the CCCRA, its officers, agents, employees, or assigns.

I/we have read this Right of Entry and Liability Waiver Agreement, or it has been read to me/us, and I/we fully understand its terms, understand that I have given up substantial rights by signing it, am aware of its legal consequences, and have signed it freely and voluntarily without any inducement, assurance, or guarantee being made to me and intend for my signature to be a complete and unconditional release of all liability to the greatest extent allowed by law.

After the improvements are completed, Owner agrees to maintain the improvements at his or her expenses. CCCRA shall have no obligation to maintain the improvements. Further, CCCRA shall have no liability for any defects in the quality of the work product.

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Owner understands and acknowledges if it does not understand the legal consequence of signing this Agreement, it is encouraged to seek the advice and counsel of an attorney.

WHEREOF, the undersigned has caused this Right of Entry and Waiver of Liability Agreement to be executed on this ____ day of _____, 20__.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

Property Owner(s):

[Print Name]

[Print Name]

[Signature]

[Signature]

Witness:

[Signature]

[Print Name]

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this ___ day of _____, _____, by _____ and _____ by means of physical presence or online notarization this ___ day of _____, 2022.

He / She is personally known to me _____ or has presented the following _____ as identification.

(SEAL)

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

My Commission expires: _____
Commission Number: _____

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

WITNESSES:

[Witness type or print name]

[Witness type or print name]

**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY**, a body
corporate and politic of the State of Florida
created pursuant to Part III, Chapter 163

By: _____
Greg Chavarria
CRA Executive Director

Approved as to form:
Alain E. Boileau, City Attorney

By _____
Lynn Soloman, Esq.
Assistant City Attorney

Paint Color Selection Agreement

NOTE: Please pick a Main (Body) Color, Trim Color and Accent Color from the color swatch.

PROPERTY OWNER NAME (PRINT): _____

PROPERTY ADDRESS (PRINT): _____

MAIN (BODY) COLOR (PRINT): _____

TRIM COLOR (PRINT): _____

ACCENT COLOR (PRINT): _____

The undersigned property owner hereby agrees to the paint color selection described Above. I understand that once the color selection is made, colors cannot be changed.

Property Owners Signature

Date

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Landscaping Design Selection Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to meet with the landscaper to discuss their individual design.

Property Owner's Signature

Date

Property Maintenance Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to maintain the property improvements and landscaping.

Property Owner's Signature

Date



RESIDENTIAL FAÇADE AND LANDSCAPING APPLICATION CHECKLIST FOR HOMEOWNER

- Submit Completed Residential Façade and Landscaping Program Application.

AFTER RECEIPT OF APPROVAL LETTER

- Submit three detailed estimates from licensed and insured contractors for landscaping and/or painting. Contractor quotes must be separate, independent, and non-collusive. These estimates must include the contractors name, address, phone number, license number, description of work and cost associated with each item. **Please note chosen contractor.**
- Submit a signed contract for each chosen contractor. (The contract is the estimate signed by both the contractor and the homeowner agreeing to the scope of work)
- Submit a copy of the license and the certificate of liability insurance for each chosen contractor. (The Fort Lauderdale CRA, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311 must be listed as additional insured)
- Provide swatch/chips of selected paint colors.
- Submit the completed Notice of Commencement. (Included with Approval Letter)

** Once the above is received, CRA staff will set up an inspection of the home with the Contractor/s, CRA Project Manager, and Homeowner/s. After the inspection is complete, work can begin on the home. **

AFTER WORK IS COMPLETE AT THE HOME

- Contact CRA staff to arrange a final inspection when satisfied with the completed job.
- Submit final invoice(s).

AFTER RECEIPT OF PAYMENT CHECK

- Submit photocopy or picture of payment check.
- Submit paid receipts from contractor(s).



**THE CITY FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
CENTRAL CITY AREA
RESIDENTIAL FACADE AND LANDSCAPING PROGRAM APPLICATION - INVESTMENT
PROPERTY OWNER**

INSTRUCTIONS: You must be the property owner to complete this application. Only one (1) application per household will be processed. For more information or to request assistance in completing this application, please contact the Fort Lauderdale Community Redevelopment Agency at (954) 828-6130 or 4776.

