

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

WEDNESDAY, AUGUST 6, 2025

6:00 P.M

**Tower 101, 11th Floor Conference Room
101 NE 3rd Avenue, Fort Lauderdale, FL 33301**

1) The Pledge of Allegiance	Cija Omengebar CRA Planner
2) Call to Order / Quorum	Cija Omengebar CRA Planner
3) Nomination and Selection of Positions A) Chairperson B) Vice Chairperson	Chris Cooper Assistant City Manager
4) Approval of Minutes June 16, 2025 Rescheduled Regular Meeting	CCRAB Chair
5) Discussion: Redevelopment Plan and Board Member Terms	Cija Omengebar CRA Planner
6) Discussion: Commercial Safety Enhancement Program	Cija Omengebar CRA Planner
7) Communication to City Commission	CCRAB Members
8) Projects and Programs Updates	Cija Omengebar CRA Planner
9) New Business Suggestions • September 3 Rescheduling due to City Commission Meeting	CCRAB Members
10) Adjournment	CCRAB Chair

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON – September TBD, 2025

Ordinance No. C-13-08 purpose and duties of the board: (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) to 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 CRA; (c) to receive input from members of the public interested in redevelopment of the Central City 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 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.

1) The Pledge of Allegiance

**Cija Omengebar
CRA Planner**

*"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."*

2) Call to Order / Quorum

3) Nomination and Selection of Position

A) Chairperson

B) Vice Chairperson

**Christopher Cooper
Assistant City Manager**

**4) Approval of Minutes
June 16, 2025 Rescheduled Regular Meeting**

CCRAB Chair



CITY OF FORT LAUDERDALE

2nd DRAFT

**RESCHEDULED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
MONDAY, JUNE 16, 2025 – 6:00 PM
TOWER 101, 11TH FLOOR CONFERENCE ROOM
101 NE 3 AVENUE, FORT LAUDERDALE, FL 33311**

Board Members	Present/Absent	Cumulative Attendance September 2024-August 2025	
		Present	Absent
Kimber White, Chair	P	9	0
Antoinette Wright, Vice Chair	P	7	2
Christopher Casey	P	3	0
Edward Catalano	A	8	1
Linda Fleischman	A	7	2
Fiona Johnson*	P	2	0
Thomas Mabey	P	9	0
Thomas Manos	P	3	1
Jason Ross**	P	5	3
Nikola Stan***	P	9	0
Bobby Tinoco	P	8	1

* Ms. Johnson arrived at 6:19 p.m.

** Mr. Ross arrived at 6:42 p.m.

***Mr. Stan arrived at 6:03 p.m.

Staff:

Chris Cooper, Acting Assistant City Manager
Vanessa Martin, CRA Business Manager
Cija Omengabar, CRA Planner/Liaison

Others:

Randall Klett
K. Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None.

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

The meeting was called to order at 6:00 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Minutes – April 21, 2025 Regular Meeting

Motion by Mr. Tinoco, seconded by Mr. Mabey, to approve the April 21, 2025 Regular Meeting minutes as corrected. In a voice vote, the motion passed unanimously.

IV. Discussion and Recommendation: Property Safety Enhancement Program

Board Members reviewed the strategies; funding structure; eligibility requirements; forgiveness terms, and application process of the proposed Property Safety Enhancement Program as presented by CRA Planner, Ms. Cija Omengebar. A copy of her presentation is part of the public record.

Highlights of the discussion that ensued included the following:

- Property Eligibility Requirements. Chair White recommended that the verbiage be revised to indicate that property types could be: “1) An existing free-standing commercial building used for office, retail or service-oriented operation **or** 2) Located within a mixed-use building with active ground floor commercial uses and residential units above ...”. Vice Chair Wright agreed; she then further recommended that the words “free-standing” be eliminated so that properties in commercial plazas could qualify.
- Marketing. Mr. Casey inquired how the CRA would market the program to business owners. Ms. Omengebar stated that information would be sent directly to the property owner addresses on file. Mr. Tinoco noted that most properties in the focus area are leased; Ms. Omengebar clarified that lease flyers would be sent to the site addresses. Mr. Cooper added that the information could be emailed to the business tax receipt contacts as a less expensive alternative to mailing it.
- Funding Terms - Leased Properties.
 - Chair White noted the following:
 - The City would need permission or approval from the owner if a property is leased.
 - The minimum requirement of a five-year lease for forgivable loan funding should be evaluated as the average turnover is less than five years. He recommended that funds be disbursed in the form of a grant because there would be no recourse from approximately 50% of the businesses.
 - It would be a disservice to property owners who have “more skin in the game” to include non-owners. Ms. Omengebar acknowledged that Chair White had good point, and clarified that she was seeking input from the Central City Board and Northwest Board prior to sending the proposal to the office of the City Attorney for their input.
 - Chair White explained why he felt the program should not be available to businesses that lease property; Vice Chair Wright and Mr. Tinoco agreed that better access to the equipment purchased, and continuity between leases were among the benefits of working directly with owners. Ms. Omengebar indicated it would likely be a joint agreement involving both owner and tenant; she would bring a revised intake form back to the Board for their review once it is further developed.
 - Members further discussed the minimum length of qualifying leases, then recommended that the CRA consider reducing the five-year requirement.
 - The ‘matching’ requirement was discussed; Vice Chair Wright reiterated that the funds be disbursed as a grant. Members agreed stating that they felt the \$7,000-

\$10,000 match would be burdensome for small businesses in light of the other restrictions; a potentially lengthy reimbursement process; the current economic environment, and increased tariffs. Ms. Omengebar indicated she would further consult with Procurement and relay her findings to the Board.