SUBMIT TO: The City of Fort Lauderdale Community Redevelopment Agency, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311.

NAME: _____

PROPERTY ADDRESS: _____

MAILING ADDRESS (IF DIFFERENT FROM ABOVE): _____

HOME PHONE: (____) _____ CELL PHONE: (____) _____

E-MAIL ADDRESS: _____

TYPE OF IMPROVEMENT REQUESTED: Paint _____ Landscape _____

I HEREIN CERTIFY, REPRESENT AND WARRANT THAT I AM THE SOLE PROPERTY OWNER OF THE ADDRESS ABOVE AND NO OTHER PARTY'S SIGNATURE IS REQUIRED TO APPROVE THE IMPROVEMENTS. I FURTHER CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT'S SIGNATURE: _____ DATE: _____

PRINT NAME: _____

Revised 10/19/2022

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

INVESTMENT PROPERTY OWNER

This Agreement is by and between, _____
(the "Owner(s)") of the property commonly identified as:

Folio No(s): _____

_____, _____

City/Town

Street (attach legal description if available) (referred to hereafter as the "Property")

And

Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency organized pursuant to Chapter 163, Part III of the Florida Statutes ("CCCRA").

RECITALS

Whereas, the CCCRA was created in part to the improve the appearance of the Central City Community Redevelopment Area ("CRA Area"); and

Whereas, the CCCRA has created a program for exterior improvements for owners in the CRA Area, which may provide, at the discretion of the CCCRA, up to \$2,500 for certain exterior improvements to existing homes.

TERMS

Now therefore, in consideration of one or more of the following activities to be conducted on the Property, the Owner(s) thereof hereby grants to CCCRA a right of entry and access to the Property and a waives liability against CCCRA, its employees, agents and public officials, for activities conducted under this Agreement in order to conduct one or more activities on the Property:

- _____ (1) painting of the exterior, in accordance with the selection made by the Owner;
- _____ (2) landscaping, in accordance with the selections made by the Owner.

Owner may select a contractor from a list of approved contractors created by CCCRA. Alternatively, Owner may select a qualified contractor of its own choosing. Before the CCCRA

Revised 10/19/2022

will make any disbursements, the Owner must provide adequate and sufficient documentation that it has procured a minimum of three (3) bids from qualified contractors. Contractor quotes must be separate, independent and non-collusive. Upon selecting one of the bids, Owner must provide a copy of the contract between the Owner and the Contractor, a copy of the contractor's license and proof of insurance and such other information as requested by the CCCRA. The CCCRA reserves the right to reject any contractor it deems unqualified in its sole discretion. Further, if a notice of commencement is required, the CCCRA must be listed on the Notice as an additional party to receive notice to owner. The CCCRA shall make one disbursement to the Owner when the work is completed and inspected by the CCCRA. Notwithstanding, the CCCRA reserves the right to issue a joint check payable to the Owner and the Contractor and to withhold payment to the Owner and issue a check directly to a subcontractor or lien or providing notice to owner to the CCCRA. In some instances, the CCCRA may require partial and/or final releases of liens in its sole discretion.

This right of entry and waiver of liability granted by the Owner(s) is a requirement in order to access the funds under the Residential and Landscaping Program (the "Program"), which was established by the Fort Lauderdale Community Redevelopment Agency Board of Commissioners. The purpose of the Program is to provide assistance to qualified home owners to landscape, paint the exterior of their homes and/or complete other improvements to the façade of their homes.

This right of entry and access to the Property is hereby granted by the Owner to the CCCRA and its contractors and their subcontractors thereof, employees, and authorized agents, for the purpose of accomplishing the above purpose. The Owner agrees and warrants to hold harmless CCCRA, its officers, agents, employees or assigns for damage of any type, whatsoever, either to the above described Property or to any persons present thereon and hereby releases, discharges and waives and releases CCCRA from any action against CCCRA, its officers, agents, employees, or assigns from all liability to Owner(s), Owner(s)'s children, relatives, guests, representatives, assigns, or heirs, for defects in the work product, bodily injury, death or property damage that Owner(s) may suffer in connection with any activities on the Property, whether caused solely or partially by the CCCRA, its officers, agents, employees, or assigns.

I/we have read this Right of Entry and Liability Waiver Agreement, or it has been read to me/us, and I/we fully understand its terms, understand that I have given up substantial rights by signing it, am aware of its legal consequences, and have signed it freely and voluntarily without any inducement, assurance, or guarantee being made to me and intend for my signature to be a complete and unconditional release of all liability to the greatest extent allowed by law.

After the improvements are completed, Owner agrees to maintain the improvements at his or her expenses. CCCRA shall have no obligation to maintain the improvements. Further, CCCRA shall have no liability for any defects in the quality of the work product.

Revised 10/19/2022

CAM #22-0707
Exhibit 6
Page 3 of 10

Owner understands and acknowledges if it does not understand the legal consequence of signing this Agreement, it is encouraged to seek the advice and counsel of an attorney.

WHEREOF, the undersigned has caused this Right of Entry and Waiver of Liability Agreement to be executed on this ____ day of _____, 20__.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

Property Owner(s):

[Print Name]

[Print Name]

[Signature]

[Signature]

Witness:

[Signature]

[Print Name]

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this ___ day of _____, _____, by _____ and _____ by means of physical presence or online notarization this ___ day of _____, 2022.

He / She is personally known to me _____ or has presented the following _____ as identification.

(SEAL)

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

My Commission expires: _____

Commission Number: _____

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

WITNESSES:

[Witness type or print name]

[Witness type or print name]

**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY**, a body
corporate and politic of the State of Florida
created pursuant to Part III, Chapter 163

By: _____
Greg Chavarria
CRA Executive Director

Approved as to form:
Alain E. Boileau, City Attorney

By _____
Lynn Soloman, Esq.
Assistant City Attorney

Paint Color Selection Agreement

NOTE: Please pick a Main (Body) Color, Trim Color and Accent Color from the color swatch.

PROPERTY OWNER NAME (PRINT): _____

PROPERTY ADDRESS (PRINT): _____

MAIN (BODY) COLOR (PRINT): _____

TRIM COLOR (PRINT): _____

ACCENT COLOR (PRINT): _____

The undersigned property owner hereby agrees to the paint color selection described Above. I understand that once the color selection is made, colors cannot be changed.

Property Owners Signature

Date

Revised 10/19/2022

Landscaping Design Selection Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to meet with the landscaper to discuss their individual design.

Property Owner's Signature

Date

Property Maintenance Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to maintain the property improvements and landscaping.

Property Owner's Signature

Date



RESIDENTIAL FAÇADE AND LANDSCAPING APPLICATION CHECKLIST FOR HOMEOWNER

- Submit Completed Residential Façade and Landscaping Program Application.

AFTER RECEIPT OF APPROVAL LETTER

- Submit three detailed estimates from licensed and insured contractors for landscaping and/or painting. Contractor quotes must be separate, independent, and non-collusive. These estimates must include the contractors name, address, phone number, license number, description of work and cost associated with each item. **Please note chosen contractor.**
- Submit a signed contract for each chosen contractor. (The contract is the estimate signed by both the contractor and the homeowner agreeing to the scope of work)
- Submit a copy of the license and the certificate of liability insurance for each chosen contractor. (The Fort Lauderdale CRA, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311 must be listed as additional insured)
- Provide swatch/chips of selected paint colors.
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AFTER WORK IS COMPLETE AT THE HOME

- Contact CRA staff to arrange a final inspection when satisfied with the completed job.
- Submit final invoice(s).

AFTER RECEIPT OF PAYMENT CHECK

- Submit photocopy or picture of payment check.
- Submit paid receipts from contractor(s).