- Other key issues were discussed; this included the procurement process and potential nuances that could be clarified in the agreement.

Mr. Randall Klett inquired where the \$10,000 came from, noting that that amount would not make much of an impact. In his opinion, \$25,000 to \$30,000 would be needed to provide “real” security enhancements such as impact windows and doors. Chair White reminded everyone that the goal was to address safety, security, and lighting issues; \$10,000 was based on the limited funds available, and the desire to help as many businesses as possible.

Discussion returned to the matching funds requirement. Members felt that the funding structure was more of a reimbursement program than a match. Ms. Omengebar clarified that the CRA would contribute up to 75% of eligible improvement costs, up to \$10,000; the actual cost could be much more.

- Ineligible Business Types. Mr. Stan inquired why nightclubs, bars and some other businesses were excluded. Ms. Omengebar clarified that the list was based on CRA guidelines.
- Mr. Tinoco suggested minimum requirements be considered for the security measures that would qualify.
- Award amounts. There was general agreement with the recommendation by Mr. Manos that reference to the 75% match should be removed and replaced with language that simply indicates up to \$10,000 is available in focus areas, and \$7,500 in non-focus areas of the CRA.
- Eligible improvements. Mr. Cooper shared that it may be necessary to narrow or prioritize the list of uses the City is looking to fund, and noted that the proposed list was focused on CPTED guidelines. It was agreed that lighting is a priority from a community enhancement and safety perspective. Ms. Omengebar reminded Members that the program is in partnership with the Police Department; security measures are an important component of CPTED assessments; this program would run in tangent with other programs, and CIP master planning.
- Mr. Manos recommended the CRA create short form agreements for landlords to sign off on to facilitate the process, and that the five-year lease requirement be eliminated. There was general agreement, and it was noted that the short form should include a requirement that the equipment funded must stay with the building in the event a lease is terminated.
- Ms. Omengebar clarified for Ms. Johnson that businesses could qualify for upgrades to existing equipment, subject to an assessment by the Police Department. Ms. Omengebar explained how the Police Crime Prevention department would liaise with the owner or tenant that applies for the program.
- Ms. Martin shared that a recent amendment to the procurement plan reduced the requirement from three quotes to one, for expenses between \$5,000 and \$25,000. This was considered beneficial to this and other CRA programs, and would be communicated outwards.
- Repeat applications. Mr. Stan recommended that repeat applications should not be permitted; there was general agreement, however, it was determined that more insight

was needed on the criteria that would be considered by the Police Department. Chair White requested that Ms. Omengebar provide more information on this. Mr. Cooper added that the Police could be invited to speak with the Board.

- Ms. Johnson inquired how the CRA would handle owners with multiple properties. It was agreed that the best approach would be for discretionary decisions to be made based on both the owner and property address.
- Mr. Cooper noted that the current budget will limit the program to 15-20 opportunities.

V. Discussion and Recommendation: Fiscal Year 2026 Budget

Ms. Vanessa Martin, CRA Business Manager, presented the FY 2026 Proposed Budget Summary. The estimated allocation is \$1,389,995, of which \$1,064,806 would be for incentives. Ms. Martin inquired whether Members wished to recommend changes to the incentive 'buckets' as presented. She clarified that it is possible to reallocate those funds at a later date within the incentive budget, and fielded various questions from Members.

Discussion ensued on whether some of the funds allocated for Property & Business Improvement should be shifted to Commercial Façade, as it would be more in line with the Board focus on community enhancement. Ms. Martin stated that justification would be needed to change the weighting as the budget was based on historical expenses, such as the FY 2025 expenditure of \$404,000 for Call of Africa.

Chair White recommended that \$200,000 be taken from Property and Business Improvement, leaving over \$289,000, to Commercial Facades; there was general agreement. He stated, on behalf of the Committee, that they would like to see more enhancements and improvements to the property exteriors to entice more people to come into the community. Vice Chair Wright added that there are active programs in all of the other spaces, excluding the PBIP, so this would shift the funds towards programs that would be promoted.

Motion by Vice Chair Wright, seconded by Mr. Manos, to shift \$200,000 from the PBIP to Commercial Façade Improvement line item for FY 2026. In a roll vote, the motion passed unanimously.

Ms. Omengebar clarified that Streetscape Improvement funding is for any work on the right of way, such as sidewalks. The City master plan would pick up some sidewalk planning, lighting, and trees with details to be determined at a future date.

Ms. Martin highlighted that the carryover for Capital Improvement Projects (CIP) is approximately \$2.9M; of which \$2,452,260 for street scape improvement; \$211,000 for Central City lighting on NE 4 Ave, and \$200,000 for the NE 13 Street sculpture, and \$38,000 in the NW 4 Ave Complete Streets project study. The \$2.9M was described as a "rolling number".

It was clarified that funding for the safety enhancement initiative would be available on October 1, 2025.

VI. Communication to City Commission

None

VII. Old Business Update

Ms. Omengebar provided an update, and highlighted the following:

- Commercial Incentive Programs.
 - Call of Africa is starting their renovations.
 - Three businesses have expressed interest in the program:
 - 1226 NE 4 Avenue: Under review, \$225,000 was requested in PBIPB and Façade
 - 1301 N Dixie Highway: Pending application for an animal hospital.
 - 900 NE 13 Street: – Pending application for a new business, “Art of Tea”.
- Residential Paint & Landscaping. Seven projects were completed; nine are in progress, and pending receipt of contractor quotes. While only one quote is now being required, Ms. Omengebar stated that she would have to check on whether that would apply to these agreements which were previously established. Applicants were last contacted by email in March 2025 to advise them to contact her if assistance were needed, and to inform them that they would lose funding if quotes were not submitted prior to the end of the fiscal year. Chair White asked whether the CRA could determine whether one quote would suffice so that a communication could be expedited to them. Ms. Omengebar later clarified that applicants can re-apply for increased funding (if approved) in the event they do not meet the FY 2025 deadline.
- NE 5 Terrace Closure – Installation of Light Fixture. Ms. Omengebar had been notified that this was completed; confirmation is pending.
- Light Pole Installation at Eight Permanently Closed End-Streets. Follow-up is pending; the City and FPL were working on a solution after FDOT declined to approve the permit.

Ms. Martin noted that a recommendation from the Board was needed regarding the FY 2026 budget.

Motion by Mr. Ross, seconded by Ms. Johnson, to approve the FY 2026 budget with the recommended changes. In a voice vote, the motion passed unanimously.

Ms. Omengebar continued with her update:

- NE 4 Avenue Complete Street Project – Light Poles. The work has been completed, with the exception of the installation of 11 light poles; they are in the execution phase of the contract; she anticipated that work would start in late July or early August. Ms. Omengebar will obtain photos of the light fixtures for the Board.
- Land Use Plan Amendment. This item is still under Procurement review. Vice Chair Wright expressed concern with the delay, given the importance of it, and requested “line of sight” on when a response could be expected.
- Capital Improvement Master Plan. The Selection Committee was due to meet on June 20, 2025; the successful bid would then go to the CRA Board and the City Commission for approval. Ms. Omengebar estimated that once approved, it would take up to two months for execution. She would report back with confirmation.
- Andrews Avenue Improvement Corridor. Chair White stated that this road project is moving forward; while it had not yet started, completion is slated for 2027. \$200,000 has been set aside for this.

Members inquired about the status of the rezoning project. Ms. Omengebar clarified that the proposed amendments were being drafted based on recommendations by this Board. They would then be sent to the office of the City Attorney for vetting prior to being submitted to the Planning and Zoning Board for approval; the draft would not be returned to this Board prior to being submitted to Planning and Zoning. Mr. Cooper added that there would be a public

participation meeting at least 30 days prior to the hearing before the Planning and Zoning Board; the goal would be to get it adopted by the end of the calendar year. He then fielded several questions on the land use plan amendment, mixed use projects and Live Local and other zoning district issues. Mr. Cooper clarified that it could take up to a year for the land use amendment to be done after the rezoning is approved.

Chair White requested an update on the “triangle” and self-storage project and on NE 13 Street. Mr. Cooper advised that the Planning and Zoning Board would consider the platting for that property that week; he anticipated that approximately 6,000 square feet would be delineated for open space use, so the warehouse structure would be set back from Progresso and NE 13 Street to create a buffer between it and NE 13 Street. Mr. Cooper offered to provide more details, including the conditions of approval, on this project.

Discussion ensued on the re-scheduling of the next meeting, initially calendared for July 2, 2025. Ms. Omengebar will work with Members to find an alternate date.

VIII. New Business Suggestions
None.

IX. Adjournment

There being no further business before the Board, the meeting was adjourned at 7:40 p.m.

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

**5) Discussion:
Redevelopment Plan and Board Member Terms**

**Cija Omengebar
CRA Planner**

City of Fort Lauderdale

City Commission Conference Meeting

Agenda

Monday, June 30, 2025 - 1:30 PM

***Broward Center for the Performing Arts - Mary N. Porter Riverview
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312***

<https://fortlauderdale.legistar.com/Calendar.aspx>

www.fortlauderdale.gov/fltv

www.youtube.com/cityoffortlauderdale

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99



FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

JOHN C. HERBST Vice Mayor - Commissioner - District 1

STEVEN GLASSMAN Commissioner - District 2

PAM BEASLEY-PITTMAN Commissioner - District 3

BEN SORENSEN Commissioner - District 4

RICHELLE WILLIAMS, City Manager

DAVID R. SOLOMAN, City Clerk

D'WAYNE M. SPENCE, Interim City Attorney

PATRICK REILLY, City Auditor

NOTICE:

Per Resolution No. 25-25, Commissioner Ben Sorensen will participate in the meeting through communications technology.

PUBLIC APPEARANCES BEFORE THE CITY COMMISSION:

If any person wishes to address the City Commission, the person shall sign up in the Broward Center for the Performing Arts - Mary N. Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. Speaker Cards are given to the Mayor. After being recognized by the Mayor, the speaker should approach the podium, identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Commission in a representative capacity, the attorney, or other representative shall also sign up in the Broward Center for the Performing Arts - Mary N. Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. After being recognized by the Mayor, the speaker should approach the podium, identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Mayor shall maintain order at all meetings, and the Police Department, upon instructions of the Mayor, shall expel any person from the meeting who refuses to obey the order of the Mayor in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Commission meeting, or who willfully enters or remains in a City Commission meeting having been warned by the Mayor to depart and who refuses to do so, may be subject to arrest.