RESOLUTION NO. 22-15 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY ADOPTING A RESIDENTIAL FAÇADE AND LANDSCAPING PROGRAM FOR THE CENTRAL CITY REDEVELOPMENT AREA; APPROVING A BUDGET OF \$150,000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 4, 2022, and June 1, 2022, two Home Improvement Programs were presented to the Central City Redevelopment Advisory Board ("CCRAB"); the first being a Residential Façade & Landscaping Program and the second a Home Repair and Renovation Program Administered by Rebuilding Together Broward County, Inc.; and

WHEREAS, the Central City Community Redevelopment plan estimates that 32% of housing stock within the specified Central City Redevelopment Area is owner occupied, while 68% is renter occupied; and

WHEREAS, on July 6, 2022, in a 5-1 vote the CCRAB recommended approval of \$150,000 to fund the Central City Residential Façade and Landscaping Program ("RFL"); and

WHEREAS, the level of funding is dependent upon whether the property is homestead or investment owned; and

WHEREAS, homestead properties would receive a maximum of \$5,000 in assistance; and

WHEREAS, renter occupied properties would receive 50% of the total improvement cost, not to exceed \$2,500.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. That the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency hereby adopts and approves the Central City Redevelopment Area Residential and Façade Landscaping Program.

SECTION 3. The Board of Commissioners adopt and approve the budget of \$150,000 for the RFL Program.

22-15 (CRA)

SECTION 4. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this 1st day of November, 2022.



Chair
DEAN J. TRANTALIS

ATTEST:



CRA Secretary
DAVID R. SOLOMAN

Dean J. Trantalis	<u>Nay</u>
Heather Moraitis	<u>Not Present</u>
Steven Glassman	<u>Yea</u>
Robert L. McKinzie	<u>Yea</u>
Ben Sorensen	<u>Yea</u>

APPROVED AS TO FORM:



General Counsel
ALAIN E. BOILEAU



TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Greg Chavarria, CRA Executive Director

DATE: May 2, 2023

TITLE: Resolution Delegating Authority to the Executive Director to Approve Awards for Qualified Applicants and to Execute Any and All Documents Relating to Central City Residential Façade & Landscaping Program for the Central City Area - (**Commission Districts 2 and 3**)

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to delegate authority to the Executive Director to approve awards for qualified applicants to the Central City Residential Façade & Landscaping (RFL) Program.

Background

On November 1, 2022, the CRA Board approved a modified version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Façade & Landscaping Program for Central City CRA, along with a budget of \$150,000. The RFL is designed to provide funding for the beautification of single-family residential homes and includes external painting and landscaping (Exhibit 1).

On February 2, 2023, “Apply Now” information flyers were sent to 30 properties located on NW 4th Avenue between NW 13th Street and NW 11th Street, and only received 2 applications. Application approval will be contingent on CRA Board delegating authority to the Executive Director to approve the awards. Doing so will speed up the processing of applications of awards not exceeding \$5,000.

Staff plans on distributing informational door hangers on NW 4th Avenue and will allow two weeks for prospective applicants to apply. Thereafter, if funding is still available, staff intend on expanding the program to neighboring NW 3rd Avenue and NW 5th Avenue. A copy of the flyer and door hanger is provided as Exhibit 2.

Under the RFL Program, the Central City CRA will administer the program application. Eligible homesteaded properties will receive up to \$5,000, and eligible investment properties will receive 50% of the total improvement cost, not to exceed \$2,500, with applicable restrictions. The budget of \$150,000 is adequate to fund 30 homestead

properties or 25 homestead and 10 tenant owned properties. The difference between the RFL Program in the NPF CRA and the Central City CRA RFL Program is the distinction and different level of funding between a homestead property and investment owned property. The former may receive up to the maximum benefit of \$5,000, the investment owned property may receive only 50% of the improvement cost not to exceed \$2,500. The program description and homestead and investor application and agreements are provided as Exhibit 3.

Consistency with the Central City CRA Community Redevelopment Plan

Section A., titled "Purpose", recommends several strategies and programs to address conditions of the neighborhood and needs of its residents and property owners. In particular, under "Housing Strategy", the conservation of existing homes.

The RFL 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. This project is consistent with the Central City Community Redevelopment Plan which provides for physical improvements to enhance the overall environment and improve the quality of life.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community.
- Objective: Enhance the City's identity through public art, well-maintained green spaces and streetscapes

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community and We Are Prosperous.