AUXILIARY AIDS AND SERVICES: If you desire auxiliary aids or services or both to assist in viewing or hearing the City Commission meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

NEIGHBOR PRESENTATIONS

- NP-1** [25-0680](#) Troy Liggett - Central City Redevelopment Area and Central City
Redevelopment Advisory Board
Attachments: [Troy Liggett - Neighbor Presentation Application](#)

CONFERENCE REPORTS

The following items are primarily status reports and, where appropriate, include a proposed course of action, that will be pursued unless the City Commission desires additional information or otherwise

- CF-1** [25-0558](#) 2025 End-of-Session State Legislative Update - (Commission Districts 1,
2, 3 and 4)
Attachments: [Commission Agenda Memo 25-0558](#)
 [Exhibit 1 - DRAFT 2025 State Legislative Session Final Report](#)

OLD/NEW BUSINESS

- BUS-1** [25-0540](#) 2025 Amended and Restated Transportation System Surtax Interlocal
Agreement (Third Amendment) Update - (Commission Districts 1, 2, 3 and
4)
Attachments: [Commission Agenda Memo 25-0540](#)
 [Exhibit 1 - Presentation](#)
 [Exhibit 2 - 2025 Amended and Restated Transportation Surtax ILA Agreement](#)
- BUS-2** [25-0656](#) Holiday Park Parking Unsolicited Proposals Update - (Commission District
2)
Attachments: [Commission Agenda Memo 25-0656](#)
 [Exhibit 1 - Presentation](#)
 [Exhibit 2 - Holiday Park Parking Partners LLC - April 10, 2025, Unsolicited Prop](#)
 [Exhibit 3 - Park Place Garages LLC - May 5, 2025, Unsolicited Proposal](#)
- BUS-3** [25-0507](#) Review of the Himmarshee Entertainment District (111 Properties) and
Potential Amendments to Article III - Special Entertainment Overlay District
of Chapter 5 of the Code of Ordinances of the City of Fort Lauderdale -
(Commission Districts 2 and 4)
Attachments: [Commission Agenda Memo 25-0507](#)
 [Exhibit 1 - Presentation](#)

BUS-4 [25-0270](#) Discussion - Draft Ordinance Amending Section 2-281 - Method of Procurement to Add Provisions Governing the Public-Private Partnership Evaluation Process of the City of Fort Lauderdale Code of Ordinances - (Commission Districts 1, 2, 3 and 4)

Attachments: [Commission Agenda Memo # 25-0270](#)
 [Exhibit 1 - Proposed Ordinance](#)

BUS-5 [25-0707](#) Miami Beckham United/City of Fort Lauderdale Mediation Update - (Commission Districts 1, 2, 3 and 4)

Attachments: [Commission Agenda Memo # 25-0707](#)

CITY COMMISSIONERS' REPORTS

The City Commissioners may bring up items of interest or concern.

MAYOR'S REPORT

The Mayor may bring up items of interest or concern.

CITY MANAGER'S REPORT

The City Manager may bring up items of interest or concern.

MGR-1 [25-0629](#) City Commission Follow up Action Items - (Commission Districts 1, 2, 3 and 4)

Attachments: [Commission Action Items 2025 - 06-30-2025](#)



CITY OF FORT LAUDERDALE APPLICATION FOR NEIGHBOR PRESENTATION FORT LAUDERDALE RESIDENTS ONLY

Neighbor Presentation Guidelines:

- Neighbor Presentations will occur on the first Commission Meeting of each month, alternating between Conference (1:30 PM) and Regular Meeting (6:00 PM) every other month.
- **ONE** completed application per speaker will be accepted. Application deadline is **12:00 noon six days prior to the Commission Meeting in which the Neighbor Presentation is to be heard.**
- A maximum of five (5) applications will be accepted for each Commission Meeting. All other applications are taken in the order received and will be scheduled either for the date requested, or the next available Commission Meeting date. **Please note each speaker is ONLY allowed to present ONCE per quarter.**
- Neighbor Presentations will be a maximum of three (3) minutes. Regardless of the number of speakers affiliated with the presentation, the entire presentation will only be allotted three (3) minutes.
- If you plan to present additional information to the Commission, please provide prior to the scheduled meeting date.

City Commission Meeting Date Requested: **Please choose one:**

- First Available Date Date Certain: _____
(Fill in Date)

Name of Individual Making Presentation: Troy Liggett

Street Address: 707 NE 17th Court

City, State, Zip Code: Fort Lauderdale, FL 33305

Phone Number: 317-697-4303

E-Mail Address: tdliggett@gmail.com

Briefly describe topic to be discussed: Central City Community Redevelopment Area and the Central City Redevelopment Advisory Board

Important Information:

- This document will be made a part of the City Commission agenda and will be viewable on the City's website.
- This document may be a public record under Florida law, which defines "public records" to mean, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.
- The promoting, advertising or marketing of any product or service is prohibited.

Applications may also be submitted by email to: DSoloman@fortlauderdale.gov, or by hard copy to the City Clerk's Office, 1 East Broward Blvd. Suite 444, Fort Lauderdale, FL 33301.

For questions or additional information, please contact the City Clerk's Office at (954) 828-5002.