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

Attachments

Exhibit 1 - CAM 22-0707 and Resolution 22-15

Exhibit 2 - Program Flyer and Door Hanger

Exhibit 3 - CRA Residential Façade and Landscaping Program

Exhibit 4 - Resolution

Prepared by: Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria

05/02/2023
CAM #23-0362

Page 3 of 3

RESOLUTION NO. 23-03 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO APPROVE AWARDS FOR QUALIFIED APPLICANTS RELATING TO THE CENTRAL CITY RESIDENTIAL FAÇADE & LANDSCAPING PROGRAM; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL AGREEMENTS RELATING TO SUCH AWARDS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Residential Façade and Landscaping (“RFL”) Program is designed to provide funding for the beautification of single-family residential homes and includes for funding assistance for external painting and landscaping; and

WHEREAS, on November 1, 2022, the Fort Lauderdale Community Redevelopment Agency (“CRA”) Board of Commissioners approved a modified version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Façade & Landscaping Program for Central City CRA along with an allocation of One Hundred Fifty-Thousand and No/100 Dollars (\$150,000); and

WHEREAS, the Central City RFL Program allows for eligible homestead properties to receive up to \$5,000 and eligible investment properties to receive up to \$2,500 (with applicable restrictions) in funding assistance; and

WHEREAS, the allocation and appropriation of One Hundred Fifty-Thousand and No/100 Dollars (\$150,000) is estimated to fund 30 homestead properties or 25 homestead and 10 investment properties.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. That the recitals set forth above are true and correct and are incorporated in this Resolution.

SECTION 2. That the Executive Director is hereby delegated authority to approve all awards under the Central City RFL Program to qualified applicants and to execute any and all agreements pertaining to the award in accordance with the RFL policy and guidelines approved by the Board of Commissioners.


23-03 (CRA)

SECTION 3. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this 2nd day of May, 2023.


 Chair
 DEAN J. TRANTALIS

ATTEST:


 CRA Secretary
 DAVID R. SOLOMAN


Dean J. Trantalis Yea

John C. Herbst Yea

Steven Glassman Yea

APPROVED AS TO FORM:

Pamela Beasley-Pittman Yea


 Interim General Counsel
 D'WAYNE M. SPENCE

Warren Sturman Yea

**VI. Discussion of Potential Work Programs
Anticipated Fund balance \$2,296,431**

**Clarence Woods
CRA Manager**

City of Fort Lauderdale Central City Community Redevelopment Agency
 Central City CRA Area Fund
 FY 2024 Adopted Budget

Revenue Sources	ADOPTED FY 2024
Tax Increment Revenue (TIF)	
City of Fort Lauderdale	1,061,800
Total Revenues	\$ 1,061,800
Expenditures	
Services & Materials	231,758
Other Operating Expenses	
Indirect Admin Services (City departments)	62,795
Service Charge - CRA Salaries	95,305
Service Charge - Information Systems	13,533
Service Charge - Print Shop	300
<i>CRA Incentives</i>	
Funds Available for Incentive Projects	658,109
Total Expenditures	\$ 1,061,800
Surplus/(Deficit)	-

Includes - \$180k Land use amendment & Dead end Street Lighting \$12,408

Vanessa's notes - Numbers will be finalized in November/December for re-allocation.		
Summary		
FY 2023 Incentives	\$	732,432.00
BA - Reappropriate funds	\$	(20,000.00)
FY 2022 Unspent funds	\$	703,999.00
Estimated balance	\$	1,416,431.00
Fund Balance - Budget office provided the estimated FB	\$	880,000.00
FY 2023 estimated remaining funds	\$	2,296,431.00
** Estimated remaining funds can only be re-allocated in the following accounts:		
1. Residential Façade & Landscaping Incentive		
2. Property & Business Improvement Incentive		
3. Commercial Façade Improvement Incentive		
4. Central City Streetscape Improvement Capital Project		
5. Central City Operations fund		
A new account/s will have to be proposed and created if the accounts listed above are not apart of re-allocation plans.		

VII. Programs and Project Updates

Cija Omengebar

- 1) Commercial Incentive Program
- 2) Façade and Landscape Program
- 3) NE 4th Avenue Improvement Project
- 4) Rezoning Project
- 5) Road Closure Lights Installation Project

VIII. Communication to City Commission

**Ray Thrower
Chair**

IX. Old/New Business

- **Miscellaneous**
- **December Agenda Recommendations**
 1. 1500 Progresso Drive Presentation

**Cija Omengebar
CRA Planner**

X. Adjournment

**Ray Thrower
Chair**