**6) Discussion:
Commercial Safety Enhancement Program**

**Cija Omengebar
CRA Planner**

**Donald Gaunter
Police Officer**

CCRAB SUGGESTIONS	STAFF NOTES	CW/JA DISCUSSION
1	Property Eligibility Requirement - eliminate "freestanding" to qualify all properties within or located in mixed-use developments.	Ok. Edit made. ✓
2	On marketing (tenants) – flyers to site address. Cooper – suggested emailing to business tax receipts contacts.	Ok. ✓
3	Minimum requirement (tenants) of five-year lease – discussion and inquiry to reducing or eliminating the five-year requirement. Turnover usually less than 5. Grant?	Reduce to 2 years given small amount? Tenant must have a minimum of 3 years remaining on lease, or if new tenant, have a lease for 5 years.
4	4. Cooper – recommended narrowing the list of eligible items	The amount is small, should bigger eligible items be removed? Should we reduce the program by just lighting and security? Maintain items already listed, goal is to provide options/ opportunities for various enhancement.
	<input type="checkbox"/> members agreed lighting was a priority.	Lighting is already listed. The applicant will be responsible in prioritizing what enhancement is priority.
5	Manos – short form agreements for landlord to sign off on to facilitate the process and recommends eliminating the five-year lease. The program under forgiveness terms: "Funding is provided as a forgivable loan that will convert to a grant after (5) years, contingent on	2 years, same as recommendation #3. Will be forgiven after 3 years.
6	Manos- match should be removed and replaced with language that says focus up to \$10,000 and non-focus areas \$7,500. Discussion touched on program cannot be a matching program and reimbursement program at the same time.	Agencies match funds to amplify impact while ensuring stakeholder buy-in. The business must have a "skin in the game"/ business investment to enhance security.
7	Instead of requiring a five-year lease, landlord understands that equipment stays with property should tenant move out early.	This may be remedied with reducing 5-year lease requirement to 2. Term modified to 3-year forgivable loan, with equipment staying with the property owner.
8	Forgiveness Term: Funding is provided as a forgivable loan that will convert to a grant after five years, contingent upon the following: <ul style="list-style-type: none"> Business continues operations at the funding location. 	CRA incentive programs are all matching programs. Can this be a reimbursement program that requires initial inspection, completion of work and payments upfront, final Make it reimbursement. Reference to grant will be removed.

	<ul style="list-style-type: none"> Improvements are properly maintained Business remains compliant with applicable local licensing requirements, inspections and CRA guidelines. 	inspection, and final invoice for reimbursement?	
9	Vanessa added 3 quotes no longer needed just 1 and would benefit the programs.	Should all the incentives require one quote?	Require (2) quotes. The applicant determines which quote to go with.
10		PD making recommendations	Applicant to prioritize recommended needs and wants when it comes to scope.
11			

Desired Agency Funds	Total Project Cost	Agency Pays (75%)	Applicant Pays (25%)
\$ 1,000.00	\$ 1,333.33	\$ 1,000.00	\$ 333.33
\$ 1,500.00	\$ 2,000.00	\$ 1,500.00	\$ 500.00
\$ 2,000.00	\$ 2,666.67	\$ 2,000.00	\$ 666.67
\$ 2,500.00	\$ 3,333.33	\$ 2,500.00	\$ 833.33
\$ 3,000.00	\$ 4,000.00	\$ 3,000.00	\$ 1,000.00
\$ 3,500.00	\$ 4,666.67	\$ 3,500.00	\$ 1,166.67
\$ 4,000.00	\$ 5,333.33	\$ 4,000.00	\$ 1,333.33
\$ 4,500.00	\$ 6,000.00	\$ 4,500.00	\$ 1,500.00
\$ 5,000.00	\$ 6,666.67	\$ 5,000.00	\$ 1,666.67
\$ 5,500.00	\$ 7,333.33	\$ 5,500.00	\$ 1,833.33
\$ 6,000.00	\$ 8,000.00	\$ 6,000.00	\$ 2,000.00
\$ 6,500.00	\$ 8,666.67	\$ 6,500.00	\$ 2,166.67
\$ 7,000.00	\$ 9,333.33	\$ 7,000.00	\$ 2,333.33
\$ 7,500.00	\$ 10,000.00	\$ 7,500.00	\$ 2,500.00
\$ 8,000.00	\$ 10,666.67	\$ 8,000.00	\$ 2,666.67
\$ 8,500.00	\$ 11,333.33	\$ 8,500.00	\$ 2,833.33
\$ 9,000.00	\$ 12,000.00	\$ 9,000.00	\$ 3,000.00
\$ 9,500.00	\$ 12,666.67	\$ 9,500.00	\$ 3,166.67
\$ 10,000.00	\$ 13,333.33	\$ 10,000.00	\$ 3,333.33



COMMERCIAL SAFETY ENHANCEMENT PROGRAM (PSEP)

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Program Overview - Fort Lauderdale CRA

The Commercial Safety Enhancement Program (CSEP) is a matching incentive that provides financial assistance to support eligible property safety enhancements within Fort Lauderdale's Community Redevelopment Areas (CRA's). The program is designed to strengthen the safety and security of commercial properties and mixed-use corridors, encouraging reinvestment and revitalization.

Property safety enhancements are interior or exterior upgrades that help reduce crime, improve security, and support the renewal of businesses and mixed-use districts. By funding security upgrades, the CSEP aims to reduce criminal activity, enhance public safety, and foster a more secure and vibrant environment for both property users and surrounding communities.

Collaborative Approach & CPTED Strategies

The program is a partnership between the Fort Lauderdale CRA and the Fort Lauderdale Police Department's Environmental Crime Unit, leveraging Crime Prevention Through Environmental Design (CPTED) strategies focused on improving the built environment to deter crime, protect assets, and improve the safety of employees, customers and the broader community.

As part of the application process, the Fort Lauderdale Police Department will conduct a pre-screening inspection to help identify existing internal and external security gaps and recommend effective enhancements. This collaborative evaluation ensures that each project aligns with local safety priorities.

Funding Structure

The Fort Lauderdale CRA will cover 75% of total eligible project costs, while the applicant is responsible for the remaining 25% match. Funding amounts are determined by property location:

- Up to \$10,000 for properties located within designated Focus Areas
- Up to \$7,500 for those located outside Focus Areas, but still within the boundaries of a Community Redevelopment Area.

Eligibility

To qualify for the CPSE Program, applicants must be a business, non-profit, or owners/tenants of commercially zoned properties located within one of the two designated target areas: Northwest-Progresso-Flagler Heights (NPF) or Central City.

Program Conditions & Additional Information

Note, applicable restrictions and conditions apply. These may include limitations on eligibility improvements, required documentation, and compliance with CRA and City of Fort Lauderdale guidelines. For further details, navigate to the relevant section below.

Program Elements

I. Eligible Areas

CSEP is only applicable in the Northwest-Progresso-Flagler Heights (NPF) CRA and the Central City CRA Areas. Within these designated areas, there are Focus Areas strategically selected where revitalization efforts are concentrated to accelerate positive impacts and attract additional private investments.

A. NPF Focus Areas

- 1) Sistrunk Boulevard (between NW 24th Avenue and the FEC Railway), including one block north and south

B. Central City Focus Areas

- 1) Sunrise Boulevard (Northside only, between I-95 and the FEC Railroad)
- 2) NE 4th Avenue (between Sunrise Boulevard and NE 13th Street)
- 3) NE 13 Street (between NE 4th Avenue and the FEC Railroad)

II. Property Eligible Requirements

A property must meet the following requirements.

A. Property Type

- 1) Be an existing commercial building used for office, retail, or service-oriented operation.
- 2) Or business located within a mixed-use building with active ground-floor commercial uses and residential units above.

B. Regulatory Compliance

- 1) Be consistent with applicable CRA Redevelopment Plan

- 2) Have a current City of Fort Lauderdale business tax receipt.

III. Eligible Improvements

CSEP supports improvements that enhance the safety and security of commercial and mixed-use corridors. Eligible improvements include both physical security and environmental or landscape design features.

A. Security Measures

- 1) Access Control Systems (e.g., key cards, pin codes, biometric entry)
- 2) Intrusion Detection Systems (e.g., motion sensors, alarms)
- 3) Closed-circuit Television (CCTV) surveillance systems
- 4) Fencing, gates, locks and reinforcement doors
- 5) Hurricane Impact Resistant windows and doors
- 6) Exterior and perimeter lighting (e.g., motion-activated, parking lot lighting)
- 7) Fire safety systems (e.g., signage, alarms, sprinkler systems, panic buttons)
- 8) Emergency Communication and Evaluation Systems

B. Environmental Design & Landscape (CPTED-based enhancements)

- 1) Surveillance
 - Use of adequate lighting (e.g., parking lot lighting and camera surveillance).
 - Placement of windows to overlook sidewalks and parking lots.
 - Clear sight lines e.g., (low or see-through landscaping that is under 2-3 ft) near sidewalk or entry point.
 - Tree canopies pruned above 6-7 feet to maintain visibility.
 - No large bushes near doors or windows.
- 2) Access Control
 - Natural barriers that restrict movement or guide people entering and exiting a space through design.
 - Dense shrubbery or thorny bushes along windows or fences to deter loitering or forced entry.
 - Boulders, bollards or large planters in front of entrances to block vehicle access or ramming prevention.
 - Secured access points and monitored entries.
- 3) Territorial Reinforcement and/or target hardening
 - Clear property boundaries (e.g., fences, signs, gates, or defined walkways).
 - Design elements like pavement treatments.

- Use of symbolic barriers (like flower beds or benches).
- Stronger locks, gates, security cameras, and fencings to prevent break-ins.

Additional enhancements not specifically listed may be approved at the discretion of the CRA Executive Director or CRA Manager, provided they are aligned with the program's core objectives to improve safety and security.

IV. Ineligible Business Types

The following types of businesses are not eligible:

- 1) Pawn shops
- 2) Sexually oriented retail
- 3) Adult entertainment establishment
- 4) Nightclubs, bars, or lounges that primarily generate revenue from alcohol sales.
- 5) Massage Parlors
- 6) Check-cashing or payday loan establishments
- 7) Bail Bond Companies
- 8) Tattoo parlors and body piercing studios
- 9) Cannabis or CBD, dispensaries/retail
- 10) Smoke shops, vapor/E establishments
- 11) Gambling establishments, including internet or simulated gaming venues
- 12) Mobile businesses
- 13) Golf courses
- 14) Firearm sales, shooting ranges

Other ineligible businesses are businesses engaged in any business use that does not further the goals and objectives of the NPF CRA or Central City CRA Plan as determined by NPF CRA or Central City CRA or the City of Fort Lauderdale in the exercise of its reasonable discretion.

V. Eligibility and Funding Conditions

- Applicants must either own or lease a qualifying property that is designated for commercial, retail or non-profit activity.
- Tenants must be in good standing at the time of application and must get consent from the property owner.
- Applications will be reviewed on a first-come, first-served basis.
- Applicants are required to undergo a CEPTED assessment, conducted by the Fort Lauderdale Police Department's Crime Prevention Unit.

VI. Funding Terms and Maximum Award

- A. 5 year lease – tenant applicants must have a minimum of 3 year remaining on the lease at the time approval or if a new tenant, have an existing lease with options to renew that collectively equal a minimum of 5 years.
- B. Matching Requirement
CRA will contribute up to 75% of eligible improvement costs, the applicant will be responsible for the remaining 25% match.
- C. Funding Amounts
Properties within a designated focus area are eligible for funding up to \$10,000, whereas properties in the broader redevelopment area are eligible for funding up to \$7,500.
- D. Disbursement of Funds
- No reimbursement will be provided for expenses incurred prior to CRA approval and execution of the funding agreement.
 - All project cost must be paid upfront by the applicant. Furthermore, if the total cost of the approved security improvements exceeds the maximum funding amount, the applicant will be solely responsible for covering all additional expenses beyond the approved funding limit.
 - All improvements must be fully completed within one (1) year of funding approval.
 - All work must be completed by properly licensed, insured, and reputable business authorized to perform such services under local and state law.
 - If applicable, the applicant must obtain all required permits and schedule any necessary inspections through the City of Fort Lauderdale.
 - Applicants are required to submit itemized invoices and corresponding receipts for all completed work as part of the reimbursement request.
 - The applicant must also submit copies of all required permits, and final inspection approvals.
 - The CRA will issue reimbursement only after final inspection and written approval by the CRA Project Manager.
 - The CRA reserve the right to withhold reimbursement if documentation is incomplete, inaccurate, or inconsistent with the approved scope of work.

VII. Forgiveness Terms

Funding is provided as a forgivable loan that will convert to a grant after five (5) years, contingent upon the following:

- The business continues operations at the funded location
- All CRA-funded safety and security improvements are properly maintained
- The business remains compliant with applicable local licensing requirements, inspections, and CRA guidelines

The CRA reserves the right to deny requests that do not meet established criteria or documentation standards. Failure to meet these conditions may result in full or partial repayment of the forgivable loan.

KEY CONSIDERATIONS	
Element	Notes
Pre-approval required	Funds are not retroactive.
Private Match Required	Must show proof of funds or commitment to match costs.
Clear Scope & budget	Changes to scope will require re-approval.
Reimbursement Basis	CRA pays after completion with proof of payment and Inspection

VIII. Application Process

- 1) **Application Submission** – The applicant must submit a complete application along with all required supporting documentation.
 - 2) **Eligibility Review** – CRA staff will review the application to verify eligibility with program requirements and schedule a date and time for a CPTED assessment with PD Environmental Crime Unit.
 - 3) **Approval** – The CRA will issue a written approval notification.
 - 4) **Submit (3) estimates for eligible improvements** – Applicant will be required to submit (2) estimates for each type of eligible improvement(s) you are applying for. For example, if you are requesting funding for multiple types of improvements – such as fencing, lighting and security cameras- you must submit a total of (9) estimates (i.e., two estimates per improvement type).
 - 5) **Loan Agreement Execution** – A formal agreement will be executed between the applicant and the CRA outlining all terms and conditions. Project activities may commence only after the agreement has been fully executed.
 - 6) **Project Implementation & Reimbursement** – The applicant will complete the approved improvements and submit all required documentation for reimbursement.
- Final Inspection** – CRA staff will conduct a final site inspection to verify completion and compliance prior to disbursing any funds.

Property Safety Enhancement Program (PSEP) Checklist

❖ Eligibility Requirements

- 1. Property located within the NPF CRA or Central CRA Boundaries
- 2. Property is used for commercial uses.
- 3. Have a current Business Tax Receipt.
- 4. Applicant is the property owner or a tenant written owner approval.

❖ Required Documentation

- 1. Completed CSEP Application
- 2. Proof of current City of Fort Lauderdale Business Tax Receipt.
- 3. Proof of property ownership or current lease agreement.
- 4. Letter of approval from the property owner (if applicant is the tenant) .
- 5. Copy of current City of Fort Lauderdale Business Tax receipt or proof of nonprofit status.
- 6. Photos of the existing conditions of the property .
- 7. Preliminary scope of work and cost estimate (3 estimates per improvement type).
- 8. Documentation showing contractor(s) are licenses and insured, where applicable.
- 9. Completed CSEP security Assessment Form

❖ Prior to Reimbursement

- 1. All work must be performed by licensed, insured and reputable business, vendor or contractor.
- 2. List of permits obtained, and proof of inspection completed (if applicable).
- 3. Final invoices and itemized receipts for all completed work.
- 4. Work completed within one (1) year of CRA Approval.
- 5. Final Site Inspection scheduled with CRA Staff

COMMERCIAL Safety Enhancement Program PSEP Application

1)	Name <i>(First, Last)</i> <i>*Business Owner or authorized signatory</i>	
2)	Phone Number	
3)	Email address	
4)	Do you own the property?	<input type="checkbox"/> YES
		<input type="checkbox"/> NO - <i>if selected, provided landlord name, phone number and email #12 & #13</i>

BUSINESS INFORMATION

5)	Business Name	
6)	Select location of Business	<input type="checkbox"/> Northwest-Progresso Flagler Heights CRA
		<input type="checkbox"/> Central City CRA
7)	A) Business Physical Address	A)
	B) Mailing Address if different	B)
8)	Type of Business	
9)	Current number of employees	
10)	Duration Business has operated in the location	
11)	Business Structure/ Type of Entity <i>(ENTITY: SS, Partnership, LLC, S-Corp, C-Corp, Non-Profit)</i>	
12)	Landlord Information	Name
		Phone Number
		Email Address
13)	Have you obtained written consent from the owner for the work?	

Please provide a detailed list of the proposed improvements that focus on enhancing security and safety to the interior or exterior of the property. This may include, but is not limited to, items such as security lighting, surveillance cameras, reinforced windows or doors, fencing, gates, signage or other Crime Prevention measures (CEPTED)

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STAFF SECTION ONLY

<input type="checkbox"/> Reviewed	Inspection Date
<input type="checkbox"/>	

DRAFT

7) Communication to City Commission

CCRAB Members

8) Projects and Program Updates

**Cija Omengebar
CRA Planner**

**9) New Business Suggestions
A) September 3 rescheduling**

10) Adjournment

CCRAB Chair

1. Rezoning Project – Mixed-Use Zoning Proposal
<ul style="list-style-type: none"> • Under legal review. • Staff coordinating public participation meeting date and times, outreach. • PZB tentative date October 15th meeting.
2. Commercial Incentive Programs
<ul style="list-style-type: none"> • Call of Africa Realty Inc., 920 NE 13 St Renovation - \$404,562- <i>In progress</i>. • Prospect – 603 NE 13 Street – Out for revisions. • Prospect – 1201 NE 5 Terrace – Out for revisions. • Prospect – 1301 N Dixie Highway- Animal Hospital – <i>pending application</i> • Prospect – 900 NE 13 Street – , “Art of Tea”- <i>pending application</i>.
3. Residential Paint & Landscaping
<ul style="list-style-type: none"> • 8 completed • 7 in progress, pending contractor quotes • 1 application homestead application received – enroute for City signatures
4. Light poles installation at 8 permanent closed end streets
<ul style="list-style-type: none"> • Pending FDOT permit approval.
5. NE 4th Ave Complete Street Project - Light poles
<ul style="list-style-type: none"> • Flyers notifying business distributed week July 28 – email and handouts. • 8/4/25 work beings, anticipated to end mid-October.
6. Event 409 Land Use Plan Amendment
<ul style="list-style-type: none"> • Scoping review with procurement. Anticipated release date 2nd or 3rd week of August 2025.
7. Event 410 Capital Improvement Master Plan
<ul style="list-style-type: none"> • Open 1/28/25 2 PM; Closed on 3/3/25 2 PM. • 6/20/25 – Selection Committee presentations meeting. • In progress – negotiation phase with Procurement Department. • Anticipate November or sooner City Commission award meeting.
8. Miscellaneous

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Aug 31	Sep 1 12 AM Labor Day	2	3 12 AM Commission Meeting 8 AM Insurance Advisory Bo + 2 more	4 9 AM Agenda Briefing 5:30 PM Charter Revision Bo 6 PM Marine Advisory Board	5	6
7	8 9 AM Affordable Housing Ac 1 PM Fire-Rescue Advisory C + 3 more	9 7:30 AM Special Magistrate I 3 PM Northwest Progresso F 6 PM Council of Fort Lauder	10 3 PM Economic Developmer 6 PM Board of Adjustment B	11 1 PM Homeless Advisory Co 3:30 PM Cemetery System B 7 PM Nuisance Abatement E	12 5:01 PM 2nd Public Budget I	13
14	15 1 PM Public Art and Placem 3 PM Lauderdale Isle Water I	16 12 AM Commission Meeting	17 5 PM Budget Advisory Boar 6 PM Planning & Zoning Bo	18 7:30 AM Special Magistrate - 6 PM Education Advisory Bo	19 10 AM Civil Service Board M	20
21	22	23 7:30 AM Code Enforcement I	24 5:30 PM Community Appear 6 PM Parks, Recreation and I	25 7:30 AM Special Magistrate - 9 AM Agenda Briefing + 2 more	26	27
28	29 2 PM Invest Fort Lauderdale 6 PM Sustainability Advisory	30	Oct 1 8 AM Insurance Advisory Bo 12 PM General Employees R 6 PM Tentative - Central City	2 6 PM Marine Advisory Board	3	4

- 12:00 AM Commission Meeting Day
24 hrs
- 08:00 AM Insurance Advisory Board Meet...
2 hrs
- 05:01 PM 1st Public Budget Hearing
3 hrs
- 06:00 PM To be rescheduled - Central Cit...
2 hrs

AV Events Calendar ☆

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sep 28	29 2 PM Invest Fort Lauderdale 6 PM Sustainability Advisory	30	Oct 1* 8 AM Insurance Advisory Bo 12 PM General Employees R 6 PM Tentative - Central City	2 6 PM Marine Advisory Board	3	4
5	6 2 PM Infrastructure Task For 5 PM Historic Preservation B	7 12 AM Commission Meeting	8 3 PM Economic Developmer 6 PM Board of Adjustment B	9 9 AM Agenda Briefing 1 PM Homeless Advisory Co + 2 more	10	11
12	13 1 PM Fire-Rescue Advisory C 1:30 PM Beach Business Imp 4 PM Community Services B	14 7:30 AM Special Magistrate I 3 PM Northwest Progresso F 6 PM Council of Fort Lauder	15 5 PM Budget Advisory Boar 6 PM Planning & Zoning Bo	16 7:30 AM Special Magistrate - 6 PM Education Advisory Bo	17 10 AM Civil Service Board M	18
19	20 9 AM Affordable Housing Ac 1 PM Public Art and Placem 2 PM Invest Fort Lauderdale	21	22 5:30 PM Community Appear 6 PM Parks, Recreation and I	23 12 AM Commission Meeting	24 9 AM Agenda Briefing	25
26	27 6 PM Sustainability Advisory	28	29	30 7:30 AM Canceled - Special I 1:30 PM Aviation Advisory B + 2 more	31	Nov 1

- 09:00 AM Agenda Briefing
2.5 hrs
- 01:00 PM Homeless Advisory Committee ...
2 hrs
- 05:30 PM Charter Revision Board Meeting
3 hrs
- 07:00 PM Nuisance Abatement Board Me...
2 hrs